

TOWN COUNCIL MEASURE SUBMITTAL

Date:	11/13/2019	Submitted by:	Town Manager	Telephone #	508-699-0100
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MEASURE DESCRIPTION:

Bonding Authorization for High School Track, Community School Roof and Library Windows

Signed: 

PURPOSE AND JUSTIFICATION:

The attached projects are necessary to preserve the taxpayers' assets and guarantee the safety of our school athletes. By rescinding previous bonding approved by Town Meeting and utilizing free cash to pay for items that are of shorter life span there is now capacity to borrow for these projects in FY2020, so that reconstruction projects can occur. These are examples of larger, longer term capital purchases that should be part of a borrowing plan.

The track at NAHS must be installed prior to the bleachers, so completing this project this fiscal year and paying cash for other capital requests for FY2021 will provide the Town the ability to borrow in FY2021 to install new bleachers and in FY2022 borrow to refurbish the concession stand and bathrooms.

The roof at Community School is in desperate need of replacement and should be completed to protect the asset, regardless of the long term plans for the building.

The windows in the Library also need replacement or refurbishment. Here again the intent is to protect the asset regardless of any long term decisions that are made regarding the building. Funding was approved for this project at the June 2018 Annual Town Meeting, but subsequently it was discovered that the windows must be maintained in their current historic fashion, which increased the cost.

SPECIAL REQUIREMENTS:

This measure requires a roll call vote and 2/3 approval by the Council.
The measure does not require a public hearing or two readings.

ATTACHMENTS:

Borrowing Order, Backup Documentation

REFER TO SUB-COMMITTEE:

Finance

Borrowing Orders

High School Track – Replacement – School

ORDERED: That the amount of \$800,000.00 is appropriated to pay the costs of the High School track replacement and that to meet such appropriation the Treasurer Collector, with the approval of the Town Manager, is authorized to borrow such amount, through the issuance of bonds or notes of the Town under Chapter 44 of the Massachusetts General Laws or pursuant to any other enabling authority. Any premium received upon the sale of bond or notes approved by this vote, less any such premium applied to the payment of costs of issuing such bonds or notes, may be applied to the payment of costs of such project in accordance with Section 20 of said Chapter 44, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

2/3 ROLL CALL VOTE REQUIRED

Community School Roof – Replacement – School

ORDERED: That the amount of \$1,000,000.00 is appropriated to pay the costs of the Community School roof replacement and that to meet such appropriation the Treasurer Collector, with the approval of the Town Manager, is authorized to borrow such amount, through the issuance of bonds or notes of the Town under Chapter 44 of the Massachusetts General Laws or pursuant to any other enabling authority. Any premium received upon the sale of bond or notes approved by this vote, less any such premium applied to the payment of costs of issuing such bonds or notes, may be applied to the payment of costs of such project in accordance with Section 20 of said Chapter 44, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

2/3 ROLL CALL VOTE REQUIRED

Library Windows – Replacements – Library

ORDERED: That the amount of \$70,000.00 is appropriated to pay the costs of Library window replacement and/or refurbishment and that to meet such appropriation the Treasurer Collector, with the approval of the Town Manager, is authorized to borrow such amount, through the issuance of bonds or notes of the Town under Chapter 44 of the Massachusetts General Laws or pursuant to any other enabling authority. Any premium received upon the sale of bond or notes approved by this vote, less any such premium applied to the payment of costs of issuing such bonds or notes, may be applied to the payment of costs of such project in accordance with Section 20 of said Chapter 44, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

2/3 ROLL CALL VOTE REQUIRED

**TOWN OF NORTH ATTLEBOROUGH CAPITAL EXPENDITURES COMMITTEE
REQUEST FORM**

1. Department: Library			2. Date: 17-Sep-19		
3. Contact Person & Title: Frank Ward Library Director			4. Phone: 508.699.0198 Extension:		
5. Equipment/Project: Window Replacement			6. Fiscal Year Requested in CIP: 2021		
7. Purpose of Equipment/Project Request Form (check): <input type="checkbox"/> New Equipment X <input type="checkbox"/> Replacement Equipment <input type="checkbox"/> Maintenance Equipment Request If Prior Unfunded Request, What FY 1st Submitted?			8. Department Priority: 1		
			9. Form of Acquisition (check): <input type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Lease/Purchs X		
10. Purpose of Expenditure (check all applicable): <input type="checkbox"/> Increased Safety/Emergency <input type="checkbox"/> Reduce Personnel time <input type="checkbox"/> Expanded Service <input type="checkbox"/> Mandated by Federal, State, or Local Law <input type="checkbox"/> Scheduled Replacement <input type="checkbox"/> New Operation <input type="checkbox"/> Improve Procedures, Records, etc. X Rplace Outworn Equipment <input type="checkbox"/> Present Equipment Obsolete					
11. Number of Units Requested:		12. Number of Similar Items in Inventory: None			
13. Need for Consultant Advisory Services? (check): <input type="checkbox"/> Yes <input type="checkbox"/> No X					
14. Cost of Purchase or Annual Lease: (attach copy of vendor est.) Per Unit: \$ Total: \$ 70,000			15. Estimated Useful Life in Years: 20+		
16. Description/Justification (attach any supporting documentation/information of description/justification): The previous estimate, \$130,000, was bonded nut was too low for the projects execution. This will allow for full replacment of the library's windows above grade.					
17. Replaced Equipment (if any):					
			Prior Fiscal Year's		
Item	Make	Age	Maint Costs	# of Breakdowns	Rental Costs
A.					
18 A. Is this new piece of equipment useable by another department (check): <input type="checkbox"/> Yes <input type="checkbox"/> No X					
18 B. Is the equipment being replaced useable by another department (check): <input type="checkbox"/> Yes <input type="checkbox"/> No X					
19. Recommended Financing Source (if known): Bonding					
20. Signature: Francis C. Ward					
Notes (reserved):					

**TOWN OF NORTH ATTLEBOROUGH CAPITAL EXPENDITURES COMMITTEE
REQUEST FORM**

1. Department: North Attleboro School Department		2. Date: 10/17/2019	
3. Contact Person & Title: Kyle Kummer Director of Facilities & Grounds		4. Phone: Extension: 508-643-2100 207	
5. Equipment/Project: Community Roof Replacement		6. Fiscal Year Requested in CIP: 2021	
7. Purpose of Equipment/Project Request Form (check): <input type="checkbox"/> New Equipment <input type="checkbox"/> Replacement Equipment <input checked="" type="checkbox"/> Maintenance Equipment Request		8. Department Priority: # 4	
If Prior Unfunded Request, What FY 1st Submitted? N/A		9. Form of Acquisition (check): <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Lease/Purchs	
10. Purpose of Expenditure (check all applicable): <input type="checkbox"/> Increased Safety/Emergency <input type="checkbox"/> Reduce Personnel time <input type="checkbox"/> Expanded Service <input type="checkbox"/> Mandated by Federal, State, or Local Law <input type="checkbox"/> Scheduled Replacement <input type="checkbox"/> New Operation <input type="checkbox"/> Improve Procedures, Records, etc. <input checked="" type="checkbox"/> Replace Worn-Out Equipment <input checked="" type="checkbox"/> Present Equipment Obsolete			
11. Number of Units Requested: N/A		12. Number of Similar Items in Inventory: N/A	
13. Need for Consultant Advisory Services? (check): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
14. Cost of Purchase or Annual Lease: (attach copy of vendor est.)		15. Estimated Useful Life in Years:	
Per Unit: \$	Total: \$	\$1,000,000.00	35 Years
17. Replaced Equipment (if any):			
		Prior Fiscal Year's	
Item	Make	Age	Rental Costs
		Maint Costs	# of Breakdowns
18 A. Is this new piece of equipment useable by another department (check): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
18 B. Is the equipment being replaced useable by another department (check): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
19. Recommended Financing Source (if known): Bonding			
20. Signature: - <i>KR Kummer</i>			
Notes (reserved):			
<p>The Community roof replacement project is one of the Districts top priorities. This roof has passed its expected usable life and is in need of replacement to protect the buildings interior. The District has and continues to make the necessary repairs.</p>			

Awaiting
Updated Proposals

TRACK REPLACEMENT PROJECT
AT NORTH ATTLEBORO HIGH SCHOOL
 1 WILSON WHITTY WAY

CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

Project: Track Replacement at North Attleboro High School
 Project #:
 Location: 1 Wilson Whitty Way
 Location: North Attleboro, MA

Computed By: ljm
 Checked By:
 Date: 10/03/19
 Revised:

A. ESTIMATED CONSTRUCTION COSTS (HARD COSTS)

ITEM DESCRIPTION	REPLACEMENT (MATCH EXIST)	REPLACEMENT (UPDATE)
RUNNING TRACK REPLACEMENT		
REMOVAL OF EXISTING RUNNING TRACK SURFACING	\$15,000.00	\$15,000.00
MILL AND REPAVE TOP COURSE LAYER OF ASPHALT TRACK BASE	\$75,000.00	\$75,000.00
MISCELLANEOUS SITE REPAIRS AND IMPROVEMENTS (TRACK EVENTS, ETC.)	\$65,000.00	\$65,000.00
NEW RUNNING TRACK SURFACING (URETHANE STRUCTURAL SPRAY SYSTEM IN LIEU OF EXISTING LATEX SYSTEM)	\$245,000.00	\$0.00
NEW RUNNING TRACK SURFACING (URETHANE SANDWICH SYSTEM IN LIEU OF EXISTING LATEX SYSTEM) ¹	\$0.00	\$365,000.00
TRACK MARKINGS	\$8,500.00	\$8,500.00
ESTIMATED CONSTRUCTION COST TOTAL:	\$408,500.00	\$528,500.00

B. DESIGN AND CONSTRUCTION CONTINGENCY (15% OF ESTIMATED CONSTRUCTION COSTS)

\$61,275.00 **\$79,275.00**

C. ESCALATION (3.5% PER YEAR OF SUBTOTAL A&B) (ANTICIPATES 2020 CONSTRUCTION)

\$16,442.13 **\$21,272.13**

BUDGETARY PROJECT CONSTRUCTION COST: \$486,217.13 \$629,047.13

C. OWNER PROJECT COSTS (SOFT COSTS)

DESIGN, PERMITTING, AND CONSTRUCTION ADMINISTRATION SERVICES	\$31,604.11	\$40,888.06
LOCAL AND STATE PERMITTING FEES, BID ADVERTISING, ETC.	\$7,293.26	\$9,435.71
BUDGETARY PROJECT OWNER COSTS:	\$38,897.37	\$50,323.77

TOTAL BUDGETARY PROJECT COST: \$525,114.50 \$679,370.90

NOTES:

REPLACEMENT - EQUIVALENT: Replacement of the existing track surfacing with a comparable system.

REPLACEMENT - UPGRADE: Replacement of the existing track surfacing systems with an upgraded system that meets the latest in performance, safety, and durability while also adding in the reduction of maintenance and increasing the expected lifespan.

1: Track surfacing system upgrade to increase the lifespan between track wearing coarse resurfacing from 6 years to 10 years and increase the overall surfacing lifespan from 18-20 years to 25-30 years.

KAESTLE BOOS
 associates, inc



October 30, 2019

North Attleboro High School
1 Wilson West Whitty Way
North Attleboro, MA 02760

Kyle,

At your request, I visited the running track at North Attleboro High School to assess the condition and make recommendations. From a historical standpoint, the track was originally built in the late nineties and surfaced at that time by a company from Texas that is no longer in business. In 2011 it was resurfaced by Cape and Island with two coats of structural coating.

Here is what I saw with some recommendations:

General Observations

The rubber surface has separated from the asphalt base and although it appears this is predominantly between lane one and the infield, it is our opinion that this is throughout the oval and the entire surface is loose. The bond between the rubber particles remains strong however making the entire oval a solid surface although floating on the asphalt base. The weight of the entire rubber surface is sufficient to keep it in place but you will feel a small amount of movement when running in the inside lanes. The rubber surface has trapped a large amount of water between the asphalt and surface and this would take several weeks of warm and completely dry weather to provide an environment where it might be possible to reglue even the edges to provide a more stable running surface. That is extremely unlikely in the Fall and Spring leaving us little opportunity to do anything prior to next summer. In any case, this would be a stop-gap measure as the only real correction for this issue is to rebuild the track as described below.

As the conditions currently exist, we do not believe this poses a hazard to runners. It is possible to use the track as long as the current conditions persist but it is our recommendation that you carefully walk the track in the spring to observe how the winter freeze/thaw cycle may have changed things in a negative way.

It is important to know that this is naturally occurring with age and the track has not been misused or incorrectly maintained. Quite the contrary, the facility is meticulously maintained and that has contributed largely to the longevity you have experienced on the track. It is simply outlived its expected life and needs to be rebuilt.

The bottom line is that there is nothing we can do even temporarily, to anchor the surface. It is too big an area, too wet and has almost no hope of drying sufficiently for any reasonable chance of success.

Overall recommendations

As water gets into the cracks and especially with freezing temperatures coming, you may develop cracks in the surface. These cracks may widen as temperatures rise and you will need to assess the condition at least annually to ensure that the surface is still safe to use. It “may” be possible to cut out and patch the most egregious areas which we can assess on a case by case basis.

For longer planning, the surface is worn out and needs to be replaced. The asphalt under the track is more than twenty years old today and putting a new synthetic surface on asphalt that will be several years older still by the time you do the project is not prudent, the new surface will have a greatly reduced life as the asphalt below it fails. Given that, we would recommend that you strip the existing surface off, mill the top 1 ½” of asphalt and repave with new asphalt. After that, application of a new synthetic surface and striping. *Please note that the existing condition of the asphalt base is assumed to be structurally adequate to handle a milling operation and overlay.*

For budget purposes, the cost to do the asphalt overlay, apply a new synthetic surface and stripe, you should carry approximately \$435,000 in 2019 dollars. An inflation factor of 2% to 3% historically has proven to be reasonably accurate so I would add that as well.

I hope this helps some in your planning process.

John Fuller
Track Division
Cape and Island Tennis & Track