

FY 2026 -2035 Capital Improvement Plan & Adjusted Level Services Estimates



December 16, 2024 – *Town Manager John S. Mangiaratti*

FY 2026 Budget Presentations

8/26/24	Town Manager Presentation of the Preview of FY 2026 Budget Process
10/7/24	Revenue Updates Presentation
11/18/24	Presentation of Preliminary Level Services Estimates and Capital Needs
12/16/24	Select Board Budget Workshop and Presentation of FY 2026-2035 Capital Improvement Plan
1/13/25	Presentation of Town Manager FY 2026 Recommended Budget
1/15 and 1/21	Joint Budget Workshop with Select Board and Finance Committee (2 Nights)
3/6/25	Deadline for the Select Board to Transmit Budget to Finance Committee



Select Board Goals

Short Term Goals

1. Explore additional Tax Relief Programs for the most in need Seniors
2. Make progress on complete street improvements in the Powder Mill Corridor, West Acton Village, River Street/Chadwick Street, and on Great Road
3. Bring DPW facility project to Town Meeting in May of 2025. Get approval, move forward
4. Investigate and pilot holding satellite locations for Town Meeting at Senior Center or similar locations
5. Complete River Street Park
6. Streamline/update volunteer processes – onboarding, update and distribute volunteer handbook
7. Review the Sign Bylaw



Select Board Goals

Long Term Goals

1. Complete study and implement recommendations of Fire/EMS staffing, facilities, and deployment
2. Identify and implement services and programs that address housing insecurity
3. Develop and implement comprehensive Stormwater Infrastructure capital plan, including funding scheme
4. Continue Main Street intersection and complete streets improvements...
5. Identify and implement changes to discourage single-family construction on large lots
6. Review programming use of the Human Services and Senior Center facility, renew or modify lease for next 10 years
7. Diversify and expand the public transportation program
8. Advance Town Meeting participation/education improvements



DPW Facility Project

Started in 2021

- **May 17, 2021:** Presentation of Feasibility Study for DPW Facility and Transfer Station to the Select Board
- **Jan. 10, 2022:** DPW Facility Study Committee established
- **Oct. 19, 2022:** DPW Facility Study Committee presented recommendations to the Select Board
- **May 1, 2023:** Town Meeting approved Art. 6 funding \$1.225M for design of new facility
- **July 10, 2023:** Public Works Facility Building Committee established
- **May 5, 2024:** Town Meeting approved funding to construct a new fuel depot on DPW facility site
- **July 2, 2024:** short term goal to advance DPW project



DPW Facility Project Proposed As Debt Exclusion

November 1, 2024 Schematic

Design Cost Estimate

Estimated Cost of Construction	\$37,946,168
Estimated Design and OPM Costs	\$4,724,288
Design Contingencies	\$2,200,000
<i>Sub Total</i>	<i>\$44,870,456</i>
Estimated Soft Costs	\$1,540,000
Soft costs contingencies	\$500,000
Total All Included	\$46,910,456*

*Estimate has since been reduced
by DPW Building Committee after
value engineering process

NEW PUBLIC WORKS FACILITY
14 FOREST ROAD, ACTON MA 01720



Project Webpage: www.actonma.gov/dpwfacility



December 16, 2024

Town of Acton, MA | Preliminary FY2026 CIP and Adjusted Level Services Estimates

When is the Right Time for Debt Exclusion?

- Current estimated taxpayer impact (based on FY25 valuation) is approximately \$336 to average SF household, \$196 to average condo
- Deferring/Delaying the project increases the financial impact on taxpayers
- **5 years *increases estimated impact by 27.6%.***
 - Annual construction cost inflation is approx. 5%
 - A \$43M cost estimate in 2025.....
 - increases to **\$54.8M in 2030**
 - would increase cost to avg SF by at least \$93



Estimated Impact of Cost Escalation Average Taxpayer

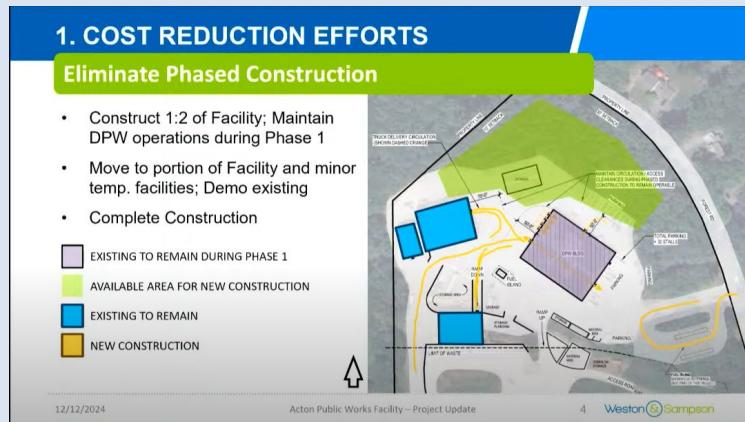
Year	Project cost estimate	Annual Debt Service (4.25% Level Debt)	Est. Impact to <u>AVG SF Tax Bill</u>	Est. Impact to AVG Condo Bill
2025	\$43,000,000	\$2,584,591	336.59	196.63
<i>Estimated Increase in Project Cost after 5% annual escalation</i>				
2026	\$45,150,000	\$2,713,820	353.42	206.46
2027	\$47,407,500	\$2,849,511	371.09	216.79
2028	\$49,777,875	\$2,991,987	389.64	228.08
2029	\$52,266,769	\$3,141,586	409.12	239.01
2030	\$54,880,107	\$3,298,665	429.58	250.96
2031	\$57,624,113	\$3,463,599	451.06	263.50



DPW Facility Building Committee

Dec. 12th Value Engineering

- Implemented Finance Committee recommendation to eliminate phasing of project and reduce cost
- Identified site work that could completed by DPW staff
- Assigned items that could be added later as add-alternates
- **Reduced project cost estimate by \$3.9M (so far)**



View Meeting Recording:

<https://www.youtube.com/live/XQfwtYaPL4w?feature=shared>



FY26 Capital - Debt Exclusion

	Initial Estimate	Recomm.	1st Year Cost
Current DPW Facility Construction Estimate	\$46.9M	\$43M	\$2.58M

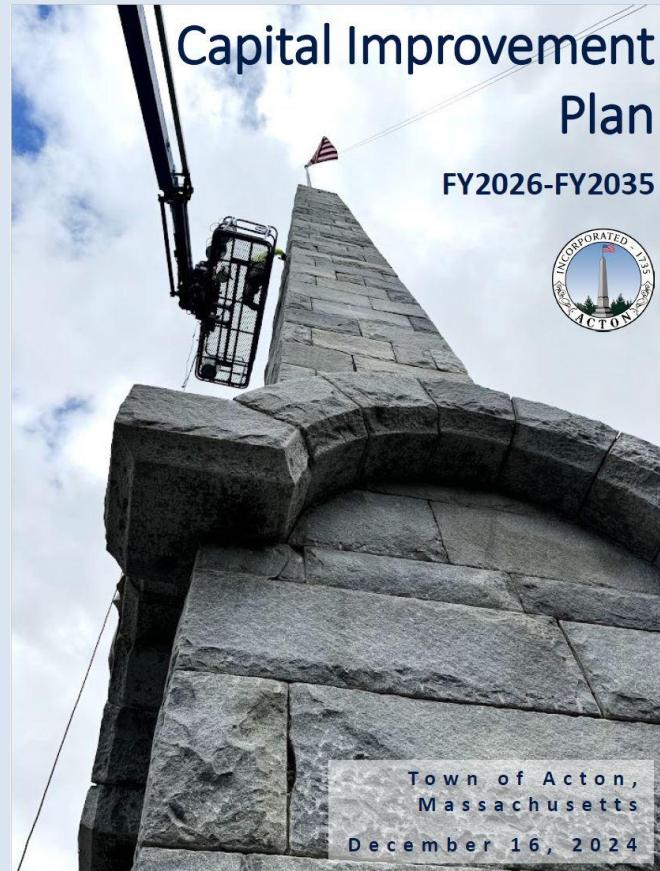
Cost Savings Measures Not Included in Estimate:

- Reduce borrowing by \$1.5M from stabilization (approx \$90k annual savings in debt service)
- Potential lower interest rate (projecting 4.25%)
- Savings from state and federal energy incentives up 30% for HVAC/energy related costs



10 Year Capital Improvement Plan

- The CIP is a “living” document
- \$ 111M investments needed
- 30 projects in FY26
 - each project has details and brief comments about how the project could be addressed
 - leverages grants and special revenues
 - See page 4 list for 16 competitive grants recently awarded



View Plan at www.actonma.gov/townmanager



FY26 Capital - Borrowing

	Request	1st Year Cost	Recomm.
Town Hall HVAC/Electrification (portion)	\$3.75M	98,493	98,493
Complete Streets - Hayward/Main Int.	\$1.9M	173,889	defer
Complete Streets and Sidewalks	\$1.9M	173,889	defer
Fire Engine Replacement	\$1.5M	187,245	187,245
Library/Town Hall Parking Lot	\$1.2M	109,825	109,825
Window Replacements Fire Stations	\$950k	71,459	defer
19 Maple Street Site Improvements	\$850k	77,792	defer
Stormwater Program (Bridge/Culvert)	\$850K	192,276	192,276
Public Safety Radio Project Phase 2	\$750K	93,623	93,623
	total: \$13.65M	\$1.18M	\$681,462



Borrowing project details on pages 13-21 of CIP document

FY26 Capital - Free Cash

	Request	Recomm.
Police Fleet - Cruiser Replacement	\$225,000	\$225,000
Building Improvements	\$150,000	\$100,000
Fire Department Command Vehicle	\$115,000	\$100,000
Electronic Message Board	\$175,000	\$100,000
PFAS Free Turnout Gear-Phase 1	\$450,000	\$90,000
Handheld Radio Replacement -Phase 1	\$120,000	\$60,000
Roofs Design for 6 Facilities	\$100,000	\$50,000
Town Meeting Clicker Replacement - Phase 1	\$50,000	\$40,000
South Acton Traffic Signal - Replacement	\$50,000	\$50,000
Vegetation Management Program - Invasives	\$25,000	\$25,000
Childcare and Transfer Station Subsidy	\$40,000	\$40,000
Fireworks for 4th of July Celebration	\$40,000	\$40,000
Total	\$1.54M	\$920,000



Free Cash project details on pages 22-24 of CIP document

FY26 Capital - Special Revenues

	Request	Recomm.
PSF Building Improvements - locker room/sprinklers	\$400,000	Sale Proceeds
AML Public Bathrooms and Carpet Replacement	\$350,000	Sale Proceeds
Town Facilities Capital Project Design/Construct	\$250,000	Sale Proceeds
Stormwater Management Program -Study Utility	\$100,000	Revolving
Transfer Station Facility - Front End Loader	\$225,000	Enterprise
Town Hall HVAC and Electrification debt (portion)	\$125,000	EEF
Street Light Replacement Study	\$25,000	EEF
Cemetery Master Plan Update	\$80,000	Trust
Total	\$1.55M	\$1.55M

Special Revenues project details on pages 25-26 of CIP document



Dec. 16, 2024 FY26 Adjusted Level Services

- Capital increased by \$12k
- \$439k reduced from departmental operating budget requests
 - grant funds offset need for some contracted services
 - reductions in supplies and services accounts
 - Includes adjusted the level services staffing requests from \$464,644 to \$312,144



FY26 Staffing Requests

Dept.	Position Requested	Dept. Request	Adjusted Level Svcs
Public Safety	Fire Prevention Officer Police Lieutenant Firefighter/Paramedic (8) Dispatcher	80,455 101,154 603,961 20,000	rev. fund 101,154 150,990 reorg
Admin.	Human Resources Accounts Payable Assistant (PT) Operations Office Manager Helpdesk Technician Benefits Administrator (PT)	120,000 30,000 60,000 60,000 30,000	reorg reorg reorg 30,000 30,000
Human Svcs	COA Outreach & Volunteer Coord.	65,000	reorg
		\$1,170,581	\$312,144



FY26 Level Services Requests

	FY25 Approved Budget	FY26 11/18/24 Level Services Estimate	FY26 12/16/24 Level Services Estimate	Level Svc.% Change from FY25
Muni Operations (Art. 4):	\$39,068,663	\$41,295,227	40,940,464	4.79%
Offsets:	-350,000	-350,000	-350,000	0%
Subsidies:	540,000	556,200	556,200	0%
Total Operations:	39,258,663	41,501,427	41,140,464	4.81%
Borrowing (Art. 6):	564,138	564,138	681,462	20.8%
Free Cash (Art. 5):	1,025,000	1,025,000	920,000	-10.24%
Total Capital:	1,589,138	1,589,138	1,601,462	0.78%
Net Requested*:	40,847,801	43,175,565	42,671,926	4.65%

*Net Operations + Capital w/out Excluded Debt



Dec. 16, 2024 FY26 Adjusted Level Services Impact on ALG Plan

- ALG meeting on 12/18/24
- Adjusted numbers for municipal spending in this presentation result in estimated deficit of \$118k in ALG Plan
- Town Expense Estimate in current draft ALG:
 - 4.90% increase without excluded debt
 - 4.65% increase in total spending
- Revenue Estimates in current draft ALG plan:
 - \$1.69M in Free Cash
 - \$1.34M Untaxed Levy Capacity



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