



Town of Winchester

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To: Richard Mucci, Chair - Select Board

From: Roger McPeck, Chair - Capital Planning Committee

Subject: Additional Capital Funding

Date: 20 February 2023

Per the request of the Select Board, the Capital Planning Committee met and reviewed projects that the committee would recommend for funding if the Select Board were to allocate additional funds for use in Spring Town Meeting. The criteria for those projects that the Select Board wished emphasized were that the projects impact Health and Safety and be as near “shovel ready” as possible.

Following a review of projects available that will require funding in the short term the CPC has recommended the following projects be considered in the following priority:

Lincoln Flatwork: This project is the most “shovel ready” as much of the engineering work is complete. Cost estimates run from \$1.4M to \$1.8M. The project is to replace and/or remove concrete pads and stairs that surround the school that have sunk into the earth creating trip hazards or have deteriorated to the point of requiring replacement. A video tour of the problems has been created and can be viewed here: <https://www.youtube.com/watch?v=lfjtwivewPA>.

Library Windows: These windows appear to be original to the building and have extensive cracked or broken panes allowing wind and weather to pass through. Engineering work will be required. Best guess is that this is a \$1m+ project.

Ambrose School and Vincent Owen School playscape repairs: Ambrose playscape asphalt has deteriorated to the point that DPW recommends its replacement. Vincent Owen has portions of its rubberized surface has blistered and that should be repaired to prevent further damage. DPW recommends bundling these projects in a single bid to get a better price. Minimal engineering work would be required. Estimated cost is in the \$100K range.

Ambrose School Roof: This is for the full replacement of the 18-year-old roof and has been identified by the DPW as the higher priority of the 2 school roofs. Engineering work to determine the extent of deterioration and to evaluate relocation of roof penetrations that would allow for placement of PV panels was authorized at Fall 22 Town Meeting. That evaluation has not yet been completed.

McCall School Roof: This involves the repair/replacement of multiple sections of older McCall school roof. As the building has evolved over time there are actually many “roofs” to the school. The exact extent of repairs required will be determined at the same time as the Ambrose investigation mentioned above. The results of that investigation could result in the priority of the two school roof projects being swapped.

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Capital also has several large (greater than \$1M) project requests, any one of which, will nearly consume all available funds in any given year and thus force other projects into the out years at greater expense. Town Hall alone has many millions of dollars of urgent additional projects –Slate roof repairs, window replacement, replacement of the HVAC system. Other high dollar value urgent/safety related projects include: Library Slate roof repairs; replacement of the DPW stables; Mystic School HVAC; numerous road/intersection projects such as reconfiguration of the intersection at Lockland at Ridge and Highland at Forest. Note that the CPC did not consider traffic projects at this time as there is always extensive engineering required, the Select Board always holds significant public review of these projects, and the Town wide traffic study is about to be released providing insight into priorities.

We hope the Select Board will allocate additional funds to the Stabilization funds to allow the Town to address this large backlog of high dollar value projects.

Respectfully,

Roger McPeck, Chair – Capital Planning Committee