COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS

Minutes of Meeting
February 22, 2017

PRESENT: Gary Crossen - Chair, Mark Gluesing – Vice Chair, Robert Boder, Artie Crocker, Chris Gerstel

ABSENT: Paul Alpert, Peter Pingitore

STAFF: Patricia Carey, Staff Liaison
Kristen Wright, Recording Secretary

GUESTS: MWRA: Marianne Connolly, Paul Rullo, Sean Navin, Carmine DeMaria
Mark Armstrong, Newton CPC
Lee Fisher, Newton Resident

Mr. Crossen called the meeting to order at 7:30 PM in the Highland Room at Town Hall.

Chairman's Updates: Mr. Crossen and Ms. Carey met with Town Manager Kate Fitzpatrick and Assistant Town Manager David Davison. Mr. Davison has created two funding options for Rosemary Recreation Complex, which have been provided to the CPC and can be seen in Appendix A.

Presentation by Proponents:

FY2017-6 Echo Bridge Railings
This request is for $250,000 from historic reserves to replace the historic railings on MWRA's Echo Bridge. Mr. Gerstel introduced the representatives from the MWRA, who provided a presentation seen in Appendix B. Mr. Crocker asked if the railings had requirements in order to maintain historic status. Marianne Connolly from MWRA stated that the reconstruction was an acceptable method under Secretary of Interior standards. Mr. Crossen asked how the funding estimate was established. Ms. Connolly stated that a study in 2007 provided the original scope of work, and the estimate has been inflated to 2017 dollars. The $240,000 design fund is based on 10% of the estimated construction costs. Mr. Crossen asked what would happen to the project if the bids came in higher than the estimate. MWRA's Paul Rullo noted that the estimate included a 20% contingency. Mr. Gluesing asked if any plans were available, but Mr. Rullo noted that plans would be developed when funding was available. Mr. Gluesing asked if MWRA could had a small percentage surcharge to Needham and Newton's billing cycle to pay for the project, but Ms. Connolly stated that MWRA was not able to do that. Mr. Gluesing stated that other projects for Needham may take funding priority. Mr. Crocker asked if MWRA could wait until next year's funding cycle to apply, which would occur at the same time as the Newton CPC review. Ms. Connolly stated that MWRA would like to move forward, and requested an off-cycle review with Newton CPC but was not approved. Newton resident and funding raising coordinator Lee Fisher noted that his committee is just starting to reach out for corporate sponsors, and feels it is well on its way to reaching the private fundraising goals. Mr. Boder asked about the importance of replacing the rails. Ms. Connolly stated that the MWRA could put in place interior railings that meet requirements, but within ten years, something would still need to be done to repair or replace the original railings, which will continue to fail. Mr. Crossen invited comments from Newton CPC member Mark Armstrong. Mr. Armstrong noted that there appeared to be general support for the project, but as with Needham, many funding requests for valuable projects. It appeared that the cost for design was high. Mr. Crossen noted that the design work cannot move forward until funding is in place for the project. The Newton and Needham CPC's will continue share information on the project.

Liaison Updates:

FY2017-1 Rosemary Recreation Complex
Mr. Gluesing noted that the portion of the full project that appears to be eligible for CPC funds is 80%, similar to the portion of the Town Hall project. There were no additional updates.

FY2017-2 Rosemary Lake Sediment Removal
There were no updates.

FY2017-3 Cricket Field Renovations
Parks and Forestry Superintendent Ed Olsen sent an e-mail to Ms. Carey outlining the request for funds to be $370,000. This includes the estimate for sodding Cricket # 1 field, and the addition of a contingency.

FY2017-4 Hillside School Walking Trails
There were no updates.

FY2017-5 Needham Accessible Reservoir Trail
Ms. Carey noted that this project will go out to bid in March, so that the low bid will be known prior to Town Meeting.

Preparation for Public Hearing:
Mr. Crossen stated that the liaisons will introduce the proponents who will make the presentations to the public hearing. Mr. Gerstel asked if there was a time limit. Mr. Gluesing noted that the presentations should be brief, since there will be six presentations. Ms. Carey has sent the public hearing notice, and press information. Postcards will be mailed to Town Meeting members, and others with interest will be notified.

Financial Updates: Mr. Crossen and Mr. Gluesing reviewed the two funding options, with one showing the impact if the full request for Rosemary Recreation Complex was funded through debt, and the second option showing impact if partially funded through cash and debt. Mr. Crossen asked the members to review the information for an upcoming discussion.

Next Steps: Mr. Crossen reminded the CPC that the next meeting on March 8th will be the public hearing. The CPC will then meet on March 22nd to vote on their recommendations to Town Meeting.

Minutes: The CPC reviewed the minutes of the meetings of January 25, 2017 and February 8, 2017. Mr. Gluesing made a friendly amendment, asking to clarify his comments on the new trail project at which he requested the full trail be designed, even if only a portion is built initially. Mr. Gerstel made a motion to approve the minutes of January 25, 2017 and February 8, 2017. The motion was seconded by Mr. Crocker and approved.

Adjournment:
Mr. Gluesing made a motion to adjourn the meeting at 9:00 PM. Mr. Gerstel seconded the motion and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Kristen Wright,
Recording Secretary

Town of Needham
Finance Department

Memorandum

To: Community Preservation Committee

From: David Davison, ATM/Director of Finance

CC: Board of Selectmen; Kate Fitzpatrick, Town Manager; Christopher Coleman, Assistant Town Manager/Director of Operations; Patty Carey, Director of Park and Recreation

Date: February 17, 2017

Re: Rosemary Complex Project CPA Funding

We have provided two funding scenarios for the Rosemary Complex project for your consideration. The first is an update of the previous analysis done last year. The second presents an alternative scenario for the CPA share of the project expense which includes cash and debt funding, whereas the first scenario was all CPA debt. The purpose of these documents is to layout the possible impact on CPA revenue and reserves for the various projects that have been identified and may be presented for CPA funding in the coming years. The project list is based on submitted capital projects for the FY2018 – FY2022 timeframe which are being recommended for funding and an application would be filed with the CPC. We have also listed other projects that have been identified, but costs, timing, scope, and eligibility, are inconclusive or are not available. This report is meant to be illustrative and not necessarily what will be requested in the out years or that the CPC is supportive of funding of these projects as most have not been presented to the CPC for consideration. As we get nearer to the funding year, amounts may change, scope could be different, and the year that funding is actually requested may be different. The timing assumption for each project is based on the information provided by the requester.

For the purpose of this analysis, we have assumed a 2.5% annual increase in the CPC administrative budget from the $82,000 level-funded request for FY2018. Usually there are other CPA funding requests which do not come through the Town's capital budget process as they may not be capital or do not originate from the Town, so we have included an allowance of $100,000 starting in FY2019 for such requests which is increased by 4% annually. We do not have any specific details on future funding requests for community housing projects so no amount is reflected in the analysis, but we assume any such requests would be funded from the Community Housing Reserve.

The use of CPA funds must be appropriated by Town Meeting, but Town Meeting may not appropriate CPA funds without the positive recommendation and support of the CPC.

CPA Revenue

CPA revenues are derived primarily from two sources: property tax surcharges and state aid matches. The CPA revenue estimates in the out years are built off of the preliminary estimate for FY2018. The CPA surcharge revenue is assumed to grow at 3.9% annually, and the State revenue match is assumed at 10%. Both revenue assumptions are lower than the prior report. The annual increase in the

surcharge revenue is approximately 85% of the average actual growth rate in surcharge revenue over the last eleven years.

The State's match is based on the net committed surcharge by the community. The net amount reflects reductions in the committed surcharge due to abatements and exemptions. We assume a two percent allowance for this activity for purposes of forecasting the revenue; previously we assumed one percent. However, the figure submitted to the State is based on the actual net commitment for the year, which is not known until after the end of the fiscal year. The calculation starts with the prior year surcharge estimate multiplied by a .98 factor then the 10% match is determined. With passage of the Community Preservation Act in a number of communities this past November, including the City of Boston, it is prudent to assume the match rate will be lower because of the greater number communities that now will share the state funds. The state distribution match this past fall was 20.6% of the Town's surcharge revenue in FY2016. For the purposes of this analysis, we assume a 10% match; in the previous report we assumed 18%.

CPA Reserves

In accordance with the Community Preservation Act, at least 10% of the annual revenue estimate (surcharge and state match) is to be appropriated to each of the required three categories: community housing (affordable housing); historic preservation, and open space. The balance (70%) may be appropriated in any amount to any of the three categories and for certain recreation purposes. In any year which there is not a sufficient identified appropriation for the required purposes, the amount by which the annual appropriation falls below the 10% target is to be reserved for future appropriations that satisfied that expenditure type requirement. The amount credited to the reserve may only be spent on projects that relate to the purpose, and the amount must be appropriated by Town Meeting. The amount in each specific reserve carries over into the next fiscal year.

As a safeguard against under reserving funds required to be spent for either a specific purpose, since the actual surcharge and state match are not known at the time of developing the CPA estimates for the coming year, we set the annual reservation at approximately 11% of the revenue estimate for the coming year. For the purposes of this analysis, we have assumed 11% of the revenue estimate in each year will be appropriated to both the Community Housing and Open Space reserves. Because the annual debt service expense for Town Hall qualifies as historic preservation spending and the payment amount is more than 11% of the estimated revenue in each year, no appropriation to the Historic Preservation reserve is necessary. However, in FY2027 the estimated minimum amount to be appropriated or reserve for historic preservation will be more than the debt service on the Town Hall, a contribution to the reserve will be necessary if other historic preservation projects are not funded to satisfy the minimum requirement. The difference between the calculated minimum spending/reservation requirement of $378,776 and the Town Hall debt service expense of $354,306 for FY2027 is $24,470. We have assumed that the $24,470 will be added to the Historic Preservation reserve.

The estimated CPA revenue which is not appropriated to administrative expenses, debt service, projects, or the specific reserves, is appropriated to a "General Reserve". Unlike the specific reserve accounts (Historic, Housing, and Open Space), the General Reserve remains available only for the fiscal year. Any balance in the General Reserve at the end of the fiscal year, is closed out to the CPA fund balance. The CPA fund balance is the source from which the annual CPA Free Cash is

calculated. Any project shown to be funded by CPA Free Cash but is not would effectively increase the amount of Free Cash available as well.

Rosemary Complex Funding Scenarios

Funding for the Rosemary Complex is based upon a recent timeline provided by PPBC. The construction funding will be presented at the Annual Town Meeting and will have an emergency preamble attached to the motion, which if approved, will allow the project to commence soon after the Town Meeting vote. The project cost is estimated at $15.8 million. The cost allocation between the General Fund and CPA is $3.8 million funded by the General Fund (debt and cash) and $12 million by CPA. We present two scenarios to fund the CPA share of the project cost. The first scenario assumes the entire CPA share is borrowed. The second scenario assumes the CPA share is funded by a combination of cash and debt.

The first scenario assumes the entire $12 million is funded by debt. With the emergency preamble, spending from the authorization may begin in FY2017 and so therefore the Town would have debt service payments in FY2019. The first two years of financing are assumed to be with bond anticipation notes (temporary financing) that would carry a 3.5% interest rate and then bonds for 18 years which would have a 6.5% interest rate. We assume principal will be paid every year, including the two years of temporary financing, which is strategy we use to help manage the Town's debt expense and to lower overall interest costs. This scenario assumes all the other identified projects with amounts will be funded by CPA Free Cash.

The second scenario assumes $3 million will be funded by cash and $9 million by debt. The $3,000,000 was derived from the following assumptions 1) that all the other submitted projects for FY2018 will be recommended and funded with CPA Free Cash, which will leave $435,000 available to be used to fund the Rosemary project; 2) that $1,535,000 in the FY2017 General Reserve would be used to fund the project; and 3) that $1,030,000 of the estimated FY2018 CPA receipts would be used to fund the project for a total of $3,000,000. The remaining $9,000,000 would be funded by CPA debt. Because under this scenario there would be $3 million in cash to pay the immediate expenses, the first borrowing could be delayed so that the first debt payment is not required until FY2020. The interest rate assumptions are the same as in the first scenario, except that temporary borrowing would be for one year followed by bonds over 19 years. There would be principal payments every year as with the first scenario. The overall debt service expense would be less than in the first scenario, and would provide more flexibility sooner than the first option. However, under this scenario the estimated CPA Free Cash available for appropriations in FY2019 and FY2020 would be insufficient to fund the identified other projects. Therefore, if those projects were to be funded, they would likely be from current receipts and not CPA Free Cash.

Funding Scenario Tables

The funding scenario tables reflect the estimated amounts to be appropriated based on the assumptions stated above. Line A is the total estimated debt service by year for the Town Hall and Rosemary Complex projects. We show the projects submitted to CPC for funding consideration for FY2018 and the projects currently recommended in the out years with the amount. As stated earlier, we have included an amount for other small projects not known. We also list other projects that have been identified, but lack cost and/or other details to calculate. The projects that have been identified with amounts are totaled on Line B. Amounts that are shaded and in blue are assumed to be funded by

CPA Free Cash; amounts that are shaded and in red are assumed funded by various cash sources. Line C is the assumed CPC administrative budget amount. The next page shows the annual amounts assumed to be appropriated to the required reserves. The total is on Line D. Line E shows the estimated amount to be appropriated to the General Reserve. The total of the estimated appropriations (Lines A, B, C, D, and E) is on Line F.

The estimated total CPA revenue is on Line H, and the state match percent assumption for each year is indicated below the revenue total. We compare the estimated appropriations to the total revenue (line F minus line H). Other sources to fund the difference between revenue and expense are Line I) Restricted Reserves, Line J) General Reserve, Line K) CPA Free Cash, and Line L) adjustments. The last page of each funding scenario shows all the estimated funding resources available for the Annual Town Meeting. The last section reflects the estimated amounts to roll to CPA Free Cash for the following year. For the purposes of this analysis, we assume only the total of the General Reserve fund balance remaining at the end of the fiscal year and the unappropriated balance of CPA Free Cash will be available to be certified as CPA Free Cash for the following year.

CPA Revenue Available for Debt Service

The Emery Grover Building rehabilitation project estimated cost is uncertain based on costs estimates the Town has received from architects on other building projects which are further along for funding consideration. So we have not included any amount into the funding scenario tables. However, for purpose of measuring the estimated available revenue for CPA debt service, we included an estimated amount for Emery Grover. The project cost is estimated at $14.8 million. We assume that only 50% or $7.4 million of the total would be eligible for funding from CPA, and that the $7.4 million would be borrowed. The interest rate assumption is 3.5% on the temporary financing which would be one year, and the bonds would carry a 7% interest rate. We assume the first debt payment is in FY2023 and the last payment is in FY2043.

Based on the assumption that 70% of the surcharge revenue could be used for CPA debt service, the combined debt payments for the Town Hall and Rosemary Complex projects are manageable within that restriction. However, with Emery Grover project based on the assumptions above, the total estimated CPA debt service obligations would exceed the estimated maximum annual debt service allowance for four years (FY2024, FY2025, FY2026, and FY2027) if the Rosemary project was funded by $12 million in CPA debt, but only for two years (FY2024 and FY2025) if the Rosemary project was funded by $9 million in CPA debt.

Please do not hesitate to contact me if you have any questions or wish to provide additional information. Thank you.

Attachments

Funding Scenario I Rosemary CPA Share Debt Only (3 pages)
Funding Scenario II Rosemary CPA Share Cash and Debt (3 pages)
Estimated Maximum Annual Debt Service Allowance/Obligations Scenario I $12M and Scenario II $9M (2 pages)

Funding Scenario I (Rosemary CPA Share Debt Only)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Appropriations										
Town Hall	$449,163	$441,494	$430,525	$416,675	$405,041	$395,256	$384,906	$374,763	$364,681	$354,306
Rosemary Complex ($12M)		$960,000	$1,058,750	$1,278,025	$1,239,675	$1,201,325	$1,162,975	$1,124,625	$1,086,275	$1,047,925
A) Debt Service	$449,163	$1,401,494	$1,489,275	$1,694,700	$1,644,716	$1,596,581	$1,547,881	$1,499,388	$1,450,956	$1,402,231
Central Avenue School Walking Trails	$210,000									
Echo Bridge Railings	$250,000									
Fields - Cricket	$305,000									
Rosemary Lake Sediment Removal	$2,100,000									
Trail - Reservoir	$850,000									
Asa Small Field		$141,000								
Claxton Field		$207,000								
Rosemary Camp Facility		$250,000								
Town Common Redesign		$600,300								
Public Playgrounds			$600,000							
Other Small Projects^		$100,000	$104,000	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,857
Future Potential Projects - No Cost Estimate										
Boat Launch Construction										
Broadmeadow Field Improvements										
Cricket Field and Grounds										
DeFazio Complex Walking Path										
Dwight Field Upgrades										
Emery Grover (multiple funding sources)										
Fields - Master Plan										
Fields - McLeod										
High Rock Field Improvements										
Memorial Park (multiple finding sources)										
Parcel Acquisition ^5										
Perry Park Upgrades										
Public Playgrounds										
Town Reservoir Sediment Removal										
B) Projects	$3,715,000	$1,298,300	$704,000	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,857
C) Administration Budget^^	$82,000	$84,050	$86,151	$88,305	$90,513	$92,775	$95,095	$97,472	$99,909	$102,407

Funding Scenario I (Rosemary CPA Share Debt Only)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Annual Obligation^^^										
Housing Reserve	$269,000	$278,906	$289,783	$301,085	$312,827	$325,028	$337,704	$350,874	$364,558	$378,776
Historic Reserve										$24,470
Open Space Reserve	$269,000	$278,906	$289,783	$301,085	$312,827	$325,028	$337,704	$350,874	$364,558	$378,776
D) Appropriation to Reserves	$538,000	$557,812	$579,567	$602,170	$625,655	$650,055	$675,407	$701,748	$729,116	$782,022
E) CPA General Reserve	$1,371,831	$492,154	$479,402	$351,961	$483,001	$615,385	$751,650	$891,156	$1,034,184	$1,156,488
F) Total Appropriations (A+B+C+D+E)	$6,155,994	$3,833,810	$3,338,395	$2,845,296	$2,956,371	$3,071,782	$3,191,698	$3,316,296	$3,445,759	$3,580,005
Revenue										
CPA Local Surcharge*	2,230,000	2,316,970	2,407,332	2,501,218	2,598,765	2,700,117	2,805,422	2,914,833	3,028,512	3,146,624
Other Revenue										
State Revenue	210,994	218,540	227,063	235,919	245,119	254,679	264,611	274,931	285,654	296,794
H) CPA Revenue Total	2,440,994	2,535,510	2,634,395	2,737,136	2,843,885	2,954,796	3,070,033	3,189,764	3,314,165	3,443,418
State Aid % Match	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*
Appropriations v Revenue [F-H]	-$3,715,000	-$1,298,300	-$704,000	-$108,160	-$112,486	-$116,986	-$121,665	-$126,532	-$131,593	-$136,587
I) Appropriation Funded by Restricted Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
J) Appropriation Funded by General Reserve	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
K) Appropriation Funded by Free Cash***	$3,715,000	$1,298,300	$704,000	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,587
L) Final Commitment Adjustment										
M) Appropriations v Revenue (with the use of reserves)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Funding Scenario I (Rosemary CPA Share Debt Only)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Funding Resources Available Prior to Appropriations										
CPA Revenue	**$2,440,994**	$2,535,510	$2,634,395	$2,737,136	$2,843,885	$2,954,796	$3,070,033	$3,189,764	$3,314,165	$3,443,418
Community Housing Reserve**	**$1,470,573**	$1,739,573	$2,018,479	$2,308,263	$2,609,348	$2,922,175	$3,247,202	$3,584,906	$3,935,780	$4,300,338
Historic Resources Reserve**	**$15,820**	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820
Open Space Reserve**	**$835,954**	$1,104,954	$1,383,860	$1,673,644	$1,974,729	$2,287,556	$2,612,583	$2,950,287	$3,301,161	$3,665,719
General Reserve	**$1,537,037**	$1,371,831	$492,154	$479,402	$351,961	$483,001	$615,385	$751,650	$891,156	$1,034,184
CPA Free Cash	**$4,150,727**	$1,972,764	$2,046,295	$1,834,449	$2,205,691	$2,445,166	$2,811,181	$3,304,901	$3,930,019	$4,689,582
TOTAL	$10,451,105	$8,740,452	$8,591,003	$9,048,713	$10,001,433	$11,108,514	$12,372,205	$13,797,329	$15,388,102	$17,149,061
Appropriations	$6,155,994	$3,833,810	$3,338,395	$2,845,296	$2,956,371	$3,071,782	$3,191,698	$3,316,296	$3,445,759	$3,580,005
Current year Free Cash rolling to the following year	$485,727	$674,464	$1,342,295	$1,726,289	$2,093,205	$2,328,180	$2,689,516	$3,178,369	$3,798,426	$4,552,995
General Reserve rolling to the following year Free Cash	$1,537,037	$1,371,831	$492,154	$479,402	$351,961	$483,001	$615,385	$751,650	$891,156	$1,034,184
Estimated Free Cash base for the following year	$1,972,764	$2,046,295	$1,834,449	$2,205,691	$2,445,166	$2,811,181	$3,304,901	$3,930,019	$4,689,582	$5,587,179

^Other small project requests assumption of $100K for FY19 increasing annually at 4%.

^^ CPC administrative budget assumed to increase by 2.5% annually.

^^^Annual contribution FY18 forward; assumed at 11% of the revenue estimate or the difference between the 11% and the appropriations which satisfies the annual obligation.

^5 No parcel acquisition has been identified.

* Surcharge revenue growth rate assumption for FY19 forward is 3.9% annually.

** Available balance as of 01/31/17; the balances going forward are calculated based on the assumed appropriations to and from the reserves.

***An appropriation vote which uses CPA Free Cash must occur before June 30 of the prior fiscal year. For example, a FY18 appropriation vote must occur prior to June 30, 2017.

Projects assumed funded by CPA free cash in blue and shaded

CPA Debt Service Scenario I

Estimated Maximum Annual Debt Service Allowance/Obligations

Fiscal Year	Surcharge Revenue Estimate	Max Debt Service (70% of Surcharge)	Town Hall Actual	Rosemary Assumption $12M	Total	Available for Add'l DS	Emery Grover**
2017	$2,153,000	$1,507,100	$456,313		$456,313	$1,050,788	
2018	$2,230,000	$1,561,000	$449,163		$449,163	$1,111,838	
2019	$2,316,970	$1,621,879	$441,494	$960,000	$1,401,494	$220,385	
2020	$2,407,332	$1,685,132	$430,525	$1,058,750	$1,489,275	$195,857	
2021	$2,501,218	$1,750,852	$416,675	$1,278,025	$1,694,700	$56,152	
2022	$2,598,765	$1,819,136	$405,041	$1,239,675	$1,644,716	$174,420	
2023	$2,700,117	$1,890,082	$395,256	$1,201,325	$1,596,581	$293,501	$259,000
2024	$2,805,422	$1,963,795	$384,906	$1,162,975	$1,547,881	$415,914	$888,000
2025	$2,914,833	$2,040,383	$374,763	$1,124,625	$1,499,388	$540,996	$862,100
2026	$3,028,512	$2,119,958	$364,681	$1,086,275	$1,450,956	$669,002	$836,200
2027	$3,146,624	$2,202,636	$354,306	$1,047,925	$1,402,231	$800,405	$810,300
2028	$3,269,342	$2,288,539	$259,997	$1,009,575	$1,269,572	$1,018,967	$784,400
2029	$3,396,846	$2,377,792	$241,638	$971,225	$1,212,863	$1,164,930	$758,500
2030	$3,529,323	$2,470,526	$51,813	$932,875	$984,688	$1,485,839	$732,600
2031	$3,666,967	$2,566,877	$50,625	$894,525	$945,150	$1,621,727	$706,700
2032	$3,809,979	$2,666,985		$856,175	$856,175	$1,810,810	$680,800
2033	$3,958,568	$2,770,997		$817,825	$817,825	$1,953,172	$654,900
2034	$4,112,952	$2,879,066		$779,475	$779,475	$2,099,591	$629,000
2035	$4,273,357	$2,991,350		$741,125	$741,125	$2,250,225	$603,100
2036	$4,440,018	$3,108,013		$702,775	$702,775	$2,405,238	$577,200
2037	$4,613,179	$3,229,225		$664,425	$664,425	$2,564,800	$551,300
2038	$4,793,093	$3,355,165		$591,075	$591,075	$2,764,090	$525,400
2039	$4,980,023	$3,486,016			$0	$3,486,016	$499,500
2040	$5,174,244	$3,621,971			$0	$3,621,971	$473,600
2041	$5,376,040	$3,763,228			$0	$3,763,228	$447,700
2042	$5,585,705	$3,909,994			$0	$3,909,994	$421,800
2043	$5,803,548	$4,062,483			$0	$4,062,483	$395,900
2044	$6,029,886	$4,220,920			$0	$4,220,920	

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Appropriations										
Town Hall	$449,163	$441,494	$430,525	$416,675	$405,041	$395,256	$384,906	$374,763	$364,681	$354,306
Rosemary Complex ($9M)			$765,000	$1,005,750	$976,500	$947,250	$918,000	$888,750	$859,500	$830,250
A) Debt Service	$449,163	$441,494	$1,195,525	$1,422,425	$1,381,541	$1,342,506	$1,302,906	$1,263,513	$1,224,181	$1,184,556
Rosemary Complex ($3M Cash $9M Debt)	$3,000,000									
Trail - Improvements through SCA										
Central Avenue School Walking Trails	$210,000									
Echo Bridge Railings	$250,000									
Fields - Cricket	$305,000									
Rosemary Lake Sediment Removal	$2,100,000									
Trail - Reservoir	$850,000									
Asa Small Field		$141,000								
Claxton Field		$207,000								
Rosemary Camp Facility		$250,000								
Town Common Redesign		$600,300								
Public Playgrounds			$600,000							
Other Small Projects^		$100,000	$104,000	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,857
Future Potential Projects - No Cost Estimate										
Boat Launch Construction										
Broadmeadow Field Improvements										
Cricket Field and Grounds										
DeFazio Complex Walking Path										
Dwight Field Upgrades										
Emery Grover (multiple funding sources)										
Fields - Master Plan										
Fields - McLeod										
High Rock Field Improvements										
Memorial Park (multiple finding sources)										
Parcel Acquisition ^5										
Perry Park Upgrades										
Public Playgrounds										
Town Reservoir Sediment Removal										
B) Projects	$6,715,000	$1,298,300	$704,000	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,857
C) Administration Budget^^	$82,000	$84,050	$86,151	$88,305	$90,513	$92,775	$95,095	$97,472	$99,909	$102,407

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Annual Obligation^^^										
Housing Reserve	$269,000	$278,906	$289,783	$301,085	$312,827	$325,028	$337,704	$350,874	$364,558	$378,776
Historic Reserve										$24,470
Open Space Reserve	$269,000	$278,906	$289,783	$301,085	$312,827	$325,028	$337,704	$350,874	$364,558	$378,776
D) Appropriation to Reserves	$538,000	$557,812	$579,567	$602,170	$625,655	$650,055	$675,407	$701,748	$729,116	$782,022
E) CPA General Reserve	$341,831	$153,854	$69,152	$624,236	$746,176	$869,460	$996,625	$1,127,031	$1,260,959	$1,374,163
F) Total Appropriations (A+B+C+D+E)	$8,125,994	$2,535,510	$2,634,395	$2,845,296	$2,956,371	$3,071,782	$3,191,698	$3,316,296	$3,445,759	$3,580,005
Revenue										
CPA Local Surcharge*	2,230,000	2,316,970	2,407,332	2,501,218	2,598,765	2,700,117	2,805,422	2,914,833	3,028,512	3,146,624
Other Revenue										
State Revenue	210,994	218,540	227,063	235,919	245,119	254,679	264,611	274,931	285,654	296,794
H) CPA Revenue Total	2,440,994	2,535,510	2,634,395	2,737,136	2,843,885	2,954,796	3,070,033	3,189,764	3,314,165	3,443,418
State Aid % Match	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*	*10%*
Appropriations v Revenue [F-H]	-$5,685,000	$0	$0	-$108,160	-$112,486	-$116,986	-$121,665	-$126,532	-$131,593	-$136,587
I) Appropriation Funded by Restricted Reserves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
J) Appropriation Funded by General Reserve	$1,535,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
K) Appropriation Funded by Free Cash***	$4,150,000	$0	$0	$108,160	$112,486	$116,986	$121,665	$126,532	$131,593	$136,587
L) Final Commitment Adjustment										
M) Appropriations v Revenue (with the use of reserves)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Funding Scenario II (Rosemary CPA Share Cash and Debt Funding)

	FY18 - Pending	2019	2020	2021	2022	2023	2024	2025	2026	2027
Estimated Funding Resources Available Prior to Appropriations										
CPA Revenue	$2,440,994	$2,535,510	$2,634,395	$2,737,136	$2,843,885	$2,954,796	$3,070,033	$3,189,764	$3,314,165	$3,443,418
Community Housing Reserve**	$1,470,573	$1,739,573	$2,018,479	$2,308,263	$2,609,348	$2,922,175	$3,247,202	$3,584,906	$3,935,780	$4,300,338
Historic Resources Reserve**	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820	$15,820
Open Space Reserve**	$835,954	$1,104,954	$1,383,860	$1,673,644	$1,974,729	$2,287,556	$2,612,583	$2,950,287	$3,301,161	$3,665,719
General Reserve	$1,537,037	$341,831	$153,854	$69,152	$624,236	$746,176	$869,460	$996,625	$1,127,031	$1,260,959
CPA Free Cash	$4,150,727	$2,764	$344,595	$498,449	$459,441	$971,191	$1,600,381	$2,348,176	$3,218,269	$4,213,707
TOTAL	$10,451,105	$5,740,452	$6,551,003	$7,302,463	$8,527,458	$9,897,714	$11,415,480	$13,085,579	$14,912,227	$16,899,961
Appropriations	$8,125,994	$2,535,510	$2,634,395	$2,845,296	$2,956,371	$3,071,782	$3,191,698	$3,316,296	$3,445,759	$3,580,005
Current year Free Cash rolling to the following year	$727	$2,764	$344,595	$390,289	$346,955	$854,205	$1,478,716	$2,221,644	$3,086,676	$4,077,120
General Reserve rolling to the following year Free Cash	$2,037	$341,831	$153,854	$69,152	$624,236	$746,176	$869,460	$996,625	$1,127,031	$1,260,959
Estimated Free Cash base for the following year	$2,764	$344,595	$498,449	$459,441	$971,191	$1,600,381	$2,348,176	$3,218,269	$4,213,707	$5,338,079

^Other small project requests assumption of $100K for FY19 increasing annually at 4%.

^^ CPC administrative budget increase is assumed at 2.5% annually.

^^^Annual contribution FY18 forward; assumed at 11% of the revenue estimate or the difference between the 11% and the appropriations which satisfies the annual obligation.

^5 No parcel acquisition has been identified.

* Surcharge revenue growth rate assumption for FY19 forward is 3.9% annually.

** Available balance as of 01/31/17; the balances going forward are calculated based on the assumed appropriations to and from the reserves.

***An appropriation vote which uses CPA Free Cash must occur before June 30 of the prior fiscal year. For example, a FY18 appropriation vote must occur prior to June 30, 2017.

Projects assumed funded by CPA free cash in blue and shaded

CPA Debt Service Scenario II

Estimated Maximum Annual Debt Service Allowance/Obligations

Fiscal Year	Surcharge Revenue Estimate	Max Debt Service (70% of Surcharge)	Town Hall Actual	Rosemary Assumption $9M	Total	Available for Add'l DS	Emery Grover**
2017	$2,153,000	$1,507,100	$456,313		$456,313	$1,050,788	
2018	$2,230,000	$1,561,000	$449,163		$449,163	$1,111,838	
2019	$2,316,970	$1,621,879	$441,494		$441,494	$1,180,385	
2020	$2,407,332	$1,685,132	$430,525	$765,000	$1,195,525	$489,607	
2021	$2,501,218	$1,750,852	$416,675	$1,005,750	$1,422,425	$328,427	
2022	$2,598,765	$1,819,136	$405,041	$976,500	$1,381,541	$437,595	
2023	$2,700,117	$1,890,082	$395,256	$947,250	$1,342,506	$547,576	$259,000
2024	$2,805,422	$1,963,795	$384,906	$918,000	$1,302,906	$660,889	$888,000
2025	$2,914,833	$2,040,383	$374,763	$888,750	$1,263,513	$776,871	$862,100
2026	$3,028,512	$2,119,958	$364,681	$859,500	$1,224,181	$895,777	$836,200
2027	$3,146,624	$2,202,636	$354,306	$830,250	$1,184,556	$1,018,080	$810,300
2028	$3,269,342	$2,288,539	$259,997	$801,000	$1,060,997	$1,227,542	$784,400
2029	$3,396,846	$2,377,792	$241,638	$771,750	$1,013,388	$1,364,405	$758,500
2030	$3,529,323	$2,470,526	$51,813	$742,500	$794,313	$1,676,214	$732,600
2031	$3,666,967	$2,566,877	$50,625	$713,250	$763,875	$1,803,002	$706,700
2032	$3,809,979	$2,666,985		$684,000	$684,000	$1,982,985	$680,800
2033	$3,958,568	$2,770,997		$654,750	$654,750	$2,116,247	$654,900
2034	$4,112,952	$2,879,066		$625,500	$625,500	$2,253,566	$629,000
2035	$4,273,357	$2,991,350		$596,250	$596,250	$2,395,100	$603,100
2036	$4,440,018	$3,108,013		$567,000	$567,000	$2,541,013	$577,200
2037	$4,613,179	$3,229,225		$537,750	$537,750	$2,691,475	$551,300
2038	$4,793,093	$3,355,165		$508,500	$508,500	$2,846,665	$525,400
2039	$4,980,023	$3,486,016		$479,250	$479,250	$3,006,766	$499,500
2040	$5,174,244	$3,621,971			$0	$3,621,971	$473,600
2041	$5,376,040	$3,763,228			$0	$3,763,228	$447,700
2042	$5,585,705	$3,909,994			$0	$3,909,994	$421,800
2043	$5,803,548	$4,062,483			$0	$4,062,483	$395,900
2044	$6,029,886	$4,220,920			$0	$4,220,920	

MWRA Responses on Echo Bridge Railings to Needham CPC

1. Why wasn't this project addressed as part of the 2007 major repairs done to Echo Bridge?

MWRA focused on structural improvements to the Bridge (e.g. repointing, updates to the stairs, and improvements to the look- out area beneath the Bridge). With an estimated cost of $1 million to restore/preserve the railings, MWRA was not able to justify spending this large amount of money on a railing project - that provided no benefit to the waterworks system - to the MWRA Advisory Board, MWRA Board of Directors, or our ratepayers.

2. How did the MWRA arrive at the funding request of $750,000 from Newton and Needham for the $1.44 million restoration project?

The Echo Bridge Railing Committee has taken the lead on all fundraising activities. After review of existing financial commitments to date, including $250,000 in state funds secured by Representative Balser, an estimate of $240,000 for MWRA engineering and design services, and an estimated $200,000 of private fundraising planned, the remainder was $750,000. Unlike the recent 50/50 split of Cook's Bridge, the CPC split of 2/3 to Newton and 1/3 to Needham was a combination a calculation of linear feet of railing (2/3 in Newton) and a perception of community impact being higher in Newton (e.g. adjacent village of Upper Falls).

3. It looks like MWRA is not expending any funds for the project. It is using an ear-mark appropriation of $250,000, and $240,000 of in-kind (in house) services, is the MWRA under any express restriction not to spend its own funds to fund this project?

While MWRA has not committed any specific line item in its Capital Improvement Program for the restoration of the railings at Echo Bridge, MWRA has committed to covering the costs of all in-house engineering and design services estimated to be $240,000. A breakdown is provided below.

Task 1 Project Management during: ($17,811.00)

- Prepare Reports, Conduct Meetings
- Prepare and maintain Schedules
- Prepare Construction Estimates
- Provide Quality Acceptance and Quality Control

Task 2 Design: Preparing Plans and Specifications for bidding. ($ 77,178.00)

- Procurement Coordination
- Site Visits during Bidding
- Answering Contractor Questions during bidding
- Prepare Addenda, Checking Contract References

- Review Costing Estimates
- Identify Structural requirements, Inventory
- Contract Award

Task 3 Engineering Services during Construction ($ 23,747.00)

- Review Shop Submittals
- Approve Materials and Methods to be used
- Respond to Contractor Request for Information (RFI)
- Prepare Record drawings

Task 4 Resident Engineer/Resident Inspection Services ($121,264.00)

- Monitor Quality Control of daily construction activities
- Report Daily Progress
- Maintain Pedestrian Safety during Construction

The estimated time for design, bidding and contract award is 4 to 6 months. The fabrication will be approximately 4 months, and the installation during construction will be 2 months.

4. Has the MWRA ever used its own funds to restore aspects of any historic structure it owns that is not integral to delivering clean water? That is, has it ever funded restoration of an historic railing, façade or fence on any of its properties?

When MWRA was created in 1985, MWRA inherited all of the water and sewer facilities previously managed by the former MDC. All the water facilities were placed on the State and National Register of Historical Places. MWRA entered into a Programmatic Memorandum of Agreement with the Massachusetts Historical Commission to set parameters on how MWRA undertakes projects on these historic structures. As such, MWRA is the steward of many historic structures. We continue to upgrade our active facilities (working with MHC and local historical commissions) as part of our Capital Improvement Program. Unfortunately, the railings have never been considered to be integral to the operation of the Sudbury Aqueduct and therefore, MWRA could not justify or dedicate over $1 million for this project.

5. Are there other circumstances where a local CPC has restored a state agency (or quasi-state agency) owned historic structure?

We have learned of 2 projects that have been funded using CPA funds for a public project:

1) A DCR 2014 project - In September, 2013 the Cambridge City Council approved $100,000 of CPA funds for the Powderhouse at Magazine Beach in Cambridge (a DCR property). The project involved the restoration of a stone magazine building along the Charles River. Details: https://www.cctvcambridge.org/PowderHouse

The Town of Brewster voted to give $225,000 from the Community Preservation Act funds to the restoration of the Crosby Barn in Brewster (on State-owned property). The first phase of Saving the Barn involved raising the building, pouring a full basement foundation with exterior access, resetting it on this new foundation and making the exterior weather-tight. Details: http://caperep.org/lobbybarn-project

6. What is the expected category this would be funded by? Recreation? Historic?

MWRA is submitting this project under the Historic category.

7. The compromise solution adds a code height rail outside of the deteriorated historic railing, does the reconstruction concept meet the height requirements of the building code or is the new "historic" railing slightly redesigned for the current code height requirements?

Any new railings to be installed by MWRA at Echo Bridge will meet all building codes.

8. Could we get more information about funding sources. There are the Newton and Needham CPA requests, a previous state bond appropriation, potential other agencies and foundations. (I recently saw a letter from Mass Historic Commission asking for grant applications, only eligible to municipalities and government agencies) Can this be applied for by either town or MWRA?

The Echo Bridge Railing Committee was told by the Massachusetts Historic Commission (MHC) that MWRA (as a public entity) would not be eligible for MHC grant funding. The Committee recently launched its public awareness and pledges drive in the first week of January and currently has pledges totaling $126,200. Lee Fisher, Chair of the Committee, is confident that the $200,000 goal can be met for this project.

9. Has the MWRA considered raising the funds from a short-term increase in fees from Needham and Newton, and beyond? If not, why?

No, this is not a strategy that MWRA will undertake. MWRA's water and sewer assessments to its member communities are for water and sewer services only. There is no mechanism to add additional fees for projects in individual communities.

Echo Bridge Railing Reconstruction Presentation to the Needham Community Preservation Committee

February 22, 2017

Marianne Connolly, MWRA Senior Program Manager

Paul Rullo, MWRA Program Manager

Carmine DeMaria, Project Manager

Lee Fisher, Chair, Echo Bridge Railing Committee

MWRA's Proposal

- MWRA Seeks $250,000 in Needham CPC funding towards the full cost of $1.44 Million to "reconstruct/replicate" the historic railings at Echo Bridge located in Needham and the City of Newton

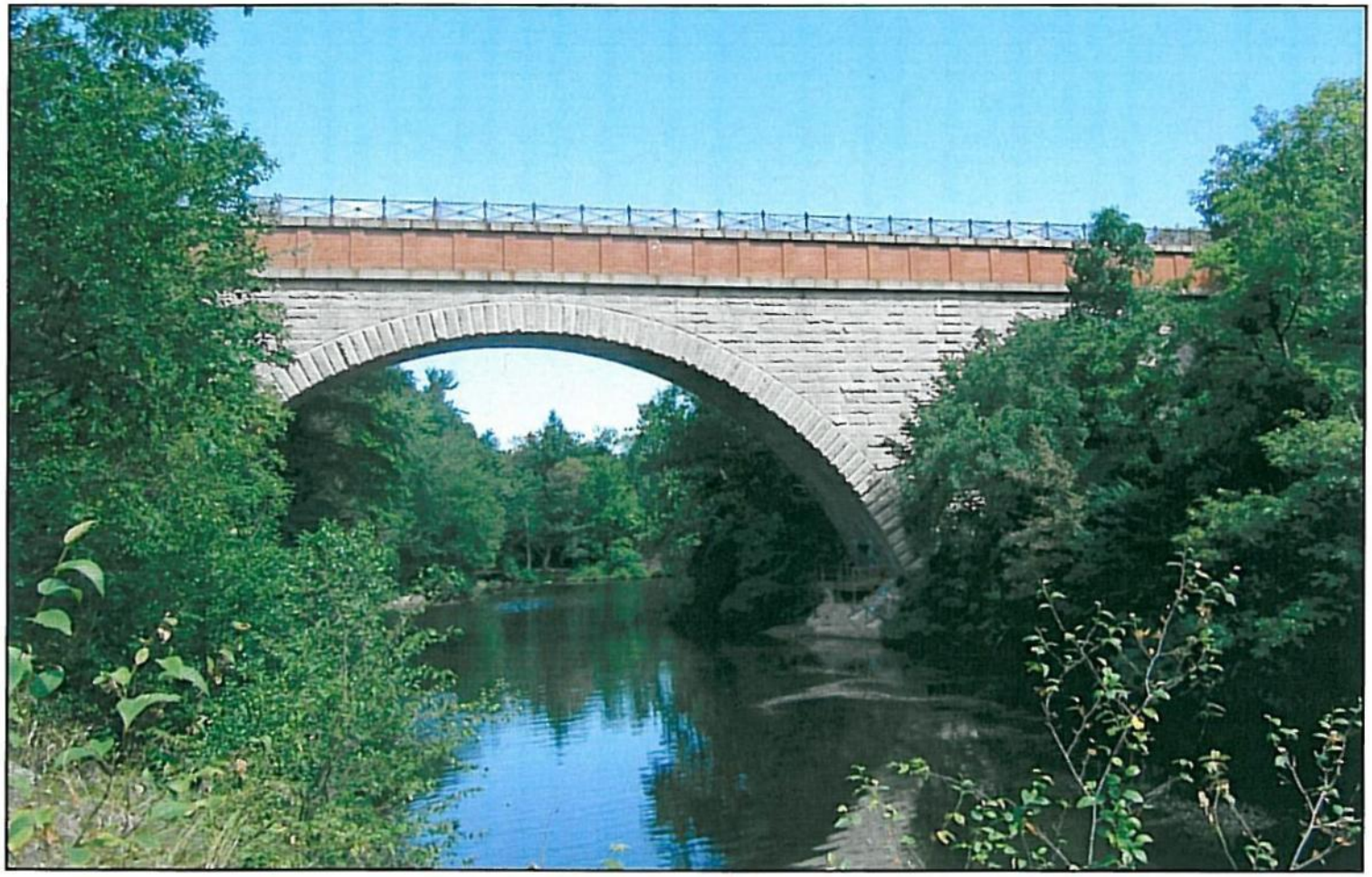
Presentation

- Historical Background of Echo Bridge
- Railings Past, Present & Future
- MWRA's Actions 2007 – today
- Reconstruction Plan for the Railings
- Reconstruction Plan Budget
- Echo Bridge Railing Committee's Funding Plan/Fundraising to Date and Community Support
- Responses to Questions

RAILINGS AT ECHO BRIDGE

(approximately 505 ft.)

A National & State Register of Historic Places Property in Hemlock Gorge



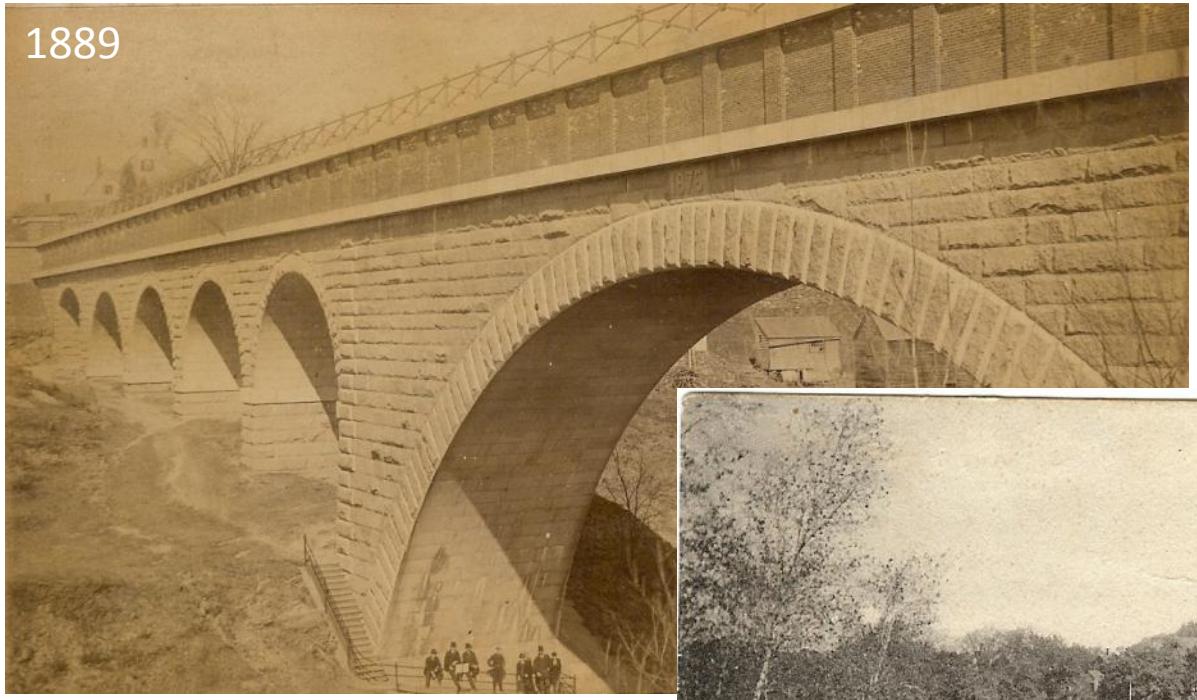
Echo Bridge History

- Historic 1876 water works landmark, key to Boston's growth
- Graceful engineered granite arch (2nd longest in the nation)
- Graces and beautifies Hemlock Gorge (State park since 1893)
- Popular destination for hikers, commuters, artists, friends and serves as pedestrian/cyclist link between Needham and Newton
- Potential to once again be a popular tourist destination

~1910 post card

Needham painter

Railings – Past



Plans stated: "The bridge is to be built in a most substantial manner of granite and brick work. The piers, arches and abutments up to the level of the conduit will be of granite, and above this there will be a handsome face-brick parapet, formed by pilasters into panels, and capped with a heavy granite coping, the whole surmounted by an ornamental railing."

Railings – Present

Fractured Posts

Summary of Past Actions

- 2007 – Feasibility Study by McGinley Kalsow & Associates provided alternative solutions to address the railing issue
- 2007 – Chain link safety fence installed by MWR
- 2007 – Newton State Rep Ruth Balser secured $250K for railings
- 2007 – Needham Open Space Plan listed Railings as a CPA Action Item

More Recent History

- Summer 2016

  In response to MWRA's request to install a self-supporting code compliant railing , the Newton Upper Falls Historic District Commission
  - approved an interior self-supporting railing (Option 4b)
  - BUT.....directed the MWRA to work in good faith to seek funding from Newton and Needham CPCs for railing reconstruction

- August 2016

  In response Echo Bridge Railing Committee formed to lead fundraising efforts to identify supplemental funding for the railings
  - Lee Fisher — Chair, Railing Committee; NUF CDC Treasurer
  - Andreae Downs — Transportation Advisory Group, Waban
  - Brian Yates — Councilor-at-Large NUF; President Friends of Hemlock Gorge
  - Jeff Heller — Needham Historical Commission representative
  - Karen Osborn — Newton Upper Falls businesswoman
  - Roger Feng — Needham Heights resident
  - Maxine Bridger — NUF Area Council representative
  - Fred Moder — Needham resident

More Recent History ... continued

- November 2016 - MWRA submitted a Pre-proposal to the Newton CPC to determine initial eligibility

- December 2016 - met with the Newton CPC to request off-cycle consideration to coordinate with the Town of Needham's CPC process. MWRA's request was denied and the Newton CPC urged MWRA to re-submit in the fall on their normal schedule

- Now, in February, MWRA is in the middle of the CPC process with the Town of Needham

Details of the Reconstruction Plan

1. The Reconstructed Railing will be ductile cast iron posts and rosettes
   cast from molds identically replicating the existing historic components

2. Pipe railings & cross bars made of color galvanized manufactured steel
   diameters of existing pipe railings are standard manufactured steel pipe sizes

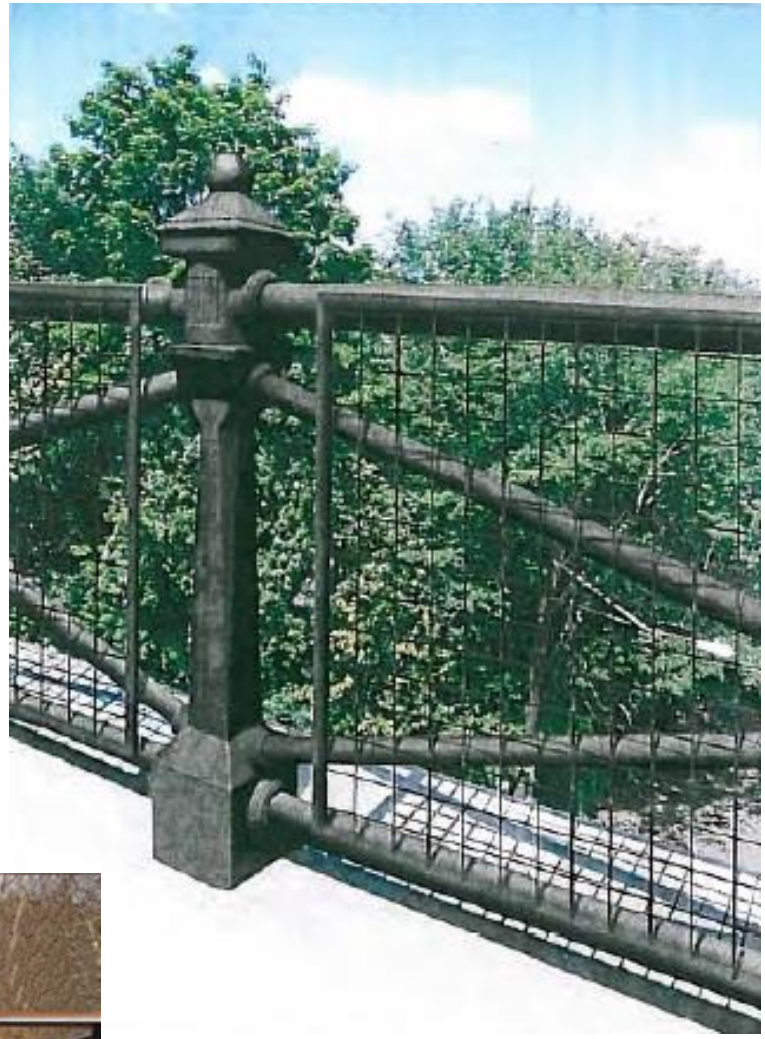
3. 2”x2” 10 gauge steel mesh panels to be attached for code compliance
   The picture to the right provides a conceptual view

4. All cast materials will have a black shop-applied
   industrial paint coating

Railings – Future

Reconstruction Proposal:

If $1.44 M is raised, the historic railings will be replicated in design... with the addition of a safety mesh panel. Expected to last for 100 years



MWRA Alternative:

In the event funds are not raised, MWRA has the funding and approval to install an interior self-supported railing design. (aka Option 4b)

Reconstruction Budget

Echo Bridge Railing Budget	Budget	Committed	Budget %	Type	Notes
MWRA Proj Mgmt	$240,000	$240,000	17%	covered	MWRA staff & expenses
Existing State Funds:	$250,000	$250,000	17%	fixed	in MWRA account
Newton CPP:	$500,000		35%	variable	2/3 of railings in Newton
Needham CPP:	$250,000		17%	variable	1/3 of railings in Needham
Private Donations:	$200,000	$127,000	14%	fixed	as of 2/10/17
	========	========			
Total:	$1,440,000	$617,000			

- Updated reconstruction estimate being developed

Private Fundraising Status (Jan 7 => Feb 19, 2017

- $127,000 pledged (63% of target)
- Pledges from 49 people and companies (13 from Needham in red)
- Corporate fundraising drive just begun

Company	First Name	Last Name	City	Pledge
		Annonymous	Newton Upper Falls	$50,000
	Lee & Jean	Fisher	Newton Upper Falls	$50,000
Newton Upper Falls CDC	Jack	Neville	Newton Upper Falls	$10,000
Northland Investment Corp.	Peter	Standish	Waban	$5,000
Friends of Hemlock Gorge	Brian	Yates	Newton Upper Falls	$5,000
	John (Jack)	Cogswell	Needham	$1,000
Dunn-Gaherin's Food & Spirits	Seana	Gaherin	Newton Upper Falls	$1,000
Better Life Food	Christopher	Osborn	Newton Upper Falls	$500
	Anil	Adyanthaya	Newton Upper Falls	$200
		Annonymous	Newton Upper Falls	$200
	Robert & Brenda	Bucelwicz	Needham Heights	$200
	Joe	Corkery	Waban	$200
	Andreae	Downs	Waban	$200
	Roger & Sabrina	Feng	Needham	$200
	Ruthanne	Fuller	Newton	$200
	Ellen	Katz	Newton Upper Falls	$200
	Nelson & Sallee	Lipshutz	Waban	$200
Creative Development Co.	Charlotte	Maynard	Newton Upper Falls	$200
	Francis & Nancy	Passavant	Newton Upper Falls	$200
	Brian	Yates	Newton Upper Falls	$200
	Maxine & Mark	Bridger	Newton Upper Falls	up to $100
MySelf LLC	Nina	Fine	Newton Upper Falls	up to $100
	Deb	Goldstein	Newton Upper Falls	up to $100
	Maurice	Handel	Needham	up to $100
	Elizabeth	Hatch	Needham	up to $100

Company	First Name	Last Name	City	Pledge
	Jeff	Heller	Needham	up to $100
	Ann	Hile	Wellesley	up to $100
	David	Hulihan	Needham	up to $100
	Joan	Hulihan	Needham	up to $100
	Joe	Hunter	West Newton	up to $100
	Marie	Jackson	Newton Upper Falls	up to $100
	Susan	Kirk	Needham	up to $100
	Judy	Kohn	Waban	up to $100
	Donald “Skip”	Lockhart	Needham	up to $100
	Leandra	MacLennan	Needham Heights	up to $100
	Fred	Moder	Needham	up to $100
	John	Mordes	Waban	up to $100
	Alan	Nogee	Newton Highlands	up to $100
	David	Ohanian	Newton Upper Falls	up to $100
	Jim & Shiela	Purdy	Newton Upper Falls	up to $100
	Jerry	Reilly	Newton Upper Falls	up to $100
	Daphne	Romanoff	Newton	up to $100
	Don	Ross	Newton	up to $100
	Esther	Schlorholtz	West Newton	up to $100
	Suzanne	Szetela	Needham Heights	up to $100
	Jean	Thurston	Weston	up to $100
Mina Fife	Lee	Webster	Newton Upper Falls	up to $100
	Susan	Welch	Newton Upper Falls	up to $100
	Evan	Weststrate	Newton Upper Falls	up to $100
	Emily	Williams	Newton	up to $100

Summary

- Needham Open Space Plan listed Echo Bridge as a CPA Action Item in 2007
- Leverage – Needham CPC receives 5:1 return on $
- Historic Integrity – a landmark worthy of preservation
- Urgency – current momentum; further delay raises costs
- Community Support – strong wellspring of fondness
- Transportation Link – commuter & cyclist pathway
- Economic Development – again a tourist destination

Let's work together to do it right, do it once, and do it now!

- CPC Questions?

Patricia Carey

From: Edward Olsen
Sent: Wednesday, February 22, 2017 2:34 PM
To: Patricia Carey
Subject: Updated CPC funding amount Cricket Field renovation

Patty,

Thank you for patiently waiting for the revised funding request. As we all discussed at the CPC meeting recently the funding amount initially requested has changed from $ 285,000. I will break down how this figured was arrived and what has changed since to arrive at our new funding request of $370,000.

Initial breakdown:

- Engineering and Design $35,000
- Construction $250,000

Total cost $285,000

Since the development of these numbers the Town has received a construction estimate from a contractor in the Field that totaled $254,869. This number reflected the field renovation project being seeded as a whole. Consequently there has been thought and discussion as to the need/desire to sod the Cricket 1 field, because of summer time restrictions and in order to ensure Cricket 1 is ready to handle the pressure of our Needham High School Girls Varsity Soccer program. Under this idea, the field renovation would be a hybrid, with Cricket 1 now receiving sod and Cricket 2 remaining seed. There would be a slight cost savings be removing the cost of seeding Cricket 1, but likewise the would be a larger number representing the new sod component. Please see detail below:

Revised breakdown:

- Engineering and Design $35,000 (remains the same)
- Construction
  - Real estimate $255,000 (All seed)
  - Subtract seed costs $4,102 (Cricket 1 only)
  - Additional of sod $50,000 (2 acres Cricket 1 only)
  - 10%contingency $33,600

Total requested funding amount $370,000

Patty I realize that this represents a substantial change in the initial amount requested and understand that many may have questions. Feel free to let all know I am available to answer any questions.

Thanks,

Eddie