

Town of Brunswick

Capital Improvement Program Fiscal years ending 2019-2023



Manager's Proposed CIP
Delivered to Town Council March 5, 2018

General Overview

Capital Improvement Program

CIP – A multi-year financial plan that identifies capital projects and acquisitions, along with funding sources and operational costs.

- Sets priorities
- Promotes coordination of efforts
- Guides debt financing decisions
- Links other plans with the budget process
- **Does NOT authorize funding**

Projects included in CIP

Capital Project or Acquisition

- Minimum \$100,000 cost; 5 year life

Annual Programs/Reserves

- Vehicle Replacement
- Work Programs

Operating Costs

- \$25,000 or greater

Project Classifications



Recommended for Funding



Under Development



Not Recommended



Non-Town Projects

CIP Policy Page 2

CIP Pages 2-5

Brunswick's CIP Document

Capital Projects – Pages 1- 5

- Summary By Funding Source
- By Classification & Category

Funding Analysis – Pages 6 - 13

- Debt Service
- Impact on Tax Rates

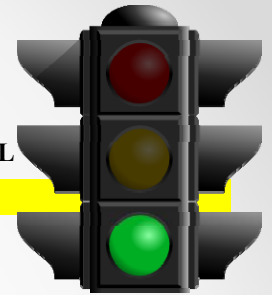
Individual Project Summaries – Pages 17-82



Summary of Projects

Capital Improvement Program							
Manager's Proposed							
For Fiscal Years Ending 2019-2023							
	Approved	Recommended					
PROJECTS	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTALS
Facilities - Improvements	\$ 28,500,000	\$ 600,000	\$ 9,000,000	\$ 859,562	\$ 7,120,000	\$ -	\$ 17,579,562
Infrastructure	125,000	3,079,250	-	502,000	-	-	3,581,250
Capital Acquisitions / Other	730,207	130,503	400,000	-	-	-	530,503
Municipal vehicle/equip replacement	662,703	675,958	689,477	703,267	717,332	731,679	3,517,713
Municipal facilities repair program	-	-	200,000	200,000	200,000	200,000	800,000
Municipal annual work programs	800,000	800,000	1,025,000	1,025,000	1,050,000	1,120,000	5,020,000
School vehicle replacement	185,400	190,962	196,691	202,592	208,670	214,930	1,013,845
School annual work programs	338,534	486,770	364,050	696,150	239,175	326,550	2,112,695
TOTALS	\$ 31,341,844	\$ 5,963,443	\$ 11,875,218	\$ 4,188,571	\$ 9,535,177	\$ 2,593,159	\$ 34,155,568
FUNDING SOURCES							
General Obligation Bonds	\$ 28,730,207	\$ 1,200,000	\$ 9,400,000	\$ -	\$ -	\$ -	\$ 10,600,000
General Fund Balance	500,000	1,175,503	-	-	480,000	-	1,655,503
Municipal Revenues - Annual Prog	1,462,703	1,475,958	1,914,477	1,928,267	1,967,332	2,051,679	9,337,713
School Revenues - Annual Programs	523,934	677,732	560,741	898,742	447,845	541,480	3,126,540
State of Maine	-	839,850	-	340,000	-	-	1,179,850
Impact Fees	-	131,400	-	-	-	-	131,400
TIF Revenues	125,000	206,000	-	162,000	-	-	368,000
Reserves	-	-	-	-	6,640,000	-	6,640,000
Other	-	257,000	-	859,562	-	-	1,116,562
TOTALS	\$ 31,341,844	\$ 5,963,443	\$ 11,875,218	\$ 4,188,571	\$ 9,535,177	\$ 2,593,159	\$ 34,155,568

I. Recommended for Funding



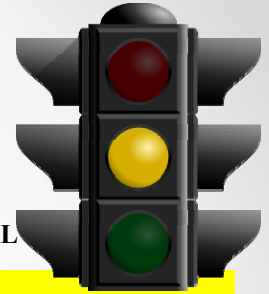
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL	
I. PROJECTS RECOMMENDED FOR FUNDING								
<i>Capital Improvements</i>								
Facilities								
Elementary School Construction	\$ 28,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	G.O. Bonds
27 Facilities Reserve	400,000	300,000	-	-	-	-	300,000	Gen. Fund Bal.
29 BHS Crooker Theater AC Unit	-	300,000	-	-	-	-	300,000	Gen. Fund Bal.
31 BHS Track Replacement	-	-	-	859,562	-	-	859,562	Other
33 Central Fire Station	100,000	-	9,000,000	-	-	-	9,000,000	G.O. Bonds
35 Landfill Closure	-	-	-	-	480,000	-	480,000	Gen. Fund Bal.
35 Landfill Closure	-	-	-	-	6,640,000	-	6,640,000	Reserves
Total Facilities	28,500,000	600,000	9,000,000	859,562	7,120,000	-	17,579,562	
Infrastructure								
26 PW - Road Reconstruction	-	345,000	-	-	-	-	345,000	Gen. Fund Bal.
37 Adm Fitch-Gurnet Connector	125,000	-	-	-	-	-	-	TIF Revenues
37 Adm Fitch-Gurnet Connector	-	1,200,000	-	-	-	-	1,200,000	G.O. Bonds
37 Adm Fitch-Gurnet Connector	-	815,850	-	-	-	-	815,850	M.D.O.T
37 Adm Fitch-Gurnet Connector	-	131,400	-	-	-	-	131,400	Impact Fees
37 Adm Fitch-Gurnet Connector	-	257,000	-	-	-	-	257,000	Other
39 Quiet Zones	-	100,000	-	-	-	-	100,000	Gen. Fund Bal.
41 Cedar St Parking	-	24,000	-	340,000	-	-	364,000	M.D.O.T
41 Cedar St Parking	-	6,000	-	162,000	-	-	168,000	TIF Revenues
43 Downtown Sidewalks & Lightin	-	200,000	-	-	-	-	200,000	TIF Revenues
Total Infrastructure	125,000	3,079,250	-	502,000	-	-	3,581,250	
Capital Acquisitions / Other								
Police Cruisers outfit project	80,207	-	-	-	-	-	-	Gen. Fund Bal.
Engine 2 Replacement	650,000	-	-	-	-	-	-	G.O. Bonds
45 Tank 2 Replacement	-	-	400,000	-	-	-	400,000	G.O. Bonds
47 WAN - Private Dark Fiber	-	130,503	-	-	-	-	130,503	Gen. Fund Bal.
Total Capital Acquisitions/Other	730,207	130,503	400,000	-	-	-	530,503	
Total Capital Improvements	\$ 29,355,207	\$ 3,809,753	\$ 9,400,000	\$ 1,361,562	\$ 7,120,000	\$ -	\$ 21,691,315	

Vehicles & Work Programs



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL	
Annual Programs/Reserves								
Municipal Vehicle/Equipment Replacement Program								
18 Fire Vehicle Replacement	\$ 108,243	\$ 110,408	\$ 112,616	\$ 114,868	\$ 117,166	\$ 119,509	\$ 574,567	Munic. Rev.
19 Police Vehicle Replacement	152,000	155,040	158,141	161,304	164,530	167,820	806,834	Munic. Rev.
20 PW Vehicle Replacement	347,460	354,410	361,498	368,728	376,103	383,625	1,844,365	Munic. Rev.
21 P&R Vehicle Replacement	55,000	56,100	57,222	58,366	59,534	60,724	291,947	Munic. Rev.
	<u>662,703</u>	<u>675,958</u>	<u>689,477</u>	<u>703,267</u>	<u>717,332</u>	<u>731,679</u>	<u>3,517,713</u>	
Annual Public Works Programs								
22 PW - Sidewalks	50,000	50,000	50,000	50,000	50,000	50,000	250,000	Munic. Rev.
23 PW - Street Resurfacing	750,000	750,000	775,000	775,000	800,000	800,000	3,900,000	Munic. Rev.
26 PW - Road Reconstruction	-	-	200,000	200,000	200,000	270,000	870,000	Munic. Rev.
Total annual work programs	<u>800,000</u>	<u>800,000</u>	<u>1,025,000</u>	<u>1,025,000</u>	<u>1,050,000</u>	<u>1,120,000</u>	<u>5,020,000</u>	
27 Facilities Repair Program	-	-	200,000	200,000	200,000	200,000	800,000	Munic. Rev.
Total Municipal Programs/Reserves	<u>\$ 1,462,703</u>	<u>\$ 1,475,958</u>	<u>\$ 1,914,477</u>	<u>\$ 1,928,267</u>	<u>\$ 1,967,332</u>	<u>\$ 2,051,679</u>	<u>\$ 9,337,713</u>	
School Department								
School Vehicle Replacement	185,400	190,962	196,691	202,592	208,670	214,930	1,013,845	School Rev.
School Annual Work Program	338,534	486,770	364,050	696,150	239,175	326,550	2,112,695	School Rev.
Total School Programs/Reserves	<u>\$ 523,934</u>	<u>\$ 677,732</u>	<u>\$ 560,741</u>	<u>\$ 898,742</u>	<u>\$ 447,845</u>	<u>\$ 541,480</u>	<u>\$ 3,126,540</u>	
Total Annual Programs/Reserves	<u>\$ 1,986,637</u>	<u>\$ 2,153,690</u>	<u>\$ 2,475,218</u>	<u>\$ 2,827,009</u>	<u>\$ 2,415,177</u>	<u>\$ 2,593,159</u>	<u>\$12,464,253</u>	

II. Projects in Development



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL	
I. PROJECTS IN DEVELOPMENT								
<i>Capital Improvements</i>								
Facilities								
49 Junior High School Solution	\$ -	\$ -	\$ -	\$ 5,711,088	\$ -	\$ -	\$ 5,711,088	G.O. Bonds
51 People Plus Expansion	-	-	1,146,000	-	-	-	1,146,000	Other
53 Vehicle Wash Bay	-	-	255,000	-	-	-	255,000	Gen. Fund Bal.
55 Town Hall HVAC	-	-	-	400,000	-	-	400,000	G.O. Bonds
57 Rec Center Roof	-	-	-	250,000	-	-	250,000	Gen. Fund Bal.
59 Tennis Courts	-	-	-	-	208,060	-	208,060	Gen. Fund Bal.
61 Aquatics Facility	-	-	-	-	2,987,520	-	2,987,520	Other
Total Facilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,401,000</u>	<u>\$ 6,361,088</u>	<u>\$ 3,195,580</u>	<u>\$ -</u>	<u>\$ 10,957,668</u>	
Infrastructure								
63 Gurnet-Thomas Pt connector	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	G.O. Bonds
65 Weymouth St Parking	-	395,000	-	-	-	-	395,000	TIF Revenues
67 Parking Garage	-	-	-	-	-	5,000,000	5,000,000	G.O. Bonds
67 Parking Garage	-	-	-	-	-	5,000,000	5,000,000	Other
69 Maine St Sidewalks/Lighting	-	50,000	50,000	50,000	-	-	150,000	TIF Revenues
71 Riverwalk	64,000	-	800,000	-	-	-	800,000	M.D.O.T
71 Riverwalk	16,000	-	200,000	-	-	-	200,000	Other
73 People Plus Parking Lot	-	-	-	100,000	-	-	100,000	Gen. Fund Bal.
75 Rec Center Front Parking Lot	-	-	-	150,000	-	-	150,000	Gen. Fund Bal.
77 Range Road Culvert	-	-	20,000	-	-	-	20,000	Gen. Fund Bal.
77 Range Road Culvert	-	-	-	150,000	-	-	150,000	Gen. Fund Bal.
Total Infrastructure	<u>\$ 80,000</u>	<u>\$ 445,000</u>	<u>\$ 1,070,000</u>	<u>\$ 450,000</u>	<u>\$ 1,500,000</u>	<u>\$ 10,000,000</u>	<u>\$ 13,465,000</u>	
Total Projects in Development	<u>\$ 80,000</u>	<u>\$ 445,000</u>	<u>\$ 2,471,000</u>	<u>\$ 6,811,088</u>	<u>\$ 4,695,580</u>	<u>\$ 10,000,000</u>	<u>\$ 24,422,668</u>	

III. Not Recommended



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL	
II. PROPOSED BY DEPARTMENTS BUT NOT RECOMMENDED								
<i>Capital Improvements</i>								
Facilities								
79 Lamb Boat Launch	\$ -	\$ -	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	I.F.W. - D.O.C.
79 Lamb Boat Launch	-	-	-	-	30,000	-	30,000	Gen. Fund Bal.
81 Androscoggin Bike Path	-	-	-	-	330,000	-	330,000	G.O. Bonds
81 Androscoggin Bike Path	-	-	-	-	110,000	-	110,000	Impact Fees
81 Androscoggin Bike Path	-	-	-	-	1,760,000	-	1,760,000	U.S. D.O.T.
83 Fitzgerald-Bike Path connection	-	-	-	-	-	37,000	37,000	Gen. Fund Bal.
83 Fitzgerald-Bike Path connection	-	-	-	-	-	148,000	148,000	U.S. D.O.T.
85 BHS Egress Road	-	-	-	-	-	1,500,000	1,500,000	G.O. Bonds
87 Land for Brunswick's Future	-	50,000	50,000	50,000	50,000	50,000	250,000	Gen. Fund Bal.
89 East Brunswick Fields	-	-	-	250,000	250,000	-	500,000	G.O. Bonds
91 Skate Park	-	-	-	-	-	125,000	125,000	G.O. Bonds
	<u>\$ -</u>	<u>\$ 50,000</u>	<u>\$ 50,000</u>	<u>\$ 300,000</u>	<u>\$ 2,650,000</u>	<u>\$ 1,860,000</u>	<u>\$ 4,910,000</u>	

IV. Non-Town Funded Projects



	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL	
V. NON-TOWN PROJECTS								
Route 1 bridge (Cooks Comer)	300,000	-	-	-	-	-	-	M.D.O.T.
Mill Street drainage	900,000	-	-	-	-	-	-	M.D.O.T.
Swinging Bridge pedestrian route	-	80,000	-	-	-	-	80,000	M.D.O.T.
Durham Road paving	-	122,000	-	-	-	-	122,000	M.D.O.T.
Rts 196, 24 & 1 vegetation mgmt	-	257,000	-	-	-	-	257,000	M.D.O.T.
Interstate 295 ramp paving	-	629,682	-	-	-	-	629,682	M.D.O.T.
Route 1/Maine St ramp	-	-	65,000	-	-	-	65,000	M.D.O.T.
Route 1 Hwy preservation paving	-	-	819,000	-	-	-	819,000	M.D.O.T.
Maine St bridge over Route 1	-	-	-	1,400,000	-	-	1,400,000	M.D.O.T.
Old Bath Rd culvert	-	-	-	270,000	-	-	270,000	M.D.O.T.
Crosswalk lights (4)	-	-	-	246,320	-	-	246,320	M.D.O.T.
Route 1/Stanwood intersection	-	-	-	1,350,000	-	-	1,350,000	M.D.O.T.
Frank Wood Bridge	-	-	-	14,900,000	-	-	14,900,000	M.D.O.T.
Total Non-Town Projects	<u>\$1,200,000</u>	<u>\$ 1,088,682</u>	<u>\$ 884,000</u>	<u>\$18,166,320</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,139,002</u>	

Funding Analysis

Debt Service
Impact on Tax Rate



Debt Structure Assumptions

Proj. No.	Bond Tier	Bond Year	Fiscal Year	Estimated Project Cost	Assumed Bond Years	Assumed Interest Rate	Projected First Year Debt Service (a)	Estimated First Yr Tax Rate Impact (b)	Estimated Total Debt Service (c)
Debt Authorized But Not Issued									
91			2020-21	28,000,000	25	3.40%	1,794,585	4.31%	40,960,642
92			2018-19	650,000	10	2.90%	83,850	0.20%	753,675
				\$ 28,650,000			\$ 1,878,435		\$ 41,714,317
Debt on Recommended Projects									
2			2020-21	9,000,000	20	3.30%	747,000	1.80%	12,118,500
4			2019-20	1,200,000	10	3.00%	156,000	0.38%	1,398,000
5			2020-21	400,000	10	3.10%	52,400	0.13%	468,200
				\$ 10,600,000			\$ 955,400		\$ 13,984,700
From Other Sources									
				\$ 1,200,000			\$ 156,000		\$ 1,398,000
				\$ 9,400,000			\$ 799,400		\$ 12,586,700
Debt on Projects in Development									
101			2021-22	5,711,088	10	3.20%	753,864	1.81%	6,716,239
103			2021-22	400,000	10	3.20%	52,800	0.13%	470,400
107			2022-23	1,500,000	15	3.40%	151,000	0.36%	1,908,000
108			2023-24	5,000,000	20	3.60%	430,000	1.03%	6,890,000
				\$ 12,611,088			\$ 1,387,664		\$ 15,984,639
From Other Sources									
				\$ 5,711,088			\$ 753,864		\$ 6,716,239
				1,500,000			151,000		1,908,000
				5,000,000			430,000		6,890,000
				\$ 5,400,000			\$ 482,800		\$ 7,360,400

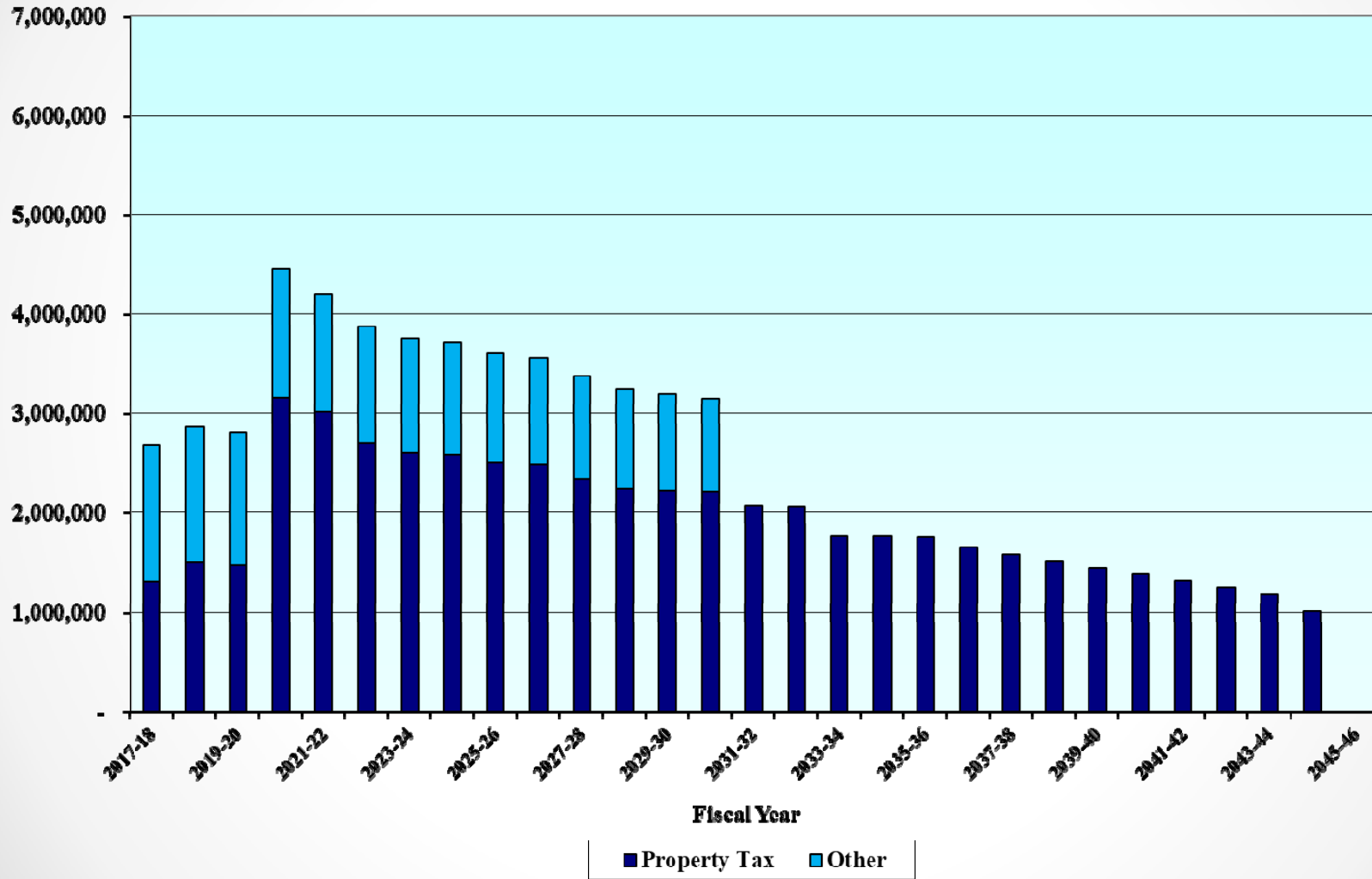
(a) The first year debt service payment is an estimate assuming level principal payments and the rates and terms shown. Actual rates and terms will be determined if and when bonds are issued.

(b) Assumes a 1% Tax Rate increase equals: **\$416,000**

(c) This is the estimated total debt service over the life of the bonds.

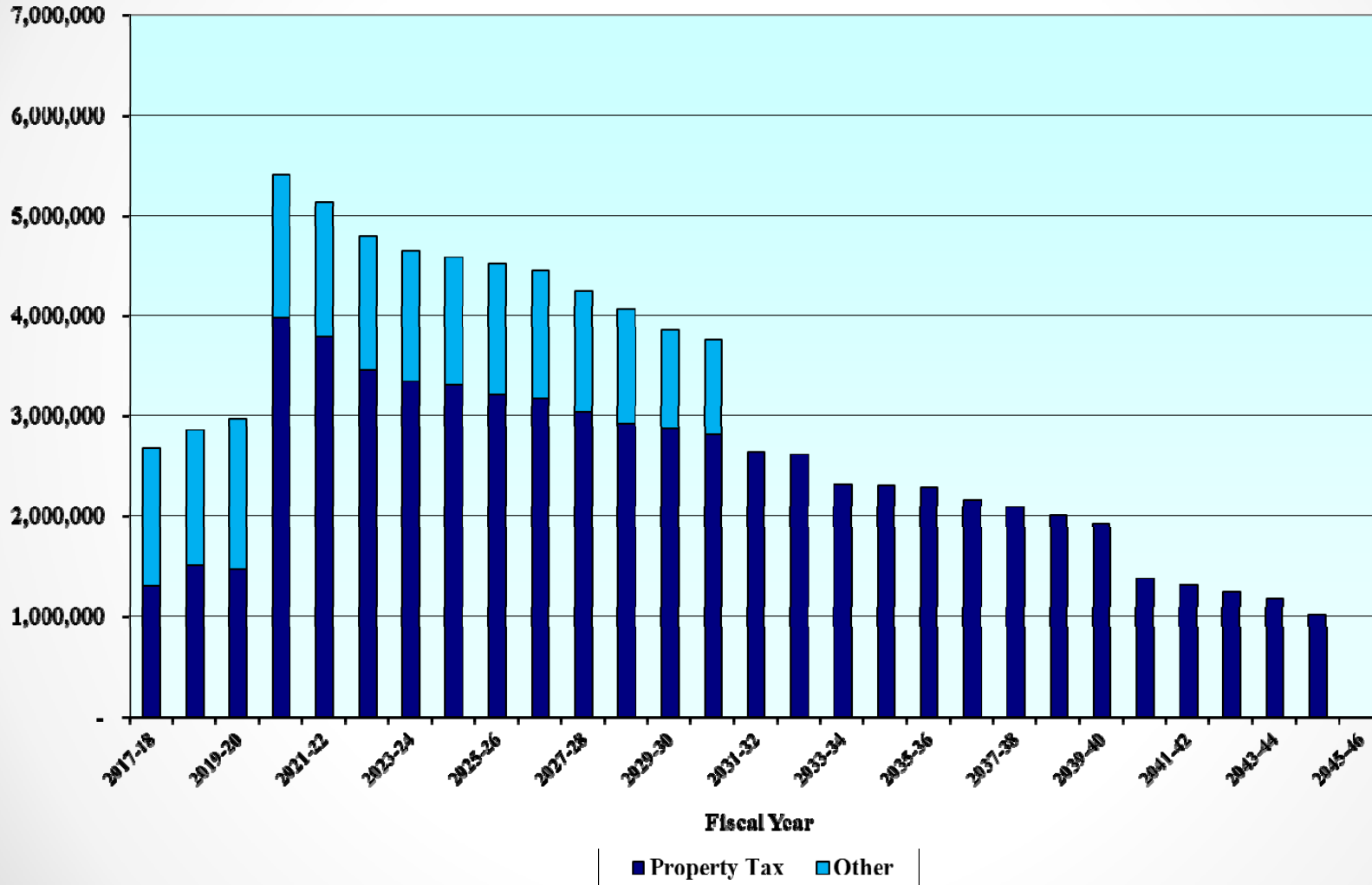
Existing Debt Service

Debt Service - Existing Debt and Authorized Debt



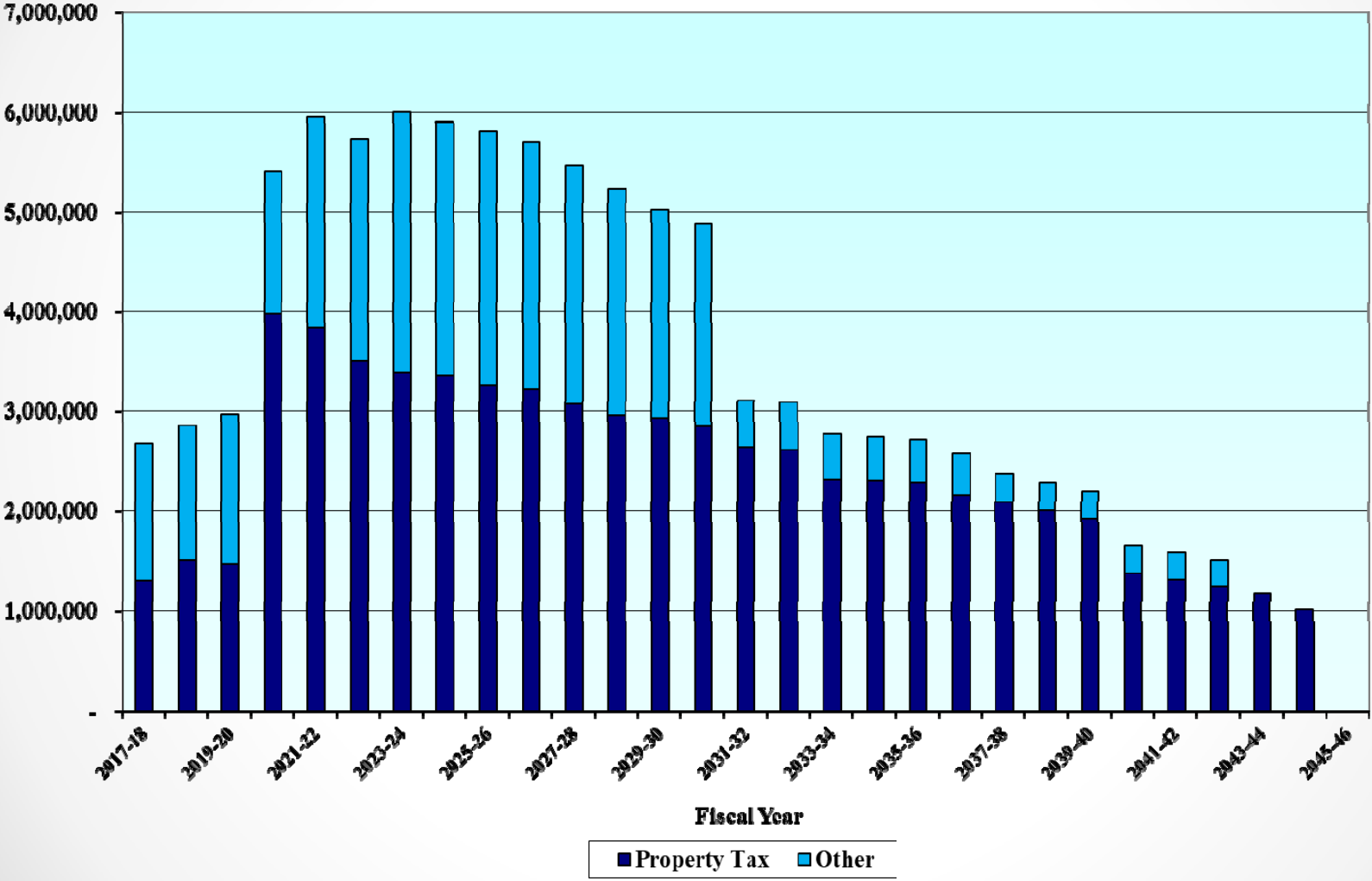
Existing and Proposed

Debt Service - Existing, Authorized, and Proposed



Existing, Proposed, and In Development

Debt Service - Existing, Authorized, Proposed and Projects in Development

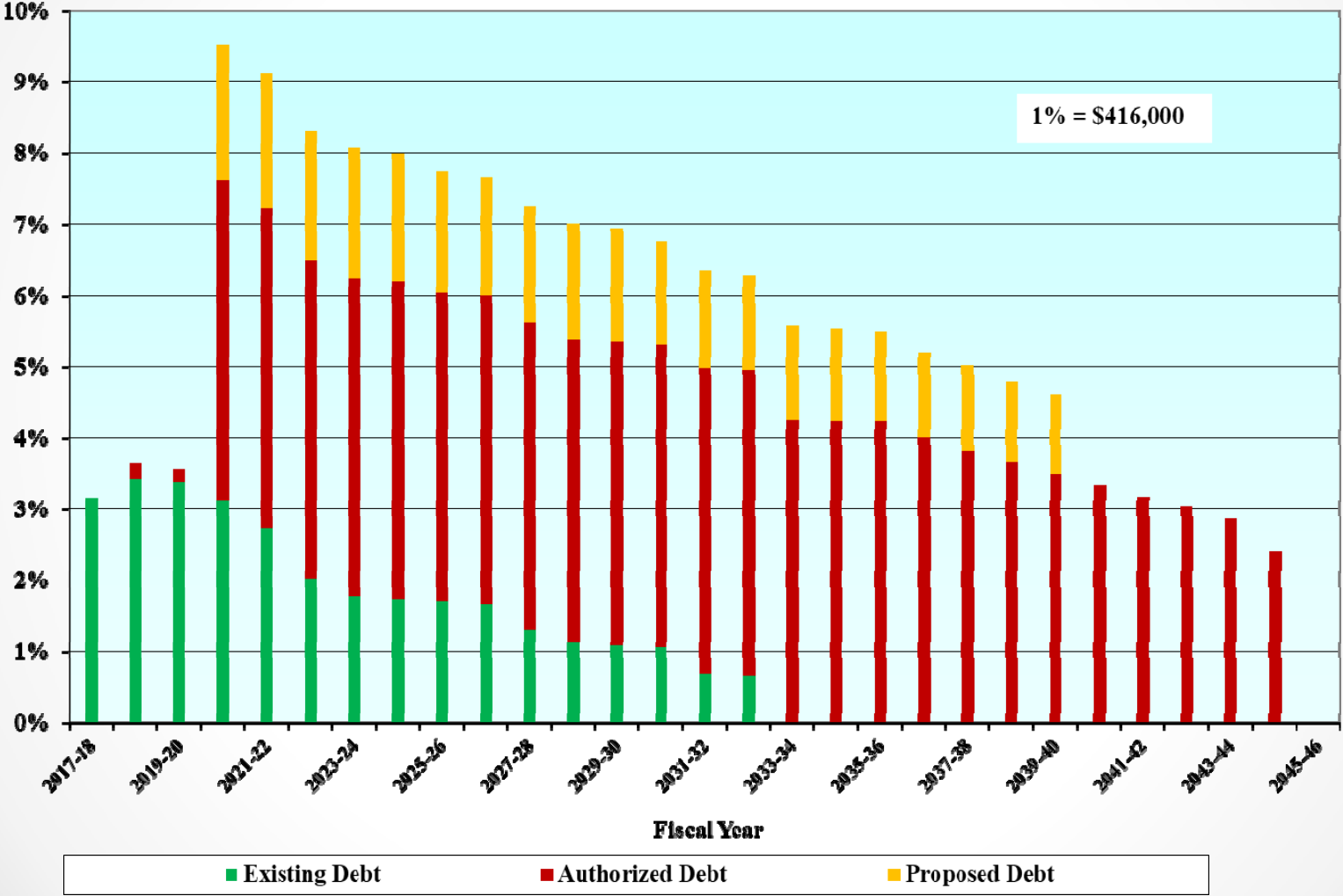


Tax Impact Summary

	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
TAX IMPACT OF RECOMMENDED PROJECTS						
Projects Financed with Debt						
Existing Debt Service						
Existing Debt Service	\$ 2,689,792	\$ 2,780,974	\$ 2,730,278	\$ 2,595,920	\$ 2,347,329	\$ 2,017,991
TIF Subsidy (on 35 Union St debt)	(76,245)	(74,175)	(72,105)	(70,035)	-	-
School Subsidy (estimated)	(1,292,704)	(1,272,507)	(1,250,665)	(1,228,216)	(1,205,159)	(1,181,192)
Existing Debt Service - Net	1,320,843	1,434,292	1,407,508	1,297,669	1,142,170	836,799
New Debt Service						
Authorized But Not Issued	-	83,850	81,965	1,874,665	1,871,516	1,868,326
Proposed Debt Service	-	-	156,000	951,800	932,110	912,420
TIF Subsidy (Cook's Corner road)	-	-	(156,000)	(152,400)	(148,800)	(145,200)
New Debt Service - Net	-	83,850	81,965	2,674,065	2,654,826	2,635,546
Existing and New Debt Service - Net	1,320,843	1,518,142	1,489,473	3,971,734	3,796,996	3,472,345
Change from Previous Year	176,062	197,299	(28,668)	2,482,260	(174,738)	(324,651)
<i>Tax Rate Impact - Debt Service</i>	0.41%	0.46%	-0.07%	5.84%	-0.41%	-0.78%
Projects Financed with other than Debt						
Non-Debt Sources						
Municipal Revenues	1,462,703	1,475,958	1,914,477	1,928,267	1,967,332	2,051,679
School Revenues	523,934	677,732	560,741	898,742	447,845	541,480
Non-Debt Projects	1,986,637	2,153,690	2,475,218	2,827,009	2,415,177	2,593,159
Change from Previous Year	166,809	167,053	321,528	351,791	(411,832)	177,982
<i>Tax Rate Impact - Non-Debt Projects</i>	0.39%	0.39%	0.76%	0.83%	-0.97%	0.43%
Projects Financed Debt and Non-Debt						
Debt and Non-Debt Projects	3,307,480	3,671,832	3,964,692	6,798,743	6,212,173	6,065,504
Change from Previous Year	342,871	364,352	292,860	2,834,051	(586,570)	(146,669)
<i>Tax Rate Impact - Capital Projects</i>	0.81%	0.86%	0.69%	6.67%	-1.38%	-0.35%

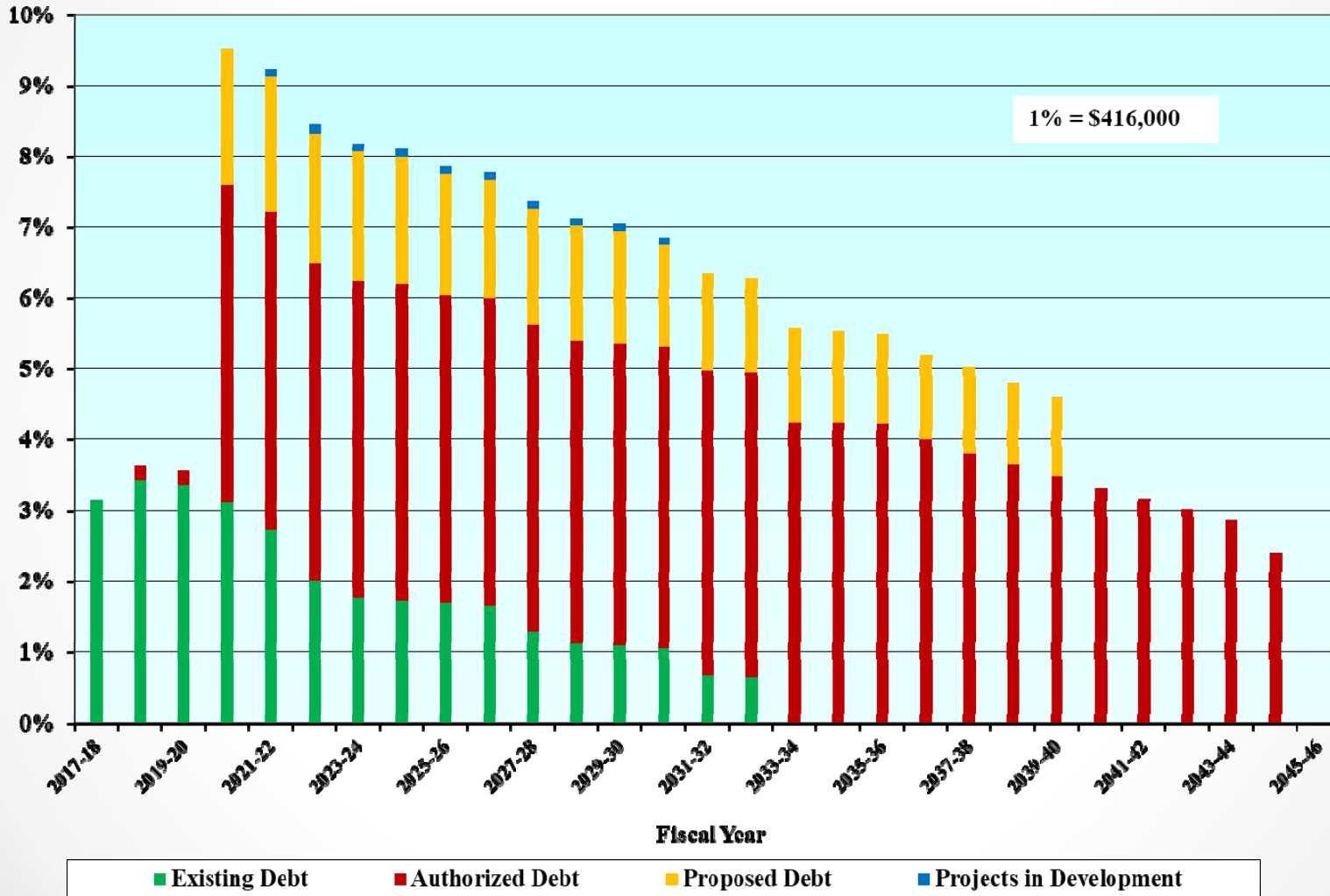
Tax Rate Impact of Debt Service

Net Debt Service Effect on Tax Rate



Including Projects in Development

Net Debt Service Effect on Tax Rate
Including Projects in Development



Project Detail Sheets

Recommended for Funding (pgs 29-48)

In Development (pgs 49-78)

Not Recommended (pgs 79-92)

Individual Project Summaries

TOWN OF BRUNSWICK, MAINE CAPITAL OUTLAY PROJECT SUMMARY FY 2019 - 2023							
PROJECT TITLE				PROJECT NO.			
AC Unit Replacement - Crooker Theater							
DEPARTMENT		PROJECT MANAGER		DEPT. PRIORITY			
School Department		School's Facilities Director					
PROJECT LOCATION		TIF (Y or N)	DISTRICT	USEFUL LIFE (years)			
Brunswick High School				25			
PROJECT DESCRIPTION Describe the project and summarize why the project is necessary. Address evaluation criteria.							
<p>Replace the air conditioning unit at Crooker Theater. The unit is 24 years old and original to the building. Currently the AC is only working at half capacity. After reviewing our options with Siemens Industry Inc, it was determined that repairing the unit is no longer a viable option.</p>							
PROJECT SOURCES AND USES OF FUNDS (estimates should cover entire cost of project)							
Source of Funds:	Thru 6/30/18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
GO Bonds		300,000					300,000
							-
							-
							-
TOTAL SOURCES	-	300,000	-	-	-	-	300,000
HS	Thru 6/30/18	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
AC Project at BHS		300,000					300,000
							-
							-
							-
							-
							-
TOTAL USES	-	300,000	-	-	-	-	300,000
What is the source and date of your cost estimate? (e.g. preliminary estimate - 6/30/13, design - 12/31/12, etc....)							
Quote from Siemens Industry Inc 8/21/17							

CONSISTENCY WITH PLANS AND STUDIES						
Describe how this project is consistent with the Comprehensive Plan and/or other plans or studies.						
INTERDEPARTMENTAL OR INTERAGENCY IMPACT						
Explain how this project will impact other departments or agencies. Do you know of any other project with which this project could or should be combined in order to maximize the benefits from each?						
I am not aware of any other projects that this project could be combined with.						
IMPACT ON OPERATING BUDGETS						
Provide an estimate of the annual costs or savings that will result from this project over the next five (5) years. Show savings as negative.						
Type of Cost/(Savings)	2018-19	2019-20	2020-21	2021-22	2022-23	TOTAL
Efficiency Maine Incentive	2,500					2,500
Average repair cost savings	4,150	4,150				8,300
Energy savings	2,500	2,500	2,500	2,500	2,500	12,500
Refrigerant savings	600	600	600	600	600	3,000
						-
						-
						-
						-
TOTALS (net)	9,750	7,250	3,100	3,100	3,100	26,300
Explain the changes in the operating budgets (i.e. additional personnel or equipment, increased revenues, etc.)						
The only changes in the operating budget will be the savings in energy and refrigeration costs and repair cost.						
ALTERNATIVES CONSIDERED & EFFECT OF DELAYING THIS PROJECT						
Describe what was considered as an alternative to this project. What is the effect if this project is not funded or delayed?						
The alternative is to replace the coils in the condensing unit at a cost of \$125,000. This option might extend the life of the unit for possibly up to 10 more years.						
OTHER CONSIDERATIONS Discuss any other information that should be considered for this project.						
The ASHREA life cycle expectation of the new unit is 20 years.						
The Crooker Theater is used year around by the school department, community groups and outside groups. This is one of the most heavily used spaces in the school department.						