

SUDBURY BOARD OF SELECTMEN
AGENDA - WEDNESDAY, SEPTEMBER 3, 2014
7:30 PM, LOWER TOWN HALL, 322 CONCORD ROAD

1.	7:30 PM		Opening remarks by Chairman
2.	7:35 PM		Reports from Town Manager
MISCELLANEOUS			
3.		Vote	Update on Police Station project: Presentation by Permanent Building Committee on final bids, discussion of funding, and vote on funding recommendation <i>(Police Chief Scott Nix, Facilities Director Jim Kelly, and PBC Chair Mike Melnick to present)</i>
4.		Vote	Discuss and vote positions on Special Town Meeting articles

These agenda items are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

AGENDA REQUEST – Item #3
BOARD OF SELECTMEN

Requestor's Section

Date of request: 8/12/14

Requestor(s): Jim Kelly, Facilities Director/Mike Melnick, PBC Chair

Action requested: *Presentation by Permanent Building Committee on final bids, discussion of funding, and vote on funding recommendation*

Financial impact expected: *None*

Background information (if applicable, please attach if necessary):

See attached material

Recommendations/Suggested Motion/Vote: *Presentation by PBC on final bids, discussion of funding, and vote on funding recommendation*

Person(s) expected to represent Requestor at Selectmen's Meeting:

Police Chief Scott Nix, Facilities Director Jim Kelly, and PBC Chair Mike Melnick to attend

Selectmen's Office Section

Date of Selectmen's Meeting: 9/3/14

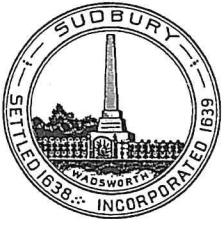
Board's action taken:

Follow-up actions required by the Board of Selectmen or Requestor:

Future Agenda date (if applicable):

Distribution:

Town Counsel approval needed? Yes () No ()



TOWN OF SUDBURY

Sudbury, Massachusetts 01776

Permanent Building Committee

August 28, 2014

Board of Selectmen
Flynn Building
278 Old Sudbury Road
Sudbury, MA 02776

RE: Sudbury Police Headquarters
Additional Funding

Dear Board Members:

As Co chair of the Permanent Building Committee, we would strongly recommend that the supplemental sum of \$ 280,800 for the Sudbury Police Headquarters be approved at the September 4th Special Town Meeting based upon the following:

Historical

Prior to the March 2014 Election, the cost projections for the Police Headquarters project was established at \$ 7.8 million reduced by the \$ 627,000 funded by the 2013 authorization of Town Meeting reflecting \$ 7.2 million at the Ballot.

Prior to the May, 2014 Annual Town Meeting, the Permanent Building Committee was informed that the construction market was escalating beyond our expectation and engaged a second estimator to assure that appropriate funds would be requested. This estimate reflected that an additional \$ 700 K would be required.

Presentations during Town Meeting discussed the issue and resulted in the approval of \$ 7.2 million with the understanding that the PBC would solicit bids for the project and schedule a Special Town Meeting for supplemental funds if necessary.

Bid Results

On August 20th, four construction bids were received ranging from \$ 5,993,000 to \$ 6,985,000 for the Base Project. With the addition of the Planning Board required landscaping and the recommended covered canopy, the lowest acceptable construction cost is \$ 6,141,000. The attached spreadsheet updated to August 28th, depicts the Construction Costs, Soft Costs, FF& E, Contingency and Bonding Costs based upon the lowest responsible bidder.

Recomendations

Based upon a total Project Cost of \$ 8,107,800, ATM 2013 funding of \$ 627,000 plus the \$ 7.2 million authorized at ATM 2014, an additional \$ 280,800 is requested during at the September 4th Special Town Meeting.

It is further recommended that the additional funds be obtained within the levy rather than bonding. Should the ballot question fail, the landscaping and covered canopy could not be awarded at this time, some of the Police Station's FF& E would be curtailed and the project contingency would be reduced. Since these items are strongly recommended, funding would be requested at a subsequent Town Meeting at increased costs.

We will be pleased to discuss any issues during the Selectmen's Meeting on September 3rd and look forward to your favorable consideration

Respectfully,



Michael E. Melnick, Co chair
Permanent Building Committee

Enclosure

CC: Maureen Valente

SUDBURY POLICE STATION

PROJECT COSTS

PERMANENT BUILDING COMMITTEE

August 28, 2014

Item	Total Estimated Costs		Preconstruction Costs	Construction Costs August 20, 2014
	February	May		
Construction Costs				
Construction	5,731,300	6,500,000	0	5,993,000
Landscaping	Included	Included	0	63,000
Canopy	Excluded	Excluded	0	85,000
Utility Building	120,000	Excluded	0	Exclude
Total	5,851,300	6,500,000	0	6,141,000
Soft Costs				
Architectural / Engineering	537,400	537,400	397,022	188,220
Owner's Project Manager	224,000	224,000	58,945	193,000
Permitting / Site Investigation	39,800	39,800	38,884	0
Bidding, Printing, Testing, Estimating	79,000	79,000	24,161	48,780
Total Soft Costs	888,200	880,200	519,012	430,000
Fixtures, Furnishings & Equipment				
Designer fees	20,000	20,000	2,000	18,000
Technology Design	37,500	37,500	22,500	15,000
Furnishings, Equipment, Technology	480,000	480,000	0	480,000
Total FF&E Costs	537,500	537,500	24,500	513,000
TOTAL Construction, Soft Costs & FF&E	7,277,000	7,919,000		7,084,248
Project Contingency	473,000	431,000	0	430,000
Bonding Costs	50,000	50,000	0	50,000
Totals	7,800,000	8,400,000	543,512	7,564,248
Project Cost	7,800,000	8,400,000	543,512	7,564,248
	(627,000)	(500,000)	(627,000)	(7,827,000)
	7,200,000	7,900,000	83,488	280,800

8,107,760

(7,827,000)

280,760

280,800

Golden, Patricia

From: Kelly, James
Sent: Thursday, August 28, 2014 9:50 AM
To: Board of Selectmen
Cc: Melnick, Michael; Nix, Scott
Subject: Police Station news

Hello All,

I talked to Scott O'Connell of the Crier, and told him that the PBC will be recommending 280,800, and that this does include two of the three alternates: the landscaping (alternate 1) and the covered parking for the cruisers (alternate 2), however, it will not include the storage garage building in the rear (alternate 3), as this is something that can be done later, without undoing any work being done now.

I thought it would be good to let you know this, I think it's best that we know our town business before reading it in the paper. However, it will be good if we can get the story in today, with a follow-up next week. As you all know, it's a tough time of year to get the news out, unless you're a pop-warner parent

Final Total cost for construction, now with the actual numbers from the bid opening, is \$7,480,800. The Town approved 7.2 million last May

Thanks. Have a good Labor Day weekend!

Jim Kelly
978-440-5466

Debt Financing Addendum:

Based on the latest information provided by the PBC, the remaining estimated cost to complete the Police Station is \$280,800. I have been asked to provide the following information as an estimate for the entire project using the same assumptions for an exempt debt issue, for 20 years. Please note that year 1 of debt service for this bond issue has still to be determined. However, for purposes of this STM, the start date of debt service repayment is not an issue or a matter that needs to be discussed. Actual appropriation(s) for debt service payments takes place on an annual basis as part of the regular operating budget article. Please also note that the amount of permanent borrowing is strictly dependent on actual costs to complete the project. Any unused borrowing authorization(s) can and will be rescinded at Town Meeting at a later date. Furthermore, the Town is strictly prohibited from borrowing more than what has been authorized at Town Meeting (and at an election, if applicable).

Town of Sudbury
Police Station Project
Projections

	ATM 13	ATM 14	STM 14	Total Project	ATM 13	ATM 14	STM 14	Total Project
Amount	\$ 627,000	\$ 7,200,000	\$ 280,800	\$ 8,107,800	\$ 627,000	\$ 7,200,000	\$ 280,800	\$ 8,107,800
Term	20	20	20	20	Impact	Impact	Impact	Impact
Rate	2.5%	2.5%	2.5%	2.5%	Avg	Avg	Avg	Avg
Year	D/S	D/S	D/S	D/S	Resid Tax	Resid Tax	Resid Tax	Resid Tax
1	47,025	540,000	21,060	608,085	\$ 7	\$ 85	\$ 3	\$ 96
2	46,241	531,000	20,709	597,950	\$ 7	\$ 84	\$ 3	\$ 94
3	45,458	522,000	20,358	587,816	\$ 7	\$ 82	\$ 3	\$ 93
4	44,674	513,000	20,007	577,681	\$ 7	\$ 81	\$ 3	\$ 91
5	43,890	504,000	19,656	567,546	\$ 7	\$ 79	\$ 3	\$ 89
6	43,106	495,000	19,305	557,411	\$ 7	\$ 78	\$ 3	\$ 88
7	42,323	486,000	18,954	547,277	\$ 7	\$ 77	\$ 3	\$ 86
8	41,539	477,000	18,603	537,142	\$ 7	\$ 75	\$ 3	\$ 85
9	40,755	468,000	18,252	527,007	\$ 6	\$ 74	\$ 3	\$ 83
10	39,971	459,000	17,901	516,872	\$ 6	\$ 72	\$ 3	\$ 81
11	39,188	450,000	17,550	506,738	\$ 6	\$ 71	\$ 3	\$ 80
12	38,404	441,000	17,199	496,603	\$ 6	\$ 69	\$ 3	\$ 78
13	37,620	432,000	16,848	486,468	\$ 6	\$ 68	\$ 3	\$ 77
14	36,836	423,000	16,497	476,333	\$ 6	\$ 67	\$ 3	\$ 75
15	36,053	414,000	16,146	466,199	\$ 6	\$ 65	\$ 3	\$ 73
16	35,269	405,000	15,795	456,064	\$ 6	\$ 64	\$ 2	\$ 72
17	34,485	396,000	15,444	445,929	\$ 5	\$ 62	\$ 2	\$ 70
18	33,701	387,000	15,093	435,794	\$ 5	\$ 61	\$ 2	\$ 69
19	32,918	378,000	14,742	425,660	\$ 5	\$ 60	\$ 2	\$ 67
20	32,134	369,000	14,391	415,525	\$ 5	\$ 58	\$ 2	\$ 65
Total	791,588	9,090,000	354,510	10,236,098	\$ 125	\$ 1,432	\$ 56	\$ 1,613

Debt financing steps already taken:

- Exempt debt authorization for up to \$627,000
- BAN issued for \$627,000 in May 2014 to May 2015
- Exempt debt authorization for up to \$7,200,000

Debt financing next steps:

1. Exempt debt authorization for up to \$280,800
2. BAN issue for up to \$8,107,800 in May 2015 to May 2016, or sooner depending on estimated project completion as of issue
3. Bond issue for up to \$8,107,800 in May 2016, or sooner depending on project completion

4. Request appropriation for debt service for Police Station bond repayment on an annual basis as part of the Town's regular operating budget article

AGENDA REQUEST – Item #4
BOARD OF SELECTMEN

Requestor's Section

Date of request: 8/19/14

Requestor: Chairman Chuck Woodard

Action requested: *Discussion and vote positions on Special Town Meeting articles*

Financial impact expected: *None*

Background information (if applicable, please attach if necessary):

See attached warrant

Recommendations/Suggested Motion/Vote: *Discussion and vote positions on Special Town Meeting articles*

Person(s) expected to represent Requestor at Selectmen's Meeting:

Selectmen's Office Section

Date of Selectmen's Meeting: 9/3/14

Board's action taken:

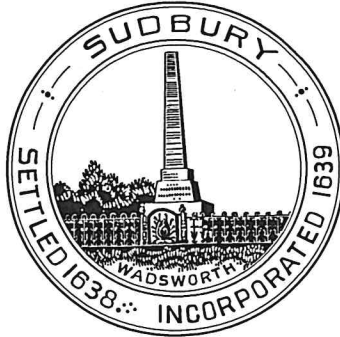
Follow-up actions required by the Board of Selectmen or Requestor:

Future Agenda date (if applicable):

Distribution:

Town Counsel approval needed? Yes () No ()

**Town of Sudbury
Massachusetts**



OFFICIAL WARRANTS

SPECIAL TOWN MEETING

THURSDAY, SEPTEMBER 4, 2014 7:30 P.M.

Lincoln-Sudbury Regional High School Auditorium

If you are not a registered voter in the Town of Sudbury, the Town Clerk will have extended voter registration hours from 9 a.m. – 8 p.m. on August 25, 2014 (deadline for registering to vote at the Special Town Meeting).

SPECIAL TOWN ELECTION

TUESDAY, SEPTEMBER 9, 2014

Polls Open 7:00 A.M. to 8:00 P.M.

Precincts 1, 1A, 2 & 5

Fairbank Community Center, Fairbank Road

Precincts 3 & 4

Sudbury Town Hall, Concord Road

If you are not a registered voter in the Town of Sudbury, the Town Clerk will have extended voter registration hours from 9 a.m. – 8 p.m. on August 20, 2014 (deadline for registering to vote at the Special Town Election).

TOWN OF SUDBURY
SPECIAL TOWN MEETING WARRANT
Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town affairs, to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Thursday, September 4, 2014, at 7:30 o'clock in the evening, then and there to act on the following articles:

ARTICLE 1. **CONSTRUCTION OF POLICE HEADQUARTERS -**
SUPPLEMENTARY PROJECT FUNDING

To see what sum the Town will vote to raise and appropriate, or appropriate from available funds, for the purpose of augmenting the appropriation for constructing a new Police Department Headquarters and appurtenant structures on Town-owned land adjacent to the existing Fire Headquarters, as voted under Article 14 of the 2014 Annual Town Meeting and approved previously in the debt exclusion question voted at the 2014 Annual Town Election, said sum to be expended under the direction of the Permanent Building Committee; and to determine whether said sum shall be raised by borrowing or otherwise; or act on anything relative thereto.

Submitted by the Board of Selectmen.

(Two-thirds vote required, if borrowed)

PERMANENT BUILDING COMMITTEE REPORT: Additional funding is requested for the construction of a new Police Department Headquarters, the amount of which will be determined by the bid of the lowest eligible General Contractor in late August, 2014. The limits set forth in the Proposition 2 ½ Ballot Question approved at the March 31, 2014 Annual Town Election precluded the Town from raising additional funds under Article 14 of the May Annual Town Meeting although an increase of \$700,000 was desired based on a professional estimate received in the intervening months.

As background, the Summary section of the Election Warrant for the March 31, 2014 Annual Town Election noted that, at the time of warrant signing, the total project cost had not been finalized and an estimated total construction phase cost was provided in order to give an estimated impact on the tax rate for the construction, construction administration and furnishings of the project.

Prior to the May Town Meeting, a new professional estimate based on more complete technical specifications and drawings indicated a significant construction cost increase consistent with the apparent improvement in the construction environment. Town Meeting, however, was limited to voting the sum of \$7.2 Million being precluded by the limitations of the Ballot Question from voting the higher \$7.9 Million desired to allow for the higher bidding climate. Accordingly, it was decided at that time to publicly bid the project construction and request additional construction funding, if any, once the actual bids were received at a subsequent Special Town Meeting. If the final funding request based on the bid is, in fact, an additional \$700,000, the maximum

added to the tax rate above would be \$8 at the highest point based on \$.01 per \$1,000 assessed value on the average home value. Permanent borrowing will be based on the actual project cost.

BOARD OF SELECTMEN POSITION: The Board will report at the Special Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

ARTICLE 2. **RESOLUTION (Non-binding): RAIL TRAIL FROM WAYLAND TOWN LINE TO HUDSON TOWN LINE**

To see if the Town will vote to advise the Board of Selectmen to create a recreational rail trail more or less in the rail right-of-way known as the Mass Central Rail Trail (MCRT).

SUBMITTED BY PETITION.

(Majority vote required.)

PETITIONERS' REPORT: Background The Mass Central Rail Trail is a proposed multi-use recreational trail along the former rail right-of-way (ROW) of the Massachusetts Central Railroad, which runs 104 miles from Boston to Northampton. The abandoned corridor has been owned by the MBTA for decades. The MBTA recently leased this corridor to the MA Department of Conservation and Recreation (DCR) for 99 years for the explicit purpose of converting the ROW to a rail trail. The DCR is actively working with communities in a 26 mile stretch from Waltham to Berlin known as the Wayside Branch to convert the ROW to a rail trail. The Sudbury portion of the trail is roughly 4.6 miles long from the Wayland town line to the Hudson town line. The ROW runs from east to west, crossing under Landham Road, and at grade at Boston Post Rd, Union Ave, Horse Pond Rd, Peakham Rd and Dutton Rd. We are asking the Board of Selectmen to work actively with DCR to develop this trail in Sudbury.

BOARD OF SELECTMEN POSITION: The Board of Selectmen will report at the Special Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

ARTICLE 3. **RESOLUTION (Non-binding): MA CENTRAL RAIL TRAIL (MCRT) FROM DUTTON ROAD TO UNION AVENUE**

To see if the Town will vote to advise the Board of Selectmen to move forward with the design and construction of a greenway style rail trail in the rail right-of-way known as the Mass Central Rail Trail (MCRT) between Dutton Road and Union Avenue as the first phase of the development of the MCRT in Sudbury.

SUBMITTED BY PETITION.

(Majority vote required.)

PETITIONERS' REPORT: Background The Town of Sudbury, MA Department of Conservation and Recreation and Sudbury Greenways have met in July 2014 to discuss a phased approach to converting the rail right-of-way (ROW) to a greenway style rail trail. The DCR has stated they would allow for a phased development of the trail in Sudbury. The stretch from Dutton Rd to Union Ave has been identified as a being the lowest cost stretch to convert having no bridges, no high volume road crossings, and less wetlands proximity than other parts of the trail. This stretch connects many neighborhoods and offers access into the Route 20/ Union Ave commercial area. The trail would meet all of the DCR's conversion requirements

(including but not limited to: 10 feet in width, having a rolled stone dust finish surface, ADA compliant access points, 2 foot flexible shoulders, and safe road crossings). We are asking the Board of Selectmen to develop a greenway style rail trail along this stretch of ROW as part of a phased trail development in Sudbury. Greenway style rail trail development is town driven and would be permitted and constructed under Sudbury Town Bylaws.

BOARD OF SELECTMEN POSITION: The Board of Selectmen will report at the Special Town Meeting.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for said meeting.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this twelfth day of August, two thousand and fourteen.

SELECTMEN OF SUDBURY:

Charles C. Woodard

Lawrence W. O'Brien

Robert C. Haarde

Leonard A. Simon

Patricia A. Brown

Patricia A Brown

TOWN OF SUDBURY
SPECIAL TOWN ELECTION WARRANT

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1, 1A, 2 and 5 should meet at the Fairbank Community Center and voters residing in Precincts 3 and 4 should meet at the Town Hall in said Town on Tuesday, September 9, 2014, at seven o'clock in the forenoon; then and there to vote on the following ballot question:

BALLOT QUESTION

Shall the Town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued in order to provide additional funding to construct a new Police Department Headquarters and appurtenant structures on Town-owned land adjacent to the existing Fire Headquarters including borrowing costs and expenses?

YES _____

NO _____

SUMMARY: The 2014 September Special Town Meeting will include an article for the expenditure of supplementary funds not to exceed Seven Hundred Thousand and no/100 Dollars (\$700,000.00) for construction of the new Police Department Headquarters approved at the 2014 Annual Town Meeting.

This ballot question seeks to exclude from the Proposition 2 ½ levy limit the principal and interest to pay for the additional funds, which may be necessary to pay for the project. The project has been advertised for bidding. Professional estimators have advised that the construction market is in an upswing concluding that the bids received will be higher than anticipated. The bids will be received on or about August 20, 2014, after this warrant is printed but before the Town Meeting. If some or all of the funds are not necessary they will not be appropriated at the Special Town Meeting. The bids will be the determining factor for the amount of additional funding to be requested at the Special Town Meeting. If this debt exclusion receives approval via this ballot and Town Meeting subsequently appropriates all or some of the \$700,000.00, permanent bonding will be obtained at the conclusion of the project based on actual expenditures.

If all of the supplementary funds are appropriated at the Special Town Meeting the estimated impact on the tax rate of this component (\$700,000.00) is: \$0.01 per \$1,000 assessed value at the highest point of the bonding period (based upon a 20-year bond at 2.5%). For example, the tax impact on the 2014 average home value of \$640,270 is estimated at \$8 in the first year of debt service, and would decline each year during the bonding period.

A "yes" vote on this question will authorize the Town to exclude from the levy limit the debt required for the amount of the supplementary funds needed for construction of a new Police Headquarters facility, with all associated work connected thereto, subject to appropriation by Town Meeting; and a "no" vote will mean that debt incurred for additional funding, if any, will not be exempted from the Proposition 2 ½ tax levy limit.

The prior approval of the ballot question at the 2014 Annual Election is not affected by this vote and cannot be rescinded.

ARGUMENT FOR PASSAGE: The 2014 Annual Town Meeting approved replacing the antiquated Boston Post Road Police Station and constructing a Police Headquarters on Town owned land adjacent to the Hudson Road Fire Station where training and other resources can be shared. They voted \$7,200,000 knowing this amount was based upon an earlier estimate of construction costs.

As the economy has improved, we have entered into a period of quickly escalating costs in the construction industry. Town Meeting was advised during the presentation that updated cost estimates for the project pointed to the need for up to \$700,000 more to build the currently designed project given these market changes.

It was decided to obtain bids during the summer in order to establish the total project cost based on current market conditions with a fall Special Town Meeting and Election called for additional funding as may be necessary. With these last funds secured, Sudbury can at last move forward with this important project.

Sudbury's Permanent Building Committee, which has overseen the construction and/or renovation of all School and Town buildings over the past several decades – on time and under budget - will work with Sudbury's Facility Director and Police Chief even in this time of rapidly rising construction costs, to bring to Sudbury an outstanding new Police Headquarters residents can be proud of and continue the tradition of excellent police services.

ARGUMENT IN OPPOSITION: For years, Sudbury voters have discussed addressing our aging police station, which is currently located in the business district on frequently traveled Route 20. In March 2014, Sudbury voters approved funding a police station for \$7,200,000, and even before the groundbreaking, we are asked for another \$700,000.

The current costs include a contingency of 6.6%, which is far below industry. Sudbury leadership has failed to manage past projects, recently acknowledging a 14.7% overrun to the town center project.

The proposed facility is 14,540 sq. ft., compared to the current of 6400 sq. ft. The proposed facility is more than double the size the existing yet will house no more than 8 or 9 employees at any time. There are 4 holding cells yet only 1 person taken into custody every 2 days; most persons are released within a couple of hours.

Land improvements represent approximately 12% of the proposal. This seems excessive and taxpayer money is better spent locating the police department closer to the most frequently traveled and business district.

Sudbury voters support public safety and its Police Department. However, Sudbury does not need to construct this massive facility which also relocates our Police Department to a quiet residential neighborhood that is off the beaten path of the main traffic path and business district in town.

Sudbury voters already approved \$7,200,000 to construct a new police station. Sudbury leadership needs to construct a facility within this amount, reducing costs and/or location.

Please consider a no vote to this proposal.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least seven days before the time appointed for said election.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this twelfth day of August, two thousand and fourteen.

SELECTMEN OF SUDBURY:

Charles C. Woodard

Lawrence W. O'Brien

Robert C. Haarde

Leonard A. Simon

Patricia A. Brown

Patricia A Brown



**Board of Selectmen
Sudbury, MA 01776**

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