



**Town of Arlington
Office of the Town Manager**

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To: Members of the Board of Selectmen

From: Adam Chapdelaine, Town Manager

RE: Warrant Article 22 – Community Preservation Act

Date: March 7, 2014

I am writing to provide the Board with information in regard to ways in which Community Preservation Funds (CPF's) could be used for projects currently in the capital budget as well as for a potential renovation/rebuild of Arlington High School. I am providing this information so that the Board can consider Warrant Article 22 with as much information before them as possible.

On the attached spreadsheet, you will see that the current five year capital plan includes approximately \$3.5M in projects that may be eligible for CPF's. You will also see a figure related to a potential Arlington High School project. To reach this figure, I took the amount projected in the recently performed Onsite Insight report attributable to structural and exterior work. I then reduced that figure by 50% in order to account for the assumption that not all of the work would be eligible for CPF's. This resulted in a total of approximately \$7.5M. Combined, the projects currently in the capital plan and the Arlington High projections add up to \$11,172,422. These are only very rough approximations that are being offered to provide a frame of reference.

Also on the attached spreadsheet, I have included a projection of the CPF's that could be available over the next five years per the proponent's proposal. To make this projection, I used the projected collections based on 1.5% property tax surcharge and the average state match percentage from the past five years. You will see that this formula projects a total \$8,124,301 being available through the Community Preservation Act (CPA).

I also want to alert the Board to the fact that should the CPA be adopted in Arlington, there would be much work to do in order to develop a process by which the Community Preservation Committee would work with the Capital Planning Committee. Said another way, there would be no guarantee that CPF's would be available for the projects included in the attached document since they would be controlled by the Community Preservation Committee.

I hope this information is helpful to you as you consider Warrant Article 22. As always, I am happy to answer any questions you may have in regard to these materials.

Projects Included in Current Capital Plan that may be Eligible for CPA Funding

Project	2015	2016	2017	2018	2019	Grand Total
Whitemore Robbins - Basement Waterproofing			\$60,000			\$60,000
Whitemore Robbins Carriage House & Garage	\$25,000	\$50,000	\$25,000			\$100,000
Whitemore Robbins House - Exterior & Interior	\$10,000	\$10,000	\$10,000	\$10,000		\$40,000
Whitemore Robbins House Window Replacement	\$15,000					\$15,000
Whitemore, Carriage & Cottage repoint foundations	\$3,500					\$3,500
Whitemore Robbins House - Kitchen		\$150,000				\$150,000
Parmenter - Roof Replacement & Gutter Repairs			\$20,000			\$20,000
ADA Study Implementation Program	\$50,000					\$50,000
Bishop Playground					\$236,500	\$236,500
Magnolia Field Basketball Court Renovation	\$75,000					\$75,000
Reservoir Beach			\$65,000	\$650,000		\$715,000
Robbins Farm		\$506,000				\$506,000
Spy Pond Tennis Courts	\$467,500					\$467,500
Wellington Playground			\$429,000			\$429,000
Poets Corner					\$574,200	\$574,200
ARB - Jefferson Cutter House - Hearth Supports	\$20,000					\$20,000
ARB - 23 Maple Roof/Cutter Downspout/chimney	\$40,000					\$40,000
ARB - Jefferson Cutter Exterior Chimney/Trim/Walls/Windows	\$10,000					\$10,000
ARB - Jefferson Cutter House - Roof Replacement & Gutters		\$60,000				\$60,000
ARB - Jefferson Cutter/Gutter Downspout/chimney		\$15,000				\$15,000
TOTALS	\$716,000	\$791,000	\$609,000	\$660,000	\$810,700	\$3,586,700

Potential AHS Renovation Costs Eligible for CPA

AHS Renovation Costs - Structural & Exterior Repairs	\$15,171,443
Percentage Historical/CPA Eligible	50%
Potential Amount Eligible for CPA Funds	\$7,585,722

Total Potential Amount Eligible for CPA - Five Year Capital Plan/AHS Renovation

\$11,172,422

Financial Impacts of Proponents Proposal	Annual Revenue	5 Year Match Avg.	Potential Match	Annual Total	5 Year Potential Total
	\$1,206,657	34.66%	\$418,203	\$1,624,860	\$8,124,301