



**Town-Wide Financial Plan Fiscal Year 2023 Special Town Meeting
Interim Budget Update
Submitted by the Select Board**

October 7, 2022

Dear Town Meeting Members:

Please find an interim Fiscal Year 2023 budget update to the Town-Wide Financial Plan (TWFP) for the 2022 Special Town Meeting (STM). (Fiscal Year 2023 began on July 1, 2022.)

The October 24, 2022, Special Town Meeting will consider a proposal by the Select Board and the Permanent Building Committee to fund the renovation of the Town Hall interior inside the levy. In preparation for that discussion, the Select Board (“the Board”) has produced this interim report to provide Town Meeting Members with an update on the Town’s current financial picture and some preliminary considerations for FY24.

Highlights:

- State and federal relief funds (originating from the American Rescue Plan Act) have helped cover previously deferred Town capital projects and various program needs.
- FY22 revenues outperformed the Town’s conservative assumptions by \$4.2 million at year end.
- The Town’s reserves are estimated to be at \$33,535,582 (19.41% of subsequent years’ revenues) at the close of FY22 (June 30, 2022). This favorable position has allowed the Board to propose the application of a substantial amount of reserves (“Free Cash”) to facilitate borrowing for the Town Hall Interior Renovation inside the levy.
- The Board previously considered a debt exclusion to fund the Town Hall Interior Renovation. The current proposal to fund the project within the Town’s budget will save the median taxpayer approximately \$100 annually and will bring the level of reserves back in line with the Town’s [Debt Policy](#).
- The Board continues to anticipate funding the Town’s capital plan at the high end of the Debt Policy range (6.8% of recurring operating revenues).
- Additional considerations for the FY24 budget include the need to settle School Department contracts for FY23-FY25 and all other union contracts for FY24-FY26.

Background:

The Select Board prepares the [Town-Wide Financial Plan](#) as required by the Town of Wellesley Town Bylaws (Section 19.16) and the Board submits the report to Town Meeting each year. The Board presented the FY23 Financial Plan in March 2022. The FY23 Budget Book and Town-Wide Financial Plan (TWFP) are the basis for this report and can be found at wellesleyma.gov/2022budgetbook. The TWFP is constructed using information submitted by Town boards pursuant to the provisions of Sections 6.15 and 11.11 of the Town Bylaws. Financial projections for upcoming years are calculated according to policies and other assumptions approved by the Board.

In March 2022, Town Meeting approved a balanced budget of \$199,416,632 for FY23. At the request of the Select Board, Town Meeting authorized the use of \$2,652,036 from reserves ("Free Cash") to balance the budget.

Overview of Recent Relief Funding for COVID-19 Expenses

The Town has made great strides in rebounding from the financial impacts of the COVID-19 pandemic which impacted FY20 through FY22. State and federal assistance has come in several waves and will continue to provide some relief and competitive grant opportunities. The Town has worked with our state legislators to find earmarks and grants to help fund projects outside of Town spending. The state and federal government are anticipated to continue to roll out competitive grants through FY25.

Federal Emergency Management Agency (FEMA) Reimbursement

On January 21, 2021, by Presidential Order, FEMA reimbursement was increased from 75% to 100% and eligible costs were expanded to include vaccine distribution costs, personal protective equipment (PPE), cleaning and sanitization costs, and school reopening costs. FEMA continued to issue revised guidance on implementation, and by June 30, 2022, the Town had received \$964,000 in FEMA reimbursement and American Rescue Plan Act COVID Leave reimbursement. COVID Leave Reimbursement covered paid leave time for employees absent from work for COVID-related illnesses, quarantine, and vaccinations, and the Commonwealth reimbursed employers up to \$800 per employee. FEMA and COVID relief reimbursements are added to Free Cash.

American Rescue Plan Act (ARPA)

On March 11, 2021, President Biden signed the American Rescue Plan Act (ARPA) into law. The law provides for financial assistance to municipalities and schools via three pathways:

1. Direct distribution to municipalities and schools
2. Distribution to county government that is allocated to municipalities upon application
3. Distribution to the Commonwealth that is allocated to municipalities upon application

Here is the status of Wellesley's share of eligible funds:

- Approximately \$3 million received directly from the federal government
 - \$1.5 million expended in support of public safety services under the lost revenue provision in FY22
 - \$1.5 million to be similarly expended in FY23
- Approximately \$5.4 million available through an application process administered by the Norfolk County Commissioners
 - \$1.5 million expended on funding an interim solution for remediating PFAS in the Town's water supply in FY22
 - \$2.571 million expended on stormwater and paving improvements on Walnut Street in FY23
 - \$1.329 million is still available for appropriation to the Town by Norfolk County and can be used for these purposes:
 - Cost of Water and Sewer Infrastructure
 - Broadband Infrastructure
 - Public Sector Revenue Loss
 - Premium Pay for Essential Workers
 - Address Negative Economic Impacts from COVID-19
 - Support the Public Health Response to COVID-19

- ARPA funds distributed by the Commonwealth – Town Departments have applied and received:
 - \$50,000 for Wellesley merchants to support and enhance local programming
 - \$100,000 for MLP to install electric vehicle charging infrastructure and for the first cost premium of purchasing electric vehicles
 - \$50,000 for the preparation of a Safe Routes to School Master Plan
 - \$150,000 for the design and installation of a generator for the Health Department
 - \$500,000 for the Wellesley Housing Authority to provide electrical upgrades and other necessary maintenance (not part of the Town's budget)
 - \$60,000 for the Wellesley Housing Authority for stair replacement at 50 Waldo Court (not part of the Town's budget)

ARPA funds must be obligated by December 31, 2024 and must be expended by December 31, 2026.

Revenues

Performance of Past Revenue Assumptions

In FY22, the Board continued to apply conservative revenue assumptions given the lingering effects of COVID-19 on revenues from New Growth, Motor Vehicle Excise Tax, Investment Income, Meals/Hotel/Motel Tax, and building fees. The Board is pleased to report that at the close of FY22 (June 30, 2022), revenues outperformed the conservative assumptions by \$4.1 million due to several factors:

- The Town received one-time FEMA and ARPA reimbursements (\$964,000).
- The Town experienced ongoing rebounds, including permits (+\$1,150,000), Motor Vehicle Excise Tax (+\$499,000), Meals/Hotel/Motel Tax (+\$492,000), School Medicaid (\$318,000), RDF Revenues (+\$281,000), Departmental Revenues (\$425,000).

In FY23, revenue projections were increased to 14.02% for Licenses and Permits, Motor Vehicle Excise, and Meals/Hotel/Motel Tax. The Board also budgeted \$500,000 to offset a continued loss in parking revenue from meters and commuter lots.

Traffic and Parking Revenues

The Traffic and Parking department funds traffic consulting services for the Town, management, and maintenance of the parking lots, as well as parking meters, traffic calming, traffic signs, street line painting, and salaries for the Parking Clerk, meter attendants, and half of the salary of the police lieutenant who oversees Traffic and Parking.

Parking meter use has returned to pre-COVID levels. However, the use of commuter lots and long-term parking is rebounding at a slower pace, and annual parking permits are still down considerably. With the MBTA now offering “Clock Face Scheduling” on weekdays, trains are operating throughout the day and drivers are able to park for shorter durations and pay less in parking fees. The Town is evaluating expanded uses of the commuter rail parking lots to increase revenues. In January 2022, the Select Board authorized a one-year pilot program for overnight parking of 20 vehicles in the Tailby lot. In preparing the FY24 budget, the Board is anticipating a revenue shortfall of approximately \$400,000 and is currently evaluating the subsidy required for the Traffic and Parking Fund.

Status of Reserves

Due to economic uncertainty in FY21 and FY22, the Select Board reduced capital spending and sought to maintain higher reserves than specified in the Town's Reserve Policy (which calls for reserves in a range of 8 to 12% of subsequent budgeted operating revenue). At the close of FY21 (June 30, 2021) the Town's reserves were at 19.61%. The FY23 budget (current year) applied a portion of these reserves to fund delayed capital projects. Ultimately the Town funded capital projects totaling \$10,657,572, including \$3,638,985 from Free Cash. Town departments are currently working on purchasing and implementation of these capital projects.

At the close of FY22 (June 30, 2022), the departmental operating turn-back was relatively high at \$7.7 million. The high turn-back was due to ongoing hiring challenges and a continued reduction in expenses related to supply chain issues, lower conference attendance, and lower office expenses. Town departments turned back \$2.15 million (\$1.1 million payroll, \$1.05 million in expenses), the School Department turned back \$1.54 million (\$737,000 in payroll, \$802,000 in expenses), and the Health Insurance turn-back was \$2.2 million, largely due to vacant positions. The Town was also able to apply the first tranche of ARPA Revenue Replacement (\$1.5 million) to support public safety services, and encumbrances totaled \$357,000.

The operating turn-back and higher than expected revenue resulted in reserves of \$33,535,582, or 19.41% of revenue. The reserve fund is comprised of Free Cash (\$27,000,000 estimated) and Stabilization funds (\$6,535,582).

The reserve balance provides a significant buffer of \$12,800,000 to the high end of the Reserve Policy (12% of budgeted operating revenues). The Select Board proposes appropriating \$13,000,000 of the Free Cash funds to reduce the overall borrowing on the Town Hall Interior Renovation and bring reserves back into line with the Debt Policy. This approach allows the Town to avoid the previously anticipated debt exclusion to fund the Town Hall project.

At the October 24th Special Town Meeting, the Board is also proposing the following appropriation of FY23 supplemental funds:

- \$700,000 for workers' compensation due to an unusually high number of claims
- \$100,000 for risk management due to a three-year look back on claims, revaluation of buildings following renovation, and greater capital costs of equipment and vehicles.

FY24 Budget Considerations

The Board began discussing the FY24 budget and budget guidelines in August after reviewing the results of the FY22 year-end closing. With the positive turn-back and performance of revenue assumptions in FY22, the FY24 revenue assumptions have been increased by 5%. The Board is working towards finalizing budget guidelines by mid-October and is currently gathering input from other boards and departments. The preliminary discussions have continued to focus on the high end of the Debt Policy range of 6.2 to 6.8% of recurring revenues. (As a reminder, the Debt Policy includes funding for both inside-the-levy borrowing payments and cash capital projects.)

As in prior years, the key issues impacting the Town's financial planning include:

- Growth in personnel costs
- Rising costs of employee benefits
- Facilities and other capital needs

Personnel Costs

The largest recurring item in the year-over-year growth of the Town budget is the cost of wage increases (“Cost of Living Adjustments” or COLA) for existing employees. Most Town employees are unionized, and their annual wage increases are a subject of collective bargaining. There are 14 unions representing 1,129 employees, the largest of which is the Massachusetts Teachers Association. At present, the School Committee is bargaining with the five educational unions for the current fiscal year and beyond. The nine Town union contracts are settled through June 30, 2023, so the Town will be bargaining through the fall to bring successor contracts to the Annual Town Meeting for FY24. Health Insurance has been bargained with all unions through FY25.

Debt-Funded Capital Projects

Major Capital Project Funding

The Select Board continuously plans for significant capital projects using the Major Project Financing Schedule included in the Town-Wide Financial Plan. The Major Project Financing Schedule includes large projects that the Board anticipates will be brought to the voters for approval in the next one to five years. In December 2020, the voters approved a \$12 million debt exclusion for the Middle School Building Systems project, and in December 2021, the voters approved two debt exclusions for the rebuilding of the Hunnewell School (\$55 million debt exclusion) and the Hardy School (\$70 million debt exclusion). The Town will realize some savings on the Hardy School, as a portion of funds will be reimbursed by the Massachusetts School Building Authority (MSBA).

After considering the tax implications of the three debt-excluded projects over the last two years and reviewing other anticipated projects, the Select Board sought to fund the Town Hall Interior Renovation inside the tax levy and to eliminate the need for another debt exclusion vote in December 2022.

The Town Hall Interior Renovation is the only debt-funded project on the warrant for Special Town Meeting requiring appropriation. The project is being proposed as an inside-the-levy borrowing. The Town continues to proactively manage its debt by containing costs on construction projects, and by applying savings to other projects to reduce future borrowing costs. The proposed funding for the Town Hall Interior Renovation includes the redeployment of \$2,418,460.91 that was previously authorized and borrowed for other projects. The \$2,418,460.91 is the result of efforts by the Permanent Building Committee to come in on or under budget with contingency surplus.

Interior Renovation of the 1883 Town Hall

Due to extensive disrepair on the exterior façade and envelope of the building, the Town Hall Exterior Enclosure Project was deemed by the Board and the Town to be the highest priority. This project began with a study in 2016, and construction was completed in February 2020 at a total cost of \$5.5 million, plus the feasibility study cost of \$67,000. The construction cost of this project triggered a requirement by the Massachusetts Architectural Access Board to upgrade the entire building to meet current accessibility standards of the Americans with Disabilities Act. The Town was granted permanent waivers for certain items and relief to defer completing certain other improvements for three years, until February 2023. Should the Town Hall Interior Renovation not move forward, the Town will be out of compliance with mandatory accessibility requirements.

An interior space utilization and visioning study of the building was completed in 2018 and identified serious deficiencies, including lack of clear wayfinding; insufficient space for meetings,

offices, and storage; lack of secure storage for vital records; lack of security for financial transactions; insufficient parking; air quality issues; moisture infiltration; and non-compliance with the Americans with Disabilities Act.

Subsequent interior feasibility studies by two separate consultants determined that the building also required complete replacement of major building systems including heating and cooling, fire/safety, electrical, plumbing, sprinkler, and elevator. These systems were last upgraded in 1985, and all have performed significantly beyond their anticipated service life. As a result, the systems are unreliable, suffer frequent mechanical failures, and impact the day-to-day use of the building by staff, residents, and visitors. In recent years, the building has suffered burst pipes, sewage backups, poor indoor air quality, and elevator failures, and continues to be at risk for similar issues until the systems are replaced. Furthermore, the storage of vital records in the Clerk's office is not in compliance with Secretary of State protection requirements, and the current wayfinding and circulation in the building is challenging for residents and users to navigate.

In the wake of COVID-19, a supplemental study of the feasibility of the interior renovation of Town Hall was conducted using Facilities Management Department capital funds and a revised recommendation was submitted to the Select Board in November 2020. The recommendations included relocating the land use departments to leased space and redistributing the remaining departments within Town Hall. The 2021 Annual Town Meeting approved \$1.8 million for schematic design through bidding for the Town Hall Interior Renovation. The designs have been completed and the project will have bids in hand with the Guaranteed Maximum Price prior to the Special Town Meeting. The 2022 Annual Town Meeting approved funding for the relocation of the Planning Department, Building Department, Natural Resources Commission, and the Zoning Board of Appeals, which moved to 888 Worcester Street in July 2022.

The total project cost is currently estimated at \$22,899,750, including construction; furniture, fixtures, and equipment; designer costs; Clerk of the Works; temporary relocation of Town Hall Staff (\$902,000); and contingency. The total cost may be modified with the Guaranteed Maximum Price that will be voted by the Permanent Building Committee just prior to the Special Town Meeting. The Select Board has authorized the use of \$13,000,000 in Free Cash to reduce the debt service, and to redeploy \$2,418,460.91 of previously authorized and borrowed debt, to bring forward to Town Meeting a request to borrow \$7,481,329.09.

Five-Year Capital Plan

As the Board evaluates the current capital requests on the Five-Year Capital Plan (FY23-FY27), they continue to look at the out years and to prioritize projects based on specific criteria. Each year the Five-Year Plan is extended a year (FY24-FY28), and proposed projects or purchases are reprioritized according to the current needs of departments and by applying a town-wide perspective. The Select Board and Town Meeting do not pre-authorize projects, as each funding authorization must be approved by a Town Meeting action or within the applicable omnibus budget. The Town revisits both the Town-Wide Financial Plan and the Five-Year Capital Plan on an annual basis to make adjustments based on alternative funding, modification in capital needs, and revenue projections. For the FY24 budget, the Board is considering a cash capital target towards the high end of the Debt Policy range at 6.8%, as was approved for FY23.

The Board continues to apply an objective and rational prioritization process to determine what projects move forward, while also working to maintain the Town's current operational performance and staffing. The Board will continue to balance the needs of all constituencies in a fair and predictable manner to keep costs in line with the Debt Policy and to equitably apply alternative funding opportunities.

The Board continues to be mindful of the significant impact to taxpayers resulting from consecutive debt exclusion votes to fund the Middle School Building Systems (\$12M), Hunnewell School (\$55M), and Hardy Elementary School (\$70M) in FY21 and FY22. The median tax bill impact for these three projects is approximately \$839 (\$1,223,000 home value) over and above annual levy growth in FY24. The Board has put significant planning and resources, including \$13 million from Free Cash, towards Town capital projects and goals while staying within the levy and the budgetary means of the Town.

Conclusion

The Town's ongoing approach to budgeting with conservative revenue assumptions has provided a layer of protection and a financial buffer in the current economy. With additional turn-back related to the pandemic, the Town is in a favorable position and has an opportunity to expend reserves to fund a large portion of the 10-year-old project to renovate both the exterior and interior of the iconic and historic Town Hall and make the Town's seat of government accessible to ALL residents.

We look forward to discussion, debate, and working collaboratively during the upcoming FY24 budget cycle to prioritize needs, projects, and funding (through taxation, grants, and federal relief). Following the Special Town Meeting, reserves will be at the high end of the range, allowing a percentage of Free Cash funds to be available for the FY24 budget cycle, if needed. The Board strives to maintain Wellesley's high-quality services and education within budgetary constraints, while maximizing the resources that are currently available to the Town, schools, and community through the remaining years of available federal grants and aid.

Sincerely yours,

Lise M. Olney, Chair
Thomas H. Ulfelder, Vice Chair
Elizabeth Sullivan Woods, Secretary
Colette E. Aufranc
Ann-Mara S. Lanza

Attachment: Current FY23-FY27 Capital Plan



Town of *Wellesley*

Five Year Capital Budget Program FY2023-2027

<u>Summary Schedule</u>							
	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2023-2027 Total
Cash Capital	4,260,119	6,737,443	9,919,314	8,166,046	8,177,121	7,990,090	40,990,014
Free Cash	-	3,638,985	-	-	-	-	3,638,985
CPC Funding	490,000	485,500	-	1,500,000	3,000,000	-	4,985,500
Gift/Fundraising	-	-	-	-	-	-	-
Other (For Discussion)	-	-	-	-	-	-	-
Chapter 90	790,000	790,000	790,000	790,000	790,000	790,000	3,950,000
Debt Capital Inside Levy	5,285,135	2,450,000	4,345,000	10,000,000	23,500,000	16,476,000	56,771,000
Debt Capital Exclusion *	128,100,000	23,000,000	-	-	-	-	23,000,000
Grand Total		\$ 37,101,928	\$ 15,054,314	\$ 20,456,046	\$ 35,467,121	\$ 25,256,090	\$ 133,335,499



Town of *Wellesley*
Five Year Capital Detail Summary FY2023-2027

Department	FY22	FY23	FY24	FY25	FY26	FY27	FY23-27 Total
Cash Capital							
Select Board/Central Admin	-	-	-	-	-	-	-
CAC	6,000	50,000					50,000
Information Technology	118,000	181,000	250,000	235,000	125,000	100,000	891,000
Police	-	66,146	82,577	95,014	16,431	-	260,168
Fire	175,000	170,500	166,810	164,000	175,000	185,000	861,310
Council on Aging	12,500	-	20,000	20,000	20,000	20,000	80,000
Youth Commission	-	-	123,294	-	-	-	123,294
Library	122,880	219,300	169,300	186,300	181,300	163,300	919,500
Natural Resources Commission	90,000	105,000	255,000	245,000	105,000	210,000	920,000
Morses Pond	-	-	150,000	70,000	95,000	-	315,000
Town Clerk	16,000	23,000	-	75,000	-	-	98,000
Assessors	-	93,000	-	-	-	-	93,000
Planning Board	-	-	-	-	-	200,000	200,000
Department of Public Works	1,696,000	3,101,000	5,176,250	3,924,250	4,526,250	4,073,250	20,801,000
Schools	816,739	1,055,497	1,373,083	1,247,482	1,063,140	977,540	5,716,742
Facilities Management	1,207,000	1,673,000	2,153,000	1,904,000	1,870,000	2,061,000	9,661,000
Total Cash Capital	4,260,119	6,737,443	9,919,314	8,166,046	8,177,121	7,990,090	40,990,014
Other Funding Sources							
DPW Street Resurfacing (Ch 90)	790,000	790,000	790,000	790,000	790,000	790,000	3,950,000
MOPO Beachfront (CPC)	175,000	-	-	1,500,000	3,000,000	-	4,500,000
Harvester (CPC)	315,000	-	-	-	-	-	-
Hunn. Tennis/Stball Existing Light Upgrades (CPC)	-	400,000	-	-	-	-	400,000
NRC Active Space Utilization Plan (CPC)	-	58,000	-	-	-	-	58,000
Restore 1897 Atlas - Planning	-	7,500	-	-	-	-	7,500
NRC Lawn Conversion Project (CPC)	-	20,000	-	-	-	-	20,000
Dispatch Overhaul (FC)	-	195,129	-	-	-	-	195,129
Middle School Parking Lot Paving (FC)	-	2,193,856	-	-	-	-	2,193,856
High School ECM (FC)	-	1,250,000	-	-	-	-	1,250,000
Total Other Sources	1,280,000	4,914,485	790,000	2,290,000	3,790,001	790,002	12,574,488
Debt Capital Inside Levy							
MOPO Borrowing	-	-	-	-	8,600,000	-	8,600,000
Dispatch Overhaul	435,135	-	-	-	-	-	-
DPW- Fuel Depot	-	-	100,000	1,000,000	-	-	1,100,000
Replacement/Renovation DPW Yard	-	-	-	-	1,000,000	-	1,000,000
DPW- Street Rehabilitations	3,000,000	2,450,000	2,500,000	2,500,000	-	3,000,000	10,450,000
DPW- RDF Admin Building	-	-	-	700,000	4,000,000	-	4,700,000
Town Hall Interior Renovation	1,850,000	-	-	-	-	-	-
Warren HVAC Upgrade	-	-	1,000,000	4,000,000	-	-	5,000,000
Fire Engine	-	-	745,000	-	-	-	745,000
Main Library HVAC System Renovation	-	-	-	-	-	1,000,000	1,000,000
MS Roof Replacement	-	-	-	-	500,000	4,000,000	4,500,000
DPW RDF Repair Projects	-	-	-	-	-	400,000	400,000
DPW Highway & Park Renovation (PBC)	-	-	-	1,800,000	9,000,000	-	10,800,000
Bates School Projects	-	-	-	-	-	-	-
Sprague HVAC System Renovation	-	-	-	-	-	800,000	800,000
Sprague Projects	-	-	-	-	400,000	3,300,000	3,700,000
Air Condition Schools	-	-	-	-	-	1,476,000	1,476,000
New PreSchool Building	-	-	-	-	-	2,500,000	2,500,000
Total Borrowed Inside Levy	5,285,135	2,450,000	4,345,000	10,000,000	23,500,000	16,476,000	56,771,000
Debt Capital Exclusion							
Town Hall Interior Renovation	-	23,000,000	-	-	-	-	23,000,000
Hunnewell School Project	55,800,000	-	-	-	-	-	-
Hardy/Upham - MSBA	72,300,000	-	-	-	-	-	-
Total Capital Exclusion	128,100,000	23,000,000	-	-	-	-	23,000,000
Grand Total		\$ 37,101,928	\$ 15,054,314	\$ 20,456,046	\$ 35,467,122	\$ 25,256,092	\$ 133,335,502



Town of *Wellesley*

FY2023-2027 SB Capital Request

Capital Project	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY23-27 Total
Information Technology							
Server Virtualization	-	-	250,000	-	-	-	250,000
Telephone Upgrade (VoIP 2.0)	-	-	-	200,000	50,000	-	250,000
10GB Core Network Switches	-	88,500	-	-	60,000	60,000	208,500
Upgrade Office Software	33,000	-	-	35,000	-	-	35,000
Recovery / Backup Appliance	85,000	-	-	-	-	-	-
Aerial Flyover & Orthophotography	-	-	-	-	-	20,000	20,000
Replace Wi-Fi Equipment	-	-	-	-	15,000	20,000	35,000
Phone System Maint. Contract	-	25,000	-	-	-	-	25,000
Fiber Infrastructure Build-Out	-	40,000	-	-	-	-	40,000
MUNIS Employee Self Service	-	27,500	-	-	-	-	27,500
	118,000	181,000	250,000	235,000	125,000	100,000	891,000
Police							
Server Replacement	-	-	16,431	-	16,431	-	32,862
Mobile/Portable Radio Replacement	-	66,146	66,146	-	-	-	132,292
Electronic Control Devices	-	-	-	95,014	-	-	95,014
	-	66,146	82,577	95,014	16,431	-	260,168
Fire							
Fire Hose Equipment	20,000	-	-	20,000	-	20,000	40,000
Scott Air Bottles	-	45,500	-	-	-	-	45,500
Command Vehicle Hybrid	-	50,000	-	58,000	-	60,000	168,000
Fire Turnout Gear	150,000	-	-	-	-	-	-
Town AED Replacement	5,000	-	-	5,000	-	5,000	10,000
Radio System/Portables	-	-	-	-	75,000	-	75,000
SCBA Air Pacs Upgrade	-	-	96,810	-	-	-	96,810
Security Camera Upgrade	-	-	20,000	-	-	-	20,000
Emergency Utility Truck/ ERU	-	75,000	-	-	-	-	75,000
Fire Station Feasibility Study	-	-	50,000	-	-	-	50,000
Air Compressor SCBA Filling	-	-	-	45,000	-	-	45,000
Message Boards	-	-	-	36,000	-	-	36,000
Off Road EMS Vehicle	-	-	-	-	-	35,000	35,000
Fleet Service Truck F250	-	-	-	-	-	65,000	65,000
SCBA Masks/Thermal Camera	-	-	-	-	100,000	-	100,000
	175,000	170,500	166,810	164,000	175,000	185,000	861,310
Climate Action Committee							
Climate Action Plan	-	50,000	-	-	-	-	50,000
Police Station Energy Assessment/Conservation Pilot	6,000	-	-	-	-	-	-
	6,000	50,000	-	-	-	-	50,000
Council on Aging							
Kitchen and Entrance Modifications Study	-	-	-	-	-	-	-
Kitchen and Entrance, Continued	-	-	20,000	-	-	-	20,000
Replacement Carpeting, Window Shades, Painting	-	-	-	20,000	-	-	20,000
Patron Technology/COVID Modifications)	12,500	-	-	-	-	-	-
Exercise Equipment	-	-	-	-	-	20,000	20,000
IT Upgrades	-	-	-	-	12,000	-	12,000
Replacements/Upgrade Photocopier/Printer	-	-	-	-	8,000	-	8,000
	12,500	-	20,000	20,000	20,000	20,000	80,000
Youth Commission							
Transportation Vehicle	-	-	123,294	-	-	-	123,294
	-	-	123,294	-	-	-	123,294
SB Cash Capital Total	311,500	467,646	519,387	514,014	336,431	305,000	2,142,478
Dispatch Overhaul (Free Cash)	-	195,129	-	-	-	-	195,129
Total SB Other Funding Sources	-	195,129	-	-	-	-	195,129
Replace Fire Engine Vehicle(s)	-	-	745,000	-	-	-	745,000
Dispatch Overhaul	435,135	-	-	-	-	-	-
Total SB Borrowed	435,135	-	745,000	-	-	-	745,000
Grand Total Select Board	\$ 746,635	\$ 662,775	\$ 1,264,387	\$ 514,014	\$ 336,431	\$ 305,000	\$ 2,887,478



Town of *Wellesley*
FY2023-2027 Facilities Capital Request

Building Description	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY23-27 Total
Town Cash Capital								
Townwide (Municipal)	80,000	55,000	30,000	90,000	36,000	36,000	✓	247,000
Police	25,000	65,000	30,000	170,000	24,000	-	✓	289,000
Fire Department Main (Headquarters)	70,000	12,000	25,000	330,000	-	-	✓	367,000
Fire Department Central (Station 1)	25,000	600,000	-	-	65,000	-	✓	665,000
Warren (Recreation and Health)	85,000	135,000	550,000	50,000	125,000	-	✓	860,000
Morses Pond	-	-	10,000	-	-	-	✓	10,000
Main Library	75,000	120,000	34,000	535,000	-	341,000	✓	1,030,000
Hills Library	-	15,000	-	-	-	75,000	✓	90,000
Fells Library	-	10,000	-	-	-	-	✓	10,000
Senior Center	-	34,000	40,000	-	-	-	✓	74,000
DPW Operations	-	-	50,000	35,000	-	100,000	✓	185,000
DPW Water & Sewer	-	-	-	45,000	-	160,000	✓	205,000
DPW Highway & Park	-	-	-	-	140,000	-	✓	140,000
DPW RDF (Sprinkler and Fabric shed)	-	170,000	-	-	325,000	-	✓	495,000
Subtotal Cash Capital - Municipal	360,000	1,216,000	769,000	1,255,000	715,000	712,000		4,667,000
School Cash Capital								
Districtwide (Schools)	177,000	242,000	139,000	227,000	146,000	218,000	✓	972,000
Preschool at Wellesley (PAWS)	10,000	20,000	-	-	-	-	✓	20,000
Bates Elementary	-	40,000	100,000	60,000	110,000	531,000	✓	841,000
Fiske Elementary	20,000	-	55,000	-	-	-	✓	55,000
Hardy Elementary	35,000	-	-	-	-	-	✓	-
Hunnewell Elementary	35,000	-	-	-	-	-	✓	-
Sprague Elementary	65,000	-	100,000	162,000	315,000	-	✓	577,000
Schofield Elementary	-	-	50,000	-	25,000	-	✓	75,000
Upham Elementary	35,000	-	40,000	50,000	50,000	50,000	✓	190,000
Middle School	345,000	145,000	-	150,000	497,000	-	✓	792,000
High School	125,000	10,000	900,000	-	12,000	550,000	✓	1,472,000
Subtotal Cash Capital - Districtwide	847,000	457,000	1,384,000	649,000	1,155,000	1,349,000		4,994,000
<i>Other Unidentified Cash Capital</i>	-	-	-	-	-	-		
Total Cash Capital Requests	1,207,000	1,673,000	2,153,000	1,904,000	1,870,000	2,061,000		9,661,000
Other Funding Sources								
MS Parking Lot Paving (Free Cash)	-	2,193,856	-	-	-	-	✓	2,193,856
High School ECM (Free Cash)	-	1,250,000	-	-	-	-	✓	1,250,000
Total other funding sources	-	3,443,856	-	-	-	-		3,443,856
Borrowed Inside								
Town Hall Interior Renovation	1,850,000	-	-	-	-	-	✓	-
Warren Heat Pumps Replacement	-	-	1,000,000	4,000,000	-	-	✓	5,000,000
Main Library HVAC System Renovation	-	-	-	-	-	1,000,000	3,000,000	1,000,000
MS Roof Replacement	-	-	-	-	500,000	4,000,000	✓	4,500,000
Sprague HVAC System Renovation	-	-	-	-	-	800,000	2,400,000	800,000
Sprague & Bates roofs	-	-	-	-	400,000	3,300,000	✓	3,700,000
AC Bates, Schof, fiske, MS	-	-	-	-	-	-	1,800,000	-
New PreSchool Building	-	-	-	-	-	2,500,000	22,500,000	2,500,000
Air-Condition Schools	-	-	-	-	-	-	1,476,000	1,476,000
DPW RDF Admin Building	-	-	-	700,000	4,000,000	-	✓	4,700,000
DPW RDF Baler Bldg	-	-	-	-	-	400,000	2,300,000	400,000
DPW Highway & Park Renovation	-	-	-	1,800,000	9,000,000	-	✓	10,800,000
Total Borrowed Inside	1,850,000	-	1,000,000	6,500,000	13,900,000	13,476,000	✓	34,876,000
Town Hall Interior Renovation	-	23,000,000	-	-	-	-	✓	23,000,000
Hunnewell School Project	55,800,000	-	-	-	-	-	✓	-
Hardy/Upham Renov.	72,300,000	-	-	-	-	-	✓	-
Total Borrowed Outside	128,100,000	23,000,000	-	-	-	-		23,000,000
Total FMD Capital Requests	131,157,000	24,673,000	3,153,000	8,404,000	15,770,000	15,537,000		70,980,856



Town of *Wellesley*

FY2023-2027 Non-SB Departments Capital Request

Capital Project	FY22	FY23	FY24	FY25	FY26	FY27	FY23-27 Total
Natural Resources Commission							
Park Sidewalk Paths/ Parking Lot Repairs	15,000	15,000	15,000	15,000	15,000	15,000	75,000
Tree Planting/Management Program	40,000	55,000	55,000	55,000	55,000	55,000	275,000
Natural Landscape Development	25,000	35,000	35,000	25,000	25,000	25,000	145,000
Hunn. Tennis/Sftball Existing Light Upgrades (Borrow)	-	-	-	-	-	-	-
Comprehensive Pond Improvements	-	-	100,000	100,000	-	-	200,000
Playground Improvement/ADA Access	-	-	50,000	50,000	-	-	100,000
Town Forest Improvements	10,000	-	-	-	10,000	-	10,000
Micro Forest	-	-	-	-	-	15,000	15,000
Invasive Species Removal	-	-	-	-	-	100,000	100,000
Subtotal Cash Capital	90,000	105,000	255,000	245,000	105,000	210,000	920,000
Hunn. Tennis/Sftball Existing Light Upgrades (CPC)	-	400,000	-	-	-	-	400,000
Active Space Utilization Plan (CPC)	-	58,000	-	-	-	-	58,000
Lawn Conversion Project (CPC)	-	20,000	-	-	-	-	20,000
Total NRC Capital	90,000	583,000	255,000	245,000	105,000	210,000	1,398,000
Morses Pond							
Morses Pond Shoreline and Pond Improvements	-	-	150,000	-	-	-	150,000
Stormwater Construction/Demo & Monitoring	-	-	-	10,000	-	-	10,000
Bylaw/Regulatory Review/Development	-	-	-	25,000	-	-	25,000
Selective Planting	-	-	-	35,000	35,000	-	70,000
Plant Monitoring	-	-	-	-	10,000	-	10,000
Morses Pond Beach Improvements	-	-	-	-	50,000	-	50,000
Subtotal Cash Capital	-	-	150,000	70,000	95,000	-	315,000
Harvester (CPC)	315,000	-	-	-	-	-	-
Total Morses Pond Capital	315,000	-	150,000	70,000	95,000	-	315,000
Library							
Time Card system	-	-	-	10,000	-	-	10,000
Computer/Peripheral Replacement	55,300	55,300	57,300	57,300	59,300	59,300	288,500
IT Infrastructure Replacement	12,000	12,000	12,000	12,000	12,000	12,000	60,000
Automated Material Handler	-	-	-	10,000	-	-	10,000
Security Cameras	12,000	12,000	-	12,000	-	12,000	36,000
WFL Van	-	55,000	-	-	-	-	55,000
New Technology & Devices	30,000	30,000	30,000	30,000	40,000	40,000	170,000
Website Construction/Redesign	-	-	15,000	-	40,000	-	55,000
Self Check System	13,580	45,000	30,000	30,000	30,000	30,000	165,000
Traffic Study	-	-	25,000	-	-	-	25,000
Parking Lot Improvements	-	-	-	25,000	-	-	25,000
Strategic Planning	-	10,000	-	-	-	10,000	20,000
Total Library Cash Capital	122,880	219,300	169,300	186,300	181,300	163,300	919,500
Town Clerk							
Electronic Poll Books for Voter Lists	16,000	8,000	-	-	-	-	8,000
Electronic Voting Devices for Town Meeting	-	15,000	-	-	-	-	15,000
New Voting Equipment	-	-	-	75,000	-	-	75,000
Total Town Clerk Cash Capital	16,000	23,000	-	75,000	-	-	98,000
Electronic Voting Devices (FC)	-	-	-	-	-	-	-
Town Clerk Total	16,000	23,000	-	75,000	-	-	98,000
Board of Assessors							
CAMA database software	-	93,000	-	-	-	-	93,000
Total Assessors	-	93,000	-	-	-	-	93,000
Planning Board							
Comprehensive Plan	-	-	-	-	-	200,000	200,000
Planning Board Total	-	-	-	-	-	200,000	200,000
Recreation							
MOPO Beachfront - CPC	175,000	-	-	1,500,000	3,000,000	-	4,500,000
Recreation Total	175,000	-	-	1,500,000	3,000,000	-	4,500,000
MOPO Beachfront borrowed							
					8,600,000		
Capital Project	FY22	FY23	FY24	FY25	FY26	FY27	FY23-27 Total
School Department (non-Facilities)							
Infrastructure	-	-	-	-	-	-	-
Furniture/Furnishings/Equipment	52,693	-	90,850	101,292	40,000	40,000	272,142
Technology	764,046	1,055,497	1,282,233	1,146,190	1,023,140	937,540	5,444,600
Total School Capital	816,739	1,055,497	1,373,083	1,247,482	1,063,140	977,540	5,716,742



Town of *Wellesley*
FY2023-2027 Public Works Capital Request

Capital Project	FY22	FY23	FY24	FY25	FY26	FY27	FY23-27 Total
Cash Capital							
Street Improvement	380,500	515,500	889,250	839,250	839,250	839,250	3,922,500
Sidewalk Restoration	115,000	300,000	300,000	300,000	300,000	300,000	1,500,000
Sidewalk Street Projects	40,000	40,000	200,000	200,000	200,000	200,000	840,000
Private Ways	20,000	32,000	40,000	40,000	40,000	40,000	192,000
Drainage System Rehabilitation	265,500	724,500	650,000	650,000	650,000	650,000	3,324,500
Clock Tower	-	25,000	100,000	-	-	-	125,000
Vehicle/Equipment Procurement	715,000	850,000	1,447,000	1,190,000	1,312,000	1,359,000	6,158,000
DPW Facilities	45,000	269,000	325,000	255,000	185,000	185,000	1,219,000
Street Rehabilitation-Weston Road	75,000	-	160,000	-	160,000	-	320,000
Athletic/Playground Improvements	40,000	345,000	1,065,000	450,000	840,000	500,000	3,200,000
Total Cash Capital	1,696,000	3,101,000	5,176,250	3,924,250	4,526,250	4,073,250	20,801,000
Other Funding Sources:							
DPW Street Resurfacing (Ch 90)	790,000	790,000	790,000	790,000	790,000	790,000	3,950,000
Total Other Funding Sources:	790,000	790,000	790,000	790,000	790,000	790,000	3,950,000
Borrowed Inside							
DPW Fuel Depot Rehabilitation	-	-	100,000	1,000,000	-	-	1,100,000
Street Rehabilitation-Walnut Street		2,450,000	-	-	-	-	2,450,000
Street Rehabilitation-Grove Street	3,000,000	-	2,500,000	2,500,000	-	3,000,000	8,000,000
Replacement/Renovation DPW Yard	-	-	-	-	1,000,000	-	1,000,000
Total Borrowed	3,000,000	2,450,000	2,600,000	3,500,000	1,000,000	3,000,000	12,550,000
Debt Capital Exclusion:							
Free Cash:							
Total Free Cash							
Grand Total DPW	5,486,000	6,341,000	8,566,250	8,214,250	6,316,250	7,863,250	37,301,000