

# 8000 - Recommended Capital Investments

Town of Belmont, MA

Appropriation Summary	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Approp.	FY2026 Recommended	Dollar Change	Percent Change
Capital - Streets	\$ 1,812,460	\$ 1,857,772	\$ 1,904,216	\$ 1,951,821	\$ 2,000,617	\$ 48,796	2.50 %
Capital - Sidewalks	\$ 231,801	\$ 237,730	\$ 243,673	\$ 499,765	\$ 512,259	\$ 12,494	2.50 %
Discretionary Capital	\$ 1,757,682	\$ 3,787,495	\$ 3,291,681	\$ 3,173,308	\$ 4,368,000	\$ 1,194,692	37.65 %
<b>Total Capital Investments</b>	<b>\$ 3,801,943</b>	<b>\$ 5,882,997</b>	<b>\$ 5,439,570</b>	<b>\$ 5,624,894</b>	<b>\$ 6,880,876</b>	<b>\$ 1,255,982</b>	<b>22.33 %</b>



## Program Overview

The Belmont Capital plan consists of Non-Discretionary, Discretionary and Enterprise capital projects.

- Non-Discretionary projects are for the Pavement Management Program and Sidewalk Maintenance, both of which were funded by voters via operating overrides in prior years. Funding grows by 2.5% each year, in parallel with Proposition 2½ growth.
- Discretionary capital funds were set-aside through an earlier override, and also grow by 2.5% each year.

- A subset of discretionary projects have previously been funded by within levy debt issuances. As those obligations are paid down, the funding is transferred back to the Capital budget.
- Both Water and Sewer Enterprise also have capital investments in their respective systems, which are funded from user charges.
- The Comprehensive Capital Budget Committee (CCBC) reviews annual requests from Town departments for capital projects.

## FY2024-25 Achievements

- Funded \$1.6M for the first of three phased projects for the Chenery Upper Elementary School – boiler replacement.
- Set aside funds in the Capital Stabilization Fund to help offset the anticipated costs of future Chenery projects.
- Kicked off a building assessment project which will help to inform future capital project prioritization.

- Completed a Townwide tree inventory including tree health assessment and a tree management plan.
- A Townwide sidewalk assessment is nearly complete, which will update the sidewalk replacement list.
- Completed a Townwide pavement assessment, which will allow the Town to revisit its pavement management priorities.

## FY2026 Goals

- Continue to build out the long-term capital plan.
- Identify additional sources of funding to support capital investments.

- Start conversations in the community around prioritizing the backlog of building investments identified by the building assessment, once it is complete.

## Staffing and Structure

Staff from Town Administration and Facilities support the work of the Comprehensive Capital Budget Committee (CCBC). Departments work with the CCBC as needed to submit capital requests, respond to questions, and implement the projects.

### Budget Recommendations

The FY2026 budget request for Capital Investments is \$6,880,876, which is an increase of \$1,255,982 or 22.3% from the FY2025 budget. Both fiscal years dedicated sizeable amounts of one-time funding to capital projects, which is a best practice.

In FY2025, \$1.5M in Free Cash was dedicated to the Chenery boiler replacement project, and \$246,196 in prior capital projects was identified for reallocation. Both amounts are one-time funding sources.

In FY2026, funding growth is attributable to three main areas-

- The annual increase of 2.5% for the Non-Discretionary and Discretionary capital items;
- The continued transfer of reductions in Within Levy debt service payments as prior capital projects are paid off, which amounts to \$191,650 in FY2026; and
- Dedication of \$978,800 in Free Cash and transfer of \$1,002,136 from the Capital Stabilization Fund to offset large capital needs at the Chenery.

# 8000 - Capital Project Recommendations

Town of Belmont, MA

## Capital Budget Summary

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Discretionary Capital	\$ 1,757,682	\$ 3,787,495	\$ 3,291,681	\$ 3,173,308	\$ 4,368,000	\$ 1,194,692	37.65 %
<b>Total 8000 Capital</b>	<b>\$ 3,801,943</b>	<b>\$ 5,882,997</b>	<b>\$ 5,439,570</b>	<b>\$ 5,624,894</b>	<b>\$ 6,880,876</b>	<b>\$ 1,255,982</b>	<b>22.33 %</b>

  

<b>Capital Project Summary</b>	FY2022 Actual	FY2023 Actual	FY2024 Actual	FY2025 Approp.	<b>FY2026 Recommended</b>	Dollar Change	Percent Change
Capital - Streets	\$ 1,812,460	\$ 1,857,772	\$ 1,904,216	\$ 1,951,821	\$ 2,000,617	\$ 48,796	2.50 %
Capital - Sidewalks	\$ 231,801	\$ 237,730	\$ 243,673	\$ 499,765	\$ 512,259	\$ 12,494	2.50 %
<i>Non-Discretionary Capital</i>	<i>\$ 2,044,261</i>	<i>\$ 2,095,502</i>	<i>\$ 2,147,889</i>	<i>\$ 2,451,586</i>	<i>\$ 2,512,876</i>	<i>\$ 61,290</i>	<i>2.50 %</i>
Discretionary Capital - Tax Levy	\$ 1,497,682	\$ 1,549,953	\$ 2,138,702	\$ 1,170,012	\$ 1,940,964	\$ 770,952	65.89 %
Discretionary Capital - Debt Service			\$ 23,950	\$ 257,100	\$ 191,650	\$ (65,450)	(25.46)%
Discretionary Capital - Free Cash		\$ 649,699		\$ 1,500,000	\$ 978,800	\$ (521,200)	(34.75)%
Discretionary Capital - Turnbacks	\$ 260,000	\$ 545,121	\$ 179,029	\$ 246,196	\$ 193,869	\$ (52,327)	(21)%
Discretionary Capital - Capital Stabilization	\$ —	\$ —	\$ —	\$ —	\$ 1,002,136	\$ 1,002,136	— %
Discretionary Capital - Other Sources		\$ 1,042,722	\$ 950,000	\$ —	\$ 60,581	\$ 60,581	— %
<i>Discretionary Capital</i>	<i>\$ 1,757,682</i>	<i>\$ 3,787,495</i>	<i>\$ 3,291,681</i>	<i>\$ 3,173,308</i>	<i>\$ 4,368,000</i>	<i>\$ 1,194,692</i>	<i>37.65 %</i>
<b>Total 8000 Capital</b>	<b>\$ 3,801,943</b>	<b>\$ 5,882,997</b>	<b>\$ 5,439,570</b>	<b>\$ 5,624,894</b>	<b>\$ 6,880,876</b>	<b>\$ 1,255,982</b>	<b>22.33 %</b>

\*In FY2025, the Comprehensive Capital Budget Committee voted to transfer \$466,511 of discretionary capital funding to the Capital Stabilization Fund in anticipation of large requests for the Chenery in FY2026 and FY2027.

# 8000 - Capital Project Recommendations

Town of Belmont, MA

The Comprehensive Capital Budget Committee (CCBC) has voted to recommend the following projects for consideration at Town Meeting.

	Department	Project Description	Recommended	Override	Tax Levy	Free Cash	Cap. Stab.	Ent. Debt	Enterprise
1	Engineering	Pavement Management Program	\$ 2,000,617	\$ 2,000,617					
2	Public Works	Sidewalk Maintenance	\$ 512,266	\$ 512,266					
3	Public Works	Street Tree Planting	\$ 35,000		\$ 35,000				
4	Public Works	DPW Highway Equipment	\$ 100,000		\$ 100,000				
5	Water Dept.	Water Main Replacement	\$ 1,166,400					\$ 1,000,000	\$ 166,400
6	Water Dept.	Water Enterprise Equipment	\$ 307,855						\$ 307,855
7	Sewer Dept.	Sewer and Drain Rehabilitation	\$ 900,000						\$ 900,000
8	Sewer Dept.	Stormwater Repairs	\$ 275,000						\$ 275,000
9	Sewer Dept.	Sewer Enterprise Equipment	\$ 247,320						\$ 247,320
10	Facilities	Chenery HVAC Replacement	\$ 3,700,000		\$ 1,719,064	\$ 978,800	\$ 1,002,136		
11	Fire Dept.	Ambulance Replacement	\$ 118,000		\$ 118,000				
12	Fire Dept.	Breathing Apparatus Fill Station	\$ 90,000		\$ 90,000				
13	IT Dept.	Fiber/Cabling and AV Upgrades	\$ 100,000		\$ 100,000				
14	IT Dept.	IT Infrastructure Upgrade Plan	\$ 150,000		\$ 150,000				
15	COA	COA Transportation Accessible Van	\$ 75,000		\$ 75,000				
<b>Total Project Costs</b>			<b>\$ 9,777,458</b>	<b>\$ 2,512,883</b>	<b>\$2,387,064</b>	<b>\$ 978,800</b>	<b>\$1,002,136</b>	<b>\$ 1,000,000</b>	<b>\$1,896,575</b>

## Capital Projects Funded via Dedicated Override Funds

1. **Pavement Management Program - \$2,000,617 (Tax Levy, Dedicated Override funding):** Reflects annual pavement management program funded from dedicated override funding, adjusted by 2.5% per year. In addition to the dedicated local funding, state Chapter 90 funding is applied to this purpose. In FY2026, \$546,536 is projected to be available from Chapter 90 funding. There is a proposal to expand overall Chapter 90 funding via revenue from the Fair Share amendment; that is pending in the state legislature.
2. **Sidewalk Maintenance - \$512,266 (Tax Levy, Dedicated Override funding):** Sidewalk repair is one of the most common requests from residents and businesses. The Department of Public Works has received countless requests for repair, and has diligently been working through them. A sidewalk assessment is nearly complete, which will inform project prioritization going forward. This program was originally funded via an override and grows by 2.5% per year.

## General Fund Capital Projects

### **Public Works**

3. **Street Tree Planting - \$35,000 (Tax Levy):** Trees are an under-recognized element of Belmont's overall infrastructure. The Town commissioned a Street Tree assessment which was published in April 2023 ([view here](#)) and will inform where the DPW will focus its tree maintenance efforts, as well as investments in new plantings to replace removed trees and areas where there are gaps in the tree canopy. More funding will be allocated based on available funds.

4. **DPW Highway Equipment - \$100,000 (Tax Levy):** While the DPW Highway Division operates year-round in many capacities, one of its most recognizable roles is snow removal, and staff work to ensure sufficient equipment and supplies are available when needed. The equipment replacement plan for FY2025 would convert an existing piece of equipment for use during snow operations.

## Enterprise Fund Capital Projects

### **Water Department**

5. **Water Main Replacement - \$1,166,400 (Water User Fees/MWRA Loan):** Ongoing water main replacement program which typically addresses 5,000 linear feet of pipe each year. The division has been able to take advantage of zero-interest loans from the MWRA to support its efforts. In addition, a 30-year program to replace unlined mains is nearing completion, and staff have begun planning for the next phase of work.
6. **Water Enterprise Equipment - \$307,855 (Water User Fees, Retained Earnings):** As part of an ongoing equipment replacement schedule, the water division is requesting a large Dump Truck (40,000 GVW), and will also replace a administrative vehicle with an electric utility vehicle.

### **Sewer Department**

7. **Sewer and Drain Rehabilitation - \$900,000 (Sewer User Fees, Retained Earnings):** Reflects annual sewer infrastructure evaluation, maintenance, and rehabilitation program, typically conducted in conjunction with the work done for the pavement management program and EPA/DEP mandated work.

8. **Stormwater Repairs - \$275,000 (Sewer User Fees):**  
Federal and state regulations around stormwater continue to grow, requiring ever increasing local interventions, necessitating a dedicated capital request to highlight the investments being made. These funds will be used for interventions specific to stormwater such as culverts and catch basins done in conjunction with the annual pavement management program.
9. **Sewer Enterprise Equipment - \$247,320 (Sewer User Fees):** The next vehicles on the Sewer Division's equipment replacement schedule is a large Dump Truck (40,000 GVW). The dump truck is a workhorse for the division, used extensively in day-to-day operations and also during snow season.

### General Fund Capital Projects, cont.

#### Facilities Department

10. **Chenery HVAC Replacement - \$3,700,000 (Tax Levy):**  
The Chenery's 20 rooftop units (11 heating only, and 9 heating and cooling) are failing and need to be updated in advance of a full roof replacement in FY2027. The new air-source heat pumps are eligible for rebates and a Green Communities grant, which are pending. Staff have also applied for an MSBA grant for the roof replacement. The work will be scheduled for Summer 2026.

#### Fire Department

11. **Ambulance Replacement - \$118,000 (Tax Levy):** An ambulance will be ordered once full funding has been authorized; this is the fourth year in the next 5-year replacement cycle. In July 2023, a new ambulance was delivered and the former frontline vehicle was placed in reserve status. Each ambulance has a 10-year total service period within the department. These vehicles are under extreme use, including transporting patients to hospitals in Boston daily. As an ambulance approaches the 5-year mark, it typically requires more intensive repairs and maintenance. This has an obvious financial impact, but also places the ambulance out of service for ever-increasing periods of time.
12. **Breathing Apparatus Fill Station - \$90,000 (Tax Levy):**  
This project will replace a breathing apparatus fill station that was purchased used and is no longer supported for some of its replacement parts. Its capacity is not capable of fully supporting the breathing apparatus currently used by the Belmont Fire Department. It is likely to fail and become non-repairable.

### Information Technology Department

13. **Fiber/Cabling and AV Upgrades - \$100,000 (Tax Levy):**  
The Town of Belmont shares a network between municipal and school operations. As such, there are connections across Town. If any of those connections are broken, the entire network goes down. A redundant network had been built in the past, but recent construction damaged the connections in several areas, reverting the network back to a single point of failure design. In addition, the new Chief Innovation Officer has identified several areas in need of updating and enhancement. This project has been phased over several years and is supported by a \$250,000 competitive state grant.
14. **IT Infrastructure Upgrade Plan - \$150,000 (Tax Levy):**  
This project aims to upgrade and maintain all Town and Public Safety servers, storage, battery backups, data closets, network equipment, phone systems, and other core infrastructure. The result will be greater opportunities for hybrid cloud integration, increased efficiency, capacity, performance security, and continuity.

### Council on Aging

15. **COA Transportation Accessible Van - \$75,000 (Tax Levy):** The Council on Aging's current accessible 2016 Dodge Grand Caravan has started to fail and needs to be replaced after many years of daily, short-range, urban driving. Staff have applied for a grant, and the results should be known before Town Meeting. If received, the capital request would be reduced to cover the required local match.

**Community Preservation Committee Projects**

The Community Preservation Committee (CPC) will likely recommend seven (7) projects to Town Meeting for FY2026 funding. Each of these projects was evaluated by the CPC in light of the articulated criteria for eligibility and appropriateness under the Community Preservation Act (CPA).

The projects have been presented at a CPC public hearing held on November 13, 2024 and at its regularly scheduled meetings on January 8, 2025 and January 9, 2025. The projects will also be presented at Select Board meetings in April 2025; and at Warrant Committee meetings in April 2025.

More information about these projects and the Belmont CPC can be found on the Town website:

[www.belmont-ma.gov/CPC](http://www.belmont-ma.gov/CPC).

<u>Project Sponsor</u>	<u>Project Description</u>	<u>Recommendation</u>			<u>Funding Category</u>
		<u>Base Project</u>	<u>Bid Reserve*</u>	<u>Total</u>	
Recreation Department	Chenery Park Renovation - Phase 2	\$ 2,000,000	\$ —	\$ 2,000,000	Recreation
Belmont Conservation Commission	Clay Pit Pond Walking Path - Full Design with Construction Documents and Drawings	\$ 100,000	\$ —	\$ 100,000	Recreation
Town of Belmont	West of Harris Softball Field	\$ 429,433	\$ —	\$ 429,433	Recreation
Belmont Housing Authority	Predevelopment Planning for Redevelopment of Belmont Village	\$ 650,000	\$ —	\$ 650,000	Community Housing
Department of Public Works	Complete Restoration of "Burial Hill" Original Cemetery - Design	\$ 60,000	\$ —	\$ 60,000	Historic Preservation
Facilities Department	Homer Building Restoration (Town Hall Annex)	\$ 550,396	\$ —	\$ 550,396	Historic Preservation
Facilities Department	Restore Failed Retaining Wall, Town Hall	\$ 750,000	\$ —	\$ 750,000	Historic Preservation

*\*The Bid Reserve is a new element that was introduced in FY2025. Many recent projects have suffered from public bids coming in higher than expected and therefore delaying projects for a year or more. The bid reserve is an attempt to prevent this from happening while at the same time ensuring that leftover bid reserve funding will be returned to the CPA Fund balance if it isn't used. The Committee is still reviewing the use of bid reserve in FY2026 at this time.*

## Community Preservation Act Projects

- 1. Chenery Park Renovation - Phase 2 - \$2,000,000:** The Chenery Park revitalization project aims to renovate the outdated and deteriorating park to better serve both the school and the wider Belmont community. The project, approved for design and engineering and a first round of construction funding in Spring 2024, has strong community support, with extensive engagement efforts and planned collaboration with various stakeholders. The current target to begin construction is Fall 2025, with completion forecast for Summer 2026.
- 2. Clay Pit Pond Walking Path - Full Design with Construction Documents and Drawings - \$100,000:** This project continues a 2014 CPA-funded Master Plan for an Intergenerational Walking Path at Clay Pit Pond. In 2017, CPA financed 2,500 feet of the path, but completion was delayed due to High School construction. This request funds design for the remaining 1,700 feet, improving access from Hittinger Street, around the pond's north side, to Concord Avenue. Once complete, the path will fully encircle the pond, eliminating the need to navigate school driveways.
- 3. West of Harris Softball Field - \$429,433:** The project aims to revitalize the softball field at 221 Concord Avenue, adjacent to Harris Field, by reconditioning the grass surface, installing an irrigation system, improving fencing, and re-installing the discus throwing area. It aligns with broader campus improvements, ensuring better field quality, increased playing time, and enhanced safety. The project is a collaborative effort involving the School Committee, School Department, and Town Administration.
- 4. Predevelopment Planning for Redevelopment of Belmont Village - \$650,000:** This project will redevelop Belmont Village by replacing the existing outdated affordable housing with new, modern, and sustainable buildings. The \$650,000 in CPA funding will support predevelopment work, including feasibility studies, site planning, and design needed for zoning and site plan approvals. The new all-electric buildings will meet Passive House standards to ensure long-term affordability and environmental sustainability.
- 5. Complete Restoration of "Burial Hill" Original Cemetery - Design - \$60,000:** This project supports the design phase for the future restoration of Historic Burial Hill, with the goal of preserving its historical significance and ensuring long-term structural integrity. While this funding is solely for design work, the plan will address key needs such as gravestone repair, pathway restoration, improved accessibility, and erosion control. The resulting design will guide future restoration efforts to protect and maintain this important historic site for generations to come.
- 6. Homer Building Restoration (Town Hall Annex) - \$550,396:** This project focuses on the restoration of the historic Homer Building, addressing masonry repairs, wooden trim and brackets, and necessary work on gutters. The work will prevent further deterioration, control water infiltration, and extend the building's useful life. The \$550,396 in funding follows a prior CPA-funded study by Spencer Preservation Group, which assessed the building's needs and guided this restoration effort.

**7. Restore Failed Retaining Wall, Town Hall - \$750,000:**

This project aims to restore the failed retaining wall that supports the driveway on the west side of Belmont Town Hall. A section of the wall has collapsed, and temporary shoring was installed to prevent further deterioration. The funding will support structural repairs designed by Bayside Engineering, addressing driveway support and water runoff management, resetting granite structures, and bringing railings up to code.