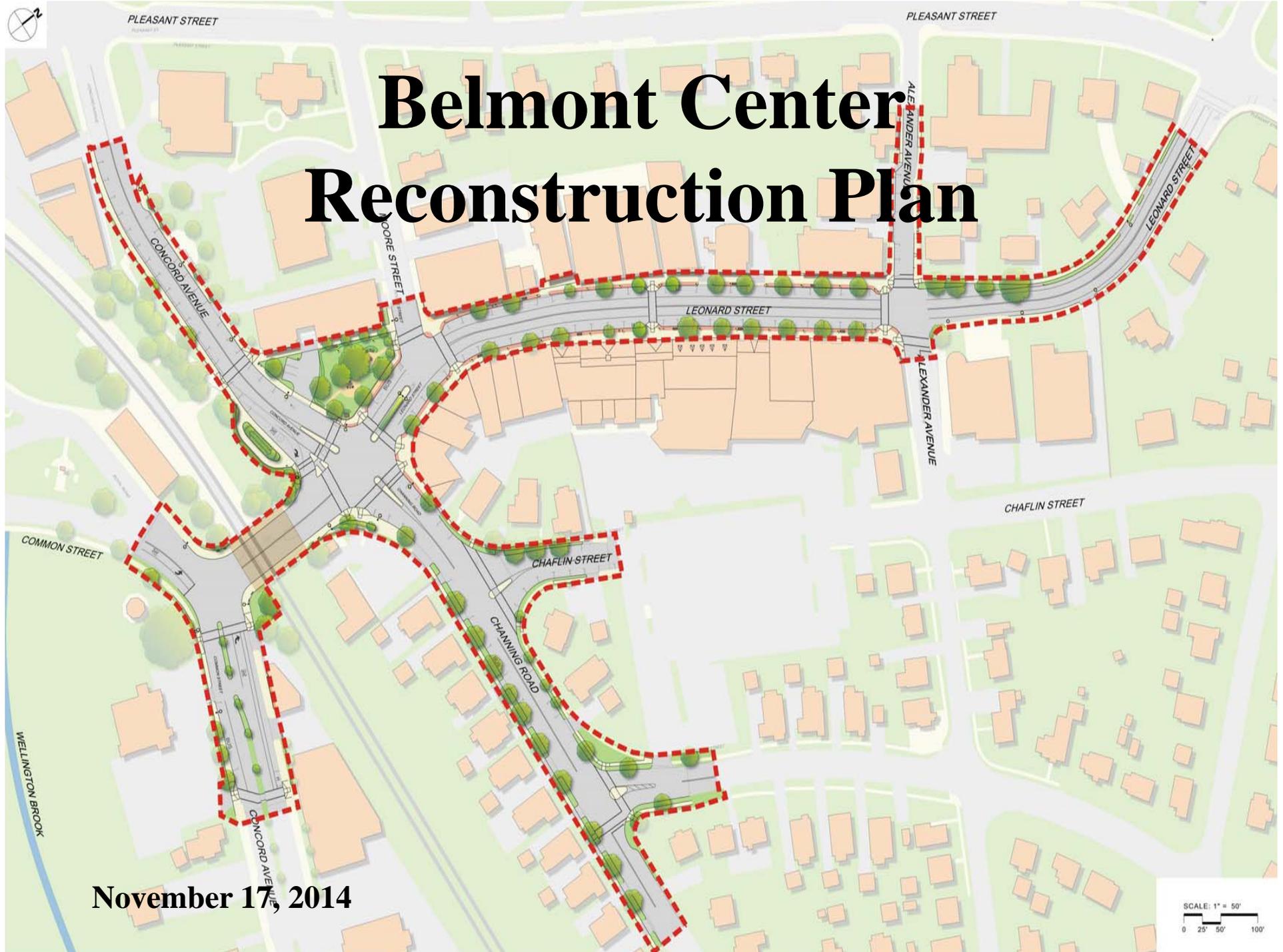


# Belmont Center Reconstruction Plan



November 17, 2014

SCALE: 1" = 50'  
0 25' 50' 100'



# Belmont Center Reconstruction Project

## Why Now?

- Proactive approach to improve streets, sidewalks, lighting, and access in Belmont business center
- Plan developed to address years of disrepair of Belmont Center roads and sidewalks
- Utility upgrades completed – Water and Gas – April 2013 to April 2014
- Cushing Square and Waverley Square streets and sidewalks will be reconstructed under the Trapelo Road Project
- Implementation of Belmont Center Reconstruction Plan is the final step

# Belmont Center Reconstruction Project

## Process

- The Traffic Advisory Committee hosted four Belmont Center informational sessions from October 2010 to January 2011 with Planning Board input
- Final Traffic Advisory Committee concept plan approval April 2011
- The Board of Selectmen approved the concept plan June 2011
- Annual Town Meeting presentation – Spring 2014
- Informational meeting for Town Members and Public – September 8, 2014
- Ongoing individual discussions (Meet Belmont, E-mail, Private Meetings, etc.)
- BOS/Warrant Committee/Capital Budget Committee presentation - October 29, 2014
- League of Women Voters/Warrant Committee Briefing- November 6, 2014
- Special Town Meeting – November 17, 2014

HOR. SCALE IN FEET  
0 50 125 250

MAY, 31 2011

## Project Components

- New pavement surfaces
- New sidewalks and ornamental lighting
- Curb extensions at each crosswalk
- A new crosswalk system at Channing Road, Concord Avenue and Leonard Street intersection
- Traffic Improvements
  - Single travel lane down Leonard Street (from Moore St. to Concord Ave.)
  - Eliminates 2-3 travel lanes developing at Moore Street
  - Improves turning movements to/from Channing Road and Concord Avenue

HOR. SCALE IN FEET  
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MAY, 31 2011

## Project Benefits

- Promote business vitality to maintain overall property value of the community
- Fiscally responsible funding plan using reserves
- Increased green space in front of Belmont Savings Bank
- Additional parking along Concord Avenue (10 net new on-street spaces created in the center)
- Improvements at the Channing Road intersections of Cross Street and Claflin Street
- Allows implementation of Parking Management Plan
- Dedicated bicycle lanes on Leonard Street

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HOR. SCALE IN FEET

MAY, 31 2011

# Overview



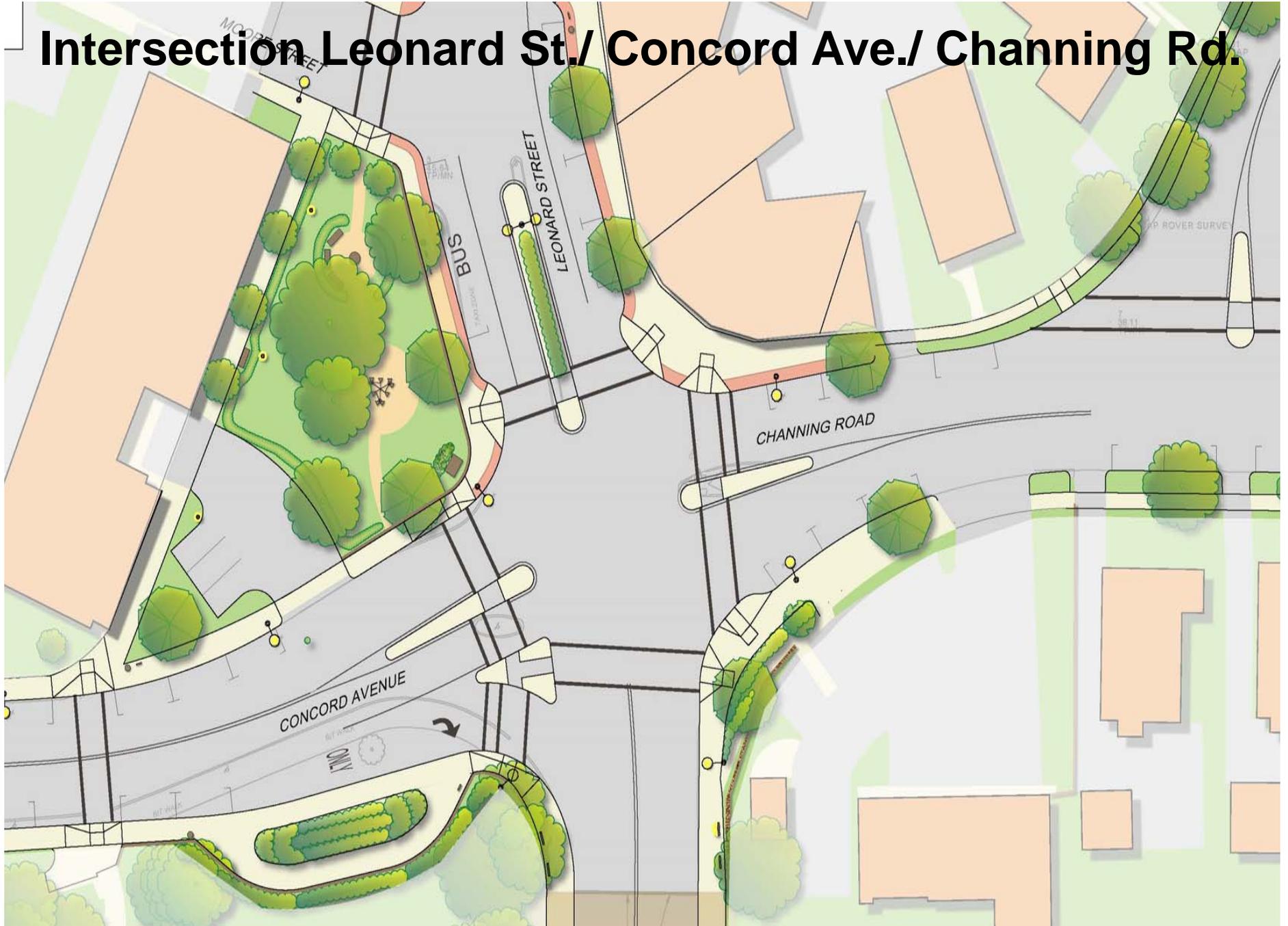
# Leonard Street at Alexander Avenue



# Leonard Street



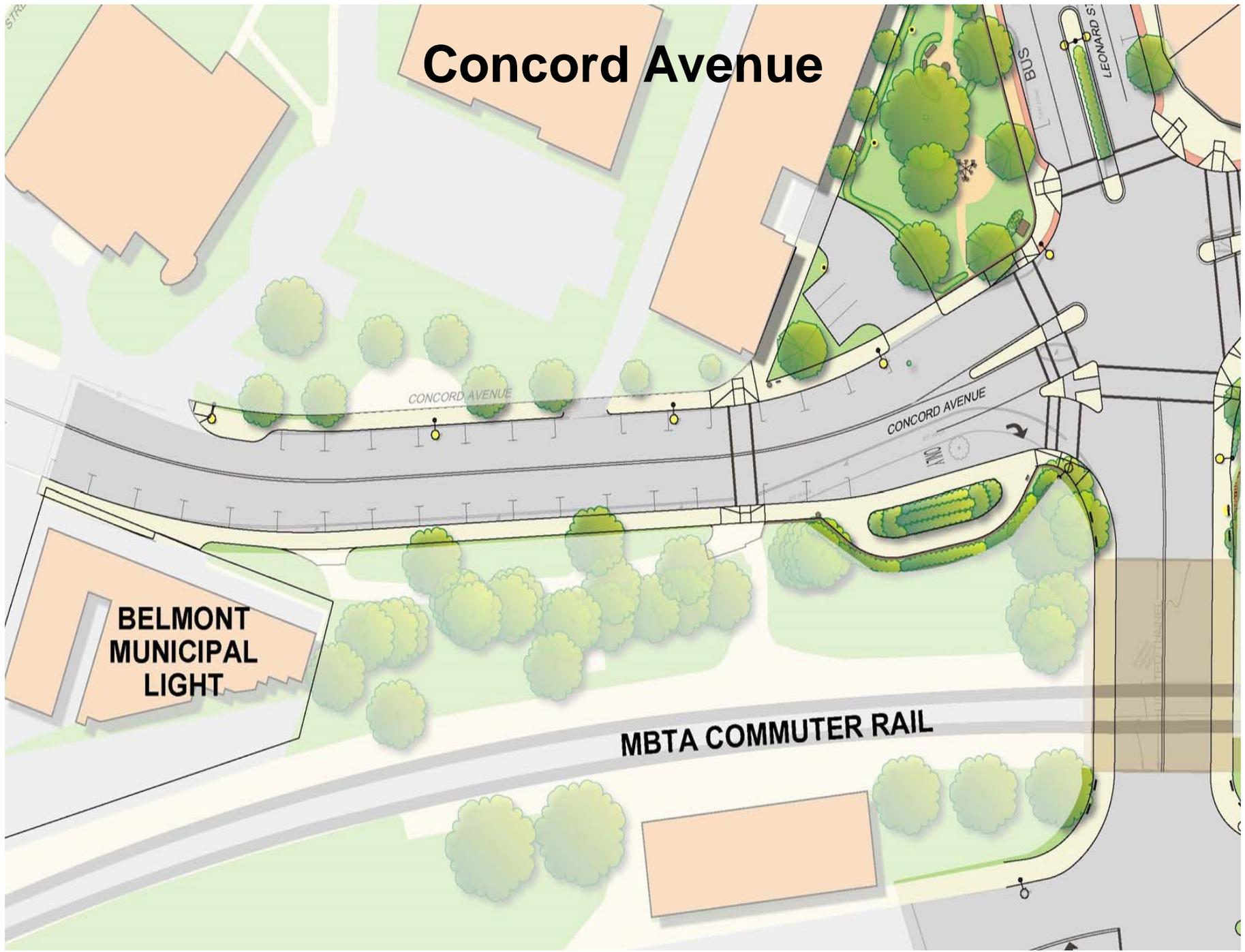
# Intersection Leonard St./ Concord Ave./ Channing Rd.



# Concord Avenue

**BELMONT  
MUNICIPAL  
LIGHT**

**MBTA COMMUTER RAIL**



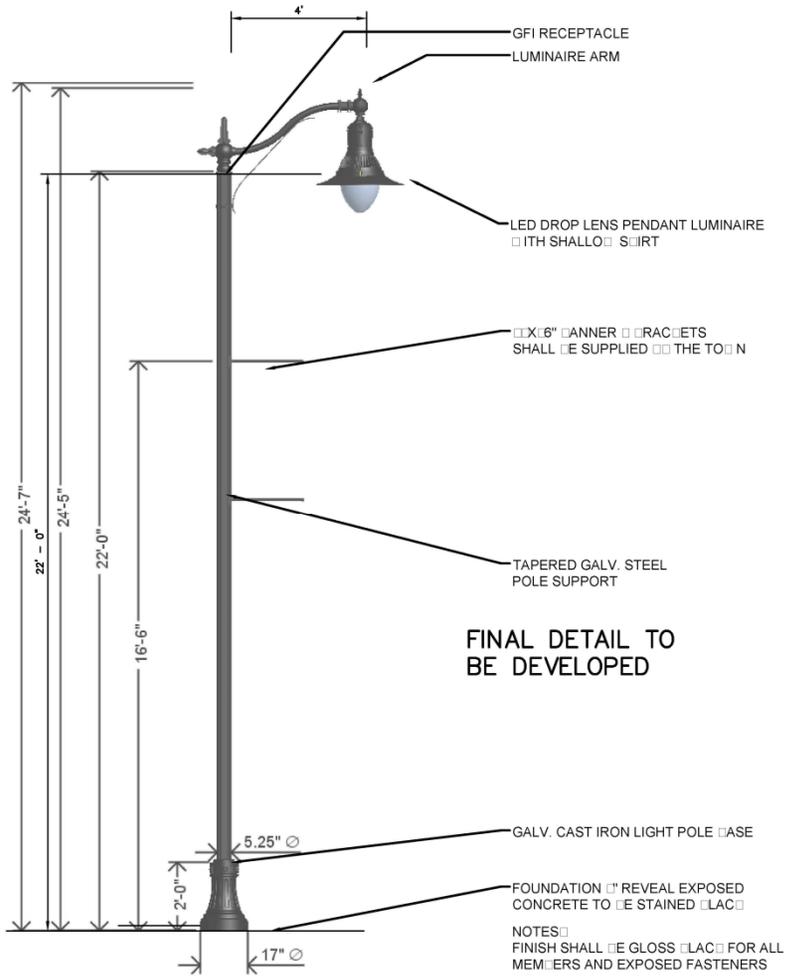
# Channing Road Intersections – Claflin Street and Cross Street



# Common Street at Concord Avenue

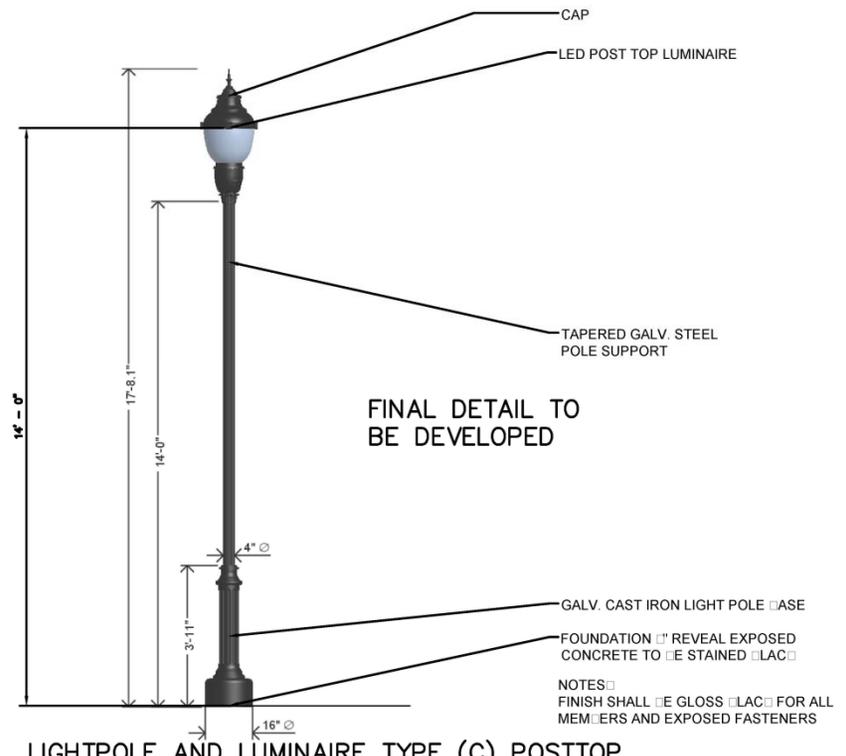


# Lightpole and Luminaire Details



**LIGHTPOLE AND LUMINAIRE TYPE (A) SINGLE**

SCALE: NONE



**LIGHTPOLE AND LUMINAIRE TYPE (C) POSTTOP**

SCALE: NONE

# Construction Planning

## Expected Construction Timeline (Full Project)

- **Complete Design** – December 31, 2014
- **Advertise for Construction** – January 16, 2015
- **Bid Opening** – February 20, 2015
- **Award Bid** – March 23, 2015
- **Begin Construction** – April 13, 2015
- **End Construction** – October 30, 2015



**Belmont Center Reconstruction Project  
Cost Estimate**

Description	Cost
<i>EARTH WORKS AND DEMOLITION SUBTOTAL</i>	<b>\$273,430</b>
<i>DRAINAGE SUBTOTAL</i>	<b>\$133,435</b>
<i>WATER SYSTEMS SUBTOTAL</i>	<b>\$28,835</b>
<i>ROADWAY SUBTOTAL</i>	<b>\$681,565</b>
<i>CURBING AND EDGING SUBTOTAL</i>	<b>\$157,703</b>
<i>WALLS SUBTOTAL</i>	<b>\$53,400</b>
<i>SIDEWALKS AND DRIVEWAYS</i>	<b>\$312,400</b>
<i>STREETSCAPE SUBTOTAL</i>	<b>\$38,340</b>
<i>INCIDENTAL WORK</i>	<b>\$27,300</b>
<i>LANDSCAPE SUBTOTAL</i>	<b>\$131,743</b>
<i>ELECTRICAL SUBTOTAL</i>	<b>\$402,450</b>
<i>TRAFFIC SIGNING SUBTOTAL</i>	<b>\$2,125</b>
<i>TRAFFIC CONTROL SUBTOTAL</i>	<b>\$26,915</b>
<i>PAVEMENT MARKING SUBTOTAL</i>	<b>\$10,573</b>
<i>MISC. TRAFFIC SUBTOTAL</i>	<b>\$7,850</b>
<i>STRUCTURES SUBTOTAL</i>	<b>\$4,000</b>

**Belmont Center Reconstruction Project  
Cost Estimate**

<b><i>SUBTOTAL</i></b>	<b>\$2,292,064</b>
<b><i>10% CONSTRUCTION CONTINGENCY</i></b>	<b>\$229,206</b>
<b><i>POLICE DETAILS</i></b>	<b>\$78,730</b>
<b>Sub-Total:</b>	<b>\$2,600,000</b>
BID CONTINGENCY (IF NEEDED)	\$150,000
<b>TOTAL</b>	<b>\$2,750,000</b>

# Funding

## Funding Recommendation

Estimated Project Cost - \$2.750M (includes \$150K for bid contingency)

- MassWorks Grant application filed in August 2014
  - Grant Application Not Approved
- One-time capital funds
  - Possible sale proceeds from Cushing Square parking lot (Pending)
  - Sale Proceeds from Woodfall Road parcel (Pending)
- Additional \$269,000 Chapter 90 funds-Not Allocated
- Partial financing through reserves (free cash) - (\$1.3M)
- Partial financing through debt issuance - (\$1.45M)

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HOR. SCALE IN FEET

MAY, 31 2011

**Town of Belmont  
FREE CASH**

<b>YEAR</b>	<b>GENERAL FUND FREE CASH</b>
<b>Certified As of 7/1</b>	
2009 (FY10) \$	2,741,366
2010 (FY11) \$	4,019,916
2011 (FY12) \$	4,904,820
2012 (FY13) \$	5,825,793
2013 (FY14) \$	6,169,590
2014 (FY15) \$	7,465,047

**FY Usage of Free Cash**

FY2010	1,000,000
FY2011	2,361,945
FY2012	2,561,335
FY2013	2,481,103
FY2014	2,121,837
FY2015*	

\* Estimated uses of Free Cash- \$1,300,000 Belmont Center Project (BCP), \$168,875 for estimated FY16 Principal and Interest payment for \$1.450M bond issue BCP, OPEB Policy \$250,000 (est.), and FY16 Budget Appropriation -To be Determined (\$1.9 Million Used for FY15 Budget)

Conceptual View  
Looking north from the railroad bridge

