



Town of North Kingstown, Rhode Island

Department of Public Works
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AGENDA ASSET MANAGEMENT COMMISSION

November 29, 2018
5:30 PM

David R Burnham Public Works Facility
2050 Davisville Road

- I. Call to Order
- II. Approval of November 15, 2018 Meeting Minutes
- III. Department Project Proposals
 - A. Library
 - B. Recreation
- IV. Public Comment
- V. Correspondence
- VI. Adjournment

THE TOWN OF NORTH KINGSTOWN WILL PROVIDE INTERPRETERS FOR THE HEARING IMPAIRED AT ANY MEETING PROVIDED A REQUEST IS RECEIVED THREE (3) DAYS PRIOR TO SAID MEETING BY CALLING 294-3331, EXT. 122.

Notice Posted on November 20, 2018

MINUTES

NORTH KINGSTOWN ASSET MANAGEMENT COMMISSION

NOVEMBER 15, 2018

Present: Ed Cooney, Chair; David Caldwell, Jim McGwin, Agu Suvvari, Jack Pyne, Dianne Izzo

Absent: Phil Bergeron, Mary Brimer, James Grundy, Theodore Walls

Also in attendance: Michael Forlingieri, MIS/GIS Manager, Department of Information Systems and Susan Licardi, Director of Water Supply

- I. Call to Order
- II. Approval of November 1, 2018 Meeting Minutes
- III. Department Head Project Presentations

A. IT Department – single request

2019-2020 Technology Systems and Hardware Lifecycle Program

- Recommendation that municipal information technology systems, hardware and infrastructure be placed on lifecycle programs
- Spreadsheet presents current cost of wireless services around town amounting to \$2,000/month or \$24,000/year, and even with that cost, services are not optimal
- By designing and implementing a wireless fiber system, the town could improve speed and reliability, including the ability to process credit card payments at Allen Harbor
- Total estimated cost is \$135,000; five-year cost of current system to be replaced is \$120,000 (at current rates) so this proposal presents both technological and economic benefit to the town
- Funding source: town general fund

B. Water Department – all requests continued from previous years; none new; all funded by enterprise funds

In priority order:

2019-2020 Replacement of Well #10

Town's largest well needs replacement; currently in engineering phase

2019-2020 Clean Water Infrastructure Replacement Plan

First RFP did not result in responses; will re-do in spring

2019-2021 Disinfection of High Service Area

RFQ for design in progress

2019-2025 Water Main Condition Assessment

Much of the town's pipe is beyond its useful life expectancy but age is not the only factor in predicting which pipe will break; due to age of system, need a "buried asset replacement schedule"

2019-2025 Water Supply Redundancy/Source Augmentation

Town's water source is a stressed aquifer; no new wells are going to be permitted

IV. Public Comment: none

V. Correspondence:

- email from D. Izzo regarding outcome of parcels approved for sale in recent referendum; response: negotiations for sale are underway but not complete
- email from Kim Jones regarding scheduling of next meetings, as Fire Dept is not available on Nov. 29 – will attempt to schedule Library and updated Recreation request on that date and on Dec. 6 will schedule Fire Dept and School Dept presentations

VI. Adjournment: Motion to adjourn was unanimously approved at 6:35 p.m.

Respectfully submitted,

Dianne L. Izzo

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Indoor Recreation Facility				
Description: Funds for this project will be used to construct an indoor recreation facility to serve as the Town's main indoor activity center. Uses could include courts for basketball, volleyball, indoor soccer, inline hockey, track, pickleball etc. Possibility of pool, a teen center, pre-school area, a room for gymnastics, dance, wrestling, and other activities requiring mats. Cost will fluctuate depending on location and size. Land acquisition may be needed. A \$150.00 per square foot estimate is reflected below for a 25,000 sq. ft. building would be constructed at a site to be determined. Recreation currently spends approx \$8,000 annually on outsourcing rental facilities to hold programs.							
AMC comments:							
Begin Date	7/1/2021		End Date	6/30/2022		Priority #	1
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design	\$0.00	\$0.00	\$257,500.00	\$0.00	\$0.00	\$0.00	\$257,500.00
Land Acquisition	\$0.00	\$0.00	\$618,000.00	\$0.00	\$0.00	\$0.00	\$618,000.00
Construction	\$0.00	\$0.00	\$3,700,000.00	\$0.00	\$0.00	\$0.00	\$3,700,000.00
Equipment/Furnishings	\$0.00	\$0.00	\$103,000.00	\$0.00	\$0.00	\$0.00	\$103,000.00
Total Project Expenses:	\$ 0.00	\$ 0.00	\$4,678,500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$4,678,500.00
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Enterprise Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Authorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Unauthorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Grants/Other	\$0.00	\$0.00	\$4,678,500.00	\$0.00	\$0.00	\$0.00	\$4,678,500.00
Total Funding Sources	\$ 0.00	\$ 0.00	\$4,678,500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$4,678,500.00
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel	\$0.00	\$0.00	\$80,000	\$90,000	\$93,000	\$95,000	\$358,000.00
Maintenance	\$0.00	\$0.00	\$60,000	\$62,000	\$65,000	\$68,000	\$255,000.00
(Less Revenues)	\$0.00	\$0.00	(\$25,600.00)	(\$32,900.00)	(\$33,827.00)	(\$35,782.00)	(\$128,109.00)
Operating Cost, Net	\$ 0.00	\$ 0.00	\$114,400.00	\$119,100.00	\$124,173.00	\$127,218.00	\$484,891.00

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Wilson Park / Level Soccer Fields and Upgrade Lights for Courts				
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Description: The soccer fields need to be re-graded and leveled.
The Tennis and Basketball Court Lighting needs to be upgraded with LED equipment. National Grid may help with this effort.

AMC comments:

Begin Date	Spring of 2019	End Date	6/30/2020		Priority #	2
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Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design							
Land Acquisition							
Construction	\$400,000.00						\$400,000.00
Equipment/ Furnishings	\$100,000.00						\$100,000.00
Total Project Expenses:	\$500,000.00						\$500,000.00

Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund							
Enterprise Funds							
Authorized Bonds							
Unauthorized Bonds	\$500,000.00						\$500,000.00
Grants/Other							
Total Funding Sources	\$500,000.00						\$500,000.00

Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Town Beach Campus				
Description: The Town Council approved several smaller conceptual plans that targeted a number of Beach Campus improvements. These improvements include but are not limited to renovating sidewalks, benches, signage, landscaping, fencing and other minor site amenities. Additional repairs include adding ADA accessibility, the replacement of the playground, redesigning of the entrance and improvements to the parking lot. This is a multi-phase project that we are anticipating grant rewards and donations to assist with the cost.							
AMC comments:							
Begin Date		End Date	2021?			Priority #	3
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design							
Land Acquisition							
Construction	\$375,000						\$375,000
Equipment/ Furnishings							
Total Project Expenses:	\$375,000						\$375,000
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund							
Enterprise Funds							
Authorized Bonds							
Unauthorized Bonds							
Grants/Other	\$375,000						\$375,000
Total Funding Sources	\$375,000						\$375,000
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Ryan Park Field Improvements				
Description: Replace the outfield of the upper field at Ryan Park, replace the practice field and the woman's field with new soil and seed, and replace the infield mix and install new lighting. The lighting at Ryan Park is inefficient and we have to outsource maintenance the lights. This field is use Spring to late Fall with youth and adult sports (track, softball etc). Construction Cost to include the cost of seed and soil, Equipment being new/updated lighting.							
AMC comments:							
Begin Date	7/1/2019		End Date	6/30/2022		Priority #	4
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design							
Land Acquisition							
Construction	\$100,000.00						\$100,000.00
Equipment/Furnishings	\$100,000.00						\$100,000.00
Total Project Expenses:	\$200,000.00						\$200,000.00
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund							
Enterprise Funds							
Authorized Bonds							
Unauthorized Bonds							
Grants/Other	\$200,000.00						\$200,000.00
Total Funding Sources	\$200,000.00						\$200,000.00
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	McGinn Park/ Sports Turf					
<p>Description: One of the fields is used for football, lacrosse, soccer and, if it was in good repair, field hockey. Unfortunately, for the past several years, the field has experienced extreme damage as a result of the Youth Football program. None of the other sports has been able to enjoy use of this facility to any meaningful extent because it has to be taken off line for repairs from November through mid-August after football ends. We need more fields to serve these activities in North Kingstown but one alternative would be to get away from spending a great deal of Public Works time and Town and youth sport's dollars to maintain natural grass. The cost to install sports turf is significantly less than purchasing land and building more fields and this facility would be available and safe year round for a host of activities. Some revenues are possible through rental fees for outside groups who would be very interested in the opportunity to play on sports turf. Numbers could fluctuate depending on who is removing the current field and what types of material chosen to use. This estimate is based on \$10/ square foot middle of the road material. If this project was to ever move forward there would be multiple considerations that could change the price.</p>								
AMC comments:								
Begin Date	7/1/2021			End Date	6/30/2022		Priority #	5
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total	
Planning & Design	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Construction	\$0.00	\$0.00	\$702,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$702,000.00
Equipment/ Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Total Project Expenses:	\$0.00	\$ 0.00	\$702,000.00	\$ 0.00	\$ 0.00	\$0.00	\$0.00	\$702,000.00
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total	
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Enterprise Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Authorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Unauthorized Bonds	\$0.00	\$0.00	\$702,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$702,000.00
Grants/Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Total Funding Sources	\$0.00	\$0.00	\$702,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$702,000.00
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total	
Personnel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
(Less Revenues)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Operating Cost, Net	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Yorktown Park				
<p>Description: Phase III improvements, which includes safety lighting, additional trails and restrooms, will depend on future grant funding. The additional personnel costs identified with this program is in combination with other facility additions proposed by these CIP programs and the need for more staff maintenance. Calf Pasture Point, Yorktown Park and additional recreational fields will eventually require one additional full-time staff person in the DPW Facilities Department. (One third the cost of a staff person has been assigned to each of these three programs).</p>							
AMC comments:							
Begin Date	7/1/2019		End Date	6/30/2023		Priority #	6
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Construction	\$15,000.00	\$0.00	\$0.00	\$250,000.00	\$0.00	\$0.00	\$265,000.00
Equipment/ Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Total Project Expenses:	\$15,000.00	\$ 0.00	\$ 0.00	\$270,000.00	\$ 0.00	\$ 0.00	\$285,000.00
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Enterprise Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Authorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Unauthorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Grants/Other	\$15,000.00	\$0.00	\$0.00	\$270,000.00	\$0.00	\$0.00	\$285,000.00
Total Funding Sources	\$15,000.00	\$ 0.00	\$ 0.00	\$270,000.00	\$ 0.00	\$ 0.00	\$285,000.00
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel	\$0.00	\$0.00	\$0.00	\$17,000.00	\$17,000.00	\$17,000.00	\$51,000.00
Maintenance	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$18,000.00
(Less Revenues)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Operating Cost, Net	\$2,000.00	\$2,000.00	\$2,000.00	\$21,000.00	\$21,000.00	\$21,000.00	\$69,000.00

**TOWN OF NORTH KINGSTOWN
CAPITAL IMPROVEMENT PROGRAM REQUEST**

Department	Recreation	Project Title	Signal Rock				
Description: Rehabilitation of abandoned building at Signal Rock Park for use as a community center/meeting room to include heating, air conditioning, insulation, ADA and Fire/Life Safety compliance, flooring, limited exterior lighting, and asbestos abatement. Provide meeting room and classroom facilities with tables and chairs, some limited kitchen equipment including a microwave and refrigerator, and audio/video equipment. Community Groups that would benefit include Arts, Plays, Summer Playground, Scouts and other volunteer organizations. A consultant must be hired to evaluate all hazardous materials associated with this building, as well as identifying all ADA and code deficiencies associated with this building to give us a better idea of cost estimate and construction.							
AMC comments:							
Begin Date	7/1/2019		End Date	6/30/2021		Priority #	7
Project Expenses	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Planning & Design	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Construction	\$97,850.00	\$82,400.00		\$0.00	\$0.00	\$0.00	\$180,250.00
Equipment/Furnishings	\$0.00	\$10,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,300.00
Total Project Expenses:	\$112,850.00	\$92,700.00	\$0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$205,550.00
Project Funding Source	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
General Fund	\$22,000.00	\$18,060.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,060.00
Enterprise Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Authorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Unauthorized Bonds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$ 0.00
Grants/Other	\$90,850.00	\$74,640.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165,490.00
Total Funding Sources	\$112,850.00	\$92,700.00	\$0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$205,550.00
Est. Net Operating Costs	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	Project Total
Personnel	\$0.00	\$0.00	\$0.00	\$9,000	\$9,000	\$9,000	\$27,000.00
Maintenance	\$0.00	\$0.00	\$0.00	\$15,000.00	\$13,000.00	\$12,000.00	\$40,000.00
(Less Revenues)	\$0.00	\$0.00	\$0.00	(\$5,000.00)	(\$5,000.00)	(\$5,000.00)	(\$15,000.00)
Operating Cost, Net	\$ 0.00	\$ 0.00	\$ 0.00	\$19,000.00	\$17,000	\$16,000.00	\$52,000.00