



**TOWN OF
NORTH KINGSTOWN, RHODE ISLAND**

**DEPARTMENT OF PUBLIC WORKS
2050 DAVISVILLE ROAD
NORTH KINGSTOWN, R.I. 02852
PHONE: (401) 294-3331
FAX: (401) 267-9036**

**AGENDA
ASSET MANAGEMENT COMMISSION**

December 7, 2107 5:30 PM

**David R Burnham Public Works Facility
2050 Davisville Road**

- I. Call to Order
- II. Approval of Prior Meeting Minutes
- III. Water Department Capital Requirements
 - a. Update 2018 CIP Projects
 - b. CIP 2019 Requests
 - c. Equipment Budgeting Needs
- IV. Update AMC recommendation of a “Strategic opportunity for the Town Council to propose new bond debt for Critical Deferred Maintenance.”
 - a. Facility Condition Analysis
 - b. Historic Buildings
 - c. Related Recommendations/RFPs
- V. Meeting Schedule – Regular Business and FY 2019 CIP Submission
- VI. Public Comment
- VII. Correspondence
- VIII. 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 December 5, 2017

MINUTES
ASSET MANAGEMENT COMMISSION
November 2, 2017

Present: Dave Caldwell; Ed Cooney; James Halley; Dianne Izzo Jim McGwin; John Pyne; Agu Suvvari; Theodore Walls;
Mark Zaccaria; Phil Bergeron, Public Works Director

Call to Order: Meeting called to order at 5:35 p.m.

Approval of October 19, 2017 Meeting Minutes: Motion to approve the October 19, 2017 meeting minutes unanimously approved.

Public Works CIP Project Proposals: Mr. Bergeron updated Commission on DPW Project proposals. Projects discussed included:

- Fire Maintenance Building Improvements: Discussion included improvements that have been made to the building to date. The recent investment by QDC for this building summarized.
- Municipal Offices Building: Needed capital projects discussed.
- Landfill Closure: Closure projects currently under discussion by DEM. There has been discussion of closed landfills being considered as potential solar farm sites.
- Facilities Improvements: On-going building inspection by DPW staff will be used to identify and prioritize capital projects. Capital-vs-deferred maintenance discussed.
- Old Town House: Mr. Bergeron updated status of this building, which is still in need of substantial funding and volunteers to complete necessary work.
- Road Paving: Commission recommends increasing funding sooner on annual appropriation than what was proposed on CIP project sheet. Mr. Bergeron summarized DPW's road maintenance programs.
- Sewers: Mr. Bergeron summarized on-going and completed sewer projects. Commission discussed future sewer projects, assessments and user fees.

Public Comment: Request for all documents discussed made public at meeting.

Correspondence: 1) Excerpt from "Board and Commission Handbook" relating to motions provided. 2) Letter from Wickford Art Association withdrawing its proposal for occupancy of the Town Hall Annex.

Adjournment: Motion to adjourn was unanimously approved at 7:35 p.m.

Respectfully submitted,

Phil Bergeron

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

Department	Water	Project Title	Replacement of Well #10				
Description: Well #10 is the most productive of the Town's 11 wells. The well has a problem with the intrusion of sand and gravel and the installation of a liner screen (within the existing liner screen) failed to reduce the amount of sand being drawn into the well. This project includes the engineering, design, permitting, contract development, bidding services and construction of well/pump station appurtenances to replace this well. A contract was awarded in FY 14/15 for engineering services (\$368,000). The next phase of the project will include construction of the replacement well and pump station/treatment works.							

Begin Date	December 2014			End Date	June 2017		Priority # 1	
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Project Expenses	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
Planning & Design	\$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
Construction	\$350,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$718,000.00
Equipment/Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project Expenses:	\$718,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$718,000.00

Project Funding Source	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
General Fund							
Enterprise Funds	\$350,000.00						\$718,000.00
Authorized Bonds							
Unauthorized Bonds							
Grants/Other							
Total Funding Sources							

Est. Net Operating Costs	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
Personnel							
Maintenance (Less Revenues)							
Net Operating Cost							

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

Department	Water	Project Title	Develop a Water System Asset Management Plan/Condition Assessment				
Description: Managing the consequences of asset failure is vital to the water system. Not every asset presents the same failure risk, or is equally critical to water system operations making it important to know which assets are required to sustain system performance. This project is intended to be a more comprehensive approach to the development of a water main replacement plan and also meet the RI state law requirements for Clean Water Infrastructure Replacement plans (CWIRP). It will include building on the pipeline database and mapping projects from the previous CWIRPs and provide a basis for future capital improvement projects.							

Begin Date	January 2018	End Date	September 2018	Priority #2	
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Project Expenses	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
Planning & Design	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	00.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment/Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project Expenses:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Project Funding Source	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
General Fund							
Enterprise Funds	\$50,000.00						\$50,000.00
Authorized Bonds							
Unauthorized Bonds							
Grants/Other							
Total Funding Sources							

Est. Net Operating Costs	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

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

Department	Water	Project Title	Disinfection of High Service Area				
Description: In 2005 the Water Department was required to maintain a disinfectant residual in the Low Service pressure zone of the water distribution system. This was a result of three acute violations of the Total Coliform Rule. Prior to these acute violations samples collected from the service area during the late summer and early Fall months sporadically resulted in total Coliform positive results. Over these past few summers we have detected background (non Coliform) bacteria sporadically in samples collected from locations in both the Slocum High and Saunderstown High Service areas. While this has not resulted in any violations, we believe that given the similarity of conditions (water quality and piping material) between the Low Service Zone and the High Service Zones it is in the best interest of public health to plan for the eventual disinfection of these service areas.							

Begin Date	September 2018		End Date	July 2019		Priority #3	
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Project Expenses	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
Planning & Design	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	00.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00
Equipment/Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project Expenses:	\$50,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	.\$350,000.00

Project Funding Source	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
General Fund							
Enterprise Funds	\$50,000.00	\$300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Funding Sources		\$50,000.00	\$300,000.00				\$350,000.00

Est. Net Operating Costs	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

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

Department	Water	Project Title	Water Supply Development/Source Augmentation/Supply Redundancy				
Description: Water demand Build out projections that consider environmental protection (stream flow and other Clean Water Act requirements) forecast a water supply shortfall in the southern portion of Rhode Island. Southern RI is primarily served by groundwater sources. The state has already concluded that the groundwater water resources of the Hunt-Annaquatucket-Pettaquamscutt (HAP) Aquifer are over allocated, making additional well development unlikely. The Water Department will need to investigate additional sources of water supply as well as opportunities for securing redundant supply sources in coordination with local planning objectives and state water supply initiatives. The state Water Resources Board has been looking at options for augmenting water supply in the southern region. The cost of the various options range from \$141,000,000 to \$537,400,000. At this point in time the Water Department is including limited funding for the purpose of investigating and evaluating options.							
Begin Date	2018** **this project to be carried forward depending on state initiatives	End Date				Priority #5	
Project Expenses	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
Planning & Design	\$25,000.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	00.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment/Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project Expenses:	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	.\$75,000.00
Project Funding Source	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
General Fund							
Enterprise Funds	\$25,000.00	\$50,000.00					\$75,000.00
Authorized Bonds							
Unauthorized Bonds							
Grants/Other							
Total Funding Sources	\$25,000.00	\$50,000.00					
Est. Net Operating Costs	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	Project Total
Personnel							
Maintenance							
(Less Revenues)							
Net Operating Cost							

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

Department	Water	Project Title	Water Main Condition Assessment
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Description: The project involves applying condition assessment technology to evaluate the structural strength of targeted segments of AC buried pipeline. This information will be used to develop/optimize a buried asset replacement program.

Begin Date	July 2018	End Date	July 2022	Priority #4	
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Project Expenses	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
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Planning & Design	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$250,000.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Equipment/Furnishings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Project Expenses:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Project Funding Source	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
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General Fund							
Enterprise Funds	\$0.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$250,000.00
Authorized Bonds							
Unauthorized Bonds							
Grants/Other							
Total Funding Sources							

Est. Net Operating Costs	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Project Total
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Personnel							
Maintenance (Less Revenues)							
Net Operating Cost							

VEHICULAR EQUIPMENT

2017-2018	Dump Truck (replacement)
2017-2017	Service Truck (replacement)

