

**CAPITAL IMPROVEMENTS PROGRAM**

The preparation of the annual Capital Improvements Program (CIP) is mandated by state statute. Massachusetts General Law (MGL) Chapter 41 provides that the Planning Board shall prepare and submit annually a CIP for the Town. Chapter 270 of the Acts of 1985 (special legislation known as the "Town Administrator Act") directs the Town Administrator to prepare and recommend an annual financial plan that includes a CIP. The Deputy Town Administrator and the Director of Planning and Community Development co-chair a working committee of department heads that reviews and evaluates all project requests. A number of these requests arise from public input received by Boards and Commissions. See page VI-3 for a detailed description of the CIP process.

With the notable exception of deviating from the policy of dedicating an amount equivalent to 5.5% of the prior year net revenue for FY08\*, the recommendations contained herein are in compliance with the Board of Selectmen's CIP Policies. These policies define what a capital improvement project is, how projects are evaluated and prioritized, and how the CIP is financed. The complete text of these policies can be found in the Appendix of this Financial Plan. It is important that a governmental body comply with its policies, as it makes little, if any, sense to adopt policies only not to follow them. In that regard, the table below, which is based on the Proposed CIP, presents the indicators that are to be monitored per the Debt Management Policies portion of the CIP Financing Policies, along with other standard debt measurement variables. There are numerous summary tables and graphs in the pages that follow.

(\* As detailed in the Town Administrator's Budget Message, part of the plan to balance the FY08 budget is to reduce the 5.5% funding level to 5.25% for FY08, freeing-up \$420,000 for the Operating Budget. Those funds are used to reduce the level of cuts in the Operating Budget.)

**MEASUREMENT OF CIP FINANCING POLICIES**

VARIABLE	FY07	FY08	FY09	FY10	FY11	FY12	FY13
<b>Legal Limit for Out. Debt = 5% of Equalized Valuation (EQV)</b>							
EQV for 1/1/04 = \$12.676 billion. Assume 2.5% annual growth. (In millions)	\$14,785	\$15,154.2	\$15,533.0	\$15,921.4	\$16,319.4	\$16,727.4	\$17,145.6
Outstanding Debt as a % of EQV	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.7%
Total Outstanding Debt (in millions)	\$97.3	\$101.3	\$106.0	\$111.5	\$102.0	\$95.4	\$112.0
General Fund Outstanding Debt (in millions)	\$80.1	\$83.8	\$88.7	\$95.8	\$86.5	\$82.0	\$100.6
Total Debt Service (in millions)	\$14.2	\$14.0	\$15.4	\$15.8	\$17.0	\$16.2	\$16.0
General Fund Debt Service (in millions)	\$11.5	\$11.2	\$12.5	\$12.9	\$14.1	\$13.4	\$13.3
Total Debt Service Per Capita	\$255	\$246	\$274	\$281	\$303	\$289	\$285
General Fund Debt Service Per Capita	\$202	\$195	\$222	\$229	\$251	\$238	\$237
A. Total Outstanding Debt Per Capita as a % of Per Capita Income	2.9%	3.0%	3.0%	3.1%	2.8%	2.5%	2.9%
General Fund Outstanding Debt Per Capita as a % of Per Capita Income	2.4%	2.5%	2.5%	2.7%	2.4%	2.2%	2.6%
B. Total Outstanding Debt Per Capita	\$1,751	\$1,822	\$1,907	\$2,007	\$1,835	\$1,716	\$2,014
General Fund Outstanding Debt Per Capita	\$1,441	\$1,507	\$1,595	\$1,724	\$1,556	\$1,475	\$1,810
C. Total Outstanding Debt as a %age of Assessed Value (AV)	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%	0.7%
General Fund Outstanding Debt as a %age of Assessed Value (AV)	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%	0.6%
D. Total Debt Maturing Within 10 Years	80%	80%	85%	83%	84%	86%	79%
General Fund Debt Maturing Within 10 Years	77%	78%	84%	81%	83%	85%	77%
E. CIP Financing as a %age of Prior Year's Net Revenue	5.50%	5.25%	5.50%	5.50%	5.50%	5.50%	5.50%
Debt-Financed CIP as a %age of Prior Year's Net Revenue	4.34%	4.05%	4.65%	4.74%	5.29%	4.83%	4.67%
Revenue-Financed CIP as a %age of Prior Year's Net Revenue	1.16%	1.20%	0.85%	0.76%	0.21%	0.67%	0.83%

**Town Policies**

- A. Total Outstanding Debt Per Capita = shall not exceed 6% of Per Capita Income.
- B. Total Outstanding Debt Per Capita = shall not exceed \$2,319 (for FY08).
- C. Total Outstanding Debt = shall not exceed 2.5% of Assessed Value (AV).
- D. Bond Maturities = 60% of General Fund principal shall mature within 10 years.
- E. CIP Financing = 5.5% of Prior Year's Net Revenue, with a goal of 4.25% from Debt-Financed and 1.25% from Revenue-Financed.

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**INTRODUCTION**

The foundation of the Town's CIP is the policy that states an amount equivalent to 5.5% of the prior year's net revenue be dedicated to the CIP. (As previously noted, the complete text of these policies can be found in the Appendix of this Financial Plan.) This key policy places both a floor and a ceiling on the amount of debt supported by the tax levy that can be authorized, thereby limiting the impact on the Operating Budget. The goal is to have the 5.5% consist of both a debt-financed component and a revenue (or pay-as-you-go) component. As stated in the CIP polices, the goal is to have the 5.5% be split into 4.25% for debt-financed CIP and 1.25% for pay-as-you-go CIP. (It should be noted again that in an effort to minimize cuts to the Operating Budget, the Town Administrator has recommended dedicating 5.25% instead of 5.5%, thereby shifting \$420,000 to the Operating Budget.)

In addition to the 5.5%, there is a Free Cash policy, also shown in its entirety in the Appendix of this Financial Plan, that dedicates this revenue source to the CIP, after funding various strategic reserves. In summary, the Free Cash Policy states that after being used to help fund a 1% operating budget reserve (25% of the Reserve Fund is funded with Free Cash) and bring up the Town's Stabilization Fund and the Catastrophe and Liability Fund to their respective funding levels, the balance of Free Cash is dedicated to the CIP.\* This important funding source allows for the expansion of the pay-as-you-go component of the CIP. Without Free Cash, the Town would be unable to fund many of the projects being recommended.

Another key CIP financing policy is that the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund cover 100% of their debt service. When additional capital work to the water and sewer infrastructure or to the golf course is requested, the impact debt service has on those enterprise funds is taken into consideration. Since they are both 100% cost recovery funds, any growth in debt service may well necessitate increases in fees. Therefore, the decision to authorize additional debt is made carefully.

The table below details how the 5.5% policy and the Free Cash policy work and how much funding is made available for the CIP, exclusive of enterprise fund supported debt and projects funded from non-Town sources (e.g., grants).

\* It should be noted that the Free Cash policy also calls for a.) supporting the Affordable Housing Trust Fund when Free Cash exceeds \$6 million and b.) supporting other trust funds related to fringe benefits and unfunded liabilities related to employee benefits, if necessary.

	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
Total Gen Fund Rev	186,556,628	190,955,354	196,724,253	202,596,943	208,496,090	214,500,644
<b>LESS:</b>						
Non Appropriations	7,123,786	7,290,658	7,461,702	7,637,021	7,816,724	8,000,920
Net Debt Exclusions	1,568,947	1,542,140	1,516,517	1,486,729	1,381,510	1,318,486
Free Cash	3,814,792	3,750,000	3,750,000	3,750,000	3,750,000	3,750,000
Stabilization Fund	0	0	0	0	0	0
Overlay Surplus	850,000	0	0	0	0	0
Capital Project Surplus	169,155	0	0	0	0	0
<b>Net Revenue</b>	<b>173,029,948</b>	<b>178,372,557</b>	<b>183,996,035</b>	<b>189,723,192</b>	<b>195,547,855</b>	<b>201,431,238</b>
Prior Year Net Revenue	167,511,304	173,029,948	178,372,557	183,996,035	189,723,192	195,547,855
Dedicated to CIP (excl. of Free Cash)	8,793,815	9,516,647	9,810,491	10,119,782	10,434,776	10,755,132
Dedicated to CIP as a % of Prior Yr Net Rev	5.25%	5.50%	5.50%	5.50%	5.50%	5.50%
Net Debt Financed <sup>1</sup>	6,776,355	8,052,426	8,468,529	9,745,814	9,172,540	9,134,608
Net Debt Financed as a % of Prior Yr Net Rev	4.05%	4.65%	4.75%	5.30%	4.83%	4.67%
Revenue Financed	2,017,460	1,464,221	1,341,961	373,968	1,262,236	1,620,524
Revenue Financed as a % of Prior Yr Net Rev	1.20%	0.85%	0.75%	0.20%	0.67%	0.83%
Free Cash for CIP	2,891,385	3,088,160	3,131,266	3,161,760	3,199,597	3,187,388
<b>TOTAL AVAILABLE FOR GEN. FUND-SUPPORTED CIP</b>	<b>11,685,200</b>	<b>12,604,807</b>	<b>12,941,757</b>	<b>13,281,542</b>	<b>13,634,372</b>	<b>13,942,520</b>

<sup>1</sup> As defined in the CIP Policies, "Net Debt" is total debt service exclusive of debt service related to projects funded via a Debt Exclusion and debt service funded by enterprise fund revenues.

**BROOKLINE'S CIP PROCESS**

The preparation of the annual CIP is mandated by statute: MGL Chapter 41 provides that the Planning Board shall prepare and submit annually a CIP for the Town. Chapter 270 of the Acts of 1985 (special legislation known as the "Town Administrator Act") directs the Town Administrator to prepare and recommend an annual financial plan that includes a CIP. The annual process for Brookline begins with the submission of project requests by departments, which in many cases are the result of various board/commission (Park and Recreation Commission, Library Trustees, etc.) public hearings. The requests are then reviewed by a working group that is co-chaired by the Deputy Town Administrator and the Director of the Department of Planning and Community Development and is comprised of all department heads that have requested projects. After reviewing all project requests, a Preliminary CIP is recommended to the Town Administrator, who then presents it to the Board of Selectmen as part of a public hearing on the Town's Operating and Capital budgets.

The Planning Board and the Capital Sub-Committee of the Advisory Committee then hold separate hearings at which all projects included in the Preliminary CIP are reviewed. All comments, recommendations, and suggestions from the public hearings, the Board of Selectmen, the Planning Board, and the Capital Sub-Committee of the Advisory Committee are taken into consideration and factored into the formal CIP proposed as part of this Financial Plan. After publication, the full Advisory Committee holds public hearings on the CIP and makes its recommendations. The Planning Board's final recommendations are published in an annual CIP booklet that is prepared and distributed prior to the Annual Town Meeting. Town Meeting then takes action on the projects included in the first year of the CIP as part of its budget vote. (This process is also shown in the chart included in the Appendix.)

**PROPOSED FY08 - FY13 CIP**

The recommended FY08 - FY13 CIP calls for an investment of \$146.5 million, for an average of approximately \$24.6 million per year. This continues the Town's commitment to prevent the decline of its infrastructure. Over the last 10 years (FY98 - FY07), the Town has authorized expenditures of more than \$174 million, for an average of \$17.4 million per year. These efforts, which have been supported by the Board of Selectmen, the Advisory Committee, Town Meeting, and, ultimately, the taxpayers of Brookline, have gone a long way toward addressing the backlog of capital projects and have dramatically improved the Town's physical assets and landscape.

The most significant challenge in the preparation of this CIP is complying with the Town's CIP Financing Policies while funding major facility rehab projects in a difficult bid environment, coupled with the uncertainty surrounding School Building Assistance (SBA) funding by the State. Further complicating this challenge is the need to fund new requests, such as modular classrooms to help address the increase in Kindergarten enrollment. Lastly, Free Cash available for FY08 will be less than the amount planned for FY08 in the FY07 – FY12 CIP. The level of Free Cash has also been reduced in each of the "out-years". These factors have placed such a burden on the CIP that some projects included in last year's CIP had to be reduced (e.g., traffic calming, technology applications), delayed (e.g., Warren Field / Playground), or cancelled (e.g., tree/shrub management, small green open spaces). In addition, a number of new projects requested by departments for the out-years could not be included in this CIP.

A final complicating factor in the preparation of the CIP is the recommendation to cut the funding level from 5.5% of prior year net revenue to 5.25% for FY08, a move designed to help reduce cuts in the Operating Budget. As detailed in the Town Administrator's Budget Message, which can be found in Section I of this Financial Plan, the cutback in CIP funding is part of a multi-tiered approach to close a projected deficit that was estimated at \$3 million when the Long Range Financial Plan (LRFP) was presented in December, 2006. The reduction to 5.25% required cutting \$420,000 in FY08 from the Preliminary CIP presented to the Board of Selectmen in December. The approach taken was to push back a number of projects by one-year into FY09. That then required pushing projects originally slated for FY09 to FY10, pushing projects originally slated for FY10 to FY11, and so on.

In addition to the 5.25% financing (normally 5.5%), Free Cash, CDBG, and state/federal grants are the other key components of the overall financing strategy of the CIP. The Town's certified Free Cash for the fiscal year ending June 30, 2006 was \$3.8 million, providing the CIP with \$2.9 million of additional pay-as-you-go capacity for FY08. Lower levels of Free Cash are estimated for the out-years of the CIP, due to a projected reduction in revenue surpluses and expenditure turnbacks. CDBG funds add \$1.9 million over the six-year CIP, a level of funding that reflects the Town's plans to utilize the CDBG Section 108 Loan Program. This program allows the Town to take a loan of \$1.5 million for the Village Square Project and pay it back with future CDBG funds.

State/Federal grants total \$45.1 million over the six-year period, a level of funding that is greater than in years past, the result of the Devotion School project moving forward into the six-year CIP (FY13). Of this amount, \$13.2 million represents the potential State share of the Runkle School Renovation Project and \$27.65 million represents the potential State share of the Devotion School Renovation Project. If the School Building Authority (SBA) does not approve the Runkle School for funding, then the total project will be \$13.2 million, not a \$26.4 million project. Similarly, if the SBA does not approve the Devotion School for funding, then the total project will be \$27.65 million, not a \$55.3 million project. The other significant funding component of the CIP is "Other" funds, the largest piece being an expected \$3.25 million from the sale of the Town-owned Fisher Hill Reservoir that would be used to fund the construction of a playing field on the State-owned site across the street.

Some of the major projects being proposed include:

- Devotion School - \$27.65 million of Town funding plus the possibility of \$27.65 million of State funding in FY10-FY13 for feasibility, design, and construction.
- Town Hall - \$15.95 million in FY08.
- Runkle School - \$13.2 million of Town funding plus the possibility of \$13.2 million of State funding in FY09-FY10 for design and construction.
- Newton St. Landfill - \$3.8 million in FY10 to complete the closure of the rear landfill.
- Fisher Hill Reservoir Re-Use - \$4.6 million in FY08-FY09, of which \$3.25 million comes from outside funding.
- High School projects - \$4 million in FY09 for roof, pointing, floors, and the Tappan St. Gym windows.
- Village Square - \$2 million in FY09, funded primarily with outside funding (i.e., CDBG and state/federal grants).
- Baldwin School - \$2 million in FY13 for HVAC, electrical, elevator, windows, and ADA.
- UAB - \$1.4 million in FY11-FY12 for roof, chimney pointing, and gutters / downspouts.
- Parking Meters - \$1.3 million in FY10.

Continued major investments include:

- Parks and Open Space Projects - \$16.3 million for a number of projects, including the Fisher Hill Reservoir project. Other parks / playgrounds included are Billy Ward, Brookline Ave., Clark, Corey Hill, Juniper St., Soule, Waldstein, Warren, and Winthrop Square / Minot Rose Garden.
- Street and Sidewalk Rehab - \$11 million, with \$3.4 million supported by state grants.
- Information Technology - \$1.35 million.
- General School and Town Buildings - \$1.2 million for ADA, security, and roofs.
- RFID Conversion Project in the Libraries - \$617,000.
- Police Officer and Firefighter Equipment / Apparatus - \$1.1 million for bullet proof vests, the replacement of Firefighter Turnout Gear, a new front-line Fire Dept. engine, and Fire Dept. apparatus rehab.

The table on the next page details the funding source for each year of the Proposed CIP. As it shows, \$69.8 million, or 47%, of the funding comes from General Fund bonds while \$45.1 million, or 31%, comes from state/federal grants.

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

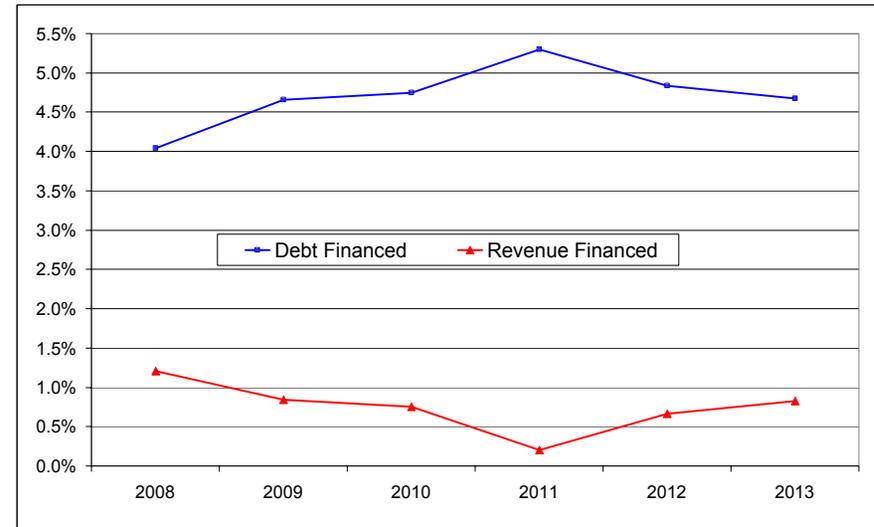
**CAPITAL IMPROVEMENTS PROGRAM**

**GRAND TOTAL BY SOURCE (in thousands)**

	FY08	FY09	FY10	FY11	FY12	FY13	TOTAL	% OF TOTAL
Property Tax	2,017.5	1,437.1	1,312.0	386.3	1,282.8	882.8	7,318.5	5.0%
Free Cash	2,891.4	2,870.9	2,819.2	2,968.7	3,003.7	3,042.2	17,596.1	11.9%
Overlay Reserve Surplus	850.0	0.0	0.0	0.0	0.0	0.0	850.0	0.6%
General Fund Bond	15,150.0	5,200.0	17,100.0	0.0	4,575.0	27,780.0	69,805.0	47.3%
State / Federal Grants	818.8	1,768.8	13,318.8	568.8	3,068.8	25,568.8	45,112.7	30.6%
Utility Bond	250.0	0.0	500.0	0.0	0.0	0.0	750.0	0.5%
CDBG	400.0	1,500.0	0.0	0.0	0.0	0.0	1,900.0	1.3%
Other	115.0	3,750.0	0.0	0.0	0.0	0.0	3,865.0	2.6%
Re-Appropriation of Funds	169.2	177.0	0.0	0.0	0.0	0.0	346.1	0.2%
<b>TOTAL</b>	<b>22,661.8</b>	<b>16,703.7</b>	<b>35,050.0</b>	<b>3,923.8</b>	<b>11,930.3</b>	<b>57,273.8</b>	<b>147,543.4</b>	<b>100.0%</b>

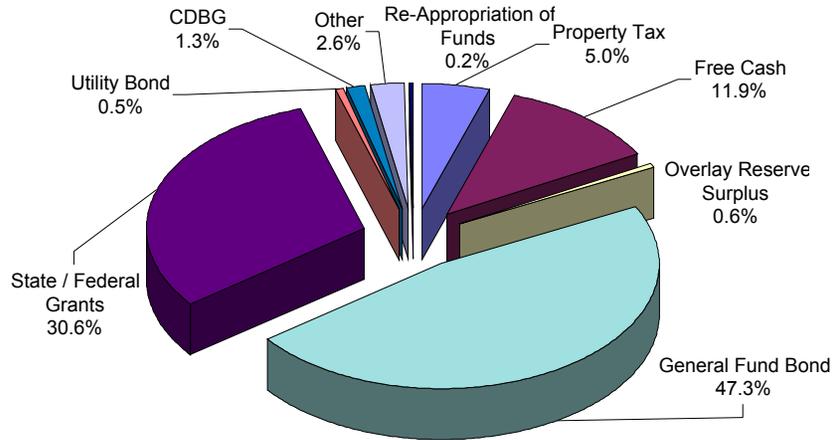
Given the reliance on \$69.8 million of bonds supported by the General Fund, there is an impact on the Town's operating budget. However, because the CIP complies with the Town's CIP Financing Policies, the impact on the debt service budget is offset by a decrease in the tax-financed component. As the portion of the 5.5% that is utilized for borrowing increases or decreases, the portion supported by the tax-financed monies moves in the opposite direction. The graph to the right shows how the 5.5% is apportioned between debt-financed and pay-as-you-go for each of the six years of the proposed CIP.

As the graph shows, the debt service associated with the projects included in the CIP results in an increase in FY09 of the portion being funded through debt, due to debt for the Town Hall, Landfill Closure, Fisher Hill Reservoir, and Muddy River projects coming on line (\$1.9 million total in debt service). Another large increase is realized in FY11, when the Runkle School, Rear Landfill completion, and Parking Meters come on line (\$1.9 million), causing the debt component to spike.

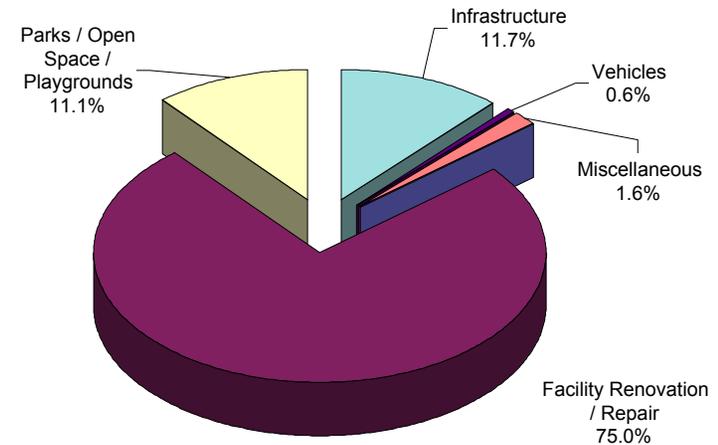


The three graphs on the following page summarize the FY08 - FY13 CIP by revenue source, by category (i.e., facility repair / renovation, infrastructure, parks/open spaces), and by allocation group (e.g., schools, engineering/highway). As shown in the left graph, 47% of the six-year CIP is funded from General Fund-supported bonds, 31% is funded by State / Federal Grants, and 17% is funded via property tax / free cash. The right graph breaks out the six-year CIP by category: 75% of the CIP goes toward facility renovations/repairs (e.g., Town Hall, Runkle School, Devotion School), 12% for infrastructure repairs (streets, sidewalks, water and sewer system), and 11% for Parks / Open Space / Playgrounds. The lower right graph breaks out the CIP by allocation group and shows that 63% is for Schools, 12% is for Engineering / Highway, 12% is for General Government, and 9% is for Parks / Playgrounds / Conservation / Open Space.

**CIP FUNDING BY SOURCE - 6 YR. TOTAL**



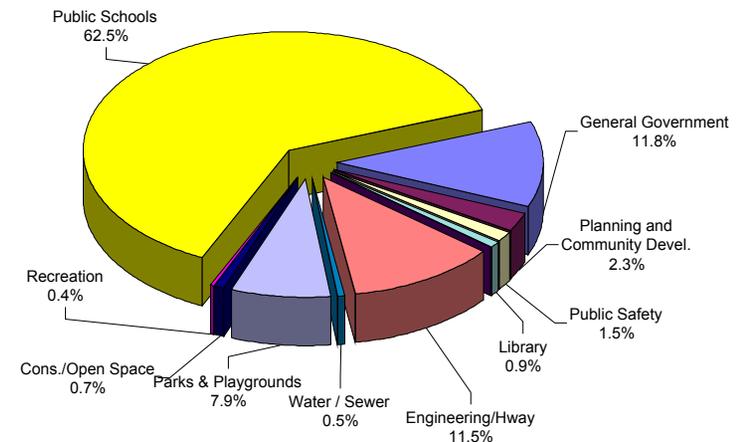
**CIP BY CATEGORY - 6 YR. TOTAL**



It is important to note that the recommendations contained in the CIP are based upon our best estimates of future revenues and future project costs. The amount of Free Cash available for the CIP can fluctuate drastically from year to year. Also, budget reductions at the federal and state levels could require significant cutbacks in the recommended program for future years. The CIP recommendations would have to be revisited should the actual amounts be less than anticipated and / or the project costs are greater than anticipated.

While it is important that we maintain our commitment to the CIP, it is equally important that we be committed to staying within our CIP financing policies. Despite the large levels of expenditures for the CIP, there will inevitably be pressure to accelerate and / or add projects. Given the Town's debt load, it is crucial that we maintain fiscal discipline in this process. The fundamentally sound policies approved by the Board of Selectmen, and recently reaffirmed by the Fiscal Policy Review Committee (FPRC), are only effective if followed. Continued challenges lie ahead. The FY08 - FY13 CIP is tightly balanced, but the fiscal prudence dictated by the CIP policies will help meet the challenge.

**CIP BY ALLOCATION - 6 YR. TOTAL**



**DEBT & DEBT SERVICE**

This portion of Section VI is dedicated to the role debt plays in the CIP and its relationship to the Operating Budget. For all entities, both public and private, debt financing is a primary method of financing large capital projects, as it enables these projects to be undertaken now with the costs spread out over a period of years. However, if used in an imprudent and /or poorly constructed manner, debt can have a disastrous impact on the Operating Budget and negatively impact the level and quality of services. This is why the Town's CIP Financing Policies are a vital component of the Town's overall Financial Planning guidelines. A well-planned and properly devised debt management plan is critical to maintaining the Town's positive financial condition and to maintaining the much-valued Aaa bond rating.

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

The bond authorization process is laid out in Massachusetts General Laws (MGL), specifically Chapter 44, Sections 7 and 8. General Obligation (GO) Bonds are secured by a pledge of revenues through property taxes and are authorized by Town Meeting via a 2/3's vote. Bond Anticipation Notes (BANs) are utilized prior to the permanent issuance of bonds and are included as part of the Town's 5.5% funding policy. The Town's credit was most recently reviewed in April, 2006 by Moody's and the Town was able to maintain its Aaa rating. Among the reasons stated by Moody's for the Aaa rating were "implementation of comprehensive fiscal policies and its capable management team" and "Moody's expects Brookline's overall debt burden to remain affordable due to conservative debt policies, above-average rate of amortization (75.9% in 10 years), significant school construction assistance, and steady but manageable future borrowing plans."

Chapter 44, Section 10 limits the authorized indebtedness to 5% of the Town's equalized valuation (EQV). The Town's most recent EQV, approved by the State as of 1/1/2006, is \$14.78 billion. Therefore, the Town's debt limit is \$739 million. Obviously, the Town has no plans to come near this limit. In fact, the Town's CIP Financing Policies would not allow outstanding debt to reach that level, as a number of measurement variables would not be met.

Debt can further be broken into "exempt debt" and "non-exempt debt". Exempt debt is paid for outside of the property tax levy limit of Proposition 2 1/2. Stated another way, it is paid for with taxes raised in addition to the property tax limit. In order to do have exempt debt, a Debt Exclusion Override is required, and that can only be approved by the local electorate. Non-Exempt debt, or "within-levy debt", must be raised and paid for within the property tax levy. In Brookline, two projects are funded with exempt debt: the High School Renovation (\$43.8 million) and the New Lincoln School (\$13 million).

Debt is issued on behalf of the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund. While it is paid for from the General Fund, both enterprise funds reimburse the General Fund 100% for those costs. As a result, the tax levy funds no enterprise fund debt. The table below breaks out outstanding debt by fund, with exempt and non-exempt debt of the General Fund separated, for each of the past six years. Looking at FY06, this shows that the Town's total outstanding debt was \$104.5 million, of which \$49.2 million (47.1%) was owed by either the State (\$30 million) or enterprise funds (\$19.2 million), leaving \$55.3 million of outstanding debt.

**OUTSTANDING DEBT**

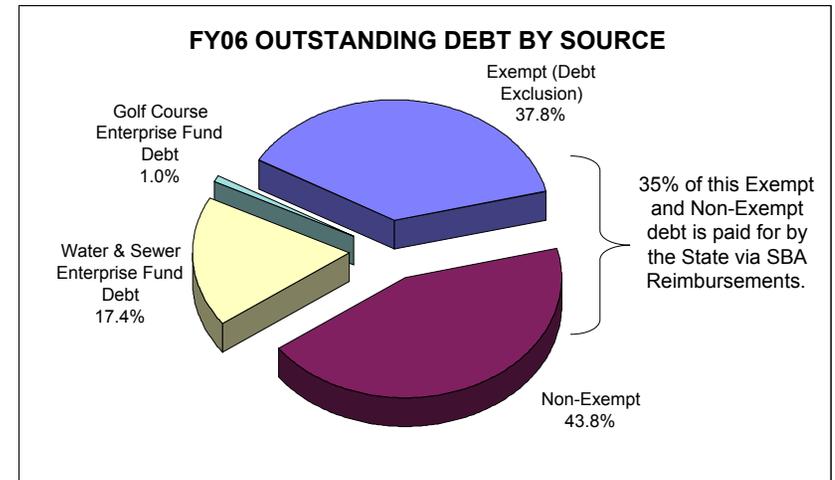
DESCRIPTION	FY01	FY02	FY03	FY04	FY05	FY06
<b>Total General Fund Outstanding Debt (not incl Debt reimbursed by Enterprise Funds)</b>	<b>76,860,001</b>	<b>75,071,000</b>	<b>81,814,000</b>	<b>81,517,732</b>	<b>85,508,601</b>	<b>85,262,645</b>
a.) Exempt (Debt Exclusion) <sup>1</sup>	50,265,000	48,280,000	46,383,507	44,155,268	41,859,857	39,492,216
b.) Non-Exempt	26,595,001	26,791,000	35,430,493	37,362,464	43,648,744	45,770,429
Minus State (SBA) Reimbursed Debt <sup>2</sup>	32,028,050	30,773,585	35,364,750	33,595,750	31,865,180	29,991,458
<b>Net General Fund Outstanding Debt</b>	<b>44,831,951</b>	<b>44,297,415</b>	<b>46,449,250</b>	<b>47,921,982</b>	<b>53,643,421</b>	<b>55,271,187</b>
Water & Sewer Enterprise Fund Outstanding Debt	19,609,554	19,972,036	18,046,518	17,536,416	15,573,545	18,233,854
Golf Course Enterprise Fund Outstanding Debt	590,000	1,395,000	1,480,000	1,326,287	1,167,202	1,012,262
<b>Enterprise Fund Outstanding Debt</b>	<b>20,199,554</b>	<b>21,367,036</b>	<b>19,526,518</b>	<b>18,862,703</b>	<b>16,740,747</b>	<b>19,246,116</b>
<b>TOTAL Outstanding Debt</b>	<b>97,059,555</b>	<b>96,438,036</b>	<b>101,340,518</b>	<b>100,380,435</b>	<b>102,249,348</b>	<b>104,508,761</b>

<sup>1</sup> The Lincoln School and High School projects were financed via a Debt Exclusion.

<sup>2</sup> The following school projects are being reimbursed by the State: Lincoln, Heath, High School, and Baker.

The graph to the right depicts the FY06 figures. As it shows, 44% of the Town's debt is covered within the levy while 38% is covered outside the levy via Debt Exclusion Overrides. The remaining 18% is covered by enterprise fund revenues. The graph also notes how the State covers 35% (\$30 million) of the General Fund debt.

The projected level of outstanding debt based upon the Proposed CIP is shown in the table below. Lastly, there is a graph at the end of this Section VI that shows both a history and a projection of outstanding debt.



**OUTSTANDING DEBT (PROJECTED)**

DESCRIPTION	FY07	FY08	FY09	FY10	FY11	FY12	FY13
Total General Fund Outstanding Debt (not incl Debt reimbursed by Enterprise Funds)	80,107,818	83,792,933	88,685,273	95,842,080	86,481,731	81,975,142	100,595,660
a.) Exempt (Debt Exclusion) <sup>1</sup>	37,054,223	34,553,585	31,966,160	29,284,685	26,506,963	23,706,500	20,835,000
b.) Non-Exempt	43,053,595	49,239,348	56,719,114	66,557,395	59,974,768	58,268,642	79,760,660
Minus State (SBA) Reimbursed Debt <sup>2</sup>	28,077,028	26,128,742	24,129,458	22,078,758	19,972,597	17,855,615	15,695,300
Net General Fund Outstanding Debt	52,030,790	57,664,191	64,555,816	73,763,322	66,509,134	64,119,527	84,900,360
Water & Sewer Enterprise Fund Outstanding Debt	16,211,646	16,485,049	16,474,684	14,965,944	14,911,022	12,931,512	11,012,396
Golf Course Enterprise Fund Outstanding Debt	1,008,710	1,015,000	875,000	735,000	595,000	485,000	375,000
<b>Enterprise Fund Outstanding Debt</b>	<b>17,220,356</b>	<b>17,500,049</b>	<b>17,349,684</b>	<b>15,700,944</b>	<b>15,506,022</b>	<b>13,416,512</b>	<b>11,387,396</b>
<b>TOTAL Outstanding Debt</b>	<b>97,328,174</b>	<b>101,292,982</b>	<b>106,034,957</b>	<b>111,543,024</b>	<b>101,987,753</b>	<b>95,391,654</b>	<b>111,983,055</b>

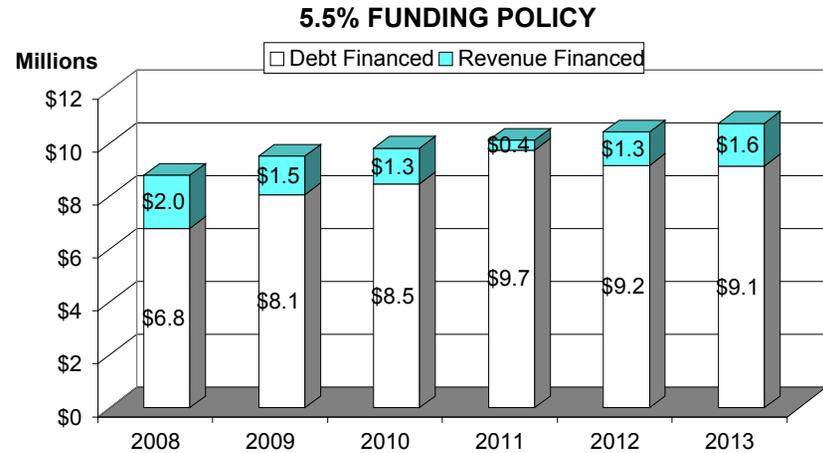
<sup>1</sup> The Lincoln School and High School projects were financed via a Debt Exclusion.

<sup>2</sup> The following school projects are being reimbursed by the State: Lincoln, Heath, High School, and Baker.

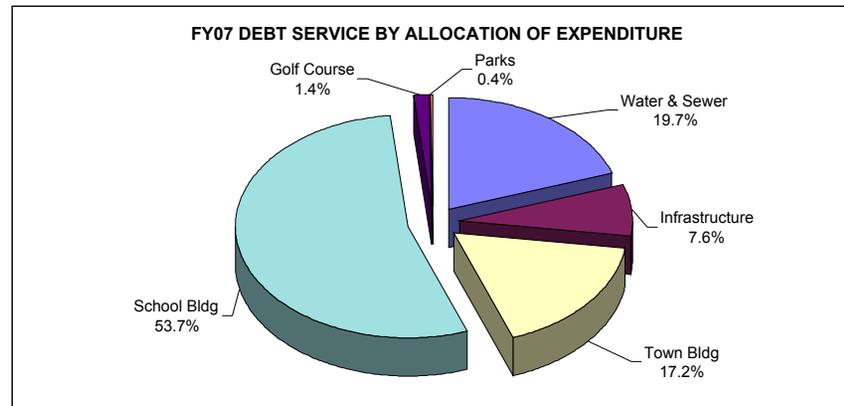
Once debt is incurred, an amount must be set aside annually to fund the principal and interest payments, known as Debt Service. As previously noted, if debt is used in an imprudent and / or poorly constructed manner, it can have a negative impact on the Operating Budget. This is because of debt service: debt service takes away funding that would otherwise be available for other areas of the Operating Budget. If decision makers are not made aware of the impact debt service has on the Operating Budget (via long-range forecasting), then the authorization of debt is being made in a vacuum. Governmental bodies can cripple their finances if bonds are authorized and issued without a full understanding of the impact they have on the overall finances of the entity.

In Brookline, both the Long Range Financial Plan and the planning process for the CIP clearly show decision makers the impact debt service has on the Operating Budget. Since the Town's CIP Financing Policies set a limit on the overall amount of debt that can be issued -- basically the 5.5% policy plus the other debt management variables that are to be measured -- the impact on the Operating Budget is both known and within an expected range.

The graph to the right illustrates how the Town's 5.5% policy works. (As previously stated, for FY08, the 5.5% is being reduced to 5.25% in order to help reduce cuts in the Operating Budget.) In each year, the amount available for the CIP is 5.5% of the prior year's net revenue. This amount represents the total impact on the Operating Budget. For FY08, \$8.8 million is dedicated to the CIP (\$6.8 million for net debt service and \$2 million for pay-as-you-go), and, therefore, unavailable for the operating budget. (At the 5.5% funding level, there would be \$9.2 million, with the pay-as-you-go figure at \$2.4 million.) The graph also shows the balance between pay-as-you-go CIP and debt-financed CIP. As debt service increases, pay-as-you go capacity decreases and vice versa.



The graph below breakouts existing debt service by allocation of expenditure (e.g., school buildings, water and sewer, etc.). As it shows, more than one-half of all debt service is for school buildings.



As was previously mentioned, debt is issued on behalf of the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund. While it is paid for from the General Fund, both enterprise funds reimburse the General Fund 100% for those costs. As a result, the tax levy funds no enterprise fund debt service. The table on the following page breaks out debt service by fund, with exempt and non-exempt debt of the General Fund separated, for each of the past six years. Looking at FY06, it shows that the Town's total debt service was \$13.7 million, of which \$6 million was reimbursed by either the State (\$3.4 million) or enterprise funds (\$2.6 million), leaving \$7.7 million of debt service.

**DEBT SERVICE**

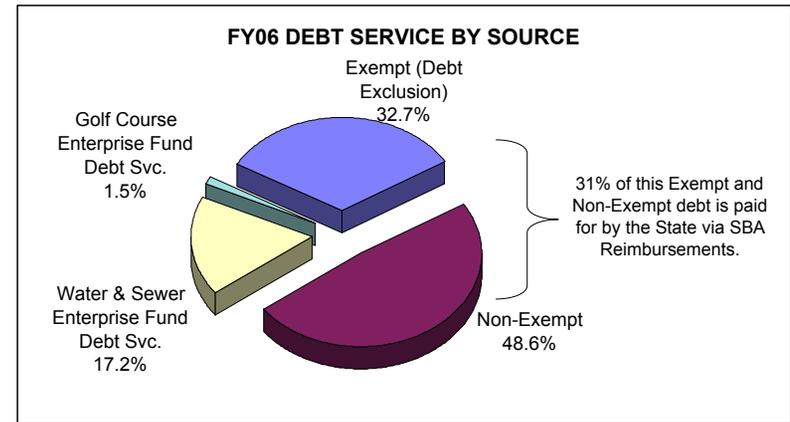
DESCRIPTION	FY01	FY02	FY03	FY04	FY05	FY06
Total General Fund Supported Debt Service (not incl Debt reimbursed by Enterprise Funds)	11,421,583	10,501,280	10,405,198	10,594,155	10,047,359	11,146,070
a.) Exempt (Debt Exclusion) <sup>1</sup>	4,698,448	4,668,390	4,575,673	4,536,146	4,507,187	4,479,537
b.) Non-Exempt	6,723,136	5,832,890	5,829,525	6,058,008	5,540,172	6,666,533
Minus State (SBA) Reimbursed Debt <sup>2</sup>	3,116,964	3,116,964	3,606,860	3,570,791	3,442,794	3,442,794
<b>Net General Fund Debt Service</b>	<b>8,304,619</b>	<b>7,384,316</b>	<b>6,798,338</b>	<b>7,023,364</b>	<b>6,604,565</b>	<b>7,703,276</b>
Water & Sewer Enterprise Fund Supported Debt Svc.	1,684,376	2,112,288	2,590,702	2,422,855	2,629,240	2,360,635
Golf Course Enterprise Fund Supported Debt Svc.	61,378	109,430	194,969	214,848	208,744	209,219
<b>Enterprise Fund Debt Service</b>	<b>1,745,754</b>	<b>2,221,718</b>	<b>2,785,671</b>	<b>2,637,703</b>	<b>2,837,984</b>	<b>2,569,855</b>
<b>TOTAL Debt Service</b>	<b>13,167,337</b>	<b>12,722,998</b>	<b>13,190,869</b>	<b>13,231,858</b>	<b>12,885,343</b>	<b>13,715,925</b>

<sup>1</sup> The Lincoln School and High School projects were financed via a Debt Exclusion.

<sup>2</sup> The following school projects are being reimbursed by the State: Lincoln, Heath, High School, and Baker.

The graph to the right depicts the FY06 figures. As it shows, 49% of the Town's debt service is covered within the levy while 33% is covered outside the levy via Debt Exclusion Overrides. The remaining 19% is covered by enterprise fund revenues. The graph also notes how the State reimburses 31%, or \$3.4 million, of the General Fund debt service.

The projected level of debt service based upon the Proposed CIP is shown in the table below. Lastly, there is a graph at the end of this Section VI that graphs both a history and a projection of debt service.



**DEBT SERVICE (PROJECTED)**

DESCRIPTION	FY07	FY08	FY09	FY10	FY11	FY12	FY13
Total General Fund Supported Debt Service (not incl Debt reimbursed by Enterprise Funds)	11,461,600	11,236,105	12,485,368	12,875,849	14,123,347	13,444,853	13,343,897
a.) Exempt (Debt Exclusion) <sup>1</sup>	4,445,657	4,399,750	4,372,943	4,347,320	4,317,532	4,212,313	4,149,289
b.) Non-Exempt	7,015,943	6,836,355	8,112,426	8,528,529	9,805,814	9,232,540	9,194,608
Minus State (SBA) Reimbursed Debt <sup>2</sup>	3,442,794	3,442,794	3,442,794	3,442,794	3,442,794	3,442,794	3,442,794
<b>Net General Fund Debt Service</b>	<b>8,018,806</b>	<b>7,793,311</b>	<b>9,042,574</b>	<b>9,433,055</b>	<b>10,680,553</b>	<b>10,002,059</b>	<b>9,901,103</b>
Water & Sewer Enterprise Fund Supported Debt Svc.	2,732,455	2,622,276	2,692,221	2,719,915	2,710,055	2,652,989	2,508,055
Golf Course Enterprise Fund Supported Debt Svc.	202,566	194,530	192,943	187,052	172,408	136,635	132,013
<b>Enterprise Fund Debt Service</b>	<b>2,935,021</b>	<b>2,816,805</b>	<b>2,885,164</b>	<b>2,906,967</b>	<b>2,882,462</b>	<b>2,789,624</b>	<b>2,640,068</b>
<b>TOTAL Debt Service</b>	<b>14,396,621</b>	<b>14,052,910</b>	<b>15,370,532</b>	<b>15,782,816</b>	<b>17,005,809</b>	<b>16,234,477</b>	<b>15,983,965</b>

<sup>1</sup> The Lincoln School and High School projects were financed via a Debt Exclusion.

<sup>2</sup> The following school projects are being reimbursed by the State: Lincoln, Heath, High School, and Baker.

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

Great care has gone into the crafting of the Debt Management Plan for the FY08 - FY13 CIP. Due to three significant factors -- the difficult bid environment, the uncertainty surrounding School Building Assistance (SBA) funding by the State, and a FY08 Free Cash certification that was less than anticipated last year -- developing a debt management plan for this Proposed CIP that lives within the Town's CIP Financing Policies was challenging. An outcome of having a number of large projects requiring debt financing is that the pay-as-you-go component of the CIP is minimal in FY11. The debt management plan is detailed in the table below. As mentioned at the beginning of this Section VI, this debt management plan results in the Town complying with all of its CIP Financing Policies, with the notable exception of deviating from the policy of dedicating an amount equivalent to 5.5% of the prior year net revenue for FY08. That level is reduced to 5.25% for FY08.

<u>Project</u>	<u>Yrs</u>	<u>Authorization</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Lawrence School/Longwood Playground - (\$766K from previous authorization)	10	17,075,000	114,900	111,070	107,240	103,410	99,580	95,750	91,920
Swimming Pool (previously authorized)	10	1,600,000	240,000	232,000	224,000	216,000	208,000	200,000	192,000
Landfill / Transfer Station (previously authorized)	10	2,000,000		300,000	290,000	280,000	270,000	260,000	250,000
Muddy River (previously authorized)	10	745,000		109,888	106,349	102,810	99,271	95,733	92,194
Town Hall (seeking authorization)	20	13,800,000		1,330,000	1,300,750	1,267,750	1,234,750	1,201,750	1,168,750
Fisher Hill (seeking authorization)	10	1,350,000		199,125	192,713	186,300	179,888	173,475	167,063
HS Projects (seeking authorization)	10	4,000,000			466,667	453,333	440,000	426,667	413,333
Runkle School Design - TOWN @ 50% (seeking authorization)	10	1,200,000			177,000	171,300	165,600	159,900	154,200
Parking Meters (seeking authorization)	10	1,350,000				191,750	185,575	179,400	173,225
Runkle School - TOWN @ 50% (seeking authorization)	20	12,000,000				1,230,000	1,198,500	1,167,000	1,135,500
Rear Landfill (seeking authorization)	15	3,800,000				443,333	430,667	418,000	405,333
UAB Roof/Chimney/Gutters & Downspouts (seeking authorization)	10	1,275,000						188,063	182,006
Devotion School Design - TOWN @ 50%(seeking authorization)	10	2,500,000						368,750	356,875
Waldstein Playground (seeking authorization)	10	800,000						118,000	114,200
Fire Station # 7 Rehab (seeking authorization)	10	1,000,000							147,500
Baldwin School (seeking authorization)	10	1,780,000							262,550
Devotion School - TOWN @ 50%(seeking authorization)	20	25,000,000							2,562,500
<b>NEW GEN FUND DEBT SERVICE (cumulative)</b>			<b>354,900</b>	<b>2,282,083</b>	<b>2,864,718</b>	<b>4,645,987</b>	<b>4,511,830</b>	<b>5,052,487</b>	<b>7,869,149</b>
Wastewater <sup>1</sup> (see footnote)	15	6,000,000		223,333	450,667	438,000	658,667	639,333	620,000
Singletree Tank (seeking authorization)	10	250,000		36,875	35,688	34,500	33,313	32,125	30,938
Golf Course <sup>2</sup> (previously authorized)	15	2,840,000	22,125	43,913	42,450	40,988	39,525	38,063	36,600
Storm Drains (seeking authorization)	10	500,000				73,750	71,375	69,000	66,625
<b>NEW ENTERPRISE FUND DEBT SERVICE (cumulative)</b>			<b>22,125</b>	<b>304,121</b>	<b>528,804</b>	<b>587,238</b>	<b>802,879</b>	<b>778,521</b>	<b>754,163</b>
<b>TOTAL NEW DEBT SERVICE (cumulative)</b>			<b>377,025</b>	<b>2,586,203</b>	<b>3,393,522</b>	<b>5,233,224</b>	<b>5,314,710</b>	<b>5,831,008</b>	<b>8,623,312</b>

<sup>1</sup> Of the \$6M authorization, \$5.275M has already been borrowed from a FY02 \$6M authorization, leaving \$0.725M, plus a new \$5.5M authorization for FY07.

<sup>2</sup> Of the \$2.84M authorization, \$1.1M has already been borrowed from the FY02 authorization, leaving \$1.74M. This plan calls for using \$300K of the remaining authorization.

**IMPACT ON OPERATING BUDGET**

The "Debt and Debt Service" section above details the impact of debt service on the Operating Budget. Another potential impact of a CIP on a community's Operating Budget is an increase or decrease in operating expenses. For example, adding another facility in the community will add costs for utilities and building maintenance. Conversely, undertaking energy conservation projects will help reduce costs in the Operating Budget. The proposed CIP contains a number of projects that will impact the Operating Budget, both positively and negatively. They are listed on the following page.

- Town Hall Renovations – built in 1965, Town Hall has had no major changes or improvements to the building or to its systems. Once the renovation is complete, Town Hall will be transformed into a Green Building that might be eligible for a LEED Silver Rating, the same rating of the recently renovated Health Department. A more energy efficient building will be the result of this project. In addition, there will be less spent on fixing the system.
- Technology Applications – these projects undertaken by the Information Technology Department (ITD) are focused on improving efficiencies in numerous departments. While it is difficult to put a dollar figure on savings, past applications have proven to yield savings in the Operating Budget.
- Putterham Library HVAC / Windows – the existing HVAC system will be replaced by a more efficient system, resulting in savings in the energy budget. In addition, there will be less spent on fixing the system. Similarly, the windows are 42 years old and very inefficient. New windows are certain to help reduce energy consumption.
- Library RFID Conversion Project – this emerging technology holds great promise for efficiency gains in the Library. While it may not result in a reduction in staff, it could well eliminate the need for additional staff in the future to keep up with circulation demands.
- Fisher Hill Reservoir Acquisition / Conversion to Active and Passive Recreation – this project calls for the Town to purchase this property and develop it for park and recreation purposes with the intent of incorporating an athletic field, parking, tree lined walking paths, naturalistic buffers, native woodlands, and restoration of the gatehouse. There will be a need for additional maintenance funds in the DPW budget to care for the new 10-acre recreation site.
- Soule Recreation Center HVAC - the forced hot water system needs to be finished in all areas of the building, resulting in savings in the energy budget. In addition, there will be less spent on fixing the system.
- Town / School Energy Management Systems and Energy Conservation - these on-going items are meant to yield savings in the operating budget. With large increases in utility costs over the past couple of years, it is imperative that monies be invested to decrease energy consumption in buildings. Programs would include, but are not limited to, lighting retrofit and controls, energy efficient motors, insulation, and temperature equipment. This program would augment existing gas and electric utility conservation programs. Monies would also go toward more efficient heating and cooling equipment.
- Baldwin School HVAC / Windows – the heating system at the Baldwin School is over 70 years old and many pipes are failing due to age. The monies for this project would replace the piping and HVAC system and convert the system to forced hot water. This would allow for better control, more even temperatures, zoning, and energy savings. In addition, there will be less spent on fixing the system. The building also has its original windows, which are wooden, single pane, and leak air. This project would replace those windows with energy efficient, thermal pane style windows.
- Devotion School Renovation – new electrical and HVAC systems and new windows will be more efficient, resulting in savings in the energy budget. In addition, there will be less spent on fixing the system.
- Runkle School Renovation – with one scenario being the creation of three to five additional classrooms, energy and maintenance costs would increase.

#### **RECOMMENDED PROJECTS**

The following pages contain the FY08 - FY13 CIP as proposed by project. Commencing on page VI-20 is a project description for each project.

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2008 - FY2013**

**REVENUE CODES:**

A = Property Tax/Free Cash/Overlay Surplus    D = Golf Budget    G = Utility Bond    J = Re-Approp. of Funds  
 B = General Fund Bond    E = Golf Bond    H = CDBG  
 C = State / Federal Aid    F = Utility Budget    I = Other

**CATEGORY CODES (CC):**

1 = New Facility Construction    4 = Infrastructure  
 2 = Facility Renovation / Repair    5 = Vehicles  
 3 = Parks/Open Space/Playgrounds    6 = Miscellaneous

CC	Total	Prior Year (FY07)	Future Capital Improvement Plan										Future Years		
			2008	2009	2010	2011	2012	2013							
<b>GENERAL GOVERNMENT</b>															
2	Town Hall Renovations - Bond	13,800,000		13,800,000	B										
2	Town Hall Renovations - Cash	3,100,000	950,000	2,150,000	A										
2	Garages Study (Pierce Sch & Town Hall)	50,000				50,000	A	NA							
6	Public Bldg Furnishings & Equipment	102,823	27,823						25,000	A	25,000	A		25,000	A
2	Reservoir Gatehouse Stabilization	660,000												660,000	A
6	Technology Applications	1,825,000	250,000	225,000	A	225,000	A	225,000	A	225,000	A	225,000	A	225,000	A
	<b>General Government Total</b>	<b>19,537,823</b>	<b>1,227,823</b>	<b>16,175,000</b>		<b>275,000</b>		<b>225,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>225,000</b>		<b>910,000</b>	
<b>PLANNING &amp; COMMUNITY DEVEL</b>															
4	Commercial Areas Streetscape Improv.	895,000						150,000	A		175,000	A		570,000	A
4	Village Square Circulation Improv. - Town	100,000	100,000												
4	Village Square Circulation Improv. - CD	1,655,000	155,000			1,500,000	H								
4	Village Square Circulation Improv. - Other	500,000				500,000	I								
4	Brookline Village - MBTA Sta./Pearl St Improv.	250,000		250,000	C										
4	Gateway West (Chestnut Hill) District Plan	75,000						75,000	A						
4	Riverway Park Pedestrian/Bike Path - Fed	600,000						600,000	C						
4	Riverway Park Pedestrian/Bike Path - Town	77,250						77,250	A						
	<b>Planning &amp; Community Development Total</b>	<b>4,152,250</b>	<b>255,000</b>	<b>250,000</b>		<b>2,000,000</b>		<b>902,250</b>		<b>-</b>	<b>175,000</b>		<b>-</b>	<b>570,000</b>	
<b>PUBLIC SAFETY</b>															
6	SCBA Air Compressor	60,000	60,000												
6	Turnout Gear	270,000	135,000	135,000	A										
5	Bronto (Ladder & Pumper Combo / Skylift)	890,000	890,000												
5	Engine #4 Replacement	39,595		39,595	A										
		160,405		160,405	J										
5	Fire Apparatus Rehab	1,060,000	250,000	90,000	A			300,000	A		130,000	A	145,000	A	145,000
2	Fire Station #5 - Windows/Doors/Curtain Walls	190,000	190,000												
2	Fire Station #7 Upgrade	1,125,000						25,000	A		100,000	A	1,000,000	B	
2	Fire Station Study	40,000				40,000	A								
6	Bullet Proof Vest Replacement	105,000	25,000							80,000	A				
	<b>Public Safety Total</b>	<b>3,940,000</b>	<b>1,550,000</b>	<b>425,000</b>		<b>40,000</b>		<b>325,000</b>		<b>80,000</b>	<b>230,000</b>	<b>1,145,000</b>		<b>145,000</b>	

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2008 - FY2013**

**REVENUE CODES:**

A = Property Tax/Free Cash/Overlay Surplus  
 B = General Fund Bond  
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 H = CDBG  
 I = Other  
 J = Re-Approp. of Funds

**CATEGORY CODES (CC):**

1 = New Facility Construction  
 2 = Facility Renovation / Repair  
 3 = Parks/Open Space/Playgrounds  
 4 = Infrastructure  
 5 = Vehicles  
 6 = Miscellaneous

CC	Total	Prior Year (FY07)	Future Capital Improvement Plan										Future Years		
			2008	2009	2010	2011	2012	2013	2014	2015	2016	2017			
<b>LIBRARY</b>															
2	123,000													123,000	A
2	523,000	150,000		373,000	A										
	176,950			176,950	J										
2	200,000					100,000	A							100,000	A
6	617,000			425,000	A	64,000	A	64,000	A	64,000	A				
	<b>Library Total</b>	<b>1,639,950</b>	<b>150,000</b>	<b>-</b>	<b>974,950</b>	<b>164,000</b>	<b>64,000</b>	<b>64,000</b>	<b>64,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>223,000</b>		
<b>PUBLIC WORKS:</b>															
<b>Transportation</b>															
4	103,000	103,000													
4	25,700	25,700													
4	280,000											30,000	A	250,000	A
4	25,000											25,000	A		
	<b>Public Works - Transportation Sub-Total</b>	<b>433,700</b>	<b>128,700</b>	<b>-</b>	<b>55,000</b>		<b>250,000</b>								
<b>Engineering/Highway</b>															
4	8,000,000	1,000,000	1,000,000	A	1,000,000	A	1,000,000	A	1,000,000	A	1,000,000	A	1,000,000	A	1,000,000
4	4,550,288	568,786	568,786	C	568,786	C	568,786	C	568,786	C	568,786	C	568,786	C	568,786
4	450,000	100,000	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000
4	1,600,000	200,000	200,000	A	200,000	A	200,000	A	200,000	A	200,000	A	200,000	A	200,000
4	110,000				110,000	A									
4	500,000	100,000	100,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000
4	1,300,000						1,300,000	B							
4	365,000				115,000	A				75,000	A	175,000	A		
3	5,800,000	2,000,000					3,800,000	B							
4	4,200,000													4,200,000	B
2	100,000											100,000	A		
4	30,000						30,000	A							
	<b>Public Works - Engineering/Highway Sub-Total</b>	<b>27,005,288</b>	<b>3,968,786</b>	<b>1,918,786</b>	<b>2,093,786</b>	<b>6,998,786</b>	<b>1,868,786</b>	<b>1,943,786</b>	<b>1,943,786</b>	<b>2,143,786</b>	<b>2,143,786</b>	<b>6,068,786</b>			
<b>Water / Sewer</b>															
4	250,000		250,000	G											
4	500,000					500,000	G								
4	8,500,000	5,500,000												3,000,000	G
	<b>Public Works - Water / Sewer Sub-Total</b>	<b>9,250,000</b>	<b>5,500,000</b>	<b>250,000</b>	<b>-</b>	<b>500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,000,000</b>			

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2008 - FY2013**

**REVENUE CODES:**

A = Property Tax/Free Cash/Overlay Surplus  
 B = General Fund Bond  
 C = State / Federal Aid  
 D = Golf Budget  
 E = Golf Bond  
 F = Utility Budget  
 G = Utility Bond  
 H = CDBG  
 I = Other  
 J = Re-Approp. of Funds

**CATEGORY CODES (CC):**

1 = New Facility Construction  
 2 = Facility Renovation / Repair  
 3 = Parks/Open Space/Playgrounds  
 4 = Infrastructure  
 5 = Vehicles  
 6 = Miscellaneous

CC	Total	Prior Year (FY07)	2008	2009	Future Capital Improvement Plan			2012	2013	Future Years				
					2010	2011	2012							
<b>Parks and Playgrounds</b>														
3	Billy Ward Playground	660,000					60,000	A	600,000	A				
3	Brookline Ave Playground	835,000									60,000	A	775,000	A
3	Brookline Reservoir Park	220,000											220,000	A
3	Clark Playground	510,000										40,000	A	470,000
3	Corey Hill Playground	570,000							40,000	A	530,000	A		
3	Fisher Hill - Acquisition, Design & Field	4,600,000		1,350,000	B	3,250,000	I							
3	Juniper St. Playground	430,000	30,000	400,000	H									
3	Larz Anderson Park	850,000				100,000	A						750,000	A
3	Riverway Park	425,000											425,000	A
3	Soule Playground	850,000	350,000								500,000	A		
3	Waldstein Playground	880,000						80,000	A	800,000	B			
3	Warren Field / Playground	660,000				60,000	A	600,000	A					
3	Winthrop Square / Minot Rose Garden	440,000		40,000	A	400,000	A							
2	Park Div. Facility - Feas. Study	50,000				50,000	A							
3	Parks/Playgrounds Rehab/Upgrade	2,000,000	250,000	250,000	A	250,000	A	250,000	A	250,000	A	250,000	A	250,000
3	Town/School Ground Rehab.	960,000	120,000	120,000	A	120,000	A	120,000	A	120,000	A	120,000	A	120,000
3	Tennis Courts / Basketball Courts	400,000	100,000					100,000	A	100,000	A		100,000	A
3	Lighting & Amenities	150,000	150,000											
2	Comfort Stations	150,000						50,000	A	50,000	A		50,000	A
	<b>Public Works - Parks and Playground Sub-Total</b>	<b>15,640,000</b>	<b>1,000,000</b>	<b>2,160,000</b>		<b>4,170,000</b>		<b>580,000</b>		<b>1,260,000</b>		<b>1,810,000</b>	<b>1,650,000</b>	<b>3,010,000</b>
<b>Conservation/Open Space</b>														
3	Tree Removal/Repl - Town	800,000	100,000	100,000	A	100,000	A	100,000	A	100,000	A	100,000	A	100,000
3	Forestry Restoration	40,000						40,000	A					
3	Lost Pond Sanctuary	25,000				25,000	A							
3	Walnut Hills Cemetery Upgrade	175,000	60,000	115,000	A									
		115,000		115,000	I									
3	Old Burial Ground	200,000				100,000	A			100,000	A			
	<b>Public Works - Conser /Open Space Sub-Total</b>	<b>1,355,000</b>	<b>160,000</b>	<b>330,000</b>		<b>225,000</b>		<b>100,000</b>		<b>140,000</b>		<b>200,000</b>	<b>100,000</b>	<b>100,000</b>
	<b>Public Works Total</b>	<b>53,683,988</b>	<b>10,757,486</b>	<b>4,658,786</b>		<b>6,488,786</b>		<b>8,178,786</b>		<b>3,268,786</b>		<b>3,953,786</b>	<b>3,948,786</b>	<b>12,428,786</b>

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2008 - FY2013**

**REVENUE CODES:**

A = Property Tax/Free Cash/Overlay Surplus  
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**CATEGORY CODES (CC):**

1 = New Facility Construction  
 2 = Facility Renovation / Repair  
 3 = Parks/Open Space/Playgrounds  
 4 = Infrastructure  
 5 = Vehicles  
 6 = Miscellaneous

CC	Total	Prior Year (FY07)	Future Capital Improvement Plan										Future Years		
			2008	2009	2010	2011	2012	2013							
<b>RECREATION</b>															
2	Larz Anderson Skating Rink	260,000	130,000	130,000	A										
2	Waldstein Building	132,000	12,000			120,000	A								
2	Soule Rec Center - HVAC / Fire Escape / Gardener's Shed	398,000		348,000	A	50,000	A								
2	Swimming Pool	123,960	123,960												
	- Windows, Roof, Ceiling, Lighting, HVAC	1,600,000	1,600,000												
		188,000	188,000												
	Recreation Total	2,701,960	2,053,960	478,000		170,000		-	-	-	-	-	-	-	-
<b>SCHOOL</b>															
6	Furniture Upgrades	200,000	25,000	25,000	A	25,000	A	25,000	A	25,000	A	25,000	A	25,000	A
6	Classroom Desktop Computers	475,000												475,000	A
2	Town/School Energy Management System	260,000	80,000							180,000	A				
2	Town/School Energy Conservation Projects	335,000	185,000			50,000	A			100,000	A				
2	Town/School Asbestos Removal	400,000	50,000	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A
2	Town/School ADA Renovations	400,000	50,000	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A	50,000	A
2	Town/School Building Security / Life Safety	200,000	100,000			100,000	A								
2	Town/School Emer Generator Repl	100,000								50,000	A	50,000	A		
2	Town/School Roof Repair/Repl. Program	675,000	275,000					200,000	A	200,000	A				
2	School Facilities Master Plan	91,250		91,250	A										
		8,750		8,750	J										
2	High School - Roof Rep./Pointing/Tappan St. Gym Windows/Floors	4,240,000	240,000			4,000,000	B								
2	UAB - Roof&Chimney/Pointing/Gutters & Downs	1,395,000						120,000	A	1,275,000	B				
2	Baldwin-Boiler/HVAC/Elec./Elev./Windows/ADA	1,997,500		50,000	A					167,500	A	1,780,000	B		
2	Runkle Feas. / Devotion Needs Assessment	200,000	200,000												
2	Devotion Rehab. - Town Share (50%)	27,650,000						150,000	A		2,500,000	B	25,000,000	B	
2	Devotion Rehab. - State Share (50%)	27,650,000						150,000	C		2,500,000	C	25,000,000	C	
2	Runkle Rehab. - Town Share (50%)	13,200,000				1,200,000	B	12,000,000	B						
2	Runkle Rehab. - State Share (50%)	13,200,000				1,200,000	C	12,000,000	C						
2	Old Lincoln - Sprink./Pointing/Gutters&Downsp.	290,000	290,000												
2	Old Lincoln Rehab.	7,500,000												7,500,000	B
2	Pierce - Renov. Aud./ Elec. Distrib. Upgrade	726,000						550,000	A	16,000	A	160,000	A		
2	Pierce - Windows / Other Repairs	209,079	209,079												
2	Portable Classrooms	560,000		400,000	A	80,000	A	80,000	A						
2	Trash Compactors	30,000	30,000												
	School Total	101,992,579	1,734,079	675,000		6,755,000		25,255,000		261,000		7,257,500		51,955,000	8,100,000
	<b>GRAND TOTAL</b>	<b>186,848,550</b>	<b>17,728,348</b>	<b>21,861,786</b>		<b>16,703,736</b>		<b>35,050,036</b>		<b>3,923,786</b>		<b>11,930,286</b>		<b>57,273,786</b>	<b>22,376,786</b>

**TOWN OF BROOKLINE  
FY2008 PROGRAM BUDGET**

**CAPITAL IMPROVEMENTS PROGRAM**

**TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2008 - FY2013**

**REVENUE CODES:**

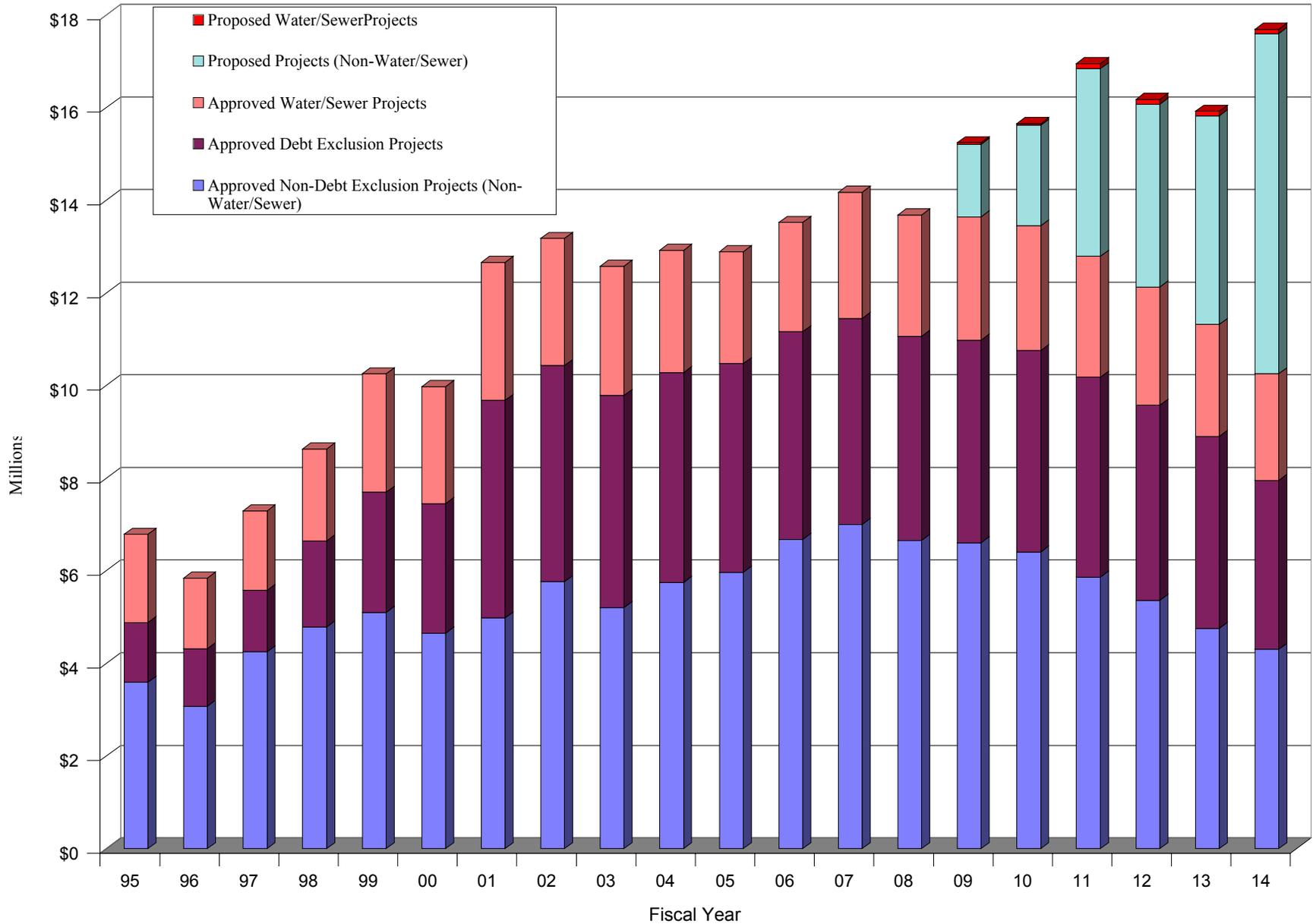
A = Property Tax/Free Cash/Overlay Surplus    D = Golf Budget    G = Utility Bond    J = Re-Approp. of Funds  
 B = General Fund Bond    E = Golf Bond    H = CDBG  
 C = State / Federal Aid    F = Utility Budget    I = Other

**CATEGORY CODES (CC):**

1 = New Facility Construction    4 = Infrastructure  
 2 = Facility Renovation / Repair    5 = Vehicles  
 3 = Parks/Open Space/Playgrounds    6 = Miscellaneous

CC	Total	Prior Year (FY07)	Future Capital Improvement Plan								Future Years					
			2008	2009	2010	2011	2012	2013								
<b>GRAND TOTAL BY SOURCE</b>																
A = Property Tax / Free Cash / Overlay Surplus	40,124,118	7,251,523	5,758,845	25%	4,308,000	26%	4,131,250	12%	3,355,000	86%	4,286,500	36%	3,925,000	7%	7,108,000	32%
B = General Fund Bond	85,104,999	3,600,000	15,150,000	67%	5,200,000	31%	17,100,000	49%	-	0%	4,575,000	38%	27,780,000	49%	11,700,000	52%
C = State / Federal Grants	46,250,288	568,786	818,786	4%	1,768,786	11%	13,318,786	38%	568,786	14%	3,068,786	26%	25,568,786	45%	568,786	3%
D = Golf Budget	-	-	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%
E = Golf Bond	-	-	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%
F = Utility Budget	-	-	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%
G = Utility Bond	9,250,000	5,500,000	250,000	1%	-	0%	500,000	1%	-	0%	-	0%	-	0%	3,000,000	13%
H = CDBG	2,085,000	185,000	400,000	2%	1,500,000	9%	-	0%	-	0%	-	0%	-	0%	-	0%
I = Other	3,865,000	-	115,000	1%	3,750,000	22%	-	0%	-	0%	-	0%	-	0%	-	0%
J = Re-Approp. of Existing Funds	969,144	623,039	169,155	1%	176,950	1%	-	0%	-	0%	-	0%	-	0%	-	0%
<b>Grand Total</b>	<b>187,648,550</b>	<b>17,728,348</b>	<b>22,661,786</b>		<b>16,703,736</b>		<b>35,050,036</b>		<b>3,923,786</b>		<b>11,930,286</b>		<b>57,273,786</b>		<b>22,376,786</b>	
<b>GRAND TOTAL BY ALLOCATION</b>																
General Government	19,537,823	1,227,823	16,175,000	71%	275,000	2%	225,000	1%	250,000	6%	250,000	2%	225,000	0%	910,000	4%
Planning and Community Development	4,152,250	255,000	250,000	1%	2,000,000	12%	902,250	3%	-	0%	175,000	1%	-	0%	570,000	3%
Public Safety	3,940,000	1,550,000	425,000	2%	40,000	0%	325,000	1%	80,000	2%	230,000	2%	1,145,000	2%	145,000	1%
Library	1,639,950	150,000	-	0%	974,950	6%	164,000	0%	64,000	2%	64,000	1%	-	0%	223,000	1%
DPW - Transportation	433,700	128,700	-	0%	-	0%	-	0%	-	0%	-	0%	55,000	0%	250,000	1%
Engineering/Highway	27,005,288	3,968,786	1,918,786	8%	2,093,786	13%	6,998,786	20%	1,868,786	48%	1,943,786	16%	2,143,786	4%	6,068,786	27%
Water / Sewer	9,250,000	5,500,000	250,000	1%	-	0%	500,000	1%	-	0%	-	0%	-	0%	3,000,000	13%
Parks & Playgrounds	15,640,000	1,000,000	2,160,000	10%	4,170,000	25%	580,000	2%	1,260,000	32%	1,810,000	15%	1,650,000	3%	3,010,000	13%
Conservation/Open Space	1,355,000	160,000	330,000	1%	225,000	1%	100,000	0%	140,000	4%	200,000	2%	100,000	0%	100,000	0%
Recreation	2,701,960	2,053,960	478,000	2%	170,000	1%	-	0%	-	0%	-	0%	-	0%	-	0%
Public Schools	101,992,579	1,734,079	675,000	3%	6,755,000	40%	25,255,000	72%	261,000	7%	7,257,500	61%	51,955,000	91%	8,100,000	36%
<b>Grand Total</b>	<b>187,648,550</b>	<b>17,728,348</b>	<b>22,661,786</b>		<b>16,703,736</b>		<b>35,050,036</b>		<b>3,923,786</b>		<b>11,930,286</b>		<b>57,273,786</b>		<b>22,376,786</b>	
<b>GRAND TOTAL BY CATEGORY</b>																
1 New Facility Construction	-	-	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-	0%
2 Facility Renovation / Repair	124,257,489	5,053,039	17,078,000	75%	7,539,950	45%	25,405,000	72%	286,000	7%	7,332,500	61%	53,080,000	93%	8,483,000	38%
3 Parks / Open Space / Playgrounds	22,645,000	3,160,000	2,490,000	11%	4,395,000	26%	4,430,000	13%	1,350,000	34%	2,010,000	17%	1,700,000	3%	3,110,000	14%
4 Infrastructure	34,941,238	7,852,486	2,418,786	11%	4,093,786	25%	4,601,036	13%	1,868,786	48%	2,118,786	18%	2,098,786	4%	9,888,786	44%
5 Vehicles	2,150,000	1,140,000	290,000	1%	-	0%	300,000	1%	-	0%	130,000	1%	145,000	0%	145,000	1%
6 Miscellaneous	3,654,823	522,823	385,000	2%	675,000	4%	314,000	1%	419,000	11%	339,000	3%	250,000	0%	750,000	3%
<b>Grand Total</b>	<b>187,648,550</b>	<b>17,728,348</b>	<b>22,661,786</b>		<b>16,703,736</b>		<b>35,050,036</b>		<b>3,923,786</b>		<b>11,930,286</b>		<b>57,273,786</b>		<b>22,376,786</b>	
<b>6-Year Total</b>	<b>147,543,416</b>															

DEBT SERVICE BASED ON EXISTING AUTHORIZATIONS AND PROJECTS IN FY08 - FY13 CIP



TOTAL OUTSTANDING DEBT (as of June 30 each year) BASED ON EXISTING AUTHORIZATIONS AND  
PROJECTS IN FY08 - FY13 CIP

