

**FY2013 – FY2017  
Five-Year Capital Improvement Plan**



Fire HQs



New Parks/Rec HQs



Newton Free Library



Jackson Homestead



Senior Center

City of Newton, Massachusetts

Setti D. Warren, Mayor

7 November 2011



# Goal of the Plan

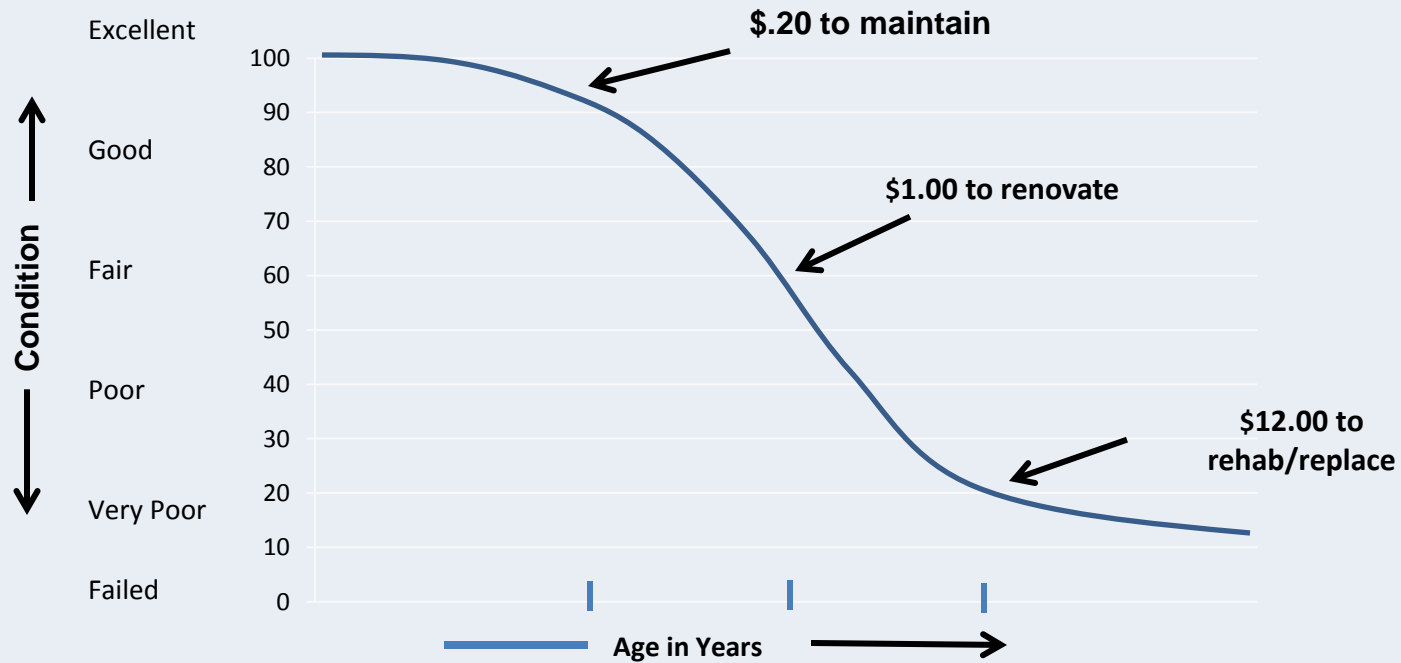
*Establish a **process** to allocate scarce capital funds using a methodology that is:*

- Objective
- Logical
- Data Driven
- Transparent

# Key Findings of Assessment

- **Urgent short term issues were identified**
  - Unfunded mandates with increasing impact on budget surfaced
- **Assets identified that are not serving the City in the manner for which designed**
  - Investment strategies didn't reflect identified risk factors
  - Orphaned assets needed to be assigned for management
- **Preventative Maintenance Program needed greater emphasis**
  - Increased investment in specified asset categories required
  - Asset management database was developed
  - Historical & accessibility review of all municipal buildings was memorialized
  - Smaller capital needs were migrated to operational budget
  - Need for Capital Review Team identified
  - Alignment of CIP and Budget required

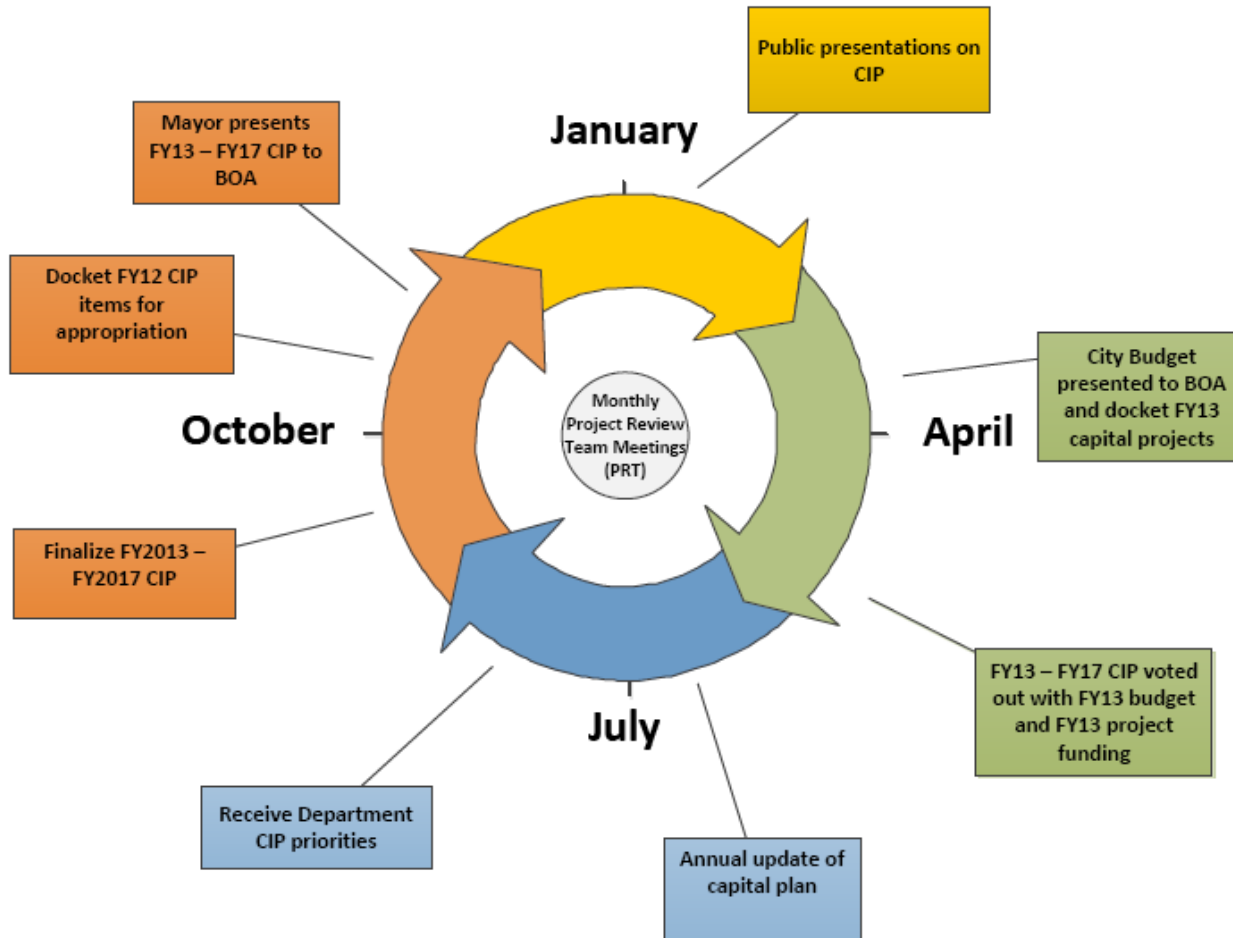
# Deterioration Curve for a typical facility



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# CIP Yearly Calendar



# Methodology: Risk-Based Prioritization

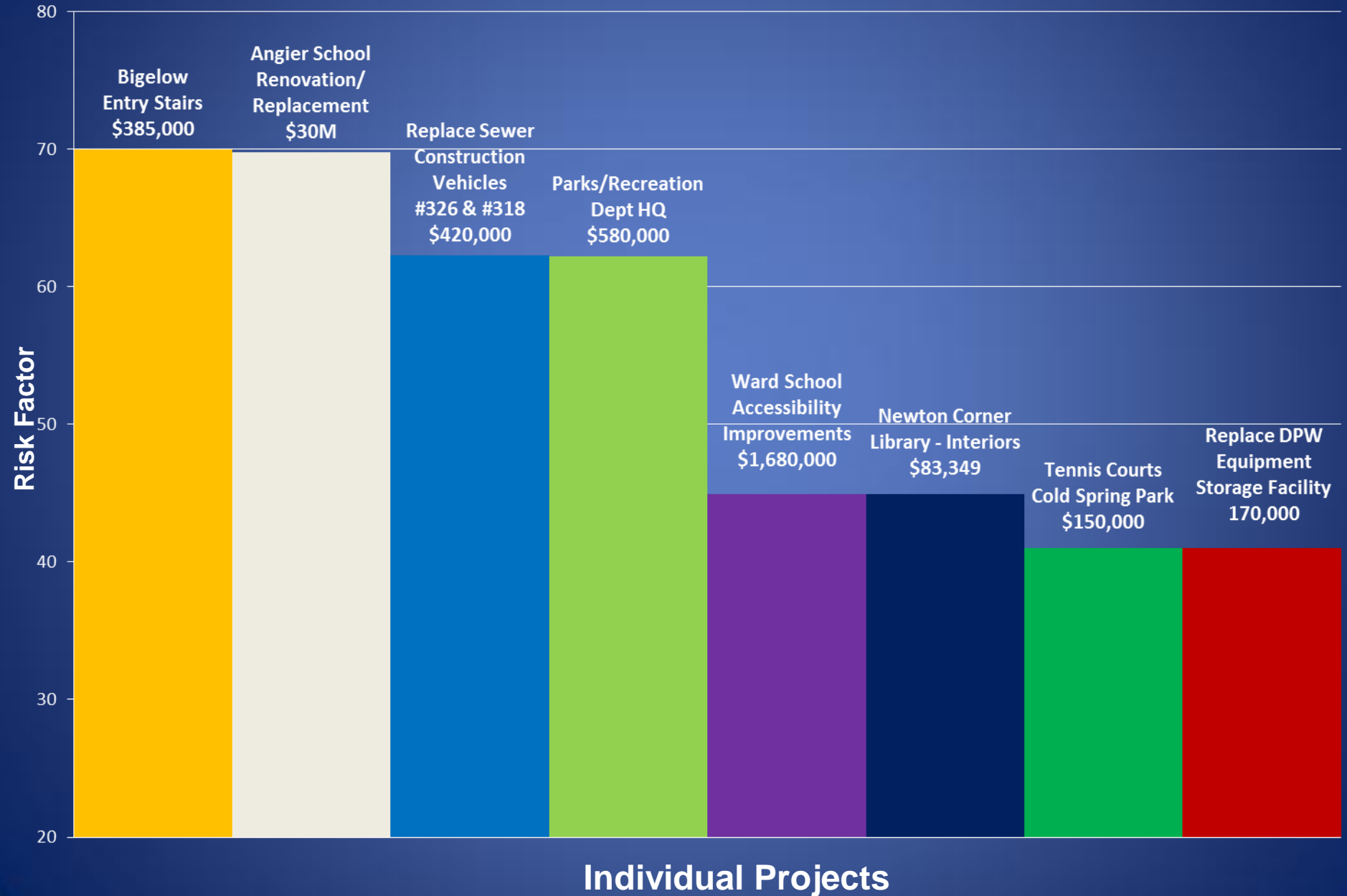
- Hands-on evaluation of each asset
- Determine:
  - ***Probability of Failure (Condition)***
  - ***Consequence should it fail***
- Rank Priority for Final CIP
- Overlay Funding Targets

# Consider the Consequences

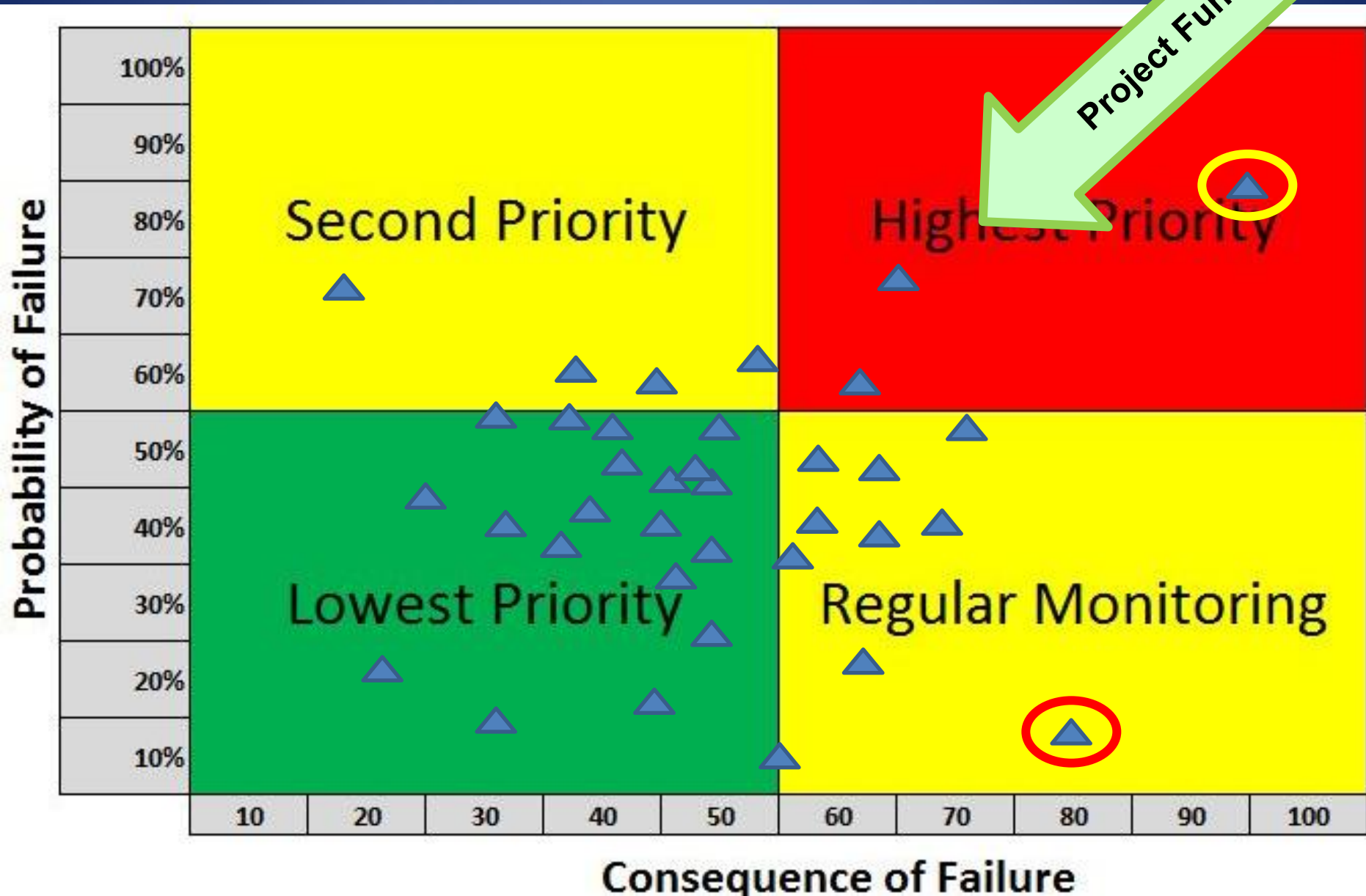
- Disruption to **City Operations**
- Impact to **Programs or Services**
- **Economic** – Cost/Savings Ratio
- **Health/Safety** Impact
- **Property Damage** Impact
- Impact to Resident's **Quality of Life**
- Impact on Department **Mission/Vision**



# Projects Prioritized by Risk Factor

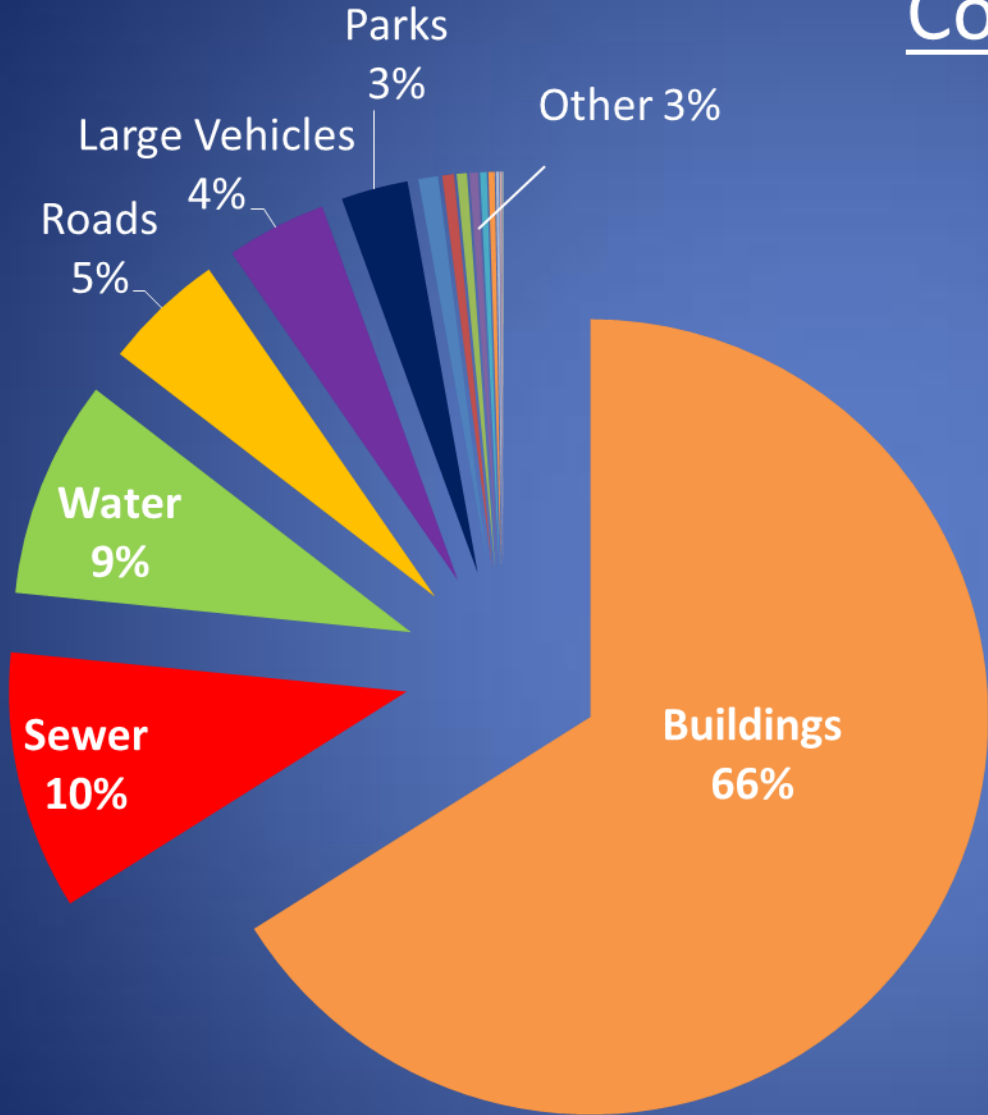


# Risk-Based Prioritization



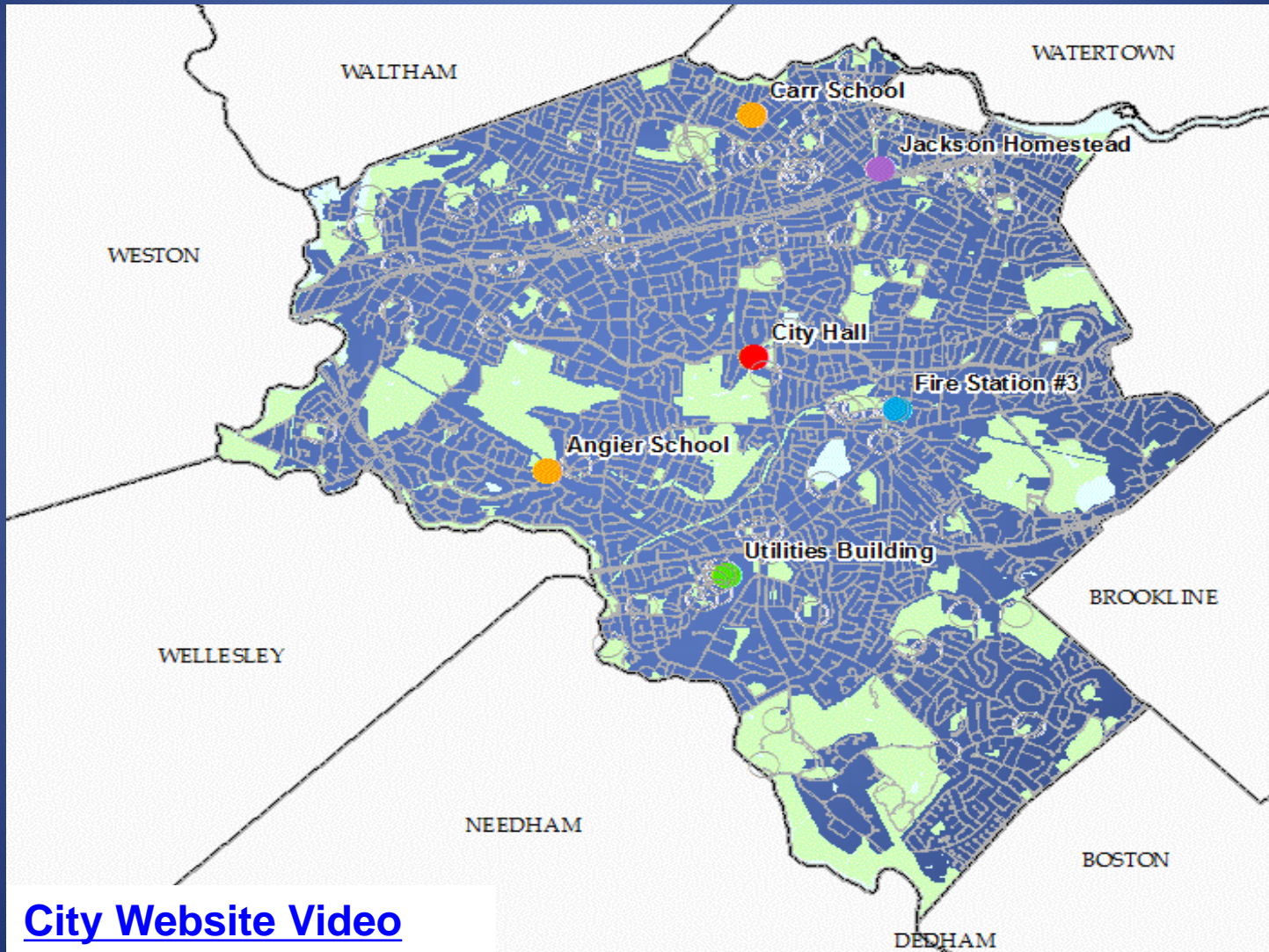
# Costs by Asset Type

Total \$240,517,315



- Buildings - 159.2M
- Sewer - 23.36M
- Water - 21.36M
- Roads - 11.89M
- Large Vehicles - 9.83M
- Parks - 6.55M
- Storm - 1.94M
- Archives - 1.15M
- IT - 1,000,000
- Historic Sites - 835,735
- Traffic - 659,000
- Equipment - 610,000
- Non-Building Accessibility - 313,250
- Parking Lot - 200,000
- Renewable Energy - 100,000

# Accessible to Residents



# CIP Yearly Calendar

