

Capital Improvement Program



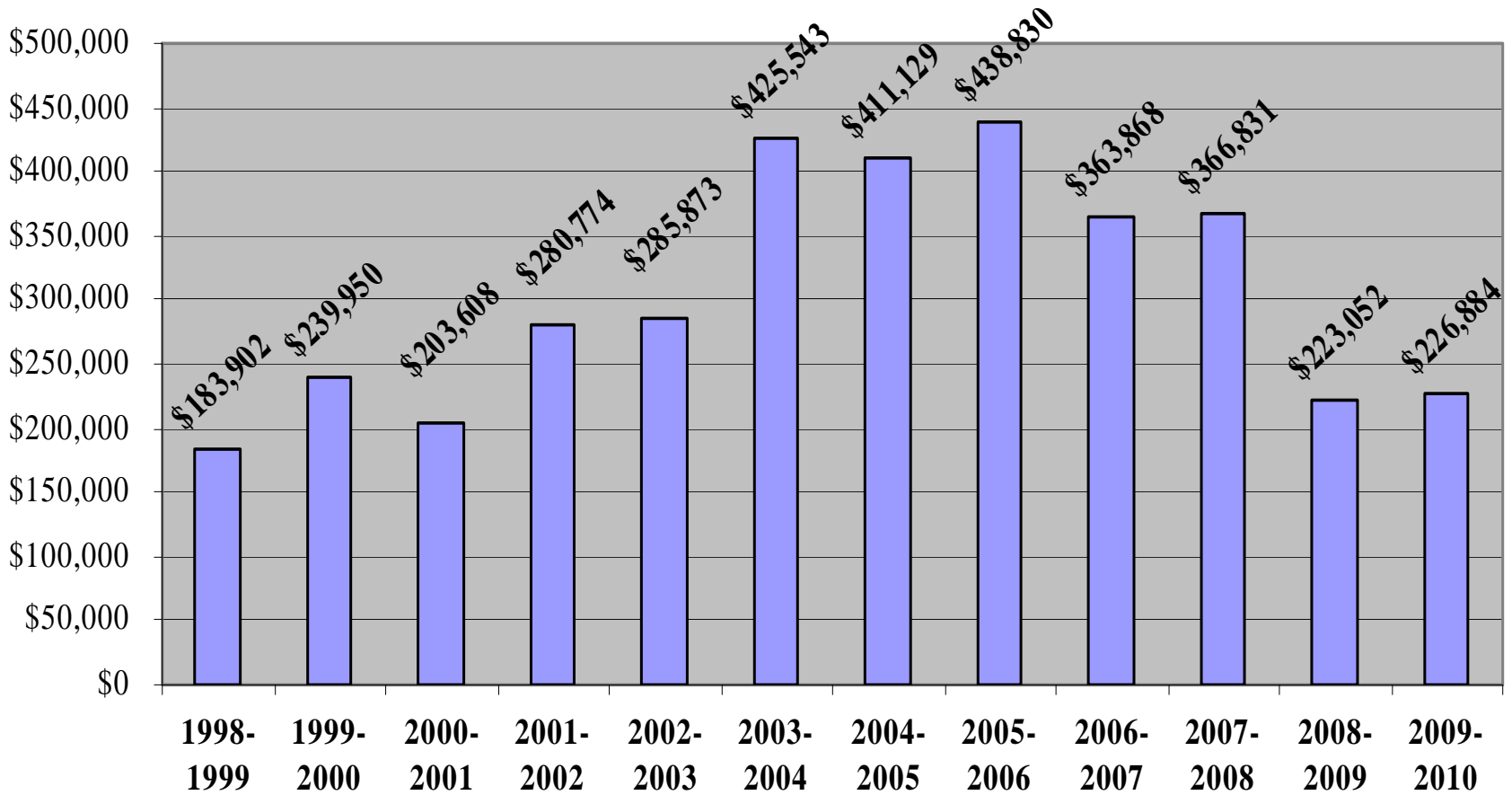
Town Manager Proposed Program

Fiscal Period
2011-2012 Through 2016-2017

Open Space Acquisition Program

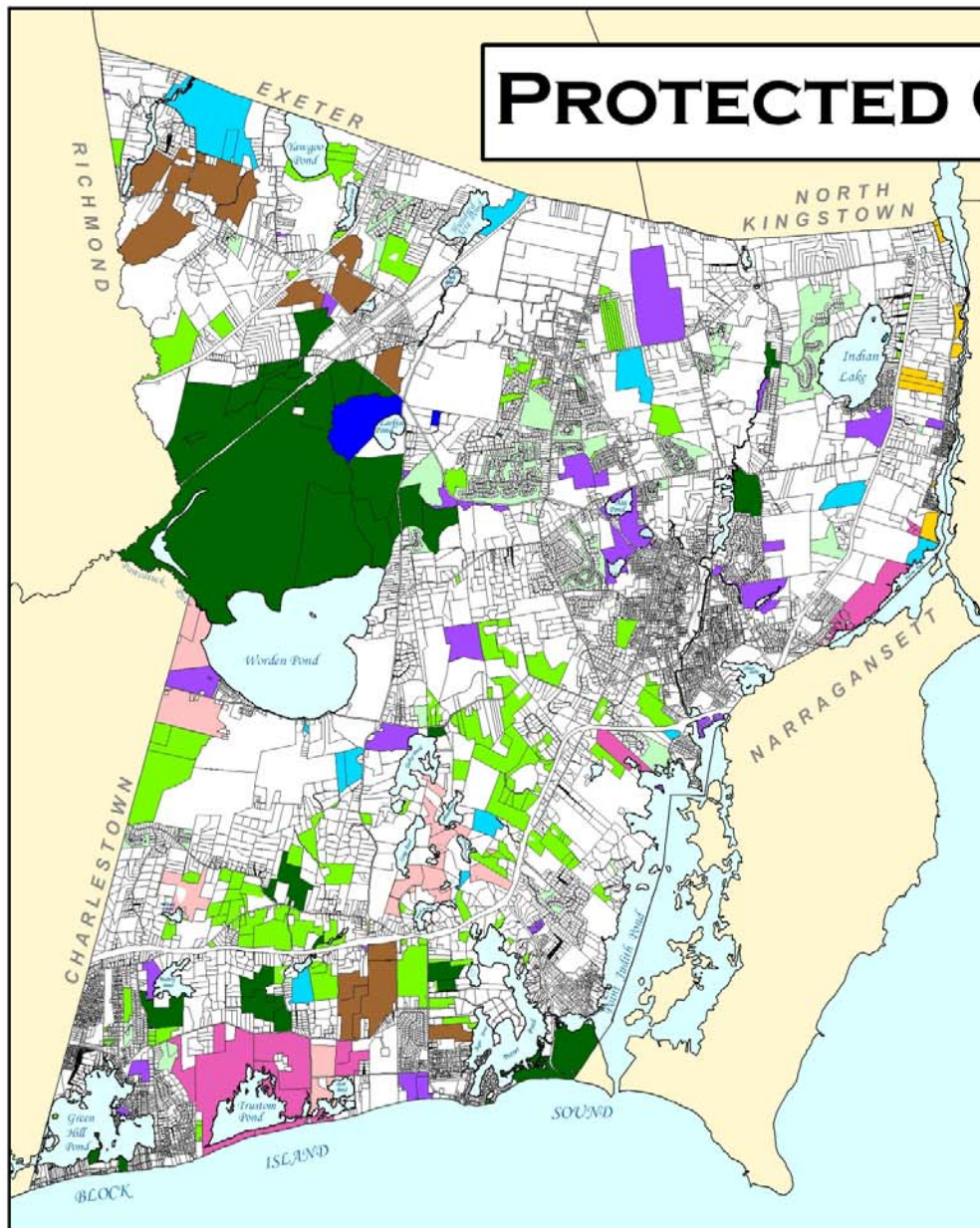
	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total
<i>Revenue Statement</i>								
Real Estate Conveyance Tax Proceeds	\$225,000	\$225,000	\$225,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,450,000
Investment Income	500	500	500	500	500	500	500	3,000
Bonds Issued	0	0	0	500,000	0	500,000	0	1,000,000
Total Revenues	\$225,500	\$225,500	\$225,500	\$750,500	\$250,500	\$750,500	\$250,500	\$2,453,000
<i>Expense Statement</i>								
Debt Service - \$200,000 - FY99 #21	(\$9,701)	(\$13,634)	(\$13,267)	(\$12,876)	(\$12,604)	(\$11,831)	(\$11,519)	(\$75,731)
Debt Service - \$800,000 - FY02 #23	(46,790)	(46,040)	(81,770)	(79,510)	(77,179)	(74,806)	(72,377)	(431,682)
Debt Service - \$400,000 - FY03 #26	(29,125)	(28,525)	(27,925)	(27,325)	(26,700)	(26,050)	(25,375)	(161,900)
Debt Service - \$400,000 - FY04 #28	(32,145)	(31,395)	(30,595)	(29,795)	(28,995)	(28,175)	(27,335)	(176,290)
Debt Service - \$3.5 M - FY06 #31	(290,412)	(283,413)	(276,412)	(269,413)	(262,412)	(255,413)	(246,663)	(1,593,726)
Debt Service - \$700,000 - FY07 #32	(60,987)	(59,062)	(57,575)	(56,087)	(54,600)	(53,200)	(51,800)	(332,324)
Debt in Permanent Financing	(\$469,160)	(\$462,069)	(\$487,544)	(\$475,006)	(\$462,490)	(\$449,475)	(\$435,069)	(\$2,771,653)
Planned New Bonding Requirements	\$0	\$0	\$0	\$0	(\$50,000)	(\$48,750)	(\$97,500)	(\$196,250)
Planned New OS Debt Service	\$0	\$0	\$0	\$0	(\$50,000)	(\$98,750)	(\$146,250)	(\$295,000)
Total Debt Service	(\$469,160)	(\$462,069)	(\$487,544)	(\$475,006)	(\$512,490)	(\$548,225)	(\$581,319)	(\$3,066,653)
Transfer to General Fund	(\$350,000)	(\$225,000)	(\$225,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$250,000)	(\$1,450,000)
Less Town Acquisitions	(150,000)	(150,000)	(100,000)	(200,000)	(200,000)	(200,000)	(200,000)	(1,050,000)
Total Expenses	(\$500,000)	(\$375,000)	(\$325,000)	(\$450,000)	(\$450,000)	(\$450,000)	(\$450,000)	(\$2,500,000)
Income to Expense Balance	(274,500)	(149,500)	(99,500)	300,500	(199,500)	300,500	(199,500)	
O S Acquisition Fund Balance	\$230,688	\$81,188	(\$18,312)	\$282,188	\$82,688	\$383,188	\$183,688	

Real Estate Conveyance Fees for Open Space Purchases



PROTECTED OPEN SPACES

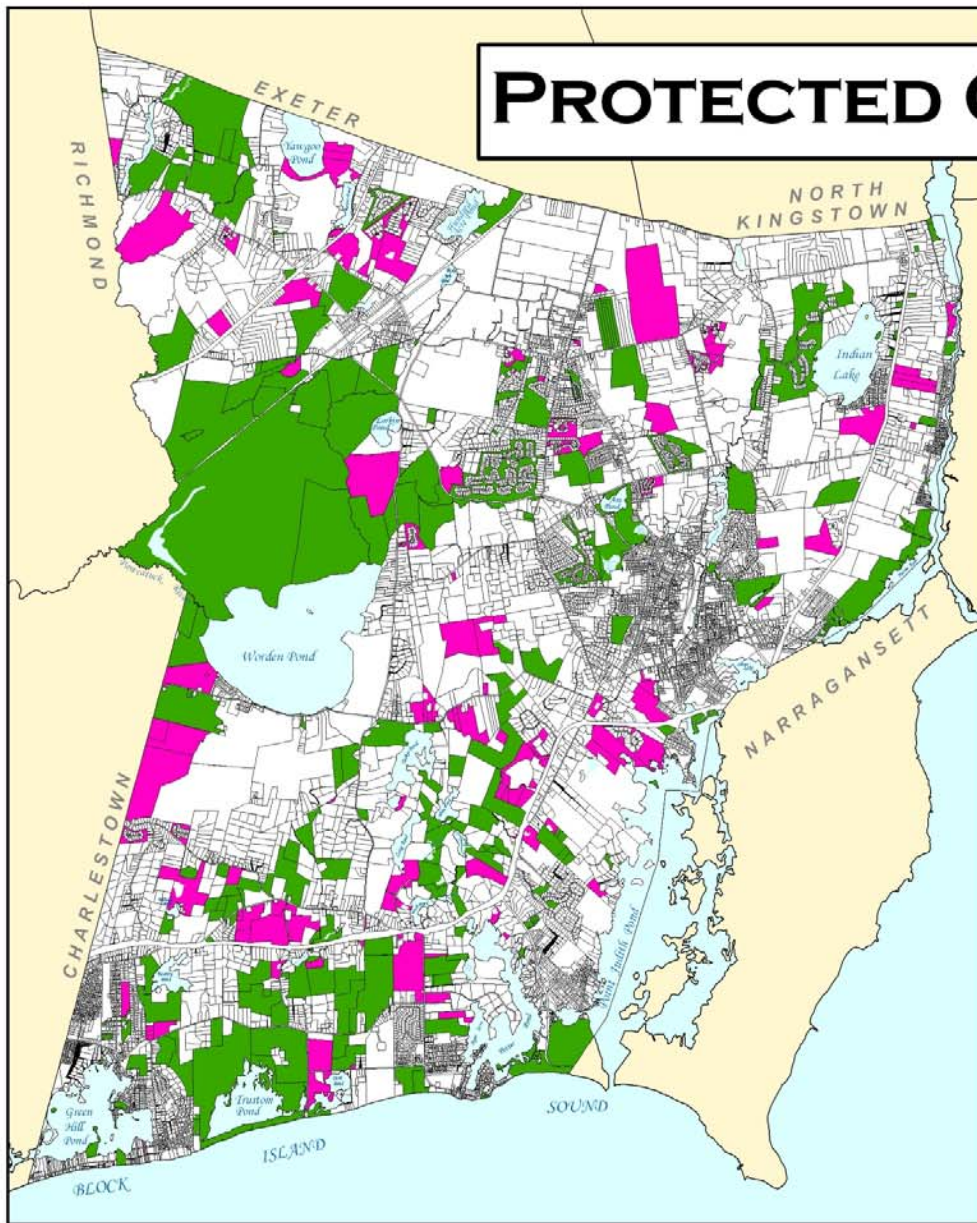
December 2010



-  Agricultural Land Preservation Commission
-  Girl Scouts of America
-  Narrow River Land Trust
-  South Kingstown Land Trust
-  Audubon Society of Rhode Island
-  The Nature Conservancy
-  Town of South Kingstown
-  State of Rhode Island
-  US Fish and Wildlife Service
-  Private / Other

PROTECTED OPEN SPACES

December 2010



-  Protected Before 1999
-  Protected After 1999

Downtown Intermodal Park

Downtown - Intermodal Park	
Income	
Bike Path Grant - 2010	\$200,000
DOT Intermodal Grant FY 2000 - Pending Reauthorization	200,000
Transportation, Community and System	360,000
Total Income	\$760,000
Expenses	
Comfort Station - FY 2010-2011 and FY 2011-2012	\$625,000
Parking Lot Lighting	20,000
Contingency	85,000
Total Expenditures	\$730,000

Bike Path Connector

Broad Rock Playfields to South County Commons

Bike Path Connector - Broad Rock Road to South County Commons				
Income	Entire Corridor		Town Property Only	
Surface Condition	Paved	Unpaved	Unpaved	Paved
Recreation Impact Fees	\$200,000	\$200,000	\$112,500	\$137,500
Third Party Revenues	300,275	200,275	0	0
DEM Grant Greenway Program	169,725	169,725	112,500	137,500
Total Income	\$670,000	\$570,000	\$225,000	\$275,000
Expenses				
So County Commons Bike Path Spur	\$600,000	\$515,000	\$200,000	\$250,000
Contingency	70,000	50,000	25,000	25,000
Total Expenditures	\$670,000	\$565,000	\$225,000	\$275,000

Neighborhood Guild Improvements

Neighborhood Guild Improvements	
Income	
Municipal Bond - May 2014	\$1,000,000
Total Income	\$1,000,000
Expenses	
Window Replacement	\$350,000
Air Conditioning Installation	250,000
Interior Renovations	150,000
Exterior Renovations	25,000
Electrical/Plumbing Improvements	50,000
Design and Architectural Services	25,000
Contingency	150,000
Total Expenditures	\$1,000,000

Community Gymnasium

Community Gymnasium	
Income	
Municipal Bond #1 11/04 Approval	\$650,000
School Bond #1 - 11/04 Approval	900,000
Municipal Bond #2 - 11/06 Approval	1,600,000
Recreation Impact Fees	950,000
Total Income	\$4,100,000
Expenses	
Building (23,000 Sq. Ft. @ \$140/SF Cost)	\$3,220,000
Furnishings	200,400
Design Services - (8% of Construction Cost)	257,600
Contingency - (10% of Construction Cost)	322,000
Parking (50 Spaces @ \$2,000 per unit cost)	100,000
Total Expenditures	\$4,100,000

Town Beach Program

Town Beach Improvement	
Revenues	
Funds Held in Reserve - 6/30/10	\$42,803
FY 2011 CIP Transfer	15,000
CIP Transfers FY 2012 through FY 2017	30,000
Total Income	\$87,803
Expenditures	
Beach Improvement Program	\$60,000
Pavilion Improvements	10,000
Total Program Cost	\$70,000

Town Beach Improvement Program



Town Beach Improvement Program



Marina Park Improvements

Marina Park Improvement Program	
Income	
Funds Held in Reserve - 6/30/10	\$47,335
CIP Transfers FY 2012 through FY 2017	20,000
Total Income	\$67,335
Expenses	
Resurfacing of Parking Lots- FY 2011	\$45,000
Public Dock Reconstruction - FY 2014	10,000
Boat Ramp Reconstruction - FY 2015	10,000
Total Program Cost	\$65,000

Senior Center Program

Senior Services Program	
Income	
Funds Held in Reserve Balance - Facilities	\$1,890
Funds Held in Reserve Balance - Vehicles	40,000
FY 2010-2011 Vehicle Transfer	20,000
Future Capital Budget Transfers	140,000
Total Income	\$201,890
Program Elements	
Adult Day Service Center Improvements	
Interior Rehab	\$20,000
Senior Center Facility Improvements	
Interior Painting/Carpets/Wallpaper	\$25,000
Addition of Divider Wall in Main Room	10,000
Roof Replacement Reserve	15,000
Senior Center Annex Improvements	
Replacement Windows/Doors	\$15,000
Exterior Shingling and Insulation	15,000
Senior Center Barn Improvements	
Exterior Upgrades - Windows/Doors	\$5,000
Roof and Siding Replacement	5,000
Senior Transportation	
New Senior Van	\$90,000
Senior Services Program	\$200,000

Senior Transportation Vehicle

Project Scope

Total Project Cost	\$90,000	
FY2009-2010	\$40,000	In Reserve
FY2010-2011	\$20,000	In Reserve
FY2011-2012	\$30,000	Proposed

For purchase of new senior van to replace existing vehicle which will be in its 8th year of operation in 2012 with an anticipated total mileage of 130,000.



Pay-As-You-Go

Park Rehabilitation Program

Park Rehabilitation is an ongoing program providing for the development, maintenance, and repair of the existing park system, recreation facilities, athletic fields and playground components.

FY2011-2012 Projects

Proposed Total Cost \$80,000

- Landscaping/Retaining Wall/Fencing
- Restroom Building Improvements
- Softball Field Lighting Improvements
- Playground Equipment Upgrade
- Road/Parking Improvements
- Bike Path Asphalt Sealing and Repairs
- Stairway Access

Broad Rock Playfields

Landscaping / Retaining Wall / Fencing

Project Scope

Total Project Cost \$15,000

FY2011-2012 \$15,000 Proposed

Involves expansion of existing retention wall and additional fencing along the softball field. Will ensure pedestrian safety and provide defined entrance via the existing stairway to the field below.

This project entails work by in-house staff as well as outsourcing.

Broad Rock Playfields

Landscaping / Retaining Wall / Fencing



Broad Rock Playfields

Landscaping / Retaining Wall / Fencing



Curtis Corner Playfields

Restroom Improvements

Project Scope

Total Project Cost \$10,000

Reserve Funding	\$5,000	In Reserve
FY 2011-2012	\$5,000	Proposed

Project involves improvements to the restrooms including replacement of fixtures, installation of automatic valves, automatic locking exterior doors, and new partitions.

All work will be performed by Town staff.

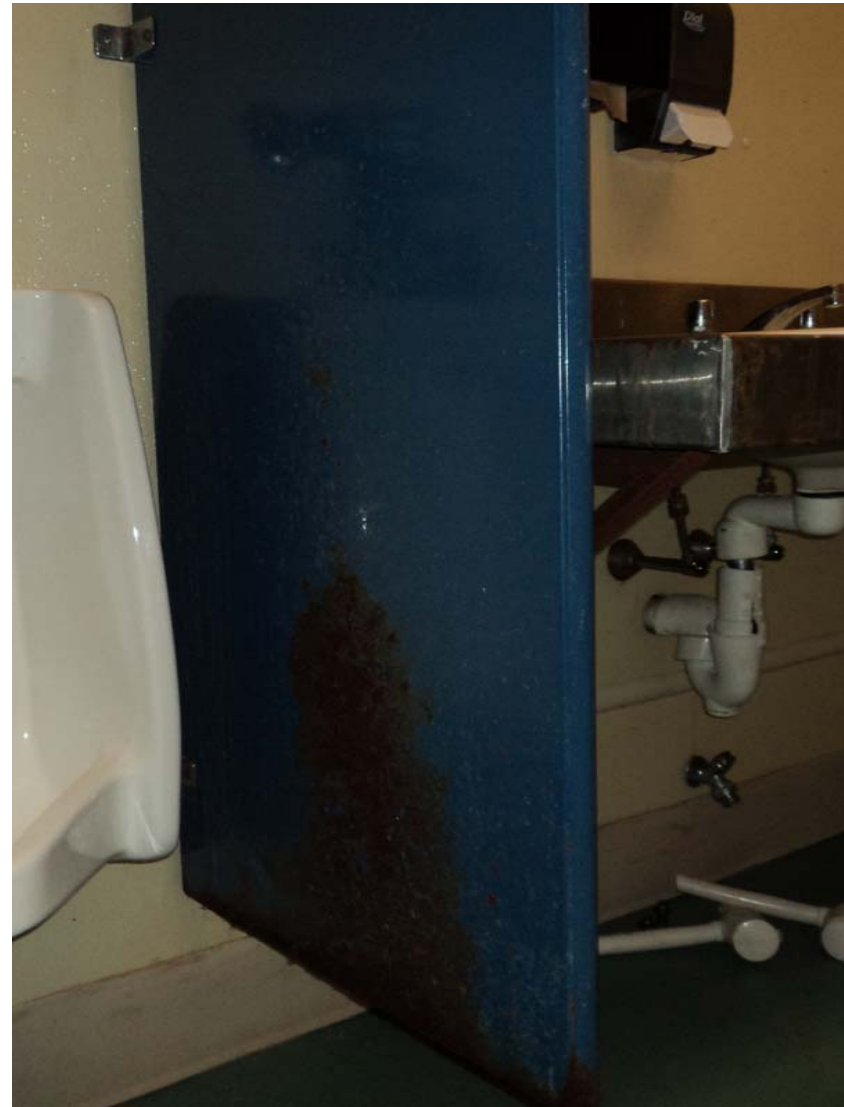
Curtis Corner Playfields

Restroom Improvements



Curtis Corner Playfields

Restroom Improvements



Old Mountain Field

Softball Field Lighting Improvements

Project Scope

Total Project Cost	\$60,000	
FY2010-2011	\$30,000	In Reserve
FY2011-2012	\$30,000	Proposed

Project involves replacement of five of six wooden upright poles and all lighting fixtures at the Softball Field. Project will allow the department to achieve increased energy efficiency with updated lighting fixtures.

Old Mountain Field Lighting Improvements



Old Mountain Field Lighting Improvements



Town Beach

Playground Equipment Upgrade

Project Scope

Total Project Cost \$20,000

Reserve Funding	\$10,000*	In Reserve
FY2011-2012	\$10,000	Proposed

Project involves replacement of aging climbing structure at the Town Beach playground.

**\$3,905 remaining from Town Beach restroom project; \$6,095 from Town Beach Improvement Fund.*

Town Beach Playground Equipment Upgrade



Tuckertown Park

Roadway/Parking Improvements

Project Scope

Total Project Cost	\$10,000	
FY2011-2012	\$10,000	Proposed

Project involves repair, seal coating, and line striping of the access road and parking areas of Tuckertown Park.

Tuckertown Park

Roadway/Parking Improvements



Tuckertown Park

Roadway/Parking Improvements



Tuckertown Park

Roadway/Parking Improvements



William C. O'Neill Bike Path

Asphalt Sealing / Repairs

Project Scope

Total Project Cost	\$10,000	
FY2011-2012	\$10,000	Proposed

Project involves maintenance on Phases I and II. Includes repair of existing asphalt surfacing in various locations; correction of deficiencies in various drainage systems designed to manage water run-off along the path.

Portions of Phase II to receive seal coating and striping in areas of increased deterioration.

William C. O'Neill Bike Path

Asphalt Sealing / Repairs



William C. O'Neill Bike Path

Asphalt Sealing / Repairs



South Kingstown Dog Park

Stairway Access

Project Scope

Total Project Cost \$5,000

Project will allow for installation of concrete stairway for safe access from the parking lot down to the Dog Park. Project will use a combination of in-house and outsourced services.

Funding from Parks Capital Reserve Fund (available balance of \$9,646 for Dog Park Improvements).

South Kingstown Dog Park Stairway Access



Equipment Acquisition/Replacement Program

This program is designed to ensure that the Town has the necessary equipment to effectively manage public buildings, park facilities, park system grounds and to provide administrative services.

FY2011-2012 Projects

Proposed Total Cost \$96,000

- Dump Truck
- Tilt Dump Truck
- Multi Use Vehicle
- Equipment Trailer

Dump Truck

Total Cost \$37,000

Replacement of a 2003
Dump Truck

Recommended 5-year
turnover cycle

Vehicle used daily for
towing 21 ft. landscape
trailer and in support of
general park / building
maintenance; and plowing



Tilt Dump Truck

Total Cost \$37,000

Replacement of a 2004 Tilt Dump with 5-year turnover cycle.

Equipment used in towing 21 ft long landscape trailer with equipment. Stake body is used for hauling bulky material such as leaves and seaweed.

Equipment also used to support grounds maintenance program and special projects.



Multi Use Vehicle

Total Cost \$15,000

Replacement of 2003 multi-use vehicle scheduled for replacement on an 8-year turnover cycle.

Equipment used in support of daily beach and bike path maintenance.



Equipment Trailer

Total Cost \$7,000

Replacement of a 1995 21 Foot mowing trailer with a recommended 8-year life cycle.

Equipment used in support of grounds maintenance operations in transporting equipment throughout park system for daily maintenance and special projects.



Fair Share Development Fees

A. Educational Facilities

An Educational Fair Share Fee, which provides limited reimbursement of capital costs associated with the development of new school facilities, is imposed at the time of issuance of building permits for all new residential structures. Revenues from Fair Share Fees are used to pay down the cost of debt service associated with general obligation bonds issued for new or expanded school facilities.

B. Open Space, Conservation, Park, and Recreational Land

This component provides for the acquisition of open space and/or conservation land to meet Town open space standards as described in the Comprehensive Community Plan. The Plan identifies a need to acquire land for active recreation facilities, for beach, salt and freshwater access, for aquifer and ground water recharge area protection, for the development of a greenway system, and for other special use activities.

Educational Fair Share Fee

Methodology for Computing School-Related Fair Share Development Fees

Recognizing that seated enrollment space requirements will no longer require additional school construction and the capital costs associated with such construction, the method of calculating Education-Related Fair Share Fees was revised to reflect more accurately the cost per student seat housed at the Broad Rock Middle School over the useful life of the facility.

The cost of land acquisition and facility construction for Broad Rock Middle School is summarized on the next chart. The methodology establishes the cost allocation to be recovered from Fair Share Fees at 50% of the net program costs. The remaining program cost is required to be recovered through the property tax levy. In addition, the net cost to be recovered from fees is proposed to be discounted by 25%.

Educational Fair Share Fee

Middle School Construction Program			
Middle School Program	Middle School Construction Cost	Recovered Cost by Fees - 50%	Recovered Cost by Taxes - 50%
Land Acquisition	\$406,382	\$203,191	\$203,191
Facility Construction	10,570,000	5,285,000	5,285,000
Athletic Fields Phases 1 & 2	1,040,000	520,000	520,000
Building Equipment/Supplies	599,203	299,602	299,602
Total Facility Cost	\$12,615,585	\$6,307,793	\$6,307,793
Plus Bond Interest Expense	5,919,293	2,959,647	2,959,647
Recoverable Capital Cost	\$18,534,878	\$9,267,439	\$9,267,439
Less State School Construction Aid	(5,560,463)	(2,780,232)	(2,780,232)
Net Facility Cost to Community	\$12,974,415	\$6,487,207	\$6,487,207
25% Discount and Cost Transfer		(\$1,621,802)	\$1,621,802
Net Cost Share	\$12,974,415	\$4,865,405	\$8,109,009

Educational Fair Share Fee

Fair Share Development Fees - Education Related	
Cost Recovery: Broad Rock Middle School	
Middle School Building Capacity (Seats)	600
Less 50% Students from Housing Constructed Prior to 1990	(300)
Students from Housing Constructed after 1990 - Use Maximum - Per Year	300
Assumes 15 year use before Major Renovations	4,500
Individual Student Years in Middle School Program	3
Maximum # of Students over Expected Use Term	1,500
Recoverable Cost	\$4,865,405
School Related Fair Share Development Fee	\$3,244

Educational Fair Share Fee

Educational Fair Share Fee - FY 2011-2012	Adopted 2010-2011	Proposed 2011-2012	Decrease in Fee
All Single & Duplex Household Units	\$3,361	\$3,244	(\$117)
Multi-Household Units - With 2 Bedrooms or less	\$1,681	\$1,622	(\$59)
Accessory Apartments & Multi-Household Units - With one bedroom	\$840	\$811	(\$29)

Educational Fair Share Fee

School Related - Fair Share Fees Collection/Expenditures		
<i>10 Year Term</i>	Income	Expended
2000-2001	\$226,961	(\$700,000)
2001-2002	339,750	(250,000)
2002-2003	397,354	(360,325)
2003-2004	505,515	(400,000)
2004-2005	312,907	(400,000)
2005-2006	273,976	(400,000)
2006-2007	116,738	(400,000)
2007-2008	94,846	(200,000)
2008-2009	83,282	(100,000)
2009-2010	91,456	(80,000)
2010-2011 -Estimated	70,000	(80,000)
	\$2,512,785	(\$3,370,325)

Recreational Fair Share Fee

- For the FY2011-2012 Capital Improvement Program, it is proposed to modify the methodology for calculation of the fee per dwelling unit for open space, conservation, park, and recreation land and/or facilities.
- The modifications to the method would establish a two-tiered fee based on occupancy type and expected average household size. The two-tiers of the fee would be a base fee for a typical single-household, detached structure (average household size of 2.56 persons) and a fee with a reduced occupancy basis for elderly housing and units with two bedrooms or fewer (average household size of 1.92 persons per unit).
- As is documented herein, structuring the fee in this regard would be reflective of recent residential construction trends whereby there have been significant increases in the percentage of projects targeted to elderly only and/or multi-household construction.
- These units have smaller average occupancy characteristics and place lesser demands on the Town's existing and future recreational land and facilities. This approach is viewed as providing a more equitable basis for the calculation and payment of the fee.

Recreational Fair Share Fee

- Based on the foregoing, the FY2011-2012 fee per dwelling unit for open space, park, and recreational land and /or facilities is proposed at \$2,957 (base fee), with an elderly-only unit, or unit with two bedrooms or fewer, proposed at \$2,218.
- This represents a decrease of \$806 from the current year base fee and a decrease of \$1,546 for the elderly occupancy unit. This fee is based on the following assumptions:
 - The purchase and development of new municipal parkland will cost on average \$110,000 per acre. This cost per acre is based on the estimated “Market Value” for all vacant lots of at least 10,000 sq. ft. that have sold in Town over the past year.
 - The Comprehensive Community Plan identifies the Town-wide need for recreation land to be 10.50 acres per 1,000 persons.
 - The average residential unit in South Kingstown will have 2.56^[1] persons per unit.

[1] US Census Bureau, Profile of General Demographic Characteristics 2000 – South Kingstown, Rhode Island, May 2001.

Recreational Fair Share Fee

Recreational/Open Space Fees	Single Household	2 Bedroom or Less Units
Estimated Value of Land Per Acre	\$110,000	\$110,000
Land (Acre) Needed per 1,000 persons	10.50	10.50
Persons Per household Unit	2.56	1.92
Proposed Recreation Fee for FY 2011 -2012	\$2,957	\$2,218
FY 2010-2011 Recreation Fee	\$3,763	\$3,764
Decrease in Fee	(\$806)	(\$1,546)
Percentage Decrease	-21.4%	-41.1%

Fee Exemption For Affordable Housing

Assumptions		RI Housing	RI Housing
Median Family Income		80% of MFI	120% of MFI
Single Family Dwelling		3 Bedrooms	3 Bedrooms
Interest Rate:		4.80%	4.80%
Term in Years:		30	30
Hazard & Mortgage Insurance:		variable	variable
2010-2011 Tax Rate Per \$1000 of Property Assessment		\$14.19	\$14.19
Wash. County Median Household Income - 2009		72,500	72,500
Percent of Median Household Income - (80%, 120%)		58,550	87,000
30 percent Available for Housing		17,565	26,100
Monthly Housing Expense 1/12 of above		1,464	2,175
Property Taxes (monthly)		234	355
Hazard & Mortgage Insurance (monthly)		190	250
Available for Mortgage Payment		\$1,040	\$1,570
Maximum Total Sales Price		\$198,000	\$300,000
Mortgage Payment - 30 Year Term		\$1,039	\$1,574

In Lieu Fee Requirements For Affordable Housing

- Pursuant to amendments adopted on October 22, 2007 relative to Section 502.6 of the Zoning Ordinance, “Inclusionary Zoning,” Section H “Off-site exactions,” this section outlines the methodology and determines the amount that would be required where the Planning Board permits a fee to be paid in-lieu of providing affordable housing units in a major subdivision or land development project.
- Under the Town’s inclusionary zoning requirements a developer of a major subdivision or land development project (≥ 6 units) would be required to provide 20% of such units as “affordable” under RIGL 45-53-3. In consideration of this requirement, the developer is afforded a zoning incentive of 20% over the basic maximum number of units that would be permitted under the development parcel’s zoning classification.

In Lieu Fee Requirements For Affordable Housing

- Section 502.6 H. 5. (a.) details the methodology for calculation of the in-lieu fee as follows: “The in-lieu fee per affordable unit required shall be the difference between the median sales price for a single-family home in South Kingstown and the maximum affordable sales price of a single-family home for a South Kingstown family of four earning 80% of the area median income (AMI).” The ordinance requires that the fee be updated annually in the Capital Improvement Program (CIP) using data sets from the Town of South Kingstown Department of Assessment, the Warren Group (for median sales price data) and RI Housing and Mortgage Finance Corporation (for determining the maximum sales price of a single-family home for a family of four (4) at 80% AMI).

In Lieu Fee Requirements For Affordable Housing

South Kingtown Average Sale Price*							\$300,000
Maximum Purchase Price for Affordable Unit							198,000
In-Lieu Fee Requirement (Per Unit)							\$102,000
Year	# of Single Households	Sale Price ¹	Average Assessment	Tax Levy	\$ Increase	% Increase	
2000	7,969	\$157,750	\$153,065	\$3,176			
2001	8,125	188,750	200,584	3,590	414	13.05%	
2002	8,249	244,285	201,907	3,840	250	6.96%	
2003	8,374	300,000	204,679	4,075	235	6.12%	
2004	8,477	350,000	336,825	4,237	162	3.98%	
2005	8,586	386,500	339,037	4,452	214	5.06%	
2006	8,663	372,500	341,957	4,668	216	4.86%	
2007	8,707	355,000	418,672	4,820	152	3.26%	
2008	8,731	316,000	420,516	5,033	213	4.43%	
2009	8,753	285,000	422,854	5,095	62	1.23%	
2010	8,774	300,000	346,376	4,914	(181)	-3.55%	
10.5 Year Increase	805	\$142,250	\$193,311	\$1,738	\$1,738	4.5%	
¹ Source: Thewarrengroup.com							