

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

**BERLIN TOWN CENTER PROJECTS OVERVIEW**  
 Berlin anticipates working in FY21 to secure funding for several scoping studies for transportation improvements in the Berlin Town Center and a municipal facilities needs assessments in hope of undertaking those projects in FY22. Work will be continuing on the water and sewer improvements in the Berlin Town Center in FY21. See individual project pages for fund source breakdown.

**CHANGES FROM PRIOR YEAR CIP**  
 FY2021 is the first year of the Town Center CIP.

**NOTES**  
 Amounts expressed in current year \$1,000.  
 Berlin's fiscal year runs Jul 1 to Jun 30.

SUMMARY CIP EXPENDITURES	PRIOR TO FY 21	CURRENT FY 21	5-YEAR PLAN					BEYOND FY 26	TOTAL FY21-26
			FY 22	FY 23	FY 24	FY 25	FY 26		
1. Municipal Building	-	-	24.2	-	-	-	-	1,975.8	24.2
2. Center Street	-	-	75.0	-	-	-	-	1,925.0	75.0
3. Town Center Path	-	-	60.0	-	-	-	-	415.0	60.0
4. Town Green	-	-	-	-	-	-	-	100.0	-
5. BTC Stormwater and Wetland Mitigation	-	-	-	-	-	-	-	300.0	-
6. Municipal Sewer Improvements	2,200.0	354.0	73.8	73.8	73.8	73.8	73.8	2,172.3	722.8
7. Municipal Water System Improvements	7,021.4	-	182.6	182.6	182.6	182.6	182.6	4,911.0	912.8
8. Route 62 Intersections	-	-	-	-	-	-	40.0	115.0	40.0
									-
									-
									-
									-
<b>TOTAL</b>	<b>9,221.4</b>	<b>354.0</b>	<b>415.5</b>	<b>256.3</b>	<b>256.3</b>	<b>256.3</b>	<b>296.3</b>	<b>11,914.0</b>	<b>1,834.8</b>

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SUMMARY CIP FUNDING SOURCES	PRIOR TO FY 21	CURRENT FY 21	5-YEAR PLAN					BEYOND FY 26	TOTAL FY21-26	
			FY 22	FY 23	FY 24	FY 25	FY 26			
General Fund	-	-	22.2	-	-	-	8.0	-	30.2	
Grant	2,000.0	-	137.0	-	-	-	32.0	278.0	169.0	
Debt Proceeds	6,516.0	300.0	-	-	-	-	-	4,057.8	300.0	
Enterprise Funds	895.4	236.6	256.3	256.3	256.3	256.3	256.3	7,578.2	1,518.1	
									-	
									-	
									-	
									-	
									-	
									-	
									-	
									-	
<b>TOTAL</b>	<b>9,411.4</b>	<b>536.6</b>	<b>415.5</b>	<b>256.3</b>	<b>256.3</b>	<b>256.3</b>	<b>256.3</b>	<b>296.3</b>	<b>11,914.0</b>	<b>2,017.3</b>
Project Funding	8,516.0	300.0	159.2	-	-	-	40.0	4,830.8	499.2	
Debt Service Funding	895.4	236.6	256.3	256.3	256.3	256.3	256.3	7,083.2	1,518.1	

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>1. Municipal Building</b>
<b>DESCRIPTION</b>	Phase I of project consists of a Municipal Facilities Needs Assessment to (1) develop a space needs program for town administration and police departments, (2) assess potential sites, (3) select a preferred site, (4) develop a conceptual design and cost estimate for capital budgeting purposes.
<b>JUSTIFICATION</b>	To meet its obligations under the New Town Center Designation Program, Berlin must have or be planning for a municipal building within the designated area.
<b>FUNDING</b>	Applied for a \$22,000 Municipal Planning Grant with \$2,200 match from town budget for Phase I. Costs and timing for Phase II are estimates and anticipated to change following completion of the Needs Assessment.
<b>STATUS</b>	Seeking funding. The 2021 MPG application was not funded. If another funding opportunity does not arise, consider resubmitting for 2022 MPG. Application may be more competitive once designations are in place.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	24.2	-	-	-	-	1,975.8	24.2
Land & Easement Acquisition								350.0	-
Studies, Design, Engineering, Legal			24.2					175.8	24.2
Construction								1,250.0	-
Furnishings & Equipment								200.0	-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	24.2	-	-	-	-	1,975.8	24.2
General Fund			2.2						2.2
Grant			22.0					88.0	22.0
Debt Proceeds								1,887.8	-
Enterprise Funds									-

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>2. Center Street</b>
<b>DESCRIPTION</b>	Phase I of project consists of an engineering assessment, design and construction plans, construction cost estimate and associated legal work to create a new town road - Center Street - complete with on-street parking, sidewalks, crosswalks, street lighting, street trees and stormwater infrastructure at the back of the Berlin Mall parking lot.
<b>JUSTIFICATION</b>	Aligns with the Berlin Town Center Plan, which calls for creation of a street network built off this new road.
<b>FUNDING</b>	Could be eligible for a Better Connections grant (next potential grant cycle would be 2021). 2019 grant cycle funded projects up to \$75,000 with a potential Clean Water add-on of \$35,000.
<b>STATUS</b>	Seeking funding. Costs and timing for Phase II are estimates and anticipated to change following completion of Phase 1.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	75.0	-	-	-	-	1,925.0	75.0
Land & Easement Acquisition								350.0	-
Studies, Design, Engineering, Legal			75.0					125.0	75.0
Construction								1,250.0	-
Furnishings & Equipment								200.0	-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	75.0	-	-	-	-	1,925.0	75.0
General Fund			8.0						8.0
Grant			67.0					33.0	67.0
Debt Proceeds								1,892.0	-
Enterprise Funds									-

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>3. Town Center Path</b>
<b>DESCRIPTION</b>	Phase I of project consists of final design and engineering, including construction drawings and cost estimates, and associated legal work to obtain easements for a new, hard-surfaced, accessible multi-use path complete with lighting, landscaping and associated amenities like benches and bike racks through the Berlin Town Center.
<b>JUSTIFICATION</b>	Aligns with the Berlin Town Center Plan, which calls for creation of a multi-use path that provides a safe walking/biking route through the town center ultimately with connections to existing trails on CVMC property, the Berlin Elementary School and Berlin Pond.
<b>FUNDING</b>	Phase I could be eligible for either a Transportation Alternatives or Bicycle and Pedestrian grant from VTrans (20% matching funds will likely be needed). Construction costs are anticipated to be partially be borne by developers.
<b>STATUS</b>	Seeking funding. Costs and timing for Phase II are estimates and anticipated to change following completion of the Phase I scoping study.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	60.0	-	-	-	-	415.0	60.0
Land & Easement Acquisition								50.0	-
Studies, Design, Engineering, Legal			60.0					15.0	60.0
Construction								350.0	-
Furnishings & Equipment									-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	60.0	-	-	-	-	415.0	60.0
General Fund			12.0						12.0
Grant			48.0					67.0	48.0
Debt Proceeds								148.0	-
Enterprise Funds								200.0	-

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>4. Town Green</b>
<b>DESCRIPTION</b>	This project remains conceptual and is listed in the CIP as a placeholder. Costs and timing are anticipated to change. Would include design, engineering and construction of Town Green and related amenities such as a bandshell or gazebo, playground and sport/exercise facilities.
<b>JUSTIFICATION</b>	Aligns with the Berlin Town Center Plan, which includes a prominently located Town Green providing a community gathering place for Berlin, an amenity for those living and working in the BTC, and underground stormwater treatment serving surrounding development.
<b>FUNDING</b>	Some grant funding may be available for park design and for play equipment and other facilities/amenities. Project is envisioned primarily to be a public-private partnership with costs shared between the town and the BTC developer(s).
<b>STATUS</b>	Timing uncertain. Project would occur in conjunction with private development in the BTC.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	-	-	-	-	-	100.0	-
Land & Easement Acquisition								50.0	-
Studies, Design, Engineering, Legal								15.0	-
Construction								25.0	-
Furnishings & Equipment								10.0	-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	-	-	-	-	-	100.0	-
General Fund									-
Grant								20.0	-
Debt Proceeds								30.0	-
Enterprise Funds								50.0	-

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>5. BTC Stormwater and Wetland Mitigation</b>
<b>DESCRIPTION</b>	This project remains conceptual and is listed in the CIP as a placeholder. Costs and timing are anticipated to change. Would include design, engineering and construction of stormwater and wetland mitigation improvements. Stormwater treatment and other environmental mitigation features will be incorporated into the proposed Town Green and new streets within the BTC.
<b>JUSTIFICATION</b>	Stormwater best management practices and wetland mitigation will be required elements of any future public or private development projects within the Berlin Town Center.
<b>FUNDING</b>	State funding for stormwater improvements may become available as ANR starts implementing the "3-acre" rule, which the Berlin Mall, auto dealerships and CVMC are subject to. Project is envisioned to be a public-private partnership with costs primarily borne by BTC developer(s).
<b>STATUS</b>	Timing uncertain. Project would occur in conjunction with future development within the BTC and in response to state permitting requirements for existing and planned development in the BTC.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	-	-	-	-	-	300.0	-
Land & Easement Acquisition								50.0	-
Studies, Design, Engineering, Legal								20.0	-
Construction								230.0	-
Furnishings & Equipment									-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	-	-	-	-	-	300.0	-
General Fund									-
Grant								70.0	-
Debt Proceeds								100.0	-
Enterprise Funds								130.0	-

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>6. Municipal Sewer Improvements</b>
<b>DESCRIPTION</b>	The Paine Turnpike North Sewer Improvement Project constructing approximately 6,300 lineal feet of gravity sewer mains and appurtenances and a new municipal pump station and force main.
<b>JUSTIFICATION</b>	Berlin is implementing a long-term, co-operative plan with the City of Montpelier to improve the capacity and reliability of the wastewater system serving the Berlin Town Center and surrounding area. The improvements are necessary to support future growth.
<b>FUNDING</b>	The project will be largely funded through municipal bonding. Voters approved an additional \$300,000 bond in 2018 for ongoing equipment and line upgrades.
<b>STATUS</b>	Construction of the Paine Turnpike North Sewer Improvement Project commenced in July 2020 and was completed in Demeber 2020.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	<b>2,200.0</b>	<b>354.0</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>2,172.3</b>	<b>722.8</b>
Land & Easement Acquisition	40.0								-
Studies, Design, Engineering, Legal	180.0								-
Construction	1,520.0								-
Furnishings & Equipment	460.0	300.0							300.0
Debt Service		54.0	73.8	73.8	73.8	73.8	73.8	2,172.3	422.8
<b>FUNDING SOURCES (in current year \$1,000)</b>	<b>2,200.0</b>	<b>354.0</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>73.8</b>	<b>2,172.3</b>	<b>722.8</b>
General Fund									-
Grant									-
Debt Proceeds	2,200.0	300.0							300.0
Enterprise Funds		54.0	73.8	73.8	73.8	73.8	73.8	2,172.3	422.8



**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>7. Municipal Water System Improvements</b>
<b>DESCRIPTION</b>	Development of a municipal water system serving the Berlin Town Center, and the adjoining nodes of development in the Airport Business Park and Berlin Corners. The initial project included identification of well sites, testing, engineering, permitting and construction of three wells, a storage tank, treatment plant and service lines. Demand warranted the addition of fourth well anticipated to come online in 2021.
<b>JUSTIFICATION</b>	Provide adequate water supply to meet future demand within the water service area.
<b>FUNDING</b>	USDA provided a \$2 million grant and a \$4,016,000 loan for water system improvements in 2016, with the bonded portion to be repaid over 40 years for the municipal water system. Voters approved an additional \$300,000 bond for the fourth well.
<b>STATUS</b>	The base system has been constructed and is operational. Well #4 has been drilled and is in final stage of permitting for connection to the system.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	<b>7,021.4</b>	<b>372.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>4,911.0</b>	<b>1,285.4</b>
Land & Easement Acquisition	120.0								-
Studies, Design, Engineering, Legal	300.0								-
Construction	4,916.0	100.0							100.0
Furnishings & Equipment	790.0	90.0							90.0
Debt Service	895.4	182.6	182.6	182.6	182.6	182.6	182.6	4,911.0	1,095.4
<b>FUNDING SOURCES (in current year \$1,000)</b>	<b>7,211.4</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>182.6</b>	<b>4,911.0</b>	<b>1,095.4</b>
General Fund									-
Grant	2,000.0								-
Debt Proceeds	4,316.0								-
Enterprise Funds	895.4	182.6	182.6	182.6	182.6	182.6	182.6	4,911.0	1,095.4

**BERLIN TOWN CENTER CAPITAL IMPROVEMENT PROGRAM**  
**FY2021 to FY2026**

<b>PROJECT</b>	<b>8. Route 62 Intersections</b>
<b>DESCRIPTION</b>	Improve pedestrian and bicycle accommodations at the Paine Turnpike and Fisher Road intersections with Route 62. The presence of a limited access highway divides three major development nodes in the area (Airport Business Park, Berlin Corners and Berlin Town Center) and limits the ability of people to walk or bike between them despite their physical proximity.
<b>JUSTIFICATION</b>	Furthers the goals of the Berlin Town Plan and the connectivity requirements of the New Town Center and Neighborhood Development Area designations.
<b>FUNDING</b>	Phase I could be eligible for either a Transportation Alternatives or Bicycle and Pedestrian grant from VTrans (20% matching funds will likely be needed). Construction costs are anticipated to be partially be borne by developers and by the state.
<b>STATUS</b>	Funding for a Phase 1 planning study will be sought after scoping studies are completed for the Center Street and Pathway projects. Costs and timing for Phase II are estimates and anticipated to change following completion of the Phase I study.

<b>FINANCIALS</b>	<b>PRIOR TO</b>	<b>CURRENT</b>	<b>5-YEAR PLAN</b>					<b>BEYOND</b>	<b>TOTAL</b>
	<b>FY 21</b>	<b>FY 21</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 26</b>	<b>FY21-26</b>
<b>ESTIMATED COSTS (in current year \$1,000)</b>	-	-	-	-	-	-	40.0	115.0	40.0
Land & Easement Acquisition									-
Studies, Design, Engineering, Legal							40.0	15.0	40.0
Construction								100.0	-
Furnishings & Equipment									-
Debt Service									-
<b>FUNDING SOURCES (in current year \$1,000)</b>	-	-	-	-	-	-	40.0	115.0	40.0
General Fund							8.0		8.0
Grant							32.0		32.0
Debt Proceeds									-
Enterprise Funds								115.0	-