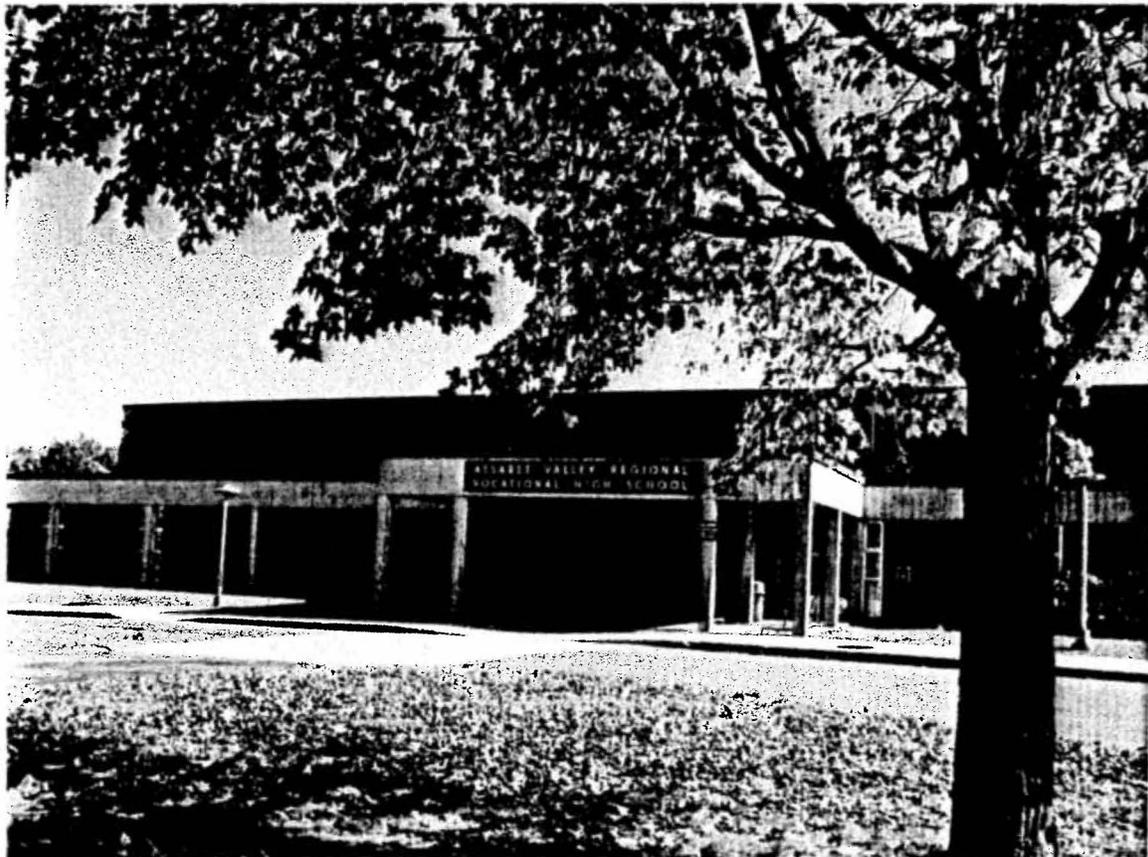


REPAIR / RENOVATION PROJECT UPDATE
FOR
MEMBER COMMUNITY OFFICIALS

DECEMBER 2ND & 3RD, 2011



Assabet Valley Regional Vocational School District

215 Fitchburg Street
Marlborough, Massachusetts 01752-1288

Mary Jo Nawrocki
Superintendent - Director

Mark R. Hollick
Principal

Patrick C. Collins
Assistant Superintendent

December 2nd & 3rd, 2011

Dear Community Official,

Welcome to the Community Officials Update on the Assabet Valley Repair/Renovation Project!

We are very pleased to have you attend this event at our school. Our goal is to have all of your questions answered so that we may have your full support and leadership as you shepherd this important project through your community.

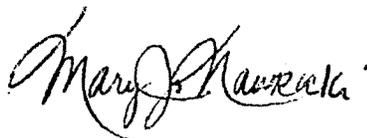
I choose the above words purposely because without your leadership and support we will not gain the unanimous approval required from all seven member communities to complete much-needed repairs to our school.

Today's event is the result of a three-year effort to leverage grant funding from the Massachusetts School Building Authority (MSBA) to repair/renovate our school for the next generation of Assabet students. The School Committee, Building Committee, administration, and contractors have all been working hard to complete all the necessary work of this lengthy process with MSBA.

While we understand it is not the best of economic times to ask the citizenry for funds for this project, it is in fact one of the best times to secure competitive construction contracts and low-interest borrowing rates. At the same time we have secured MSBA's commitment to provide a \$33M grant or 53.4% of the project costs for this project.

One can easily agree that the scope of work needs to be completed. All of the building systems are nearly 40 years old and at the end of their useful life. We think this is an opportune time to leverage MSBA funds to complete the work.

On behalf of the school committee, building committee, staff, and most importantly our future students, I ask for your active assistance in securing full support from all communities for this project.



Mary Jo Nawrocki
Superintendent-Director

Berlin, Hudson, Maynard, Marlborough,
Northborough, Southborough, Westborough
(508) 485-9430



Equal Opportunity Institution

Boylston, Clinton, Shrewsbury,
West Boylston
1-800-537-6663

Building Committee

Berlin	Lynn Ryan* and Valary Bradley
Hudson	George Luoto* and Bob D'Amelio
Marlboro	Ed Clancy
Maynard	Michael Sullivan
Northboro	Mike Casaceli* and Jeff Amberson
Southboro	Steve Theran
Westboro	Tim Singleton
Others	Mary Jo Nawrocki, Superintendent-Director Patrick Collins, Asst. Superintendent Mark Hollick, Principal

**Denotes those also on the district school committee.*

Key Contractors:

Owner's Project Manager:	Strategic Building Solutions
Architect:	Design Partnership of Cambridge
Financial Advisor:	UniBank
Bond Counsel:	Edwards Wilman, LLP



Massachusetts School Building Authority

Steven Grossman
Chairman, State Treasurer

Katherine P. Craven
Executive Director

November 16, 2011

Ms. Mary Jo Nawrocki
Superintendent-Director
Assabet Valley Regional Vocational School District
215 Fitchburg Street
Marlborough, MA 01752-1288

Re: Assabet Valley Regional Technical High School

Dear Superintendent ^{Mary Jo} Nawrocki:

I am pleased to report that the Board of the Massachusetts School Building Authority ("MSBA") voted to approve the Proposed Project for a repair/renovation project at the Assabet Valley Regional Technical High School in the Assabet Valley Regional Vocational School District (the "District").

The Board approved an estimated maximum grant of \$33,099,495 for the Proposed Project. The final grant amount will be determined by the MSBA based on a review and audit of all project costs incurred by the District, in accordance with the MSBA's regulations, policies, and guidelines. The final grant amount may be an amount less than \$33,099,495.

The Assabet Valley Regional Vocational School District has requested an extension of the 120-day deadline to acquire local approval for the appropriation of funds for the proposed project. The District includes a total of seven (7) member communities, including the City of Marlborough and the Towns of Berlin, Hudson, Maynard, Northborough, Southborough, and Westborough. The Board has authorized an extension of up to 107 days beyond the 120 day deadline, to June 30, 2012, in order to accommodate anticipated town meeting schedules.

Upon receipt of the certified votes demonstrating local approval, the MSBA and the District will execute a Project Funding Agreement which will set forth the terms and conditions pursuant to which the District will receive its grant from the MSBA. Once the Project Funding Agreement has been executed by both parties, the District will be eligible to submit requests for reimbursement for Proposed Project costs to the MSBA. The Project Scope and Budget Agreement signed by the District and the MSBA will be the basis for the Project Funding Agreement.

We will be contacting you soon to discuss these next steps in more detail, but in the meantime, I want to share with you the Board's approval of the Proposed Project to repair, renovate, and upgrade the Assabet Valley Regional Technical High School. I look forward to continuing to work with you as the MSBA's grant program progresses. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

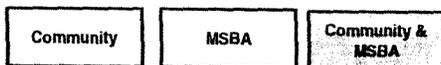
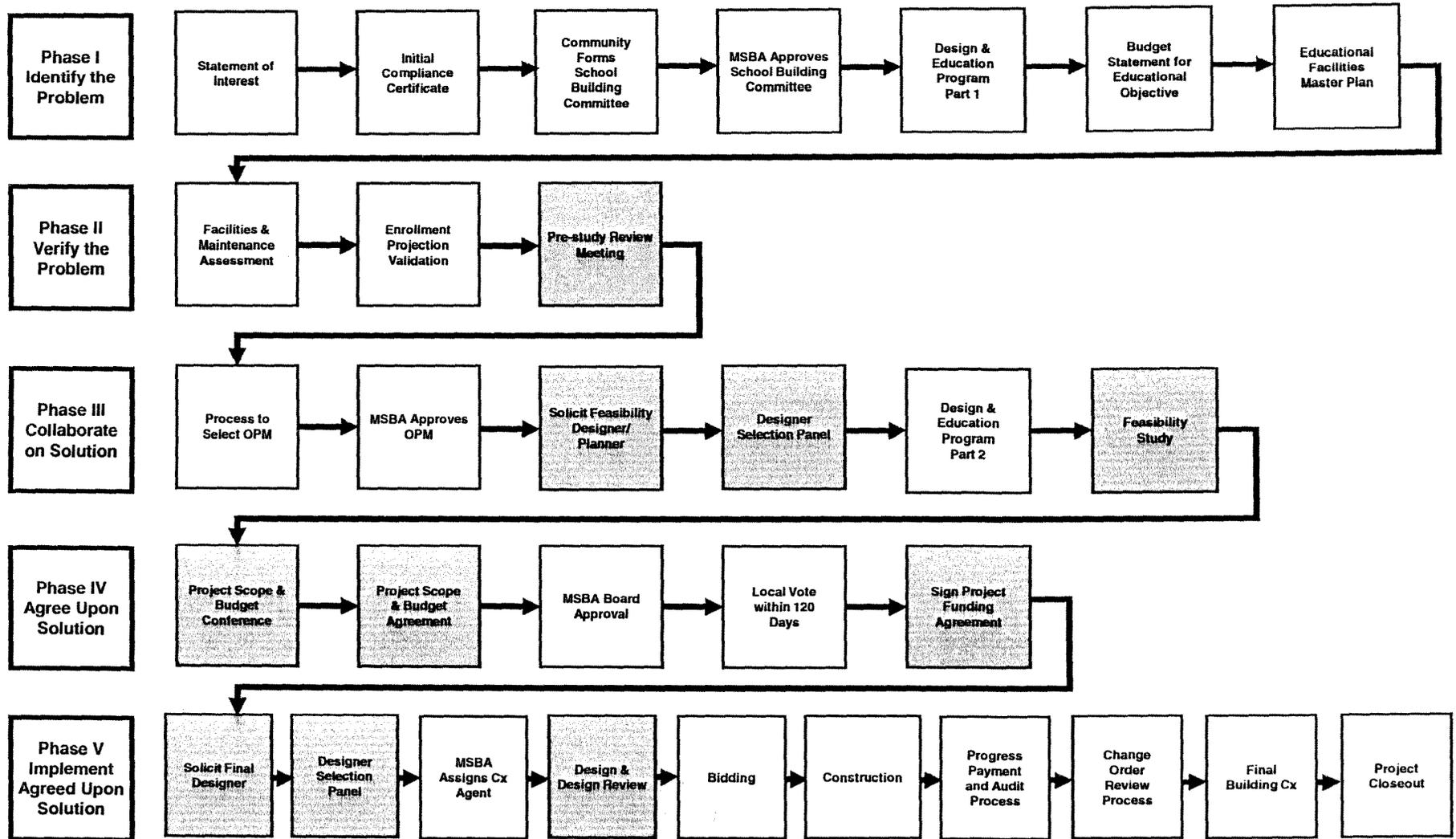
Sincerely yours,



Katherine Craven
Executive Director

Cc: Senator Harriette Chandler
Senator James Eldridge
Representative Matthew Beaton
Representative Carolyn Dykema
Representative Kate Hogan
Representative Steven Levy
Representative Harold Naughton
Representative George Peterson
Nancy Stevens, Mayor, City of Marlborough
Paul Blazar, Executive Assistant, Town of Hudson
Michael Sullivan, Town Administrator, Town of Maynard
John Coderre, Town Administrator, Town of Northborough
Jean Kitchen, Town Administrator, Town of Southborough
James Malloy, Town Manager, Town of Westborough
Judy Booman, Chair, Berlin Board of Selectmen
Lynn Ryan, Chair, School Committee
Mel Overmoyer, Owner's Project Manager, SBS
Robert Vogel, Designer, Design Partnership of Cambridge
File: 10.2 Letters (Region 2)

MSBA New Project Process Flow



Assabet Valley Regional Technical High School
Repair & Renovation Project

Community Officials Update

December 2011

Topics

- Key personnel
- Background
- Project scope, sequence, timeline
- Capital assessment methodology
- Financing plan
- Local approvals- unanimous required
- Q&A
- Tour

Key Personnel

School Committee		Building Committee	
Berlin	Lynn Ryan, Chairperson	Berlin	Lynn Ryan, Chairperson
Hudson	George Luoto	Berlin	Valary Bradley
Marlboro	Joe Valarioti	Hudson	Bob D'Amelio
Maynard	Laura Ross	Hudson	George Luoto
Northboro	Mike Casaceli	Marlboro	Ed Clancy
Southboro	Jim Denman	Maynard	Michael Sullivan
Westboro	Paul George	Northboro	Mike Casaceli
		Northboro	Jeff Amberson
		Southboro	Steve Theran
		Westboro	Tim Singleton
		Superintendent	Mary Jo Nawrocki
		Asst. Superintendent	Patrick Collins
		Principal	Mark Hollick

Key Personnel

- Owner's Project Manager
 - Strategic Building Solutions
- Architect
 - Design Partnership of Cambridge
- Financial Advisor
 - Unibank
- Bond Counsel
 - Edwards Wildman, LLP

Background

- School built in 1973
- Only capital infrastructure work done was a replacement roof in 1986
- 368,000 s.f. facility
- Enrollment is 1,100 students

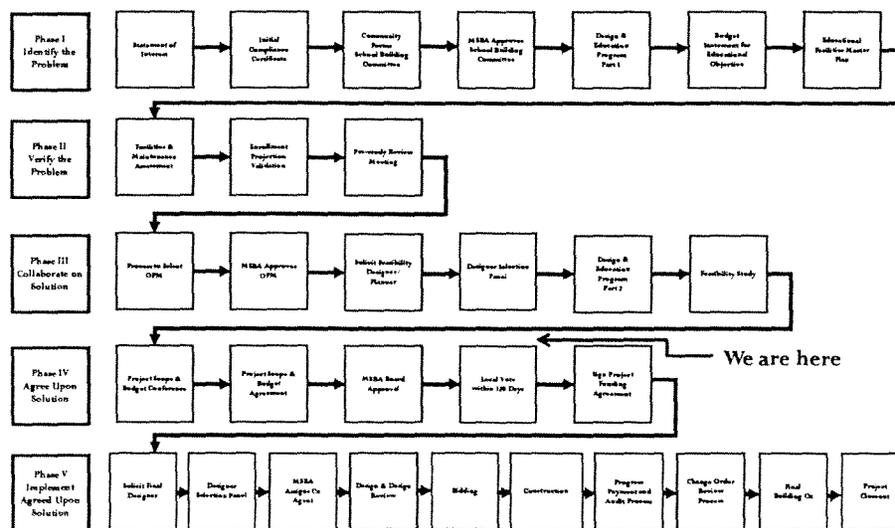
Background

Date	Action
Fall 2008	Assabet submits Statement of Interest to MSBA for major repair project and informs member communities
June 2009	MSBA earmarks funds for 10 voc./tech. high schools including Assabet
December 2009	Assabet forms its Building Committee consisting of at least one representative from each member community and three school committee members
Spring 2010	Building Committee contracts with Strategic Building Solutions for OPM services and Design Partnership of Cambridge for architectural services
Spring-Fall 2010	District completes Feasibility Study and gets MSBA approval to move into Schematic Design
Winter '10-Spring '11	District completes Schematic Design Phase Updated cost estimates produced and lower than initial estimate

MSBA Commitment

- On November 16, 2011 the MSBA Board of Directors voted unanimously to support the Assabet project and commit its share (53.48%) or \$33M
- Their commitment is contingent upon local approval and this requires the affirmative support from all seven member communities by June 2011

MSBA New Project Process Flow



Project Scope

- Major categories of repair
 - Replace roof
 - Replace all windows and exterior doors
 - Replace HVAC system
 - Extend/upgrade life safety systems (i.e. sprinkler and alarm systems)
 - Make facility and grounds compliant with ADA laws and regulations
 - Modernize science labs

Large Facility- Approx. 368,000 s.f.



Roof Replacement Needed



Roof Replacement Needed



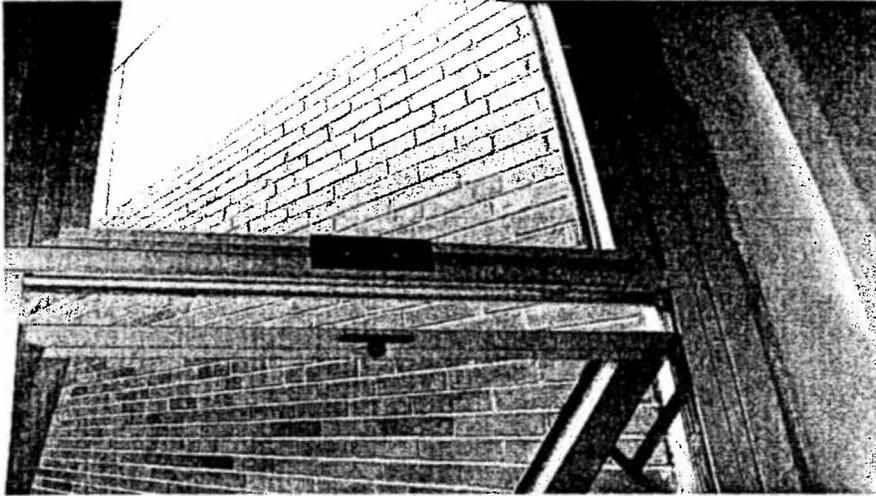
Roof Replacement Needed



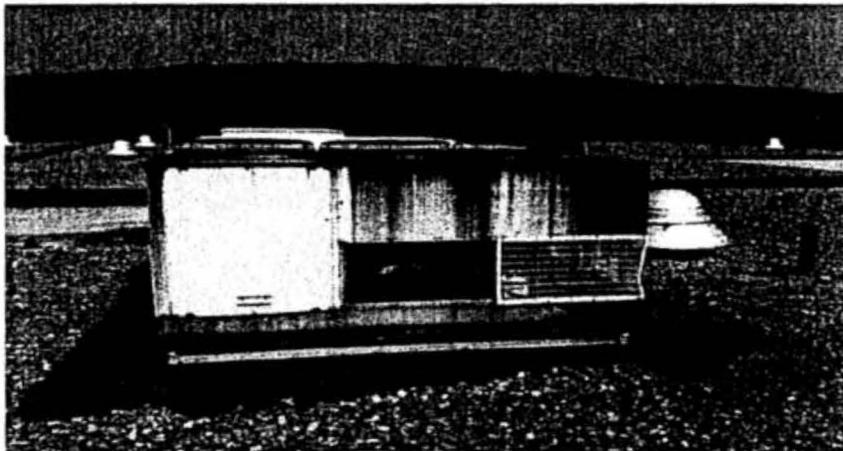
Window/Screen Replacement Needed



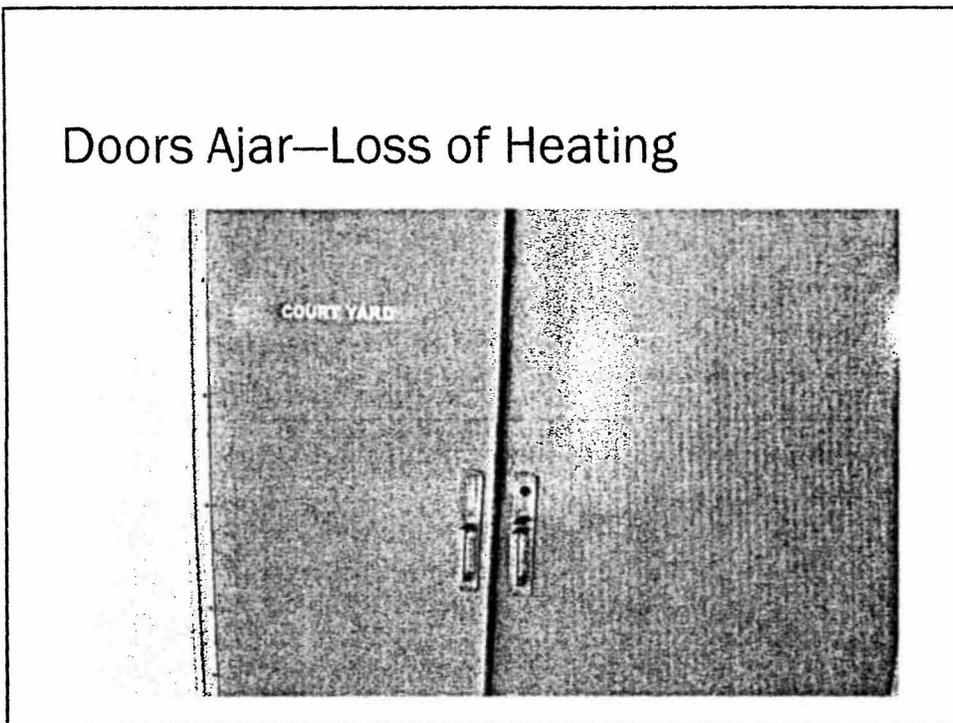
Window/Screen Replacement Needed



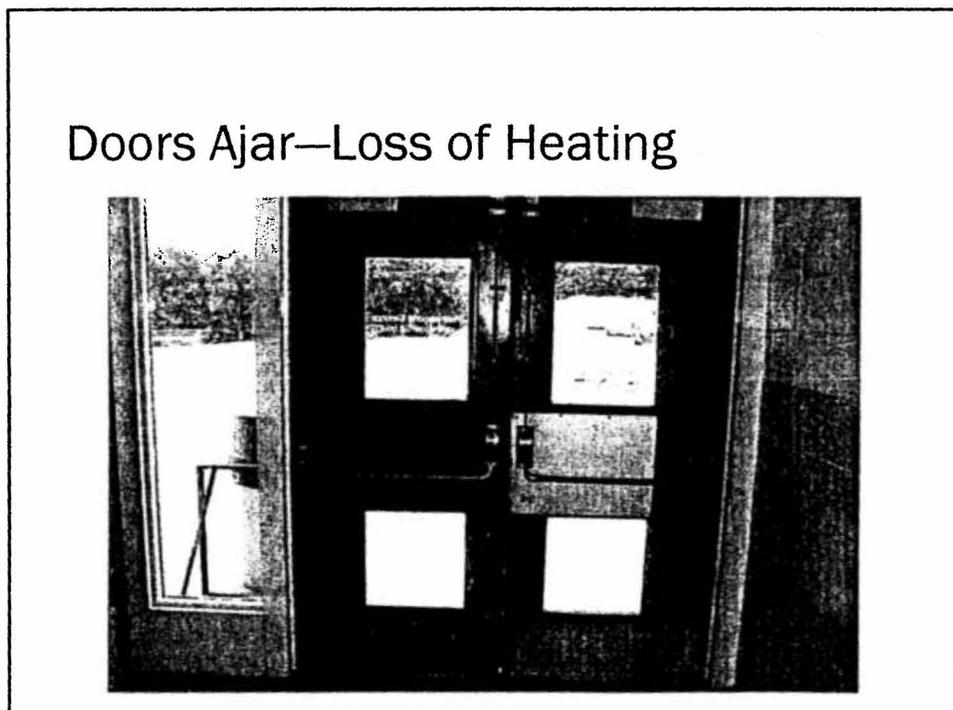
HVAC Replacement Needed



Doors Ajar—Loss of Heating



Doors Ajar—Loss of Heating



Building Not ADA Compliant



Building Not ADA Compliant



Emergency Generator-Deficient



Comparison Costs: Per Sq. Ft.

District	Type	GSF	Constr. Start	Total Construction Costs \$(000)s	Constr \$/GSF	Total Project Budget \$(000)s	Project Cost \$/GSF
Add/Reno							
Shawsheen: Reg VoTech HS	Add/Reno	13,900	Nov-10	\$ 3,822.1	\$ 274.97	\$ 4,687.8	\$ 337.25
Longmeadow	Add/Reno	236,410	Aug-09	\$ 63,774.0	\$ 269.76	\$ 76,452.7	\$ 323.39
Danvers	Addition	251,153	Jun-10	\$ 62,775.5	\$ 249.95	\$ 79,843.7	\$ 317.91
Norfolk: Cty Ag HS	Add/Reno	102,097	Oct-11	\$ 22,256.7	\$ 218.00	\$ 28,562.4	\$ 279.76
Methuen	Add/Reno	368,864	Feb-12	\$ 74,917.2	\$ 203.10	\$ 99,058.6	\$ 268.55
Dracut	Add/Reno	226,844	Mar-11	\$ 47,291.6	\$ 208.48	\$ 60,414.6	\$ 268.33
Assabet	Reno	367,565	Jun-13	\$ 50,755.3	\$ 138.09	\$ 62,434.5	\$ 169.86
Leominster	Add/Reno	295,859	Jun-11	\$ 32,709.1	\$ 110.56	\$ 45,955.8	\$ 155.33
Southeastern: Reg VoTech HS	Add/Reno	308,250	Jun-11	\$ 26,576.6	\$ 86.22	\$ 34,260.3	\$ 111.14

Comparison Costs: Per Sq. Ft.

District	Type	GSF	Constr. Start	Total Construction Costs \$(000)s	Constr \$/GSF	Total Project Budget \$(000)s	Project Cost \$/GSF
New							
Wellesley	New	280,000	Jun-09	\$ 106,550.2	\$ 380.54	\$ 131,054.9	\$ 468.05
Wayland	New	159,203	Mar-11	\$ 56,235.5	\$ 353.23	\$ 70,800.0	\$ 444.72
West Springfield	New	257,525	Oct-11	\$ 73,295.0	\$ 284.61	\$ 107,559.3	\$ 417.67
Hanover- Minnechaug Reg HS	New	156,582	Nov-09	\$ 50,744.9	\$ 324.08	\$ 61,096.2	\$ 390.19
Grafton	New	186,351	Jul-10	\$ 57,445.0	\$ 308.26	\$ 72,439.0	\$ 388.72
Tewksbury	New	218,784	Sep-10	\$ 65,946.5	\$ 301.42	\$ 84,173.2	\$ 384.73
Southbridge	New	199,784	Sep-10	\$ 60,165.2	\$ 301.15	\$ 76,517.1	\$ 383.00
Maynard	New	121,097	Jul-11	\$ 35,628.6	\$ 294.22	\$ 45,769.4	\$ 377.96
East Bridgewater	New	211,484	Oct-11	\$ 60,320.1	\$ 285.22	\$ 77,149.4	\$ 364.80
Easthampton	New	109,572	May-11	\$ 30,451.0	\$ 277.91	\$ 39,263.0	\$ 358.33
Uxbridge	New	123,000	Dec-10	\$ 34,469.8	\$ 280.24	\$ 43,000.0	\$ 349.59
Plymouth	New	267,064	Jan-10	\$ 72,005.9	\$ 269.62	\$ 92,249.0	\$ 345.42
Natick	New	254,095	Jun-10	\$ 70,825.0	\$ 278.73	\$ 86,987.4	\$ 342.34
HampdenWilbraham	New	231,467	May-10	\$ 66,493.1	\$ 287.27	\$ 78,986.7	\$ 341.24

Comparison Costs: Per Sq. Ft.

District	Type	GSF	Constr. Start	Total Construction Costs \$(000)s	Constr \$/GSF	Total Project Budget \$(000)s	Project Cost \$/GSF
Hudson: JFK Middle School	New	118,846	Oct-11	\$ 34,820.2	\$ 292.99	\$ 44,103.4	\$ 371.10

Project Timeline

Date	Action
Nov. 16, 2011	MSBA and Assabet execute a Project Scope and Budget Agreement
December 6, 2011	School committee votes to authorize the project and all associated debt
December-February 2012	Communities prepare warrant articles with support from Assabet and vote to place them on town meeting warrants. City Council Finance Sub-committee discusses the topic and prepares City Order
March-May	Local town meetings vote on the article, some contingent upon debt exclusion vote
May	Debt exclusion votes if necessary
June –December	Design Development & Bidding Phases
June 2013-August 2016	Phased-occupied repairs/renovation

Project Budget Recap

<i>MSBA Form 3011 Budget Summary</i>	
Total Project Budget	\$ 62,434,488
Alternates	\$ -
Ineligible Cost (Legal, Bond Orig. Fees, Temp. Modulars Space)	\$ (503,136)
Estimated basis of Total Facilities Grant	\$ 61,931,352
Reimbursement Rate	53.48%
Estimated Total Maximum Facilities Grant (from MSBA)	\$ 33,120,887
Balance to be shared by Member Communities	\$ 29,313,601

Capital Assessment

- Methodology
 - Per your regional agreement
 - Debt allocated to members based upon the average enrollment for the nearest three-years prior to borrowing
 - Once the borrowing occurs the allocation remains in place for the life of the bond regardless of future enrollment

Allocation as of Nov. 2011

CITY ~ TOWN	10/1/2009	10/1/2010	10/1/2011	3 YR AVG
Berlin	3.79%	3.62%	3.53%	3.65%
Hudson	17.88%	21.59%	21.75%	20.41%
Marlborough	50.00%	50.58%	46.75%	49.11%
Maynard	11.36%	10.29%	12.29%	11.31%
Northborough	8.03%	5.95%	7.06%	7.01%
Southborough	1.52%	1.59%	2.40%	1.84%
Westborough	7.42%	6.38%	6.21%	6.67%

Financing Strategy & Rationale

- Borrowing rates at near all-time low and not expected to rise in short term
- Fiscal year projected needs based upon Project Cash Flow and most recent borrowing rate history
- Bond borrowing at 25 year level principal payments
- Total borrowing of approximately \$30M
 - Likely issue BAN for near term cash needs
 - Likely finance with two permanent borrowings; one early and one upon project completion
 - Final determination on borrowings will be determined by final project costs and bond market conditions

Financing Strategy: 5 Year Estimate

Fiscal

Year	Berlin	Hudson	Marlborough	Maynard	Northboro	Southboro	Westboro	Total
2013	\$1,369	\$7,654	\$18,416	\$4,241	\$2,629	\$690	\$2,501	\$37,500
2014	\$60,225	\$336,765	\$810,315	\$186,615	\$115,665	\$30,360	\$110,055	\$1,650,000
2015	\$58,984	\$329,826	\$793,618	\$182,770	\$113,282	\$29,734	\$107,787	\$1,616,000
2016	\$90,521	\$506,175	\$1,217,945	\$280,492	\$173,850	\$45,633	\$165,418	\$2,480,035
2017	\$82,556	\$461,636	\$1,110,776	\$255,811	\$158,553	\$41,617	\$150,863	\$2,261,813

Financing Strategy

- Included in your packets
 - Aggregate (estimated) debt service schedule with assumed borrowing rates and borrowing amounts
 - Detailed (estimated) debt service schedules for each community
 - Detailed (estimated) impact of annual debt service to property owners on a “cost/ \$100K valuation basis”
 - Assabet Valley Regional will receive its own, independent bond rating and it will be influenced by the ratings of member communities- all of which are in the “AA” range

Local Approvals as of Dec. 2011

Community	Highest Level of Vote Planned	Date
Berlin	Town Meeting	May 7, 2012
Hudson	Town Election	May 14, 2012
Marlboro	City Council	April
Maynard	Town Meeting	May 21, 2012
Northboro	Town Meeting	April 23, 2012
Southboro	Town Meeting	April 9
Westboro	Town Meeting	March 17, 2012

Wrap Up

- This is an ideal time to leverage MSBA funds (\$33M) and renovate Assabet for the next generation of your students
- We need your leadership and support to attain an affirmative vote from all 7 communities

- Questions?

- Tour of facility

Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Feasibility Study Agreement			
<i>OPM Feasibility Study</i>	\$128,800		
<i>A&E Feasibility Study</i>	\$700,000		
<i>Env. & Site</i>	\$33,798		
<i>Other</i>			
<i>Plumbing Testing</i>	\$16,000		
<i>Electrical Testing & Inspections</i>	\$5,565		
<i>Sprinkler Testing</i>	\$3,750		
<i>Printing</i>	\$258		
<i>OPM Cost Estimator</i>	\$12,750		
<i>Misc</i>	\$10,000		
Feasibility Study Agreement Subtotal	\$910,921	\$0	\$0
Administration			
Legal Fees	\$15,000		\$15,000
Owner's Project Manager			
<i>Design Development</i>	\$64,235		
<i>Construction Contract Documents</i>	\$91,269		
<i>Bidding</i>	\$62,685		
<i>Construction Contract Administration</i>	\$1,327,743		
<i>Closeout</i>	\$99,031		
<i>Extra Services</i>	\$0		
<i>Reimbursable & Other Services</i>	\$0		
<i>Cost Estimates</i>	\$73,500		
Advertising	\$10,000		
Permitting	\$0		\$0
Owner's Insurance	\$76,133		
Other Administrative Costs			
<i>Bond Origination Fees</i>	\$175,000		\$175,000
Administration Subtotal	\$1,994,596	\$0	\$190,000
Architecture and Engineering			
Basic Services			
<i>Design Development</i>	\$1,126,768		
<i>Construction Contract Documents</i>	\$1,441,451		
<i>Bidding</i>	\$225,861		

Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
<i>Construction Contract Administration</i>	\$1,263,807		
<i>Closeout</i>	\$91,360		
<i>Other Basic Services</i>			
<i>FFE Designer</i>	\$0		
<i>IT Designer</i>	\$0		
<i>Peer Reviews</i>	\$0		
Reimbursable Services			
<i>Construction Testing (Special Inspections)</i>	\$10,000		
<i>Printing (over minimum)</i>	\$45,000		
<i>Other Reimbursable Costs</i>	\$10,000		
<i>Hazardous Materials (design + monitoring)</i>	\$135,000		
<i>Geotech & Geo-Env.</i>	\$0		
<i>Site Survey</i>	\$10,000		
<i>Wetlands</i>	\$0		
<i>Traffic Studies</i>	\$0		
Architectural/Engineering Subtotal	\$4,359,247	\$0	\$0



Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
CM & Risk Preconstruction Services			
Pre-Construction Services	n/a		
Site Acquisition			
Land/Building Purchase	n/a		
Appraisal Fees	n/a		
Recording fees	n/a		
Site Acquisition Subtotal	\$0	\$0	\$0
Construction Costs			
SUBSTRUCTURE			
Foundations	\$195,650		
Basement Construction	\$0		
SHELL			
SuperStructure	\$112,600		
Exterior Closure	\$2,166,800		
Roofing	\$5,330,400		
INTERIORS			
Interior Construction	\$3,130,000		
Staircases	\$66,050		
Interior Finishes	\$2,172,600		
SERVICES			
Conveying Systems	\$56,800		
Plumbing	\$2,170,000		
HVAC	\$12,002,150		
Fire Protection	\$1,418,000		
Electrical	\$6,504,950		
EQUIPMENT & FURNISHINGS			
Equipment	\$162,450		
Furnishings	\$632,550		
SPECIAL CONSTRUCTION & DEMOLITION			
Special Construction	\$0		
Existing Building Demolition	\$810,550		
In-Bldg Hazardous Material Abatement	\$769,800		
Asbestos Cont'g Floor Mat'l Abatement	\$40,000		\$40,000

Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Other Hazardous Material Abatement	\$0		
BUILDING SITEWORK			
Site Preparation	\$94,550		
Site Improvements	\$257,900		
Site Civil/ Mechanical Utilities	\$80,950		
Site Electrical Utilities	\$33,050		
Other Site Construction	\$0		
Scope Excluded Site Cost		\$0	
Construction Trades Subtotal	\$38,207,800	\$0	\$ 40,000

Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Contingencies (Design and Pricing)	\$3,056,600	0	\$ 3,200
D/B/B Sub-Contractor Bonds	\$382,100	0	\$ 400
D/B/B Insurance	\$382,100	0	\$ 400
D/B/B General Conditions	\$3,249,000	0	\$ 3,401
D/B/B Overhead & Profit	\$1,688,800	0	\$ 1,768
GMP Insurance		0	\$ -
GMP Fee		0	\$ -
GMP Contingency		0	\$ -
Escalation to Mid-Point of Construction	\$3,788,900	0	\$ 3,967
Overall Excluded Construction Cost			
Construction Budget	\$50,755,300	\$0	\$53,136
Alternates			
			\$0
			\$0
			\$0
Alternates Subtotal	\$0	\$0	\$0
<i>Const. Contingency (7%)</i>	\$3,537,765		
Miscellaneous Project Costs			
<i>Utility Company Fees</i>	\$10,000		\$10,000
<i>Testing Services</i>	\$20,000		
<i>Swing Space/Modulars</i>	\$250,000		\$250,000
<i>Other Project Costs (Mailing & Moving)</i>	\$50,000		
Misc. Project Costs Subtotal	\$330,000	\$0	\$260,000
Furnishings and Equipment			
<i>Furnishings (6*Science*24stu)</i>	\$24,000		
<i>Equipment</i>	not included		
<i>Computer Equipment</i>	not included		
<i>Scope Excluded FFE Costs</i>		\$0	
FF&E Subtotal	\$24,000	\$0	\$0
Owner's Contingency			
Owner's Contingency	\$522,659		
Soft Costs that exceed 20% of Const'n Cost			\$0

Total Project Budget Template

ASSABET VALLEY REGIONAL SCHOOL DISTRICT: Assabet Valley Regional High School			10/26/2011
TOTAL PROJECT BUDGET - ALL COSTS ASSOCIATED WITH THE PROJECT ARE SUBJECT TO 963 CMR 2.16(5)	Estimated Budget	*Cost/Scope Items Excluded from the Total Facilities Grant	*Ineligible Costs
Total Project Budget	\$62,434,488	\$0	\$503,136
Alternates	\$0		
Ineligible cost	\$503,136		
Scope items excluded	\$0		
Estimated Basis of Total Facilities Grant	\$61,931,352		
Reimbursement Rate	53.48%		
Estimated Total Maximum Facilities Grant	\$33,120,887		
* NOTE: This template was prepared by the MSBA as a tool to assist Districts and their teams in the understanding of MSBA policies and practices and their potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and poten			
		<i>District's Portion:</i>	\$29,313,601

**ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
SCHOOL PROJECT ESTIMATED DEBT
SERVICE**

FISCAL YEAR	REPAY YEAR	TEMP. DEBT ISSUED	SHORT TERM INTEREST	BOND #1 PRINCIPAL OUTSTANDING	PRINCIPAL PAYMENT	BOND INTEREST 4.25%	BOND #2 PRINCIPAL OUTSTANDING	PRINCIPAL PAYMENT	BOND INTEREST 4.75%	ANNUAL DEBT SERVICE
2012	0	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	1		\$37,500	\$20,000,000	\$0	\$0	\$0	\$0	\$0	\$37,500
2014	2			\$19,200,000	\$800,000	\$850,000	\$0	\$0	\$0	\$1,650,000
2015	3			\$18,400,000	\$800,000	\$816,000	\$8,313,599	\$0	\$0	\$1,616,000
2016	4			\$17,600,000	\$800,000	\$782,000	\$7,975,000	\$338,599	\$559,436	\$2,480,035
2017	5			\$16,800,000	\$800,000	\$748,000	\$7,640,000	\$335,000	\$378,813	\$2,261,813
2018	6			\$16,000,000	\$800,000	\$714,000	\$7,305,000	\$335,000	\$362,900	\$2,211,900
2019	7			\$15,200,000	\$800,000	\$680,000	\$6,970,000	\$335,000	\$346,988	\$2,161,988
2020	8			\$14,400,000	\$800,000	\$646,000	\$6,635,000	\$335,000	\$331,075	\$2,112,075
2021	9			\$13,600,000	\$800,000	\$612,000	\$6,300,000	\$335,000	\$315,163	\$2,062,163
2022	10			\$12,800,000	\$800,000	\$578,000	\$5,965,000	\$335,000	\$299,250	\$2,012,250
2023	11			\$12,000,000	\$800,000	\$544,000	\$5,630,000	\$335,000	\$283,338	\$1,962,338
2024	12			\$11,200,000	\$800,000	\$510,000	\$5,295,000	\$335,000	\$267,425	\$1,912,425
2025	13			\$10,400,000	\$800,000	\$476,000	\$4,960,000	\$335,000	\$251,513	\$1,862,513
2026	14			\$9,600,000	\$800,000	\$442,000	\$4,625,000	\$335,000	\$235,600	\$1,812,600
2027	15			\$8,800,000	\$800,000	\$408,000	\$4,290,000	\$335,000	\$219,688	\$1,762,688
2028	16			\$8,000,000	\$800,000	\$374,000	\$3,960,000	\$330,000	\$203,775	\$1,707,775
2029	17			\$7,200,000	\$800,000	\$340,000	\$3,630,000	\$330,000	\$188,100	\$1,658,100
2030	18			\$6,400,000	\$800,000	\$306,000	\$3,300,000	\$330,000	\$172,425	\$1,608,425
2031	19			\$5,600,000	\$800,000	\$272,000	\$2,970,000	\$330,000	\$156,750	\$1,558,750
2032	20			\$4,800,000	\$800,000	\$238,000	\$2,640,000	\$330,000	\$141,075	\$1,509,075
2033	21			\$4,000,000	\$800,000	\$204,000	\$2,310,000	\$330,000	\$125,400	\$1,459,400
2034	22			\$3,200,000	\$800,000	\$170,000	\$1,980,000	\$330,000	\$109,725	\$1,409,725
2035	23			\$2,400,000	\$800,000	\$136,000	\$1,650,000	\$330,000	\$94,050	\$1,360,050
2036	24			\$1,600,000	\$800,000	\$102,000	\$1,320,000	\$330,000	\$78,375	\$1,310,375
2037	25			\$800,000	\$800,000	\$68,000	\$990,000	\$330,000	\$62,700	\$1,260,700
2038	26			\$0	\$800,000	\$34,000	\$660,000	\$330,000	\$47,025	\$1,211,025
2039	27			\$0	\$0	\$0	\$330,000	\$330,000	\$31,350	\$361,350
2040	28			\$0	\$0	\$0	\$0	\$330,000	\$15,675	\$345,675
			<u>\$37,500</u>		<u>\$20,000,000</u>	<u>\$11,050,000</u>		<u>\$8,313,599</u>	<u>\$5,277,611</u>	<u>\$44,678,710</u>

ASSUMPTIONS:

Timing of borrowings based on Cash Flow Forecast dated 9-15-11.

BAN's issued as needed in FY12 at start of project. Estimated interest is 1.25% .

1st Bonds issued in June, 2013 (FY13). First principal payment in June (FY14).

2nd Bonds issued in January, 2015 (FY15). First principal payment in June 2016 (FY16).

Note: \$1M Feasibility Study already paid for- no need to borrow.

**ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
SCHOOL PROJECT ESTIMATED DEBT
SERVICE BY COMMUNITY**

FISCAL YEAR	ANNUAL DEBT SERVICE	BERLIN'S SHARE 3.65%	HUDSON'S SHARE 20.41%	MARLBOROUGH'S SHARE 49.11%	MAYNARD'S SHARE 11.31%	NORTHBOROUGH'S SHARE 7.01%	SOUTHBOROUGH'S SHARE 1.84%	WESTBOROUGH'S SHARE 6.67%
2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2013	\$37,500	\$1,369	\$7,654	\$18,416	\$4,241	\$2,629	\$690	\$2,501
2014	\$1,650,000	\$60,225	\$336,765	\$810,315	\$186,615	\$115,665	\$30,360	\$110,055
2015	\$1,616,000	\$58,984	\$329,826	\$793,618	\$182,770	\$113,282	\$29,734	\$107,787
2016	\$2,480,035	\$90,521	\$506,175	\$1,217,945	\$280,492	\$173,850	\$45,633	\$165,418
2017	\$2,261,813	\$82,556	\$461,636	\$1,110,776	\$255,811	\$158,553	\$41,617	\$150,863
2018	\$2,211,900	\$80,734	\$451,449	\$1,086,264	\$250,166	\$155,054	\$40,699	\$147,534
2019	\$2,161,988	\$78,913	\$441,262	\$1,061,752	\$244,521	\$151,555	\$39,781	\$144,205
2020	\$2,112,075	\$77,091	\$431,075	\$1,037,240	\$238,876	\$148,056	\$38,862	\$140,875
2021	\$2,062,163	\$75,269	\$420,887	\$1,012,728	\$233,231	\$144,558	\$37,944	\$137,546
2022	\$2,012,250	\$73,447	\$410,700	\$988,216	\$227,585	\$141,059	\$37,025	\$134,217
2023	\$1,962,338	\$71,625	\$400,513	\$963,704	\$221,940	\$137,560	\$36,107	\$130,888
2024	\$1,912,425	\$69,804	\$390,326	\$939,192	\$216,295	\$134,061	\$35,189	\$127,559
2025	\$1,862,513	\$67,982	\$380,139	\$914,680	\$210,650	\$130,562	\$34,270	\$124,230
2026	\$1,812,600	\$66,160	\$369,952	\$890,168	\$205,005	\$127,063	\$33,352	\$120,900
2027	\$1,762,688	\$64,338	\$359,765	\$865,656	\$199,360	\$123,564	\$32,433	\$117,571
2028	\$1,707,775	\$62,334	\$348,557	\$838,688	\$193,149	\$119,715	\$31,423	\$113,909
2029	\$1,658,100	\$60,521	\$338,418	\$814,293	\$187,531	\$116,233	\$30,509	\$110,595
2030	\$1,608,425	\$58,708	\$328,280	\$789,898	\$181,913	\$112,751	\$29,595	\$107,282
2031	\$1,558,750	\$56,894	\$318,141	\$765,502	\$176,295	\$109,268	\$28,681	\$103,969
2032	\$1,509,075	\$55,081	\$308,002	\$741,107	\$170,676	\$105,786	\$27,767	\$100,655
2033	\$1,459,400	\$53,268	\$297,864	\$716,711	\$165,058	\$102,304	\$26,853	\$97,342
2034	\$1,409,725	\$51,455	\$287,725	\$692,316	\$159,440	\$98,822	\$25,939	\$94,029
2035	\$1,360,050	\$49,642	\$277,586	\$667,921	\$153,822	\$95,340	\$25,025	\$90,715
2036	\$1,310,375	\$47,829	\$267,448	\$643,525	\$148,203	\$91,857	\$24,111	\$87,402
2037	\$1,260,700	\$46,016	\$257,309	\$619,130	\$142,585	\$88,375	\$23,197	\$84,089
2038	\$1,211,025	\$44,202	\$247,170	\$594,734	\$136,967	\$84,893	\$22,283	\$80,775
2039	\$361,350	\$13,189	\$73,752	\$177,459	\$40,869	\$25,331	\$6,649	\$24,102
2040	\$345,675	\$12,617	\$70,552	\$169,761	\$39,096	\$24,232	\$6,360	\$23,057
\$44,678,710	\$1,630,773	\$9,118,925	\$21,941,714	\$5,053,162	\$3,131,978	\$822,088	\$2,980,070	

ASSUMPTIONS:

Borrowing rates and amounts

Enrollment allocation based on last 3 years average

ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
 SCHOOL PROJECT ESTIMATED FISCAL YEAR DEBT
 SERVICE PAYMENTS BY COMMUNITY

Fiscal Year	Berlin	Hudson	Marlborough	Maynard	Northborough	Southborough	Westborough	Total
2013	\$1,369	\$7,654	\$18,416	\$4,241	\$2,629	\$690	\$2,501	\$37,500
2014	\$60,225	\$336,765	\$810,315	\$186,615	\$115,665	\$30,360	\$110,055	\$1,650,000
2015	\$58,984	\$329,826	\$793,618	\$182,770	\$113,282	\$29,734	\$107,787	\$1,616,000
2016	\$90,521	\$506,175	\$1,217,945	\$280,492	\$173,850	\$45,633	\$165,418	\$2,480,035
2017	\$82,556	\$461,636	\$1,110,776	\$255,811	\$158,553	\$41,617	\$150,863	\$2,261,813

ASSUMPTIONS:

Borrowing rates and amounts

Enrollment allocation based on last three year average

**ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
SCHOOL PROJECT ESTIMATED DEBT
SERVICE**

ESTIMATED TAX IMPACT PER COMMUNITY

FISCAL YEAR	BERLIN'S			HUDSON'S			MARLBOROUGH'S		
	SHARE 3.65%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE	SHARE 20.41%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE	SHARE 49.11%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE
2012	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0.00
2013	\$1,369	\$0.00	\$0.24	\$7,654	\$0.00	\$0.34	\$18,416	\$0.00	\$0.41
2014	\$60,225	\$0.11	\$10.72	\$336,765	\$0.15	\$15.07	\$810,315	\$0.18	\$17.82
2015	\$58,984	\$0.11	\$10.50	\$329,826	\$0.15	\$14.76	\$793,618	\$0.17	\$17.45
2016	\$90,521	\$0.16	\$16.12	\$506,175	\$0.23	\$22.64	\$1,217,945	\$0.27	\$26.79
2017	\$82,556	\$0.15	\$14.70	\$461,636	\$0.21	\$20.65	\$1,110,776	\$0.24	\$24.43
2018	\$80,734	\$0.14	\$14.37	\$451,449	\$0.20	\$20.20	\$1,086,264	\$0.24	\$23.89
2019	\$78,913	\$0.14	\$14.05	\$441,262	\$0.20	\$19.74	\$1,061,752	\$0.23	\$23.35
2020	\$77,091	\$0.14	\$13.73	\$431,075	\$0.19	\$19.29	\$1,037,240	\$0.23	\$22.81
2021	\$75,269	\$0.13	\$13.40	\$420,887	\$0.19	\$18.83	\$1,012,728	\$0.22	\$22.27
2022	\$73,447	\$0.13	\$13.08	\$410,700	\$0.18	\$18.37	\$988,216	\$0.22	\$21.73
2023	\$71,625	\$0.13	\$12.75	\$400,513	\$0.18	\$17.92	\$963,704	\$0.21	\$21.19
2024	\$69,804	\$0.12	\$12.43	\$390,326	\$0.17	\$17.46	\$939,192	\$0.21	\$20.66
2025	\$67,982	\$0.12	\$12.10	\$380,139	\$0.17	\$17.01	\$914,680	\$0.20	\$20.12
2026	\$66,160	\$0.12	\$11.78	\$369,952	\$0.17	\$16.55	\$890,168	\$0.20	\$19.58
2027	\$64,338	\$0.11	\$11.46	\$359,765	\$0.16	\$16.09	\$865,656	\$0.19	\$19.04
2028	\$62,334	\$0.11	\$11.10	\$348,557	\$0.16	\$15.59	\$838,688	\$0.18	\$18.45
2029	\$60,521	\$0.11	\$10.78	\$338,418	\$0.15	\$15.14	\$814,293	\$0.18	\$17.91
2030	\$58,708	\$0.10	\$10.45	\$328,280	\$0.15	\$14.69	\$789,898	\$0.17	\$17.37
2031	\$56,894	\$0.10	\$10.13	\$318,141	\$0.14	\$14.23	\$765,502	\$0.17	\$16.84
2032	\$55,081	\$0.10	\$9.81	\$308,002	\$0.14	\$13.78	\$741,107	\$0.16	\$16.30
2033	\$53,268	\$0.09	\$9.48	\$297,864	\$0.13	\$13.33	\$716,711	\$0.16	\$15.76
2034	\$51,455	\$0.09	\$9.16	\$287,725	\$0.13	\$12.87	\$692,316	\$0.15	\$15.23
2035	\$49,642	\$0.09	\$8.84	\$277,586	\$0.12	\$12.42	\$667,921	\$0.15	\$14.69
2036	\$47,829	\$0.09	\$8.52	\$267,448	\$0.12	\$11.96	\$643,525	\$0.14	\$14.15
2037	\$46,016	\$0.08	\$8.19	\$257,309	\$0.12	\$11.51	\$619,130	\$0.14	\$13.62
2038	\$44,202	\$0.08	\$7.87	\$247,170	\$0.11	\$11.06	\$594,734	\$0.13	\$13.08
2039	\$13,189	\$0.02	\$2.35	\$73,752	\$0.03	\$3.30	\$177,459	\$0.04	\$3.90
2040	\$12,617	\$0.02	\$2.25	\$70,552	\$0.03	\$3.16	\$169,761	\$0.04	\$3.73
	\$1,630,773			\$9,118,925			\$21,941,714		

ASSUMPTIONS:

Tax rate impact based on FY 2011 Total Assessed Valuations for each community.
Median House value is per \$100,000.



ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
 SCHOOL PROJECT ESTIMATED DEBT
 SERVICE
 ESTIMATED TAX IMPACT PER COMMUNITY

FISCAL YEAR	MAYNARD'S			NORTHBOROUGH'S			SOUTHBOROUGH'S		
	SHARE 11.31%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE	SHARE 7.01%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE	SHARE 1.84%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE
2012	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0.00	\$0	\$0.00	\$0.00
2013	\$4,241	\$0.00	\$0.34	\$2,629	\$0.00	\$0.11	\$690	\$0.00	\$0.03
2014	\$186,615	\$0.15	\$15.08	\$115,665	\$0.05	\$4.76	\$30,360	\$0.01	\$1.46
2015	\$182,770	\$0.15	\$14.77	\$113,282	\$0.05	\$4.66	\$29,734	\$0.01	\$1.43
2016	\$280,492	\$0.23	\$22.67	\$173,850	\$0.07	\$7.16	\$45,633	\$0.02	\$2.20
2017	\$255,811	\$0.21	\$20.67	\$158,553	\$0.07	\$6.53	\$41,617	\$0.02	\$2.01
2018	\$250,166	\$0.20	\$20.22	\$155,054	\$0.06	\$6.38	\$40,699	\$0.02	\$1.96
2019	\$244,521	\$0.20	\$19.76	\$151,555	\$0.06	\$6.24	\$39,781	\$0.02	\$1.92
2020	\$238,876	\$0.19	\$19.30	\$148,056	\$0.06	\$6.10	\$38,862	\$0.02	\$1.87
2021	\$233,231	\$0.19	\$18.85	\$144,558	\$0.06	\$5.95	\$37,944	\$0.02	\$1.83
2022	\$227,585	\$0.18	\$18.39	\$141,059	\$0.06	\$5.81	\$37,025	\$0.02	\$1.78
2023	\$221,940	\$0.18	\$17.94	\$137,560	\$0.06	\$5.66	\$36,107	\$0.02	\$1.74
2024	\$216,295	\$0.17	\$17.48	\$134,061	\$0.06	\$5.52	\$35,189	\$0.02	\$1.70
2025	\$210,650	\$0.17	\$17.02	\$130,562	\$0.05	\$5.38	\$34,270	\$0.02	\$1.65
2026	\$205,005	\$0.17	\$16.57	\$127,063	\$0.05	\$5.23	\$33,352	\$0.02	\$1.61
2027	\$199,360	\$0.16	\$16.11	\$123,564	\$0.05	\$5.09	\$32,433	\$0.02	\$1.56
2028	\$193,149	\$0.16	\$15.61	\$119,715	\$0.05	\$4.93	\$31,423	\$0.02	\$1.51
2029	\$187,531	\$0.15	\$15.16	\$116,233	\$0.05	\$4.79	\$30,509	\$0.01	\$1.47
2030	\$181,913	\$0.15	\$14.70	\$112,751	\$0.05	\$4.64	\$29,595	\$0.01	\$1.43
2031	\$176,295	\$0.14	\$14.25	\$109,268	\$0.04	\$4.50	\$28,681	\$0.01	\$1.38
2032	\$170,676	\$0.14	\$13.79	\$105,786	\$0.04	\$4.36	\$27,767	\$0.01	\$1.34
2033	\$165,058	\$0.13	\$13.34	\$102,304	\$0.04	\$4.21	\$26,853	\$0.01	\$1.29
2034	\$159,440	\$0.13	\$12.88	\$98,822	\$0.04	\$4.07	\$25,939	\$0.01	\$1.25
2035	\$153,822	\$0.12	\$12.43	\$95,340	\$0.04	\$3.93	\$25,025	\$0.01	\$1.21
2036	\$148,203	\$0.12	\$11.98	\$91,857	\$0.04	\$3.78	\$24,111	\$0.01	\$1.16
2037	\$142,585	\$0.12	\$11.52	\$88,375	\$0.04	\$3.64	\$23,197	\$0.01	\$1.12
2038	\$136,967	\$0.11	\$11.07	\$84,893	\$0.03	\$3.50	\$22,283	\$0.01	\$1.07
2039	\$40,869	\$0.03	\$3.30	\$25,331	\$0.01	\$1.04	\$6,649	\$0.00	\$0.32
2040	\$39,096	\$0.03	\$3.16	\$24,232	\$0.01	\$1.00	\$6,360	\$0.00	\$0.31
	\$5,053,162			\$3,131,978			\$822,088		

ASSABET VALLEY REG. VOCATIONAL SCHOOL DISTRICT
 SCHOOL PROJECT ESTIMATED DEBT
 SERVICE
 ESTIMATED TAX IMPACT PER COMMUNITY

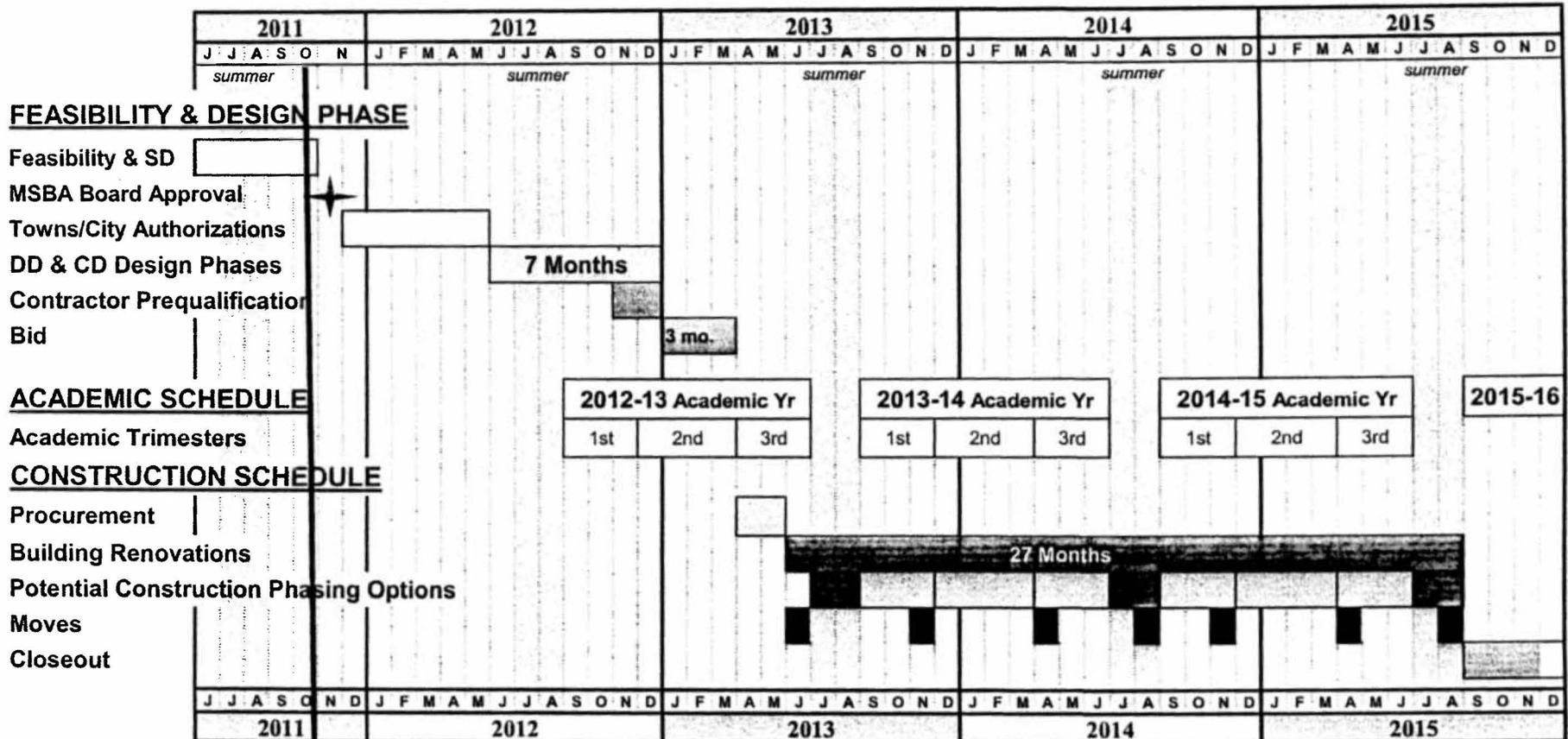
FISCAL YEAR	WESTBOROUGH'S SHARE 6.67%	IMPACT TAX RATE	IMPACT PER \$100,000 MED. HOUSE
2012	\$0	\$0.00	\$0.00
2013	\$2,501	\$0.00	\$0.08
2014	\$110,055	\$0.03	\$3.40
2015	\$107,787	\$0.03	\$3.33
2016	\$165,418	\$0.05	\$5.12
2017	\$150,863	\$0.05	\$4.66
2018	\$147,534	\$0.05	\$4.56
2019	\$144,205	\$0.04	\$4.46
2020	\$140,875	\$0.04	\$4.36
2021	\$137,546	\$0.04	\$4.25
2022	\$134,217	\$0.04	\$4.15
2023	\$130,888	\$0.04	\$4.05
2024	\$127,559	\$0.04	\$3.94
2025	\$124,230	\$0.04	\$3.84
2026	\$120,900	\$0.04	\$3.74
2027	\$117,571	\$0.04	\$3.64
2028	\$113,909	\$0.04	\$3.52
2029	\$110,595	\$0.03	\$3.42
2030	\$107,282	\$0.03	\$3.32
2031	\$103,969	\$0.03	\$3.21
2032	\$100,655	\$0.03	\$3.11
2033	\$97,342	\$0.03	\$3.01
2034	\$94,029	\$0.03	\$2.91
2035	\$90,715	\$0.03	\$2.81
2036	\$87,402	\$0.03	\$2.70
2037	\$84,089	\$0.03	\$2.60
2038	\$80,775	\$0.02	\$2.50
2039	\$24,102	\$0.01	\$0.75
2040	\$23,057	\$0.01	\$0.71
	<u>\$2,980,070</u>		

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ASSABET VALLEY REGIONAL TECHNICAL HIGH SCHOOL

Project Schedule

October 19, 2011



Current Status
10-17-11

MSBA Board Approval of Project Scope & Budget	November 2011
Complete Towns/City Authorizations	Mid-May 2012
DD Design	June to July 2012
CD60 Design	August to September 2012
CD90 Design	October to November 2012
Contractor Prequalification	November to December 2012
Filed Sub Bids	January to February 15, 2013
GC Bids	January to March 1, 2013
GC Notice to Proceed	April 1, 2013
Procurement	April to May 2013
Construction	June 2013 to August 2015
Substantial Completion	August 15, 2015

Bulletin 11-04

Local Votes by Regional School Districts and their member communities that have been invited to enter into a Project Scope and Budget Agreement with the Massachusetts School Building Authority

Requirements for Warrant Articles, Motions, Orders and Votes

Pursuant to G.L. c. 70B and 963 CMR 2.10, the Massachusetts School Building Authority ("MSBA") issues this Bulletin to inform regional school districts that have been invited to enter into a Project Scope and Budget Agreement with the MSBA of the requirements for warrant articles, motions, orders, and votes related to any potential projects that may be eligible for MSBA funding (collectively, "Projects"). *Please note that, as set forth below, the form of votes for the regional school committee differ from the forms of votes for the member cities and towns.*

**** Please note that only those regional school districts that have been invited by the MSBA to enter into a project scope and budget agreement with the MSBA should vote to authorize a project, and such vote should not occur until after the project scope and budget have been approved by the MSBA. Regional School Districts are urged to contact the MSBA before finalizing an article, motion, resolution, ballot question or other vote because there may be additional requirements depending on the particulars of your project. If a regional school district already has voted to authorize a project, please contact the MSBA immediately. The MSBA may require clarification of the vote or a new vote that meets the MSBA's requirements. Regional School Districts that have not been invited by the MSBA to enter into a project scope and budget agreement should not be voting to authorize a construction or renovation project at this time.**

Regional school districts that proceed with studying, planning, designing, renovating or constructing a school facility without the collaboration and approval of the MSBA will not be eligible for MSBA funding.

****Regional School Districts should consult with their local counsel and bond counsel to ensure that all warrant articles, motions, orders, and votes otherwise comply with municipal finance law and all other applicable laws, regulations, local bylaws, and ordinances.**

All articles, motions, resolutions, orders, Proposition two and one-half ballot questions, and any other votes of a regional school committee or the district's member communities related to the approval, funding, and/or debt authorization for a Project, as applicable, shall be a **separate, stand-alone vote, solely for purposes of the one Project**. The article, motion, resolution, order, vote and/or ballot question related to the Project must not pertain to or be bundled with any other school or municipal project. The article, motion, resolution, order, vote must be project specific and must include specific information about the project location and scope.

The regional school committee must vote to appropriate and authorize the full amount of a Project's cost, including both the local share and the MSBA's share, if any. The total project budget amount must be authorized and approved. The Regional School District must also make sure it is in compliance with its regional school agreement. Where required, member communities of a regional school district must vote to approve the project as approved by the regional school committee. Regional School Districts should consult their local legal counsel to ensure that they are voting in compliance with their regional school agreement and any other requirements.

All warrant articles, motions, resolutions, orders and votes, with the exception of a Proposition two and one-half ballot question (see below), must include the following provisions:

- A description of the site of the project, including the address of the school building and a description of the parcel.
- If a proposed renovation, addition, or new construction project, "the school facility shall have an anticipated useful life as an educational facility for the instruction of school children for at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority."
- If a proposed repair project, "The proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program."
- "The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs that the [*Regional School District*] incurs in excess of any grant that may be received from the MSBA shall be the sole responsibility of the [*Regional School District*]."
- For regional school committees, the following language must be included in the debt authorization provision: "the amount of borrowing authorized pursuant to the vote shall be reduced by any amounts received or expected to be received from the MSBA prior to the issuance of any bonds or notes under this vote."

Forms of articles, motions, orders, votes are attached as "Attachment A," and regional school committees and member cities and towns must use the applicable forms to qualify for MSBA funding.

Proposition Two and One-Half Ballot Questions

- All ballot questions for a Project must be solely related to that Project. One Project per vote. The ballot question related to the Project must not pertain to or be bundled with any other school or municipal projects.

A form of ballot question is attached as "Attachment B," and member cities and towns must use this form to qualify for MSBA funding.

Attachment A

**FORM OF VOTE FOR REGIONAL SCHOOL DISTRICT
SCHOOL COMMITTEE**

VOTED: That the [*insert the name of the Regional School District*] hereby appropriates the amount of \$_____ for the purpose of paying costs of [*Insert a description of the Project, including school name, description of location, address, scope of project*], including the payment of all costs incidental or related thereto (the "Project"), [which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years][*Alternatively, if a repair project: which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program*], and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of [*the School Building Committee*]. To meet this appropriation the District is authorized to borrow said amount, under and pursuant to Chapter 71, Section 16(d), of the General Laws and the District Agreement, as amended, or pursuant to any other enabling authority. The District acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District; provided further that any grant that the District may receive from the MSBA shall not exceed the lesser of (1) _____ percent (____%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

FURTHER VOTED: That within _____ (____) days from the date on which this vote is adopted the Secretary be and hereby is instructed to notify the Board of Selectmen of each of the member towns of this District as to the amount and general purposes of the debt herein authorized, as required by the District Agreement and by Chapter 71, Section 16(d), of the General Laws.

**FORMS OF SCHOOL DISTRICT MEMBER TOWN MEETING ARTICLE
AND MOTION**

Article _____. To see if the Town will approve the \$_____ borrowing authorized by the [*Insert the name of the School District*], for the purpose of paying costs of [*Insert a description of the Project, including school name, description of location, address, scope of project*], including the payment of all costs incidental or related thereto (the "Project"), [which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years][*Alternatively, if a repair project: which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program*], and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of [*the School*

Building Committee]. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) _____ percent (____%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

Motion _____. That the Town hereby approves the \$_____ borrowing authorized by the [*Insert the name of the School District*], for the purpose of paying costs of [*Insert a description of the Project, including school name, description of location, address, scope of project*], including the payment of all costs incidental or related thereto (the "Project"), [which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years][*Alternatively, if a repair project: which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program*], and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of [*the School Building Committee*]; that the Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (1) _____ percent (____%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; [provided that the approval of the District's borrowing by this vote shall be subject to and contingent upon an affirmative vote of the Town to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 21/2)]; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

FORM OF SCHOOL DISTRICT MEMBER CITY ORDER

Ordered: That the City hereby approves the \$_____ borrowing authorized by the [*Insert the name of the School District*], for the purpose of paying costs of [*Insert a description of the Project, including school name, description of location, address, scope of project*], including the payment of all costs incidental or related thereto (the "Project"), [which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years][*Alternatively, if a repair project: which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program*], and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of [*the School Building Committee*]; that the City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any

Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; provided further that any grant that District may receive from the MSBA for the Project shall not exceed the lesser of (1) _____ percent (_____%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; [provided that any vote hereunder shall be subject to and contingent upon an affirmative vote of the City to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 21/2)]; and that the amount of borrowing authorized by the District shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the District and the MSBA.

Attachment B

FORM OF SCHOOL DISTRICT MEMBER TOWN BALLOT QUESTION

Shall the [City/Town of _____] be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the [City/Town]'s allocable share of the bond issued by the [insert the name of the School District] for the purpose of paying costs of [insert project description identical to the description in the motion/order], including the payment of all costs incidental or related thereto?

MSBA MEETINGS/OUTREACH

11-14-08 Meeting with Mayor Stevens, Marlborough
11-17-08 Informational session for communities
11-18-08 Informational session for communities
3-6-09 Meeting with MSBA
9-8-09 Meeting with Paul Blazar, Hudson
9-17-09 Meeting with John Curran, Maynard
9-18-09 MSBA Superintendent Meeting
9-21-09 Meeting with Jean Kitchen, Southborough
9-22-09 Meeting with Mayor Stevens, Marlborough
9-23-09 Meeting with James Malloy, Westborough
9-24-09 Meeting with Valary Bradley, Berlin
10-1-09 Meeting with John Coderre, Northborough
10-15-09 Meeting with Kevin Lyons, Hudson Superintendent
1-8-10 Meeting with Mark Masterson, Maynard Superintendent
1-26-10 Meeting with Mari Anne O'Connor, Westborough Superintendent
1-27-10 Meeting with Cathy O'Dea, Maynard
2-24-10 Meeting with Ed Clancy and Tom Abel, Marlborough
5-3-10 MSBA panel
5-25-10 MSBA site survey
6-10 Local access cable TV show
10-25-10 Maynard Special Town Meeting
11-16-10 Meeting with John Ghiloni, Marlborough
11-17-10 Maynard Capital Planning Committee Meeting
12-15-10 MSBA Meeting
12-28-10 Meeting with Jean Kitchen, Southborough
12-29-10 Meeting with Michael Sullivan, Maynard
1-3-11 Meeting with Mayor Stevens, Marlborough
1-5-11 Meeting with James Malloy, Westborough – canceled
1-10-11 Meeting with Berlin Select Board
1-20-11 MSBA Meeting
1-25-11 Southborough Finance and Appropriations Committee Meeting
1-26-11 Meeting with Paul Blazar, Hudson
2-10-11 Meeting with John Coderre, Northborough
2-10-11 Northborough Appropriations Committee Meeting
2-28-11 Westborough Finance Committee Meeting
3-28-11 Maynard Finance Committee Meeting
5-11-11 Marlborough City Council Meeting
6-11 Local access cable TV show
Multiple internal meetings with staff and faculty

ASSABET VALLEY REGIONAL TECHNICAL HIGH SCHOOL

REPAIR PROJECT UPDATE

Timeline of Major Milestones

Completed

October 2008	Assabet submits Statement of Interest to pursue MSBA grant funds
June 2009	MSBA announces Assabet is one of nine schools included in their Voc./Tech. Initiative to upgrade Massachusetts regional technical schools
October 2010	Assabet completes Feasibility Study and selects its preferred option
November 2010	MSBA permits Assabet to move to Schematic Design phase

Planned Schedule-Future Milestones

Summer 2011	Assabet completes Schematic Design Phase and finalizes project estimates
November 2011	Assabet seeks final project and budget approval from MSBA
Spring 2012	Assabet seeks approval from its seven member towns* (See note below)
Summer/Fall 2012	Develop construction/bid documents and complete the bid process.
Summer 2013	Renovation project begins

*Note: All seven member towns must vote in favor of the project in order to proceed.

*DISMISSED AT Spring 2011 Town Meetings

ASSABET VALLEY REGIONAL TECHNICAL HIGH SCHOOL REPAIR PROJECT—FAST FACTS
--

Estimated project cost	\$70M
Project reimbursement rate from MSBA	53.48%
Estimated net cost to district	\$33M

Net cost apportioned to member towns by three-year enrollment average. Estimated apportionment as of Spring 2011. These will change slightly as enrollment is updated in Fall 2011. Assabet Valley Regional Technical High School will borrow the funds with a debt-service payback schedule of 20-30 years for each town/city.

Berlin	4%	Northboro	7%
Hudson	19%	Southboro	2%
Marlboro	50%	Westboro	7%
Maynard	11%		

Project Scope is replacement/upgrade of following building systems:

Roof	Windows
HVAC systems	Life safety systems (i.e. Fire detection and alarms, sprinkler system)
Emergency generator	Electrical panels/lighting
Selected plumbing/fixtures	ADA access improvements
Modernize science labs	

*Project does not include any replacement or purchase of furniture or equipment.

Marlboro

\$33 million grant OK'd for Assabet Valley

The state School Building Authority this week approved a \$33 million grant toward a \$62.4 million renovation project at Assabet Valley Regional Technical High School.

The remainder of the cost of the project will be shared by the district's seven member communities: Marlboro, Berlin, Hudson, Maynard, Northboro, Southboro and Westboro.

The school district has asked for an extension of the 120-day deadline to June 30, 2012, in order to acquire approval from the seven communities. All seven will have to approve their share of funding for the project to be viable.

Superintendent Mary Jo Nawrocki yesterday said the project has been discussed with member communities since 2008. The School Building Committee and the district's financial adviser will hold informational sessions for municipal officials Dec. 2 and Dec. 3 at 8 a.m.

"We are cautiously optimistic that we'll be able to garner the support for the project," Ms. Nawrocki said.

She said Assabet will borrow the money. Each community's share will be determined by the latest three-year-enrollment average. For instance, she said, students from Marlboro make up about 50 percent of the district enrollment. Therefore, the city's portion of the project not funded by the state grant would be 50 percent, she said.

The project consists of repairs and upgrades to multiple building systems including, the roof, electrical, lighting, technology/security, HVAC, windows, life safety systems, plumbing systems and fire suppression. The project will include repairs and upgrades to the science classrooms as well as work required to bring the facility into compliance with the state Architectural Access Board and Americans with Disabilities Act.

The METROWEST DAILY NEWS

State board awards grants to three Marlborough schools

By Kendall Hatch/Daily News staff

The MetroWest Daily News

Posted Nov 17, 2011 @ 12:31 AM



MARLBOROUGH — The Massachusetts School Building Authority voted yesterday Wednesday to fund part of a set of school renovations in Marlborough.

The agency's board of directors yesterday voted to grant up to about \$33 million to Assabet Valley Regional Technical High School and to grant up to about \$4.4 million to the Marlborough Public Schools for a pair of school projects.

The Assabet Valley proposal calls for repairs to the school's roof, heating and cooling systems, doors, plumbing and lighting systems, said Superintendent and Director Mary Jo Nawrocki. The cash would also help pay for a new safety system and renovations to existing science rooms, she said.

The MSBA grant would pay for about 53.5 percent of the total estimated cost of the project — about \$62 million, Nawrocki said.

In order to receive the MSBA grant, Nawrocki said, the school must win local approval for funding from the seven communities towns and cities from which students attend Assabet Valley — Marlborough, Southborough, Northborough, Westborough, Maynard, Hudson and Berlin.

Nawrocki said the district will use a three-year enrollment average to determine the funding breakdown — towns would be asked to kick in money based on how they are represented within the student population. The school must receive unanimous approval from all seven towns to move forward with the project.

She said the school is scheduling meetings at the beginning of next month with town and city officials to explain the project in detail. Those meetings, she said, will be followed by ones with residents and parents.

She said she was happy to receive the OK from the MSBA board, saying the district first submitted a letter of intent for the project three years ago.

In the Marlborough Public School system, the MSBA approved funding projects at the Kane and high schools. The grants, if finalized, will be awarded through the MSBA's Green Repair program.

The high school project, for which the MSBA approved about \$3.8 million in funding, calls for a new roof and new windows, doors and boilers. The \$3.8 million would be a reimbursement rate of about 54 percent of the project's total approximate \$7.1 million budget.

At the Kane School, the MSBA pledged to kick in about \$555,000 — about 54 percent of the total cost of the project, coming in just over \$1 million.

That project aims to replace aging windows and doors and make the building more energy efficient.

Both the Kane and high school projects are still subject to local approval.

(Kendall Hatch can be reached at 508-490-7453 or khatch@wickedlocal.com.)

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Comments (0)

Friday, July 15, 2011

Assabet Regional repair project drops \$8 million

Add a comment

MARLBORO — The cost of the Assabet Valley Regional Technical High School repair project has been reduced by \$8 million.

The Assabet Valley Building Committee and regional school committee announced the project cost has dropped from \$70 million to \$62 million, and has been allowed to move forward by the Massachusetts School Building Authority into the schematic design phase.

The Building Committee was asked to reduce the cost earlier this year, and working with the design team, was able to identify some cost saving measures. One of those measures was to determine what wiring and plumbing could remain in place. In addition, one of the shops was closed, and that space will be used for a new boiler/chiller room, rather than building a new space for that area.

If the project is approved by the MSBA, the district would receive a grant for 54 percent, or \$33.4 million, of the project, and the remaining 46 percent — or \$28.6 million — would be paid by the member communities of the district.

The cost to each community is based on a three-year enrollment average, and approximate percentages are 4 percent for Berlin, 19 percent for Hudson, 50 percent for Marlboro, 11 percent for Maynard, 7 percent for Northboro, 2 percent for Southboro and 7 percent for Westboro.

The district will seek final approval from the MSBA in November, and then bring it to member towns in the spring of 2012. The project must be supported by all seven member communities.

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Assabet Valley repair project proposal cost decreased to \$62M

By Paul Crocetti/Daily News staff

The MetroWest Daily News

Posted Jul 08, 2011 @ 01:32 PM

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MARLBOROUGH — The Assabet Valley Regional Technical High School's building committee and district School Committee recently voted to support a revised major repair project that reduces the estimated cost to about \$62 million.

A preliminary estimate in the fall of 2010 placed repairs at \$70 million. The Massachusetts School Building Authority gave the district a go-ahead to move into a more detailed planning process.

In the winter, according to the school, the building committee charged the project management and design team to reduce the projected cost into the \$60 million range, citing the need to gain full community support. In one example, officials determined that most of the existing wiring and plumbing could stay in place.

"We are very pleased to have worked smartly and cooperatively with the design team to reduce the project cost estimate," said Superintendent-Director Mary Jo Nawrocki. "This is a significant savings to our member communities."

If approved by the Massachusetts School Building Authority, the district would receive a grant of about \$33.4 million, or 54 percent of the project costs, with the remaining amount to be paid by member communities. The remaining costs are divided using a three-year enrollment average prior to bonding. The approximate apportionments, according to the school, are currently: Berlin-4 percent, Hudson-19 percent, Marlborough-50 percent, Maynard-11 percent, Northborough-7 percent, Southborough-2 percent, and Westborough-7 percent.

The district will seek final project approval from the Massachusetts School Building Authority in November 2011 with the intent of bringing it to member communities for their approval in the spring of 2012. All seven member communities must support the project to move forward.

"The highly competitive marketplace for construction costs and attractive borrowing rates make it the best of times to embark upon this project," said Lynn Ryan, chairwoman of both the building committee and the School Committee. "We are communicating regularly with our member communities and optimistic about their support."

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Friday, July 8, 2011

Assabet plan moving ahead

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MARLBORO — In separate actions, both the Assabet Valley Building Committee and the district School Committee voted recently to support a revised project scope and cost estimate for its repair project. A preliminary estimate in fall of 2010 placed the repairs at \$70 million as a result of a feasibility study. The district was given the "go-ahead" by the Massachusetts School Building Authority (MSBA) to move into a more detailed planning process called Schematic Design.

In the winter, the Building Committee charged the project management and design team to reduce the projected cost into the low-mid \$60 million range, citing the need to gain full community support. During Schematic Design, the Building Committee and administration worked with the design team to conduct further testing of existing systems and devise some cost-reducing solutions.

If approved by the MSBA, the district would receive a grant of approximately 54 percent, or \$33.4 million, of the project costs with the remaining 46 percent (approximately \$28.6 million) to be paid by member communities. The remaining costs are apportioned using a three-year enrollment average prior to bonding. Approximate apportionments include 4 percent for Berlin.

The district will seek final project approval from MSBA in November, with the intent of bringing it to member towns for their approval in spring 2012.

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MONDAY, FEBRUARY 14, 2011

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SECTION

Assabet project at \$70 million

By Priyanka Dayal
ELEGAM & GAZETTE STAFF

Planned building upgrades are first in many years

ASSABET VALLEY

MARLBORO — School administrators at Assabet Valley Regional Technical High School are moving forward with plans for a major repair project, which could cost up to \$70 million.

The price tag is high — as much as the cost of building a new high school in some communities — but Assabet officials say the large school building needs the costly upgrades.

Superintendent Mary Jo Nawrocki said \$70 million is a preliminary estimate and the final project cost will be lower, after the architect reviews the “nitty-gritty” details.

“We know what the financial conditions are in our communi-



Ms. Nawrocki
I don't know.”

The Massachusetts School Building Authority will reimburse more than 53 percent of the project cost.

Assabet recently received MSBA approval to move into the schematic design phase of the

ties,” she said. “That’s a big price tag, and we know it needs to come down. How much it will come down, I

project. Final approval is expected in November. The district first applied to the authority in 2008.

To move into the construction phase, the project needs approval from all seven of Assabet’s member communities. School officials will ask for approval during the 2012 town meeting season.

“I’m cautiously optimistic that we will get it,” Ms. Nawrocki said.

The cost of the project will be split among the member com-

munities based on a three-year average of enrollment. In the current year, more than half the students are from Marlboro. The other member towns: Hudson, Maynard, Westboro, Northboro, Berlin and Southboro.

Assabet is in line for several upgrades, including a new roof, new windows, a new heating, ventilating and air conditioning system; a new emergency generator and new lighting and plumbing. The project also covers improvements to the fire alarm and sprinkler system,

and repairs to science labs.

Even if the member communities approve the project next year, they won’t have to start paying until 2013, Ms. Nawrocki said.

The size and scope of the project are driving the cost, the superintendent said. Assabet is more than 410,000 square feet.

The cost of hiring the project manager, Strategic Building Solutions of Chicopee, and the architect, Design Partnership of Cambridge, is paid for in the school’s operating budget.

Assabet was built in 1973. Since then, the only major capital project at the building was a roof replacement in 1986.

Assabet school renovations may be costly

By Matt Gunderson

Globe Correspondent / February 3, 2011

The roof at Assabet Valley Regional Technical High School in Marlborough is dilapidated. The air conditioning is failing, the electrical and lighting systems should be upgraded, and science labs need to be modernized.

In response to the Fitchburg Street building's gradual deterioration over the past few decades, school administrators are forging ahead with plans this winter for the first major renovation in its 40-year history. But that work isn't going to come cheap, according to a consultant.

A feasibility study by the Design Partnership of Cambridge put the price tag between \$60 million and \$80 million, with the final figure depending on which of three options for the school's overhaul is chosen.

Superintendent Mary Jo Nawrocki conceded that the estimate might seem steep, but she pointed out that the building is extremely large — 410,000 square feet — and that the high school has never sought funding for improvements from its seven member communities: Berlin, Hudson, Marlborough, Maynard, Northborough, Southborough, and Westborough.

"When you look at it like that, it's not so outrageous," she said. "But the estimate is high, and we know it."

The renovation project will need to win the unanimous support of the seven members to move forward, a daunting task in light of the economy, Nawrocki said. Some local officials aren't sure that they could sell the proposal to their voters.

But Nawrocki has advised the member communities not to panic, given that the cost figures are not finalized. "We're looking to bring this number down," she said, as school administrators get into the "nitty-gritty" of the project.

The project's current scope includes new windows, doors, heating, ventilation and air conditioning systems, roof, and plumbing, as well as an emergency generator, and upgrades to its science classrooms.

The cost went up \$10 million to meet mandates under the Americans with Disabilities Act for handicapped accessibility, said Nawrocki.

The three choices offered by the Design Partnership started with a bare-bones project costing \$60 million, and ended with the \$80 million proposal, which Nawrocki referred to as the "Cadillac" option, that would enhance the overall appearance of the building.

School administrators are leaning toward the middle path, a \$70 million overhaul that would include energy-efficient utilities designed to save the district money over the long haul, Nawrocki said. The state would cover 54 percent of that cost, with the remainder being picked up by the member municipalities, she added.

Maynard Town Administrator Michael Sullivan said the \$70 million price tag sounds steep for a renovation project, though he admitted not knowing the details. By way of comparison, the recently approved Maynard High School project, an entirely new building, is going to cost \$45 million, he said.

Sullivan said officials were recently able to win overwhelming support for the Maynard High project at the polls. But whether the Assabet project can muster the same backing remains to be seen, he said.

Maynard, which sends about 70 students annually to the regional school, has historically had strong ties to the school, Sullivan said. And while he has heard complaints in other areas of the state about vocational schools diverting funding from regular education, Sullivan said, he wasn't aware of any such backlash surfacing in Maynard.

But that might change if residents are asked for their share of the project, which Sullivan estimated at \$3.5 million if the \$70 million version is approved.

Hudson, which sends 150 students to Assabet Valley, the second largest group, would have to bear about \$6.9 million of a \$70 million renovation, according to Paul Blazar, the town's executive assistant.

Like Maynard, political support was strong for a recent middle school project. But Blazar wasn't sure whether voters would stand by the vocational school's project in the same way.

"It's really a political question, not a financial question," he said. "It's really a question of how much people are willing to pay in taxes."

Marlborough City Councilor Edward Clancy said the renovation project might prove easier to pass in the school's host community, since there's no Town Meeting to convince. The City Council, which would decide on the project, has shown support for the renovation because the technical school helps prevent overcrowding in Marlborough High. About 330 students from Marlborough attend Assabet Valley Tech, Clancy said.

"If they weren't there, they would be at the local high school," he said. "Where else would they be? It would push Marlborough High School over its occupancy."

Under the \$70 million proposal, Marlborough would be responsible for about \$17.5 million.

Clancy, who serves on Assabet's building committee, said he is optimistic that the project's cost will drop below \$70 million. But the expensive upgrades come with silver lining, he added.

"I'm hopeful we can do more with less money," he said. "The initial cost is more expensive, but the long-term payoff is lowering the amount of energy use."

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Top 10 Frequently Asked Questions

1. What is the project budget?

The total project budget is \$62,434,488. This is an "all-inclusive" number for construction costs, temporary space, financing costs, and all costs for contract professionals such as the architect and owner's project manager. It also includes MSBA-approved and required allocations for contingency funds.

2. How much will MSBA reimburse through their grant program?

The MSBA Board of Directors has voted to reimburse up to \$33,099,495 of all eligible costs. The district's reimbursement rate is 53.48% of all eligible project costs. MSBA funding is contingent upon local approval of the project by June 30, 2012.

3. Who will borrow the funds and how much will be borrowed?

Assabet Valley will borrow the net project amount after MSBA reimbursement. Assabet will receive a bond rating just as a town or city receives. Our rating will be function of our own fiscal strength as a stand-alone entity and also influenced by the fiscal strength of our member communities.

4. How much will my community pay?

The regional agreement specifies the method to allocate debt for repairs and renovations to the school. Assabet will prepare draft warrant articles with each community's share of the cost. The cost is allocated using the most recent three-year average of enrollment from member communities. That percentage remains fixed for the life of the debt. It does not change year-to-year with fluctuations in enrollment.

5. What is the approval process at the local level?

Each community will decide how to raise their share of the funds required for the project. In some communities, the approval can take place at the Town Meeting level if the estimated assessment can be funded within the Levy Limit. In other communities where the amount cannot fit within the Levy, approval at both Town Meeting and a debt-exclusion vote from the entire community must occur.

6. How long will the project take and will the school have to be shut down during repairs?

Construction will occur over a three-year period while staff and students are still occupying the building. Much of the heavy work in the shops and common areas is planned for the summertime. We will also be leasing a number of modular classrooms as "swing space" for displaced students/staff during the various phases.

7. Can students perform some of the work to decrease the cost?

No. Students at Assabet must complete a very specific and rigorous curriculum of both academic and vocational-technical training. Time on learning does not allow for this. Further, contractors will want to use their own skilled labor in order to complete their work per the bid specifications of the construction contract. Students will, however, have opportunity to view various elements of the work that supplement the curriculum.

8. What happens if not all members vote to approve the project?

The regional agreement dictates that unanimous support must be achieved to take on the debt for capital repairs/renovation. If we do not receive unanimous support by June 30, 2012 the MSBA will withdraw their commitment to fund the project. MSBA regulations state that the district would have to re-submit a Statement of Interest and start the process over again. There is no guarantee that MSBA would support a future project.

9. Will the Adult Continuing Education (ACE) Program, Summer School, and summer camps continue during the repairs?

We expect to run most of these programs per usual. However, due to phasing and scheduling some adjustments will likely be made. For example, we expect some work in our gymnasium to occur during the summer when school is not in session. This would likely impact some of our summer athletic camps forcing them to operate exclusively outdoors or look for another host site during that summer.

10. Is it more cost-effective to build a new school altogether?

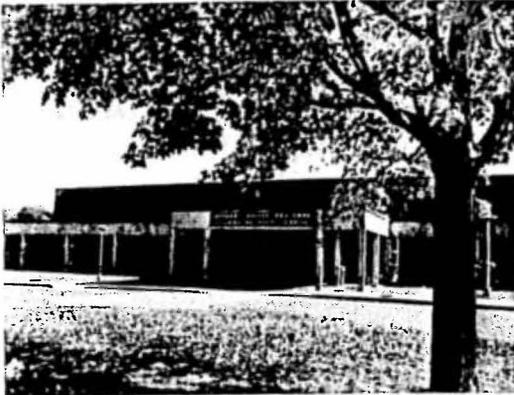
No. Construction costs for a new school would be in the \$375-\$400/s.f. range. The repair/renovation project has a cost of approximately \$170/s.f.

AVRVS

SAVE THE DATE

Important update on the Assabet Valley repair project!

Dec 2, 8:00 AM or Dec 3, 8:30 AM



Assabet Valley Regional Technical High School

Epicurean Restaurant
215 Fitchburg Street
Marlborough, MA
01752
www.assabettech.com

*Pick your date and mark your calendars now for an
in-depth review of the Assabet Valley Repair Project.*

- Hear about the
- SCOPE
 - COST and
 - FINANCIAL IMPLICATIONS



with a thorough analysis of the impact to YOUR district.

*Let us share our excitement
as we plan to repair and
modernize Assabet Valley for
the next generation of YOUR
students.*

PLEASE
PLACE
STAMP
HERE



*Reserve your spot now for a Continental Breakfast
Friday, Dec. 2nd, 8-9:30 AM*

OR

Saturday, Dec. 3rd, 8:30-10 AM

RSVP

**Joan Runkal, 508-485-9430, ext. 1431
jrunkal@assabet.org, by Nov. 30th**

Park in Epicurean Room parking lot, back of bldg.

