

# **MSBA FEASIBILITY STUDY VOTE SATURDAY, JUNE 10**



# FEASIBILITY STUDY VOTE FOR APPROPRIATION

- **Background to this Feasibility Study Appropriation Request**

In February of 2015, the Mitchell School roof collapsed after a succession of heavy snow storms. In addition, heavy ice destroyed gutters and overhang. Shortly after the collapse and again in 2016, the sprinkler system failed and flooded one of the three “houses.” All of the contents were removed and either disposed of, if damaged, or saved. Emergency crews temporarily repaired the roof and the District immediately reported the collapse and flooding to the Massachusetts School Building Authority (MSBA). The District, with the Town’s consent, hired an engineering firm to review the damage and any related building issues. Among many issues, the engineers discovered that most of the wooden roof trusses were made from poor quality materials and that they were not properly installed.

In 2016, at the earliest possible date, the District submitted to MSBA a Statement of Need which is essentially an application for inclusion into the MSBA process. In December of 2016, the District was notified that it had been accepted into the MSBA’s eligibility phase program. Now at the end of the Eligibility Phase, to continue to the Feasibility Phase, the District and the Town must secure funding.

# MSBA ELIGIBILITY PHASE

## MSBA Eligibility Period (270 Days)

- Initial Compliance Certification - Required by March 31, 2017: **SUBMITTED**
- Forming of a School Building Committee - Required by May 1, 2017: **SUBMITTED**
- Educational Profile Questionnaire - Required by May 30, 2017: **SUBMITTED**
- Online Enrollment Projection - Required by May 30, 2017: **SUBMITTED**
- Maintenance and Capital Plan - Required by August 28, 2017: **SUBMITTED**
- Local Vote Authorization - Required by November 27, 2017: **Saturday, June 10, 2017**
- Enrollment/Certification Executed - Required August 28, 2017: **PENDING**
- Feasibility Study Agreement - Required by November 27, 2017: **PENDING**
- Eligibility Period Concludes - Required by November 27, 2017

# WHAT IS A FEASIBILITY STUDY

- A Feasibility Study is required by MA General Law Chapter 149 under Labor and Industries regulations and Designer Selection Chapter 7C . This is also a major component of the MSBA process.
  - The forming of a Project Team involves the following:
    - The hiring of an Owner's Project Manager
    - The hiring of a Designer
- A Feasibility Study is a robust and comprehensive assessment of all school facilities and grounds that provides the the owner (Town/District) with practical and viable information regarding a potential building project.
- During the Feasibility Study, the District and its team collaborate with the MSBA to generate an initial space summary based on the District's educational program, documented existing conditions, established design parameters, developed & evaluated preliminary and final alternatives.
- A recommendation of the most cost effective and educationally appropriate solution is then presented to the MSBA Board of Directors. The MSBA Board of Directors must approve the preferred solution for a project before the preferred solution may advance into schematic design. **\*During the schematic design phase four options will be presented: Repair, Renovation, Addition/Renovation, & Rebuild**

# FEASIBILITY STUDY COSTS

- **How much is needed?**

The School District is requesting up to \$800,000 to complete the third phase of the Massachusetts School Building Authority's Module 3 (Feasibility Study).

- **Where did this number come from?**

The \$800,000 number is the average cost associated with similar work conducted throughout the Commonwealth on school projects with a comparable scope. If voted, it will be the maximum that School Building Committee can spend to complete the tasks related to the Feasibility Phase

# MSBA FEASIBILITY STUDY COMPARISONS

| Date Board Approved        |                  | Nov-12              | Mar-13           | Oct-13           | Jan-14           | Mar-14              | Mar-14              | Jan-15           |
|----------------------------|------------------|---------------------|------------------|------------------|------------------|---------------------|---------------------|------------------|
| District                   | Hingham          | South Hadley        | Revere           | Athol-Royalston  | Gloucester       | Milford             | Northborough        | Worcester        |
| Project Scope              | New Construction | New Construction    | New Construction | New Construction | New Construction | New Construction    | Addition/Renovation | New Construction |
| Enrollment                 | n/a              | 270                 | 690              | 545              | 355              | 985                 | 270                 | 600              |
| GSF                        | n/a              | 63,377              | 103,650          | 95,726           | 65,679           | 132,539             | 52,920              | 111,256          |
| Designer Fee               | \$251,710        | \$599,000           | \$450,000        | \$296,000        | \$365,000        | \$548,677           | \$345,000           | \$635,128        |
| Owners Project Manager Fee | <u>\$16,350</u>  | <u>\$151,000</u>    | <u>\$250,000</u> | <u>\$104,000</u> | <u>\$135,000</u> | <u>\$199,774</u>    | <u>\$155,000</u>    | <u>\$310,872</u> |
| TOTAL FEASIBILITY          | \$268,060        | \$750,000           | \$700,000        | \$400,000        | \$500,000        | \$748,451           | \$500,000           | \$946,000        |
|                            |                  |                     |                  |                  |                  |                     |                     |                  |
|                            |                  |                     |                  |                  |                  |                     |                     |                  |
| Date Board Approved        | Mar-15           | Jun-15              | Aug-15           | Sep-15           | Nov-15           | Jan-16              | Nov-16              |                  |
| District                   | Woburn           | Brookline           | New Bedford      | Hopkinton        | Carver           | Granby              | Newton              |                  |
| Project Scope              | New Construction | Addition/Renovation | New Construction | New Construction | New Construction | Addition/Renovation | New Construction    |                  |
| Enrollment                 | 410              | 1010                | 400              | 395              | 750              | 430                 | 465                 |                  |
| GSF                        | 70,701           | 227,087             | 74,056           | 83,256           | 112,350          | 68,760              | 74,960              |                  |
| Designer Fee               | \$676,111        | \$1,580,000         | \$658,938        | \$440,714        | \$502,350        | \$520,000           | \$501,467           |                  |
| Owners Project Manager Fee | <u>\$208,889</u> | <u>\$170,000</u>    | <u>\$82,500</u>  | <u>\$159,286</u> | <u>\$123,000</u> | <u>\$280,000</u>    | <u>\$216,192</u>    |                  |
| TOTAL FEASIBILITY          | \$885,000        | \$1,750,000         | \$741,438        | \$600,000        | \$625,350        | \$800,000           | \$717,659           |                  |

# FEASIBILITY STUDY COSTS

- **Does the MSBA help pay the costs for the Feasibility Study?**

Yes. The MSBA will offset the cost by a percentage that will likely exceed 50%. This would mean that the residents would only be paying for roughly \$400,000.

- **How much will taxes go up?**

If the Town moves forward with a project with MSBA's help, and received the MSBA's reimbursement, it will have the following impact on Bridgewater taxpayers:

**\$800,000 over 30 years (assumes voter approval of the recommended solution)**

**\$0.90 per month, but roughly \$0.45 per month with MSBA reimbursement**

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**\$800,000 over 5 years (assumes voters reject a recommended solution and pay for the feasibility phase only)**

**\$2.52 per month, but roughly \$1.26 with MSBA reimbursement**

## RECENT EXAMPLE OF A PROJECT DONE WITH MSBA BRIDGEWATER MIDDLE SCHOOL ROOF PROJECT

|                      |                |
|----------------------|----------------|
| ➤ Total Cost         | \$1,812,162.00 |
| ➤ MSBA Reimbursement | \$1,006,807.00 |
| ➤ Cost to Taxpayers  | \$805,355.00   |

# FEASIBILITY STUDY COSTS

- **Why doesn't the ballot question include the \$800,000 figure?**

The language of the ballot question is determined by law. The District's bond counsel provides the precise language for the question. Any alterations to the language can invalidate the election and require another vote. The appropriation by the Council means that only up to \$800,000.00 can be spent on the project.

- **What happens if the feasibility money is not approved?**

The school would remain closed and the Town would have to fund any improvements or repairs fully; the Town would not receive state funding. If the Town of Bridgewater took on a building project on its own, a similar feasibility study process and expense would be required.

- **Where can I find more information on the MSBA and the process?**

The MSBA web site offers a lot of information. Find the pertinent parts at:

[www.massschoolbuildings.org/building/modules\\_overview](http://www.massschoolbuildings.org/building/modules_overview)

## FEASIBILITY STUDY COSTS AS A DEBT EXCLUSION

**What is the differences between a debt exclusion (the request in front of voter on June 10), an override, and a capital exclusion?**

**Debt Exclusion:** Voters will be asked to debt-exclude up to \$800,000 at a June 10 election. A debt exclusion increases the amount of property tax revenue a community may raise for a limited or temporary period of time in order to fund a specific project. The amount of the exclusion may be raised in addition to the community's levy limit. It does not increase the community's levy limit nor becomes part of the base for calculating future years' levy limits.

**Capital Exclusion:** Voter approval of a capital expenditure exclusion question will permit the community to raise the amount of the project costs up to the amount specified in the question. This additional taxing authority is available only for the one fiscal year specified in the question. G.L. Ch. 59 §21C(i½).

**Override:** An override increases the amount of property tax revenue a community may raise in the year specified in the override question and in future years. It increases the community's levy limit and becomes part of the base for calculating future years' levy limits. The result is a permanent increase in taxes. G.L. Ch. 59 §21C(g).



**Find more information on the  
B-R School District and Town  
web sites.**

**Another informational session  
will be held on Thursday, June 8,  
2017 in the BRRHS Auditorium at  
7:00 p.m.**