



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## Select Board

John F. Reilly, *Chair*  
Rebecca H. Pine, *Vice Chair*  
Matthew F. Pisani, *Clerk*  
Alison S. Manugian, *Member*  
Peter S. Cunningham, *Member*

**Town Manager**  
Mark W. Haddad

August 16, 2022

### BY EMAIL

Ms. Deborah A. Wagner, Director of Accounts  
Massachusetts Department of Revenue  
Division of Local Services  
Bureau of Accounts  
[wagnerd@dor.state.ma.us](mailto:wagnerd@dor.state.ma.us)

Dear Ms. Wagner:

On behalf of the Groton Select Board, please find attached the Town of Groton's Request for Determination of Borrowing Covered by Debt Exclusion pursuant to Informational Guideline Release, No. 22-14.

Specifically, the Town of Groton seeks approval to borrow an additional Nine Million Five Hundred Thousand (\$9,500,000) Dollars to complete the construction of the Florence Roche Elementary School in the Town of Groton. Enclosed with this request are the following documents:

1. Completed Determination of Borrowing Covered by Debt Exclusion Form.
2. Report from the Owner's Project Manager (Leftfield) detailing the circumstances of the cost increase; Report showing original project costs by major category at the time of the original debt exclusion; Analysis of inflationary circumstances impacting the project; Certification from the OPM that cost increase is not related to change of scope; Statement from OPM detailing changes to the project since it was originally proposed.
3. Certified copy of original Debt Exclusion Vote held on May 25, 2021.
4. Certified copy of Town Meeting Vote approving the Debt for the Project.
5. Certified copy of Select Board Meeting Minutes from their public meeting of August 12, 2022, in which the Select Board voted unanimously to accept the OPM's Report.

The Groton Select Board has scheduled a Special Town Meeting for September 12, 2022, to request that the voters increase the bonding authorization for this project from \$76,495,360 to \$85,995,360. We would respectfully request a determination from you prior to the date of the Special Town Meeting, if possible.

*Ms. Deborah A. Wagner*  
*Director of Accounts*  
*August 16, 2022*  
*page two*

Please feel free to contact me with any additional questions or need for additional information relative to this request. The Town of Groton appreciates your consideration of this request.

Sincerely,



Mark W. Haddad  
Town Manager

cc: Groton Select Board  
Groton Dunstable Regional School Committee  
Florence Roche Elementary School Building Committee  
David Saindon, OPM, Leftfield  
Laura Chesson, Superintendent of Schools, Groton Dunstable Regional School District

DETERMINATION OF BORROWING  
COVERED BY DEBT EXCLUSION

G.L. c. 59, §21C(k)

APPLICATION FROM CITY/TOWN OF GROTON

Application Date AUGUST 16, 2022

Email Form to:

Deborah A. Wagner

Director of Accounts

wagnerd@dor.state.ma.us

INSTRUCTIONS: Provide ALL information requested.

A. **AUTHORIZED SIGNATURES.** Must be signed by city council president and mayor or city manager or majority of the selectboard. Signature certifies that all information is true and correct.

<u>John F. Reilly</u>	<u>CHAIR</u>	<u>8-16-22</u>
Name	Title	Date
<u>Rebecca H. Price</u>	<u>VICE CHAIR</u>	<u>8-16-22</u>
Name	Title	Date
<u>[Signature]</u>	<u>CLERK</u>	<u>8-16-22</u>
Name	Title	Date
<u>AS Manuquin</u>	<u>MEMBER</u>	<u>8-16-22</u>
Name	Title	Date
<u>Peter S. Cummings</u>	<u>MEMBER</u>	<u>8-16-22</u>
Name	Title	Date

B. **CONTACT.** Provide name and telephone number of person to contact if additional information is needed to process this application.

MARK W. HADDAD - TOWN MANAGER - 978-448-1111

YOU MUST ALSO COMPLETE SECTIONS C, D AND E

DOR USE ONLY

FOR COMMISSIONER OF REVENUE

Base exclusion:

\$ \_\_\_\_\_

Director of Accounts

Additional debt approved:

\$ \_\_\_\_\_

Date: \_\_\_\_\_

Total debt covered by debt exclusion:

\$ \_\_\_\_\_



**C. DEBT EXCLUSION.** Answer the following questions and **attach** a certified copy of the referendum vote.

1. When did voters approve the debt exclusion? 5 / 25 / 21
2. At the time of that election, how much did voters expect the project(s) described in the exclusion to cost? If the exclusion covers debt issued by a regional district, state district-wide cost, not city/town share. \$ 76,495,360
3. What was the basis for that expectation?
  - Borrowing voted before election
  - If yes, was borrowing voted *expressly* contingent upon passage of debt exclusion in accordance with G.L. Ch. 59 §21(m)?
  - Yes                       No
  - Borrowing scheduled for vote after election
  - Other. Specify:

**D. DEBT AUTHORIZATIONS.** List in chronological order **all** authorized/proposed debt for same purpose(s) as the debt exclusion. If the exclusion covers debt issued by a regional district, list debt authorized/proposed by the district, not city/town share.

	<u>Date Authorized/Proposed</u>	<u>Amount Authorized/Proposed</u>
1.	<u>5 / 1 / 21</u>	\$ <u>76,495,360</u>
2.	<u>9 / 12 / 22</u>	\$ <u>9,500,000</u>
3.	<u>    /    /    </u>	\$ <u>                    </u>
<b><u>TOTAL DEBT AUTHORIZED/PROPOSED</u></b>		\$ <u>85,995,360</u>

*Continue list on attachment, in same format, as necessary.*

**E. EXCLUSION COVERAGE.** Please provide a copy of the following documents:

1. The architect's, cost estimator's or OPM's report which details the following:
  - a) A letter from the architect, cost estimator or OPM detailing the circumstances for the cost increase;
  - b) A report showing original project costs by major category at the time of the original debt exclusion voted with revised costs by major category. The variance should approximate the requested increase amount;
  - c) An analysis of inflationary circumstances currently impacting the project cost;
  - d) A statement from the architect, cost estimator or OPM indicating that the cost increase is not related to a change in scope from the project originally approved by the electorate at the time the debt exclusion was approved; and
  - e) A statement from the architect, cost estimator or OPM detailing any changes made since the project was originally approved to reduce the cost of the same.
2. A certified copy attached of the vote taken by the council with mayor or city manager assent, if applicable, or selectboard in public session, indicating acceptance of the architect's, cost estimator's or owner's project manager's (OPM) report.

I attest that we accept the architect, cost estimator or OPM's report detailing the categories and reasons for project cost increases. I further attest that the increased project costs are not related to project scope changes.

  
\_\_\_\_\_  
Chair, Selectboard/Council President

Date 8-16-22

August 14, 2022

Mr. Mark Haddad, Town Manager  
Town of Groton  
173 Main Street  
Groton, MA 01450

RE: Groton-Dunstable Regional School District & Town of Groton; Florence Roche Elementary School  
Informational Guideline Release [IGR] No. 22-14 released July 2022  
OPM Report for inclusion with the Town's DE-2 application

Dear Mr. Haddad,

This letter/report serves as the OPM report referenced in the IGR No. 22-14 guideline, section 3, item b, issued by the Bureau of Municipal Finance Law. We ask that this letter/report accompany your DE-2 application submission to the Department of Revenue to request approval for additional funding due to unprecedented historic construction escalation experienced from the time of the project budget being established [December 2020], Project Town Approvals [May 2021] and the anticipated complete award of construction scope [December 2022].

### Project Summary

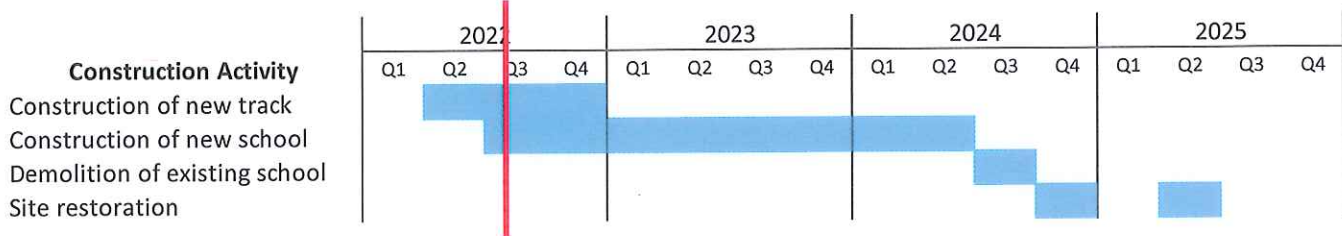
The Florence Roche Elementary School Project ["the Project"] is a new K-4 elementary school designed around an enrollment of 645 students. The Project is being funded in part by a grant from the Massachusetts School Building Authority [MSBA]. When the Project is complete, it will allow roughly 110 Groton elementary students currently attending Swallow Union located in Dunstable to return to the new Florence Roche Elementary School. The catalyst of this project was to address the aging facility [71 years old], its antiquated mechanical, electrical, plumbing, fire protection, and fire alarm systems, and limited square footage, which was directly affecting the ability of Groton elementary school-aged students from attending their in-Town Elementary School. The design is comprised of two stories totaling 109,855 square feet. The Project is designed by Studio G Architects, the Owners Project Manager is Leftfield, and the Construction Manager is Gilbane Building Company. The Project is currently under construction via a Chapter 149A project delivery process, whereas early on-site work has commenced while the project design continues to be finalized, bid, procured, and awarded. The new school facility is being constructed on the existing campus track, while a new track is being constructed and slated to be complete in the late fall of this year. The new school is slated to be occupied for April 2024 [early occupancy] or September 2024 [later occupancy]. Once the school is occupied, the existing elementary school will be abated and demolished with new parking lots and site improvements implemented.

**60% estimates were recently received and reconciled to within 1% of each other. Upon receipt of the reconciled estimates, the project budget is roughly \$9.5 million over budget.** During the earlier Design Development [DD] estimate process, the project was projected to be over budget, and roughly \$6 million dollars was Valued Engineered [VE] out of the project design without reducing any square footage or affecting the delivery of education. It should be noted that the education program, layout, and square footage of the Project were previously approved by the Department of Elementary &



Secondary Education and the MSBA. 100% of the square footage has been deemed eligible square footage, i.e., the program and design of the school are by no means excessive.

**Construction Schedule Summary**



**Abbreviated Project Timeline**

<u>Date Range</u>	<u>Activity</u>
February 2019 – December 2020	Project Feasibility Study phase through Schematic Design phase. Two independent construction estimates were developed and reconciled to within 1% of each other. The total project budget established was \$77.9M.
December 2020 – February 2021	MSBA review and approvals occurred.
May 2021	Town Meeting approval and Town override vote occurred. Town approvals were based on a total project budget of \$77.9 million.
August 2021	Gilbane is awarded CM contract; CM services value of \$5,761,443
February – March 2022	Design Development construction estimates received and reconciled. Based on the reconciled construction estimates, the project is anticipated to be \$6M over budget. \$6M is removed from the project through VE. However, no square footage or program is changed or altered. Total Project value remains at \$77.9M
April 2022	Earthwork scope awarded; contract value increased by \$11,210,669. Additional \$1 million received from the Town through the Conservation Preservation Committee for construction costs associated with the new track. The total project budget is increased by \$1 million.
May 2022	Early release of steel decking and joists awarded; contract value increased by \$996,480.
July 2022	Concrete scope awarded; contract value increased by \$3,611,39. In addition, underground Electrical, underground Plumbing, and

Elevator scope were awarded; contract value increased by \$1,018,850.

August 2022

Structural Steel scope awarded; contract value increased by \$4,828,211. Current construction contract value is \$27,427,048. 60% estimates received; estimates reconciled; additional VE implemented; total project budget is anticipated to be over budget by roughly \$9.5M. Essentially 45% of the construction contract has been awarded based on a construction value of \$61.6 million.

**SCHEDULE OF CM CONTRACT AND AMENDMENTS**

Descriptions of CM Services	CM Agreement	AMENDMENT #1	AMENDMENT #2	AMENDMENT #3	AMENDMENT #4	AMENDMENT #5	AMENDMENT #6	Revised Contract
	CCIP	Earthwork + Track	Pre-Purchase Decking/Steel Joists	Concrete	Elevator, UG Plumbing, UG Electrical	Structural Steel		
Preconstruction Services	\$135,000	\$0	\$0	\$0	\$0	\$0	\$0	\$135,000
Fee	\$1,177,409	\$0	\$0	\$0	\$0	\$0	\$0	\$1,177,409
General Conditions	\$4,449,034	\$0	\$0	\$0	\$0	\$0	\$0	\$4,449,034
Project Requirements	\$0	\$0	\$120,864	\$12,480	\$44,336	\$0	\$0	\$177,680
Trade Contracts	\$0	\$0	\$10,072,000	\$980,000	\$3,410,460	\$994,000	\$4,710,450	\$20,146,910
CM Contingency [pro-rated at 2.5%]	\$0	\$0	\$251,800	\$24,000	\$85,262	\$24,850	\$117,761	\$503,673
Owner-CM allowances	\$0	\$0	\$766,005		\$71,337	\$0	\$0	\$837,342
<b>Totals</b>	<b>\$5,761,443</b>	<b>\$0</b>	<b>\$11,210,669</b>	<b>\$996,480</b>	<b>\$3,611,395</b>	<b>\$1,018,850</b>	<b>\$4,828,211</b>	<b>\$27,427,048</b>

**Budget Report**

Please refer to the attached Project Budget, which outlines original project costs, budget reallocations, revised budget, commitments, expended, unspent, remaining budget, % complete, Cost To Complete [CTC], Anticipated Cost At Complete [CAC], and Variance. Based on the anticipated overage in two budget categories, construction [\$10,419,457] and utility backcharges [\$80,543], the project is slated to be \$9,500,000 over budget. Please EXHIBIT A, which is attached to this report. These two budget categories have been highlighted in yellow for clarity.

**Analysis Of Inflationary Circumstances Impacting The Project**

Many factors and events have contributed to the recent unprecedented rise in construction costs. While some of these events on their own may seem unrelated to one another, when viewed under the lens of the construction industry, they all have greatly contributed to the historic inflation of construction costs from 2020 to 2022. Events such as COVID, the invasion of Ukraine, COVID-related restrictions, tariffs & sanctions with foreign countries, and severe weather [such as in Texas in 2021] have all played a major role in the supply chain of materials and products that serve the construction industry. In addition to supply chain challenges, there is a labor shortage in the construction marketplace. In the aftermath of the Great Recession, an aging workforce—one in five workers is currently older than 55—and strong competition from other industries do not help. Another major factor is the change in bid price to purchase price for materials; please see the chart on the following page. To expound on these two terms, the term "bid price" is the price [cost of material] that a subcontractor or contractor assumes material will cost during the duration of a project. The term "purchase price, or "input," is the actual price the subcontractor or contractor pays for the material during the project's duration. As recently published in the July 2022 Construction Inflation Alert from the Associated General Contractors [AGC] Association, according to the Bureau of Labor Statistics



[BLS], the percent increase from bid price to purchase price of materials rose to more than 24% from January 2021 to June 2021.

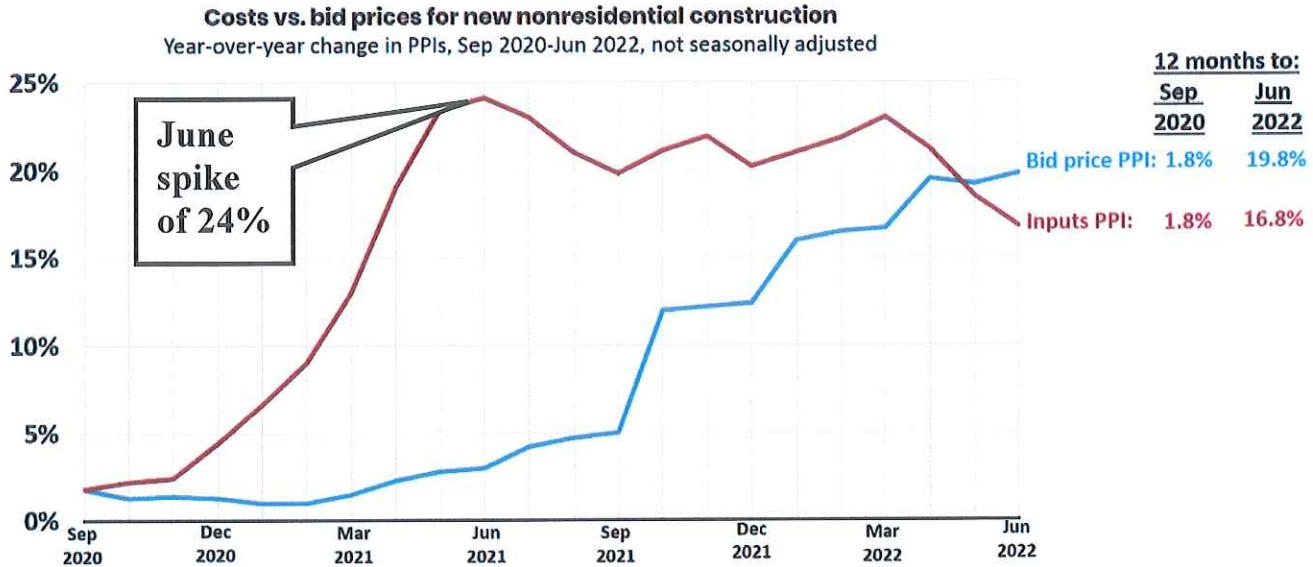
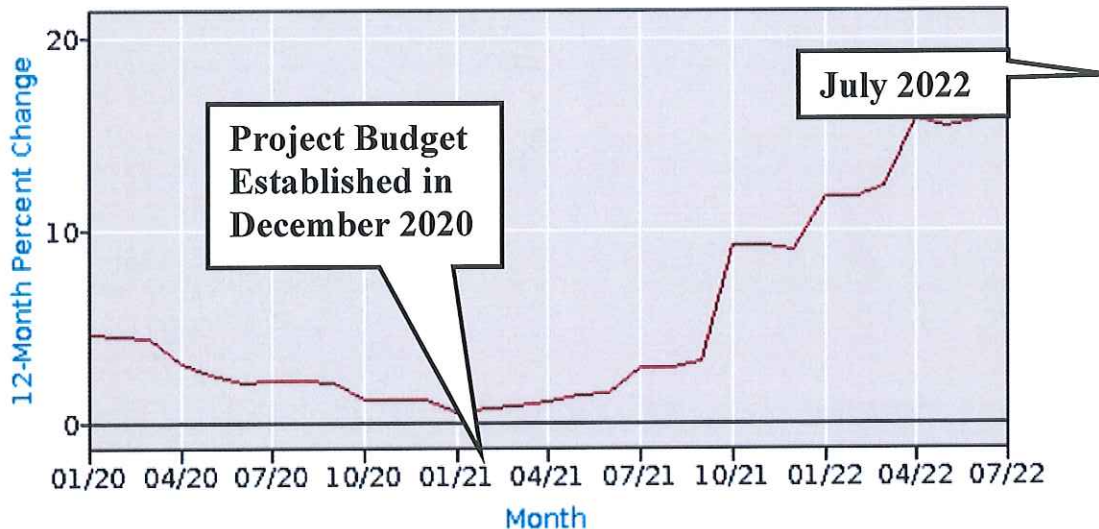


Chart Source: AGC April Construction Inflation Alert [www.agc.org/learn/construction-data/agc-construction-inflation-alert](http://www.agc.org/learn/construction-data/agc-construction-inflation-alert)

According to the Bureau of Labor Statistics [BLS], the Producer Price Index [PPI] rose to 19.5% in July 2022 from a modest 1.2% in December 2020. The Producer Price Index (PPI) is an economic measurement of the average change in price that domestic producers of goods receive for their products. Please see the chart below.

### 12-Month Percent Change

**Series Id:** PCU236222236222  
**Series Title:** PPI industry data for New school building construction, not seasonally adjusted  
**Industry:** New school building construction  
**Product:** New school building construction  
**Base Date:** 200512



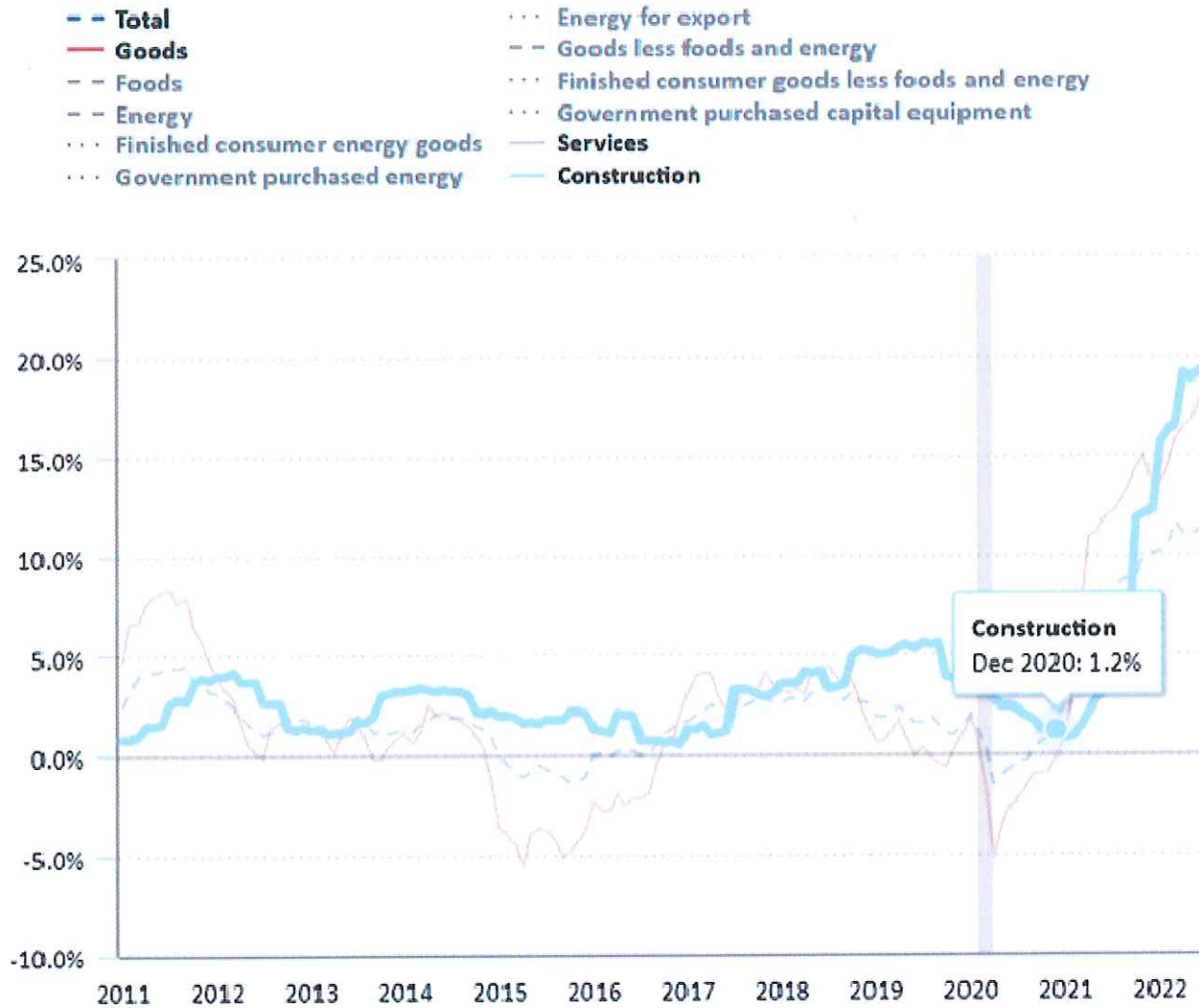
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2020	4.6	4.5	4.4	3.1	2.5	2.1	2.2	2.2	2.1	1.2	1.2	1.2
2021	0.6	0.8	0.9	1.1	1.4	1.5	2.8	2.9	3.2	9.2	9.2	9.0
2022	11.8	11.7	12.3	15.8(P)	15.4(P)	15.7(P)	19.5(P)					

P : Preliminary. All indexes are subject to monthly revisions up to four months after original publication.

During an 18-month duration from December of 2020, when the Project budget was established, to June 2022, the Producer Price Index rose from 1.2% [December 2020] to 19.2% [June 2022].

Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/ppi](http://www.bls.gov/ppi)

### 12-month percent change in final demand Producer Price Indexes, January 2011~June 2022



## 12-month percent change in final demand Producer Price Indexes, January 2011–June 2022

- Total
- Goods
- Foods
- Energy
- ... Finished consumer energy goods
- ... Government purchased energy
- ... Energy for export
- Goods less foods and energy
- ... Finished consumer goods less foods and energy
- ... Government purchased capital equipment
- Services
- Construction



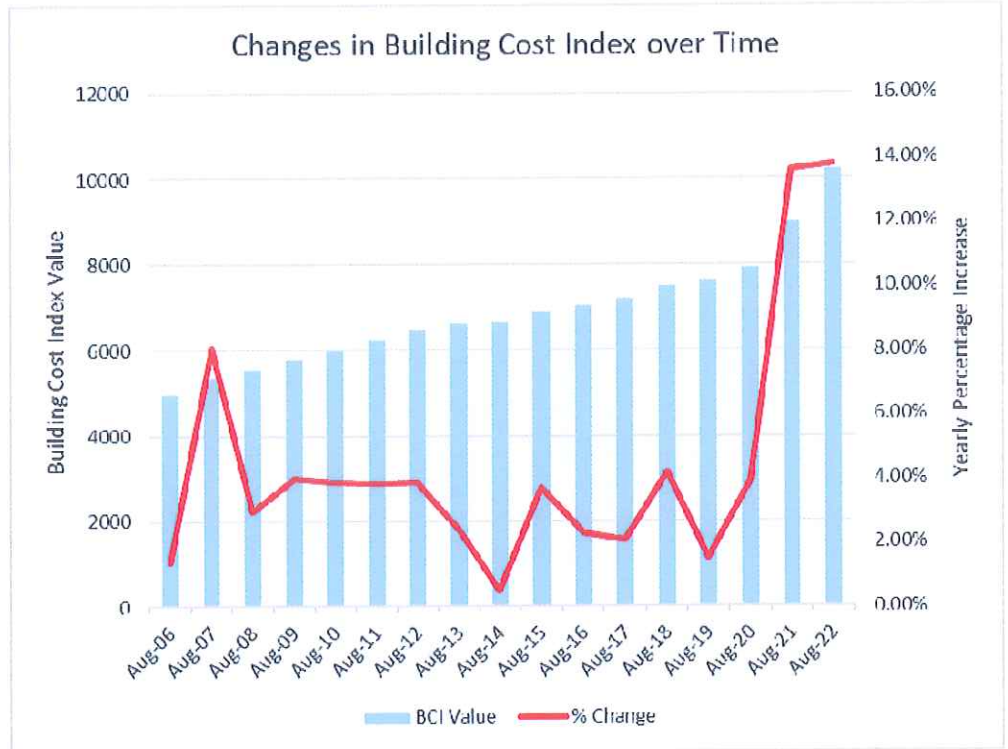
Source: Bureau of Labor Statistics, producer price indexes, [www.bls.gov/ppi](http://www.bls.gov/ppi)

Engineering News Record [ENR], a leading publication for the construction industry, tracks various historical indexes in various construction sectors and regions. That said, an item to note is that the Building Cost Index [BCI] for Boston, from August 2005 to August 2020, a duration of 15 years, had an average change of 3.24% per year. The average BCI percent change from August 2010 to August 2020, a duration of 10 years, was 2.83%. **The percent change for the same BCI cost index in 2021 and 2022 was 13.60% and 13.77%, respectively.** In addition, ENR has reported unprecedented Material Cost Index [MCI] price increases from 2021 and 2022. The average MCI percent change from August 2005 to August 2020, a duration of 15 years, was 3.73%. The average percent change from August 2010 to August 2020, a duration of 10 years, was 2.72%. **The percent change for the same MCI cost index in 2021 and 2022 was 39.35% and 19.97%, respectively.** Please see the tables and charts on the following page.



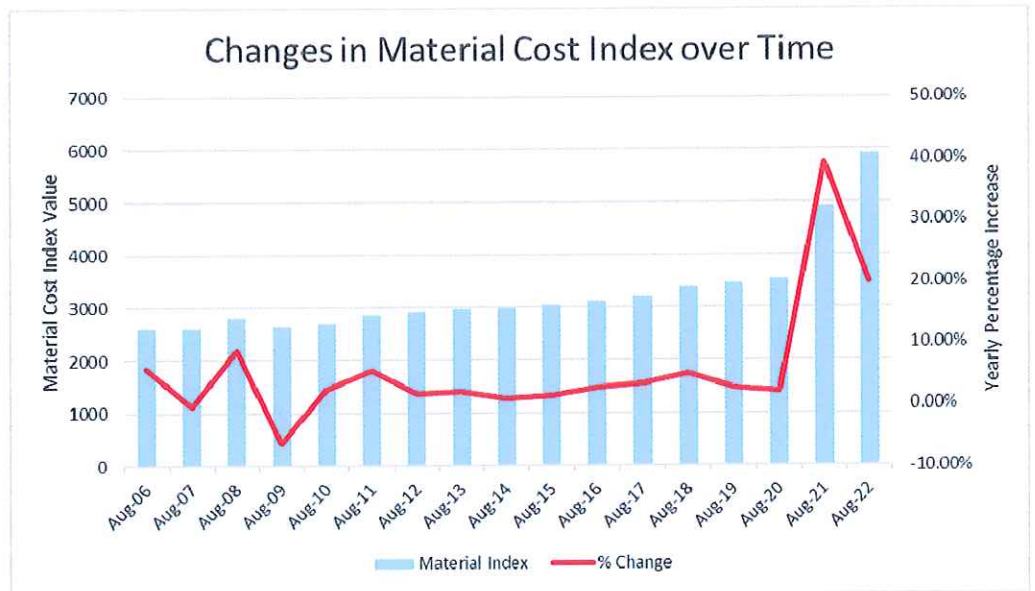
YEAR	BCI	%CHG
Aug-05	4912.38	
Aug-06	4980.16	1.38%
Aug-07	5382.44	8.08%
Aug-08	5541.41	2.95%
Aug-09	5762.82	4.00%
Aug-10	5985.89	3.87%
Aug-11	6216.79	3.86%
Aug-12	6458.49	3.89%
Aug-13	6612.82	2.39%
Aug-14	6643.82	0.47%
Aug-15	6889.45	3.70%
Aug-16	7048.01	2.30%
Aug-17	7193.92	2.07%
Aug-18	7497.18	4.22%
Aug-19	7611.46	1.52%
Aug-20	7911.09	3.94%
Aug-21	8987.25	13.60%
Aug-22	10224.8	13.77%

Please Note ↑



YEAR	MCI	%CHG
Aug-05	2466	
Aug-06	2609	5.80%
Aug-07	2599	-0.38%
Aug-08	2823	8.62%
Aug-09	2647	-6.23%
Aug-10	2709	2.34%
Aug-11	2856	5.43%
Aug-12	2906	1.75%
Aug-13	2967	2.10%
Aug-14	2995	0.94%
Aug-15	3037	1.40%
Aug-16	3118	2.67%
Aug-17	3220	3.27%
Aug-18	3377	4.88%
Aug-19	3468	2.69%
Aug-20	3540	2.08%
Aug-21	4933	39.35%
Aug-22	5918	19.97%

← Please Note



Data Source: ENR Cost Index & Material Price Index

[www.enr.com/economics/historical\\_indices/Boston](http://www.enr.com/economics/historical_indices/Boston)

[www.enr.com/economics/historical\\_indices/material\\_price\\_index\\_history](http://www.enr.com/economics/historical_indices/material_price_index_history)

Tables & charts by Leftfield

main: 617-737-6400

owner project manager

owner representative

boston, ma 02110

capital budgeting

fax: 617-217-2001

construction audits 225 franklin street, 26<sup>th</sup> floor,

cost forecasting

### Statement Of Cost Increase

I, David Saindon, Owners Project Manager for the GDRSD/Town of Groton for the Florence Roche Elementary School Building Project, certify that the cost increase described and outlined in this letter/report is not related in any way to a change in scope from the project originally approved by the Town of Groton in May of 2021.

### Statement Detailing Changes Made to Date

#### Design Development Phase

Please see the attached VE Log titled Exhibit B. This VE log was developed during the Design Development [DD] phase. **At this milestone in the Project, roughly \$6 million in VE was developed and captured.** VE elements identified as Status 1 are VE items that were time sensitive and related to early release packages such as earthwork, superstructure [steel, concrete], and envelope. Please note that all of the accepted VE did not affect the educational program or square footage of the design that was approved by the Town in May of 2021.

#### 60% Construction Document Phase

Please see the attached VE log titled Exhibit C. This VE log was recently developed as a result of continued construction escalation market conditions, as documented in the Gilbane 60% estimate and efforts to implement additional VE opportunities. Due to the timing of this VE log and submission of this IGR application by the Town, values for these VE elements have not been established. *As of the issuance of this report, costs are currently being assembled.* However, **please note that VE identified in this Exhibit C VE Log will not address the budget deficit with any significance.**

I hope this report, industry-documented data, and associated attachments present a clear picture of the Project's status regarding the historic construction inflation experienced in 2021 and the first half of 2022, which is anticipated to continue throughout the remainder of the year.

Please feel free to contact me with any questions you may have regarding this matter.

Sincerely,  
Leftfield, LLC



David Saindon  
Project Director

Attachments: EXHIBIT A – Leftfield Project Budget  
EXHIBIT B – Design Development VE Log  
EXHIBIT C – 60% Construction Document VE Log

cc: Ms. Fay Raynor, Chair of the Florence Roche Building Committee, GDRSD School Committee member  
Dr. Laura Chesson, Superintendent of Schools, Florence Roche Building Committee member  
Mr. Mark Haddad, Town Manager, Florence Roche Building Committee member  
Ms. Alison Manugian, Select Board member, Florence Roche Building Committee member  
Mr. John Reilly, Chair of the Select Board  
Ms. Rebecca Pine, Vice-Chair of the Select Board



Mr. Matthew Pisani, Clerk, Select Board member  
Mr. Peter Cunningham, Select Board member  
Florence Roche Building Committee  
GDRSD School Committee  
File



Florence Roche Elementary School Feasibility Study - BUDGET TRACKING



MSBA ID: 201706730010  
 Florence Roche Elementary School Feasibility Study  
 Project Director / Manager: David Saindon / Eileena Long

EXHIBIT A

Period Ending 7/31/2022  
 MSBA Reimbursement Package 37  
 Includes GC/CM Requisition App #3

Current Budget



	PFA Budget (A)	Budget Changes (B)	Rev. PFA Budget (C)	Committed Costs (D)	Expended (E)	Unspent [F]=[D]-[E]	Remaining Budget [G]=[C]-[D]	% Complete ([H]=[E]/[J])	CTC ([I]=[D]-[C])	Anticipated C @ C [J]=[D]+[I]	Variance ([K]=[C]-[J])
<b>0000 0000 FEASIBILITY STUDY AGREEMENT</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$750,000</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$750,000</b>	<b>\$0</b>
0001 0000 OPM Feasibility Study	\$190,000	\$17,290	\$207,290	\$207,290	\$207,290	\$0	\$0	100%	\$0	\$207,290	\$0
0002 0000 A&E Feasibility Study	\$500,000	(\$29,804)	\$470,196	\$470,196	\$470,196	\$0	\$0	100%	\$0	\$470,196	\$0
0003 0000 Environmental & Site	\$15,000	\$55,550	\$70,550	\$70,550	\$70,550	\$0	\$0	100%	\$0	\$70,550	\$0
0004 0000 Other	\$45,000	(\$43,036)	\$1,964	\$1,964	\$1,964	\$0	\$0	100%	\$0	\$1,964	\$0
<b>0100 0000 ADMINISTRATION</b>	<b>\$2,930,000</b>	<b>\$0</b>	<b>\$2,930,000</b>	<b>\$2,762,328</b>	<b>\$612,114</b>	<b>\$2,150,214</b>	<b>\$167,672</b>		<b>\$167,672</b>	<b>\$2,930,000</b>	<b>\$0</b>
0101 0000 Legal Fees	\$50,000	\$0	\$50,000	\$2,690	\$2,690	\$0	\$47,310	100%	\$47,310	\$50,000	\$0
0102 0000 Owner's Project Manager											
0102 0400 Design Development	\$225,000	\$0	\$225,000	\$225,000	\$225,000	\$0	\$0	100%	\$0	\$225,000	\$0
0102 0500 Construction Contract Docs	\$225,000	\$0	\$225,000	\$225,000	\$195,000	\$30,000	\$0	87%	\$0	\$225,000	\$0
0102 0600 Bidding	\$100,000	\$0	\$100,000	\$100,000	\$50,000	\$50,000	\$0	50%	\$0	\$100,000	\$0
0102 0700 Construction Contract Administration	\$2,000,000	\$0	\$2,000,000	\$2,000,000	\$120,000	\$1,880,000	\$0	6%	\$0	\$2,000,000	\$0
0102 0800 Closeout	\$175,000	\$0	\$175,000	\$175,000	\$0	\$175,000	\$0	0%	\$0	\$175,000	\$0
0102 1000 Reimbursable & Other Services	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000		\$50,000	\$50,000	\$0
0103 0000 Advertising	\$5,000	\$0	\$5,000	\$1,511	\$1,511	\$0	\$3,489	100%	\$3,489	\$5,000	\$0
0199 0000 Other Administrative Costs	\$100,000	(\$32,561)	\$67,439	\$566	\$566	\$0	\$66,873	100%	\$66,873	\$67,439	\$0
0199 0000 Scope of Site Plan & Special Permit Review (Nitsch)	\$0	\$8,440	\$8,440	\$8,440	\$8,440	\$0	\$0	100%	\$0	\$8,440	\$0
0199 0000 Test Pit Observations (Nitsch)	\$0	\$3,100	\$3,100	\$3,100	\$2,870	\$230	\$0	93%	\$0	\$3,100	\$0
0199 0000 Stormwater Review (Nitsch)	\$0	\$6,600	\$6,600	\$6,600	\$6,038	\$563	\$0	91%	\$0	\$6,600	\$0
0199 0000 Fire Alarm/Life Safety Peer Review (FOTIA Engineering)	\$0	\$7,500	\$7,500	\$7,500	\$0	\$7,500	\$0	0%	\$0	\$7,500	\$0
0199 0000 LEED services & fees [USGBC] (doesn't include LEED registration)	\$0	\$6,921	\$6,921	\$6,921	\$0	\$6,921	\$0	0%	\$0	\$6,921	\$0
<b>0200 0000 ARCHITECTURE &amp; ENGINEERING</b>	<b>\$6,788,150</b>	<b>\$293,243</b>	<b>\$7,081,393</b>	<b>\$7,081,393</b>	<b>\$4,254,083</b>	<b>\$2,827,311</b>	<b>\$0</b>		<b>\$0</b>	<b>\$7,081,393</b>	<b>\$0</b>
0201 0000 Basic Services											
0201 0400 Design Development	\$1,875,000	\$0	\$1,875,000	\$1,875,000	\$1,875,000	\$0	\$0	100%	\$0	\$1,875,000	\$0
0201 0500 Construction Contract Documents	\$1,875,000	\$0	\$1,875,000	\$1,875,000	\$1,600,000	\$275,000	\$0	85%	\$0	\$1,875,000	\$0
0201 0600 Bidding	\$625,000	\$0	\$625,000	\$625,000	\$275,000	\$350,000	\$0	44%	\$0	\$625,000	\$0
0201 0700 Construction Contract Administration	\$1,595,000	\$0	\$1,595,000	\$1,595,000	\$172,800	\$1,422,200	\$0	11%	\$0	\$1,595,000	\$0
0201 0800 Closeout	\$320,000	\$0	\$320,000	\$320,000	\$0	\$320,000	\$0	0%	\$0	\$320,000	\$0
0201 9900 Other Basic Services - SGA Amend #4 (HVAC Redesign and BESS)	\$0	\$65,000	\$65,000	\$65,000	\$65,000	\$0	\$0	100%	\$0	\$65,000	\$0
0203 0000 Reimbursable and Other Services											
0203 0200 Printing (over minimum)	\$5,500	\$0	\$5,500	\$5,500	\$2,009	\$3,491	\$0	37%	\$0	\$5,500	\$0
0203 9900 Other Reimbursable Costs (consultant contingency)	\$100,000	(\$100,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0203 9900 Other Misc. Reimbursable Costs (Green Eng./USGBC)	\$0	\$1,320	\$1,320	\$1,320	\$1,320	\$0	\$0	100%	\$0	\$1,320	\$0
0203 9900 Permitting - Samiotes	\$0	\$80,148	\$80,148	\$80,148	\$80,148	\$0	\$0	100%	\$0	\$80,148	\$0
0203 9900 Soil Testing - Samiotes	\$0	\$2,475	\$2,475	\$2,475	\$2,475	\$0	\$0	100%	\$0	\$2,475	\$0
0203 9900 Permitting - MDM Transportation	\$0	\$11,000	\$11,000	\$11,000	\$4,730	\$6,270	\$0	43%	\$0	\$11,000	\$0
0203 9900 Permitting - MEPA ENF (Samiotes)	\$0	\$24,475	\$24,475	\$24,475	\$17,215	\$7,260	\$0	70%	\$0	\$24,475	\$0
0203 9900 Permitting - Terraink	\$0	\$12,100	\$12,100	\$12,100	\$12,100	\$0	\$0	100%	\$0	\$12,100	\$0
0203 9900 Con-Com - OOC (Samiotes)	\$0	\$32,450	\$32,450	\$32,450	\$3,025	\$29,425	\$0	9%	\$0	\$32,450	\$0
0203 9900 Stormwater - OOC (Samiotes)	\$0	\$51,150	\$51,150	\$51,150	\$1,925	\$49,225	\$0	4%	\$0	\$51,150	\$0
0203 9900 Noise Survey - Acentech	\$0	\$4,400	\$4,400	\$4,400	\$4,400	\$0	\$0	100%	\$0	\$4,400	\$0
0203 9900 Erosion Control at Ring Road (Amend #5)	\$0	\$13,225	\$13,225	\$13,225	\$13,225	\$0	\$0	100%	\$0	\$13,225	\$0
0204 0000 Sub-Consultants											
0204 0200 Hazardous Materials (survey, reporting and monitoring)	\$62,700	\$0	\$62,700	\$62,700	\$7,260	\$55,440	\$0	12%	\$0	\$62,700	\$0
0204 0300 GeoTechnical & Geo-Environmental	\$247,500	(\$247,500)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0204 0300 CDW/soil mgmt, UST oversight, DD, CD, Specs., etc.	\$0	\$199,385	\$199,385	\$199,385	\$16,988	\$182,397	\$0	9%	\$0	\$199,385	\$0
0204 0300 LGCI Engineering	\$0	\$165,440	\$165,440	\$165,440	\$50,337	\$115,103	\$0	30%	\$0	\$165,440	\$0
0204 0300 Additional Soils Testing for Track - Huntress	\$0	\$175	\$175	\$175	\$175	\$0	\$0	100%	\$0	\$175	\$0
0204 0400 Site Survey	\$50,000	(\$9,300)	\$40,700	\$40,700	\$40,700	\$0	\$0	100%	\$0	\$40,700	\$0
0204 0400 Site Survey [CR markers]	\$0	\$9,300	\$9,300	\$9,300	\$0	\$9,300	\$0	0%	\$0	\$9,300	\$0
0204 0500 Wetlands (certified plot plan, subsurface utility investigation)	\$21,450	(\$11,000)	\$10,450	\$10,450	\$8,250	\$2,200	\$0	79%	\$0	\$10,450	\$0
0204 1200 Traffic Studies (majority performed in F/S phase)	\$11,000	(\$11,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
<b>0500 0000 CONSTRUCTION CONTRACT</b>	<b>\$61,741,339</b>	<b>\$0</b>	<b>\$61,741,339</b>	<b>\$27,427,048</b>	<b>\$1,500,213</b>	<b>\$25,926,835</b>	<b>\$34,314,291</b>		<b>\$44,733,748</b>	<b>\$72,160,796</b>	<b>\$10,419,457</b>
0501 0000 Pre-Construction Services	\$200,000	(\$65,000)	\$135,000	\$135,000	\$90,000	\$45,000	\$0	67%	\$0	\$135,000	\$0
0502 0000 Construction											
0502 0000 Construction Budget	\$61,541,339	(\$27,227,048)	\$34,314,291	\$0	\$0	\$0	\$34,314,291		\$44,733,748	\$44,733,748	\$10,419,457
0502 0010 GMP - Fee	\$0	\$1,177,409	\$1,177,409	\$1,177,409	\$97,725	\$1,079,684	\$0	8%	\$0	\$1,177,409	\$0
0502 0020 GMP - Insurance (Builder's Risk, GL, Surety Bonds)	\$0	\$1,097,090	\$1,097,090	\$1,097,090	\$0	\$1,097,090	\$0	0%	\$0	\$1,097,090	\$0
0502 0030 CM Contingency (prorated)	\$0	\$503,673	\$503,673	\$503,673	\$0	\$503,673	\$0	0%	\$0	\$503,673	\$0
0502 0100 Division 1 - General Conditions	\$0	\$3,351,944	\$3,351,944	\$3,351,944	\$300,000	\$3,051,944	\$0	9%	\$0	\$3,351,944	\$0
0502 0100 Division 1 - General Requirements	\$0	\$177,680	\$177,680	\$177,680	\$0	\$177,680	\$0	0%	\$0	\$177,680	\$0
0502 0300 Division 3 - Concrete	\$0	\$3,481,797	\$3,481,797	\$3,481,797	\$0	\$3,481,797	\$0	0%	\$0	\$3,481,797	\$0
0502 0500 Structural Steel	\$0	\$5,670,450	\$5,670,450	\$5,670,450	\$0	\$5,670,450	\$0	0%	\$0	\$5,670,450	\$0
0502 1400 Division 14 - Conveying Systems (Elevators)	\$0	\$232,000	\$232,000	\$232,000	\$0	\$232,000	\$0	0%	\$0	\$232,000	\$0



Florence Roche Elementary School Feasibility Study - BUDGET TRACKING

MSBA ID: 201706730010

Florence Roche Elementary School Feasibility Study  
Project Director / Manager: David Salndon / Elleena Long

Period Ending 7/31/2022  
MSBA Reimbursement Package 37  
Includes GC/CM Requisition App #3

EXHIBIT A



Current Budget



	PFA Budget (A)	Budget Changes (B)	Rev. PFA Budget (C)	Committed Costs (D)	Expended (E)	Unspent (F)=(D)-(E)	Remaining Budget (G)=(C)-(D)	% Complete (H)=(E)/(J)	CTC (I)=(D)-(G)	Anticipated C @ C (J)=(D)+(I)	Variance (K)=(C)-(J)
0502 2200 Division 22 - Plumbing	\$0	\$455,000	\$455,000	\$455,000	\$0	\$455,000	\$0	0%	\$0	\$455,000	\$0
0502 2600 Division 26 - Electrical	\$0	\$307,000	\$307,000	\$307,000	\$0	\$307,000	\$0	0%	\$0	\$307,000	\$0
0502 3100 Division 31 - Earthwork	\$0	\$10,838,005	\$10,838,005	\$10,838,005	\$1,086,710	\$9,751,295	\$0	10%	\$0	\$10,838,005	\$0
0506 0000 Alternates	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0508 0000 Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
<b>0600 0000 MISCELLANEOUS PROJECT COSTS</b>	<b>\$375,000</b>	<b>\$0</b>	<b>\$375,000</b>	<b>\$100,000</b>	<b>\$12,135</b>	<b>\$87,865</b>	<b>\$275,000</b>		<b>\$355,543</b>	<b>\$455,543</b>	<b>\$80,543</b>
0601 0000 Utility Company Fees	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000		\$130,543	\$130,543	\$80,543
0602 0000 Testing Services (UTS)	\$225,000	\$0	\$225,000	\$100,000	\$12,135	\$87,865	\$125,000	12%	\$125,000	\$225,000	\$0
0699 0000 Other Project Costs	\$100,000	\$0	\$100,000	\$0	\$0	\$0	\$100,000		\$100,000	\$100,000	\$0
<b>0700 0000 FURNISHINGS &amp; EQUIPMENT</b>	<b>\$2,354,305</b>	<b>\$0</b>	<b>\$2,354,305</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,354,305</b>		<b>\$2,354,305</b>	<b>\$2,354,305</b>	<b>\$0</b>
0701 0000 Furnishings & Equipment (FF+E)	\$1,351,682	\$0	\$1,351,682	\$0	\$0	\$0	\$1,351,682		\$1,351,682	\$1,351,682	\$0
0703 0000 Technology	\$1,002,623	\$0	\$1,002,623	\$0	\$0	\$0	\$1,002,623		\$1,002,623	\$1,002,623	\$0
<b>0800 0000 OWNER'S CONTINGENCY</b>	<b>\$3,711,940</b>	<b>(\$293,243)</b>	<b>\$3,418,697</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,418,697</b>		<b>\$3,418,697</b>	<b>\$3,418,697</b>	<b>\$0</b>
0801 0000 Owner's Contingency (soft)	\$634,873	(\$293,243)	\$341,630	\$0	\$0	\$0	\$341,630		\$341,630	\$341,630	\$0
0507 0000 Owner's Construction Contingency (hard)	\$3,077,067	\$0	\$3,077,067	\$0	\$0	\$0	\$3,077,067		\$3,077,067	\$3,077,067	\$0
<b>PROJECT TOTALS [MSBA PFA]</b>	<b>\$78,650,734</b>	<b>\$0</b>	<b>\$78,650,734</b>	<b>\$38,120,769</b>	<b>\$7,128,545</b>	<b>\$30,992,224</b>	<b>\$40,529,965</b>		<b>\$51,029,965</b>	<b>\$89,150,734</b>	<b>\$10,500,000</b>
<b>Potential Additional Outside Funding Sources</b>											
Anticipated NGRID rebate of \$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
Additional CPC funding of \$1M for the Track	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$1,000,000		\$0	\$0	(\$1,000,000)
<b>REVISED PROJECT TOTALS</b>	<b>\$78,650,734</b>	<b>\$1,000,000</b>	<b>\$79,650,734</b>	<b>\$38,120,769</b>	<b>\$7,128,545</b>	<b>\$30,992,224</b>	<b>\$41,529,965</b>		<b>\$51,029,965</b>	<b>\$89,150,734</b>	<b>\$9,500,000</b>

Summary Of Total Project Budget At Time Of Town Approvals

MSBA approved PFA	\$78,650,734
Feasibility Study [previously approved & completed]	(\$750,000)
<b>Value of the Project at time of Town Approvals</b>	<b>\$77,900,734</b>
Article 7 [Track]	(\$1,405,374)
Article 8 [School Facility]	(\$76,495,360)

GMP Summary @ 60% CD Estimate

Current GMP	\$71,279,796	
Owner allow for soils [736,000]	\$350,000	\$350k anticipated
Owner allow for alarms [30,000]	\$0	n/a
Owner allow for winter weather concrete [71,000]	\$71,000	\$71k anticipated
60% CD E+B development	\$325,000	\$325k anticipated
<b>Anticipated GMP</b>	<b>\$72,025,796</b>	
Current available funds	\$61,606,339	Does not include \$1M from CPC funding
<b>Anticipated construction overage</b>	<b>\$10,419,457</b>	



EXHIBIT B

					Tier -1	Tier -2		
					Package 1 - Site	Package 4 -		
					Package 2 - Fnd.	MEP, finishes,		
					UG elect Pimg.	landscaping.		
					Package 3 -	Items could be		
					Steel, Envelope	added back in.		
Item #	Description	Date Identified	Current Estimated Cost	Status	Status 1 VE Accepted	Status 2 VE Accepted	Status 3 VE Not Accept.	
<b>General Items / Multi-discipline</b>								
G01	placeholder for future ideas	27-Jan-22	\$0	1	0	0	0	
<b>Track</b>								
T01	Delete Track Completely	27-Jan-22	(\$2,389,000)	3	0	0	(2,389,000)	
T02	Delete Storage Shed - defer and / or make add alternate	27-Jan-22	(\$30,000)	3	0	0	(30,000)	Reviewed with Laura & Brian; this should remain.
T03	Provide seed for the athletic field instead of sod.	27-Jan-22	(\$90,000)	3	0	0	(90,000)	DS, Not recommended. Not able to police people from staying off the field for 3 growing seasons.
<b>Civil / Landscaping</b>								
C01	Change PVC Storm Drainage to HDPE	27-Jan-22	(\$23,000)	1	(23,000)	0	0	
C04	Change all granite curbing to precast concrete.	27-Jan-22	(\$62,000)	3	0	0	(62,000)	D Saindon comment: If possible; would recommend this is not accepted
C10	Delete drainage repair area at Middle School access road.	27-Jan-22	(\$90,000)	3	0	0	(90,000)	Reviewed with Laura & Brian; no exception taken.
L01	Circular Entry / Lawn area - make add alternate (base scope is seeded lawn only)	27-Jan-22	(\$531,000)	2	0	(531,000)	0	Last scope of work to be completed; could be returned.
L02	Revise A4 - Unit Pavers Vehicular to Concrete Paving (TM)	27-Jan-22	(\$157,000)	1	(157,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L03	Define and reduce Play Equipment & Gaga Pit equipment allowances. Currently carrying \$405K (TM)	27-Jan-22	(\$41,000)	2	0	(41,000)	0	Reviewed with Laura & Brian; no exception taken.
L08	Alternative bench manufacturers in lieu of Granite Slab (TM - need definition) - change to delete granite benches (not associated w Lawn LI). Carry as outdoor furniture allow	27-Jan-22	(\$23,000)	1	(23,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L09	Clarify location/extent of Raised Planters - F4 6/L404. Potential reduction of quantity (TM)	27-Jan-22	(\$18,000)	1	(18,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L10	Remove playground water fountain (and associated rough plumbing)	27-Jan-22	(\$7,000)	1	(7,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L11	Remove pedestal hose bib at outdoor learning lab (courtyard) and associate rough plumbing	27-Jan-22	(\$4,000)	1	(4,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L12	Delete Storage Shed - defer and / or make add alternate (at play area)	27-Jan-22	(\$25,000)	1	(25,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L13	delete shade sails from outdoor learning lab	27-Jan-22	(\$50,000)	1	(50,000)	0	0	Reviewed with Laura & Brian; no exception taken.
L14	Delete flagpole	27-Jan-22	(\$7,000)	3	0	0	(7,000)	Reviewed with Laura & Brian; this should remain. Required per M.G.L.
L15	Delete stabilized stone dust path walkway		(\$100,000)	1	(100,000)	0	0	Deleted from project via permitting process
<b>Structural</b>								
S01	Reduce Slab on grade thickness to 4"	27-Jan-22	(\$28,000)	3	0	0	(28,000)	
S02	FiberMesh vs WWF for SOG and SOD	27-Jan-22	\$0	1	0	0	0	
<b>Architectural - Exterior</b>								
AE01	Reduce insulation under slab on grade from 100% to 2' at perimeter	27-Jan-22	(\$140,000)	1	(140,000)	0	0	
AE02	Delete all "wedges" = Cost per wedge x total number of wedges (see detail tab)	27-Jan-22	(\$147,670)	3	0	0	(147,670)	Not recommended to maintain schedule with early release structural steel packages.
AE03	Delete cafeteria canopy - and associated lighting, dry sprinkler system, structural steel, fns and finishes.	27-Jan-22	(\$153,000)	3	0	0	(153,000)	Not recommended to maintain schedule with early release structural steel packages.
AE04	Delete media center canopy- and associated lighting, dry sprinkler system, structural steel, fns and finishes.	27-Jan-22	(\$106,000)	1	(106,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE05	Change reduced canopy soffit material to Armstrong metal wood look vs phenolic	27-Jan-22	(\$61,000)	1	(61,000)	0	0	
AE07	Substitute Engineered Brick for Norman at all areas.	27-Jan-22	(\$204,000)	1	(204,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE08	Substitute GFCMU for brick at BOH areas (coordinate w above)	27-Jan-22	(\$11,000)	3	0	0	(11,000)	
AE09	Change GFCMU @ interior face of Gym to Standard CMU painted	27-Jan-22	(\$38,000)	1	(38,000)	0	0	
AE10	Change TPO to EDPM Roofing	27-Jan-22	(\$49,025)	1	(49,025)	0	0	
AE11	Reduce Exterior Wall Stud from 10" to 8"	27-Jan-22	(\$52,000)	1	(52,000)	0	0	
AE12	Carry brick returns vs extruded alum window detail	27-Jan-22	No savings	3	0	0	No savings	
AE13	Substitute standard storefront for custom irregular mullion storefront	27-Jan-22	(\$25,000)	1	(25,000)	0	0	
AE14	Reduce # of operable sash (1 per classroom?)	27-Jan-22	(\$48,000)	1	(48,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE15	Delete all operable sash (fixed windows)	27-Jan-22	(\$48,000)	3	0	0	(48,000)	Reviewed with Laura & Brian; not acceptable.
AE16	Remove Roof Headhouse and Stair, replace with access ladder and roof hatch	27-Jan-22	(\$53,000)	1	(53,000)	0	0	Reviewed with Laura & Brian; may be acceptable. LF to provide example done from another project.
AE17	Remove all skylights except the 3 on low roof/ceiling at interior lobby near reception and gym	27-Jan-22	(\$17,000)	1	(17,000)	0	0	
AE18	Remove Vestibules and exterior doors from Project Areas (K and Grade 1 access OLL via stairs at ends of corridors) AND ASSOCIATED WALK OFF MATS	27-Jan-22	(\$34,000)	1	(34,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE19	Remove north cafeteria window (TYPE A)	27-Jan-22	(\$1,000)	3	0	0	(1,000)	
AE20	Remove 5 (TYPE C) windows from Kindergarten Wing	27-Jan-22	(\$4,050)	3	0	0	(4,050)	
AE21	Remove (4) TYPE C Windows from Room 169A, 169B, 265A, 265B	27-Jan-22	(\$3,000)	3	0	0	(3,000)	
AE22	Remove (8) TYPE C Windows from east wall of Rooms 141, 146, 176, 177, 233, 234, 272, 273	27-Jan-22	(\$6,000)	3	0	0	(6,000)	
AE23	Delete a set of double doors at the main entry and vestibule - Reduce from 8 pair to 4 pair	27-Jan-22	(\$14,000)	2	0	(14,000)	0	Reviewed with Laura & Brian; no exception taken.
AE24	Reduce Gym Height so that Roof aligns with adjacent second floor roof - approximately 4 feet	27-Jan-22	(\$50,000)	1	(50,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE25	Cafeteria - Reduce cafeteria roof height by 1'8" fast	27-Jan-22	(\$37,000)	1	(37,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE26	Reduce height entire building (except gym and cafeteria - of level 2 from 15'-0" to 14'-5" and reduce roof level from 30'-0" to 28'-5"	27-Jan-22	(\$301,000)	1	(301,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AE27	Reduce quantity of exterior storefront at media center 25%	27-Jan-22	(\$4,000)	3	0	0	(4,000)	
AE28	At exterior of gymnasium - replace all metal cladding (except roof fascia) with ground face CMU.	27-Jan-22	(\$60,000)	1	(60,000)	0	0	
<b>Architectural - Interior</b>								
AI01	Delete Bench Seating in classrooms - add alternate	27-Jan-22	(\$162,000)	2	0	(162,000)	0	Reviewed with Laura & Brian; no exception taken.
AI02	Delete Bench Seating in corridors - add alternate	27-Jan-22	(\$20,000)	2	0	(20,000)	0	Reviewed with Laura & Brian; no exception taken.
AI03	Change Solid Surface Window Sills to Plam (or painted AR GWR)	27-Jan-22	(\$23,000)	3	0	0	(23,000)	
AI04	Change corridor cubbies / lockable storage units to metal type (similar to Winthrop)	27-Jan-22	(\$75,000)	2	0	(75,000)	0	Reviewed with Laura & Brian; needs to be reviewed again.
AI05	Delete Wood Trim @ Cased Openings	27-Jan-22	(\$42,000)	2	0	(42,000)	0	
AI06	Reduce wood platform underneath main stair by 75%	27-Jan-22	(\$53,000)	2	0	(53,000)	0	
AI07	Replace engineered stone counter tops at dry locations with laminate	27-Jan-22	(\$50,000)	2	0	(50,000)	0	
AI08	Reduce casework upper cabinets in corridors to 2 per classroom.	27-Jan-22	(\$71,000)	2	0	(71,000)	0	Reviewed with Laura & Brian; no exception taken.
AI09	Reduce amount of cubbies to 24 per classroom (18 at Kindergarten)	27-Jan-22	(\$20,000)	2	0	(20,000)	0	Reviewed with Laura & Brian; no exception taken.



Item #	Description	Date Identified	Current Estimated Cost	Status	Status 1 VE Accepted	Status 2 VE Accepted	Status 3 VE Not Accept.	
AI10	Reduce casework in classrooms to (1)Teacher Wardrobe, (3)Tall Cabinets, (4)Wall Cabinets, (6)Base Cabinets, (1)Tall Open Shelf, (3)Base Open Shelf	27-Jan-22	(\$136,000)	2	0	(136,000)	0	Reviewed with Laura & Brian; no exception taken.
AI11	Reduce Project Area casework to a single 3'w x 7' h x 2'd locking cabinet, and a 12' length of countertop (no base or upper cabinets, no sink)	27-Jan-22	(\$25,000)	2	0	(25,000)	0	Reviewed with Laura & Brian; no exception taken.
AI12	Replace sliding glass security door at top of stair landing with concealed drop down security grate in lino with top step (utilitarian and much smaller)	27-Jan-22	(\$15,000)	2	0	(15,000)	0	
AI13	Reduce all interior glazing at borrowed lights and sidelights from 1/2" laminated to 1/4" laminated (except at Music classrooms)	27-Jan-22	(\$9,000)	2	0	(9,000)	0	
AI14	Reduce quantity of interior storefront at cafeteria _ 25%	27-Jan-22	(\$3,080)	3	0	0	(3,080)	
AI15	Remove some communicating doors	27-Jan-22	(\$14,464)	1	(14,464)	0	0	Reviewed with Laura & Brian; no exception taken.
AI16	Remove Wall and Storefront between Room 214 and Room 214A	27-Jan-22	(\$3,100)	2	0	(3,100)	0	Reviewed with Laura & Brian; no exception taken.
AI17	Ensure all interior HMF occur in 6" or smaller stud walls (some currently shown in 8" or 10")	27-Jan-22	(\$6,320)	1	(6,320)	0	0	
AI18	Change Terrazzo to lino tile	27-Jan-22	(\$524,000)	1	(524,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AI19	Change sheet lino to lino tile	27-Jan-22	(\$83,000)	1	(83,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AI21	Eliminate porf metal risers and terrazzo treads at stair B, replace with rubber treads and risers (recommended only if terrazzo is eliminated from project)	27-Jan-22	(\$45,000)	1	(45,000)	0	0	
AI22	Cafeteria --Remove elevated platform stage. Remove ramp, and lift. New floor to match cafeteria floor. reduce interior finishes by 18'. Lower elevated platform from 18 to 12, removed lift, add one ramp.	27-Jan-22	(\$37,500)	1	(37,500)	0	0	Reviewed with Laura & Brian; no exception taken.
AI23	Revise recessed floor mats to surface mount - carpet tile floor mats	27-Jan-22	(\$27,000)	1	(27,000)	0	0	
AI24	Delete Ceiling-Framing & GWB - GWB-2 above casework in classrooms and corridors	27-Jan-22	(\$25,000)	1	(25,000)	0	0	
AI25	Reduce or Revise ACT3 12x48 in Corridors. ACT 17	27-Jan-22	(\$34,000)	2	0	(34,000)	0	
AI26a	Revise ceiling type CP-1 to alternative ceiling type (Need Studio G Direction) - Target 50% less	27-Jan-22	(\$94,000)	2	0	(94,000)	0	
AI26b	Revise cal "wood wave" ceiling type to alternative (Need Studio G Direction) - Target 50% less	27-Jan-22	(\$66,000)	2	0	(66,000)	0	
AI27	Reduce tile to wet walls only at toilet rms, Wainscot	27-Jan-22	(\$233,600)	2	0	(233,600)	0	Reviewed with Laura & Brian; needs to be reviewed again.
AI28	Delete Op Partition 10 65a (caf to stage)	27-Jan-22	(\$37,000)	1	(37,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AI29	Replace Gym platform folding partition with 8' double door (two 4' x 8' door panels)	27-Jan-22	(\$22,000)	1	(22,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AI31	Delete music room divider, replace with adjacent wall type	27-Jan-22	(\$32,000)	1	(32,000)	0	0	Reviewed with Laura & Brian; no exception taken.
AI32	Remove marker trays from all markerboards	27-Jan-22	(\$4,170)	2	0	(4,170)	0	
AI34	Delete sliding markerboard, leave exposed multier shelving behind.	27-Jan-22	(\$46,840)	2	0	(46,840)	0	Reviewed with Laura & Brian; needs to be reviewed again.
AI35	Delete scoreboard in Gym	27-Jan-22	(\$17,500)	2	0	(17,500)	0	
<b>Equipment &amp; Furnishings</b>								
EQ1	Remove the tray washing area, which represents a saving of 60,000 dollars plus whatever infrastructure cost is associated with it.	27-Jan-22	(\$68,000)	2	0	(68,000)	0	Reviewed with Laura & Brian; needs to be reviewed again.
EQ2	Target Reduction FSE - beyond what is noted above.	27-Jan-22	TBD	2	0	TBD	0	
EQ3	Reduce Gym equipment - 2 basketball backboards vs 6	27-Jan-22	(\$50,000)	3	0	0	(50,000)	Reviewed with Laura & Brian; not acceptable.
EQ4	Delete Climbing Wall - add alternate or defer	27-Jan-22	(\$50,000)	1	(50,000)	0	0	Reviewed with Laura & Brian; no exception taken.
<b>MEP</b>								
P01	Reduce from schedule 40 to schedule 10	27-Jan-22	na	2	0	na	0	
P02	Remove Toilet Rooms at Cafeteria	27-Jan-22	(\$21,000)	3	0	0	(21,000)	Reviewed with Laura & Brian; not acceptable.
P03	Remove Toilet Room at Gym Office	27-Jan-22	(\$9,000)	3	0	0	(9,000)	Reviewed with Laura & Brian; not acceptable.
P04	Consolidate water distribution on the first floor - no second floor distribution loop - just run vertical risers for supplying second floor plumbing	27-Jan-22	(\$100,000)	1	(100,000)	0	0	
FP1	Reduce from schedule 40 to schedule 10	27-Jan-22	(\$17,000)	1	(17,000)	0	0	
M02	Target 50% reduction of hvac ductwork above roof and move to interior	27-Jan-22	(\$114,000)	1	(114,000)	0	0	
M03	Change AHU's to DX RTU's. Remove chiller and chilled water system (full cooling)	27-Jan-22	(\$1,032,000)	1	(1,032,000)	0	0	
E01	Delete lighting protection (potential insurance issue)	27-Jan-22	(\$82,414)	1	(82,414)	0	0	Confirmed with Sherry; not an insurance requirement.
E02	Delete UPS - (owner cost if required)	27-Jan-22	(\$50,000)	2	0	(50,000)	0	Owner will provide; cost carried in project budget.
E03	Aluminum Conductors vs Copper for feeders	27-Jan-22	(\$5,000)	2	0	(5,000)	0	
E04	Target Reduction Lighting TM Added Notes: LT-01 Linear Pendant, LT-02 Linear Wall Wash, LT-03 Under Cabinet Light, LT-14 Linear Cove Light, LT-22 LED Special Effects, LT-23 Curved LED Light Fixtures	27-Jan-22	(\$50,000)	1	(50,000)	0	0	
E05	The estimate showed EMT feeders. Possible making ground level large feeders UG utilizing PVC.	27-Jan-22	(\$4,000)	1	(4,000)	0	0	
E06	Locate EV charging stations closer to the main electric room. In old location of transformer.	27-Jan-22	(\$5,000)	1	(5,000)	0	0	
E07	Change cable trays to J hooks, keep as trays in IDF	27-Jan-22	(\$20,000)	1	(20,000)	0	0	
E08	Reduce cameras 15% (already captured per reconciled estimate)	27-Jan-22	na	2	0	na	0	
E09	Reduce Ethernet Ports 25%	27-Jan-22	(\$25,000)	1	(25,000)	0	0	Reviewed with Luke; not an issue.
<b>Budget adjustments To Assist With VE</b>								
B1	Savings from Gibane pre-con services		(\$65,000)	1	(65,000)	0	0	
B2	MassSave rebate which is not included in the budget. I typically don't show this because its not real until it is in an account and I see it.		(\$100,000)	1	(100,000)	0	0	
<b>Totals</b>			<b>(\$9,281,732)</b>		<b>(4,197,722)</b>	<b>(1,906,210)</b>	<b>(3,177,800)</b>	
					<b>(6,103,932)</b>			

**Design Development VE Summary \$6,103,932**  
**Minus MassSave Rebate \$100,000**  
**Total VE captured at Design Development Phase \$6,003,932**

**Florence Roche Elementary School**

Studio G VE Item List for 60% CD Estimate - SGA/LF/GBCO MEETING NOTES

8/15/2022

# EXHIBIT C

Item #	VE Category	VE Item/ Suggestion	Affects Delivery of Education?	Affects Schedule	Project Team Comments?	Accepted Y / N	OOM Cost
5	Exterior	CHANGE TPO TO EPDM ROOFING.	No	No	Design team has already proceeded with this change	YES	TBD
11	Exterior	Delete phenolic soffit ceiling material of cafeteria canopy and stem porch canopy, replace with armstrong metal panel ceiling	No	Yes	Team to implement most cost effective material	YES	TBD
26	Interior	Remove benches from Project Area wedges	Maybe; Laura	No		YES	TBD
27	Interior	Replace colored vertical full height accent wall tiles in corridors with painted gwb with wainscot and include steel radiused corner beads mechanically attached.	No	No		YES	TBD
28	Interior	CHANGE glass STAIR railings TO METAL MESH PANELS (STAIR b) AND STEEL BALLUSTERS AT STAIRS A,C,D	No	No	SEE MARKUPS ON A 700 - work with GBCO to establish best cost material - and manage optics	YES	TBD
29	Interior	Remove display case in lobby at gym wall	No	No		YES	TBD
30	Interior	Replace tile in lobby with Linoleum (keep Porcelain tile in Cafe), Rubber stair treads at main stair instead of PORC tile	No	No		YES	TBD
31	Interior	Delete Admin area kitchenette, replace with empty generic storage room - no SINK or countertop	No	No		YES	TBD
34	Interior	Delete all casework , sinks, and associated plumbing from Storeroom 142	No	No		YES	TBD
38	Interior	Reduce corridor wainscot by 1 tile course (25% reduction overall)	No	No		YES	TBD
40	Interior	Delete STEM room platform, replace with level linoleum floor	Maybe; Laura	No	OK, if accepted by the District	YES	TBD
41	Interior	Delete 50% of sliding glass partition at welcome desk (replace with fixed glass)	No	Possibly		YES	TBD
42	Interior	Delete curved ceiling panels in project areas	No	No		YES	TBD
43	Interior	Replace premium perforated wood curved panels at Cafe ceiling with solid color panels	No	No		YES	TBD
44	Interior	Delete classroom soffits above casework	No	No		YES	TBD
50	Interior	Replace engineered stone window sills with solid surface	No	No		YES	TBD
51	Interior	Delete all door transoms (keep sidelight only) and transom music room and art rooms	No	No		YES	TBD
52	Interior	Delete theatrical lighting, replace with dimmable track light system	No	No		YES	TBD
55	Interior	Reduce acoustic panels by 30% (none in corridors, reduce Gym by 50%, delete clg pyramids from Music (replace with typ ACT), reduce lobby by 50%, reduce Cafe by 40%)	Maybe; Laura	No		YES	TBD

**Florence Roche Elementary School**

Studio G VE Item list for 60% CD Estimate - SGA/LF/GBCO MEETING NOTES

8/15/2022

# EXHIBIT C

Item #	VE Category	VE Item/ Suggestion	Affects Delivery of Education?	Affects Schedule	Project Team Comments?	Accepted Y / N	OOM Cost
56	Interior	Delete millwork proscenium, replace with 12x24 tile at left and right jambs opening, GWB at opening head	No	No		YES	TBD
57	Interior	Delete 50% of corridor tack surface above cubbies	Maybe; Laura	No		YES	TBD
58	Interior	Delete all 75% tack rail from corridors	Maybe; Laura	No		YES	TBD
59	Interior	Delete acoustic panels wrapped with perforated printed vinyl at lobby, replace with printed vinyl applied directly to wall	No	No		YES	TBD
62	Interior	Delete Lactation room countertop and casework, install only a wall mounted sink, replace with empty generic storage room (can still be used for lactation room, just not all decked out)	No	No		YES	TBD
77	Site	Eliminate boulders from OLL - just concrete slab. let definition come from furnishings.	No	No		YES	TBD
79	Site	reduce plant material at main entry , target 50%	No	No		YES	TBD
80	Site	reduce plant material at OLL target 50%	No	No		YES	TBD
84	Plumb	DELETE Heat trace and insulation on below slab plumbing. RWS notes other districts accept this VE item in the past.	No	No		YES	TBD
87	Mech	RTUs - relax specs if possible to increase bid competition- get list from interested manufacturers	No	No		YES	TBD
90	AV, IT	AV conduit simplify - only stub above ceilings - minimize - internal	No	No		YES	TBD
91	AV, IT	CONFIRM ethernet jack reductions per Luke Meeting - internal	No	No		YES	TBD
92	AV, IT	CONFIRM cable tray only at closets - rest J hooks - internal	No	No		YES	TBD



**Town of Groton - Annual Town Election - May 25, 2021**

Office/Candidate	Precinct 1	Precinct 2	Precinct 3	Total
<b>Water Commission</b>				
	<b>Vote for One</b>		<b>Three Year Term</b>	
John J. McCaffrey, Candidate for Re-election	521	357	417	1295
Write - In (scatterings)	0	0	1	1
Blank	172	129	149	450
<b>Total</b>	<b>693</b>	<b>486</b>	<b>567</b>	<b>1746</b>
<b>Groton-Dunstable Regional School Committee</b>				
	<b>Vote for Two</b>		<b>Three Year Term</b>	
Fay I. Raynor, Candidate for Re-election	484	328	369	1181
Brian C. LeBlanc, Candidate for Re-election	503	318	386	1207
Write - In (scatterings)	6	8	8	22
Blank	393	318	371	1082
<b>Total</b>	<b>1386</b>	<b>972</b>	<b>1134</b>	<b>3492</b>
<b>Groton Housing Authority - 3 Year Term</b>				
	<b>Vote for One</b>		<b>Three Year Term</b>	
John R. Sopka	503	334	394	1231
Write - In (scatterings)	1	1	1	3
Blank	189	151	172	512
<b>Total</b>	<b>693</b>	<b>486</b>	<b>567</b>	<b>1746</b>
<b>Town Clerk</b>				
	<b>Vote for One</b>		<b>Three Year Term</b>	
Michael Bouchard, Candidate for Re-election	571	373	457	1401
Write - In	0	0	0	0
Blank	122	113	110	345
<b>Total</b>	<b>693</b>	<b>486</b>	<b>567</b>	<b>1746</b>
<b>Town Moderator</b>				
	<b>Vote for One</b>		<b>Three Year Term</b>	
Jason N. Kauppi, Candidate for Re-election	561	364	448	1373
Write - In (scatterings)	0	0	2	2
Blank	132	122	117	371
<b>Total</b>	<b>693</b>	<b>486</b>	<b>567</b>	<b>1746</b>
<b>Ballot Question #1:</b>				
Shall the Town of Groton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond issued for the purpose of funding the design and construction of a new kindergarten through fourth grade elementary school with an approximate square footage of 109,855 square feet located at 342 Main Street in Groton, Massachusetts, inclusive of abatement and demolition of the existing school structures on said property, new parking lots, relocation and construction of the existing track, various other site improvements, and all other costs incidental and related thereto?				
	<b>Precinct 1</b>	<b>Precinct 2</b>	<b>Precinct 3</b>	<b>Total</b>
YES	429	287	347	1063
NO	246	188	205	639
Blank	18	11	15	44
<b>Total</b>	<b>693</b>	<b>486</b>	<b>567</b>	<b>1746</b>

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**MINUTES**  
**TOWN OF GROTON**



**2021 SPRING TOWN MEETING**

**Groton-Dunstable Middle School Track  
342 Main Street, Groton, Massachusetts 01450**

**Beginning Saturday, May 1, 2021 @ 9:00 AM**

**Rain Date – Sunday, May 2, 2021 @ 1:00 PM**

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Attention – Voters and Taxpayers

**Please bring this Report to Town Meeting**

**THE BUDGET HANDOUT FOR ARTICLE 5 IS AVAILABLE  
IN THE BACK OF THE WARRANT**

**A TRUE COPY, ATTEST**



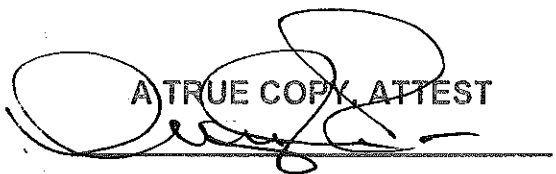
2021 Spring Town Meeting Minutes – May 1, 2021

**ARTICLE LISTINGS**

<b>CONSENT MOTION #1 – Articles 1 through 4</b>		Passed
<b>Article 1:</b>	Hear Reports	
<b>Article 2:</b>	Elected Officials Compensation	
<b>Article 3:</b>	Wage and Classification Schedule	
<b>Article 4:</b>	Appropriate FY 2022 Contribution to the OPEB Trust Fund	
<b>CONSENT MOTION #2 – Article 5 Operating Budget</b>		Passed
<b>Article 5:</b>	Fiscal Year 2022 Annual Operating Budget	
<b>Article 6:</b>	Fiscal Year 2022 Capital Budget	Passed
<b>Article 7:</b>	CPA Project Funding for Replacing Middle School Track	Passed
<b>Article 8:</b>	Florence Roche Elementary School Construction	Passed
<b>Article 9:</b>	Engineering Funds – Whitney Pond Treatment Facility	Passed
<b>Article 10:</b>	Engineering Funds – Whitney Pond Well #3	Passed
<b>Article 11:</b>	Extend Groton Center Sewer District	Passed
<b>Article 12:</b>	Grant Easement for Sewer Connection – 227 Boston Road	Passed
<b>Article 13:</b>	Community Preservation Funding Accounts	Passed
<b>CONSENT MOTION #3 – CPA Funding Recommendations</b>		Passed (1)
<b>Article 14:</b>	Community Preservation Funding Recommendations	
<b>Article 15:</b>	Amend Zoning Bylaw – Clarifications	Passed
<b>Article 16:</b>	Bylaw Prohibiting Polystyrene Containers	Passed
<b>Article 17:</b>	Citizens' Petition – Transfer Control of Land	Did Not Pass
<b>CONSENT MOTION #4 – Articles 18-31</b>		Passed
<b>Article 18:</b>	Current Year Line-Item Transfers	
<b>Article 19:</b>	Appropriate Funding to Offset Snow and Ice Deficit	
<b>Article 20:</b>	Transfer Within the Water Enterprise Fund	
<b>Article 21:</b>	Transfer Within the Sewer Enterprise Fund	
<b>Article 22:</b>	Transfer Within Four Corner Sewer Enterprise Fund	
<b>Article 23:</b>	Transfer Within Cable Enterprise Fund	
<b>Article 24:</b>	Prior Year Bills	
<b>Article 25:</b>	Authorization to Transfer Money from Free Cash	
<b>Article 26:</b>	Authorization to Transfer Money from Free Cash	
<b>Article 27:</b>	Debt Service for Surrenden Farm	
<b>Article 28:</b>	Assessors' Quinquennial Certification	
<b>Article 29:</b>	Establishing Limits for Various Revolving Funds	
<b>Article 30:</b>	Accept Law Increasing Real Estate Tax Exemptions	
<b>Article 31:</b>	Accept Provisions of M.G.L., c.59, §5, Clause 22F	
	Budget Report of the Town Manager and Finance Committee to Town Meeting	
	Appendix A – Fiscal Year 2022 Proposed Operating Budget	
	Appendix B – Fiscal Year 2022 Wage and Classification Schedule	

(1) Some CPA Funding Recommendation Motions "Held" and Voted Separately

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- **R: Article 7 is being presented before Article 8 because Article 7's outcome will determine the amount of money requested in Article 8, and needed to be determined before Article 8 was discussed.**
- **Q: Is the \$1.4m in Article 7 accounted for in the CPC recommendations and allocations?**
  - **R: The \$1.4m will be bonded with a first payment in FY23. There is no impact to the current (FY22) CPC recommendations or allocations for this town meeting.**
- **Several comments from attendees that the track is heavily used.**

**MOTION to MOVE THE QUESTION:**

**Moved and Seconded**

**Quantum: 2/3rds Majority**

**VOTE on the MOTION to MOVE THE QUESTION: Passed by 2/3rds Majority**

**VOTE on Article 7 – Main Motion: Passed by 2/3rds Majority**

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**ARTICLE 8: FLORENCE ROCHE ELEMENTARY SCHOOL CONSTRUCTION**

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of Florence Roche Elementary School Building Committee, for the design and construction of a new kindergarten through fourth grade elementary school, known as the Florence Roche Elementary School, with an approximate square footage of 109,855 square feet located at 342 Main Street in Groton, Massachusetts, inclusive of abatement and demolition of the existing school structures on said property, new parking lots, relocation and construction of the existing track, various other site improvements, and all other costs incidental and related thereto, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"). 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 Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-three and thirty-nine hundredths' percent (53.39%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or to take any other action relative thereto.

**FLORENCE ROCHE SCHOOL BUILDING COMMITTEE**

**Select Board: Recommended Unanimously**

**Finance Committee: Recommended Unanimously**

**Summary:** *An extensive Feasibility Study of K-4 education of Groton students has determined that the most cost effective and educationally beneficial solution is to rebuild the Florence Roche Elementary School on the current parcel. The relocation of the Middle School Track is an incidental cost to the Florence Roche Elementary School Building Project. As outlined in the GDRSD Regional Agreement, capital expenses are assessed to each member town based on the five-year rolling enrollment average per building. Because no Dunstable students have attended Florence Roche in recent years the cost of the Florence Roche Elementary School construction is the sole responsibility of*

*the Town of Groton. Approval of this Article allows for short-term borrowing of funds for construction. The Massachusetts School Building Authority (MSBA) reimbursements will be made during the construction phase. Approval of this Article allows for long term consolidation of borrowed funds once construction has been completed; which is estimated to be in 2025. As stated in the Article, a Debt Exclusion of Proposition 2½ at the Annual Town Election will also be required.*

**Mover: Bud Robertson**


**MOTION:** I move that the Town appropriates the amount of Seventy-Six Million Four Hundred Ninety-Five Thousand Three Hundred Sixty dollars (\$76,495,360) for the purpose of paying costs of the design and construction of a new kindergarten through fourth grade elementary school with an approximate square footage of 109,855 square feet located at 342 Main Street in Groton, Massachusetts, inclusive of abatement and demolition of the existing school structures on said property, new parking lots, relocation and construction of the existing track, various other site improvements, and all other costs incidental and related thereto (the "Project"), which 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 grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Florence Roche Elementary School Building Committee. To meet this appropriation the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under G.L. c. 44, or pursuant to any other enabling authority. 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 Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town; provided further that any grant that Town may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-three and thirty-nine hundredths percent (53.39%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; provided that any appropriation hereunder shall be subject to and contingent upon an affirmative vote of the Town to exempt the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by G.L. c. 59, §21C (Proposition 2½); 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 Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**Moved and Seconded**

**Quantum of Town Meeting Vote: 2/3's Majority**

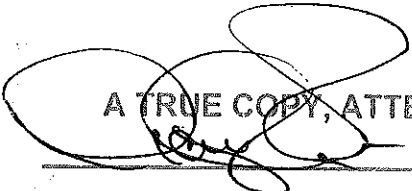
**Discussion:**

- **Presentation by Marlena Gilbert, Chair of the Elementary School Building Committee**
  - **The 2016 school capital plan included replacement of the Florence Roche building. In 2019, a feasibility study was funded buy town meeting which looked at the condition of the current building, evaluation of all school owned space as an alternative to new building, enrollment projects, alternative locations, adding on the current building, and replacing FloRo.**
  - **The most cost effective plan to is build a new school building at the current location. It is recommended to build it behind the current school (where the track is) because it's cost effective and educationally effective. The Mass**

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School Building Association's (MSBA) criteria is met with the design. All square footage is reimbursable, which is not the norm. The school is expected to have a 50 year life. Enrollment is projected to be 645. Students. Groton currently has approximately 125 students attending Swallow Union in Dunstable, and they would return to this school in Groton.

- **Why not renovate and leave the 125 student to attend the Swallow Union School in Dunstable?**
  - There would be no MSBA reimbursement for a renovation of the current building. The cost of a renovation project is estimated at \$52m. In addition, when Swallow Union is expected to need significant investment is 10-15 years, Groton would be responsible for its share. The net cost of Articles 7 and 8 will be \$54m. Also note that the Swallow Union school really doesn't have adequate space for students. Program space is shared.
- The Project Manager presented an overview of the proposed school's design. Highlights of the design include an off-street location which enhances student safety, a playground accessible without crossing a street, significant greenspace, a tailored design to meet educational needs, energy efficiency, and natural daylight. In addition, the use of the current school during construction reduces costs, and the students get to see the construction progress.
- The Select Board was unanimous in support of this Article.
- **Q: Are there components of the design that are not educationally necessary and could reduce costs if not included?**
  - R: The design does not include unnecessary components. The MSBA has approved the design for educational programs and occupant safety and well being. Superintendent Chesson reiterated that the MSBA would not have approved anything "extra" to educational necessity.
- **Q: What happens if there is a growth in population or programs?**
  - R: MSBA and NESDEC have projected Groton enrollment for the next 20 years. A pre-school program could be added in this space. A mix of ½ day and full day kindergarten programs give flexibility and work well with this space.
- **Q: What happens to the Swallow Union school? Will Groton be responsible for repairs if our students don't go there?**
  - R: Once Groton students have left Swallow Union, Groton will not be financially responsible for that building.
- **Q: Will a reduction in Groton students at Swallow Union allow for the reduction of administrative costs?**
  - R: Administrative costs are district wide. There will still be a principal at Swallow Union, even though there are 125 less students. There will be no increase or reduction in operating expenses as a result of the new school building.
- **Q: Does the \$76m included Furniture, Fixtures & Equipment (FF&E)? Does it include contingency?**
  - R: The budget includes all costs, including FF&E.
- **Q: What is the contingency amount?**
  - R: There is a 5% contingency for hard (construction) costs, and a 5% contingency for soft costs. Costs escalators have also been used. Mr. Haddad added that whole \$76m is the requested amount, it will be temporary borrowing. Permanent financing will not be sought until the project is complete and the actual costs are known.

  
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**MOTION to MOVE THE QUESTION**

**Moved and Seconded**

**Quantum: 2/3rds Majority**

**VOTE on the MOTION to MOVE the QUESTION: Passed by 2/3rds Majority**

**VOTE on Article 8 – Main Motion: Passed by 2/3rds Majority**

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**ARTICLE 9:           ENGINEERING FUNDS – WHITNEY POND TREATMENT FACILITY**

To see if the Town will vote to appropriate a sum or sums of money, to be expended under the direction of the Board of Water Commissioners, to pay costs of engineering design services and owners project manager services related to improving the Whitney Pond Water Treatment Facility, commencing in fiscal year 2021, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by taxation, transfer from available funds, borrowing or otherwise, or to take any other action relative thereto.

**BOARD OF WATER COMMISSIONERS**

**Select Board: *Recommended Unanimously***

**Finance Committee: *Recommended Unanimously***

**Water Commissioners: *Recommended Unanimously***

**Summary:**    *This article allows the Board of Water Commissioners to expend the sum of \$722,300, to be raised through water rates, for the Design Engineering Services and the Owners Project Manager Services related to the new Manganese Treatment Facility at the Whitney Pond Well Site.*

**Mover: Greg Fishbone**

**MOTION:**    I move that Seven Hundred Twenty-Two Thousand Three Hundred Dollars (\$722,300) be appropriated, to be expended under the direction of the Board of Water Commissioners, to pay costs of engineering design services and owners project manager services related to improving the Whitney Pond Water Treatment Facility, commencing in Fiscal Year 2021, including the payment of all costs incidental and related thereto; that to meet this appropriation, the Treasurer, with the approval of the Select Board, be authorized to borrow the sum of \$722,300, under and pursuant to Chapter 44, Section 8(4) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor; and, further, that the Town Manager be authorized to contract for the accomplishment of the foregoing purpose, including the expenditure of all appropriated funds and any funds received from any source for such purchase, and, further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

**Moved and Seconded**

**Quantum of Town Meeting Vote: 2/3's Majority**

**Discussion:**

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**SELECT BOARD MEETING MINUTES  
MEETING VIA ZOOM  
FRIDAY, AUGUST 12, 2022**

**SB Members Present:** John F. Reilly, Chair; Rebecca H. Pine, Vice Chair; Matthew F. Pisani, Clerk; Alison S. Manugian, Member; Peter S. Cunningham, Member

**Also Present:** Mark W. Haddad, Town Manager; Dawn Dunbar, Executive Assistant to the Town Manager; Patricia Dufresne, Town Accountant; Megan Foster, Principal Assessor; Hannah Moller, Tax Collector/Treasurer; Melisa Doig, HR Director; Bud Robertson, Finance Committee Chair; Jason Kauppi, Moderator; Tripp Mcelroy, Gilbane Construction; Steve Michener and Meryl Nistler, Studio G. Architects; David Saindon and Eileena Long, LeftField; Dr. Laura Chesson, School Superintendent; Brian Leblanc and Fay Raynor, GDRSD School Committee

Mr. Reilly called the meeting to order at 3:00 PM and introduced those Select Board Members present. Mr. Haddad introduced all others present.

Mr. Haddad said that they were there to discuss the Florence Roche Elementary School Project. He said that the overall cost of the project was \$76M, with the MSBA reimbursement being \$26 or 53% with the town being responsible for \$51M. He said that based on the current market conditions, they were facing a \$9.5M cost overrun or they would have to cut that amount. He said that to cut that amount would mean they would need to cut into programming and building square footage which would potentially put their MSBA funding in jeopardy.

Mr. Saindon, the Town's Owners Project Manager, said that they were continuing to value engineer the building but added the building was as lean as it could possibly be right now. He further added they would not be able to find an additional \$9.4M to cut. Mr. Saindon reviewed the current project budget at a high level. Mr. Saindon said that costs were continuing to rise within the subcontractor market and the volatility of the availability of materials was skyrocketing along with the continual rise of cost of materials. As an example, the projects Chief Estimator was notified yesterday that the cost of glass was going up 40%. Ms. Pine asked if a contingency could be used if there was an overrun. Mr. Saindon said that they could utilize the owner's contingency in this case adding that in this point in the project, and because it was still early on in the project, he would not advise doing that. Ms. Pine asked if they needed to worry about approving a higher budget and the subcontractors in turn submitting higher bids knowing there was more money. Mr. Saindon said that he didn't see that happening adding the subcontractors were really focused on bidding against each other. Mr. Mcelroy explained how the team broke out the structural steel from the bid package, went out to bid early on just the material back in May and were able to lock in prices and current lead times then. He said that this unorthodox approach has allowed them to ensure delivery of the product when they would need it in January at the then current market prices. Mr. Pisani appreciated this example adding he wanted to make sure they were doing what they could to address what was going on adding at needed to be doing what was best given the market knowing this was going to level off or come down at some point.

Mr. Haddad said that they were currently at 60% design and had purchased approximately 40% of materials and were projecting a \$9.5 million dollar shortfall. He asked how confident they were that this number was the number that was going to carry through the project. He said that if the Select Board decided to call for a Special Town Meeting to request this additional funding, this was it; there was not going to be a second bite at the apple. Mr. Saindon said that at this 60% estimate, Gilbane was carrying a 4.5% escalation. He said that the remainder of the work was scheduled to be awarded within the next 6 months adding that if carried over a year, that meant there was 9% escalation built in. He said that in the best of years, you would carry 4% west of Boston and felt that the escalation was very appropriate. Mr. Haddad asked what the urgency was not waiting until their regular Town Meeting in October. Mr. Saindon said that in order to maintain the schedule, the longer they waited the higher that number would go up. Mr. Saindon said that bid packages would be going out in late September with awards to happen in October. Mr. Saindon said he also didn't feel comfortable with Gilbane awarding contracts when there is a shortfall and no additional appropriation. Mr. Haddad said that the Town Accountant would also not be able to pay vendors knowing this.

Mr. Haddad said that should the Select Board agree and call for a Special Town Meeting and the Town Meeting approve the increase; things would continue to progress as they had been. He said that should the Town Meeting not approve the increase; he asked what would happen. Mr. Saindon said that if it failed at the Special, he asked that it be entertained again at the Fall Town Meeting. He said if it failed at both Town Meetings, they would be in a situation he had never been in before, whereas they would have a summit of all the town leadership and would have to review contract for termination of convenience, restore the area behind Flo Ro and the school would remain as is. He said that the reimbursement received to date from the MSBA would probably be retracted and in the future the Town would not be in line for another MSBA project for a while. Mr. Haddad said that was worst case adding they would need to look to cut programming and square footage of the building which would impact those Groton students they were trying to bring back from Swallow Union.

There was a brief discussion about other potential funding sources, such as state ARPA funds and efforts made to reach out to state officials on those possibilities. Dr. Chesson said that she too was working with her fellow Superintendents who also have projects going on right now to contact state officials adding they were all in the same boat.

Mr. Haddad reviewed the process before them. Ms. Manugian said she wanted to make sure they had all the information they needed to go to the Town for the request and that they could show them that they had looked under every stone adding they were well on their way to doing that. Mr. Haddad said that they needed the additional capacity but would not be permanently financing the final amount of money for at least 2 years still. Mr. Haddad reviewed the cost impacts and where they were.

Mr. Haddad said there were two things the Board was asking to consider; petition DOR and call for a Special Town Meeting. Ms. Pine said she was in favor of doing both of these.

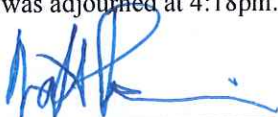
Mr. Haddad respectfully requested that the Board vote that they accept the OPM's estimate/report saying they have a \$9.5M deficit. Ms. Manugian asked if they should give themselves a little bit of a buffer. Mr. Haddad suggested \$9.5M.


*Mr. Cunningham moved that the Select Board authorize the Town Manager to approach the Department of Revenue with a request to consider an amount presented by the Owners Project Manager of \$9.5M and that they accept the Owners Project Manager's estimate of said \$9.5M. Ms. Manugian seconded the motion. Roll Call: Pine-aye; Manugian-aye; Cunningham-aye; Pisani-aye; Reilly-aye*

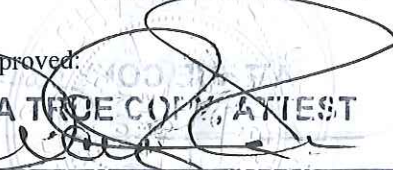
*Mr. Haddad asked the Select Board to call for a Special Town Meeting to be held on Monday, September 12, 2022 at 7:00pm at the GD Middle School Performing Arts Center and that the warrant open today, Friday, August 12, 2022 and close on Friday, August 19, 2022. Mr. Cunningham made that motion. Ms. Pine seconded the motion. Roll Call: Pine-aye; Manugian-aye; Cunningham-aye; Pisani-aye; Reilly-aye*

Ms. Pine said they would have far more success going into the Town Meeting with specifics as to what costs are rising. Mr. Saindon said that he would have all that information for them and the Town Meeting.

The meeting was adjourned at 4:18pm.

Approved:   
Matthew F. Pisani, Clerk

  
respectfully submitted: Dawn Dunbar,  
Executive Assistant to the Town Manager

Date Approved:   
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