

Town of Stoughton

February 3, 2025

Special Town Meeting Warrant
And Report of the Committee on
Finance & Taxation



Town Meeting Representatives

Bring This Report to Town Meeting

Includes Standing Committee Reports

2025 Special Town Meeting Session Calendar

**All 2025 Special Town Meeting sessions will be held in person in the
Stoughton High School Auditorium located at 232 Pearl Street**

Sign-in starts at 6:30 p.m. ~ Opening Gavel 7:00 p.m.

Open Meeting Law prohibit Town Boards meeting while Town Meeting is in session.

FACE MASKS ARE OPTIONAL

February				
Monday	Tuesday	Wednesday	Thursday	Friday
3 STM 1 ST Session				

January 8, 2025

Greetings Town Meeting Members,

Thank You for taking part in Special Town Meeting – Winter Edition. The Articles and the Standing Committee recommendations will be found in the front of the Warrant Book while the backing information for the Articles will be found in the back of the Book. The Table of Contents are an easy way to quickly find the Article information.

Article 1 – Elementary School Project was the only Article assigned to the Finance Committee for this Special Town Meeting. I strongly urge Town Meeting Representatives to consider the recommendation of the Finance Committee on this very important Article as presented in this Special Town Meeting Warrant. The Committee had a lively discussion before ultimately voting to recommend Article 1 to Town Meeting.

Thank You to the Town Meeting Members that devote their time and energy to the Town Meeting process. Additional Thanks to the Town Meeting Representatives that took the time to send emails or attend the Finance Committee Public Hearing on Article 1 of this Special Town Meeting Warrant. Thank You to South School Building Committee Chairman TJ Recupero and Superintendent of Schools Dr. Baeta for presentation of Article 1 to the Finance Committee. Thanks to Town Finance Director Elizabeth Zaleski for budget knowledge and assistance and to Marc Tisdelle and Selectboard Chair Steve Cavey for help with information collection for this Warrant.

I would like to extend a greatly deserved THANK YOU to the members of the Finance Committee who spend many hours and late nights working for Town Meeting and toward a better Stoughton: Carolyn Campbell, Chet Collins, Finance Committee Secretary Dianne Dolan, Arnie Feinberg, Elliot Hansen, Lisa Lyons, Finance Committee Vice-Chairman David Lurie, Lauren Morris, Linda Rinaldi, Johna Rosenblatt, Mark Struck, Heidi Tucker, Ian Turlin, John Walsh, Joel Wolk, and Finance Committee Recording Secretary Delores Staton. Also, an extra special THANK YOU to John Anzivino for all of his help with this Special Town Meeting Warrant Book. I sincerely hope that Town Meeting appreciates the work that these people do for the residents of Stoughton.

Sincerely,

A handwritten signature in black ink, appearing to read "Vaughan Enokian", written in a cursive style.

Vaughan Enokian, Chairman
Committee on Finance & Taxation
venokian@stoughton-ma.gov

TOWN MODERATOR/ DEPUTY MODERATOR

January, 2025

Dear Town Meeting Representative,

Welcome to Our Town of Stoughton's Special Town Meeting, 2025.

We thank you all for taking the time to participate in the Town Meeting process.

Officially, on Monday, February 3, 2025 at 7:00PM, the Town of Stoughton will hold a Special Town Meeting in person at the Stoughton High School Auditorium.

Prior to the actual night of the Special Town Meeting, we urge every Town Meeting Representative to please continue checking the Town of Stoughton's website at stoughton.org and look for the Town Meeting page on the top of your screen. Click and once on the Town Meeting page, click on the Special Town Meeting February 3, 2025 on the left side bar. Once you are on the Special Town Meeting 2025 page, look for updates, motions and any additional items and documentation for this year's February 3, Special Town Meeting.

On the night of the Special Town Meeting upon arrival, Town Meeting Representatives please check in with your respective Precinct Chairs who will mark you present and provide you with your assigned electronic voting device. Your Precinct Chair will inform you if there is any additional documentation that you may need. Once you have completed the checking in process, please feel free to sit anywhere in the approved seating sections. Face masks are optional.

Please take the time to check and ensure that your Precinct Chair and the Town Clerk's Office have your most up to date email address, street address and phone number.

Presenters for each Article will be limited to 10 minutes per Article. The Debatable Technical Question Period will begin once the Presentation has concluded. A limit of two questions per Town Meeting Representative per Article. Pro/Con Remarks and speeches will be limited to 3 minutes. Please remain on topic, relevant, brief and focused. Due to time constraints, the Deputy Moderator reserves the right to amend or change any of these time limits or categories.

We would like to thank all of the town employees and town meeting representatives who participated in the Public Hearing process. Again, we also want to thank all of you for your participation in Town Meeting. Please arrive promptly as the Special Town Meeting will begin at 7:00PM.

Respectfully,

Bob Mullen, Town Moderator

Carmel Drewes, Deputy Town Moderator

January 10, 2025

Dear Members of Town Meeting,

This has been an historic year for Stoughton Town Meeting. You may not have noticed, but this is the third Special Town Meeting we've had in fiscal year 2025. I've asked a few Stoughton history buffs, and they are not aware of this ever having happened in the history of our town. For each, a primary component of the meeting was and will be a project to build a new elementary school in Stoughton. I find it poetic that your historic efforts very much center around your collective concerns in determining what the future of our town should be.

Personally, I'm proud to have been a part of this process, but I also find myself in awe of the people in my community who have attentively advocated for their interests, as well as the interests of their neighbors. I moved to Stoughton in 2007, and this same phenomenon became immediately apparent to me then. The people of Stoughton look out for one another; they take responsibility for one another. This is rarer than you may realize, and more precious a gift than you probably appreciate, being second nature to most of you. I am so grateful to you all.

As we tackle this final set of questions, I know you all will be mindful of the impact your decisions in this legislative body will have on the future of our town. We enjoyed some flexibility previously, but I'm certain that the outcome of this vote will be final and irreversible. I know the burden of this responsibly is intense, but there is no group of people I have greater faith in to make the best decision for the town we all love. As a father and husband, a neighbor, a voter, a taxpayer, a peer Town Meeting Representative, and Chair of the Stoughton Select Board, I sincerely thank you all for your service to the Town of Stoughton.

Be well,



Stephen Cavey, Chair
Stoughton Select Board
scavey@stoughton-ma.gov

Special Town Meeting Warrant

**OFFICE OF TOWN MODERATOR
ROBERT E. MULLEN**

**RULES COMMITTEE ASSIGNMENT WORKSHEET
DECEMBER 19, 2024
ARTICLES TO BE ASSIGNED TO SYANDING COMMITTEES
FOR FEBRUARY 3, 2025 SPECIAL TOWN MEETING**

ARTICLE	FIN COM	IGR	MUNI OPS	MUNI REGS
Article 1 — Elementary School Building Project	X	X	X	
Article 2 — Petitioned Article			X	
Article 3 — Petitioned Article			X	
Article 4 — Petitioned Article			X	
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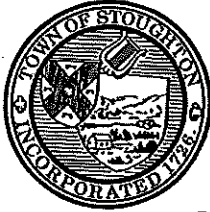
Article Backup Material

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References

50	Town Meeting Rules of Order
51	Rules & Regulations for the Governing of Town Meeting



COMMONWEALTH OF MASSACHUSETTS
TOWN OF STOUGHTON

WARRANT FOR SPECIAL TOWN MEETING

Norfolk, ss:

To either of the Constables of the Town of Stoughton:

GREETINGS:

In the name of the Commonwealth of Massachusetts, I Michael Beaudette, 01/06/2025
2025, notified and warned the inhabitants of the Town of Stoughton, qualified to vote in
elections and affairs, and posted such at the following locations:

Precinct 1	Jimmy's Market	253 Pleasant Street
Precinct 2	Stoughton Public Library	84 Park Street
Precinct 3	Bob's Foodmart	289 Park Street
Precinct 4	Andy's Market	330 Plain Street
Precinct 5	Tomas Variety Store	257 School Street
Precinct 6	Stoughton Quick Stop	2139 Central Street
Precinct 7	Page's Grocery & Liquors	458 Pearl Street
Precinct 8	Town Hall	10 Pearl Street
Precinct 8	Stoughton Police Station	26 Rose Street

The date of posting being not less than Seven (7) days prior to 2/3/25, the date set for the Special Town Meeting.

Michael Beaudette
Constable, Stoughton, MA



NORFOLK, SS

COMMONWEALTH OF MASSACHUSETTS

TOWN OF STOUGHTON

SPECIAL TOWN MEETING WARRANT

To any constable in the Town of Stoughton:

Greetings: In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of the Town of Stoughton, qualified to vote on Town affairs, to meet at:

**STOUGHTON HIGH SCHOOL AUDITORIUM
232 PEARL STREET, STOUGHTON**

ON MONDAY THE THIRD DAY of FEBRUARY 2025

at seven o'clock in the evening, at which time and place the following articles are to be acted upon and determined exclusively by the Town Meeting Members in accordance with the provisions of the Town of Stoughton Charter.

Article 1 - Elementary School Building Project

To see if the Town of Stoughton will vote to raise and appropriate, transfer from available funds in the Treasury, if any, and/or borrow a sufficient sum of money for the purpose of designing, constructing, originally equipping and furnishing a new K-5 elementary school and undertaking any and all related site development on Town-owned property located off Park Street in Stoughton, shown as Parcel Nos. 077-002-0, 065-133-0, 076-006-0 and 076-021-0 on the Town of Stoughton Assessors' Map, to replace the existing South Elementary School, and all incidental and related expenses (the "Project"), pursuant to a construction contract procured in accordance with the provisions of M.G.L. c. 149, or a contract utilizing construction management at risk delivery method in accordance with the provisions of M.G.L. c. 149A, as determined by the South Elementary School Building Committee, 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"), said amount to be expended under the direction of the South Elementary School Building Committee; to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. c. 44, or pursuant to any other enabling authority; that the Town of Stoughton 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 of Stoughton incurs in excess of any grant approved by and received from

the MSBA, shall be the sole responsibility of the Town of Stoughton; provided further, that any grant that the Town of Stoughton may receive from the MSBA for the Project shall not exceed the lesser of (1) Sixty-five and 98/100 percent (65.98%) 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 M.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 of Stoughton and the MSBA; and provided further that the appropriation hereunder shall be exempt from the “Funding Approval Sunset” bylaw of the Town authorized under Article 70 of the May 1, 2023 Annual Town Meeting; or take any other action relative thereto.

Inserted by: Select Board

Requested by: Elementary School Building Committee

Date: December 17, 2024

Estimated Cost: \$113,157,888

PROPOSED MOTION: That the Town of Stoughton appropriate the amount of One Hundred Twelve Million One Hundred Fifty-seven Thousand Eight Hundred Eighty-eight (\$112,157,888) Dollars, which is in addition to the One Million Dollars (\$1,000,000) that was appropriated for Feasibility Study costs on December 8, 2021 (Special Town Meeting, Article 5) and supplemented on May 17, 2023 (Annual Town Meeting, Article 67), for the purpose of designing, constructing, originally equipping and furnishing a new K-5 elementary school and undertaking any and all related site development on Town-owned property located off Park Street in Stoughton, shown as Parcel Nos. 077-002-0, 065-133-0, 076-006-0 and 076-021-0 on the Town of Stoughton Assessors’ Map, to replace the existing South Elementary School, and all incidental and related expenses (the “Project”), pursuant to a construction contract procured in accordance with the provisions of M.G.L. c. 149, or a contract utilizing construction management at risk delivery method in accordance with the provisions of M.G.L. c. 149A, as determined by the South Elementary School Building Committee, 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”), said amount to be expended under the direction of the South Elementary School Building Committee; to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under M.G.L. c. 44, or pursuant to an other enabling authority; that the Town of Stoughton 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 of Stoughton incurs in excess of any grant approved by and received from the MSBA, shall be the sole responsibility of the Town of Stoughton; provided further, that any grant that the Town of Stoughton may receive from the MSBA for the Project shall not exceed the lesser of Sixty-five and 98/100 percent (65.98%) 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 M.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 of Stoughton and the MSBA; and provided further that the appropriation hereunder shall be exempt from the “Funding Approval Sunset” bylaw of the Town authorized under Article 70 of the May 1, 2023 Annual Town Meeting and/or any amendments, revisions or replacements thereto including, but not limited to, Article 1 of the November 18, 2024 Special Town Meeting.

FINANCE COMMITTEE: Voted 9-5-0 to Recommend to Town Meeting Article 1 as written in the Warrant.

NOTE: Those against the article voted NO because the project is too expensive and requires students to lose a neighborhood school (Wilkins) in West Stoughton.

INTERGOVERNMENTAL RELATIONS: Motion to Recommend Approval of Article 1 to Town meeting passed 6-0.

MUNICIPAL OPERATIONS: Motion to Recommend Approval of Article 1 to Town meeting passed 6-0.

Article 2 - Petitioned Article

To see if the Town will adopt the following resolution:

RESOLUTION ASKING TOWN MEETING TO SUPPORT A RECOMMENDATION TO THE SELECTBOARD FOR BUILDING A NEW SOUTH SCHOOL PROJECT FOR UP TO 300 STUDENT ENROLLMENT USING DEBT SERVICE INSIDE THE BUDGET

WHEREAS, After a ballot initiative for debt exclusion fails from votes counted in April 2025, the Town of Stoughton requires a reasonable school that can be funded within the Town's Operating Budget; and,

NOW, THEREFORE, BE IT RESOLVED That the Town of Stoughton calls for action by current policy boards, both School and Selectboard to remove the South Elementary School Building Committee in the event a ballot initiative to use debt exclusion funds should fail on April 1, 2025; and,

BE IT FURTHER RESOLVED that the Town of Stoughton calls for the Selectboard to approve a financial plan to replace the existing South Elementary School that restricts borrowing to debt service inside the operating budget; and/or Free Cash or act on anything relative thereto.

Petitioner: David Lurie, 18 Robinette Rd.

MUNICIPAL OPERATIONS: Motion to **DISAPPROVE** Article 2 to Town meeting passed 5-1.

Article 3 - Petitioned Article

To see if the Town will adopt the following resolution:

ASKING TOWN MEETING TO REQUEST THE TOWN MANAGER THROUGH THE SELECTBOARD ADOPT GOVERNMENT FINANCE OFFICERS ASSOCIATION (GFOA) PROCEDURES FOR PRESENTING ANNUALLY THE STOUGHTON FINANCIAL CONDITIONS USING A CURRENT FINANCIAL POLICIES MANUAL

Whereas, Capital Project Articles are put before Town Meeting without a clear picture of how it relates to the goals and overall financial outlook of the Town,

Whereas, Town Meeting members have been restricted from discussing how a capital spending Article impacts our budget,

Whereas, Town of Stoughton will become eligible for more grants and improved bond ratings by entities outside of Stoughton,

Whereas, future debt exclusions will have more widespread acceptance by voters who have gained greater confidence in the projects that have been designed prudently.

NOW, THEREFORE, BE IT RESOLVED

To ask the Town of Stoughton to request the Town Manager through the Select Board to present financial reports and budgets as prescribed by the Government Finance Officers Association (GFOA) set forth in the presentation by Association of Town Finance Committees dated November 2, 2024 titled "GFOA Distinguished Budget Award: A Guide to Best Practices" or act on anything relative thereto.

Petitioner: Lisa Lyons, 104 Curtis Ave.

MUNICIPAL OPERATIONS: Motion to **DISAPPROVE** Article 2 to Town meeting passed 6-0.

Article 4 - Petitioned Article

To see if the Town will adopt the following resolution:

RESOLUTION ASKING TOWN MEETING TO SUPPORT A RECOMMENDATION TO THE MODERATOR FOR ALLOWING ALL TOWN FINANCE QUESTIONS AND PRO- CON DEBATE DURING ARTICLE DELIBERATIONS

WHEREAS, Town Meeting Representatives have been consistently prevented from asking how an article relates to the operating budget, combined capital plan, capital projects and/or sources of revenue; and,

WHEREAS, Town Meeting Representatives are continually told the relationship of financial revenue, and/or, spending are not relevant to an article, preventing Town Meeting Representatives from seeing or learning a complete picture of the Town's finances which hinder comprehensive decision making; and,

WHEREAS, Preventing Town Meeting Representatives from asking how an article is related to our Town finances demonstrates a lack of transparency.

NOW, THEREFORE, BE IT RESOLVED That the Moderator allows Town Meeting Representatives during Town Meetings to ask questions and complete their pro-con debate on Articles, within their allotted time, that contribute to the overall finances of the Town as relevant regardless of how explicit to Town finances the motion is stated; or act on anything relative thereto.

Petitioner: Lisa Lyons, 104 Curtis Ave.

MUNICIPAL OPERATIONS: Motion to **DISAPPROVE** Article 4 to Town meeting passed 6-0.

You are hereby directed to serve this warrant by posting attested copies hereof at not less than nine public places in the Town, seven days, at least, before the time of holding said meeting and you are hereby directed to have three hundred copies brought to the meeting for distribution.

Hereof fail not and make due return of this Special Town Meeting Warrant with your doings thereon to the Town Clerk at the meeting aforesaid.

Given under our hands this 17 day of December in the year of Our Lord Two Thousand and Twenty Four at Stoughton, Massachusetts.

SELECT BOARD



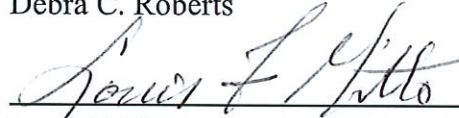
Stephen Cavey, Chair



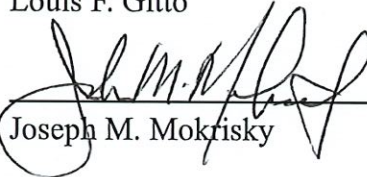
Scott D. Carrara, Vice-Chair



Debra C. Roberts



Louis F. Gitto



Joseph M. Mokrisky

Article 1

New Stoughton Elementary School



<https://www.stoughtonschools.org>



design patterns | program organization

3



2



1



Kindergarten Wing

First Grade Wing

RISE Classroom

Music Program

Learning Commons

Gymnasium w/ Seating

Cafeteria & Kitchen

Administration



DRA

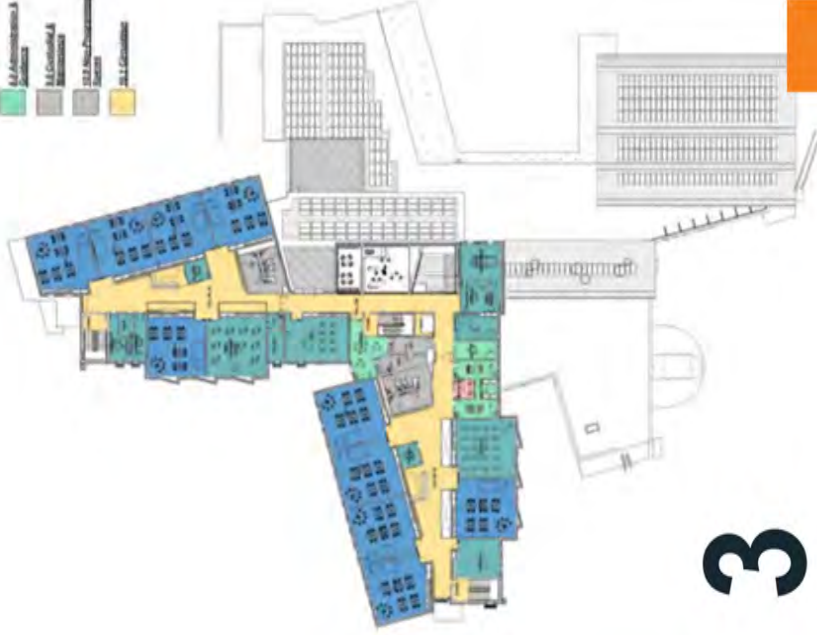
floor plans | new school



1



2



3

Room Number Legend

1.1.1.1	1.1.1.2	1.1.1.3	1.1.1.4	1.1.1.5	1.1.1.6	1.1.1.7	1.1.1.8	1.1.1.9	1.1.1.10	1.1.1.11	1.1.1.12	1.1.1.13	1.1.1.14	1.1.1.15	1.1.1.16	1.1.1.17	1.1.1.18	1.1.1.19	1.1.1.20	1.1.1.21	1.1.1.22	1.1.1.23	1.1.1.24	1.1.1.25	1.1.1.26	1.1.1.27	1.1.1.28	1.1.1.29	1.1.1.30	1.1.1.31	1.1.1.32	1.1.1.33	1.1.1.34	1.1.1.35	1.1.1.36	1.1.1.37	1.1.1.38	1.1.1.39	1.1.1.40	1.1.1.41	1.1.1.42	1.1.1.43	1.1.1.44	1.1.1.45	1.1.1.46	1.1.1.47	1.1.1.48	1.1.1.49	1.1.1.50	1.1.1.51	1.1.1.52	1.1.1.53	1.1.1.54	1.1.1.55	1.1.1.56	1.1.1.57	1.1.1.58	1.1.1.59	1.1.1.60	1.1.1.61	1.1.1.62	1.1.1.63	1.1.1.64	1.1.1.65	1.1.1.66	1.1.1.67	1.1.1.68	1.1.1.69	1.1.1.70	1.1.1.71	1.1.1.72	1.1.1.73	1.1.1.74	1.1.1.75	1.1.1.76	1.1.1.77	1.1.1.78	1.1.1.79	1.1.1.80	1.1.1.81	1.1.1.82	1.1.1.83	1.1.1.84	1.1.1.85	1.1.1.86	1.1.1.87	1.1.1.88	1.1.1.89	1.1.1.90	1.1.1.91	1.1.1.92	1.1.1.93	1.1.1.94	1.1.1.95	1.1.1.96	1.1.1.97	1.1.1.98	1.1.1.99	1.1.1.100
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DRA

Total Project Budget Schematic Design submitted to MSBA

Based on Reconciled Construction Cost from two independent cost estimators.

Feasibility Study	\$1,000,000
Administration & OPM	\$3,928,104
A&E	\$8,785,000
Pre-Construction	\$252,000
Construction Cost	\$90,589,476
Utilities, Testing & Alternates	\$840,454
FFE & Technology	\$2,337,306
subtotal	\$107,732,340
Const. Contingency	\$4,591,974
Owner's Contingency	\$833,563
Total Project Budget	\$113,157,877
Max. Grant	\$47,918,034
Town Share	\$65,239,843

MSBA grant represents 42% of the Total Project Costs!

Tax Impact to Stoughton residents

- FY2025 DOR statistics and assuming a current interest rate - **\$550,732** avg valuation
- According to a Hilltop Securities April 2024 analysis, the anticipated tax increase per household will be **\$0.61 per \$1000** home valuation.



Municipality: Stoughton
Average Single Family Tax Bill: \$6,818
Average Single Family Value: \$550,732
Number Single Family Parcels: 6,712
Exemption Type:
Residential Tax Rate: 12.38

Source: Mass Department of Revenue website

Town of Stoughton
South Elementary School

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5) Feasibility Study Agreement	Estimated Budget	Scope Items Excluded from the Estimated Basis of Maximum Total Facilities Grant or Otherwise Ineligible	Estimated Basis of Maximum Total Facilities Grant	Estimated Maximum Total Facilities Grant
OPM Feasibility Study	\$250,407	\$0	\$250,407	
AAE Feasibility Study	\$475,000	\$0	\$475,000	
Environmental & Site	\$216,744	\$0	\$216,744	
Other	\$57,849	\$0	\$57,849	
Feasibility Study Agreement Subtotal	\$1,000,000	\$0	\$1,000,000	\$659,800
Legal Fees	\$50,000	\$50,000	\$0	\$0
Owner's Project Manager				
Design Development	\$370,193	\$0	\$370,193	
Construction Contract Documents	\$440,523	\$28,674	\$511,876	
Bidding	\$118,972	\$0	\$118,972	
Construction Contract Administration	\$1,891,706	\$1,510,028	\$381,740	
Closedout	\$312,660	\$0	\$312,660	
Extra Services	\$0	\$0	\$0	
Reimbursable & Other Services	\$10,000	\$0	\$10,000	
Cost Estimates	\$95,000	\$0	\$95,000	
Advertising	\$5,000	\$0	\$5,000	
Permitting	\$100,000	\$100,000	\$0	
Construction Management	\$175,000	\$175,000	\$250,000	
Other Administrative Costs	\$175,000	\$175,000	\$0	
Administration Subtotal	\$3,926,104	\$1,863,973	\$2,064,431	\$1,362,112
Architecture and Engineering				
Design Development	\$1,976,000	\$726,151	\$1,249,849	
Construction Contract Documents	\$3,268,000	\$68,224	\$3,199,776	
Bidding	\$408,500	\$0	\$408,500	
Construction Contract Administration	\$1,940,375	\$1,940,375	\$0	
Closedout	\$102,125	\$0	\$102,125	
Extra Services	\$40,000	\$0	\$40,000	
BASIC SERVICES SUBTOTAL	\$7,745,000	\$3,714,750	\$5,110,250	
Reimbursable Services	\$75,000	\$0	\$75,000	
Construction Testing	\$20,000	\$0	\$20,000	
Printing (over minimum)	\$55,000	\$0	\$55,000	
Other Reimbursable Costs	\$15,000	\$0	\$15,000	
Hazardous Materials	\$350,000	\$0	\$350,000	
Geotechnical & Geo-Environmental	\$125,000	\$0	\$125,000	
Site Survey	\$150,000	\$0	\$150,000	
Wetlands	\$150,000	\$0	\$150,000	
Traffic Studies	\$150,000	\$0	\$150,000	
Architectural/Engineering Subtotal	\$8,765,000	\$2,734,750	\$6,030,250	\$3,991,955
Pre-Construction Services				
Site Acquisition	\$250,000	\$0	\$250,000	
Land / Building Purchase	\$0	\$0	\$0	
Appraisal Fees	\$2,000	\$0	\$0	
Recording fees	\$2,000	\$2,000	\$0	
Site Acquisition Subtotal	\$2,000	\$2,000	\$0	\$0
CONSTRUCTION COSTS				
Foundations	\$3,030,542	\$0	\$3,030,542	
Basement Construction	\$0	\$0	\$0	
Site Structure	\$7,005,631	\$0	\$7,005,631	
Exterior Closure	\$0	\$0	\$0	
Exterior Walls	\$6,947,242	\$0	\$6,947,242	
Exterior Windows	\$2,016,448	\$0	\$2,016,448	
Exterior Doors	\$164,904	\$0	\$164,904	
Roofing	\$2,393,813	\$0	\$2,393,813	
INTERIORS				
Interior Construction	\$5,118,819	\$0	\$5,118,819	
Staircases	\$332,004	\$0	\$332,004	
Site Furnishings	\$3,474,145	\$0	\$3,474,145	
SPECIAL USES				
Concrete Systems	\$244,000	\$0	\$244,000	
Plumbing	\$2,669,389	\$0	\$2,669,389	
HVAC	\$8,250,591	\$0	\$8,250,591	
Fire Protection	\$830,200	\$0	\$830,200	
Electrical	\$5,909,761	\$0	\$5,909,761	
EQUIPMENT & FURNISHINGS				
Furnishings	\$906,527	\$0	\$906,527	
SPECIAL CONSTRUCTION & DEMOLITION				
Existing Building Demolition	\$1,474,005	\$0	\$1,474,005	
In-Building Hazardous Material Abatement	\$0	\$0	\$0	
Asbestos Containing Floor Material / Ceiling Tile Abatement	\$0	\$0	\$0	
Other Hazardous Material Abatement	\$0	\$0	\$0	
BUILDING SITE WORK				
Site Preparation	\$4,045,635	\$0	\$4,045,635	
Site Improvements	\$6,466,643	\$0	\$6,466,643	
Site Civil / Mechanical Utilities	\$3,529,736	\$0	\$3,529,736	
Site Electrical Utilities	\$779,400	\$0	\$779,400	
Construction Trades Subtotal	\$68,940,585	\$0	\$68,940,585	\$0

Template Revised: December 2023
Incorporates revisions to MSBA's project funding limits policy, which was approved at the October 25, 2023 MSBA Board of Directors Meeting.

Soft Cost Reimbursement			
Category	Estimated Budget	Excluded	Eligible Soft Costs
Administration:	\$4,236,360	\$1,863,673	\$2,372,687
AE Services:	\$9,476,744	\$2,734,750	\$6,741,994
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	\$600,000	\$75,000	\$525,000
PFE:	\$2,337,306	\$1,101,306	\$1,236,000
Owners Contingency: Not included in this calculation			
Total Eligible Soft Costs =			\$10,875,681

Construction Costs associated with Soft Cost Cap Calculation			
Category	Estimated Budget	Excluded	Eligible
CM Pre-Construction Services:	\$250,000		
Construction Services:	\$90,589,478		
Construction Contingency: Not included in this calculation			
Total Construction Cost:	\$90,839,478		
Soft Cost Allowance:	20%		
Reimbursable Soft Cost:	\$18,167,895		
Eligible minus Reimbursable =	\$-7,292,214	If >0 enter into Cell C116	
If Eligible minus Reimbursable is negative OK If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.			

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs			
Scope Excluded AUP/PE (GSF)	834	(0.8200%)	
Total (GSF)	101,550		
OPM Basic Services:	Estimated Budget	Excluded (%)	Scope Excluded Costs
Designer Basic Services:	\$3,493,511	0.8200%	\$28,647
	\$8,320,000	0.8200%	\$68,224

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site Work			
Scope Excluded Direct Construction Costs (\$)	\$0	(0.0000%)	
Estimated Budget	\$3,493,511	0.0000%	\$0
OPM Basic Services:	\$8,320,000	0.0000%	\$0
Designer Basic Services:			
Total Scope Excluded OPM Fees (\$):			\$0 Enter in Cell C13
Total Scope Excluded Designer Fees (\$):			\$0 Enter in Cell C28

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps			
OPM Unit	\$55,852,500	101,550	\$550 /sf
Designer Unit	\$50,599,478		
Constructive Fee Caps:	\$55,852,500		
Basis of OPM & Designer Fee Caps:	Ineligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	\$3,493,511	\$1,954,838	\$1,538,673
Extra Services:	\$162,849	\$0	\$162,849
Designer Services Estimated Budget	Ineligible Costs	Designer Value @ 10.00%	Value > 10%
Basic Services:	\$8,320,000	\$5,985,250	\$5,985,250
Extra Services:	\$1,156,744	\$1,156,744	

Ineligible Building Area			
Ineligible NSF	Ineligible AUP/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	0	-	\$0
Special Education:	0	-	\$0
Art & Music:	0	-	\$0
Vocations & Technology:	0	-	\$0
Chapter 74 CTE:	0	-	\$0
Health & Physical Education:	660	834	\$745,963
Media Center:	0	-	\$0
Auditorium / Drama:	0	-	\$0
Dining & Food Service:	0	-	\$0
Medical:	0	-	\$0
Administration & Guidance:	768	1,185	\$1,059,910
Custodial & Maintenance:	0	-	\$0
Other:	0	-	\$0
Total	834	1,304	\$1,912,312
Grossing Factor:	1.49		

Mark Up Ratio	
Construction Budget	\$50,599,478
Construction Trades Subtotal	\$59,940,585
= Mark Up Ratio	

Demolition and Abatement Costs	
Total Demolition and Abatement Costs:	\$0
Ineligible Demolition and Abatement Costs:	\$0
Eligible Demolition and Abatement Costs:	\$0
Marked Up Eligible Costs:	\$0

Site Work Costs	
Total Direct Site Work Costs:	\$16,844,448
Ineligible Site Work Costs:	\$0
Potentially Eligible Direct Site Work Costs:	\$16,844,448
Potentially Eligible Marked Up Site Work Costs:	\$22,133,960
Total Site Work Costs: \$16,844,448	
\$55 Site Work Cost Limit (\$69) includes Mark Up	
\$5,467,600 Site Work Cost Allowance includes Mark Up	

Contingencies (Design and Pricing)	\$6,894,059	\$0	
Sub-Contractor Bonds	\$0		
D&B Insurance	\$1,341,162	\$0	
General Conditions	\$6,346,837	\$0	
D&B Overhead & Profit	\$2,685,853	\$0	
D&B Insurance	\$0	\$0	
GMP Fee	\$0	\$0	
GMP Contingency	\$0	\$0	
Escalation to Mid-Point of Construction	\$3,981,319	\$0	
Construction Cost over Funding Cap			
Construction Budget	\$90,889,476	\$39,445,216	\$60,144,260
Alternates			
Ineligible Work Included in the Base Project	\$0	\$0	\$0
Alternates Included in the Total Project Budget	\$240,454	\$240,454	\$0
Alternates Excluded from the Total Project Budget	\$0	\$0	\$0
Subtotal to be Included in Total Project Budget	\$240,454	\$240,454	\$0
Address Project Costs			
Utility Costs	\$200,000	\$0	\$200,000
Traffic Services	\$325,000	\$0	\$325,000
Storage Space / Modules	\$0	\$0	\$0
Other Project Costs (Hauling & Moving)	\$75,000	\$75,000	\$0
Miscellaneous Project Costs Subtotal	\$600,000	\$75,000	\$346,395
Furnishings and Equipment			
Furniture, Fixtures & Equipment	\$1719,306	\$1,101,306	\$618,000
Technology	\$2,337,306	\$1,101,306	\$1,236,000
FF&E Subtotal	\$4,056,612	\$2,202,612	\$1,854,000
Soft Costs that exceed 20% of Construction Cost			
Project Budget	\$107,732,340	\$36,462,395	\$71,269,941

Board Authorization	515	60.51	Reimbursement Rate Before Incentive Points
Design Enrollment	515	5.47	Total Incentive Points ³
Total Building Gross Floor Area (GSF)	101,550	65.98%	MSBA Reimbursement Rate
Total Project Budget (excluding Contingencies)	\$107,732,340		
Scope Items Excluded or Otherwise Ineligible	-\$36,462,399		
Third Party Funding (Ineligible)	-\$0		
Estimated Basis of Maximum Total Facilities Grant ¹	\$71,269,941		
Reimbursement Rate ³	65.98%		
Est. Max. Total Facilities Grant (before recovery) ¹	\$47,023,907		
Cx Costs associated with Ineligible Building Area ⁴	-\$2,437		
Cost Recovery associated with Prior Projects ⁴	-\$0		
Estimated Maximum Total Facilities Grant ¹	\$47,021,470		

Construction Contingency ²	\$4,591,974		
Ineligible Construction Contingency ²	\$3,686,079		
"Potentially Eligible" Construction Contingency ²	\$905,895		
Owner's Contingency ²	\$833,563		
Ineligible Owner's Contingency ²	\$380,616		
"Potentially Eligible" Owner's Contingency ²	\$452,947		
Total Potentially Eligible Contingency ²	\$1,358,842		
Reimbursement Rate ³	65.98%		
Potential Additional Contingency Grant Funds ²	\$866,564		
Maximum Total Facilities Grant	\$47,918,034		
Total Project Budget	\$113,157,877		

By signing this Total Project Budget, I hereby certify that I have read and understand the information supplied by the District in the table above is true, accurate, and complete.

By signing this Total Project Budget, I hereby certify that I have read and understand the information supplied by the District in the table above is true, accurate, and complete.

By:

Construction Costs and Funding Cap	\$5,487,660		
Ineligible Excess Automation/PE Areas (GSF):	101,550		
Other Ineligible Building Areas (GSF):	-834		
Site Work Cost beyond Funding Limit:	\$0		
Ineligible Demo & Abatement:	\$0		
Scope Items Excluded or Otherwise Ineligible:	\$0		
Other Ineligible Building Areas:	\$1,166,349		
Construction Cost over Funding Cap:	\$11,866,584		
Building Cost Funding Limit (\$/sf):	\$56		
Eligible Building Costs:	\$54,676,600		
Eligible Site Work Costs:	\$5,487,660		
Eligible Demolition & Abatement Costs:	\$0		
Construction Cost Breakdown			
Total Construction Cost (\$/sf):	\$60,144,260		
Reimbursable Construction Cost (\$/sf):	\$60,144,260		
Marked Up Building Costs (\$/sf):	\$0		
Marked Up Site, Building, Takeoff & Haz Mat (\$/sf):	\$0		
Direct Building Cost (\$/sf):	\$54		

FF&E Reimbursement			
Eligible Enrollment:	515	Enter Eligible Enrollment	
Funding Limit:	\$1,200/student	Estimated Budget	
Furniture, Fixtures & Equipment:	\$1,200/student	\$618,000	
Technology:	\$1,200/student	\$618,000	
Incentive Points	1.47	(0-2) Maintenance	
0.00 (0-6) Newly Formed Regional School District			
0.00 (0-5) Major Reconstruction or Renovation type in rounded to 2 decimal places			
#DN/0/		Renovated or Existing to Remain	
0 gsf		Total at Conclusion of Project	
0.00 (0-1) Overlay Zoning 40R and 40S			
0.00 (0-0.5) Overlay Zoning 100 units or 50% of units 1, 2, or 3 family structures			
4.00 (0-4) Energy Efficiency - "Green Schools"			
5.47 Total Incentive Points			
Owner's Contingency Cap: 0.50%			
Construction Contingency Cap: 1.00%			

Commissioning (Cx) Costs associated with Ineligible Building Area			
Building GSF:	101,550		
Cx Fee per GSF:	\$1.14		
Ineligible GSF:	2,138		
Ineligible Cx Costs:	\$2,437	If >0 enter in Cell B128	
Commissioning Fee Schedule			

Cost Recovery associated with Prior Projects			
Prior Project D Number:			
Prior Project Total Grant:			
Proposed School Opens:			
Beneficial use (years):	0.00		
Unused Years:	20.00		
Unused Years as % of 20:	100.00%		
Prior Project Cost Recovery:	\$0	If >0 enter in Cell B129	

Thomas Calter, Town Manager
Town of Stoughton
Stoughton Town Hall
10 Pearl Street
Stoughton, MA 02072

December 15, 2024

You formed the Elementary School Building Independent Working Group (ESBIWG) as a fact-finding group to report on the May Special Town Meeting and MSBA approved Elementary School Building project. We were charged with the task of submitting a report for you, Town leaders, and the community at large to have the accurate information needed to determine how to proceed after the failed debt exclusion vote of June 11, 2024. We met weekly through the months of September and October hearing testimony from several individuals who have been involved in developing the Elementary School Building project, including Dr. Joseph Baeta, Superintendent of the Stoughton Public Schools, and representatives from Vertex (the Owner's Project Manager) and Drummey Rosane Anderson (the designer). We also heard from several community members as well as the leaders of the two Political Action Committees (PACs) that were on opposing sides of the June 11th election.

Over the past six weeks, we reviewed numerous documents about the project to put together this report, presented as a FAQ with an Executive Summary, to provide accurate information in response to the questions that emerged from numerous community members. We hope this report will help the people of the Town of Stoughton make an informed decision regarding the proposed Elementary School Building project.

Best Regards,



John Anzivino

Chairman

On behalf of the ESBIWG

Members

Jess Miner Vice-Chair

Patricia Yanikoski Secretary

Carolyn Campbell

Joseph Feaster

Laura Gunn

Michael Hardman

Robert Kramer

Lynne McCormack

Lauran Morris

Mark Racicot

Thomas J. Recupero

John Roch

Marc Tisdelle

Executive Summary

Elementary School Building Independent Working Group (ESBIWG) Findings

The ESBIWG is a Working Group established by the Town Manager for the purpose of compiling factual information for use by the community to make an informed decision regarding the proposed elementary school building project. The Group can be reached at: ssworkinggroup@stoughton-ma.gov

I. Problem/Situation

The South Elementary School is in disrepair, out of compliance with Americans with Disabilities Act (ADA) and safety regulations, and beyond its capacity (by about 60 students) without room to grow. It will be closed within the next year or two if the Town does not fund a new elementary school. If the proposed project advances, the South School will remain in operation during construction of the new school, so long as it is safe to be kept open.

The Town's proposal, which has been accepted by the Massachusetts School Building Authority (MSBA), is to build a new \$113M expanded elementary school project that will expand capacity twofold (from 250-300 to approximately 600). To fund this project, the Town is asking voters to support a debt exclusion to cover Stoughton's \$66M share (to be further reduced through the sale of the South & Jones properties) with the remaining \$47M to be paid for by a grant from the MSBA (already approved).

Whether or not the debt exclusion passes, **Stoughton is undergoing a redistricting process.** All elementary school children will be affected by this process and may be sent to a different neighborhood elementary school.

II. Doing Nothing is NOT an Option

Either the debt exclusion passes, and the project accepted by the MSBA goes forward with Stoughton and Massachusetts sharing the costs, or another solution must be found and paid for solely by Stoughton taxpayers.

A. If the MSBA-accepted project passes: Stoughton would build the approved new \$113M school that accommodates 600 students with an MSBA grant of \$47M. The Town would need to cover \$66M and is proposing to do so through a debt exclusion and the sale of the existing South & Jones sites. The consolidated new school would open in 2029 or 2030, and the existing South would remain in operation during construction, barring unforeseen circumstances. The Wilkins would be used as a preschool and school administration site, which would not trigger the need for a full costly base repair. The debt exclusion estimated cost would be \$0.61/\$1000 valuation (i.e. \$305/year for a \$500,000 single-family home), which would be reduced once the Town acquired and sold the two properties (South & Jones). Seniors and veterans are eligible for programs to reduce the impact of these costs (see FAQ, pp.14-15). Stoughton would operate and maintain four elementary schools (Gibbons, Dawe, Hansen, new South) instead of five.

B. If the MSBA-accepted project fails: The most likely outcome is to add temporary (+/-10-year), modular classrooms to the Hansen, Dawe, and Gibbons schools at a cost of an estimated \$22-\$30 million plus the estimated \$46M cost of bringing the Wilkins up to code for elementary use. This would address the overcrowding issue, but the physical structures would not meet classroom needs. In all the existing schools the cafeteriums, gyms, and libraries would not be able to accommodate the increase in student body. Lunch shifts may need to start very early and be staggered over many hours. Some common areas may need to be divided and used as classroom spaces.

III. Summary

There is a substantial cost to the Town of Stoughton whether or not it passes a debt exclusion for the proposed project. The South School will close in the near future. The Wilkins will remain open and either serve elementary or preschool students, depending on the vote. The Town is redistricting all elementary school students and facing a choice between funding a new elementary school project or adding temporary modular classrooms at three sites.

Estimated cost/benefit table to accommodate ~600 Stoughton District Elementary Students

Proposed Project	If Project Passes (Town/State split)	Options if Project Fails (Taxpayers fully responsible)		
Description	New Elementary School (50-yr plan)	Modulars at Dawe, Gibbons, Hansen (10-yr plan)	South School Base Repair (50-yr plan)	South School Add-Renovation (50-yr plan)
Primary Costs	\$66M Town \$47M State Total: \$113M	\$22-\$30M (purchased modular classrooms)	\$46M (estimated to bring to code—without addition) \$5-\$10M rented modular classrooms during construction	\$78M (bring to code + addition) \$5-\$10M rented modular classrooms during construction
Potential Secondary Costs	\$5-\$10M interim modular classrooms if the South isn't able to remain opened throughout construction.	\$46M (Wilkins base repair to bring to code for elementary school)	\$46M (Wilkins base repair to bring to code for elementary school)	\$46M (Wilkins base repair to bring to code for elementary school)
Cost Reductions	\$5-\$10M sale of South & Jones sites \$1-2M rebates	N/A	N/A	N/A
Results	Built to last 50 years	10-year temporary fix	50-year South School fix/10 years until Wilkins base repair required	50-year South School fix/10 years until Wilkins base repair required
	Suited to educational and safety needs	Worse learning & safety environment	No improvement to learning & safety environment	No improvement to learning & safety environment
	Room for expanded enrollment	Overcrowding addressed	Overcrowding gets worse	Overcrowding remains
	All elementary students from Wilkins and portions of all other elementary students affected by redistricting	All students affected by redistricting	Many students affected by redistricting	Many students affected by redistricting
	Possibility for use of Wilkins as pre-school (costs undetermined)	Modulars displace playgrounds; children's lunch times vary widely	Reduced academic space; hallways, bathrooms, ramps expand to meet code; lunchtime variance	Addition only replaces academic space lost from base repair

This document was prepared by the ESBIWG based upon the best information available as of 12/9/2024 and is subject to revision if additional or updated information becomes available.

Frequently Asked Questions

Elementary School Building Independent Working Group (ESBIWG) Findings

The ESBIWG is a Working Group established by the Town Manager for the purpose of compiling factual information for use by the community to make an informed decision regarding the proposed elementary school building project. This project has been commonly referred to as the “South School Building” project but renaming it to the “Elementary School Building” project better reflects the reality that all elementary students will be affected by the decisions that the Town now faces. We are presenting the findings of the ESBIWG examination of the issues and associated funding as a list of frequently asked questions because we think it will be easier for those with questions to read and understand. Detailed reports from the project over the course of its history are linked through the Stoughton Schools website at the end of this document. The ESBIWG can be reached at: ssworkinggroup@stoughton-ma.gov

1. What problems related to our elementary schools are we trying to solve?

This is a two-part answer. First, the current South School is in such poor condition it will likely need to be closed within a couple years; it neither meets 21st-century learning opportunities for students nor does it support a number of federal and state regulations that align with Americans with Disabilities Act (ADA), special education, and medical privacy. Furthermore, the building does not support the current enrollment and has other physical space issues. In some cases, closets are being used as meeting and/or counseling spaces. Second, various School Committees and Superintendents have committed to a long-term plan to consolidate schools. Consolidation is defined as constructing one new school, closing the South School and Jones Early Childhood Center, and repurposing the Wilkins School as a preschool and housing the Districts Administration Offices. This will also allow for the disposal of the South School and Jones Early Childhood Center.

2. Please provide a problem statement and the data to support the problem statement.

The South School is outdated, in very poor condition, and has significant physical and space issues for today's students and their needs. The South Elementary School building was completed in 1958, with 14 classrooms, administrative offices, and a cafetorium. The school is a single-story building built on five separate levels because the designers were attempting to integrate the building into a sloped site with ledge outcroppings. An addition was completed in 1967, adding six regular classrooms, two special purpose classrooms, a library, and a gymnasium. Major renovations to South School have included: (a) a partial roof replacement, 1999; (b) removal and replacement of all asphalt surfaces, 1998; (c) partial window replacement, 2001 and 2014; (d) phone switch and voicemail replacement, 2009; and (e) systemwide Voice Over Internet Protocol (VOIP) phone system upgrade (2019). Open capital projects on all elementary schools, including the South and Wilkins Schools includes: (a) Video surveillance upgrades to all elementary schools; exterior outward facing cameras in driveways, playgrounds and parking areas (2022 Special Town Meeting (STM)). (b) Intrusion alarm upgrades and interior door hardware (2023 STM).

There are numerous problems with the current South School building. These problems include the many physical problems as well as an outdated functional layout that does not comply with numerous federal and state regulations that target ADA, special

education and medical privacy (none of which were concerns when the building was constructed.) It also does not provide a satisfactory educational environment to meet the needs of its current enrollment, which at over 300 students, exceeds the building's capacity of 247 students. The primary reason for this failure is a combination of the age of the building, a growth of the student population and changes in the regulatory environment.

- a. The South School building is not ADA compliant and cannot be made ADA compliant without reducing the capacity of the school significantly. The primary reason is the layout of the building, which includes four (land-height-level) grade changes, and the site of the building, which is built on ledge.
- b. The heating and electrical systems are original to the building. Less than 5% of the total building has air conditioning. The flooring is a mix of Vinyl Composite Tile and Vinyl Asbestos Tile.
- c. Poor site drainage and building placement causes frequent water intrusion and there are rooms where dehumidifiers or air conditioners must run nonstop. Most windows and some doors leak water and cold air in inclement weather. The hallway by the library and several rooms in that area constantly have a mold smell. The roof leaks and has been frequently repaired. The cost of replacing the roof is large enough to trigger the Architectural Access Board (AAB) regulations requiring the school building be brought up to code and made fully ADA compliant. (See 521 Commonwealth of Massachusetts Regulations). The cost of making the South School ADA compliant and brought up to code is estimated to be about \$46M today.
- d. To install a computer network, the original library was converted to a server room with an exposed rack and network cables, which then run along the ceiling and walls throughout the building. This server room is the only room in the building large enough to accommodate Individual Education Plan (IEP) meetings for staff and parents, and the noise and heat generated by the servers create privacy concerns as people must speak loudly to be heard over the machinery.
- e. The nursing clinic does not comply with current standards. It is housed in a former storage space with only one bed and no privacy for screening students or for private phone conversations with parents. The bathroom in the clinic only has a toilet and is also used as private space for administering injections.
- f. The administration office is extremely small leading to frequent privacy issues. Its location is on a midway level, making access difficult. It is also a distance from the front door, making security more difficult to manage.
- g. There is not sufficient office space for several therapists/teachers/staff. Closets have been converted to office space for the speech language therapist and the school counselor. The physical education teacher uses an equipment closet for an office and storage space.
- h. The cafeteria space is small and cannot accommodate the whole school, which impacts the ability to hold the "whole school" events necessary to build community.
- i. The gymnasium is extremely small and can only accommodate one class at a time. In addition, contemporary physical education programs and community events are impossible due to the size of the gym.
- j. The current library media center is in an 800 square foot room that is much smaller than in other elementary schools, and which can only accommodate one class at a time and prevents students from using it unless their class is scheduled to do so. The size also limits the number of books and technology

available.

- k. The South School was built before schools were required to provide additional services such as special education, English Language Learning, social and emotional support and technology. There is limited classroom space for small groups and 1:1 instruction, and that space was created by dividing some standard classrooms into two small group classrooms.
- l. All South School classrooms are smaller than contemporary standards, lack storage space and have limited counter space. This limits the instructional activities and often leaves the rooms cluttered and tight. In addition, the layout of the building classrooms promotes isolation and separation of faculty and students, which is the antithesis of the collaboration that marks a healthy learning environment.

The Wilkins School

While in better physical condition than the South School, there are several building deficiencies that make the Wilkins less than desirable to continue as an elementary school. In its current state, it does not provide all of the same educational options available to students at the other three elementary schools (Dawe, Hansen and Gibbons).

- a. The Wilkins Elementary School takes up approximately 4.4 acres of an 11.6 acres parcel owned by the Town and used for softball fields and other recreational purposes. The site is bordered on one side by housing and the other side by the Stoughton District Court. There is no room to expand the footprint of the building without encroaching on the neighbors or taking over the recreation fields.
- b. The original building was designed for approximately 288 students. Its enrollment for 2023-2024 was 333 students. In 2022, the enrollment was 290 students.
- c. There are some accessibility issues, which will need to be addressed.
- d. The classrooms are undersized and do not provide the space necessary to support elementary school students.
- e. Heating is provided by two steam boilers that are original to the building. Less than 5% of the building is air conditioned.
- f. The electrical service is original to the building.
- g. Flooring consists of a mix of Vinyl Composite Tile (VCT) and Vinyl Asbestos Tile (VAT). There is carpeting in the Learning Commons and in administrative offices.
- h. The Library Media Center has been converted to a Learning Commons (a space for student collaboration, typically within a library), reflecting a philosophy being applied to all elementary schools except for the South. While this space is just over 1000 square feet, it is made up of three smaller spaces with uneven floors and no direct site lines. As a result, students cannot meet as a class for any read aloud or other whole class instructional activities.
- i. The art room is large but is in a windowless basement area. It is subject to moisture and has a large dehumidifier always running to alleviate the moisture problem. The dehumidifier is loud and distracting for everyone.
- j. The cafeteria is approximately 2000 square feet, but it is awkwardly laid out. It has a low ceiling and closely spaced columns making table placement difficult. The kitchen has had to take over a large area for dry good storage due to a lack

- of storage space in the kitchen itself.
- k. The kitchen is severely undersized for a school of this size and there is limited building space to expand.
- l. The gymnasium is smaller than what is expected and may only be used as a half-basketball court due to the location of the stage.
- m. Neither the cafeteria nor gymnasium are large enough to host the entire school community for any type of assembly or programming.
- n. There are no science rooms or labs which are needed to support the curriculum.

3. What does the Town need to address the problems?

First and foremost, the Town needs a school building that meets the needs of today and for at least the next 50 years. Second, the Building Committee created a significant three-part rationale for working with the MSBA and received a state grant. This included a full renovation, a renovation and addition and a new school. It was clear that the new school was the best option based on the MSBA process and their grading of the physical plant.

4. Why does the Town need to address these problems?

To move forward, we have two major issues to address. First, by building a new consolidated school, we can provide for long-term sustainability and not have to continue to build new elementary schools. Consolidation would enable the most financially efficient way to provide space for all elementary students, would allow reuse of an existing school for pre-K uses, and enable the town to sell two surplus school properties. Second, this would allow for the work to begin on a new Middle School at some point after June 2038 when the High School loan is paid off. The Middle School would be the last new school building construction project required within the next 50 years.

5. Past, current, and projected student body numbers including impact of influx of families to Stoughton and any costs offset by federal/state support.

	South School Enrollment	District PreK-5 Enrollment
FY24	293 (ended year at 312)	1756 (ended year at 1814)
FY23	281	1690
FY22	253	1621
FY21	237	1543
FY20	234	1604

Projected Enrollment for PreK-5 Education as per The New England School Development Council (NESDEC) Report of Fall of 2023 projects 1,846 students by 2028 (this does not include the preschool waitlist). Overall, PreK-12 enrollment projections equate to 3,907 students by 2028. The superintendent is unable to estimate changes in enrollment based on migrant student numbers (we receive an additional \$104 per day per migrant student for those enrolled after October 1, 2023). We do not receive any additional federal or state grant funding for non-migrant students who add to our enrollment numbers.

6. What major maintenance has been done on the South and Wilkins schools in the past twenty years?

South School: An addition was completed in 1967, which added six regular classrooms, two special purpose classrooms, a library, and a gymnasium. Major renovations have included a partial roof replacement, 1999; removal and replacement of all asphalt surfaces, 1998; partial window replacement, 2001 and 2014; phone switch and voicemail replacement, 2009; and systemwide VOIP phone system upgrade (2019).

Wilkins School: The Wilkins Elementary School opened as the West Elementary School in 1951. A two story, seven classroom, four restroom addition was added in 1954, and a two story, four classroom, three office addition was added in 1962 for a total of 47,662 square feet. Most recently the Wilkins completed an MSBA accelerated repair roof replacement in 2016 and an MSBA accelerated repair windows and doors replacement in 2019. Town Meeting also funded total replacement of all eight student restrooms in 2020.

7. Why should we invest so much Town and State money on one elementary school?

The proposed project solves district-wide capacity issues, meets the needs of 21st-century learning for the next fifty years, and is a cost-effective option in terms of long-term fiscal planning for new elementary school building projects. Kicking the can down the road will only create more hardship in terms of costs for the Town's taxpayers, the State, and more hardship for the students.

8. Is it possible to build a new elementary school for \$30M?

We have not seen a concrete proposal or plan to build a new school for \$30M. Site preparation work alone has been estimated at \$17M, which makes a total construction cost of \$30M unfeasible.

9. How would you respond to the residents who have expressed that the school is too extravagant in its design?

The intent of all public-school building projects is to create a 50+ year plan that impacts not only the education of children but the financial benefit of having buildings that are more efficient and meet the goals of the community. The solution for this project is not extravagant as it meets the educational plan, long-term planning including fiscal planning and the direct needs of being the first elementary school in Stoughton that fulfills special education regulations since the implementation of Individuals with Disabilities Education Act (IDEA) in the 1970s. The only major cost increase over other current MSBA projects is the site design, which is higher than most other projects because of the physical nature of the site and access to it (which alone is projected to cost approximately \$17M). The building design was based on the district's current-century educational plan which includes Science, Technology, Engineering and Math (STEM) education; problem-based learning classrooms; spaces for special education and multi-language programs; a learning commons (a space for student collaboration, typically within a library); various other collaborative spaces; and the ability to group grade levels together. In addition, the

design of the building takes into consideration security issues that were not present when the other elementary schools in the district were built. The bump outs and curved hallways look “fancy” but they have valid security purposes; they help to protect the occupants of the school from an outside attack by interrupting the line of sight for an active shooter. Finally, the mock-up site plans included a sketch of some amenities, such as pickleball courts, but these can be removed from the design as they do not impact the educational plan of the building. The proposed recreational and landscaping plans are not currently finalized.

10. If there is an April 2025 vote and it passes:

If the Town passes the \$66 million debt exclusion, Stoughton will build the approved new \$113 million elementary school that can accommodate 600 students with an MSBA grant of \$47million from the state. The Schools will undergo redistricting regardless of the outcome of the vote. The new elementary school would meet modern educational needs, would open in 2029 or 2030 (based on the delay) and the current South School would remain in operation during construction, barring unforeseen circumstances. This proposal would accommodate all elementary school students and result in the operation and maintenance of four elementary schools: the new elementary school, the Gibbons, the Dawe, and the Hansen.

A. What would happen to the current South, Jones, and Wilkins Schools?

The School Department has agreed that, once the new elementary school opens, the current South School and the Jones Early Childhood Center will be closed, and those properties will be relinquished back to the Town. The Town would sell the properties, thus eliminating the high costs of operating and maintaining these two buildings. The Wilkins would remain open but would be converted to a preschool and would house the Administration Offices (currently located in the Jones School). This would enable an increase in capacity for the PreK program, which currently has a waiting list of over 90 students. The Town would then initiate a process for selling the current South and Jones School properties and putting the net proceeds towards the new elementary school project cost. The process would be as follows:

1. Town Meeting approves the new elementary school and appropriates sufficient funds subject to a debt exclusion ballot question.
2. Once the new school opens, the School Department closes the South School (171 Ash Street) and the Jones (137 Walnut Street).
3. Town Meeting transfers both properties to the Select Board, under G.L. c. 40, s 15A, for municipal uses, including disposition, noting that upon any sale of the properties, any net proceeds shall be used to offset the costs of the new Elementary School Project.
4. The Select Board declares the properties surplus under G.L. c. 30A and begins the procurement process for sale. The Select Board drafts a Resolution memorializing Town Meeting’s mandate and adopting a proclamation that upon any sale of the properties, any net proceeds shall be used to offset the costs of the new Elementary School Project.
5. The Town sells the two school properties, and these funds are deposited into the general fund. The Select Board then prepares and includes a Town Meeting warrant article appropriating the proceeds to offset the costs of the new Elementary School Project.

B. Are any building improvements required?

The South and Jones would be sold “as is”. Upgrades to the Wilkins HVAC and electrical systems will need to be considered in the future, but not necessarily in advance of conversion to a preschool. The windows and roof were recently completed, along with bathrooms, painting etc.

11. If there is an April 2025 vote and it fails:

The Schools will undergo redistricting regardless of the outcome of the vote. The most likely outcome of a “no vote” is to add temporary (10-year), modular classrooms (leased or purchased) to the Hansen, Dawe, and Gibbons Schools at a cost of an estimated \$22-\$30M plus the estimated \$46M cost of bringing the Wilkins up to code for use as an elementary school. This will lead to a significant increase in transportation costs, potential increases in out-of-district placements for special education. At the Gibbons and Dawe, modular classrooms would occupy playground spaces. At the Hansen, modular classrooms would occupy parking spaces, which would need to be relocated. The physical structures would not meet classroom needs. In all the existing schools, the cafeteriums, gyms, and libraries are not designed to accommodate the increase in student body. Lunch shifts may need to start very early in the morning and be staggered over many hours. Some common areas may need to be divided and used as classroom spaces. Refer to the table in the executive summary.

A. What happens to the South, Jones, and Wilkins Schools?

The South would be closed within the next couple of years. The Jones would continue to be used as a preschool and as the District Administration offices. This outcome forestalls the possibility of building consolidation. The Town would continue to absorb the costs of maintaining the Jones, which, along with the South in its current state, is the most expensive in terms of operations and maintenance (rather than having the option to sell both properties). The Wilkins would remain open as an elementary school rather than being converted to a preschool and the District Administration offices.

B. Can we just repair the schools or leave them “as is”?

Repairing schools and leaving schools “as is” are two different things. Schools being left “as is” would be very risky. The laws and regulations are somewhat silent except when a major environmental issue or physical plant issue happens, triggering a shutdown. Repairing schools may trigger the need to do a complete base repair to bring them to code which would reduce the size of the learning space, and cost tens of millions (estimate for the South is more than \$46M). The South School is currently in need of major repairs, though while it may be possible to squeeze a few more years of service out of it while a new school is constructed, it will not last longer. Leaving the school “as is” without doing anything to fix the physical and/or accessibility problems will also put the Town at risk of lawsuits. Moreover, the inability to place a student in their home-school can create mandated requirements and increase other costs, such as having to pay for out-of-district placements.

12. What will happen to the students at each School? What is the plan for redistricting and when?

The School Committee has already appointed a Redistricting Committee in the fall of 2024. The full redistricting plan will proceed regardless of the vote, but the details of the

plan are dependent on the outcome of the Town's decision regarding the potential April 2025 vote on the debt exclusion (i.e. it is still uncertain whether elementary students will be assigned to four existing schools with modulars, or four schools that include the new elementary school with increased capacity). A full redistricting plan will be completed for the fall of 2026 at the earliest.

13. What happens if we do nothing? Is that even an option? What would the implications be for students, services, buildings, taxes, property values, funding?

Doing nothing is not an option. If the new elementary school is not built, the town will need to incur other expenses related to addressing capacity needs.

The implications for:

A. Students

The implications for students if we do not build an elementary school include overcrowding, continued issues with special education, English Language Learner (ELL) education, counseling and nursing privacy and rights, and classroom sizes that are already smaller than required. Many students will be placed in temporary, modular classrooms.

B. Services

The South School service delivery model is already an issue with a significant strain in supporting ADA compliance, privacy, and specialized support services and spaces.

C. Buildings

The existing South School building is antiquated for 21st Century teaching and learning. The list of issues is noted in the Statement of Interest for the South Elementary School.

D. Taxes

42% of the project costs (\$47M) would be reimbursed by the MSBA only if we proceed with the current proposal and the remaining 58% (\$66M) would be paid for by the taxpayers through a debt exclusion that would extend over a 20-30 year borrowing period; this could be further reduced by the sale of the South and Jones Schools. If we do nothing now, the costs to taxpayers would increase if we lose out on the MSBA funding, and construction costs will continue to increase. Interest rate fluctuations could affect project costs positively or negatively.

E. Property values

The fact is that schools add to property values with most recent research noting a \$20 increase for every \$1 spent on education.

F. Funding

The idea behind this project is to solve the current elementary school problems and not be building new elementary schools in the future, thereby supporting more efficiencies within the budget process. It may also become more difficult to work with the MSBA to get needed school building grants in the future, if Stoughton walks away from the current MSBA-approved elementary school proposal.

Site & Design Considerations

14. A. Why isn't the Town considering a Model School Plan?

A Model School Plan (MSP) refers to a pre-designed school building plan that the MSBA originally provided as a cost-effective, efficient, and adaptable design for addressing different school needs. It used to be that you could pick up reimbursement incentive points for working in the MSP, but in 2016 the MSBA removed the incentive points. Since then, there has been no increase in reimbursement for using the MSP. Also, the MSBA has not approved a model school since 2012 and is reevaluating the program. Even when using a model school design, significant adjustments are usually necessary based on specific site conditions and educational needs. The MSBA has determined making the building fit the education plan was very important. In addition, technology is changing rapidly, affecting the design of things such as lighting and mechanical systems in new buildings. Model schools were determined not to meet Stoughton's educational needs and were therefore ruled out.

B. How did Stoughton decide on the current site and school proposal?

The South School Building Committee started its feasibility study in 2022. As part of that study, they considered 12 different sites within the Town that were possibly large enough to build a school. Of the 12 different sites, there were 10 options that were considered at length with costs for development delineated, as required by the MSBA.

Four options were considered in depth (all numbers from Vertex):

1. Conduct Base Repairs of both the current South School and Wilkins School. Base repairs would bring the buildings up to code, making the South School ADA compliant. It would not change the footprint, nor would it increase capacity. Given that classroom space would need to be taken away to make some of the ADA changes at the South, it would decrease enrollment capacity. The estimated total project cost for the base repair of the South is \$46,432,597. The estimated total project cost for the base repair of the Wilkins is \$46,066,479. **The total cost for both base repair projects is \$92,499,076 and would not be eligible for MSBA funding.**
2. Renovation and Repairs to the current South School. This plan would modernize the current South School. Even with the addition, the design does not expand classroom capacity to accommodate increases in enrollment. **This option was priced at \$78,758,048** and would produce a renovated school building that would not address the current elementary enrollment problem. There would need to be a new building built at some point in the next 20 years.
3. Renovation and Repairs at the current Wilkins School. This plan would modernize and expand the capacity of the Wilkins to house 515 students by expanding outward. **This option was priced at \$106,779,976** (comparable to the new construction costs, but the full cost would fall on Stoughton taxpayers) plus costs associated with educating the Wilkins students while construction was ongoing. This option would address the current elementary enrollment problem, but the Jones would need to remain open as a PreK site and the growing PreK waiting list would remain a problem. The Town might still need to build a new school in approximately 20-25 years since further expansion through additions

would not be possible.

4. The plan ultimately approved by the MSBA was a new elementary school, designed for at least 515 students (per MSBA; capacity is 600), located in the South School district. This plan would result in a new elementary school that can serve up to 600 students, allowing the School department to consolidate its elementary schools into four buildings and to free up the Wilkins to be used for the preschool program and School administrative offices. It also has the capability to be further expanded through addition if elementary student enrollment continues to increase. The building would last for at least 50 years and, according to the school department, would be the last new construction for an elementary school for several decades. **This option has been priced at \$107,992,528 and has been approved for a MSBA grant to cover up to \$47,930,405 of the total. The Town would be responsible for \$60,062,123 plus approximately \$6M in contingency fees.**

Cost/funding considerations:

15. A. Why not wait 10 years until 2034 to do this project?

It will cost taxpayers more. The cost of an elementary school in 10 years will be at least 30 – 40% more, due to construction costs rising faster than inflation; in addition, the Town could be less likely to receive MSBA support since it would have turned back the funding for the current proposed project. We will have to provide for modular classrooms which will cost millions of dollars as a stop-gap measure and are not in the best interest of student learning or long-term planning.

B. Please explain how the debt exclusion works.

A debt exclusion is a temporary increase in taxes to pay off debt service for a specific project, such as building a school. The debt exclusion is only added to the levy limit for the life of the loan. Debt exclusions require a two-thirds vote at a Town meeting and a majority vote at the following Town election.

1. What project costs would the \$66M cover and what restrictions are there on what the money can be used for?

The final recommendation is inclusive of all building construction and outfitting costs, including technology, desks and chairs, etc.

2. What will the impact be on taxpayers? Will the amount fluctuate for taxpayers over time?

Based on the review that Hilltop Securities (the Town's financial advisor) conducted of Stoughton's debt profile on April 30, 2024, the new elementary school project would add 61 cents per \$1,000 of valuation to a person's annual tax bill. This assumed a 30-year loan at a 4.5% interest rate. For example, the tax bill would **increase by approximately \$305 annually (roughly \$75/quarter)** for an average residential **property valued at \$500,000**. This amount would be further reduced by the sale of two school properties, the South School and the Jones.

Based on the Hilltop Securities review, this project will cost approximately \$4 million per year and would remain level at this amount over the 30-year note. If this project were to be paid through the debt service in the Annual Town budget that amount would reduce the revenue available for personnel (e.g. police, firefighters, teachers, etc.) and services (e.g. visiting nurse services, recreation offerings, programs for seniors and veterans, etc.).

If the project fails, the alternatives listed in the chart below would cost anywhere from \$3 million to \$5.5 million annually, which would still need to be absorbed into the debt service in the town budget, resulting in substantial cuts to town services.

3. Could we split the costs to taxpayers by paying for some through the debt exclusion and putting some in the budget, like we did with the Fire Station?

Here's the problem with this approach to funding the project: if a portion of the cost is inside the levy, we would eat up free cash, requiring the use of debt to fund other capital needs. The debt on other capital needs, such as Town vehicles, tend to be for shorter terms at higher interest rates. Free cash fluctuates and is not a reliable or predictable sole source of revenue. Using free cash in this way could have a negative effect on our bond rating. And if we don't use free cash, we would need to eliminate and/or reduce several Town services including personnel, to cover such a large amount of debt.

4. How will the projected timeline for a South school project debt exclusion overlap with current debt payments on other Town buildings & repair projects, including SHS, the library, and the fire station?

Proposed New Elementary School: 2028-2057 (30 years)

Stoughton High School: loan ending 6/30/2038 (14 more years)

Fire Station: loans ending 6/30/2052 (28 more years)

Library has three separate loans and is paid in the debt service in the budget: loans ending 6/30/2035; 6/30/2038; 6/30/2039 (11-15 more years)

Estimated cost/benefit table to accommodate ~600 Stoughton District Elementary Students

Proposed Project	If Project Passes (Town/State split)	Options if Project Fails (Taxpayers fully responsible)		
Description	New Elementary School (50-yr plan)	Modulars at Dawe, Gibbons, Hansen (10-yr plan)	South School Base Repair (50-yr plan)	South School Add-Renovation (50-yr plan)
Primary Costs	\$66M Town \$47M State Total: \$113M	\$22-\$30M (purchased modular classrooms)	\$46M (estimated to bring to code—without addition) \$5-\$10M rented modular classrooms during construction	\$78M (bring to code + addition) \$5-\$10M rented modular classrooms during construction
Potential Secondary Costs	\$5-\$10M interim modular classrooms if the South isn't able to remain opened throughout construction.	\$46M (Wilkins base repair to bring to code for elementary school)	\$46M (Wilkins base repair to bring to code for elementary school)	\$46M (Wilkins base repair to bring to code for elementary school)
Cost Reductions	\$5-\$10M sale of South & Jones sites \$1-2M rebates	N/A	N/A	N/A
Results	Built to last 50 years	10-year temporary fix	50-year South School fix/10 years until Wilkins base repair required	50-year South School fix/10 years until Wilkins base repair required
	Suited to educational and safety needs	Worse learning & safety environment	No improvement to learning & safety environment	No improvement to learning & safety environment
	Room for expanded enrollment	Overcrowding addressed	Overcrowding gets worse	Overcrowding remains
	All elementary students from Wilkins and portions of all other elementary students affected by redistricting	All students affected by redistricting	Many students affected by redistricting	Many students affected by redistricting
	Possibility for use of Wilkins as pre-school (costs undetermined)	Modulars displace playgrounds; children's lunch times vary widely	Reduced academic space; hallways, bathrooms, ramps expand to meet code; lunchtime variance	Addition only replaces academic space lost from base repair

16. Other possible savings for this project?

A. Is there any anticipated funding from the State or Federal Government to support school structures and services related to the influx of families with school-aged children?

No.

B. What are the property values of the South, Jones, and Wilkins schools?

Approximate range falls between \$5.2M - \$6.8M valuation for each property.

C. What are the efficiency-related rebates and incentives we can expect to receive for the current project as designed?

\$1.5 - \$2M in rebates and savings that would lower the Town's share of the total costs.

D. Is there an opportunity for any additional funding from MSBA (beyond what has already been committed, pending Town approval of the project) or from any other sources?

No.

17. Implications:

A. What is the correlation between quality of schools and property values?

Typically, for every dollar spent on education there is a correlation of increased property values. We have seen this in Stoughton with the new high school. The latest research shows that, for every \$1 dollar spent on education, property values increase by \$20.

B. How does this project fit into the overall capital plans for the Town and the Schools? What other projects are on the horizon that may add further cost pressure on the Town and the taxpayers?

The Town and Schools are trying to space out large capital investments by building out a new 10-year capital plan so as not to put as much strain on the taxpayers. The joint planning process will be under way in the spring of 2025 and the joint capital plan will be ready for fiscal year 2027 which begins 7/1/2026.

The next two projects that are coming up are a renovation/expansion of the Police Station and a new Middle School to replace the O'Donnell Middle School (OMS). The Police Station feasibility study is underway and could be brought forward at the May 2025 Annual Town Meeting. The OMS project is not expected to proceed before the High School is paid off (6/30/38).

C. What are the anticipated timelines associated with the other elementary and middle schools to be repaired or rebuilt?

OMS would be next with a Statement of Interest filed in 2029-2031 followed by MSBA approval and potentially starting construction by 2040. The remaining elementary schools would come after the OMS, and those would be renovations/additions and not new construction.

D. If this project does not affect my family personally (or if I don't have school-aged children), why should I pay?

Whether or not the project moves ahead, the Town will still need to provide a safe and educationally sound learning environment for its children. If the debt exclusion does not pass: 1) the alternatives may not be less expensive, 2) there would not be any MSBA funds to offset costs, and 3) the alternative space will not meet the educational needs of the students and will adversely impact all elementary school students within the Stoughton School system. In addition, there are various public goods and services a town provides for its residents, who may utilize some of these services and not others—yet they are necessary for a functioning community. Families with small children may utilize ambulance services less often than residents who are no longer school-aged, yet a community must fund both. Lastly, as stated above, there is a positive correlation between the quality of schools and property values.

E. How can seniors and veterans obtain relief from associated increases in taxes?

There are a number of statutory and local programs that provide relief to certain qualified taxpayers, in particular seniors and veterans. A summary of those programs is provided below, and more information can be found at:

- www.mass.gov/doc/guide-to-real-estate-tax-exemptions-for-qualifying-veterans-0/download
- <https://www.mass.gov/doc/qualifying-surviving-spouses-minor-children-and-elderly-persons/download>
- www.mass.gov/doc/qualifying-persons/download
- www.mass.gov/doc/taxpayers-guide-to-local-property-tax-exemptions-seniors-clauses-41-41b-41c-41c12/download

Applications for relief from property taxes are available at the Town Assessor's Office.

1. G.L. c. 56, § 5K (Senior property tax work off program)
2. G.L. c. 60, § 3D (Aid to elderly and disabled taxation fund; voluntary check off donations)
3. G.L. c. 60 §3F (Veterans assistance fund for voluntary donations)
4. G.L. c. 59, § 5N (Veteran work-off abatement)
5. G.L. c. 59, § 5(41, 41B, 41C)(Exemption for seniors of \$500; may be increased to \$1000 by Town Meeting)
6. G.L. c. 59, § 5(41A)(Real estate tax deferral; entire bill is delayed until sale of home or passing of tax payer)
7. G.L. c. 59, § 5(41C)(Real estate tax deferral up to \$1000/yr for seniors)
8. G.L. c. 59, § 5(41C½)(Exemption for seniors of 5% of the average assessed valuation of residential property; may be increased up to 20% of the average assessed valuation of residential property by Town Meeting)
9. G.L. c. 59, § 5(18-18A)(Extreme hardship exemption gives taxpayers the ability to defer up to 100% of their property taxes. This deferral is available for up to 3 consecutive years and must be repaid beginning 2 years after the last year of deferral)
10. G.L. c. 59, § 5(17, 17C, 17C½ and 17D)(Seniors who are at least 70 years old, minor children with at least one deceased parent and surviving spouses may be eligible for relief up to \$175/yr. Town Meeting may increase this amount annually by an amount not to exceed the increase in the Consumer Price Index)
11. G.L. c. 59, § 5(22, 22A, 22B, 22C, 22D, 22E, 22F and 22H)(Real estate tax relief for veterans ranging from \$400 to the full tax)

12. G.L. c. 59, § 5(37)(Real estate tax exemption of \$437.50 under Clause 37, or \$500 under local option Clause 37A for blind persons)
13. G.L. c. 59, § 5(42, 43)(Surviving spouse of police officer or firefighter who have not remarried, and minor children, are eligible for a full exemption.)
14. G.L. c. 59, § 5(56)(Members of the Massachusetts National Guard and military reserves may qualify for an exemption of up to 100 percent of their real and personal property taxes.
15. G.L. c. 59, § 5(57)(By local option and subject to annual appropriation by the community's legislative body, seniors who qualify for the Massachusetts income tax credit called the "circuit breaker" may qualify for an exemption.)
16. G.L. c. 44B, § 3(e)(Community preservation act surcharge abatement)
17. G.L. c. 83, § 16G (deferral of sewer charges if such owner is receiving an exemption from property taxes under clause 41A)
18. G.L. c. 40, § 42J (deferral of sewer charges if such owner is receiving an exemption from property taxes under clause 41A)

F. Where can I go for more detailed information on the proposed project?

The School leadership has collected all relevant documents at the following link:

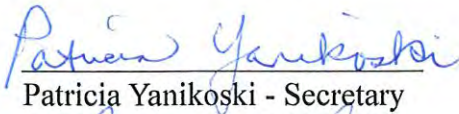
<https://www.stoughtonschools.org/documents/south-school-building-project/272931>

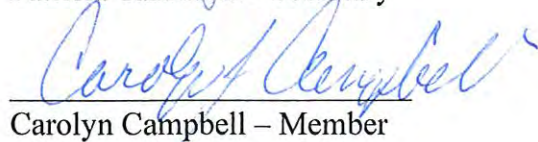
This document was prepared by the ESBIWG based upon the best information available as of 12/9/2024 and is subject to revision if additional or updated information becomes available.

ELEMENTARY SCHOOL BUILDING INDEPENDENT WORKING GROUP


John Anzivino – Chair

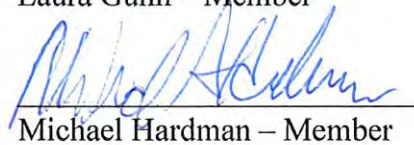

Jess Miner – Vice-Chair


Patricia Yanikoski - Secretary

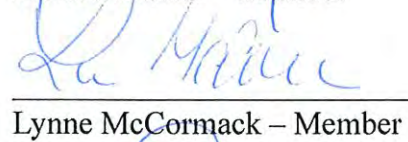

Carolyn Campbell – Member

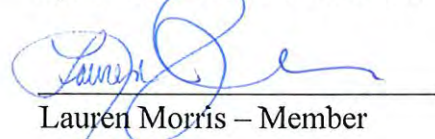

Joseph Feaster – Member


Laura Gunn – Member

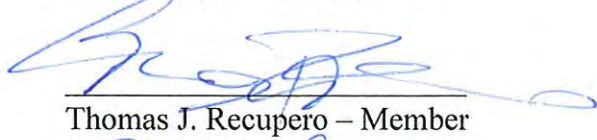

Michael Hardman – Member

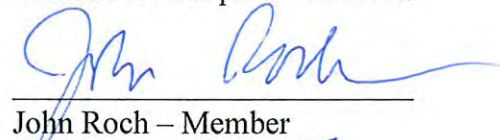

Robert Kramer – Member

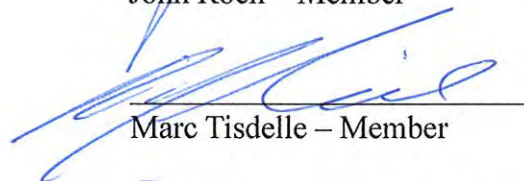

Lynne McCormack – Member



Lauren Morris – Member


Mark Racicot – Member


Thomas J. Recuperero – Member


John Roch – Member


Marc Tisdelle – Member


Date



TOWN OF STOUGHTON

SELECT BOARD

10 Pearl Street – Stoughton, MA 02072 (781) 341-1300 Fax (781) 297-2879

WHEREAS, the new South Elementary School Project, if approved by the voters of the Town, is a significant building project and financial undertaking; and

WHEREAS, the Board anticipates that Town Meeting may again approve the new South Elementary School Project and appropriate sufficient funds subject to a debt exclusion ballot question; and

WHEREAS, the Board anticipates that the construction of a new South Elementary School would render the Old South School (171 Ash St) and Jones School (137 Walnut St) no longer needed and that both of which could, individually or separately, provide value to defray the costs of the South School construction project; and

WHEREAS, if the School Department does subsequently close the Old South School (171 Ash St) and Jones School (137 Walnut St); and

WHEREAS, if Town Meeting subsequently transfers the care, custody and control of those properties to the Select Board, under G.L. c. 40, § 15A;

THEREFORE, in consideration of the potential occurrence of the above, the Board wishes now to state its purpose and intent for the benefit of the public and any future administration or membership of this Board and therefore THE BOARD DOES RESOLVE AND DETERMINE AS FOLLOW:

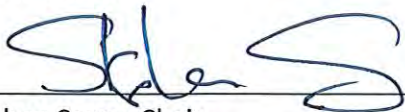
The Board shall propose and insert a Town Meeting warrant article proposing the transfer of care, custody and control of the Old South School (171 Ash St) and Jones School (137 Walnut St) to the Select Board shall be for all municipal uses including disposition, which shall explicitly include the instruction and

mandate that "upon any sale of those properties, any net proceeds shall be used to offset the costs of the South Elementary School Project."

The Board shall declare the properties surplus under G.L. c. 30A and begin the procurement process for sale.

Upon any sale of those properties, the Board shall propose and insert a Town Meeting warrant article appropriating any and all net proceeds to offset the costs of the South Elementary School Project.

SELECT BOARD

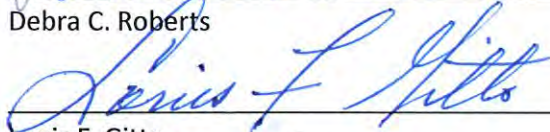


Stephen Cavey, Chair

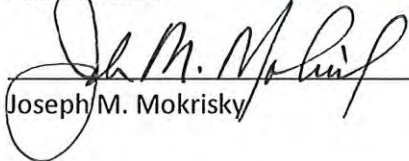
Scott D. Carrara, Vice-Chair



Debra C. Roberts



Louis F. Gitto



Joseph M. Mokriski

Dated this 7th of Jan., 2025

Article 3

Article 3 Documentation

In order to save paper, please find the list of documentation for Article 3 reference sources on the Town of Stoughton's website (Stoughton.org) on the Special Town Meeting February 3, 2025 Virtual Table. The location of these documents is:

<https://www.stoughton.org/1778/Special-Town-Meeting-February-3-2025>

The list of documents for your review:

- Article 3 - DLS Finance Handbook - Submitted by Lisa Lyons 01/04/25(PDF)**
- Article 3 - Finance Policies 2020 Guiding Principles - Submitted by Lisa Lyons 01/04/25(PDF)**
- Article 3 -Stoughton - Financial Policy Statement_12_08_22 - Submitted by Lisa Lyons 01/09/25(PDF)**
- Article 3 - GFOA To Best Practices Budgeting101 - Submitted by Lisa Lyons 01/04/25(PDF)**

TOWN MEETING RULES of ORDER

Page Ref	Rank	Table of Basic Points of Motions	Seconded Required	Debateable	Amendable	Vote Reconsider	May Reconsider	May Interrupt
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PRIVILEGED MOTIONS

131	1	Dissolve or adjourn sine die	Yes	No	No	Maj.	No	No
128	2	Adjourn to a fixed time or recess	Yes	Yes	Yes	Maj.	No	No
127	3	Point of no Quorum	No	No	No	None	No	No
125	4	Fix the time to (or at) which to adjourn	Yes	Yes	Yes	Maj.	Yes	No
123	5	Question of privilege	No	No	No	None	No	Yes

SUBSIDIARY MOTIONS

104	6	Lay on the table	Yes	No	No	2/3	Yes	No
102	7	The previous question	Yes	No	No	2/3	No	No
101	8	Limit or extend debate	Yes	No	No	2/3	Yes	No
99	9	Postpone to a time certain	Yes	Yes	Yes	Maj.	Yes	No
96	10	Commit or refer	Yes	Yes	Yes	Maj.	Yes	No
93	11	Amend (or substitute)	Yes	Yes	Yes	Maj.	Yes	No
91	12	Postpone indefinitely	Yes	Yes	No	Maj.	Yes	No

INCIDENTAL MOTIONS

109	Same rank as motion out of which they arise	Point of order	No	No	No	None	No	Yes
110		Appeal	Yes	Yes	No	Maj.	Yes	No
113		Division of a question	Yes	Yes	Yes	Maj.	No	No
114		Separate consideration	Yes	Yes	Yes	Maj.	No	No
115		Fix the method of voting	Yes	Yes	Yes	2/3 •	Yes	No
116		Nominations to committees	No	No	No	Plur.	No	No
118		Withdraw or modify a motion	No	No	No	Maj.	No	No
120		Suspension of rules	Yes	No	No	2/3 +	No	No

MAIN MOTIONS

66	None	Main Motion	Yes	Yes	Yes	Var.	Yes	No
77	*	Reconsider or rescind	Yes	*	No	Maj.	No	No
105	None	Take from the table	Yes	No	No	Maj.	No	No
52	None	Advance an article	Yes	Yes	Yes	Maj.	Yes	No

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Same rank and debateable to same extent as motion being reconsidered.

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Unanimous if rule protects minorities; out of order if rule protects absentees.

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In representative town meeting a 2/3rds vote is required to allow secret Ballot vote, Ch. 39, Sec 15 (1963) pg. 150.

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RULES and REGULATIONS

for the Governing of Town Meetings

As practiced and previously adopted by the Town of Stoughton

ART, 1. The Moderator shall preserve order and decorum, decide all questions of order and make public declarations of all votes passed; but if a vote so declared by him shall immediately upon such declaration be questioned by seven or more voters present he shall make the vote certain by counting or dividing the house.

ART, 2. Every motion shall be reduced to writing if the Moderator shall so direct, and no motion shall be received until the person offering it shall have risen in his place [or has indicated by a raised hand] and obtained leave of the Moderator.

If any motion is offered which is to change more than ten words of a main motion, or is more than ten words in length as an amendment or substitute motion, it is recommended that the maker of the motion see that all town meeting members, including Moderator, Town Clerk and Finance Committee chair receive identical written, typed or electrographically produced copies of that motion.

No motion, or amendment, can be considered "in order" if it expands upon the scope of the original as printed warrant.

ART, 3. A motion once made and seconded shall not be withdrawn without consent of the meeting, nor shall an amendment entirely opposed to the motion as originally proposed be received.

ART, 4. After a vote has been finally declared, any person who voted in the majority may move for reconsideration. *A motion to reconsider will not be recognized by the Moderator if there has not been a reasonable length of time between the action being reconsidered and the time the motion is made, unless there has been a question of procedure about the vote having just been taken.*

ART, 5. No final action shall be taken on any article inserted in a warrant at the request of a petitioner, until the petitioners for the same shall have had an opportunity to be heard on the subject therein contained. *An elected town meeting member who represents a petitioner of record shall provide a written statement from the petitioner if the action to be taken is to dismiss an article.*

ART, 6. No person shall speak on any question more than ten minutes and not more than twice without obtaining leave of the meeting.

ART, 7. A motion to "move the previous question" shall not cut off pending amendments.

These original Rules and Regulations were adopted about 1910. The italics indicate practices and procedures that have been implemented and accepted by custom rather than by a formal vote, or have been instituted by the Moderator.