



**Raymond Design Associates, Inc.**  
222 North Street, Hingham, Massachusetts 02043  
Telephone 781-749-5530

March 3, 2010

Ms. Mary Pichetti  
Director of Capital Planning  
Massachusetts School Building Authority  
40 Broad Street  
Boston, Massachusetts 02109

Re: Review Meeting Handout  
Uxbridge High School

Ms. Pichetti:

Please find attached the following items for discussion purposes at today's meeting:

1. Development Options Cost Analysis for Three Options (*RDA and JLA*):
  - o New High School at Quaker Highway Site
  - o Additions and Renovations at Uxbridge High Sch., Whiton Middle and Taft Elem. Schools
  - o New High School on the Existing Site with Add/Renos at Whiton Middle and Taft Elementary Schools
2. Conceptual Site Plan – Additions at Uxbridge High School and Taft Elementary School
3. Conceptual Add/Reno Floor Plans at Uxbridge High Sch. Showing Use of Existing Classrooms
4. Conceptual Add/Reno Floor Plan at Taft Elementary School Showing Additions for PK-4 Program
5. Conceptual Site Plan – New High School on Existing Site and Additions at Taft Elementary School.
6. Existing Site Plan Photograph at Whiton Middle School
7. Conceptual Add/Reno at Whiton Middle School for 5-8 Program
8. Annual Operating Cost Breakdown for 'Three School' and 'Four School' Development Options (*Uxbridge Sch Dept*)
9. School Choice Analysis (*Uxbridge Sch Dept*)

Sincerely Yours,  
**Raymond Design Associates, Inc.**

A handwritten signature in black ink, appearing to read "Gene S. Raymond Jr.", is written over the typed name.

Gene S. Raymond Jr., AIA  
President

	New Construction Quaker Highway	Renovation Existing Building	New Construction Existing Site
Proposed Square Footage	123,000	130,000	123,000
Construction Duration (months)	24	36	24
Estimated Completion Opening Date	Sep-2013	Sep-2014	Sep-2013

#### TOTAL PROJECT COST SUMMARY

Construction Costs:				
A	Substructure	1,756,555	257,600	1,756,555
B	Shell	7,310,129	3,178,300	7,310,129
C	Interiors	5,620,045	5,759,525	5,620,045
D	Services	7,193,350	6,383,825	7,193,350
E	Equipment & Furnishings	1,482,361	1,513,200	1,482,361
F	Special Construction / Demolition	-	541,325	-
	Direct Construction Costs	23,362,440	17,633,775	23,362,440
	Direct Construction Costs/SF	190	136	190
G	Sitework	5,457,081	1,051,489	2,360,489
	General Conditions (incl insurance & bonds)	2,120,839	2,644,768	2,051,166
	Overhead & Profit	928,211	660,900	833,223
	Estimating Contingency	3,186,857	2,269,091	2,860,732
	Escalation	3,154,989	2,246,400	2,832,124
	Hazmat removals	-	538,985	538,985
	Phasing Premium	-	1,293,931	-
	Total Construction Costs	38,210,417	28,339,339	34,839,159
	Construction Costs/Square Foot	311	218	283
	Indirect Costs:			
	Modulars	0	1,500,000	-
	Soft Costs	7,642,083	5,667,868	6,967,832
	Construction Contingency (5% new, 7.5% reno)	1,910,521	2,125,450	1,741,958
	Owner's Contingency	480,000	380,000	440,000
	Total Indirect Costs	10,032,604	9,673,318	9,149,790
	Total Project Costs	48,243,021	38,012,657	43,988,949
	Project Costs/Square Foot	392	292	358
Additional Projects				
	Long term projects at existing HS	\$ 6,229,149		
	HVAC System (\$45/sf at 112,800sf)	\$ 5,076,000		
	Windows (30% replaced - the non 1987,1996 windows) (\$8/sf)	\$ 270,720		
	Misc ADA Upgrades	\$ 250,000		
	Contingency 5%	\$ 279,836		
	Design Fees 6%	\$ 352,593		
	Reconstruct little league fields (not including land purchase)		\$ 500,000	\$ 500,000
	Taft (Grades PK-4) Renovation/Addition		\$ 8,861,250	\$ 8,861,250
	Addition (22,000sf @ \$260/sf)		\$ 5,720,000	\$ 5,720,000
	Sitework (retaining wall, parking lot reconfiguration, etc.)		\$ 500,000	\$ 500,000
	Electric switchgear and panel upgrades		\$ 250,000	\$ 250,000
	Connection to town sewer		\$ 125,000	\$ 125,000
	New boiler		\$ 60,000	\$ 60,000
	New controls for HVAC (\$3.50sf @ 84,000sf)		\$ 294,000	\$ 294,000
	New Emergency Generator		\$ 140,000	\$ 140,000
	Contingency 5%		\$ 354,450	\$ 354,450
	Soft Costs @ 20%		\$ 1,417,800	\$ 1,417,800
	Whitin (Grades 5-8) Renovation/Addition		\$ 3,411,875	\$ 3,411,875
	Addition (6,200sf @ \$310/sf)		\$ 1,922,000	\$ 1,922,000
	Gym Reconfiguration (incl windows), classroom addition (4750sf @\$170/sf)		\$ 807,500	\$ 807,500
	Contingency 5%		\$ 136,475	\$ 136,475
	Soft Costs @ 20%		\$ 545,900	\$ 545,900
TOTAL COSTS		54,472,170	50,785,782	56,762,074
Budget costs				
	Increase in operating costs	\$313,122/yr		
	Projected school choice out savings	\$600,000/yr	\$313,000/yr	\$600,000/yr



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**1-20-2010**

**Add/Reno High School**  
**Scope of Work**

- Gym and Music Additions at Ux HS.
- Infill Second Floor at Gymnasium.
- Two Baseball/Multi-Purpose field overlays
- One Football field (track option) with Bleachers built into existing hillside
- Relocate two of three existing Little League fields
- Maintain one of three existing Little League fields
- Loose the existing lower level Multi-Purpose field
- Resurface/Reconfigure existing parking lot

### Addition at Taft Elementary School

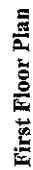
#### Scope of Work

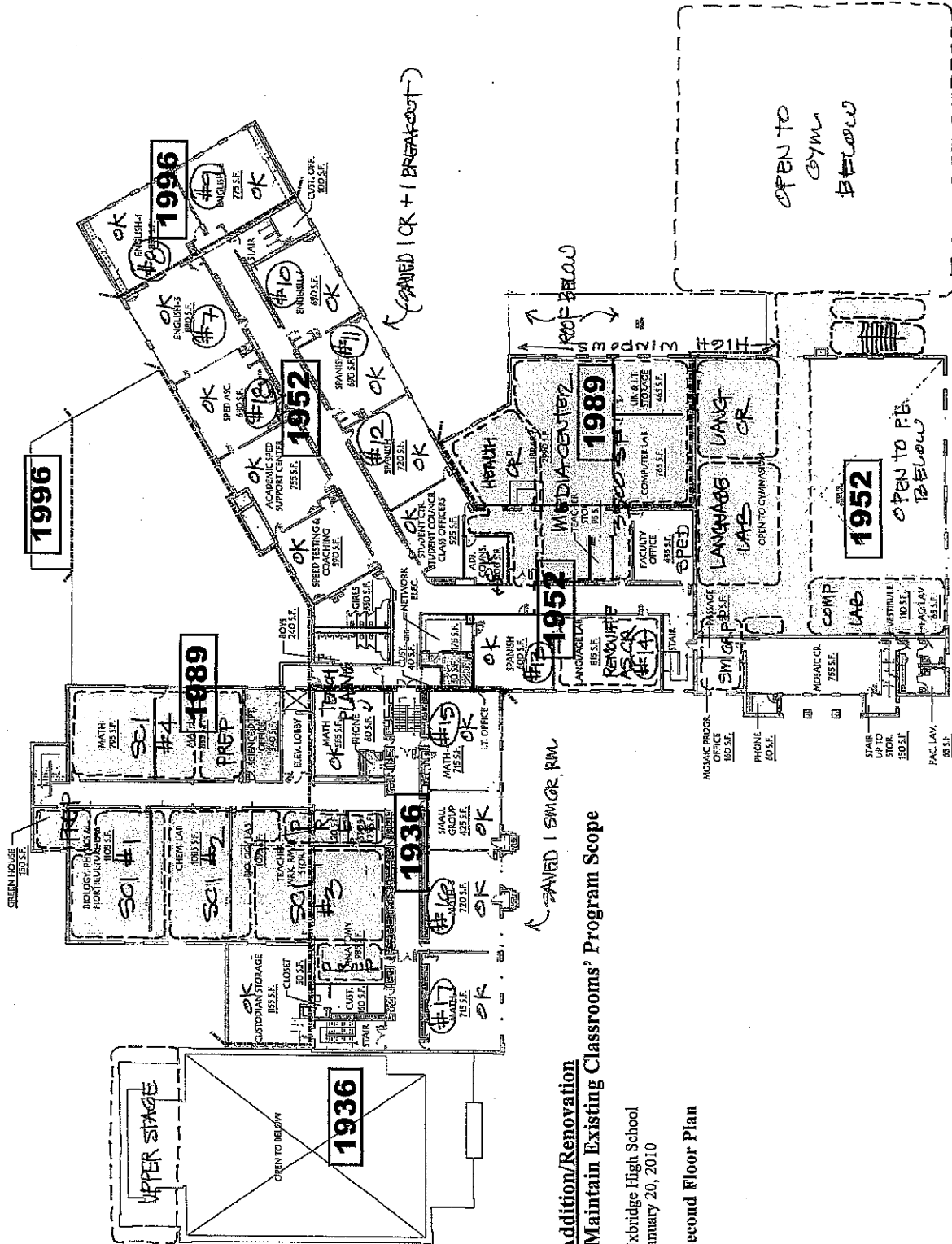
- 14 Classroom Addition to house PK thru Grade 4.
- One-Story with potential lower level for toilet and storage facilities accessible from high school playgrounds at Little League level.
- Reconfigure parking lot for bus drop-off and maximum parking.



Figure 5.C: Existing High School - Project Area

EXISTING HIGH SCHOOL SITE





**Addition/Renovation**  
**'Maintain Existing Classrooms' Program Scope**

Uxbridge High School  
 January 20, 2010

**Second Floor Plan**

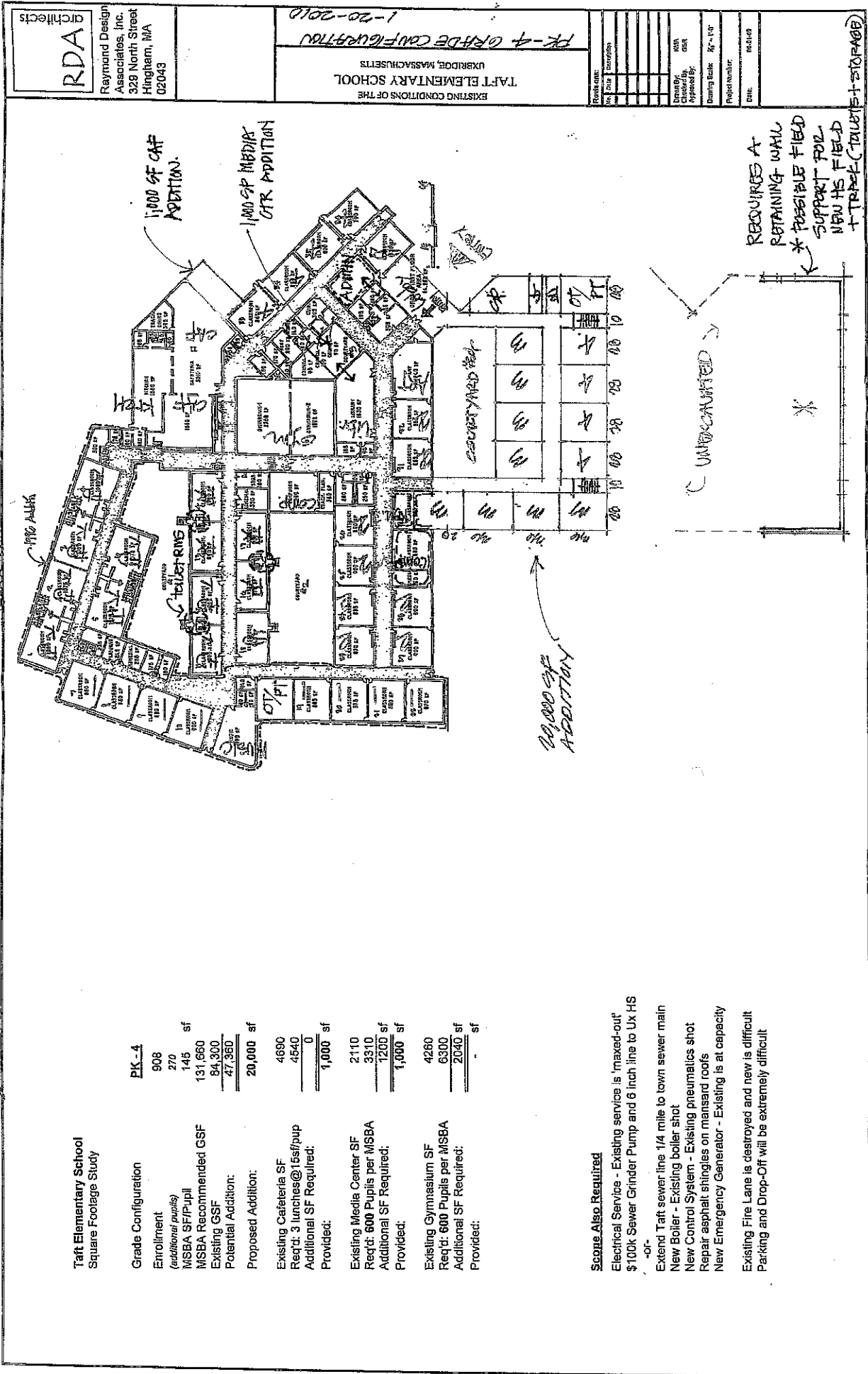


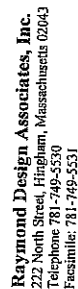
# Taft Elementary School Square Footage Study

<b>PK - 4</b>	
Grade Configuration	908
Enrollment	270
(additional pupils)	145
MSBA SFP/pupil	131,660
MSBA Recommended GSF	84,300
Existing GSF	47,350
Potential Addition:	
Proposed Addition:	20,000 sf
Existing Cafeteria SF	4690
Req'd: 3 lunches@15sf/pup	4540
Additional SF Required:	0
Provided:	1,000 sf
Existing Media Center SF	2110
Req'd: 600 Pupils per MSBA	3310
Additional SF Required:	1200 sf
Provided:	1,000 sf
Existing Gymnasium SF	4260
Req'd: 600 Pupils per MSBA	6300
Additional SF Required:	2040 sf
Provided:	-

## Scope Also Required

- Electrical Service - Existing service is 'maxed-out'
- \$100k Sewer Grinder Pump and 6 inch line to Ux HS
- or-
- Extend Taft sewer line 1/4 mile to town sewer main
- New Boiler - Existing boiler shot
- New Control System - Existing pneumatics shot
- Repair asphalt shingles on mansard roofs
- New Emergency Generator - Existing is at capacity
- Existing Fire Lane is destroyed and new is difficult
- Parking and Drop-Off will be extremely difficult





### **New High School on Existing Site** **Scope of Work**

- Demolish Existing High School after new High School is occupied.
- Two Baseball/Multi-Purpose field overlays
- One Football field (track option) with Bleachers built into existing hillside
- Relocate two of three existing Little League fields
- Maintain one of three existing Little League fields
- Loose the existing lower level Multi-Purpose field
- Resurface/Reconfigure existing parking lot

### Addition at Taft Elementary School Scope of Work

- 14 Classroom Addition to house PK thru Grade 4.
- One-Story with potential lower level for toilet and storage facilities accessible from high school playgrounds at Little League level.
- Reconfigure parking lot for bus drop-off and maximum parking.



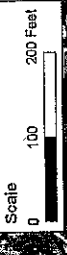
EXISTING HIGH SCHOOL SITE / NEW BUILDING:

The physical property location is the same as for the Addition/Renovation alternative





Existing Whittin Middle School,  
Uxbridge, MA



THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY  
ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

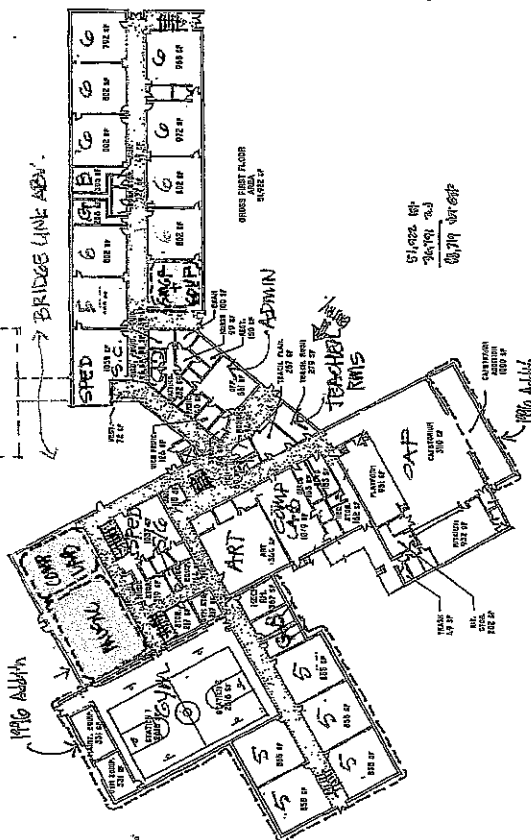
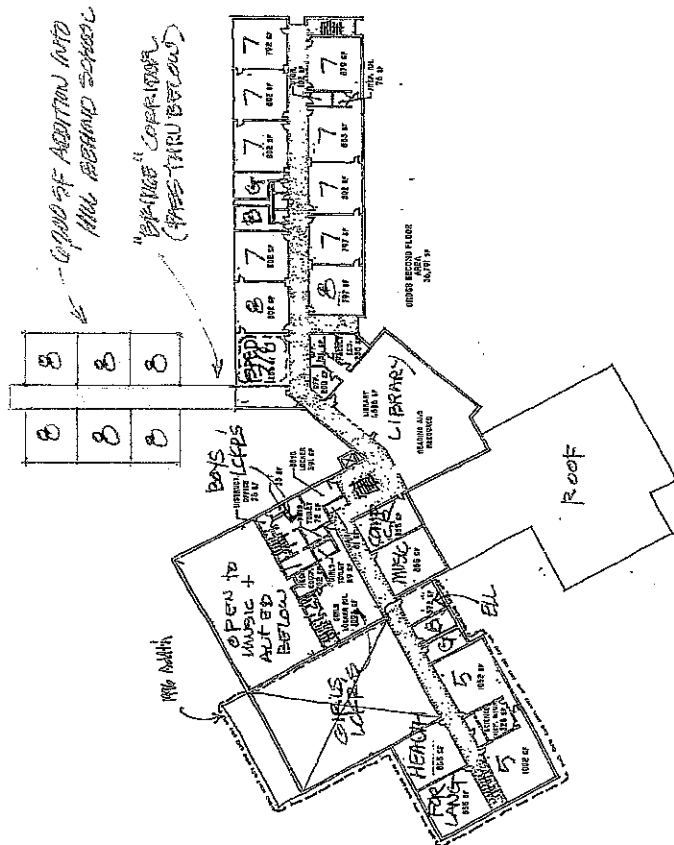
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**5-B MIDDLE SCHOOL**  
88,719 SF EXISTING  
6,100 SF ADDN @ 2ND FLOOR (HILL)  
TOTAL (÷ 711 PUPILS = 132 SF/PUPIL)  
103 SF/PUPIL FOR MSBA-  
STANDARDS

Whitten Middle School  
Square Footage Study

Existing Gymnasium SF	5232
Req'd: 750 Pupils per MSBA	6150
Additional SF Required:	918 SF
Provided:	-

**Scope Also Required**  
Windows - Replace windows in original part of building  
(additions have new windows)



# **Annual Operating Cost Comparison - Uxbridge Public Schools**

<u>Expense Category:</u>	----- Construction / Reconstruction Options -----				
	Current <u>3 Buildings</u>	Renovations <u>w/ 3 Buildings</u>	<u>+/- %</u>	New High School <u>w/ 4 Buildings</u>	<u>+/- %</u>
<u>District G &amp; A Overhead</u>					
School Committee	\$ 34,451	\$ 34,451	0.0%	\$ 34,451	0.0%
District Wide G & A	\$ 2,721,884	\$ 2,721,884	0.0%	\$ 2,721,884	0.0%
DW Maintenance	\$ 224,767	\$ 249,508	11.0%	\$ 304,767	35.6%
<u>Taft Elementary</u>	<u>Grades 1 - 4</u>	<u>PreK - Grade 4</u>		<u>PreK - Grade2</u>	
Building Admin	\$ 251,825	\$ 463,693		\$ 312,567	
Instructional Salaries	\$ 3,188,455	\$ 3,993,913		\$ 2,384,786	
Support Salaries	\$ 523,527	\$ 741,092		\$ 476,882	
Guidance / Counselors	\$ 50,013	\$ 50,013		\$ 24,773	
Ed Supplies & Materials	\$ 79,925	\$ 105,615		\$ 65,279	
Athletics	\$ -	\$ -		\$ -	
Custodial Services	\$ 75,027	\$ 94,429		\$ 75,027	
Utilities	\$ 157,549	\$ 198,291		\$ 157,549	
Total Elementary:	\$ 4,326,321	\$ 5,527,046	27.8%	\$ 3,496,863	-19.2%
<u>Whitin Middle School</u>	<u>Grades 5 - 8</u>	<u>Grades 5 - 8</u>		<u>Grades 3 - 5</u>	
Building Admin	\$ 275,572	\$ 275,572		\$ 214,831	
Instructional Salaries	\$ 2,900,657	\$ 2,900,657		\$ 2,316,711	
Support Salaries	\$ 520,655	\$ 520,655		\$ 391,218	
Guidance / Counselors	\$ 185,750	\$ 185,750		\$ 70,552	
Ed Supplies & Materials	\$ 89,600	\$ 89,600		\$ 62,193	
Athletics	\$ 11,080	\$ 11,080		\$ 2,703	
Custodial Services	\$ 78,943	\$ 84,461		\$ 78,943	
Utilities	\$ 145,159	\$ 155,320		\$ 145,159	
Total Middle School:	\$ 4,207,416	\$ 4,223,095	0.4%	\$ 3,282,310	-22.0%
<u>Uxbridge High School</u>	<u>Grades 9 - 12</u>	<u>Grades 9 - 12</u>		<u>Grades 6 - 8</u>	
Building Admin	\$ 277,035	\$ 277,035		\$ 230,000	
Instructional Salaries	\$ 2,544,223	\$ 2,544,223		\$ 2,193,072	
Support Salaries	\$ 490,095	\$ 490,095		\$ 393,647	
Guidance / Counselors	\$ 323,437	\$ 323,437		\$ 140,438	
Ed Supplies & Materials	\$ 157,594	\$ 157,594		\$ 67,743	
Athletics	\$ 92,600	\$ 92,600		\$ 8,377	
Custodial Services	\$ 100,392	\$ 117,302		\$ 100,392	
Lease	\$ 53,000	\$ 53,000		\$ -	
Utilities	\$ 201,036	\$ 234,898		\$ 201,036	
Total High School:	\$ 4,239,412	\$ 4,290,184	1.2%	\$ 3,334,706	-21.3%

# **Annual Operating Cost Comparison - Uxbridge Public Schools**

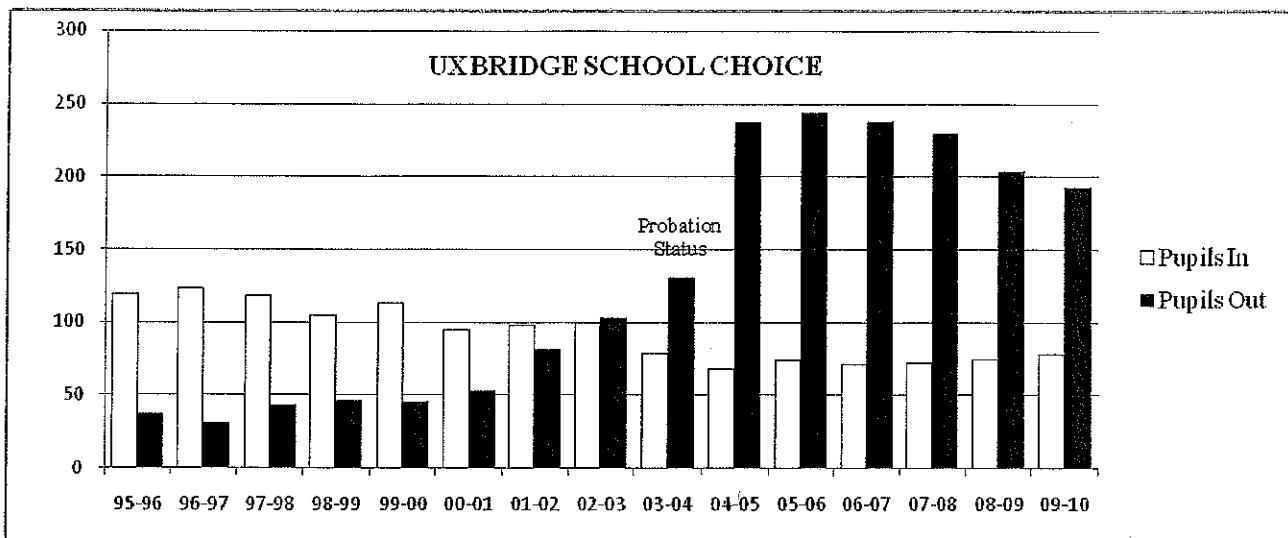
<u>Expense Category:</u>	----- Construction / Reconstruction Options -----				
	Current <u>3 Buildings</u>	Renovations <u>w/ 3 Buildings</u>	<u>+/- %</u>	New High School <u>w/ 4 Buildings</u>	<u>+/- %</u>
<b><u>Early Learning Center</u></b>					
PreK - K					
Building Admin	\$ 48,868	\$ -		\$ -	
Instructional Salaries	\$ 805,458	\$ -		\$ -	
Support Salaries	\$ 217,565	\$ -		\$ -	
Guidance / Counselors	\$ -	\$ -		\$ -	
Ed Supplies & Materials	\$ 25,690	\$ -		\$ -	
Athletics	\$ -	\$ -		\$ -	
Custodial Services	\$ 12,460	\$ -		\$ -	
Utilities	\$ 16,000	\$ -		\$ -	
<u>Lease</u>	\$ 120,000	\$ -		\$ -	
<b>Total Early Learning Center:</b>	<b>\$ 1,246,041</b>	<b>\$ -</b>	<b>-100.0%</b>	<b>\$ -</b>	<b>-100.0%</b>
<b><u>New High School</u></b>					
Grades 9 - 12					
Building Admin				\$ 277,035	
Instructional Salaries				\$ 2,544,223	
Support Salaries				\$ 490,095	
Guidance / Counselors				\$ 323,437	
Ed Supplies & Materials				\$ 157,594	
Athletics				\$ 92,600	
Custodial Services				\$ 93,450	
<u>Utilities</u>				\$ 160,000	
<b>Total New High School:</b>	<b>\$ -</b>			<b>\$ 4,138,434</b>	

<b>TOTAL DISTRICT:</b>	<b>\$ 17,000,292</b>	<b>\$ 17,046,169</b>	<b>0.3%</b>	<b>\$ 17,313,414</b>	<b>1.8%</b>
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<b>Total Building Cost Comparison</b> (excludes District Overhead)					
Building Admin	\$ 853,300	\$ 1,016,300	19.1%	\$ 1,034,432	21.2%
Instructional Salaries	\$ 9,438,793	\$ 9,438,793	0.0%	\$ 9,438,793	0.0%
Support Salaries	\$ 1,751,842	\$ 1,751,842	0.0%	\$ 1,751,842	0.0%
Guidance / Counselors	\$ 559,200	\$ 559,200	0.0%	\$ 559,200	0.0%
Ed Supplies & Materials	\$ 352,809	\$ 352,809	0.0%	\$ 352,809	0.0%
Athletics	\$ 103,680	\$ 103,680	0.0%	\$ 103,680	0.0%
Custodial Services	\$ 266,822	\$ 296,192	11.0%	\$ 347,812	30.4%
Utilities	\$ 371,708	\$ 406,611	9.4%	\$ 462,708	24.5%
<u>Lease</u>	\$ 173,000	\$ 53,000	-69.4%	\$ -	-100.0%
	<b>\$ 13,871,154</b>	<b>\$ 13,978,427</b>	<b>0.8%</b>	<b>\$ 14,051,276</b>	<b>1.3%</b>

## Annual Operating Cost Comparison - Uxbridge Public Schools

### Uxbridge School Choice



The chart above shows the negative impact that the failure to address the school facility issues in the past, coupled with our high school's NEASC Probation status, has had on School Choice.

Presently for the 2009-2010 school year, the following number of students (K-12) school choice out to the following school types:

Public School	193 students (cost of \$1.1 million to the district)
Private School	186 students (\$1 million lost Chapter 70 Aid)
Vocational School	203 students (cost of \$2.0 million to the district)
Total	582 students

Overall, the expectation is that the number of school choice out students will decrease over time with a construction project that ultimately removes our probation status. As shown on pages 1 and 2 of this document, the total increase in operating costs to the district for a fourth building would be \$313,122. A decrease of school choice out students by approximately 60 students, or approximately 10% of students choosing to attend other schools, would result in an additional savings of approximately \$313,000. Sixty students out of 582 is a very conservative number. It is not unreasonable that the construction of a new high school vs. an addition/renovation could result in a decrease of twice that number of students (120), over time, for a savings of over \$600,000.



## **STATEMENT OF INTEREST FOR UXBRIDGE HIGH SCHOOL**

### **MSBA CONCERNS INCLUDE:**

### **PRIOR AND RECENT SIGNIFICANT STATE INVESTMENT IN UXBRIDGE'S SCHOOLS – INCLUDING \$13.9 MILLION FOR THE DISTRICT'S PRIORITY STATEMENT OF INTEREST SCHOOL, UXBRIDGE HIGH SCHOOL**

- Since 1988, State has committed over \$32 million in grants, \$24 million of which has been paid to Uxbridge:
  - \$7.2 million for addition and renovation to middle school in 1999;
  - \$6.6 million for 1989 addition renovation to high school in 1988;
  - \$11.2 million for construction of new elementary school in 1988 and 1999;
  - \$7.3 million for 1996 addition and renovation to the high school in 1999

### **DISTRICT'S PROPOSED SOLUTION ADDS TO BUILDING INVENTORY – COMES WITH OPERATING EXPENSES**

- The District's proposed solution – building a new high school – adds a fourth facility to the District's school facility inventory.
- Statewide decline in enrollments as well as challenging economic times has most school districts looking to consolidate the number of facilities to reduce operating expenses of facilities and prevent teacher layoffs.
- Review of a district's operational budgets is a key component of the MSBA's process for determining whether to approve a grant for a proposed project. Careful review and scrutiny of these operational budgets to properly account for costs associated with a larger building:
  - although more energy efficient, a building that includes more technology and complex control systems utilizes more energy; and
  - additional educational programs, which may require additional staff as well as other operational costs.

### **UXBRIDGE HIGH SCHOOL POPULATION IS SMALL – NEW BUILDING FOR 600 STUDENTS IS LESS EFFICIENT AND COST-EFFECTIVE**

- MSBA regulations include standards for gross square feet per student for elementary, middle and high schools. A 600-student enrollment for a high school, at the lowest end of the MSBA's scale, presents a significant challenge in creating an efficient, cost-effective building that can address educational program goals, due to inefficient grossing factors.

**PROJECTED ENROLLMENT ASSUMES THAT 50% OF SCHOOL CHOICE OUT STUDENTS RETURN TO UXBRIDGE**

- The District's enrollment has been affected by an incremental increase in out-of-district attendance following the NEASC accreditation status changes in 2003 and 2004.
- The agreed-upon enrollment of 600 students presumes a return of almost 100 students to the Uxbridge system.
- The MSBA is concerned that if this assumption does not prove true it could result in an over-sized new facility or result in the District facing school closure issues.

**LACK OF LOCAL SUPPORT FOR NEW HIGH SCHOOL CREATES UNNECESSARY COSTS FOR BOTH MSBA AND UXBRIDGE AND AN OPPORTUNITY LOST**

- Through its Feasibility Study Agreement with the District, the MSBA has committed to reimbursing the District 53.53% of eligible costs of a total budget of \$500,000, or up to \$267,500, through schematic design.
- Pursuant to the MSBA's regulations, a city, town or regional school district that has been approved for a proposed project has 120 days from the date of the Board's approval to obtain and certify local approval of an appropriation to fully fund the proposed project and all other local votes or approvals showing acceptance of the cost, site, type, scope and timelines for the proposed project.
- The MSBA has received a petition in opposition to a new high school that includes 400 signatures as well as letters supporting the project. For any agreed upon solution, the District will be responsible for educating the community on the decisions, the operational budgets, the tax impact and all other facts necessary to gain local support.



## **MSBA ALTERNATIVE PROPOSAL**

The MSBA has met with the District, toured its facilities with its consultants and reviewed both the original feasibility study and the revised options presented by the District. Due to its concern regarding the high costs of the proposed new high school as well as the concerns noted above, the MSBA has committed the time and efforts of its architectural consultant, at its own expense, to assist the District with finding an educationally sound, cost-effective solution that could receive community support. In an effort to try to plot a course of action with the District, we have evaluated the costs and the potential grant amounts of several options, based on the preliminary information developed. We believe that the table below illustrates the key determining factor to be the need to establish what the community will support. Please note that the grant amounts appearing in the table below are for discussion purposes only, and any MSBA grant for a proposed project would be subject to further review and MSBA Board approval.

Option	Uxbridge's Proposed New Construction Quaker Highway	Uxbridge's Proposed Reno/Addition	MSBA's conceptual plan
Schools Affected	New HS & Old HS	HS, MS, ES	HS, MS, ES
Square Footage of High School	123,000	125,000	125,000
Estimated Total Project Costs	\$54.4 M	\$47 M	\$35 to \$38 M
Potential Reimbursement Rate with Incentive Points	56.53%	60.87%	60.87%
Potential Maximum MSBA Grant*	\$24 M	\$27 M	\$21 to \$23 M
Amount to be funded solely by Uxbridge	\$30 M	\$20 M	\$14 to \$15 M

\*Assumes Estimated Total Project Costs minus scope exclusions based on preliminary information developed. For discussion purposes only; subject to further review and MSBA Board approval.

The MSBA acknowledges the efforts of the District to date to reduce its original budget for the proposed new high school at the Quaker Highway site from approximately \$51 million to \$48 million and to reduce the estimated budget for its proposed renovation option from approximately \$51 million to \$38 million. The MSBA believes, however, that it has developed a reasonable alternative to meet the District's educational program at a lower construction cost, with minimal phasing and modular requirements, and which minimizes the District's operational expenses by maintaining the three current facilities. The MSBA believes that this option provides the District with an alternative solution and further reduces Uxbridge's share of the project's costs. Although there is variation in the potential MSBA grant amount due to different reimbursement rates and scope exclusions, the substantive difference between the options is in regard to the local share.



If the MSBA were to process a recommendation to its Board of Directors to support the District's preferred solution for a new high school at the Quaker Highway site for Uxbridge, the following conditions would have to be met:

- 1) The District and its consultant team would have to commit to reducing the total project budget for the District's proposed option of a new high school on the Quaker Highway site to no more than \$350 per square foot for 123,000 square feet or no more than \$43 million.
- 2) The District would need to demonstrate that the recommendation for the preferred schematic option of a new high school on a new site is supported by affirmative votes of the Board of Selectman, the Finance Committee, the School Committee and the School Building Committee.
- 3) The District would have to hold at least three additional public meetings, subject to the open meeting law, to present the information necessary to properly inform Uxbridge residents of the process, the educational program needs, the advantages and disadvantages associated with each option, including the MSBA's proposed conceptual option, the cost to the community and the associated tax impact, a complete discussion of the operational budget required to support each option and any associated overrides or other impacts to the taxpayers. The responsibility for the information provided and the presentations are exclusively that of the District, and the MSBA would not be required to prepare and/or participate in these meetings.
- 4) After completing the public meetings, the District would put forward a non-binding referendum, by town-wide ballot vote, which would specifically ask for the community to show its support for a specific project of a specific budget with the estimated amount to be funded solely by Uxbridge.
- 5) The preferred schematic design for new construction would have to be in full compliance with the maximum allowable gross square footage, as determined by the MSBA and in accordance with the MSBA's guidelines for individual spaces.
- 6) The concept layout for the new construction would have to be submitted by the District and its Designer and reviewed and accepted by the MSBA to ensure that it supports the District's educational program, provides flexibility for multiple educational delivery methods, optimizes daylight and allows for the flexibility of future expansion.
- 7) The District would be required to follow all regulations, guidelines, policies and procedure of the MSBA.

