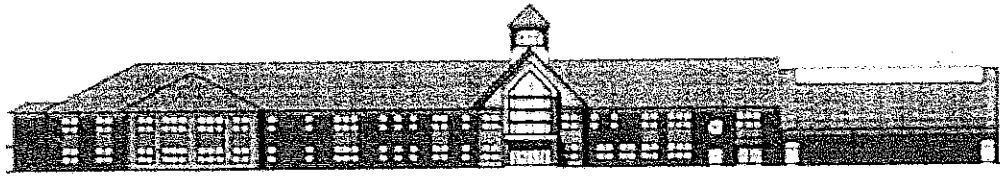
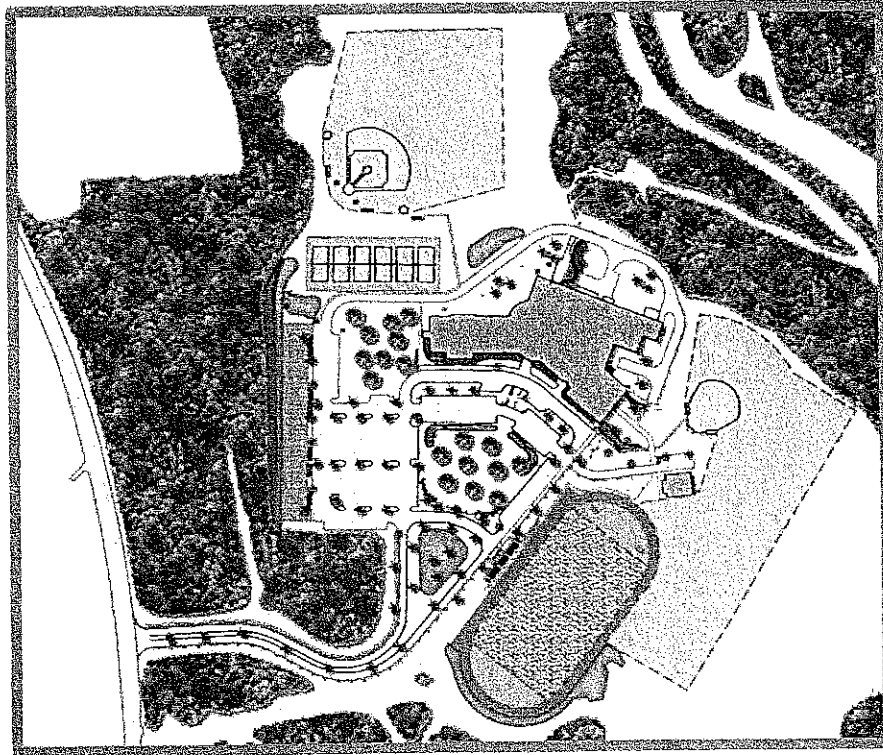


TOWN of UXBRIDGE



NEW HIGH SCHOOL ATHLETIC FIELDS ADDITIONAL INFORMATION



SEPTEMBER 24, 2011: Special Town Meeting, 10:00 AM at UHS
SEPTEMBER 27, 2011: Ballot Vote, 7:00 AM – 8:00 PM at UHS

UXBRIDGE NEW HIGH SCHOOL ATHLETIC FIELDS

1. What is the cost of the new athletic fields project plan?

The Board of Selectmen voted to set the project costs for the new High School fields not to exceed \$3,884,000 outlined, presented and supported by the SBC at the joint BOS/SBC Meeting on August 17, 2011.

2. What does the new athletic field project plan include?

The revised \$3.884M project plan includes the following fields:

- Synthetic Multi-purpose Athletic Field
- Bleachers at Multi-purpose Field
- Lighting at Multi-purpose Field
- Practice Field
- Softball and Hockey Field
- Track and Field Events
- Tennis Courts
- Baseball and Soccer Field

3. What is the difference between the September vote and the previous vote?

The athletic fields project plan costs have been pared down from \$5.0M to \$3.884M, by the School Department and SBC, consulting with Joslin & Lesser (the Owners Project Manager) and Shawmut Construction (the general contractor).

The following items were taken out of the project plan:

- Tennis Court lighting
- Field Facility building
- Bleachers reduced to 300 seats
- Dug-outs for Baseball and Softball Fields
- Scoreboard at Multi-Purpose Field

4. What will the annual tax assessment be for the average Uxbridge taxpayer?

- To the average household: \$54/year
- What year are the new taxes implemented? 2013

The **total cost** to the average taxpayer for the new high school will be \$349 (\$295 + \$54).

5. Why is there a vote now?

History has shown, a delay in construction will cause the project plan cost to taxpayers to increase.

- The current bids on the athletic fields are valid through September 30, 2011.
- The current construction bids include cost for the setting up and management of the site since Shaw Construction (the general contractor) is already in onsite.
- After September 30, 2011, the scope of work to add fields will need to be re-bid and include re-deploy of manpower and machinery currently onsite now.

6. What will it cost if the vote is put off for the future or fails?

The following chart details estimated costs:

\$ IN MILLIONS	SEPTEMBER 2011	FUTURE
Construction Set-up	\$ 0.00	\$130,000/month + 4-5 months additional construction time
Athletic Fields	\$ 3,884,000.00	Unknown
Total	\$ 3,884,000.00	\$130,000/month + Unknown

Additionally, bus transportation will need to be provided for student athletes.

- The School Department has said that it will need to spend approximately \$75K a year to bus student the current high school fields in order to participate in extra-curricular team sports.

Additional information resources:

- Town of Uxbridge, Board of Selectmen: www.uxbridge-ma.gov/Pages/BOS.php
- School Building Committee: www.uxbridge-ma.gov/Pages/SBC.php
- School Committee / School Department: www.uxbridgeschools.com/index.shtml
- Uxbridge Community TV: Channel 11 Cable Guide and www.uxbridgetv.org/

STAPLES

UXBRIDGE NEW HIGH SCHOOL ATHLETIC FIELDS

How does School Choice Out affect Uxbridge?

In the height of School Choice Out, in 2007, the Town spent \$1,333,315 for 247 students.

- A complete new high school anticipates the reduction of the most extreme percentage of School Choice Out from its current rate of 32% and will return funds (tax revenue) to the Town through District Student Retention.
- However, a new high school without athletic fields raises the concern with parents that the new high school is "incomplete" and will keep their children out of our school district.
- If Uxbridge offers a comparable high school that is on par with surrounding towns, resident children may be retained; and potentially attract School Choice In from surrounding towns, resulting in retaining your tax dollars to be used in Uxbridge instead of subsidizing education in other towns.

The chart below shows the monies spent by the Town over the past decade in School Choice Out:

FISCAL YEAR	# of STUDENTS	CHOICE OUT \$
2003	108	\$ 525,903
2004	148	\$ 718,351
2005	232	\$ 1,136,083
2006	245	\$ 1,268,596
2007	247	\$ 1,333,315
2008	224	\$ 1,184,223
2009	203	\$ 1,101,787
2010	213	\$ 1,164,973
2011	197	\$ 1,104,150
*2012	191	\$ 1,155,889
TOTAL:	2,008	\$ 10,693,270

NOTES FOR CONSIDERATION:

- I. Fiscal Year 2002 was the last year Uxbridge had more School Choice In vs. School Choice Out with 98 vs. 81, respectively.
- II. According to the MSBA, Uxbridge retention for 8th grade students attending 9th grade in the district averaged greater than 80% in the 5 years pre-probation and 68% in the 5 years post-probation. In order for the new UHS to reach the recommended enrollment target of 600 students, retention of 8th graders needs to reach 83.4%.

* Source: FY12 Cherry Sheet from Dept. of Revenue.

Uxbridge is facing difficult fiscal times over the next 20 years, compounded by District Student Retention problems.

If seven or more students per grade attend the new Uxbridge High School, it will lighten the \$50 - \$52 million dollar tax burden the Town will face over the next 20 years as Uxbridge will continue to pay other school districts to educate our children.

What is the REAL question facing Uxbridge residents?

Does the Town of Uxbridge stand a better chance of achieving a District Student Retention rate of 80% for its eighth graders transitioning into ninth grade and in doing so, reduce the tax burden to the Town over the next 20 years by 20 million dollars by approving \$3.884 million dollars in athletic fields?

Information has been compiled by a voluntary working group to share information with the residents of Uxbridge. If you have any questions, contact working group lead Beth Pitman, BOS Vice Chair via phone at 508.278.0405 or via email at bpitman@uxbridge-ma.gov.

Additional information resources:

Town of Uxbridge, Board of Selectmen: www.uxbridge-ma.gov/Pages/BOS.php

School Building Committee: www.uxbridge-ma.gov/Pages/SBC.php

School Committee / School Department: www.uxbridgeschools.com/index.shtml

Uxbridge Community TV: Channel 11 Cable Guide and www.uxbridgetv.org/

Uxbridge High School: Athletic Fields Scope

Net Increase to Total Project Budget: \$3,884,000 per scope below

The following changes have been made to the field pricing resulting in a new revised total of \$3,884,000.

1. Delete the tennis court lighting.
2. Delete the field facility building – pricing retains concrete pad for future development.
3. Reduced the size of the designed bleacher system to 300 seats.
4. Delete the press box – pricing retains the concrete retaining wall, pad and electric conduit for future development.
5. Delete the dug-outs at the Baseball and Softball fields.
6. Delete the score board at the Football field – pricing retains the conduit and footings for future development.
7. \$160,000 currently included in the GMP being released and used for the field scope.

STAPLES

Uxbridge High School: Athletic Fields Scope

Net Increase to Total Project Budget: \$3,884,000 per scope below

Note: Costs for most items are based on bid alternates. Allowances have been carried for electrical scope, the track trench drain, 300 seat bleacher system and the facility/concession building concrete pad.

B.2 Synthetic Multi Purpose Athletic Field

1. Site prep
2. Compacted gravel base
3. Final grading
4. Site drainage
5. Synthetic turf field (Duraspine Pro- Standard HS quality) with Field Turf maintenance equipment (Groomwright & Hydraulic Sweeper)
6. Irrigation quick couplers
7. Accessible walkways
8. Accessible access drive and parking area to future facility building
9. Perimeter fencing
10. Football field goal posts
11. Field striping and markings

D. Grandstand Bleachers at Multi Purpose Athletic Field

1. Excavation and backfill for retaining wall, slabs and foundations
2. Place rip rap armored slope below bleachers
3. Concrete retaining wall at future press box
4. Concrete foundations for bleachers
5. Concrete pad for future press box
6. Aluminum decked handicap accessible bleacher system with galvanized steel structure (seating for 300)
7. Provide conduit for future press box

E. Field Facility Building Infrastructure

1. Concrete pad for future development

F. Sport lighting at Multi Purpose Athletic Field

1. Excavate and backfill for conduits
2. Excavate and backfill for light poles
3. Provide conduit and power to light poles (allowance)
4. Provide sports lighting package with bases (allowance)

G. Scoreboard Infrastructure

1. Excavate and backfill for conduits for future scoreboard
2. Excavate and backfill for scoreboard footings for future scoreboard
3. Concrete footings for future scoreboard

H. Softball Field / Field Hockey

1. Site prep
2. Compacted gravel base
3. Final grading
4. Site drainage
5. Loam and seed (onsite loam)
6. Infield mix
7. Backstop
8. Foul poles
9. Player benches
10. Concrete bleacher pads
11. Bleachers
12. Accessible walkway
13. Irrigation
14. Field striping

J. Practice Field

1. Site prep
2. Compacted gravel base
3. Final grading
4. Site drainage
5. Loam and seed (onsite loam)
6. Field goal poles
7. Irrigation
8. Field striping

K. Track and Field Events

1. Site prep
2. Compacted gravel base
3. Final grading
4. Prefabricated trench drainage (allowance)
5. Bituminous asphalt base at track
6. Painted bituminous asphalt at margins
7. Synthetic running track surface
8. Striping of track
9. Field event construction and accessories (long jump, discuss, shot put & high jump)

STAPLES

L. Tennis Courts

1. Site prep
2. Compacted gravel base
3. Final grading
4. Accessible walkway
5. Bituminous asphalt base
6. Tennis court surface
7. Striping of courts
8. Tennis nets and posts
9. Fencing with gates

N. Baseball/Soccer Field

1. Site prep
2. Compacted gravel base
3. Final grading
4. Site drainage
5. Loam and seed (onsite loam)
6. Infield mix
7. Backstop
8. Foul poles
9. Player benches
10. Concrete bleacher pads
11. Bleachers
12. Accessible walkway
13. Irrigation
14. Field striping

#	Item Name	SBC		Variance
		6.15.11	8.17.11	
B.2	Multi Purpose Field	\$ 1,200,000	\$ 1,200,000	\$ -
D	Bleachers at MP Field	\$ 450,000	\$ 300,000	\$ (150,000)
E	Field Facility Building	\$ 400,000	\$ 20,000	\$ (380,000)
F	Lighting at MP Field	\$ 200,000	\$ 200,000	\$ -
G	Scoreboard at MP Field	\$ 40,000	\$ 24,000	\$ (16,000)
H	Softball and Field Hockey Field	\$ 450,000	\$ 432,500	\$ (17,500)
J	Practice Field	\$ 225,000	\$ 225,000	\$ -
K	Track and Field Events	\$ 750,000	\$ 750,000	\$ -
L	Tennis Courts	\$ 425,000	\$ 425,000	\$ -
M	Tennis Courts Lighting	\$ 135,000	\$ -	\$ (135,000)
N	Baseball and Soccer Field	\$ 725,000	\$ 547,500	\$ (177,500)
	Contingency	Included above	\$ (240,000)	\$ (240,000)
	Totals	\$ 5,000,000	\$ 3,884,000	\$ (1,116,000)

The pricing above is based on the Uxbridge High School: Athletic Fields Scope document dated 8/15/2011.

STAPLES

BOS read file

Massachusetts School Building Authority

nothy P. Cahill
Chairman, State Treasurer

Katherine P. Craven
Executive Director

July 7, 2009

George Zini
Superintendent
Uxbridge Public Schools
21 South Main Street
Uxbridge, MA 01569

RECEIVED

JUL 7 - 2009

BOARD OF SELECTMEN
UXBRIDGE, MA

RE: Enrollment Projections for Uxbridge High School

Dear Superintendent Zini:

This letter is a follow up to previous correspondence regarding the design enrollment for Uxbridge High School. I want to thank you and your team again for working diligently with Massachusetts School Building Authority ("MSBA") on enrollment projections, and your efforts to ensure that the design enrollment reflects the unique characteristics of your District.

A detailed explanation of the MSBA's base enrollment projection for Uxbridge has been provided through previous correspondence, and accordingly, has not been included as part of this communication. I would, however, like to detail additional sensitivity analysis that has been performed on the projection that has had an impact on the design enrollment recommendation previously communicated to the District.

As a result of continued discussions with the District concerning the occurrence and historical pattern of out-of-district school attendance by Uxbridge residents, the MSBA further reviewed the historical grade-to-grade cohort survival patterns of the District. Upon further review, the MSBA's analysis has indicated the following:

- The District's survival rates prior to the 8th to 9th grade survival rate are generally strong, and all are around 100% until 9th grade, at which time there is significant out-migration. The most recent 5 year average 8th to 9th grade survival rate of 68% reflects this significant occurrence.
- An incremental increase in out-of-district attendance is evident following the New England Association of Schools and Colleges ("NEASC") accreditation status changes in 2003 and 2004.
- Historical survival rate from 8th to 9th grade, using 10 years of data prior to NEASC accreditation warning, is 80.2%.
 - Both the five and ten year average for the 8th to 9th grade survival rate preceding the NEASC "Warning", in 2003, reflect survival rates over 80%.

- o The number of Uxbridge residents attending public school outside of the District through the "School Choice" program in grades K-12 represented approximately 3.5% of the total District enrollment in the five years immediately preceding the NEASC "Warning", and presently reflects approximately 12% of total K-12 enrollment in the most recent five years following the NEASC "Warning" in 2003.

Further consideration of these factors has informed the updated design enrollment recommendation. The MSBA has applied a further assumption to the modified enrollment projection to account for a return of the 8th to 9th grade survival rate to the District's historical average prior to the NEASC "Warning" in 2003 and subsequent status change to "Probation" in 2004. The assumption of an 80% 8th to 9th grade survival rate has been assumed in the updated design enrollment recommendation, and accounts for the increase in the design enrollment as compared to the previously communicated recommendation.

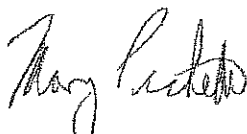
Based on the adjustments described above and the analysis of the District's enrollment communicated in previous correspondence, the MSBA recommends a design enrollment of 600 students for the Uxbridge High School.

As we progress forward with this project, the MSBA looks forward to working with the District to ensure the solution for this facility contemplates the unique enrollment fluctuations that have presented challenges during this design enrollment process.

Please sign and return the attached certification to confirm agreement on this design enrollment.

If you have any questions, please do not hesitate to contact me or Kathleen Timmins (Kathleen.Timmins@MassSchoolBuildings.org) at 617-720-4466. Thank you very much.

Sincerely,



Mary Pichetti
Director of Capital Planning

CC Senator Richard Moore
Representative Jennifer Callahan
Representative Paul Kujawski
Kevin Kuros, Chair, Board of Selectmen
Michael Szlosek, Town Manager
Ernest Esposito, Chair, School Committee
Don Sawyer, School Department Business Manager
John Higgins, Chair, School Building Committee
Jeffrey Luxenberg, Owner's Project Manager
File: 1.2 Enrollment Projections

STAPLES

TOWN BUDGET 300 SCHOOL DEPARTMENT 2012 with 20 YEAR PROJECTIONS: Year by Year

This page will recalculate based on the Target Retention Rate of 8th-to-9th graders entered in the previous tab, "CostsPerStudent." It will also adjust for any "School Choice In" values entered on the previous tab, as well. A chart is offered at the bottom of this page to show summary of 20 year differences. If "yes" is entered under "Fields," cost of fields is included. Otherwise, busing costs are included.

Year	8th to 9th DSR-5-yr-avg	SC-OUT	SC-IN	Students	% of BVT Enrollment	BVT Cost	Fields	Buses
These figures are brought forward from tab called "CostsPerStudent."								
2012	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2013	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2014	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2015	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2016	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2017	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2018	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2019	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2020	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2021	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2022	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2023	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2024	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2025	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2026	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2027	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2028	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2029	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2030	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2031	80%	-\$832,948	\$386,426	134	12%	-\$1,329,499	yes	\$0
2012-2031		-\$16,658,956	\$7,728,520			-\$26,589,987		\$0
TOTALS:								
							CHANGE IN REVENUE TO UXBRIDGE	
							\$10,686,856	

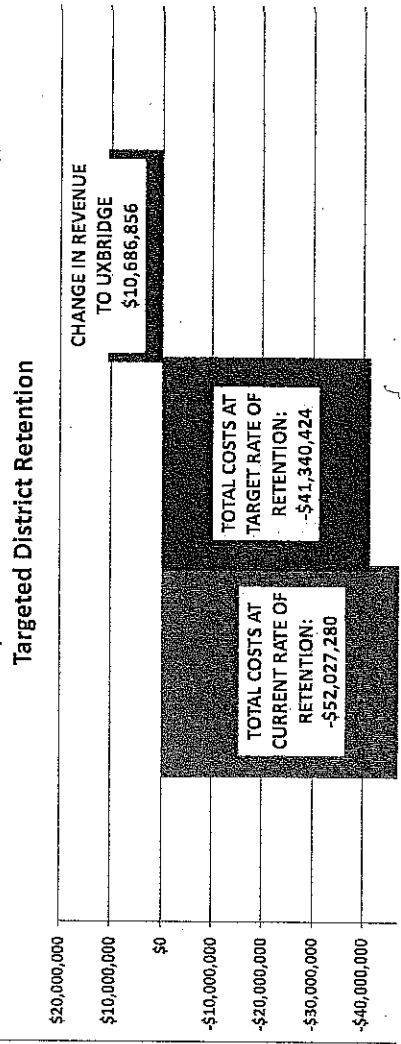
If Uxbridge retains its 8th grade students at the current rate of 68%, the costs for these categories over the next 20 years are projected as follows:

School Choice Out Costs, 2012-2031	-\$23,117,780
School Choice In Received, 2012-2031	\$7,728,520
BVT Assessment, 2012-2031	-\$35,138,020
Debt Repayment on Fields, 2012-2031	\$0
Cost to bus athletes across town, 2012-2031	-\$1,500,000
TOTAL COSTS AT CURRENT RATE OF RETENTION:	-\$52,027,280

If Uxbridge is able to retain its 8th grade students at a rate of 80%, the costs for these categories over the next 20 years are projected as follows:

School Choice Out Costs, 2012-2031	-\$16,658,956
School Choice In Received, 2012-2031	\$7,728,520
BVT Assessment, 2012-2031	-\$26,589,987
Debt Repayment on Fields, 2012-2031	-\$5,820,000
Cost to bus athletes across town, 2012-2031	\$0
TOTAL COSTS AT TARGET RATE OF RETENTION:	-\$41,340,424

20 Year Revenue Requirements for Current District Retention vs. Targeted District Retention



mean for the tax base with fields or without fields, based on the District Student Retention of 8th graders to the 9th grade.

To Reach This Retention Value	This Number of Students Needs to Remain in or School Choice In to the District for Their High School Years	Number of Students Per High School Grade	Cost to Bus Students to Old Athletic Fields Over 20 Years	Tax Revenue Retained For Uxbridge Use Over 20 Years Without Cost of Fields	20 Year Cost of Fields	Net Impact to Uxbridge Tax Dollars for Town Use Over 20 Years: Fields Included
68%	This is the current retention rate.		-\$1,500,000	-\$1,500,000	-\$5,820,000	-\$5,820,000
69%	7	2	-\$1,500,000	\$249,429	-\$5,820,000	-\$4,569,429
70%	14	4	-\$1,500,000	\$1,001,143	-\$5,820,000	-\$3,318,857
71%	22	5	-\$1,500,000	\$2,251,714	-\$5,820,000	-\$2,068,286
72%	29	7	-\$1,500,000	\$3,502,285	-\$5,820,000	-\$817,715
73%	36	9	-\$1,500,000	\$4,752,857	-\$5,820,000	-\$432,857
74%	43	11	-\$1,500,000	\$6,003,428	-\$5,820,000	\$1,683,428
75%	50	13	-\$1,500,000	\$7,254,000	-\$5,820,000	\$2,934,000
76%	57	14	-\$1,500,000	\$8,504,571	-\$5,820,000	\$4,184,571
77%	65	16	-\$1,500,000	\$9,755,142	-\$5,820,000	\$5,435,142
78%	72	18	-\$1,500,000	\$11,005,714	-\$5,820,000	\$6,685,714
79%	79	20	-\$1,500,000	\$12,256,285	-\$5,820,000	\$7,936,285
80%	86	22	-\$1,500,000	\$13,506,856	-\$5,820,000	\$9,186,856
81%	93	23	-\$1,500,000	\$14,757,428	-\$5,820,000	\$10,437,428
82%	100	25	-\$1,500,000	\$16,007,999	-\$5,820,000	\$11,687,999
83%	108	27	-\$1,500,000	\$17,258,570	-\$5,820,000	\$12,938,570
84%	115	29	-\$1,500,000	\$18,509,142	-\$5,820,000	\$14,189,142
			No fields - Busing	Fields - Busing	Fields - No busing	
			vs			

According to the MSBA, the current retention rate for bringing 8th graders back to Uxbridge for grade 9 is 68%.

Somewhere between 2 and 4 students for 9th - 12th grade, the proposed spending on busing students to athletic fields will be recaptured.

Somewhere between 7 and 9 students for 9th - 12th grade, the proposed spending on athletic fields will be recaptured.

The new high school has been designed for enrollment rates of 600 students, based on 80% retention of 8th graders to 9th grade (pre-probation)

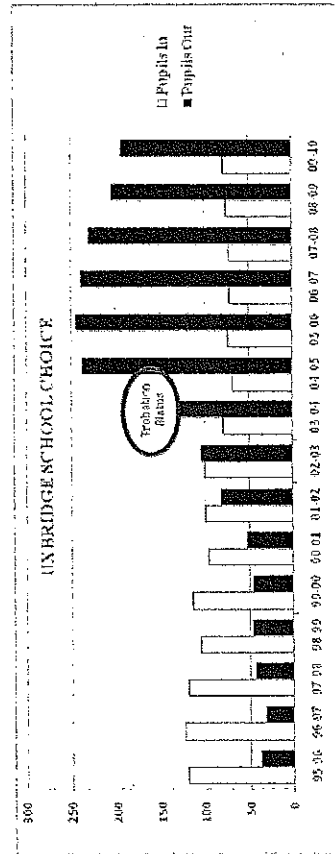
To achieve 600 student enrollment, Uxbridge will need to retain 83.4% of 8th graders for their 9th grade year. Achieving maximum capacity is not a necessity.

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20 YEAR PROJECTIONS BASED ON HISTORIC SPENDING LEVELS: Assumptions

In the 2003-2004 academic year, the change in status of UHS to "Probation" altered the way the citizens of the town looked to educate its children. This file seeks to quantify the costs of this shift in behavior and project the alternative fiscal consequences that could result, given different levels of success in District Student Retention from 8th grade to 9th grade.

The following graph and chart shows Uxbridge's recent history in school choice.



Between 2002 and 2009 Uxbridge went from a plus \$116,697 in combined School Choice In/Out funds to a negative \$694,514, a swing of \$811,211.

CHART 1. This table shows that by not offering a high school that was on par with neighboring high schools, enrollment patterns changed dramatically. Using the 5-year averages of 80% retention of 8th graders prior to probation and 68% retention of 8th graders post-probation, probationary status shifted retention by 15%.

In this worksheet, the numbers from these charts are used to calculate averages for pre-probation and post-probation figures for District Student Retention, School Choice In and Out, and BVT Enrollment and Costs. Using the actual dollar figures spent going back to 2002, this worksheet can approximate the cost of "Probation" to the tax payers of Uxbridge by finding the difference in what was actually spent versus what would have been spent had the high school's accreditation status not changed, causing a shift in District Student Retention. This worksheet will use extrapolated values between the path the town is currently on at 68% retention and the spending path the town was on at 80% retention in an attempt to calculate how the tax base is affected by District Student Retention.

School Choice

Year	School Choice In	School Choice Out	Total
2002	\$472,681	\$ 355,984	\$ 116,697
2003	\$432,498	\$ 525,903	(\$ 93,405)
2004	\$426,209	\$ 718,351	(\$292,142)
2005	\$380,723	\$1,136,083	(\$755,360)
2006	\$612,294	\$1,268,596	(\$656,302)
2007	\$443,494	\$1,333,315	(\$889,821)
2008	\$430,193	\$1,184,223	(\$754,030)
2009	\$427,964	\$1,122,478	(\$694,514)

CHART 2. This table shows the costs associated with School Choice in Uxbridge from 2002 to 2009.

Uxbridge Student Enrollment Blackstone Valley Tech

Year	Students	% of BVT Enrollment	Cost
2002	116	13.6%	\$ 944,261
2003	123	15.1%	\$1,151,037
2004	119	14.5%	\$1,102,387
2005	128	15.1%	\$1,240,301
2006	138	14.9%	\$1,320,801
2007	168	16.9%	\$1,482,847

CHART 3. This table shows the shift in BVT enrollment by Uxbridge students from 2002 to 2009 and corresponding enrollment rates.

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20 YEAR PROJECTIONS BASED ON HISTORIC SPENDING LEVELS: Year By Year

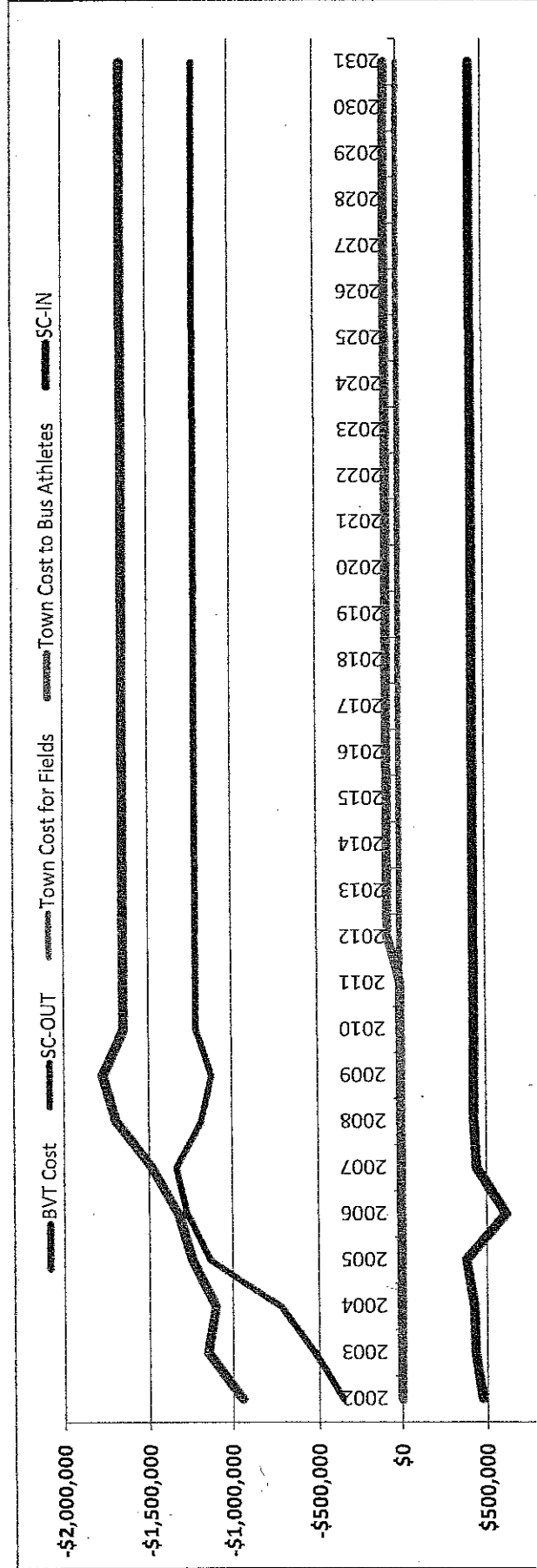
What are realistic rates of DISTRICT STUDENT RETENTION for 8th graders moving to 9th grade without a complete facility? Be sure to choose "yes" or "no" for Fields column.

This chart shows historic numbers for 2002 through 2009. Based on MSBA estimates for District Student Retention in a letter to the Superintendent, July 7, 2009, for pre- and post-probation, it makes projections for the years 2010 through 2031. Model can illustrate values from 68% to 86%, based on historic averages.

If District Student Retention returns to pre-probation averages of 80%, net costs to the town from 2012 to 2031 could equal (assuming a complete project): \$26,540,060

If District Student Retention remains at post-probation averages of 68%, net costs to the town from 2012 to 2031 could equal (assuming an incomplete project): \$50,126,093

The graph below is currently illustrating District Student Retention from 8th to 9th grade of... 68%
... with projected net costs for 2012 through 2031 of... \$50,126,093
If Uxbridge retains students at this rate, 20-year savings compared to current path is... \$0



This page simply extrapolates the different costs between the historic average costs when District Student Retention was 80% and those years when it has been 68%. These numbers are the figures that are brought into the "Projections" tab. At the bottom, I calculate the cost of Probation to the town of Uxbridge from 2005 to 2009 at just under \$7 million in tax money required.

8th to 9th	SC-OUT	SC-IN	Students	% of BVT Enrollment	BVT Cost	Notes
DSR-5-yr-avg						
68%	(1,213,339)	433,884	184	18%	(\$1,651,850)	This row represents five-year average values for costs and enrollment figures in the period following UHS probation.
69%	(1,148,972)	435,442	179	17%	(\$1,601,500)	The values in these rows are extrapolations for District Student Retention from 8th to 9th grade for values in between 68% and 80%. They are calculated on a straight line so that the values that correspond to each percentage point increase or decrease in DSR will increase or decrease the numbers in each column by 1/12th in the appropriate direction, negative or positive.
70%	(1,084,606)	437,001	174	17%	(\$1,551,150)	
71%	(1,020,240)	438,560	168	17%	(\$1,500,800)	
72%	(955,874)	440,119	163	17%	(\$1,450,449)	
73%	(891,507)	441,678	157	16%	(\$1,400,099)	
74%	(827,141)	443,237	152	16%	(\$1,349,749)	
75%	(762,775)	444,795	147	16%	(\$1,299,399)	
76%	(698,409)	446,354	141	15%	(\$1,249,049)	
77%	(634,042)	447,913	136	15%	(\$1,198,699)	
78%	(569,676)	449,472	130	15%	(\$1,148,349)	
79%	(505,310)	451,031	125	15%	(\$1,097,999)	
80%	(440,944)	452,590	120	14%	(\$1,047,649)	This row represents five-year average values for enrollment and two-year average for costs in the period preceding UHS probation.
81%	(376,577)	454,148	114	14%	(\$997,299)	Based on the values cited in the MSBA letter to Superintendent George Zini, dated July 7, 2009, these values fall outside of the range discussed by the MSBA as appropriate to use for planning student population. They have been included in this model for the purpose looking at extreme examples. Based on historical enrollment patterns, values for DSR in the range of 68% to 80% are probably most appropriate for discussion.
82%	(312,211)	455,707	109	14%	(\$946,949)	
83%	(247,845)	457,266	103	14%	(\$896,599)	
84%	(183,478)	458,825	98	13%	(\$846,249)	
85%	(119,112)	460,384	92	13%	(\$795,899)	
86%	(54,746)	461,942	87	13%	(\$745,549)	

The Costs of Probation to Uxbridge Tax Payers, 2005 - 2009

Average annual costs at 80% retention of 8th graders, using two most recent years (averaging 2002 and 2003): (\$1,036,003)

Average annual costs at 68% retention of 8th graders, using five most recent years (averaging 2005-2009): (\$2,431,305)

Annual Difference: (\$1,395,302)

2005 to 2009 Difference: (\$6,976,508)

Prior to "Probation" status, Uxbridge tax payers were on a path to spend \$5,180,015 on School Choice Out + In + BVT costs for the period of 2005 - 2009. With the shift in District Retention rates brought about by "Probation," tax payers instead spent \$12,156,523.

2/18/09

Uxbridge High School Narrative- Part IV

INTRODUCTION

(The Past) In spring 2010 the School Building Committee (SBC) issued a three-part Narrative which provided voters with a solid foundation of known facts on which to base votes at Town Meeting and the ballot box to approve funding for the high school project. In June '10 the town approved funding by the necessary two-thirds majority at Town Meeting and then a majority at the ballot election.

Considering the long struggle to get town approval to fund the high school, the SBC's first priority was to that goal alone. The Mass. School Building Authority (MSBA) agreed to support funding construction including the athletic fields @ \$43 million, but not @ \$48 million estimated by the SBC. It was stated publicly that the fields were listed as additions/alternates; however, in the summer of '10 when Requests for Proposals (RFP) were being prepared, construction bids for new schools elsewhere were routinely running 10-20% less than initial estimated costs. The 'saving', along with contingency funds, was anticipated to generate enough extra money to build some or all fields. It may have been unwise not to ask voters for the difference initially, but it was a calculation worth making, especially when cost was the ultimate concern and when the extra \$5million would likely prove unneeded.

(Spring 2011) Unfortunately, Uxbridge missed the 'savings bubble', and when some March bids came in over estimates the SBC began pursuing a solution to provide for needed athletic fields. State law mandates physical education as an integral part of general 'education' programming throughout the district. The SBC realizes having athletic fields at the new high school also serves a more serious purpose than just 'playing' at physical education or sports, and many would agree the town will be 'poorer' in a broader sense if they remain un-built.

(Present) This Narrative describes the steps taken to address public concerns over the expense of the initial project. It describes the new 'scope' of the project which meets the school district's needs while reducing cost to taxpayers versus the June recommendation to fund a \$5 million project. It describes the implications of increased 'cost' if action is delayed. Further, it concludes procrastination would lead to opening a multi-million dollar high school with no usable athletic fields, not a reasonable option when all factors are considered. Town officials continue to work to minimize the shortfall, and talks are ongoing to secure more funding wherever possible. Meanwhile, we move forward to a Special Town Meeting on 9/24/11 and ballot election on 9/27/11.

"Part IV: Making the Case for Funding the Athletic Fields" represents a collaborative effort between the Board of Selectmen, SBC and Finance Committee. The goal is to provide factual information for the public to use as a basis for decision-making.

FACTS:

1. The fields and infrastructure were included in the overall cost as initially designed, estimated, and 'specified' in Request for Proposals (RFP) for actual bids to build the entire high school project. The initial cost of fields in April was pegged at \$5 million, but the SBC has proposed to scale back the original Scope of the Proposal which reduces costs to \$3.884 million without any negative impact on the fields' design. (See Attachment 'A' for comparison.)
2. Currently, bids due to expire on October 1st include all items noted in the original scope, but with the reduction recommended by the SBC on Aug. 17th and approved by the BOS on Aug. 22nd, the cost is now \$3.884 million. These changes save money without destroying the basic design of the athletic fields which meet the programming needs of 'physical education' and our 'sports' program. According to the Superintendent further reductions to this proposed new scope will have negative impacts, cost implications and are not recommended.
3. The fields were planned to maximize usage for physical education programs, practice and game-playing for all sports. They will be in use constantly by students and also available for community use. Request for Proposals (RFP) was designed accordingly; bids submitted and considered in accordance with MGL 149a (CM-at Risk), meaning the lowest bid was accepted provided all RFP specifications were met.
4. The Board of Selectmen set dates for another Special Town Meeting (STM) on Saturday, September 24th @ 10 AM and Tuesday, September 27th for a new ballot election which meets the October 1st deadline. This allows for contracts to be executed; prices to be locked-in under the Guaranteed Master Price (GMP) agreement; and a construction schedule to meet completion by September 2012 for the multi-purpose field/track and September 2013 for all grass fields.
5. David Krawitz of Joslin, Lesser, Project Manager, warned of additional expenses accruing if work on the athletic fields was not started by early October. His email (see attachment 'B') gives more detail but major points cited include: rising building material costs; extension of contracts with all principal players; construction delay means no usable field in September 2012 with miscellaneous other costs, ex., bussing students to current fields estimated at \$75,000 minimum annually.

Now, the town must weigh the cost of a loss at September's Town Meeting (66% Yes required) or the ballot box (51% Yes required) against the cost of doing nothing or something later at greater expense as indicated.

Also, of concern is a new high school with no serviceable athletic fields will hardly attract the anticipated school choice-in money and likely will occasion another exodus, causing another drain on our treasury to pay for local students to be educated elsewhere.

ACTION: The following dates are important:

Saturday, Sept. 24th @ 10 AM - Special Town Meeting at which a two-thirds Yes vote must be achieved to approve spending \$3.884 million for the reduced scale of the project. You must be present to have your vote counted. While the exact verbiage of the motion to be made is unavailable at this time, it will be phrased such that the cost will not exceed \$3.884 million and will include the 'scope of the project' as accepted at the joint SBC/BOS meeting on 8/17 and approved at the BOS meeting 8/22.

Tuesday, Sept. 27th for the Ballot Election at which a simple majority Yes vote must be achieved to authorize the Board of Selectmen to borrow 'a sum':

"Shall the Town of Uxbridge be allowed to exempt from the provisions of Prop 2 ½, so called, the amounts required to pay for bonds issued in order to construct and equip athletic fields at the site of the new UHS on Quaker Highway. Yes or No"

NOTES:

1. According to MGL Chapter 59, Sec. 21C (k) (debt exclusion): NO dollar amount is included on the ballot.
2. ABSENTEE BALLOTS may be obtained from the Town Clerk's office and cast in person anytime during normal business hours (Mon. through Thurs.- closed Fri.) until Noon on Monday, September 26th. However, if you request that a ballot be mailed to you allow sufficient time for postal deliveries. To ensure your absentee vote counts (via mail) it should arrive at the Town Clerk's office no later than Monday, September 26th, or it can be returned to election officials at UHS by 8PM on Tuesday, September 27th when polls close.

We hope the citizens of Uxbridge support the reduced scale of the project at \$3.884 million with your votes on September 24th and September 27th. The Board of Selectmen, SBC, School and Finance Committees are committed to responding to all questions raised.

(Signed by SBC members)

Approved by SBC 8/17/11; final draft signed 9/14/11 for release to public

"Learning is the art of knowing when to use commonsense to advantage."

Josh Billings

STAPLES

The BOS directed 'education group' will provide information for the upcoming STM, which has done an exhaustive financial analysis of the cost of building fields now, later or never. Recalling the 10-year debate over whether to build a new high school a repeat scenario with known town-wide negative impact is to be avoided. From a strict dollars-and-cents perspective, the same factors are in play over building the athletic fields- now or later. Taxpayers should review this data closely!

6. As the Superintendent has stated, physical education is a state-mandated part of the curricula. It is as important as 'book learning', and to some students sports are even more essential to their education. As those involved with sports can attest, all fields and their infrastructure will serve not only the high school students but the many youth and adult sports leagues active outside of school hours and days. Indeed, as a community asset the fields could generate revenue which could help offset fixed cost expenses.

7. This information, supplied by David Genereux, Director of Finance, is based on borrowing \$3.884 million to complete the reduced scope of the project @ 4.0 % interest for 20 years. The additional tax of \$.19/thousand translates to \$53.46 annually or \$.19/day/household with a median value of \$291,588. **NOTE:** If positive action is not taken within one year for the fields 'attach to the high school project' (MGL Chap. 44, Sec. 7, Clause 3, allowing for a 20 year loan) then bond counsel would determine 'they are a separate project' and require bonding for a maximum of 15 years (MGL Chap. 44, Sec. 7, 25) which adds a greater annual tax burden (avg. cost of \$61.05 annually/household).

8. The SBC considers the following as being in the best long-term interest of the town: synthetic turf (vs. grass) allows use of the multi-purpose field and track on Day #1 in September 2012. This choice has proved safer, environmentally 'greener', healthier, and cheaper in terms of maintenance; costs for water, sewer, upkeep and replacement of the fields are factored into future school department budgets.

FICTION:

1. The rumor of a '**double tax whammy**' for the fields is **false**. Financial apocalypse aside, the School Committee, its budget sub-committee, and the administration will seek **NO OPERATIONAL OVERRIDE** once the new high school is open.

2. The **additional (average) tax** is \$53/year for the scaled-down project, and a **higher sum is false**. **NOTE:** Currently, there are monies available in two contingency funds: Owner's (\$980,000) and Construction (\$120,000). How much will be available at the completion of the entire project is unknown at this time. The SBC will not specify a particular sum now to be applied to the field project as that could be construed later as 'misleading' if unexpected conditions arise.

3. The athletic fields were not forgotten as some have claimed. The full scope was presented to the MSBA and **never included** a swimming pool; stadium-type seating or 'university-like' infrastructure.

239472

Attachment A

#	Item Name	SBC		Variance
		6.15.11	8.17.11	
B.2	Multi Purpose Field	\$ 1,200,000	\$ 1,200,000	\$ -
D	Bleachers at MP Field	\$ 450,000	\$ 300,000	\$ (150,000)
E	Field Facility Building	\$ 400,000	\$ 20,000	\$ (380,000)
F	Lighting at MP Field	\$ 200,000	\$ 200,000	\$ -
G	Scoreboard at MP Field	\$ 40,000	\$ 24,000	\$ (16,000)
H	Softball and Field Hockey Field	\$ 450,000	\$ 432,500	\$ (17,500)
J	Practice Field	\$ 225,000	\$ 225,000	\$ -
K	Track and Field Events	\$ 750,000	\$ 750,000	\$ -
L	Tennis Courts	\$ 425,000	\$ 425,000	\$ -
M	Tennis Courts Lighting	\$ 135,000	\$ -	\$ (135,000)
N	Baseball and Soccer Field	\$ 725,000	\$ 547,500	\$ (177,500)
	Contingency	Included above	\$ (240,000)	\$ (240,000)
	Totals	\$ 5,000,000	\$ 3,884,000	\$ (1,116,000)

The pricing above is based on the Uxbridge High School: Athletic Fields Scope document dated 8/15/2011.

STAPLES

ATTACHMENT 'B'

From: David Krawitz [mailto:DKrawitz@joslinlessner.com]
Sent: Thursday, August 11, 2011 10:34 AM
To: Justin Cole
Cc: David Genereux; Dan Deveau; John Higgins; Don Sawyer; George Zini
Subject: RE: Expiration of Pricing on Add-Alternates

Justin,

We reviewed the question about the cost impact of delayed funding approval for athletic fields at the project meeting yesterday. The issues are complicated, so please allow a brief explanation. If funding is approved in time for work to begin during the fall of 2011 then we believe the field work can be completed during the spring 2011 season without incurring additional costs (beyond the \$5 M package previously presented for Town approval). However, if the funding is delayed beyond October 1st, 2011, then a number of things will change. The bid prices will no longer be guaranteed, and the costs may go up at approximately 5% (per year), but that is market driven and hard to forecast. More importantly though, if we miss the fall 2011 construction season then we will need to continue construction after July 2012 which is the official contract date for substantial completion by Shawmut. That would mean we would need to extend General Conditions for the construction manager and also extend contract administration fees for the design team, testing agencies etc. The project soft costs typically run about 1.25 x construction costs (\$43 M Total Project Budget, \$34.5 M Original Construction Budget) so the exposure for delay would be much higher than just 5% escalation, I would guess somewhere in the 10%-20% range. And of course with delay in construction start the school department would not have use of the fields for the first few years of occupancy and would incur additional busing costs.

It is not possible to put hard numbers on the potential escalation because we cannot forecast the construction market and because we would need to know a precise date for when you anticipate funding approval and then run a schedule scenario based on that and calculate additional overhead costs accordingly. I can state unequivocally that it is in the best interest of the Town to approve funding prior to 10/1/11, any delays beyond that would result in either increased costs to achieve the same scope or a scope reduction within a fixed budget allocation.

I can supply the bid tabs but I do not believe they will shed any light on this question. The sitework is performed mostly by Non-Trade subcontractors, earthwork and landscaping, and those bids were received by Shawmut directly in the early release package (mini GMP).

Thanks,
David

David Krawitz
AIA, LEED AP, MCPPO

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