

MANSFIELD SCHOOL BUILDING PROJECT  
COMPARISON OF OPTIONS

DESCRIPTION	Two New Elementary Schools Less Extensive Renovations to MMS Reduced Sq. Footage Includes \$450,000 for Land Purchase Goodwin Site Revised Option E (Goodwin)	Two New Elementary Schools Less Extensive Renovations to MMS Reduced Sq. Footage Site To Be Determined Revised Option E (No land purchase)	One New Elementary School Renovations MMS Option D	20-Year Improvements to all Buildings (Cash Basis) Option A	20-Year Improvements to all Buildings (Bond Yr. 1 & Yr. 6) Option A
<b>Current State Reimbursement:</b>					
Total Project Construction Cost	58,227,000	57,629,000	50,052,000	20,831,000	20,831,000
Estimated NET Construction Cost	24,411,000	23,980,000	19,845,000	13,279,370	13,279,370
Estimated Reimbursement Rate	58.4%	58.4%	60.4%	36.3%	36.3%
<b>Estimated Total Costs:</b>					
Debt Service Payments	38,159,375	37,488,550	31,022,750	13,279,370	19,386,750
Salary & Benefit Savings	(11,001,000)	(11,001,000)	(11,856,000)		
Maintenance Cost Savings	(4,614,340)	(4,614,340)	(6,677,740)	(532,000)	(532,000)
Maintenance of Abandoned Buildings	255,000	255,000	510,000		
Net Estimated Total Costs	22,799,035	22,128,210	12,999,010	12,747,370	18,854,750
Estimated Taxes on Median Home (\$168,350)	3,961	3,844	2,258	2,214	3,275
<b>Proposed State Reimbursement:</b>					
Total Project Construction Cost	58,227,000	57,629,000	50,052,000	20,831,000	20,831,000
Estimated NET Construction Cost	30,791,000	30,329,000	25,544,000	13,279,370	13,279,370
Estimated Reimbursement Rate	47.1%	47.4%	49.0%	36.3%	36.3%
<b>Estimated Total Costs:</b>					
Debt Service Payments	48,129,450	47,408,875	39,927,550	13,279,370	19,386,750
Salary & Benefit Savings	(11,001,000)	(11,001,000)	(11,856,000)		
Maintenance Cost Savings	(4,614,340)	(4,614,340)	(6,677,740)	(532,000)	(532,000)
Maintenance of Abandoned Buildings	255,000	255,000	510,000		
Net Estimated Total Costs	32,769,110	32,048,535	21,903,810	12,747,370	18,854,750
Estimated Taxes on Median Home (\$168,350)	5,693	5,567	3,805	2,214	3,275
<b>FACILITY IMPROVEMENTS - SIGNIFICANT FEATURES:</b>	New construction promotes sustainability and efficient use of resources - LEED standards with modern energy management systems, lower energy costs, reduced emissions & significant savings to the operating budget; State-of-the-art library/media centers; relocatable classrooms (SE & MMS) replaced with permanent construction; separate cafeterias and gymnasiums; vehicle access and pedestrian safety improvements; increases State reimbursement rate due to reduced square footage; less extensive renovations to the MMS.	New construction promotes sustainability and efficient use of resources - LEED standards with modern energy management systems, lower energy costs, reduced emissions & significant savings to the operating budget; State-of-the-art library/media centers; relocatable classrooms (SE & MMS) replaced with permanent construction; separate cafeterias and gymnasiums; vehicle access and pedestrian safety improvements; increases State reimbursement rate due to reduced square footage; less extensive renovations to the MMS.	New construction promotes sustainability and efficient use of resources - LEED standards with modern energy management systems, lowest energy costs, reduced emissions & significant savings to the operating budget; State-of-the-art library/media centers; relocatable classrooms (SE & MMS) replaced with permanent construction; separate cafeterias and gymnasiums; vehicle access and pedestrian safety improvements. Extensive renovations to the MMS; no disruption to the pre-K - 4 students during construction.	Provides for basic improvements to the facilities (roof & window replacements, solar panels, fire alarm systems, ADA & technology upgrades, New heating & ventilation systems, new elevator for MMS, new gym floors & gym partitions at the elementary schools); window replacements and new heating & ventilation systems will be more efficient, providing lower energy costs; maintains smaller school size (preferred by some); no need to repurpose existing buildings	Provides for basic improvements to the facilities (roof & window replacements, solar panels, fire alarm systems, ADA & technology upgrades, New heating & ventilation systems, new elevator for MMS, new gym floors & gym partitions at the elementary schools); window replacements and new heating & ventilation systems will be more efficient, providing lower energy costs; maintains smaller school size (preferred by some); no need to repurpose existing buildings
<b>INSTRUCTIONAL/PROGRAM IMPROVEMENTS - SIGNIFICANT FEATURES:</b>	Improved social-emotional opportunities for students; improved ability for the teachers to collaborate; easier to maintain classroom size in compliance with district guidelines; more effective sharing of staff specialists (e.g. counseling, OT, PT); better coordination for special education teachers; allows for uniform classroom size; improved building security (offices located at front entrance); more flexibility to accommodate increased enrollment.	Improved social-emotional opportunities for students; improved ability for the teachers to collaborate; easier to maintain classroom size in compliance with district guidelines; more effective sharing of staff specialists (e.g. counseling, OT, PT); better coordination for special education teachers; allows for uniform classroom size; improved building security (offices located at front entrance); more flexibility to accommodate increased enrollment.	Improved social-emotional opportunities for students; improved ability for the teachers to collaborate; easier to maintain classroom size in compliance with district guidelines; most effective sharing of staff specialists (e.g. counseling, OT, PT); best coordination for special education teachers; allows for uniform classroom size; improved building security (offices located at front entrance); provides best opportunity to enhance curriculum and expand district-wide offerings at a single location; facilitates district-wide planning for instructional programs and promotes maximum use of teachers and support staff.	No significant instructional improvements	No significant instructional improvements
<b>COMMUNITY BENEFITS/IMPROVEMENTS - SIGNIFICANT FEATURES:</b>	Endorsed by the Board of Education and the School Bldg Committee over the original version; newer facilities enhance the attractiveness of the community for existing/new residents and businesses; provides all educational & facility benefits of the original two school option at a lower cost; achieves balance between efficiency & community's desire to maintain smaller schools; required redistricting would negatively impact fewer families than the one new elementary school option; fewer municipal buildings to repurpose compared to the one new elementary school option.	Endorsed by the Board of Education and the School Bldg Committee over the original version; newer facilities enhance the attractiveness of the community for existing/new residents and businesses; provides all educational & facility benefits of the original two school option at a lower cost; achieves balance between efficiency & community's desire to maintain smaller schools; required redistricting would negatively impact fewer families than the one new elementary school option; fewer municipal buildings to repurpose compared to the one new elementary school option.	Original choice of the School Bldg Committee; new facility enhances the attractiveness of the community for existing/new residents and businesses; largest anticipated operating budget savings providing the best opportunity to invest savings in additional areas and services; captures efficiencies in purchasing and reduces need for certain administrative staff allowing district to focus investment on instructional program and curriculum as opposed to administration; most cost effective option; greatest State reimbursement rate.	Maintains current "neighborhood" schools for approximately another twenty years; increases the energy efficiency of each of the buildings somewhat; saves in the cost of interest payments if we can fund on an ongoing basis.	Maintains current "neighborhood" schools for approximately another twenty years; increases the energy efficiency of each of the buildings somewhat; assures that we will have the funding in place to deal with significant building maintenance issues.
<b>CONCERNS/ISSUES:</b>	Limited renovations to the MMS; possible reduced State reimbursement due to proposed new legislation for new construction; impact on the taxpayer - declining State revenues, increased debt service would put pressure on the operating budgets and other CIP needs; consider the costs associated with repurposing existing schools; will voters approve if the elementary school locations are not known at the time of the referendum; additional costs to purchase land.	Limited renovations to the MMS; possible reduced State reimbursement due to proposed new legislation for new construction; impact on the taxpayer - declining State revenues, increased debt service would put pressure on the operating budgets and other CIP needs; consider the costs associated with repurposing existing schools; will voters approve if the elementary school locations are not known at the time of the referendum.	Possible reduced State reimbursement due to proposed new legislation for new construction; costs associated with repurposing existing schools; redistricting would impact much of the community; all three existing buildings would either need to be repurposed or demolished; only seemed to hear from a portion of the community against the one school option.	Construction will have some disruption to the learning environment; will not achieve the same energy savings as new schools; limited ability to leverage state reimbursement; will not achieve desired facility improvements (does not include library media centers, separate gymnasiums & cafeterias, larger classrooms or security systems); will not achieve desired opportunities to enhance instructional program; elementary schools will continue to age; declining enrollment may lead to closure of one elementary school; limited savings to the operating budget (some energy savings, but no anticipated reduction in administrative personnel); we don't know if something significant (e.g. boiler) will fail before we have the funding to replace it; subject to other pressing issues the town faces which may result in deferring some improvements	Construction will have some disruption to the learning environment; will not achieve the same energy savings as new schools; limited ability to leverage state reimbursement; will not achieve desired facility improvements (does not include library media centers, separate gymnasiums & cafeterias, larger classrooms or security systems); will not achieve desired opportunities to enhance instructional program; elementary schools will continue to age; declining enrollment may lead to closure of one elementary school; limited savings to the operating budget (some energy savings, but no anticipated reduction in administrative personnel).

