

BRINGING THE SCHOOL DISTRICT OFFICE BACK TO THE CENTER OF TOWN

A COLLABORATIVE PROBLEM-SOLVING EFFORT BETWEEN THE TOWN & SCHOOL WORKING GROUP



Who are the members of the Town/School Working Group?

- Superintendent Daniel Black (Chair)
- Town Manager Shaun Mulholland (Secretary)
- School Board Chair Bob Slater
- School Board Member Tim Porter
- Town Council Member Ted Combes
- Town Finance Director Justin Campo
- School Business Administrator Amity Small
- Assistant Superintendent Jason Parent
- Town Director of Public Works David Wholley
- School Director of Buildings & Grounds Joe Parzych
- Town Foreman for Buildings & Grounds Ricky Robichaud



IN 2018 THE SCHOOL DISTRICT OFFICE LEFT THEIR SPACE ADJACENT TO TOWN HALL & BEGAN A LEASE IN THE HIGHLAND FORWARDING BUILDING IN THE NORTH PART OF TOWN

Due to overcrowding and concerns about the space being a “sick” building, due to poor air quality and ventilation and mold, the District Office vacated the space it had inhabited for decades adjacent to Town Hall.

They entered into a 10 year lease with Highland Forwarding that began in FY19 and ends in FY28. The costs include the annual lease payment, property taxes, and fit up costs. in FY26, that total is about \$220,000.

Since this move, there have been a few attempts to bring the SAU Office back to the center of town. Two bond warrant articles, including a two story build and utilizing space at Moose Hill, have failed to meet the 60% majority voter approval.

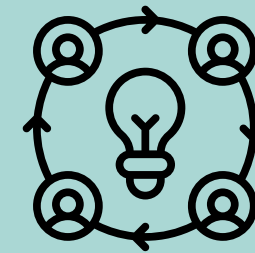


Despite 2 failed building projects, it's clear we need to find a long-term solution for the SAU Office

Both Town and School Officials recognize the importance of finding a fiscally-responsible solution that brings the SAU back to town center.



This past summer, town and school officials began a partnership to solve this problem together. The Town Manager, Superintendent, and School Board Chair began discussions with the Town Council and School Board. All groups were in favor of proceeding together to devise a plan..



In August, an official working group was established including both town and school officials.



The group has engaged with lawyers, architects, and engineers to calculate costs for a build and how to bring this plan to voters in March 2026.

Benefits of This Project

Financial Benefits

- Long Term Savings on Lease
- Long Term Savings from Financing (no bond needed)
- Shared Space savings between Town/Schools

Collaborative Benefits

- Closer to Collaborate with Town Offices and Services
- Center of Town and closer to Schools

Problem-Solving Benefits

- Solves an almost decade old issue for the community
- Deepens Working Relationship with Town and School Leaders

Master Plan Benefits

- The CIP Committe has noted this a high priority to address; doing so allows other projects to move forward
- The School District's 10 Year plan would also move forward with other projects when SAU Office is solved

How Would We Finance?

At the March 2026 Election, the town would have an article asking voters to approve the use of \$2.5 million dollars of the Town Fund Balance that the School District would pay back interest free over 10 years.

Additionally, the School Board would need to vote to use about \$1.4 million dollars from their Unassigned Fund Balance to contribute to the costs of the project.



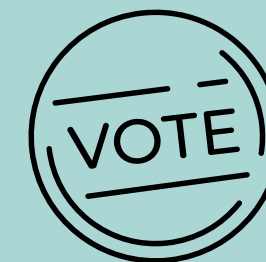
How would this project impact the Tax Rate?

There would be a zero percent impact on the Tax Rate because, if approved, the project is completely funded by Town & School Fund Balances.



What would this method of financing save the community in interest?

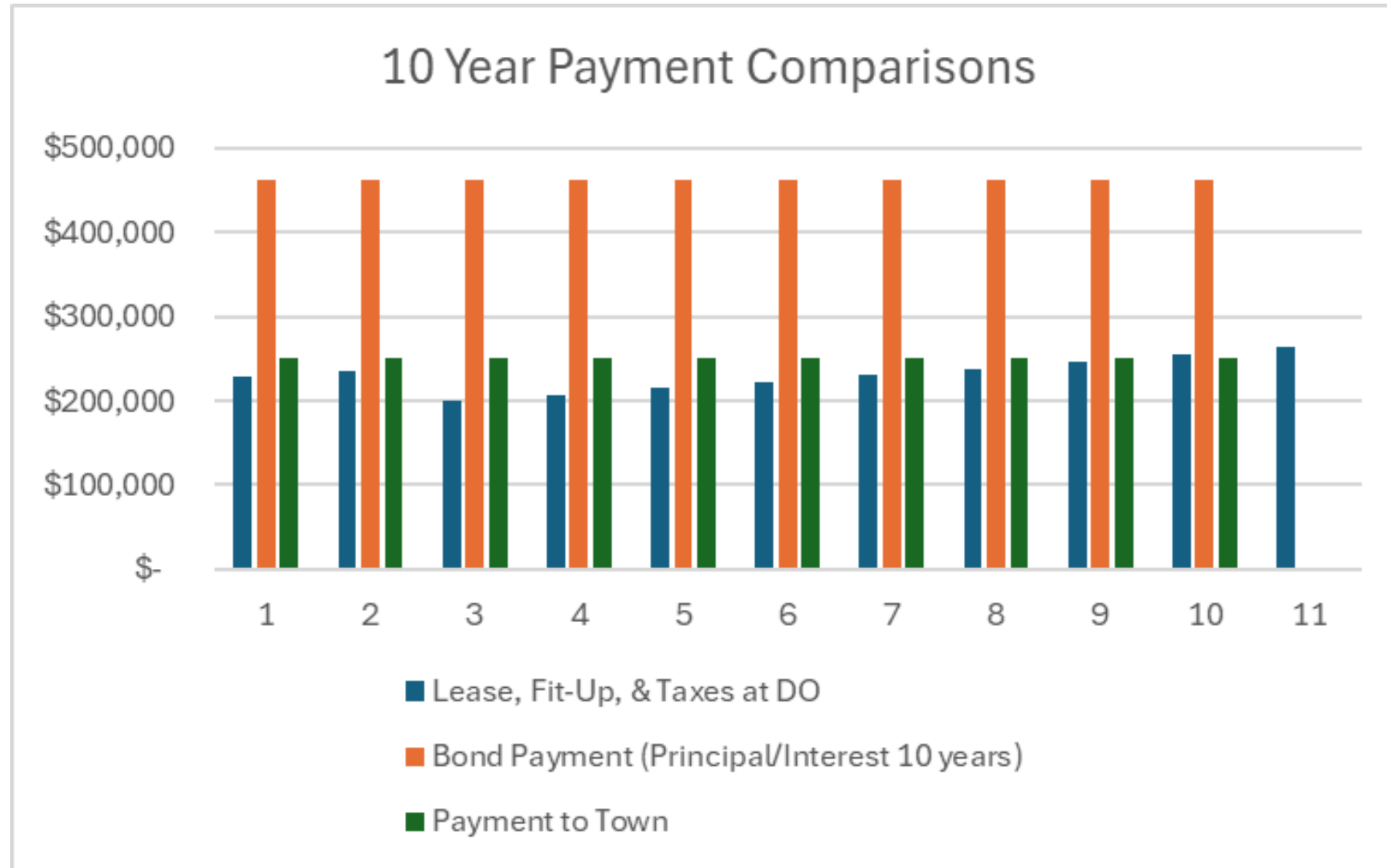
Over the course of a 10 year bond, we would pay about \$715,000 in interest based on current bond bank rates of 3.44% on 10 years. This amount would be saved through an interest free loan from the Town. Over the course of a 20 year loan, we'd pay \$1,921,027 in interest based on a 20 year 4.3% rate



What would this warrant article need to pass?

Because this method of financing doesn't involve a bond or loan, the warrant article would need a simple majority to pass.

Comparing Payments over 10 Years



Year	Lease, Fit-Up, & Taxes at DO	Bond Payment (Principal/Interest 10 years)	Payment to Town
1	\$ 228,616	\$ 461,472	\$ 250,000
2	\$ 234,933	\$ 461,472	\$ 250,000
3	\$ 200,838	\$ 461,472	\$ 250,000
4	\$ 207,656	\$ 461,472	\$ 250,000
5	\$ 214,778	\$ 461,472	\$ 250,000
6	\$ 222,206	\$ 461,472	\$ 250,000
7	\$ 229,837	\$ 461,472	\$ 250,000
8	\$ 237,875	\$ 461,472	\$ 250,000
9	\$ 246,219	\$ 461,472	\$ 250,000
10	\$ 254,868	\$ 461,472	\$ 250,000
11	\$ 263,862	\$ -	\$ 1
	lease payment continues in perpetuity		

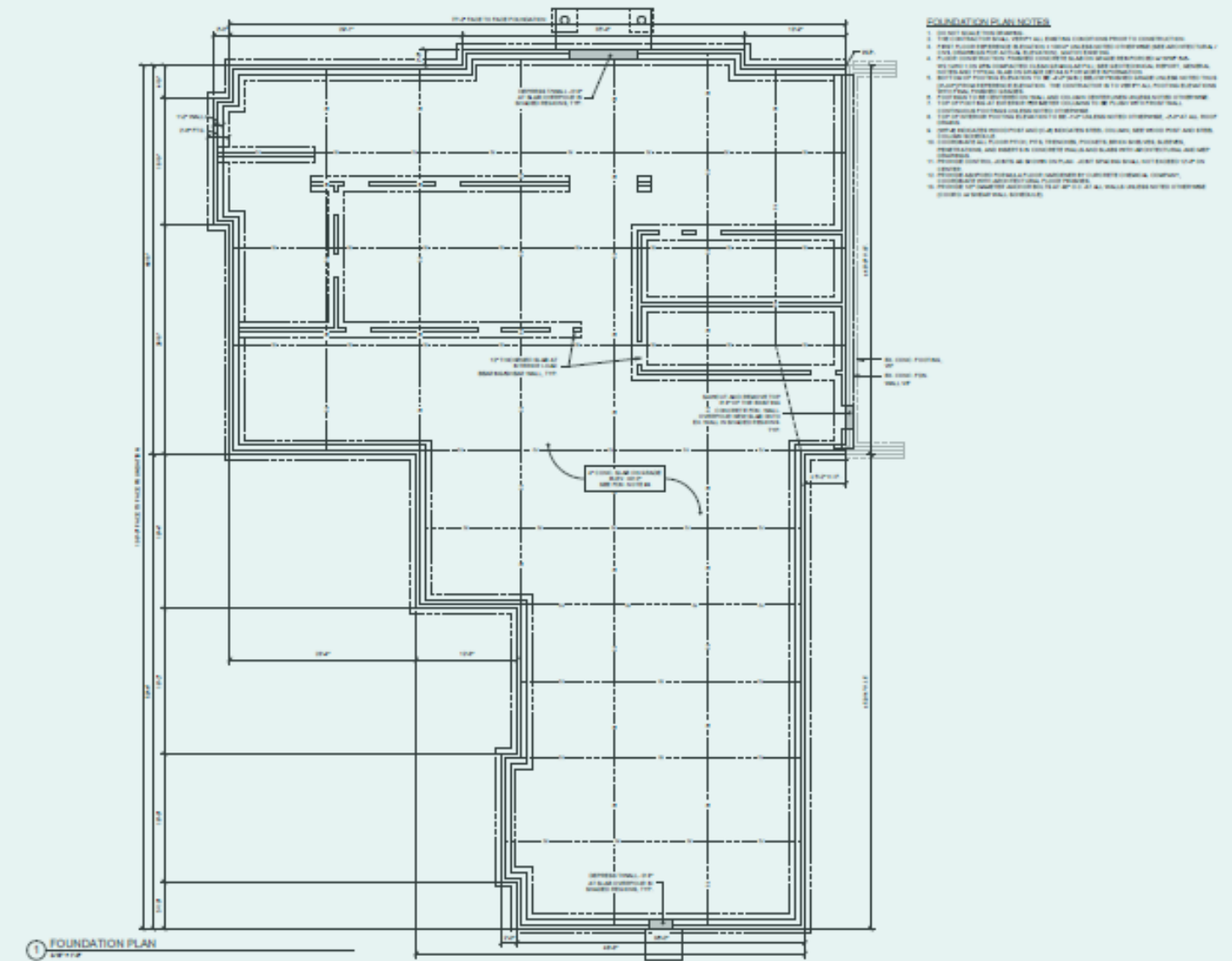
*After year 2, the District fit up costs to landlord are 0.

The School Board Approved \$90,000 of Unassigned Fund Balance to Work with Architects & Engineers on Design Plans

After the public hearing and approval of these funds, the District has been working on plans with Paul Marinace and T.F Moran.

In September, in order to save costs, the Working Group scaled down the design from 6,270 square feet to 5,318 square feet.

We are also working on adding parking spaces to accommodate the acquisition of the District Office employees to the Town Campus.

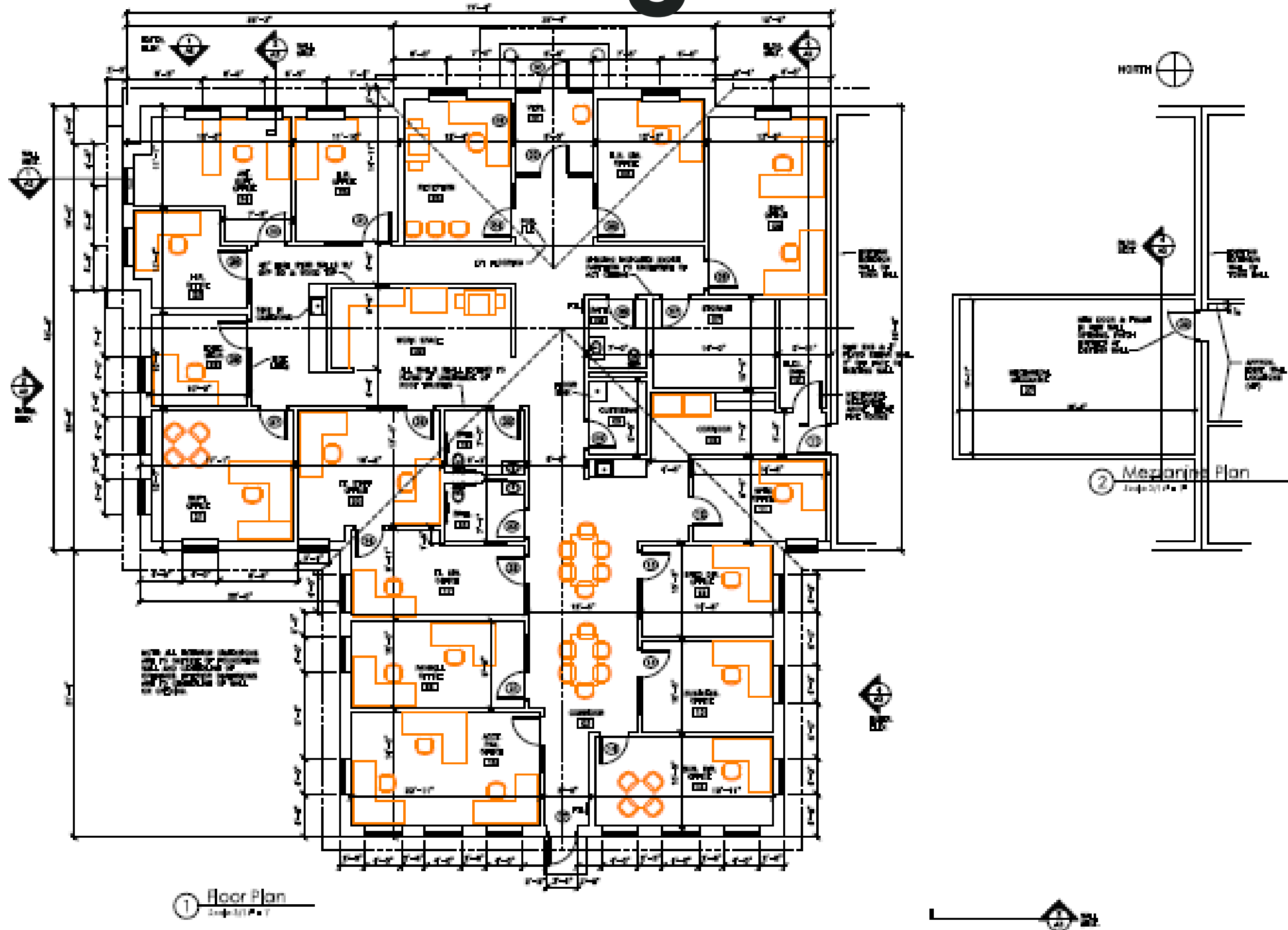


Parking is Essential

The parking lots at Town Hall are already crowded; to accommodate School District staff, it is imperative to add 30-40 spaces to the parking area adjacent to the current lot and LAFA Fields. These additional spaces would also alleviate issues for citizens visiting the Town Hall, District Office, Police Station, and Library, as well as help with overflow from LAFA on evenings and weekends. This would need to be part of the first phase of the project as it would also be a place for the work site during construction.



The Design Plan



Mock Ups



What's Next?

The Town and School Working Group need to inform the public about this collaborative approach and share the details every tax payer should know to make an informed decision at the polls.

Continued work toward a Guaranteed Maximum Price for the Project during Budget Season.

Work with Legal Teams to craft lease details and warrant article.



Questions?