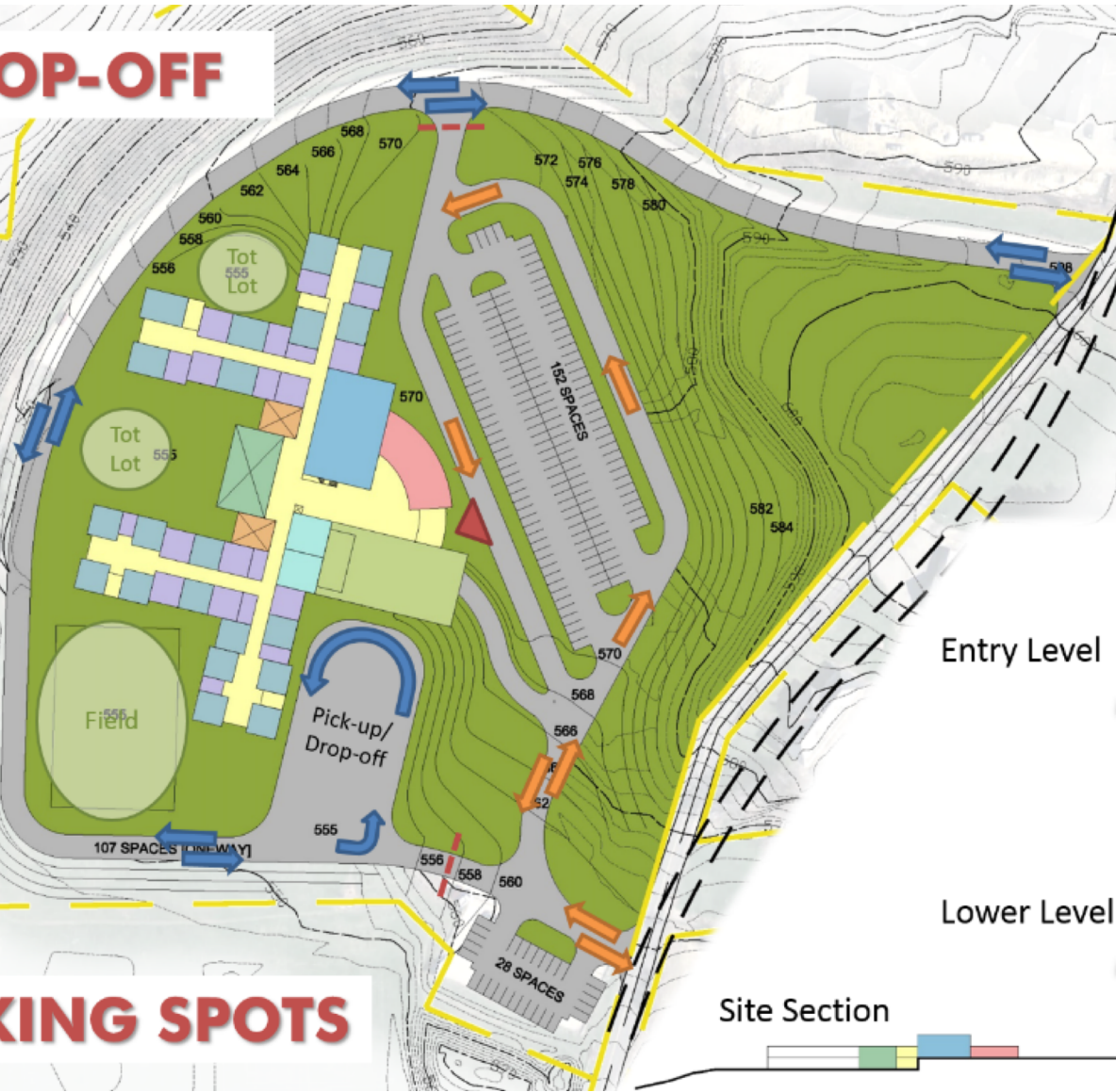




PICK-UP/DROP-OFF

180 PARKING SPOTS

- Admin./Nurse
- Cafetorium
- Gymnasium
- Media Center
- Music
- Art
- Classroom
- Special Ed./Support
- Circulation



Entry Level

Lower Level

Site Section



SPECIAL EVENTS

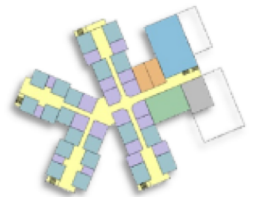
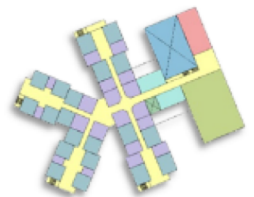
- Admin./Nurse
- Cafetorium
- Gymnasium
- Media Center
- Music
- Art
- Classroom
- Special Ed./Support
- Circulation

352 PARKING SPOTS

Entry Level

Lower Level

Site Section



GLAVIN CENTER PROPERTY



GLAVIN CENTER PROPERTY



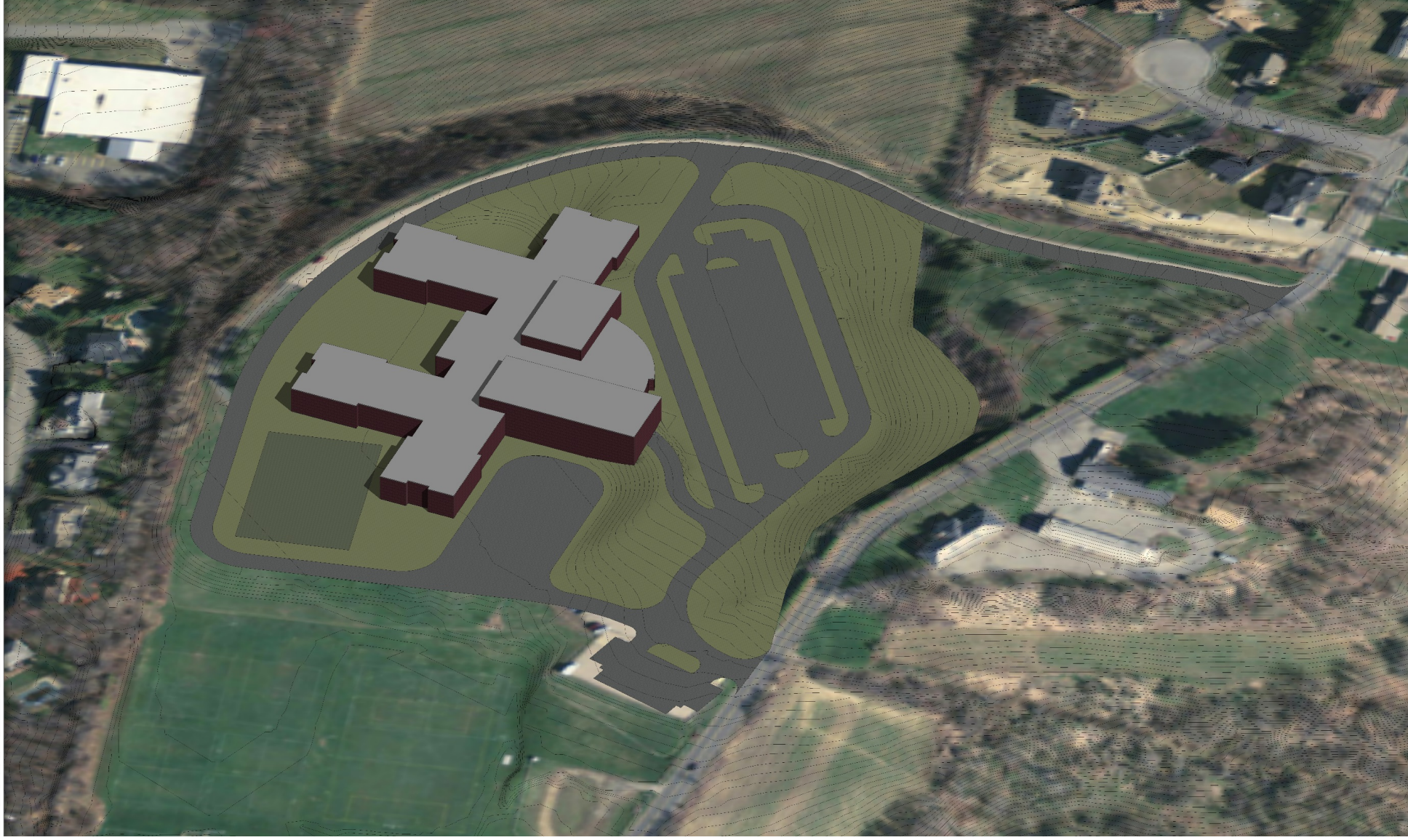
GLAVIN CENTER PROPERTY



BIRD'S EYE VIEW - SCHEME-A



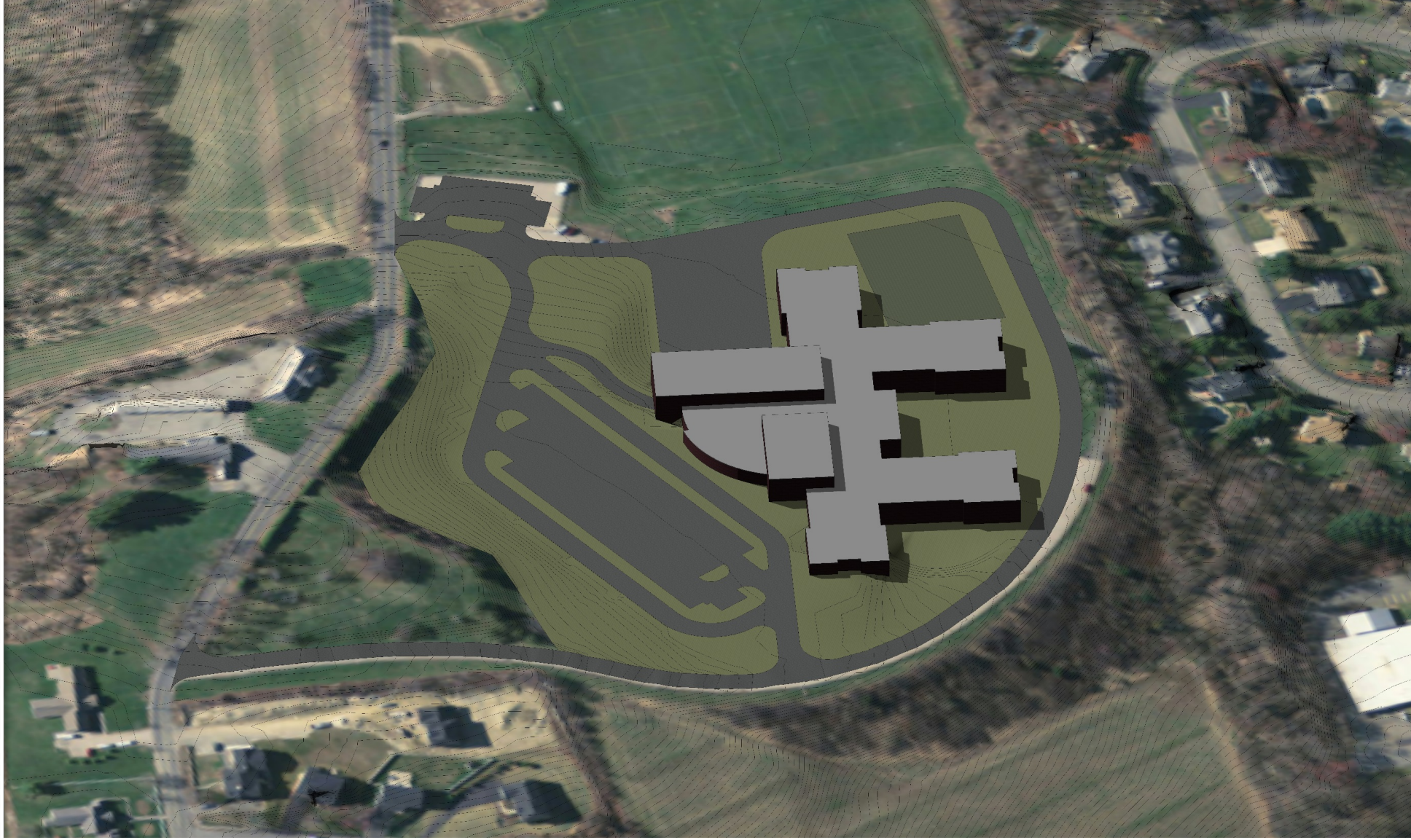
BIRD'S EYE VIEW - SCHEME-B



BIRD'S EYE VIEW - SCHEME-A



BIRD'S EYE VIEW - SCHEME-B



PICK-UP/DROP-OFF

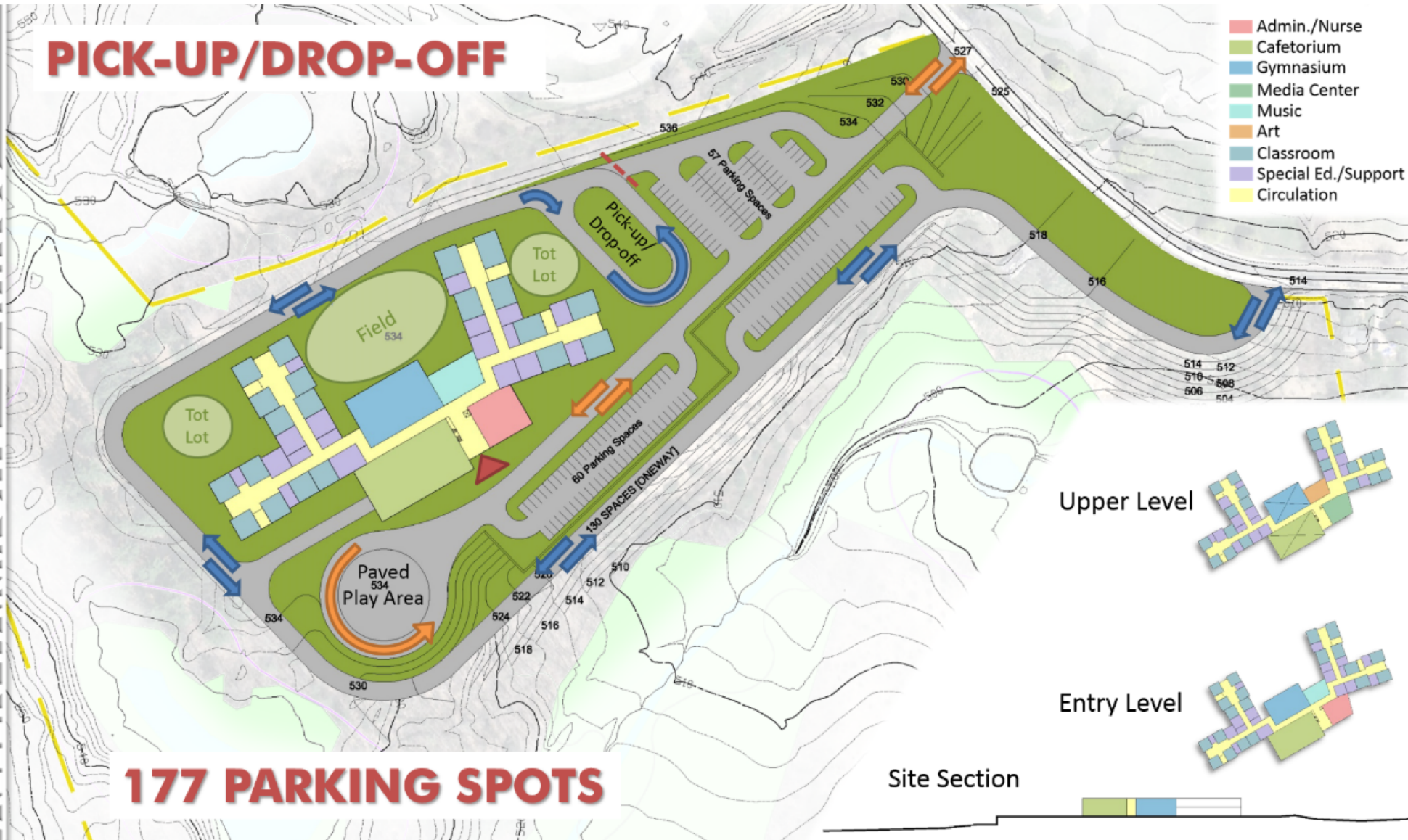
- Admin./Nurse
- Cafetorium
- Gymnasium
- Media Center
- Music
- Art
- Classroom
- Special Ed./Support
- Circulation

177 PARKING SPOTS

Upper Level

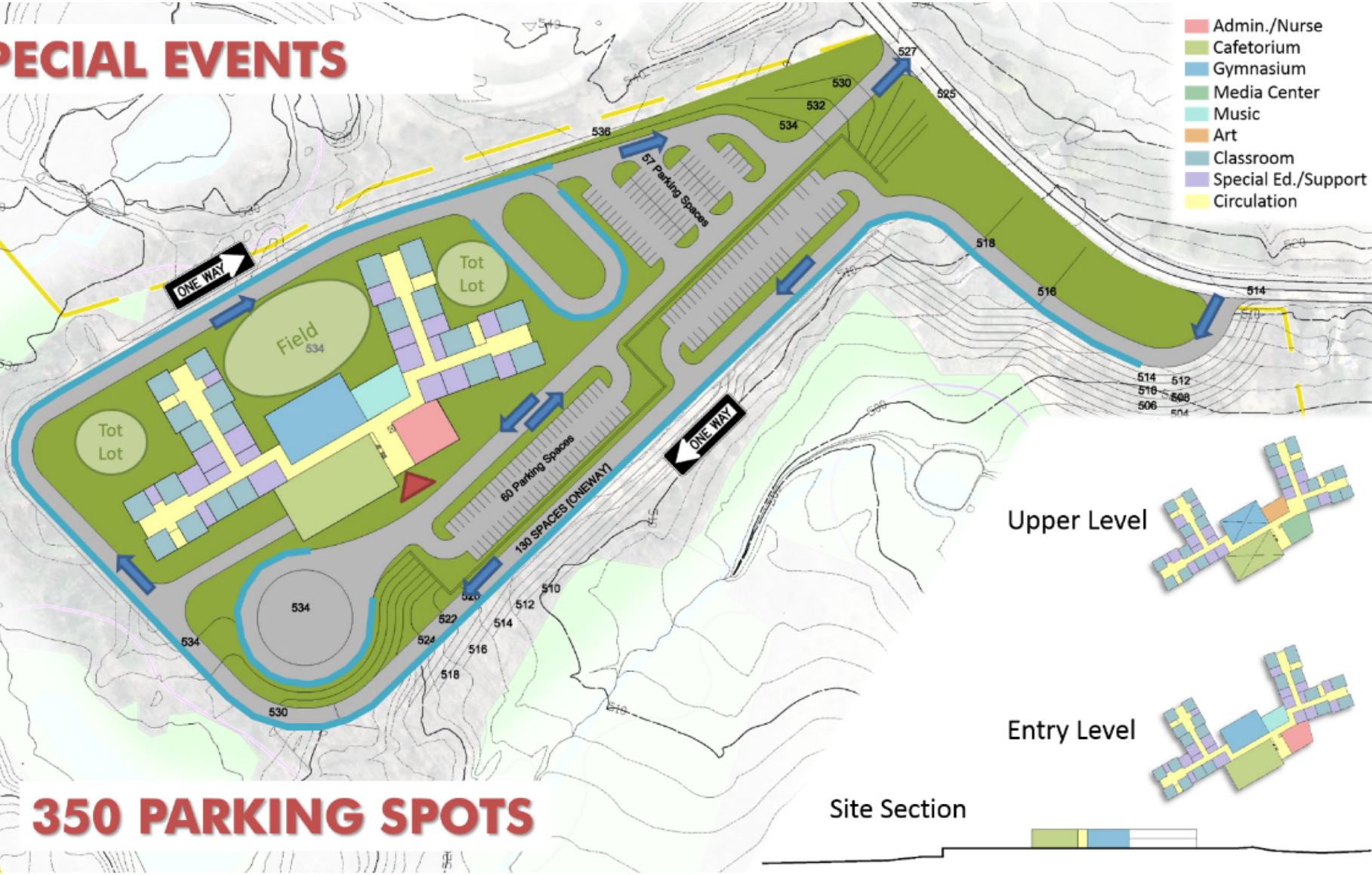
Entry Level

Site Section



SPECIAL EVENTS

- Admin./Nurse
- Cafetorium
- Gymnasium
- Media Center
- Music
- Art
- Classroom
- Special Ed./Support
- Circulation

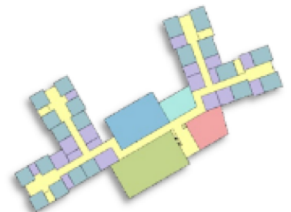


350 PARKING SPOTS

Upper Level



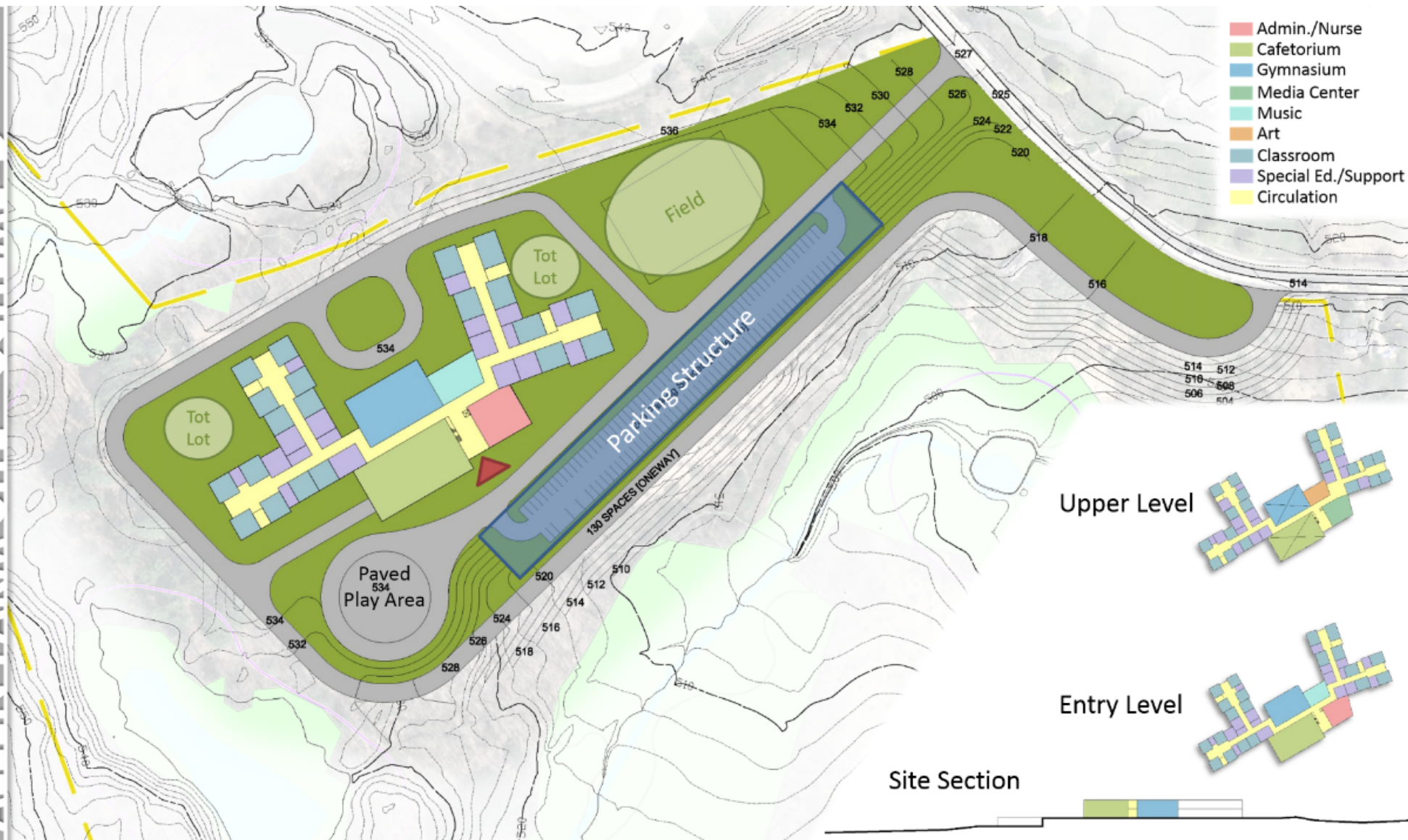
Entry Level



Site Section



ALLEN FARM SITE - SCHEME-B



GLAVIN CENTER PROPERTY



GLAVIN CENTER PROPERTY



GLAVIN CENTER PROPERTY



BIRD'S EYE VIEW - SCHEME-A



BIRD'S EYE VIEW - SCHEME-B



BIRD'S EYE VIEW - SCHEME-A



BIRD'S EYE VIEW - SCHEME-B



BASE REPAIR

	D/B/B	CM@R
Construction Budget:	11.7M	11.7M
Total Project Budget:	15.5M	16.4M
Town Share:	8.1M	8.6M
MSBA Effective Reimbursement %	48%	48%

COMPARATIVE BUDGET ANALYSIS

	GLAVIN CENTER				ALLEN FARM			
	Scheme-A		Scheme-B		Scheme-A		Scheme-B	
	D/B/B	CM@R	D/B/B	CM@R	D/B/B	CM@R	D/B/B	CM@R
Construction:	70.7M	75.0M	70.4M	74.6M	70.3M	74.5M	73.7M	78.1M
Total Budget:	89.4M	94.4M	89.0M	94.0M	86.8M	91.8M	90.9M	96.1M
Town Share:	57.5M	62.2M	57.0M	61.8M	54.9M	59.6M	58.8M	63.7M
MSBA %	36%	34%	36%	34%	37%	35%	35%	34%

Construction Budget: 70.3 - 78.1M

Total Project Budget: 86.8 - 96.1M

Avg. Annual SFH impact: \$349 - 404

MSBA Effective Reimbursement % 34 - 37%
[BASE REPAIR EXCLUDED]



Town of Shrewsbury Beal Early Childhood Center Project
Summary of Building Options, Costs, Debt Service, and Tax Impact
Based on Preliminary Conceptual Cost Estimate Scenarios

Building Option #	C.1		1.2A		1.2B		1.3A		1.3B	
Description of Building Option	Base Repair		Glavin Scheme-A (L-Wings)		Glavin Scheme-B (K-Wings)		Allen Farm Scheme-A (No Pkg Deck)		Allen Farm Scheme-B (w/ Pkg Deck)	
Project Delivery Method	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk	Design-Bid-Build	CM-at-Risk
Construction Costs	\$11,076,744	\$11,746,337	\$70,744,036	\$74,969,050	\$70,389,373	\$74,593,205	\$70,276,799	\$74,473,908	\$73,727,771	\$78,130,980
Soft Costs	\$4,539,540	\$4,667,031	\$18,667,104	\$19,471,547	\$18,599,577	\$19,399,986	\$16,521,343	\$17,320,472	\$17,178,408	\$18,016,779
Total Project Budget	\$15,616,284	\$16,413,368	\$89,411,140	\$94,440,597	\$88,988,950	\$93,993,191	\$86,798,142	\$91,794,380	\$90,906,179	\$96,147,759
Town Share (\$)	\$8,161,668	\$8,585,468	\$57,473,947	\$62,177,483	\$57,079,115	\$61,759,070	\$54,939,524	\$59,611,995	\$58,781,351	\$63,683,264
MSBA Reimbursement (%)	48%	48%	36%	34%	36%	34%	37%	35%	35%	34%

Est. Debt Service Paymt	\$685,863.86	\$721,477.79	\$4,829,809.67	\$5,225,070.21	\$4,796,630.05	\$5,189,908.97	\$4,616,830.02	\$5,009,480.03	\$4,939,677.05	\$5,351,608.16
Tax Rate Impact	\$0.118	\$0.124	\$0.830	\$0.898	\$0.825	\$0.892	\$0.794	\$0.861	\$0.849	\$0.920
Avg. Annual SFH Impact	\$51.79	\$54.48	\$364.72	\$394.57	\$362.22	\$391.91	\$348.64	\$378.29	\$373.02	\$404.12

Debt Service/Tax Rate Impacts Details

Debt Exclusion

Term: 20 Years

Rate: 3.375%

Level Principal; Declining Debt Service; Lowest Total Interest Due

Best practices would be utilized to reduce impact

Construction Budget:

70.3 - 78.1M

Total Project Budget:

86.8 - 96.1M

Avg. Annual SFH impact:

\$349 - 404

MSBA Effective
Reimbursement %

34 - 37%
[BASE REPAIR EXCLUDED]

ALTERNATIVE SITE COMPARISON SUMMARY

Category	Allen Farm	Glavin Center
Traffic	Widen road at school entry	Improve sight lines at school entry
Wetlands	Wetlands / Vernal pools	None
Geotechnical Conditions	Granite boulders	Groundwater management
Soil Testing	No arsenic / lead	Arsenic, no lead
Stormwater Management	Extensive scope	Minimal scope
Existing Site Structures	Demolition of existing barn needed	Demolition and hazmat abatement of existing buildings needed
Acquisition	Town Owned	State Owned