



Dear Medfield Community,

May 1, 2024

The Medfield School Building Committee (SBC) is writing to update the community on our work. We want to share a *very preliminary* estimate of what a future building project may cost. When we use the words “future building project” this means a new building **OR** an addition/renovation (add/reno) of the Dale Street School. What we actually build will be determined after thoroughly discussing all options and gathering extensive feedback from the community.

Medfield constructed the original Dale Street School during the 1940’s. The building is well past its useful life, and it should either be replaced or subject to an add/reno process.

The reality which we are facing is that the cost of this project is going to be high, and we do not want this to be a shock to the community. We do not know precise figures, but we felt providing the community with a financial framework would be prudent. Based on very high level estimates, a new school for 475-500 students will cost between \$90-100 million. There are many variables that will ultimately influence the project cost such as interest rates at the time the Town seeks a bond to finance construction, design of the proposed project, the cost of project materials, and the cost of modular units (temporary classrooms for students) if an add/reno option at the current Dale Street location is used. If you assume that the town borrows \$93 million at the current projected interest rates, the cost per average household (based on a valuation of \$902,000 - (the average home valuation in Medfield) will be approximately \$983 per year with Massachusetts School Building Authority (MSBA) funding, or \$1,341 per year without MSBA funding.

Each year the MSBA selects a number of schools to receive state funds to offset some of the cost of school building projects, and we estimate the amount of state reimbursement for our project’s eligible expenses to be approximately \$20-25 million. In 2023, the Town reapplied for MSBA Program funding, but the MSBA did not invite Medfield back into the MSBA Program. The Select Board and School Committee

reapplied to the MSBA Program for December 2024. If the Town does **not** get invited into the MSBA Program funding in December 2024, then Medfield will need to consider doing a building project without the MSBA support, which means funding the entire project.

Some of you may be wondering: *Would an add/reno option cost less than new construction?* We do not know the answer to that question at this time. The FutureThink company just provided Medfield with an updated enrollment projection which will be very helpful in planning the size and scope of the building project. Please check the SBC website to read their report.

Your engagement as we continue to evaluate options is critical. The SBC is planning to conduct a series of forums with Town residents in the hope of receiving feedback and questions related to cost and other matters.

The focus of our first forums will be on location.

SBC Forums

- Wednesday, May 15th @ 7:00 Dale Street cafeteria
- Sunday, May 19th Dale Street School cafeteria @ 4:00 p.m.
- May 29 at the Town House @ 11:00 a.m.
- May 31st the Senior Center @ 10:30 a.m.

We hope to see you there!

For additional information on the SBC please visit our [Town website](#) or the Medfield School Building Facebook page.

Sincerely,

MEDFIELD SCHOOL BUILDING COMMITTEE

Mike Weber (Co-Chair)
Meredith Chamberland (Co-Chair)
Michelle Kirkby
Leo Brehm
William C. Werner
Robert Meaney
Teresa James
Anthony Papantonis
Peter Michelson
Robert Worth
John Messina
Carolyn Casey