

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 5/8/2022 By: SAMMIE KUL
Assigned CPC #2023- 12]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Haddad, Mark First _____
Organization(s) (if appropriate) Groton Select Board and Groton Dunstable Regional School Committee

b.) Regional Project: Yes ☒? or No? ☐ If Yes, Town/Organization: Select Board/GDRSD Comr

2. Submission Date: 1/27/22

3. Applicant Address: St. 173 Main Street

City/ State: Groton, MA ZIP: 1450

4. Ph. # 978-448-1111 Email: mhaddad@grotonma.gov

5. CPA Purpose. Check all that apply:

Community Housing ☐ (Affordable Housing ☐ Historic Preservation*: ☐ Open Space: ☐
Recreation ☒

* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6. Town Committee or boards participating: Select Board and GDRSD Committee

7. Project Location/Address: 342/344 Main Street, Groton, MA 01450

8. Project Name: Middle School Track Construction/Additional Appropriation

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton	173 Main Street	978-448-1111	mhaddad@gr
Project Manager	Mark Haddad	Same		
Lead Architect		179 Boylston St # P,	617-524-5551	info@studioga
Project Contractor	Gilbane Constr	7 Jackson Walkway	401-456-5891	
Project Consultants	Left Field	101 Federal Street, E	(617) 737 641	information@l
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement IN Deed IN
Option agreement IN Other-describe: _____

11. a.) Assessor info. (map/ block/ lot id.(s)): 110/42 b.) Tax classification type: R-A

12. Permits required: Zoning: _____ Historic Preservation: _____ Other: _____

13. Historic Commission Approval signoff (when required): _____ Date: _____

14. Funding: a.) Project Cost: \$ _____ Estimate: \$ _____ Professional Quote: \$2.5 MILLION

b.) Requested from CPC: \$ 1 MILLION c.) Committed from other sources: \$ \$ 0.00

d.) Annual anticipated total income: \$ \$ 0.00 e.) Annual anticipated total expense: \$ \$ 0.00

f.) Anticipated net income (loss): \$ _____ g.) Estimator name/company: _____

15. CCP Objectives - use codes from Section 5 to indicate all that apply: 9.5.3

16. Project Timelines: Proposed Start Date: 5/21/22 Projected Complete Date: 6/30/23

17. Estimated Delivery Date of Completion Report to CPC: 6/30/23

Groton Community Preservation Plan

2021-22


18. Project description and explanation (attach additional sheets as needed): This is an out of cycle application based on market conditions and final design. Please see attached explanation.

19. Feasibility: Project has already been approved by Town Meeting. Additional funding is needed.

20. List of attachments: Reasoning of why additional funding is needed and ten year bond

21. Additional Information: The original plan was to bond the project and pay it off over five years. The original debt schedule paid off over five years was \$290,000 per year. To add the additional \$1 million would raise that amount of over \$500,000 for five years. Attached is a ten year debt schedule that would make the annual debt \$362,500 in year one, down to \$257,500 in year 10.,

22. Management Plan: Same management plan as original application.

23. Applicant Signature:  Date: 1-27-22
Co Applicant Signature: _____ Date: _____
Co Applicant Signature: _____ Date: _____

9. CPA SUMMARY PROJECT FORM

[CPC Use Only: Date Received _____ By: _____
Assigned CPC #2023 - _____]

This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1. a.) Applicant Name: Last Haddad First Mark
and Organization(s) (if appropriate) Groton Select Board and Groton Dunstable Regional School Committee
b.) Regional Project: Yes or No? Y ☒ If Yes, Town/Organization: Select Board/GDRSD Committee

2. Submission Date: 1/27/22

3. Applicant Address: St 173 Main Street
City/ State: Groton, Massachusetts ZIP: 01450

4. Ph. # 978-448-1111 Email: mhaddad@grotonma.gov

5. CPA Purpose. Check all that apply:

Community Housing: ☐ Affordable Housing: ☐ Historic Preservation*: ☐

Open Space: ☐ Recreation: ☒

** As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.*

6. Project Location/Address: 342/344 Main Street, Groton, MA

7. Project Name: Middle School Track Construction/Additional Appropriation

8. Community Preservation Plan Objectives - use codes from **Section 5** to indicate all that apply:
9.5.3

9. Project basic description: Last year, the Community Preservation Committee recommended & the 2021
Spring Town Meeting approved, a \$1.4 million appropriation to construct a new Middle School Track to
replace the current track that will be the site of the new Florence Roche Elementary School. Market
conditions, impacted by the COVID-19 Pandemic, have caused a significant increase in costs, thereby
increasing the estimated cost of the project. As the design has been finalized and cost estimators have
looked at the project, it appears that the original appropriation will not be sufficient and the project will
require an additional appropriation of \$1 million. This application is being submitted to request that the
Communtiy Preservation Committee consider authorizing a request to Town Meeting for an additional
\$1 million to complete the project.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Black w. Redbird

Date: 1-27-22

Date: _____

Date: _____

MEMO

DATE: January 24, 2022

TO: Mr. Mark Haddad
Town Manager, Member of the Florence Roche Building Committee

CC: Ms. Fay Raynor, Chair of the School Building Committee, Member of the GDRSD School Committee
Ms. Marlena Gilbert, Vice-Chair of the School Building Committee, Chair of the GDRSD School Committee
Dr. Laura Chesson, Superintendent of GDRSD
File

FROM: D Saindon, LEFTFIELD

RE: Possible additional funding related to the Middle School Track as part of the Florence Roche Elementary School Project.

Hello Mark –

Purpose of the Memo

Pursuant to our recent conversation regarding the Florence Roche Elementary School Project ["the Project"] estimates were received on Friday, January 21, 2022. In previous discussions, you mentioned that if the Track portion of the Project increased from what was anticipated/estimated back in December of 2020 and subsequently appropriated at the May 1, 2021, Town Meeting, you would consider and possibly approach the CPC [Community Preservation Committee] with considering additional funding associated with the Track portion of the overall Project.

Background of the Middle School Track

At the conclusion of the Project's schematic design phase, the Project team was scheduled to submit the final schematic design and budget to the Massachusetts School Building Authority [MSBA] during the first week of December 2020. Leading up to this, the Middle School track was not included in the Project. On November 19 & 20, 2020, the Project team was directed to assess and incorporate a 400m running Track to replicate the existing Track into the Project's overall design. To maintain the delivery of the schematic design package to the MSBA, which had a submission deadline that could not be moved, the Project team pressed forward with this request. Over the course of the following two weeks, Studio G Architects developed a conceptual level track design. Subsequently, two independent estimates were performed and reconciled. The reconciled estimate was incorporated into the overall construction estimate for the Project. At this point, the estimated Track [trade costs] were estimated at \$1,405,374. On December 17, 2020, the Schematic Design Submittal was delivered to the MSBA, maintaining our schedule and placement with MSBA Project approval, which the MSBA granted on February 11, 2021. The estimated Track [trade cost] of \$1,405,374 formed the basis of Article 7, *CPC Project Funding for Replacing the Middle School Track*, which passed on May 1, 2021, at the annual spring Town Meeting.

Current Construction Market Situation

As you may know, construction costs from December 2020 to now have risen at an unprecedented rate. Supply and demand challenges, global shipping, labor shortages, and a high volume of work are all having an impact on construction costs, and all projects and sectors are being affected. While the Project included design, estimating, and escalation contingencies in December 2020, these contingencies cannot absorb the recent estimated costs received.

Estimates Received To Date

We received two independent cost estimates on Friday, January 21, 2022; both are over our control construction budget. The Project Team will be reconciling these two estimates in the coming week and developing VE [Value Engineering] or cost-saving strategies to get the Project back on budget. While the Project included design, estimating, and escalation contingencies in December 2020, these contingencies cannot absorb the recent estimated costs received.

As part of the development of the estimates, we instructed the estimators to cull out the cost of the Track as a data point. While the two estimates are not reconciled, I am confident that the Track cost will be over the original estimated trade cost Track value of \$1.4M based on the initial un-reconciled estimates. At this time, I am anticipating an overage range from \$600k to \$1M or more. In the coming weeks, we will be able to provide a more accurate figure.

At this time, and in the interest of assisting the Project to maintain its control budget, I am requesting if you could approach the CPC to consider additional funding associated with the Track portion of the Project. The Project Team will make themselves available to meet with the CPC as requested to discuss this overage.

End of memo

Attachments: None

cc: Project file

Town of Groton, Massachusetts

\$2,500,000 Track Estimate

10 Years

Dated: February 1, 2022

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/01/2022	-	-	-	-	-
08/01/2022	-	-	56,250.00	56,250.00	-
02/01/2023	250,000.00	5.000%	56,250.00	306,250.00	-
06/30/2023	-	-	-	-	362,500.00
08/01/2023	-	-	50,000.00	50,000.00	-
02/01/2024	250,000.00	5.000%	50,000.00	300,000.00	-
06/30/2024	-	-	-	-	350,000.00
08/01/2024	-	-	43,750.00	43,750.00	-
02/01/2025	250,000.00	5.000%	43,750.00	293,750.00	-
06/30/2025	-	-	-	-	337,500.00
08/01/2025	-	-	37,500.00	37,500.00	-
02/01/2026	250,000.00	5.000%	37,500.00	287,500.00	-
06/30/2026	-	-	-	-	325,000.00
08/01/2026	-	-	31,250.00	31,250.00	-
02/01/2027	250,000.00	5.000%	31,250.00	281,250.00	-
06/30/2027	-	-	-	-	312,500.00
08/01/2027	-	-	25,000.00	25,000.00	-
02/01/2028	250,000.00	5.000%	25,000.00	275,000.00	-
06/30/2028	-	-	-	-	300,000.00
08/01/2028	-	-	18,750.00	18,750.00	-
02/01/2029	250,000.00	5.000%	18,750.00	268,750.00	-
06/30/2029	-	-	-	-	287,500.00
08/01/2029	-	-	12,500.00	12,500.00	-
02/01/2030	250,000.00	4.000%	12,500.00	262,500.00	-
06/30/2030	-	-	-	-	275,000.00
08/01/2030	-	-	7,500.00	7,500.00	-
02/01/2031	250,000.00	3.000%	7,500.00	257,500.00	-
06/30/2031	-	-	-	-	265,000.00
08/01/2031	-	-	3,750.00	3,750.00	-
02/01/2032	250,000.00	3.000%	3,750.00	253,750.00	-
06/30/2032	-	-	-	-	257,500.00
Total	\$2,500,000.00	-	\$572,500.00	\$3,072,500.00	-

Yield Statistics

Bond Year Dollars	\$13,750.00
Average Life	5.500 Years
Average Coupon	4.1636364%
Net Interest Cost (NIC)	1.6463273%
True Interest Cost (TIC)	1.5155490%
Bond Yield for Arbitrage Purposes	1.3398635%
All Inclusive Cost (AIC)	2.2426927%

IRS Form 8038

Net Interest Cost	1.2577617%
Weighted Average Maturity	5.576 Years

track 10 years | SINGLE PURPOSE | 1/25/2022 | 10:28 PM

Sammie Kul

From: Mark Haddad
Sent: Wednesday, February 16, 2022 8:03 AM
To: Richard Hewitt; Bruce H. Easom; Carolyn Perkins; Dan Emerson; Robert DeGroot; Anna Eliot; Russ Burke
Cc: Dawn Dunbar; Sammie Kul; Fay Raynor; 'mgilbert@gdrsd.org'; David Saindon; Eileena Long
Subject: Out of Cycle CPC Application - Middle School Track

Good Morning Members of the Community Preservation Committee:

I would like to thank the Committee for voting to accept our out of cycle application for additional funding for the Middle School Track. I look forward to discussing this with you in more detail in the future as you make your final recommendations on the various projects. During the meeting, you asked me to speak with the Finance Committee and ask them for a recommendation on this request. To that end, I met with the Finance Committee last evening. I provided them with the same presentation we made to the Community Preservation Committee on Monday. I am pleased to inform you that the Finance Committee voted unanimously to support this application and respectfully requests that the Community Preservation Committee move this project forward to Town Meeting for their consideration.

We are preparing a letter of support from the Florence Roche Elementary School Building Committee, along with an up to date project estimate. I will be sending these to you under separate cover.

Once again, I truly appreciate your acceptance of our out of cycle application. In the meantime, please feel free to reach out to me with any additional questions or concerns.

Best,

Mark

Mark W. Haddad
Town Manager
Town of Groton
173 Main Street
Groton, MA 01450
(978) 448-1111
FAX: (978) 448-1115
mhaddad@grotonma.gov



Groton-Dunstable Regional School District

Laura S. Chesson, ED.D-Superintendent
344 Main Street, Groton, MA 01450
978-448-5505

Florence Roche Elementary School Building Committee

February 23, 2022

VIA EMAIL

Mr. Richard Hewitt,
Chair of the Groton Community Preservation Committee

RE: **Possible additional funding related to the Middle School Track as part of the Florence Roche Elementary School Project.**

Dear Mr. Richard Hewitt,

On behalf of the Florence Roche Building Committee, I am writing to provide formal notice of the Florence Roche Elementary School Committee's support request for the Groton Community Preservation Committee to consider funding an additional \$1M dollars dedicated to costs associated with the new Track, which is part of the overall Florence Roche Elementary School Project, which is slated to commence construction this spring. I would also like to take the opportunity to thank your Committee for considering and accepting our request via an out-of-cycle application process; it is truly appreciated.

As you are aware from the February 14, 2022, presentation made by Mark Haddad, and our Project Team, comprised of Studio G Architects [designer], LeftField [Owner Project Manager], and Gilbane Construction [Contractor], construction costs from December 2020 to now have risen at an unprecedented rate. Supply and demand challenges, global shipping, labor shortages, and a high volume of work are all having an impact on construction costs, and all projects and sectors are being affected. While the Project included design, estimating, and escalation contingencies in December 2020, these contingencies cannot absorb the recent estimated costs received. As explained by the Project Team on February 14, 2022, the original estimate for the track was \$1.4M as compared to the current design development estimate of \$2.4M.

The timing of this request is essential as on-site construction operations for the track are scheduled to commence in April of this year, with track completion slated in October of this year with the use of the track planned for spring of 2023. All costs associated with the track would be received throughout the 2022 calendar year.

On behalf of the Florence Roche Elementary School Building Committee, we thank you for your previous support in the Project and graciously request your Committee's continued consideration and support for additional funding to be earmarked solely for construction costs associated with the Track.

If we can be of any further assistance with this matter, please don't hesitate to contact me.

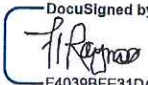


Groton-Dunstable Regional School District

Laura S. Chesson, ED.D-Superintendent
344 Main Street, Groton, MA 01450
978-448-5505

Florence Roche Elementary School Building Committee

Sincerely,

DocuSigned by:

F4039BFE31DA4C3...
Fay Raynor

Chair, Florence Roche Elementary School Building Committee
Member, GDRSD School Committee

Attachments: Gilbane Design Development breakout estimate for the track

cc: Florence Roche Elementary School Building Committee
GDRSD School Committee

Florence Roche Elementary School

2/15/2022

**100% DD Estimate, Reconciled****Break-out Cost for Track**

Site Prep - Clear & Grub	1	ls	\$ 10,000.00	\$ 10,000
Strip Topsoil & stockpile	2,444	cuyd	\$ 8.00	\$ 19,556
Site Demo	1	ls	\$ 10,000.00	\$ 10,000
Erosion Control	1	ls	\$ 20,000.00	\$ 20,000
Proof roll / compact site	23,333	sy	\$ 2.00	\$ 46,667
Site Cut	4,611	cy	\$ 7.50	\$ 34,583
Site Fill	10,574	cy	\$ 7.50	\$ 79,305
Temp Fence	500	lf	\$ 12.50	\$ 6,250
Bit paving	729	sy	\$ 31.00	\$ 22,613
Compacted Gravel Base @ Walks	243	cy	\$ 112.00	\$ 27,233
D3 - Chain Link Fence - 4' ht @ Track	155	lf	\$ 55.00	\$ 8,525
Resilient Track Surface	36,250	sf	\$ 10.00	\$ 362,500
Retaining Wall - 324' - 4' ave height	852	lf	\$ 180.00	\$ 153,360
Retaining Wall - 324' - 5' ave height	1,883	lf	\$ 225.00	\$ 423,675
Storage Shed	1	ls	\$ 30,000.00	\$ 30,000
Athletic Equipment	1	ls	\$ 93,300.00	\$ 93,300
Storm Drainage - Structures - AD	19	ea	\$ 3,450.00	\$ 65,550
Storm Drainage - Structures - CB	12	ea	\$ 4,950.00	\$ 59,400
Storm Drainage - Structures - CTE	2	ea	\$ 10,000.00	\$ 20,000
Storm Drainage - Structures - DMH	4	ea	\$ 5,500.00	\$ 22,000
Storm Drainage - Structures - FES w Rip Rap	1	ea	\$ 5,000.00	\$ 5,000
Storm Drainage - Structures - Headwall	2	ea	\$ 6,000.00	\$ 12,000
Storm Drainage - Structures - OCS	1	ea	\$ 4,554.00	\$ 4,554
Storm Drainage - Structures - WQU	1	ea	\$ 25,300.00	\$ 25,300
Storm Drainage - Systems - Infiltration System #4	7,426	sf	\$ 43.00	\$ 319,318
Storm Drainage Lines - 04" HDPE	69	lf	\$ 50.00	\$ 3,450
Storm Drainage Lines - 04" HDPE - perforated	567	lf	\$ 50.00	\$ 28,350
Storm Drainage Lines - 06" HDPE	1,033	lf	\$ 56.00	\$ 57,848
Storm Drainage Lines - 08" HDPE	40	lf	\$ 75.00	\$ 3,000
Storm Drainage Lines - 08" HDPE - Perforated	821	lf	\$ 75.00	\$ 61,575
Storm Drainage Lines - 10" HDPE	229	lf	\$ 88.00	\$ 20,152
Storm Drainage Lines - 12" HDPE	32	lf	\$ 96.00	\$ 3,072
Storm Drainage Lines - 12" PVC (Changed to PVC per VE C01)	115	lf	\$ 96.00	\$ 11,040
Storm Drainage Lines - 15" PVC (Changed to PVC per VE C01)	150	lf	\$ 119.00	\$ 17,850
Storm Drainage Lines - 18" PVC (Changed to PVC per VE C01)	157	lf	\$ 132.00	\$ 20,724
Sod @ Athletic Field	95,000	sf	\$ 1.35	\$ 128,250
Irrigation @ Athletic Field / Track	1	ls	\$ 150,000.00	\$ 150,000
Total				\$ 2,386,000

DECLINING DEBT

Town of Groton, Massachusetts

5 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	480,000.00	2.000%	48,000.00	528,000.00
06/30/2024	480,000.00	2.000%	38,400.00	518,400.00
06/30/2025	480,000.00	2.000%	28,800.00	508,800.00
06/30/2026	480,000.00	2.000%	19,200.00	499,200.00
06/30/2027	480,000.00	2.000%	9,600.00	489,600.00
Total	\$2,400,000.00	-	\$144,000.00	\$2,544,000.00

Yield Statistics

Bond Year Dollars	\$7,200.00
Average Life	3.000 Years
Average Coupon	2.00000000%
Net Interest Cost (NIC)	2.33333333%
True Interest Cost (TIC)	2.3498039%
Bond Yield for Arbitrage Purposes	2.1405853%
All-Inclusive Cost (AIC)	2.8451324%

IRS Form 8038

Net Interest Cost	2.00000000%
Weighted Average Maturity	3.000 Years

estimated schedules - dec | 5 years | 3/7/2022 | 9:39 AM

Town of Groton, Massachusetts

7 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	345,000.00	2.100%	50,400.00	395,400.00
06/30/2024	345,000.00	2.100%	43,155.00	388,155.00
06/30/2025	345,000.00	2.100%	35,910.00	380,910.00
06/30/2026	345,000.00	2.100%	28,665.00	373,665.00
06/30/2027	340,000.00	2.100%	21,420.00	361,420.00
06/30/2028	340,000.00	2.100%	14,280.00	354,280.00
06/30/2029	340,000.00	2.100%	7,140.00	347,140.00
Total	\$2,400,000.00	-	\$200,970.00	\$2,600,970.00

Yield Statistics

Bond Year Dollars	\$9,570.00
Average Life	3.988 Years
Average Coupon	2.1000000%
Net Interest Cost (NIC)	2.3507837%
True Interest Cost (TIC)	2.3672932%
Bond Yield for Arbitrage Purposes	2.1405853%
All Inclusive Cost (AIC)	2.7457759%

IRS Form 8038

Net Interest Cost	2.1000000%
Weighted Average Maturity	3.988 Years

Town of Groton, Massachusetts

10 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	240,000.00	2.250%	54,000.00	294,000.00
06/30/2024	240,000.00	2.250%	48,600.00	288,600.00
06/30/2025	240,000.00	2.250%	43,200.00	283,200.00
06/30/2026	240,000.00	2.250%	37,800.00	277,800.00
06/30/2027	240,000.00	2.250%	32,400.00	272,400.00
06/30/2028	240,000.00	2.250%	27,000.00	267,000.00
06/30/2029	240,000.00	2.250%	21,600.00	261,600.00
06/30/2030	240,000.00	2.250%	16,200.00	256,200.00
06/30/2031	240,000.00	2.250%	10,800.00	250,800.00
06/30/2032	240,000.00	2.250%	5,400.00	245,400.00
Total	\$2,400,000.00	-	\$297,000.00	\$2,697,000.00

Yield Statistics

Bond Year Dollars	\$13,200.00
Average Life	5.500 Years
Average Coupon	2.25000000%
Net Interest Cost (NIC)	2.4318182%
True Interest Cost (TIC)	2.4488411%
Bond Yield for Arbitrage Purposes	2.1405853%
All Inclusive Cost (AIC)	2.7304098%

IRS Form 8038

Net Interest Cost	2.2500000%
Weighted Average Maturity	5.500 Years

LEVEL DEBT

Town of Groton, Massachusetts

5 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	460,000.00	2.000%	48,000.00	508,000.00
06/30/2024	470,000.00	2.000%	38,800.00	508,800.00
06/30/2025	480,000.00	2.000%	29,400.00	509,400.00
06/30/2026	490,000.00	2.000%	19,800.00	509,800.00
06/30/2027	500,000.00	2.000%	10,000.00	510,000.00
Total	\$2,400,000.00	-	\$146,000.00	\$2,546,000.00

Yield Statistics

Bond Year Dollars	\$7,300.00
Average Life	3.042 Years
Average Coupon	2.0000000%
Net Interest Cost (NIC)	2.3287671%
True Interest Cost (TIC)	2.3451068%
Bond-Yield for Arbitrage Purposes	2.1414298%
All-Inclusive Cost (AIC)	2.8337354%

IRS Form 8038

Net Interest Cost	2.0000000%
Weighted Average Maturity	3.042 Years

Town of Groton, Massachusetts

7 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	320,000.00	2.100%	50,400.00	370,400.00
06/30/2024	330,000.00	2.100%	43,680.00	373,680.00
06/30/2025	335,000.00	2.100%	36,750.00	371,750.00
06/30/2026	345,000.00	2.100%	29,715.00	374,715.00
06/30/2027	350,000.00	2.100%	22,470.00	372,470.00
06/30/2028	355,000.00	2.100%	15,120.00	370,120.00
06/30/2029	365,000.00	2.100%	7,665.00	372,665.00
Total	\$2,400,000.00	-	\$205,800.00	\$2,605,800.00

Yield Statistics

Bond Year Dollars	\$9,800.00
Average Life	4.083 Years
Average Coupon	2.1000000%
Net Interest Cost (NIC)	2.3448980%
True Interest Cost (TIC)	2.3611919%
Bond Yield for Arbitrage Purposes	2.1414298%
All-Inclusive Cost (AIC)	2.6125187%

IRS Form 8038

Net Interest Cost	2.1000000%
Weighted Average Maturity	4.083 Years

Town of Groton, Massachusetts

10 years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
06/30/2022	-	-	-	-
06/30/2023	215,000.00	2.250%	54,000.00	269,000.00
06/30/2024	220,000.00	2.250%	49,162.50	269,162.50
06/30/2025	225,000.00	2.250%	44,212.50	269,212.50
06/30/2026	230,000.00	2.250%	39,150.00	269,150.00
06/30/2027	235,000.00	2.250%	33,975.00	268,975.00
06/30/2028	245,000.00	2.250%	28,687.50	273,687.50
06/30/2029	250,000.00	2.250%	23,175.00	273,175.00
06/30/2030	255,000.00	2.250%	17,550.00	272,550.00
06/30/2031	260,000.00	2.250%	11,812.50	271,812.50
06/30/2032	265,000.00	2.250%	5,962.50	270,962.50
Total	\$2,400,000.00	-	\$307,687.50	\$2,707,687.50

Yield Statistics

Bond Year Dollars	\$13,675.00
Average Life	5.698 Years
Average Coupon	2.2500000%
Net Interest Cost (NIC)	2.4255027%
True Interest Cost (TIC)	2.4422077%
Bond Yield for Arbitrage Purposes	2.1414298%
All Inclusive Cost (AIC)	2.5822806%

IRS Form 8038

Net Interest Cost	2.2500000%
Weighted Average Maturity	5.698 Years

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received _____ By: _____
Assigned CPC #2022- _____]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Haddad, Mark First _____
Organization(s) (if appropriate) Groton Select Board and Groton Dunstable Regional School Committee
- b.) Regional Project: Yes ☒? or No? ☐ If Yes, Town/Organization: Select Board/GDRSD Committee
2. Submission Date: 1/14/21
3. Applicant Address: St. 173 Main Street
City/ State: Groton, MA ZIP: 1450
4. Ph. # 978-448-1111 Email: mhaddad@grotonma.gov
5. CPA Purpose. Check all that apply:
Community Housing ☐ (Affordable Housing ☐) Historic Preservation* ☐ Open Space: ☐
Recreation ☒
- * As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.*
6. Town Committee or boards participating: Select Board and GDRSD Committee
7. Project Location/Address: 342/344 Main Street Groton, MA 01450
8. Project Name: Middle School Track Construction
9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton	173 Main Street	978-448-1111	mhaddad@grotonma.gov
Project Manager	Mark Haddad	Same		
Lead Architect		179 Boylston St # P	617-524-5555	info@studioq.com
Project Contractor	TBD			
Project Consultants	Left Field	25 Franklin St, 26th	(617) 737 6400	information@leftfield.com
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☒ Deed ☒
Option agreement ☒ Other-describe: _____
11. a.) Assessor info. (map/ block/ lot id.(s)): 110/42 b.) Tax classification type: R-A
12. Permits required: Zoning: _____ Historic Preservation: _____ Other: _____
13. Historic Commission Approval signoff (when required): _____ Date: _____
14. Funding: a.) Project Cost: \$ _____ Estimate: \$ _____ Professional Quote: \$ 1,405,374
b.) Requested from CPC: \$ 1,405,374.00 c.) Committed from other sources: \$ 0.00
d.) Annual anticipated total income: \$ 0.00 e.) Annual anticipated total expense: \$ 0.00
f.) Anticipated net income (loss): \$ _____ g.) Estimator name/company: PM&C
15. CCP Objectives - use codes from Section 5 to indicate all that apply: OSRP 9.5.3
16. Project Timelines: Proposed Start Date: 7/1/21 Projected Complete Date: 6/30/23
17. Estimated Delivery Date of Completion Report to CPC: 6/30/23

Groton Community Preservation Plan

2020-21

18. Project description and explanation (attach additional sheets as needed): See attached project description and explanation.

19. Feasibility: Since the land is owned by the Town/District and the Select Board and School Committee are in support of the project, once funding is approved, the project will commence unfettered.

20. List of attachments: 1. Project Estimate. 2. Minutes from Florence Roche Building Committee. 3. Community Letters of Support. 4. Potential Bonding Scenarios.

21. Additional Information:

22. Management Plan: The Town Manager, as Chief Procurement Officer, and in conjunction with the Owner's Project Manager for the Florence Roche Construction and Studio G Architects, will design and bid the project. The OPM, as Clerk of the Works for the Florence Roche Construction Project, will oversee the construction and compliance with the plans. The Town Manager and School Superintendent will be responsible for approval of all invoices relative to this project.

23. Applicant Signature: *David W. Hackett* Date: 1-4-21
Co Applicant Signature: _____ Date: _____
Co Applicant Signature: _____ Date: _____

Groton Community Preservation Application Project Description and Explanation

Middle School Track Construction

The Groton Dunstable Regional School District Committee and Groton Select Board are jointly submitting this project application. On October 28, 2020, the School District's Business Manager submitted a CPA Project Summary entitled "Groton Dunstable Natural Field Restoration". This project was submitted in an effort to restore various fields owned by the District to safe and usable conditions for both students and the community in general. While the District will still be submitting an overall project application, the GDRSD Committee, Select Board and Florence Roche Building Committee are providing this application as a supplement to the original application.

History/Background

Two years ago, the Groton Dunstable Regional School District (GDRSD) Committee submitted an application to the Massachusetts School Building Assistance Program (MSBA) for funding to renovate and/or reconstruct the Florence Roche Elementary School. The Florence Roche Elementary School is over 50 years old and in need of a major overhaul. The School is owned by the Town of Groton and leased to the School District. There is strong support of the project by the Groton Select Board and GDRSD Committee. The MSBA has given preliminary approval for the project and will provide reimbursement to the Town of up to 49% of eligible project costs. The Town of Groton will bond the project on behalf of the District and the Town Manager and School Superintendent will be responsible for project oversight, along with the Florence Roche Elementary School Building Committee that was appointed by the GDRSD Committee to oversee and develop the project on behalf of the Town and District.

The Building Committee has hired an Owner's Project Manager (Left Field) and Architect (Studio G Architects) to design the project with the Committee's approval. As part of the design process, the Committee needed to determine whether to renovate or reconstruct the Elementary School. After a thorough examination of the current building and the anticipated renovation costs, the Building Committee determined that it was in the best interest of the Town/District, both financially

and in the long-term interest of the District, to build a brand new school and demolish the current building. Once this decision was made, the Committee needed to determine the best location for the new School. An exhaustive site study was conducted and it was determined that the best location for the new School would be on the site of the current Middle School Track. This site was best suited for a new School and was the most cost-effective solution.

Once this site was selected, the Building Committee needed to determine whether or not the track would be replaced. The Committee was informed that the current track was not a regulation track and the School District could develop reasonable alternatives to provide the same kind of activities currently taking place on the Middle School Track. Based on this, the Committee voted not to replace the Track. Since that vote, the Committee was informed that the Track was indeed a regulation track and losing it would be extremely detrimental to the District and the Community in general.

Project Request for Funding

The Building Committee conducted two meetings to discuss whether or not to reconsider its decision not to replace the Track (see attached minutes). At these meetings, over 60 people attended each session to express their desire that the Track be reconstructed. After the first meeting, the Committee voted unanimously to include the Track in the Florence Roche Elementary School Construction Project and directed the OPM and Architect to develop plans and cost estimates for a new Track. The Architect developed plans for the Track and the OPM hired PM&C to develop a construction estimate. The estimate (attached) came in at \$1,405,374. In addition, the OPM determined that the new Track would not be eligible for reimbursement under the MSBA Program as the Project had already reached its maximum reimbursement for Site costs. The Town would be responsible for the entire construction cost.

At the second Building Committee meeting where this was discussed, the Committee voted again to support the new Track and voted to direct GDRSD Committee Chair Marlana Gilbert and Town Manager Mark Haddad to determine if applying for Community Preservation Funds to pay for the Track was a reasonable alternative. Since the School Committee had filed a preliminary project application for Field Restoration, it was determined that this application could be submitted to

the Community Preservation Committee for consideration. Since the Track Reconstruction is not eligible for State support under the MSBA program, the Committees believe that CPA funds provide state reimbursement in keeping with the overall intent of the project. It is the understanding of the Committee that the Town of Groton received 41% in CPA Matching Funds in Fiscal Year 2021. If this carries through over the next several years, this Track would be supported by State funding as well (up to \$576,000 of the overall project cost).

Support for this Application

At the December 21, 2020 meeting of the Groton Select Board, the Board voted to submit this application. At the January 6, 2021 meeting of the Groton Dunstable Regional School District Committee, the Committee voted to submit this application. The Select Board has received a petition signed by over fifty (50) residents (copy attached) in support of this Project Application. In addition, various community groups, including the Groton Dunstable Boosters, Groton Road Race, Pack 12 Cub Scouts, Groton Council of Aging and Groton-Dunstable Special Education Parent Advisory Council have expressed support and are planning on submitting letters to the Community Preservation Committee in support of this application.

Financing the Project

Due to the fact that the funding request is in excess of any one-year ability of the CPA to fund the project, we are including on our application various bonding scenarios for your consideration. Attached to this Summary are bond payment schedules for 5, 7, 10 and 15 years to assist you in determining the best way to fund/approve this worthy application.

On behalf of the Groton Select Board and Groton Dunstable Regional School District Committee, I appreciate your consideration of this request

Mark W. Haddad
Town Manager



Florence Roche Elementary School
Groton, MA

Schematic Design Estimate

07-Dec

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	--------------	--------------	---------------

SITEWORK - TRACK BREAKOUT VALUES

312000 EARTH MOVING

Allowance for cut/fill

Site demo allowance; includes tree removals

Silt fence/erosion control allowance

SUBTOTAL

1

ls

75,000.00

75,000

1

ls

50,000.00

50,000

2,000

lf

11.00

22,000

147,000

SYNTHETIC TRACK

Asphalt Paving; track oval

gravel base; 12" thick

asphalt top; 1.5" thick

asphalt binder; 1.5" thick

Fine grade

Asphalt Paving; high jump area only to match existing

gravel base; 12" thick

asphalt top; 1.5" thick

asphalt binder; 1.5" thick

Fine grade

Asphalt Paving; Long jump/triple jump runways (2 total)

gravel base; 12" thick

asphalt top; 1.5" thick

asphalt binder; 1.5" thick

Fine grade

Asphalt Paving; Pole vault runway

gravel base; 12" thick

asphalt top; 1.5" thick

asphalt binder; 1.5" thick

Fine grade

Asphalt Paving; Javelin runway

gravel base; 12" thick

asphalt top; 1.5" thick

asphalt binder; 1.5" thick

Fine grade

Permeable track surface - BSS-100

Complete track surface (not premium colors)

SUBTOTAL

30,700

sf

1,137

cy

40.00

45,481

288

tns

150.00

43,172

288

tns

130.00

37,416

30,700

sf

0.10

3,070

4,000

sf

148

cy

40.00

5,920

38

tns

150.00

5,625

38

tns

130.00

4,875

4,000

sf

0.10

400

1,050

sf

39

cy

40.00

1,556

10

tns

150.00

1,477

10

tns

130.00

1,280

1,050

sf

0.10

105

850

sf

21

cy

40.00

1,259

8

tns

150.00

1,195

8

tns

130.00

1,036

850

sf

0.10

85

850

sf

31

cy

40.00

1,259

8

tns

150.00

1,195

8

tns

130.00

1,036

850

sf

0.10

85

37,450

sf

4,161

sy

42.00

174,767

332,299

WALKWAYS

Accessible walkway assumed 6' wide

gravel base; 12" thick

Concrete walkway; 6" thick

Fine grade

Walkway around outside lone line of track to match existing assumed 4' wide

gravel base; 8" thick

asphalt top; 1.5" thick

asphalt binder; 2.5" thick

Fine grade

SUBTOTAL

1,200

sf

44

cy

40.00

1,778

1,200

sf

14.00

16,800

1,200

sf

0.10

120

6,240

sf

155

cy

40.00

6,194

59

tns

175.00

10,238

97

tns

150.00

14,602

6,240

sf

0.10

624

59,355

RETAINING WALLS

Provide retaining wall - allowance

SUBTOTAL

1

ls

75,000.00

75,000

75,000

NATURAL GRASS FIELD

Imported native rootzone; 8" thick

Fine grade

Field area sod

Lawn - loam and seed - surrounding areas

Irrigation

Irrigation pump allowance

SUBTOTAL

2,364

cy

65.00

153,635

95,250

sf

0.10

9,525

95,250

sf

1.25

119,063

1

ls

50,000.00

50,000

95,250

sf

0.75

71,438

1

ls

20,000.00

20,000

423,660

EVENTS

Long jump/Triple jump pits_no catchers and painted takeoff boards

Pole vault event incl. concrete pad for landing pad

Football goalposts

Lacrosse goals / Soccer goals

Discus pad no enclosure

2

ea

10,000.00

20,000

1

ea

5,000.00

5,000

assumed not required

by Owner

1

ea

5,000.00

5,000



Florence Roche Elementary School
Groton, MA

07-Dec-20

Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
SITEWORK - TRACK BREAKOUT VALUES							
69	Shot put pad and toe board; landing area assumed field	1	ea	7,500.00	7,500		
70	20' Sports netting - assume 180' both ends	360	lf	160.00	57,600		
71	Signage allowance	1	ls	5,000.00	5,000		
72	SUBTOTAL					100,100	
73	STORAGE SHED FOR ATHLETICS						
74	Storage shed; 20'x20'	400	sf	75.00	30,000		
75	Storage shed pad; 22'x22'	484	sf	30.00	14,520		
76	Lighting/switches inside shed allowance	1	ls	5,000.00	5,000		
77	Provide power to shed allowance	1	ls	15,000.00	15,000		
78	SUBTOTAL					64,520	
79	DRAINAGE						
80	ACO 4000 sport drains; straights and d-areas (no turf shelf required)	1,312	lf	120.00	157,440		
81	Field area drainage allowance	1	ls	55,000.00	55,000		
82	SUBTOTAL					212,440	
83	TOTAL - TRACK AND FIELD DEVELOPMENT (does not include mark-ups)						\$1,405,374

Groton-Dunstable Building Committee Meeting Minutes

November 24, 2020

Web-based Virtual Meeting – 6:00 PM

Join the Zoom meeting:

<https://us02web.zoom.us/j/88410845561?pwd=SkFETTFiSkNtaDdnRDZsVzMzSOhwQT09>

To dial in by phone: +1 646 558 8656 US

Conference ID: 884 1084 5561

Building Committee Members Present/Absent [6 voting members required for a quorum]

Committee Member	Present	Absent	Late [time arrived]
Fay Raynor	✓		
Mark Haddad	✓		
Alison Schroeder Manugian	✓		
Luke Callahan	✓		
Brian O'Donoghue	✓		
Dr. Laura Chesson	✓		
Colby Doody	✓		
Marlena Gilbert	✓		
Jake Lewon	✓		
Sherry Kersey		✓	

Guests: David Saindon [Leftfield], Eileena Long [Leftfield], Sylvia Mihich [SGA], Meryl Nistler [SGA], 41 Members of the Public, The Groton Channel

1. Call meeting to order

Ms. Raynor called the Building Committee [BC] meeting to order at 6:01 PM.

2. Vote to approve meeting minutes

MOTION

Ms. Raynor made a motion to approve the 10/13/2020 meeting minutes. The motion was seconded by Ms. Manugian and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

**Groton-Dunstable Building Committee Meeting Minutes
November 24, 2020**

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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

3. Vote to approve invoices & commitments: None

4. Designer / OPM Updates:

a. Project Budget: None

b. Vote to approve Schematic Design: None

c. Inspector General [IG] Construction Manager at Risk [CM-R] Application

Review: Mr. Saindon provided an overview of the Application review for the CM-R process. Mr. Saindon stated the BC must appoint a CM-R Sub-Committee with 1 member from the OPM team, 1 member from the Designer team and at least 2 members from the BC. Mr. Saindon stated the plan is to submit the Office of Inspector General application in January 2021. Mr. Haddad volunteered to be a member of the CM-R Sub-Committee. Mr. Lewon stated he would be more than happy to engage in this sub-committee. Mr. Doody stated that he would be happy to be part of this sub-committee.

d. Vote to approve CM-R Sub-Committee: None

e. Community Input update/ Track: Ms. Nistler presented the presentation agenda for the night which included a Community Input Update, Track and Look-ahead Project Schedule. Ms. Gilbert presented the attached Slide #2/ Community Input Update. Ms. Gilbert stated as she started speaking to more community members about a separate upcoming CPC project it came to her attention that although there was a community survey done, some public meetings, Select Board

Groton-Dunstable Building Committee Meeting Minutes

November 24, 2020

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meeting and a public forum this project didn't have the Community's attention. Ms. Gilbert apologized to the BC as she said it falls in her shoulders, however she stated the "train has not left the station." Ms. Gilbert acknowledged that there were a lot of people from the Community listening in on the meeting and said "that is great to see." Ms. Gilbert stated that during the public meetings & community survey for the project there was no opposition to not keeping the track in the project and there was no request to keep the track, so therefore the BC decided to make decisions based on their evaluation based on the entire project, that was a financial decision and a decision on how to get by without the track. Ms. Gilbert said the amount of emails and phone calls about the decision to remove the track as part of the project was enough for the BC to re-evaluate and re-consider this decision. Ms. Gilbert stated she pulled CPC records for the track and the existing track is a 400m MIAA track which is eligible for meets Ms. Gilbert stated that is a big change [in perspective] for her. Ms. Gilbert stated the track can be part of the academic program and can host meets and championships that is a very positive aspect for the Community should they chose to continue to maintain that asset. Ms. Gilbert said currently there is busing that occurs between the school sports teams and the BC was under the impression that if the district buses High School students to the Middle School then the district could bus children from the Middle School to the High School to use the High School track. Ms. Gilbert stated the BC should reconsider incorporating relocation of the track program into the project. Ms. Nistler presented the attached Slide #3/ proposed 400m MIAA Track Location. Ms. Nistler noted that the proposed program for the track and field is the same for the current track and field program, and includes: discuss, shot put, high jump, long jump, and turbo javelin 11v11 soccer and lacrosse fields are located inside the track. Ms. Nistler noted that the location is preliminary and further analysis will need to be studied in regard to, but not limited to existing site contours/ site grading, wetland boundaries, and ramifications of proposed impervious surfaces. Mr. Haddad requested an estimated cost for the reconstruction of the track, Mr. Saindon stated that on 12/8/2020 the estimated costs for the track will be presented. A community member asked in the chat: will Dunstable pay any portion towards the proposed middle school field & track? Ms. Gilbert

**Groton-Dunstable Building Committee Meeting Minutes
November 24, 2020**

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responded that no, Groton is bonding the project and the track relocation is an incidental created because the project is choosing to use space where the track is. Ms. Gilbert also noted that Dunstable installed a \$300,000 field, playground and basketball at Swallow Union where Groton has 120 students enrolled and did not require Groton to participate in that project. Ms. Manugian commented that the track design is good and requested how finalized the relocated track location is, Mr. Saindon commented that once the project passes this location can be refined and dialed in. Mr. Doody agreed with Ms. Manugian's concerns and commented that the track is a valuable asset and glad the team can incorporate this into the project. Ms. Gilbert commented that incorporating this into the project also solves a capital project expense as well and supports this being incorporated into the project. Mr. O'Donoghue, Dr. Chesson, Mr. Callahan and Mr. Lewon commented that they support the track being added into the project. A community member asked about the distance between Main Street and the new school playground. Ms. Raynor responded that there is a buffer and also a significant elevation change between Main Street and the new playground and she noted the concern is duly noted and stated this project has been reviewed and will continue to be reviewed with the police department, fire department and many entities in Town in regards to the security and safety of the project. A Community Member asked for the ceiling cost of the project, Mr. Saindon commented that the limit for the project that was established was \$80M with \$55M Groton share \$25M MSBA share. Mr. Saindon commented that even with the track, the project will be under \$80M. 2 community members commented that as residents who are adjacent to the Florence Roche Elementary School, they are in support of relocating the track as discussed and shown on Slide #3. A community member commented that they are also adjacent to the Florence Roche Elementary School, and they would like to know more about the layout and details; Ms. Raynor commented there is considerable buffer around the new track. A community member commented that another advantage to having a track is it provides athletic options for students with disabilities. A community member asked if the Architect could review moving the track so it does not impact the cross country trail; Ms. Raynor stated that the team will finesse the best location for the track as the design moves forward. A

Groton-Dunstable Building Committee Meeting Minutes

November 24, 2020

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community member questioned the net addition or deduct to parking at the new school; Ms. Gilbert commented that the project is adding parking spaces to the current design. Mr. Saindon stated that the team will follow-up with an actual number of parking spaces added. A community member commented that lacrosse does not play during the fall, however field hockey plays in the fall. A community member commented that there were 81 students that ran in cross country last season. A community member commented that Groton Scouting uses the track as well and supports the relocation of the track. Ms. Nistler thanked the BC for their thoroughness. Ms. Gilbert thanked the SGA for their efforts to incorporate the track as such a late stage in the project. Ms. Gilbert commented that the BC will work hard to ensure the project comes in under budget as there is no going over budget and the "pencils will be sharpened somewhere else." Multiple community members commented that they are thankful that the track was incorporated into the project. Ms. Raynor requested that the community members continue to keep up with the project and review the documents on the website for updated floor plans and diagrams. Ms. Gilbert stated there is a community member who is interested in fundraising for the track.

MOTION

Mr. Haddad made a motion to approve incorporating the track into the Schematic Design of the project. The motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			

**Groton-Dunstable Building Committee Meeting Minutes
November 24, 2020**

Web-based Virtual Meeting – 6:00 PM

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Jake Lewon	✓			
Sherry Kersey			✓	

5. **Look-ahead project schedule/work plan:** Ms. Nistler presented the revised Schematic Design [SD] Schedule as shown on Slide #4. At the next BC meeting on 12/8/2020 LF will present an updated Total Project Budget with the track incorporated into the budget. SGA will send the Draft SD submission package without the track to the BC on 12/4/2020 and then will send the updated SD submission package with the track on 12/11/2020. On the agenda for 12/15/2020, is the voting on the SD submission package; however, if needed the BC can meet on 12/22/2020 to vote on the SD submission package.

6. **Communication / outreach update:** The BC will develop a plan for further community outreach in January 2021.

7. **Public comment:** See Agenda Item 4-e for public comment with regard to the track.

8. **Adjourn**

Ms. Manugian made a motion to adjourn the meeting; the motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote.

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

Groton-Dunstable Building Committee Meeting Minutes

November 24, 2020

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Conference ID: 884 1084 5561



Fay Raynor <fraynor@gdrsd.org>

Flo Ro Track

2 messages

Karla King <karla.king14@gmail.com>
To: fraynor@gdrsd.org

Mon, Nov 23, 2020 at 7:02 AM

Good morning

I will be unable to attend the meeting relative to this topic but wanted to share my feedback. I've run the Groton road race several times and running has been the key to mental and physical health in such a challenging year. My son just started kindergarten at Flo Ro and in a time where technology is highly prevalent and kids have to spend time on tablets, the importance of outdoor play and physical activity is at an all time high. It is great to have a place to be able to run with my kids. We did track sprints with some obstacles in the center. Encouraging kids to run, be athletic, and play outside is so important so I fully support keeping the track as part of the Flo Ro expansion project. Also important to parents health :)

Thanks

Karla L. King

Fay Raynor <fraynor@gdrsd.org>
To: Karla King <karla.king14@gmail.com>, Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 8:55 AM

Thank you so much Karla for your email.

It's been great to hear about how the community uses the track. All the community comments will be relayed to the committee and make for a more informative meeting.

Take Care and again thank you.

Fay

[Quoted text hidden]

11/23/2020

Groton-Dunstable Regional Schools Mail - Flo Ro track



Fay Raynor <fraynor@gdrsd.org>

Flo Ro track

2 messages

Mandy Beebe <mandy.beebe1@gmail.com>
To: mgilbert@gdrsd.org, fraynor@gdrsd.org

Mon, Nov 23, 2020 at 10:53 AM

Hi,

I might not be able to attend tomorrow's meeting so wanted to give my vote for a replacement track. The existing track has been a great asset for many years for the Groton road race, the summer track program, and for kids to practice outside of school hours. The downtown location makes it easily accessible to all.

Thanks,
Mandy Beebe

Fay Raynor <fraynor@gdrsd.org>
To: Mandy Beebe <mandy.beebe1@gmail.com>
Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 10:58 AM

Thank you Mandy for your email.
I greatly appreciate your insight and comments and will bring your thoughts to the committee.
Take Care
Fay
[Quoted text hidden]



Fay Raynor <fraynor@gdrsd.org>

FloRo project/track

2 messages

Betsy <elizabethpetros@ymail.com>
To: mgilbert@gdrsd.org
Cc: fraynor@gdrsd.org

Mon, Nov 23, 2020 at 8:42 AM

I'm unable to attend the meeting Tuesday evening, but I wanted to give my input on the FloRo project/track. Being a resident of Gratuity Road, slightly over 1 mile from the Main Street campus, the track is a vital part of my older daughter's life. She's a freshman at Groton Dunstable Regional High School and a member of the varsity cross-country team. She uses that track at least twice a week on a consistent basis, and it is a vital component to her cross country training when she is off-season. Throughout the pandemic, it has been a safe place that she can go to destress as a teenager and improve her running skills. Losing the Main Street track would be a major loss in our house specifically. I hope the future of the project will include a track at the Main Street campus. Thank you.

Elizabeth Petros
207 Gratuity Road

Fay Raynor <fraynor@gdrsd.org>
To: Betsy <elizabethpetros@ymail.com>
Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 8:45 AM

Thank you so much Betsy for your email.
I appreciate the insight and will relay your comment to the committee.
Fay

[Quoted text hidden]

11/23/2020

Groton-Dunstable Regional Schools Mail - Support for FloRo Project Track



Fay Raynor <fraynor@gdrsd.org>

Support for FloRo Project Track

2 messages

Brad Harper <bradharper4@gmail.com>
To: mgilbert@gdrsd.org, fraynor@gdrsd.org

Mon, Nov 23, 2020 at 8:58 AM

To whom it may concern,

I am writing in support of the track behind FloRo.

Our family has 2 children currently in middle school and one running cross country. We are also members of the Squannacook River Runners and participate in the annual Groton Road Race.

The track is an extremely important part of the education and community. The track is the central point/ location for all track/ field/ cross country teams. It is home to the annual Groton Road Race- a terrific family event for the entire community. It is a great place for anyone in the town to go for exercising/ running in the evenings and on weekends. My wife and I would use the track during our marathon training on speed/ interval training purposes.

We were devastated to hear that the track would be eliminated as part of the Flo Ro new school building.

We urge you to reconsider and find a way to either retain or replace the track on the FloRo/ GDRMS campus.

Thank you

The Harper family (Brad, Cheney, Lyra and Willow)

Fay Raynor <fraynor@gdrsd.org>
To: Brad Harper <bradharper4@gmail.com>
Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Mon, Nov 23, 2020 at 9:00 AM

Thank you so much Brad for your insight.

I will relay community comments to the committee and greatly appreciate your email.

Take Care,

Fay

[Quoted text hidden]



Fay Raynor <fraynor@gdrsd.org>

Track

3 messages

Sarah Lampe <sarahmlampe@yahoo.com>

Mon, Nov 23, 2020 at 10:50 AM

To: "fraynor@gdrsd.org" <fraynor@gdrsd.org>, Marlena Gilbert <mgilbert@gdrsd.org>

Hi Marlena and Fay,

I know this is probably a monster headache for you guys but since you are asking for input from the community I thought I'd send my two cents. I would love to see the track get saved if it's possible. I love the Groton Road Race and see it as a great community event that uses the track. Also my Middle School kids use the track for cross country and track and field. I'm not sure what would happen to those programs without the track.

However, my biggest problem with the new Flo Ro design is putting the elementary play space in FRONT of the school. I moved here from a town that neighbors Sandy Hook, CT so security is always foremost in my mind. When I moved here and was looking at school districts, I know I would have steered away from a school with a playground in plain view of the main street and where you don't have to go around or through building security to have contact with children.

Thanks,

Sarah

Fay Raynor <fraynor@gdrsd.org>

Mon, Nov 23, 2020 at 10:57 AM

To: Sarah Lampe <sarahmlampe@yahoo.com>

Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Sarah,

Thank you so much for your insight and email. It is never an inconvenience to hear from our stakeholders! I will certainly bring your observations and concerns to the committee for discussion. Take care.

[Quoted text hidden]

Sarah Lampe <sarahmlampe@yahoo.com>

Mon, Nov 23, 2020 at 11:32 AM

Reply-To: Sarah Lampe <sarahmlampe@yahoo.com>

To: Fay Raynor <fraynor@gdrsd.org>

Cc: Marlena Gilbert <mgilbert@gdrsd.org>

Thanks so much! Really appreciate all that the both of you do :-)

Sent from Yahoo Mail on Android

[Quoted text hidden]



Fay Raynor <fraynor@gdrsd.org>

Proposals that may impact the track behind the Florence Roche Elementary School

2 messages

T robertson <robertsonlt@hotmail.com>

Mon, Nov 23, 2020 at 9:51 AM

To: "Mgilbert@gdrsd.org" <Mgilbert@gdrsd.org>, "fraynor@gdrsd.org" <fraynor@gdrsd.org>

Good Morning!

I am writing to you to express my concerns regarding any proposal that would negatively impact the current track behind the Florence Roche Elementary School. My family and I have lived in Groton for over 23 years. During those years, four of my eight children have been active participants in the middle school track program that has utilized the subject track. All four of my "track children" qualified to participate in state championships, which was only possible given the training and competitions held on our quality home track.

Although a number of our district's playing fields are certainly in need of repair or replacement, related work should not place a successful program such as middle school track in jeopardy. Our district children truly need as many organized, structured recreational options as possible. These activities should include school sports. There are already very limited school sports offered at the middle school and, to eliminate or make a track program near impossible to run effectively (i.e. competitively), would constitute a major strike against the youth and their families in our district. Track is a wonderful sport because, in part, it provides students who might not otherwise be participating in sports an opportunity to find their niche in not only running individually or in relays, but also in exploring field events. The middle school track program clearly helps prepare participating students for the high school track program, which has also been very competitive in the state. In addition, many adults and children run, jog, and walk on the track when the school is not in session. The track is a community asset on many fronts and nothing should be done to impair its use.

Hopefully during these last nine months especially, we have all learned the importance of safe outdoor activities and that it is not the time to reduce options, but rather a time to examine how we might be able to expand upon them in the future. Thank you for your consideration and work that you do for our community.

Sincerely,

Terry L. Robertson (Trimper Family)

Fay Raynor <fraynor@gdrsd.org>

Mon, Nov 23, 2020 at 9:57 AM

To: T robertson <robertsonlt@hotmail.com>

Cc: "Mgilbert@gdrsd.org" <Mgilbert@gdrsd.org>

Thank you Terry for your thoughtful email.

I truly appreciate your insight and will relay your comments to the committee.

There is much work to do but having information and details such as the ones you provided with help to better formulate a plan for the track moving forward.

Take care,

Fay

Groton-Dunstable Building Committee Meeting Minutes
December 8, 2020

Web-based Virtual Meeting – 6:00 PM

Join the Zoom meeting:

<https://us02web.zoom.us/j/88410845561?pwd=SkFETTFiSkNtaDdnRDZsVzMzS0hwQT09>

To dial in by phone: +1 646 558 8656 US

Conference ID: 884 1084 5561

Building Committee Members Present/Absent [6 voting members required for a quorum]

Committee Member	Present	Absent	Late [time arrived]
Fay Raynor	✓		
Mark Haddad	✓		
Alison Manugian	✓		
Luke Callahan	✓		
Brian O'Donoghue	✓		
Dr. Laura Chesson	✓		
Colby Doody	✓		
Marlena Gilbert	✓		
Jake Lewon		✓	
Sherry Kersey	✓		

Guests: David Saindon [Leftfield], Brian Dakin [Leftfield], Eileena Long [Leftfield], Sylvia Mihich [SGA], Meryl Nistler [SGA], 18 Members of the Public

1. Call meeting to order

Ms. Raynor called the Building Committee [BC] meeting to order at 6:00 PM.

2. Vote to approve meeting minutes

MOTION

Mr. Haddad made a motion to approve the 12/8/2020 meeting minutes. The motion was seconded by Dr. Chesson and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

3. Vote to approve invoices & commitments:

MOTION

Mr. Haddad made a motion to approve the November invoice package which contains Leftfield invoice for OPM Services for November 2020 in the amount of \$2,929 and Studio G Architects Invoice for November 2020 for Schematic Design in the amount of \$30,000. The motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

4. Designer / OPM Updates:

- a. **Project Budget:** Mr. Saindon presented the attached project budget. Mr. Saindon updated the BC that the track has now included in the project budget that was sent out to the BC. Mr. Saindon stated that both SGA's estimator PM&C and Leftfield's estimator Tarbell Construction Management did independent

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estimates for the track and LF, SGA, Tarbell and PM&C completed an estimate reconciliation on 12/7/2020, the 2 estimates were reconciled to within \$16,000 estimates of each other. Mr. Saindon stated that Leftfield has incorporated PM&C's track estimate into the total project budget and the updated total project budget including the track is \$77,900,734 not including the \$750,000 feasibility study as the feasibility study was previously appropriated. Mr. Saindon stated that this total project budget is under the upset ceiling limit of \$80M. Ms. Raynor noted that this is an estimate and a budget number only.

MOTION

Ms. Gilbert made a motion that the BC reaffirms their position in including the relocation of the \$1.4M direct cost of the track as part of the project. The motion was seconded by Mr. Haddad and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

b. Vote to approve CM-R Sub-Committee:

MOTION

Mr. Haddad made a motion to have the CM-R pre-qualification and CM selection committee be comprised of Mark Haddad, Jake Lewon, Colby Doody, David Saindon of

Groton-Dunstable Building Committee Meeting Minutes

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Leftfield, and Steve Michener of Studio G Architects. The motion was seconded by Ms. Manugian and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote:

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			
Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon			✓	
Sherry Kersey	✓			

- a. **CPA [Community Preservation Application] GDSRD Discussion:** Ms. Gilbert stated that the BC was decided in trying to bring the project in under budget and this track is a community asset, however the track is a \$1.4M item. Ms. Gilbert asked the BC to consider funding a portion of the new track with CPC funds as the Town of Groton CPC funds. Ms. Gilbert stated the tax payer contribute about 3% annually which totals out to \$670K per year, this amount does not include the state match which appears to be about a 17% match. Ms. Gilbert stated this track is an eligible project for CPC funds and the BC could earmark CPC funds for this project, if this application was submitted and approved by the CPC board. Ms. Gilbert stated that this would allow less of the project to be financed and this process would allow the Town to pay for the track before permanent bonding is required. Ms. Gilbert stated this is in her opinion the most cost-effective manner. Ms. Raynor asked Mr. Saindon if there were any implications from the MSBA if the additional funding were to go towards the track and the track could still be built under the contract documents for this project, Mr. Saindon stated that is correct. Ms. Gilbert stated there is about \$500K in reserves in the CPC fund. The BC had a spirited discussion about the track

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funding, Town Meeting articles, Town Meeting warrants and CPC approval. Ms. Manugian asked about the refining of costs associated with the project and she assumes that there will be cost items that come in differently than the estimates accounted for, she asked if the BC finds themselves needing to reduce something how will they maintain the ability to do that. Mr. Saindon agreed with Ms. Manugian's comments and stated there will be check estimates as the project is further refined, he stated there will be estimates done at Design Development and at the 60% Construction Document time. Mr. Saindon stated that there are periods during the design where the project will be able to adjust accordingly. Mr. Haddad and Ms. Raynor asked about doing the track as an add alternate like in Design Bid Build, Mr. Haddad asked about doing this in the CM-R process. Mr. Saindon stated he has not utilized alternates in the CM-R process, and he stated that the track from a schedule standpoint would be done early. Ms. Raynor stated that the Community support for the track was overwhelming. Ms. Raynor encouraged Mr. Haddad, Ms. Gilbert and Ms. Manugian to look at the different options for funding the track.

- b. **Community Feedback – Deluxe Corporation Site:** Ms. Raynor updated the BC that she received an email from a community member regarding the Deluxe Corporation site being available and that it should be an additional site consideration for the new school. Ms. Raynor stated that the project did take a look at that site and that Ms. Gilbert reviewed the MLS listing for the site to see if it was available for purchase and it was not available for purchase. Ms. Raynor stated that if the building were purchased it would not be a cost saving measure in the long run and it would also "divorce" the school from the campus. Ms. Gilbert stated that the cost data that was reviewed based on historical data from Middle School South Addition/ Renovation and the Florence Roche Elementary School renovation option showed that renovation is "not a cheap option." Ms. Gilbert also stated that currently the Town collects about \$120K in taxes from the Deluxe property and this would be \$5-6M loss of revenue if the Deluxe property would be repurposed as a school.

**Groton-Dunstable Building Committee Meeting Minutes
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5. **Look-ahead project schedule/work plan:** Mr. Saindon updated the BC that the total project budget/ 3011 would be incorporated into the Schematic Design package for the MSBA. Mr. Saindon reminded the BC that the draft SD package was sent to the BC on 12/4/2020 and that on 12/11/2020 LF would be sending out the balance of this SD package. Mr. Saindon reminded the BC that comments on this SD package were due on 12/14/2020 and that voting on SD package would be on agenda for the 12/15/2020 meeting.
6. **Communication / outreach update:** The BC will develop a plan for further community outreach in January 2021.
7. **Public comment:** Community member, Jess Porto stated "PE [Physical Education] is an integral part of a complete education. It sounds like in the project is at least 7 million in contingency. I do not see how we can have a complete school without it." Community member, Dawn DeMeo stated "I'm still in favor of including the track in light of the cost." Community member, Ginger Vollmar stated "The track is important and should not be taken away. In fact, the new school should not be built over the area where the existing track is." Community member, Gordon Row stated "As a runner and member of the Road Race I understand the value of the track to that event, to the physical education of students, and as a resource for the whole community. No question about that. Looking ahead: I'd like to understand 1) if the committee views the track as a means to broaden the appeal of the overall project and 2) how the Groton Road Race can help to raise awareness and support." Ms. Raynor responded that the track is a valuable part of the district as it has a community value.

8. **Adjourn**

Ms. Manugian made a motion to adjourn the meeting; the motion was seconded by Ms. Gilbert and approved 9-0-1-0 (yes-no-absent-abstained) via roll call vote.

Committee Member	Yes	No	Absent	Abstain
Fay Raynor	✓			
Mark Haddad	✓			
Alison Manugian	✓			
Luke Callahan	✓			

**Groton-Dunstable Building Committee Meeting Minutes
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Brian O'Donoghue	✓			
Laura Chesson	✓			
Colby Doody	✓			
Marlena Gilbert	✓			
Jake Lewon	✓			
Sherry Kersey			✓	

December 11, 2020

Groton Community Preservation Committee

Re: Main Street Campus Track Project

This letter serves as our formal support for the Main Street Campus Track Community Preservation application in Groton. As community members and taxpayers of Groton, we believe that a Main Street Campus track is an incredible community asset.

Funding such an asset with Community Preservation Funds supports our community values.

Funding this project with Community Preservation Funds will decrease the overall amount of bonding by \$1,405,514 for the Florence Roche Elementary School Project. Approval of this project would help alleviate some of the tax burdens of the Florence Roche Elementary Building Project for Groton taxpayers.

As Groton Community members and taxpayers, we believe this project should be a priority consideration for Community Preservation Funds.

We formally request the Community Preservation Committee to recommend this project to Spring 2021 Groton Town Meeting.

Thank You
Groton Residents/Taxpayers

DocuSigned by:
Mary Falyone 45 Arbor Way
Groton MA
Signature/Street Address

Diana Hankins 114 Gratuity
Signature/Street Address

DocuSigned by:
KL 27 Whitaker Lane
Signature/Street Address

DocuSigned by:
Brian Cartier 12 Bixby Hill Rd
Signature/Street Address

Dennis Gilbert Arbor
Signature/Street Address

Tim J. Gilman 15 Acorn Path
Groton MA
Signature/Street Address

Debbie Mason 43 Oxbow Lane
Signature/Street Address

Gina Cronin 15 Gilson Rd
Signature/Street Address

Mikaela Koscian 34 Flavell Rd.,
Groton, MA
Signature/Street Address

Carol Monte 29 Sawtell Dr
Groton MA 01450
Signature/Street Address

Courtney Ryan 21 Magnolia Ln
Signature/Street Address

Donna Haggerty C19 Drumlin Hill Rd.
Groton, MA 01450
Signature/Street Address

Dawn DeMio 47 Champney St
Groton MA
Signature/Street Address

Nancy Temple Bugbee 88 Raddin Rd.
Groton, MA
Signature/Street Address

Shirley 160 Gratuity Rd.
Groton, MA
Signature/Street Address

Diane Rice 335 Main Street
Groton MA 01450
Signature/Street Address

Adam Southwick 226 Cherry Tree LN
Groton, MA 01450
Signature/Street Address

Deb Bussier Broad Meadow Rd
Signature/Street Address

Courtney Southwick 226 cherry tree lane
Groton MA 01450
Signature/Street Address

Kevin Capone 25 Whitney Pond
Signature/Street Address

Cynthia Lane Hand 55 Overlook Drive
Groton, MA 01450
Signature/Street Address

1 189 Forge Village Rd
Signature/Street Address

1 12 Cardinal Lane
Signature/Street Address

1
Signature/Street Address

December 11, 2020

Groton Community Preservation Committee

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We formally request the Community Preservation Committee to recommend this project to Spring 2021 Groton Town Meeting.

Thank You
Groton Residents/Taxpayers

Gordon D. Row 47 Town Forest Rd
Signature/Street Address

Perry Robertson 146 Paquawket
Signature/Street Address

Richard J Spallone 185 Hollis
Signature/Street Address

[Signature]
Signature/Street Address

Beth Blackletter
Signature/Street Address

[Signature] STREET ADDRESS
15 Acorn Path
Signature/Street Address

Cheney L. Harper
Signature/Street Address

Sarah Bullwinkel 509 Longley Rd,
Groton

[Signature] 208 Main St.
Signature/Street Address

Peter Cunningham
Signature/Street Address

[Signature] 131 Skyfields
Drive, Groton,
MA

[Signature] 76 Paquawket
Path
Signature/Street Address

Christine Packard
Signature/Street Address

[Signature] 225 Cherry Tree
Lane
Signature/Street Address

[Signature] 32 Nashua Rd
Signature/Street Address 207 Gratuity Rd
Groton

[Signature] 5 Mockingbird Hill
Rd
Signature/Street Address

[Signature] 60 Cherry Tree Ln
Groton
Signature/Street Address

Phil Lamoreaux
Signature/Street Address
Theresa Carpenter 50 Champney St.
Groton

[Signature] 50 Champney St.
Groton
Signature/Street Address

Scott Haggerty 42 Sheple Ln
Signature/Street Address

[Signature] 42 Sheple Ln
Signature/Street Address

[Signature] street address
Signature/Street Address

[Signature] 45 Arbor
Signature/Street Address

[Signature] 15 Acorn Path
Groton MA
Signature/Street Address

December 11, 2020

Groton Community Preservation Committee

Re: Main Street Campus Track Project

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We formally request the Community Preservation Committee to recommend this project to Spring 2021 Groton Town Meeting.

Thank You
Groton Residents/Taxpayers



Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address
STREET ADDRESS
Christine Brooks 248 Main

Signature/Street Address


Signature/Street Address

Signature/Street Address

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December 15, 2020

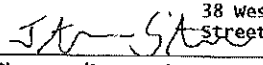
Groton Community Preservation Committee

Re: Main Street Campus Track Project

As Groton voters and taxpayers, we believe that the Main Street Campus track is a community asset and is considered a pinnacle element of the Florence Roche Elementary School Building Project and should be funded as such.

Thank You

Groton Residents/Taxpayers

 38 Westview Street
Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

Signature/Street Address

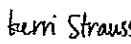
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Signature/Street Address

TOWN OF GROTON, MASSACHUSETTS

23-Dec-20

Prepared by UniBank Fiscal Advisory Services, Inc.

Scenario #1 - 5 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$280,000	\$1,120,000	\$0
01-Feb-23	1,120,000	2.00%	01-Feb-24	22,400	\$280,000	840,000	23,800 FY2023
01-Feb-24	840,000	2.25%	01-Feb-25	18,900	\$280,000	560,000	302,400 FY2024
01-Feb-25	560,000	2.50%	30-Jan-26	14,000	\$280,000	280,000	298,900 FY2025
30-Jan-26	280,000	2.70%	15-Jan-27	7,560	\$280,000	0	294,000 FY2026
							287,560 FY2027
				\$86,660	\$1,400,000		\$1,206,660

TOWN OF GROTON, MASSACHUSETTS

23-Dec-20

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Scenario #2 - 7 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
							\$0
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$200,000	\$1,200,000	23,800 FY2023
01-Feb-23	1,200,000	2.00%	01-Feb-24	24,000	\$200,000	1,000,000	224,000 FY2024
01-Feb-24	1,000,000	2.25%	01-Feb-25	22,500	\$200,000	800,000	222,500 FY2025
01-Feb-25	800,000	2.50%	30-Jan-26	20,000	\$200,000	600,000	220,000 FY2026
30-Jan-26	600,000	2.70%	30-Jan-27	16,200	\$200,000	400,000	216,200 FY2027
30-Jan-27	400,000	3.00%	30-Jan-28	12,000	\$200,000	200,000	212,000 FY2028
30-Jan-28	200,000	3.25%	30-Jan-29	6,500	\$200,000	0	206,500 FY2029
				\$125,000	\$1,400,000		\$1,325,000

TOWN OF GROTON, MASSACHUSETTS

23-Dec-20

Prepared by UniBank Fiscal Advisory Services, Inc.

Scenario #3 - 10 Years

date of issue	par amount of issue	rate	date of maturity	interest payable	paydown of principal	amount to be renewed	annual appropriation
01-Feb-22	\$1,400,000	1.70%	01-Feb-23	23,800	\$140,000	\$1,260,000	\$0
01-Feb-23	1,260,000	2.00%	01-Feb-24	25,200	\$140,000	1,120,000	23,800 FY2023
01-Feb-24	1,120,000	2.25%	01-Feb-25	25,200	\$140,000	980,000	165,200 FY2024
01-Feb-25	980,000	2.50%	30-Jan-26	24,500	\$140,000	840,000	165,200 FY2025
30-Jan-26	840,000	2.70%	30-Jan-27	22,680	\$140,000	700,000	164,500 FY2026
30-Jan-27	700,000	3.00%	30-Jan-28	21,000	\$140,000	560,000	162,680 FY2027
30-Jan-28	560,000	3.25%	29-Jan-29	18,200	\$140,000	420,000	161,000 FY2028
29-Jan-29	420,000	3.25%	29-Jan-30	13,650	\$140,000	280,000	158,200 FY2029
29-Jan-30	280,000	3.50%	29-Jan-31	9,800	\$140,000	140,000	153,650 FY2030
29-Jan-31	140,000	3.50%	29-Jan-32	4,900	\$140,000	0	149,800 FY2031
							144,900 FY2032
				\$188,930	\$1,400,000		\$1,448,930

Town of Groton, Massachusetts

Proposed Track Borrowing

12/23/2020

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
02/15/2022	-	-	-	-	-
08/15/2022	-	-	24,500.00	24,500.00	-
02/15/2023	75,000.00	3.500%	24,500.00	99,500.00	-
06/30/2023	-	-	-	-	-
08/15/2023	-	-	23,187.50	23,187.50	124,000.00
02/15/2024	75,000.00	3.500%	23,187.50	98,187.50	-
06/30/2024	-	-	-	-	-
08/15/2024	-	-	21,875.00	21,875.00	121,375.00
02/15/2025	80,000.00	3.500%	21,875.00	101,875.00	-
06/30/2025	-	-	-	-	-
08/15/2025	-	-	20,475.00	20,475.00	123,750.00
02/15/2026	80,000.00	3.500%	20,475.00	100,475.00	-
06/30/2026	-	-	-	-	-
08/15/2026	-	-	19,075.00	19,075.00	120,950.00
02/15/2027	85,000.00	3.500%	19,075.00	104,075.00	-
06/30/2027	-	-	-	-	-
08/15/2027	-	-	17,587.50	17,587.50	123,150.00
02/15/2028	85,000.00	3.500%	17,587.50	102,587.50	-
06/30/2028	-	-	-	-	-
08/15/2028	-	-	16,100.00	16,100.00	120,175.00
02/15/2029	90,000.00	3.500%	16,100.00	106,100.00	-
06/30/2029	-	-	-	-	-
08/15/2029	-	-	14,525.00	14,525.00	122,200.00
02/15/2030	90,000.00	3.500%	14,525.00	104,525.00	-
06/30/2030	-	-	-	-	-
08/15/2030	-	-	12,950.00	12,950.00	119,050.00
02/15/2031	95,000.00	3.500%	12,950.00	107,950.00	-
06/30/2031	-	-	-	-	-
08/15/2031	-	-	11,287.50	11,287.50	120,900.00
02/15/2032	100,000.00	3.500%	11,287.50	111,287.50	-
06/30/2032	-	-	-	-	-
08/15/2032	-	-	9,537.50	9,537.50	122,575.00
02/15/2033	100,000.00	3.500%	9,537.50	109,537.50	-
06/30/2033	-	-	-	-	-
08/15/2033	-	-	7,787.50	7,787.50	119,075.00
02/15/2034	105,000.00	3.500%	7,787.50	112,787.50	-
06/30/2034	-	-	-	-	-
08/15/2034	-	-	5,950.00	5,950.00	120,575.00
02/15/2035	110,000.00	3.500%	5,950.00	115,950.00	-
06/30/2035	-	-	-	-	-
08/15/2035	-	-	4,025.00	4,025.00	121,900.00
02/15/2036	115,000.00	3.500%	4,025.00	119,025.00	-
06/30/2036	-	-	-	-	-
08/15/2036	-	-	2,012.50	2,012.50	123,050.00
02/15/2037	115,000.00	3.500%	2,012.50	117,012.50	-
06/30/2037	-	-	-	-	-
Total	\$1,400,000.00	-	\$421,750.00	\$1,821,750.00	119,025.00

Yield Statistics

Bond Year Dollars	
Average Life	\$12,050.00
Average Coupon	8.607 Years
	3.5000000%

Net Interest Cost (NIC)	3.5000000%
True Interest Cost (TIC)	3.5000000%
Bond Yield for Arbitrage Purposes	3.5000000%
All Inclusive Cost (AIC)	3.5000000%

IRS Form 8038

Net Interest Cost	3.5000000%
Weighted Average Maturity	8.607 Years

July 2022 Bond Issue 15 y | SINGLE PURPOSE | 12/23/2020 | 2:39 PM

UniBank Fiscal Advisory Services, Inc.