

The TOWN OF NORWOOD

Commonwealth of Massachusetts

FINANCE COMMISSION

JUDITH A. LANGONE
CHAIR

ALAN D. SLATER
VICE-CHAIR

ROBERT G. DONNELLY

DAVID E. HAJJAR

ANNE MARIE HALEY

FINANCE COMMISSION MEETING

Meeting, Tuesday, October 3, 2017 at 5:30 pm in the Robert M. Thornton Room, Town Hall, 566 Washington Street, Norwood, MA 02062.

A G E N D A

- 5:30 pm Acceptance of minutes from Monday, July 24, 2017
- 5:35 pm Reorganization of Finance Committee Chair & Vice Chair
- 5:40 pm Airport Finances Review – Mr. Donnelly
- 6:00 pm STM 11-06-2016 General discussion of potential Articles
- 6:15 pm Proposed Blue Hills Renovation Project – Mrs. Langone and Mrs. Haley
- 6:25 pm Selectmen's 40B Announcement
- 6:30 pm Liaison reports:
 - Schools – Mrs. Haley
 - School Facilities Task Force – Mr. Slater
- 6:45 pm Other business including scheduling

FISCAL 2018 RESERVE FUND ACTIVITY

Reserve Fund ATM Appropriation:

\$125,000

FINANCE COMMISSION MEETING
Monday, July 24, 2017
MINUTES OF MEETING

A meeting of the Finance Commission was held at 5:30 pm, Monday, July 24, 2017 in the Robert M. Thornton Room, Town Hall, 566 Washington Street. Attending the meeting were members Judith Langone, Chair, Alan Slater, Vice-Chair, Robert Donnelly, and Anne Marie Haley supported by Tom McQuaid, Clerk to the Finance Commission. The main purpose of the meeting was to review and approve, if appropriate, a Municipal Relief Transfer for the Recreation Department.

Mrs. Langone asked for discussion on the minutes of July 10, 2017. Mr. Slater made a motion to accept the minutes, seconded by Mr. Donnelly. The minutes were **approved unanimously 4-0.**

Travis Farley represented the Recreation Department. Necessary June watering of fields, combined with filling both pools caused the water bill to be over \$6,000 for the month of June. He will be working with the FINCOM Liaison, David Hajjar to work out budget monitoring techniques to minimize overruns in the future. On a motion by Mr. Donnelly, seconded by Mr. Slater, the request for a \$5,100 Municipal Relief Transfer from Salaries was **unanimously approved 4-0.**

Mr. Donnelly, liaison is working with Mr. Plasko and soon with representatives of Norwood Memorial Airport to analyze Airport Operations from a Fiscal point of view. The goal is to see if the Airport is self-sustaining or can be moved in that direction, if necessary.

Mrs. Haley, liaison has been working with a sub-committee of the School Committee and Anne Marie Ellis to take a "deep dive" into the School Budget.

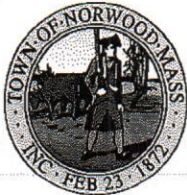
Mr. Slater, Chairman of the School Facilities task force mentioned that the Committee will be having a public meeting soon to announce its recommendation for facilities. He noted that all recommendations require some level of change and that he asks that everyone keep an open mind. The ultimate decision-making responsibility lies with the School Committee.

Mr. McQuaid complimented Mark Redlich and his staff for implementing a paperless requisition system. It has been successfully implemented by the School Department and will be rolled out to General Government shortly.

There being no other business, on a motion by Mrs. Haley, seconded by Mr. Slater, it was ***voted unanimously 4-0*** to adjourn at 6:47 pm.

A True Copy

Attest: _____
Thomas J. McQuaid, CPA, Clerk-Finance Commission



The TOWN OF NORWOOD

Commonwealth of Massachusetts

GENERAL MANAGER

JOHN J. CARROLL

(781) 762-1240

September 26, 2017

Board of Selectmen
Norwood, Massachusetts

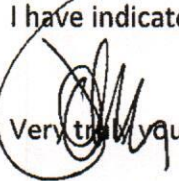
Re: Special Town Meeting of November 6, 2017

Dear Members of the Board:

Following is a preliminary list of requests for the upcoming Special Town Meeting:

1. Blue Hills Regional Technical School District: approval of proposed bond issue (\$84,862,768).
2. Planning Board: Zoning article (238 Pleasant St.).
3. Land Acquisition: Davis Marcus parcel.
4. Planning Board: Open Space & Recreation Master Plan - \$30,000. This item was deferred at the Annual Town Meeting.
5. Wage & Salary items: budget corrections, approved reclassifications, retirement buy-outs, etc. (one or more articles).
6. Fire Department: patient loading system for the 2nd Ambulance - \$45,000. This item was deferred during the budget process.
7. Litigation.
8. Town Hall: replace Computer Server Room A/C - \$60,000. The Computer Room's two A/C units (one is a back-up) began exhibiting problems this summer, and the maintenance contractor is recommending that they be replaced soon. The units operate 24 hours a day, year-round. The main unit is 15 years old; the back-up is 17 years old.
9. Library: replace 2 RTUs (roof-top A/C units) - \$19,000. The Library's A/C contractor has recommended that the units be replaced before next summer. (These are separate from the large outside chiller located at the rear of the building.)
10. Unpaid Bills.

I have indicated the amounts being requested, where available.


Very truly yours,

John Carroll
General Manager

Member community potential cost of project
Based on a 5% to 3.5% interest rate range
LEVEL DEBT MODEL

	2014 - 2017 % of Enrollment		5.62%		17.97%		7.27%		8.98%		16.03%		5.65%		6.33%		31.29%		0.86%	
	High 5%	Low 3%	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low
2018	662,500	447,500																		
2019	2,591,275	1,988,400	145,636	111,727	465,738	357,299	188,513	144,621	232,870	178,650	415,469	318,734	146,375	112,294	164,118	125,906	810,978	621,155	22,178	17,014
2020	2,666,375	2,064,325	149,822	115,993	479,125	370,942	193,932	150,143	239,563	185,472	427,411	330,905	150,582	116,582	168,836	130,714	834,288	645,911	22,815	17,664
2021	2,589,500	1,994,500	145,502	112,070	465,312	358,395	188,340	145,065	232,557	179,198	415,088	319,712	146,241	112,638	163,968	126,292	810,235	624,064	22,157	17,066
2022	2,591,000	1,998,775	145,587	112,310	465,581	359,163	188,450	145,376	232,791	179,582	415,329	320,937	146,326	112,880	164,063	126,563	810,704	625,401	22,170	17,103
2023	2,590,875	2,002,150	145,580	112,500	465,559	359,770	188,440	145,621	232,780	179,885	415,309	320,938	146,318	113,071	164,055	126,777	810,665	626,457	22,169	17,132
2024	2,593,750	2,004,550	145,741	112,634	466,075	360,201	188,650	145,796	233,036	180,101	415,770	321,323	146,481	113,206	164,237	126,919	811,564	627,208	22,194	17,152
2025	2,594,750	2,006,125	145,797	112,723	466,255	360,484	188,722	145,910	233,128	180,243	415,930	321,575	146,537	113,295	164,300	127,028	811,877	627,701	22,202	17,166
2026	2,595,625	2,011,800	145,734	113,042	466,053	361,504	188,640	146,313	233,027	180,752	415,750	322,485	146,474	113,615	164,229	127,388	811,525	629,477	22,193	17,214
2027	2,596,500	2,016,350	145,840	113,297	466,390	362,321	188,777	146,654	233,196	181,161	416,050	323,214	146,580	113,872	164,348	127,676	812,112	630,900	22,209	17,253
2028	2,597,250	2,014,925	145,826	113,217	466,345	362,065	188,759	146,550	233,171	181,033	416,010	322,986	146,566	113,792	164,332	127,586	812,034	630,454	22,207	17,241
2029	2,597,500	2,017,450	145,932	113,921	466,749	364,316	188,922	147,461	233,375	182,158	416,331	324,994	146,693	114,499	164,474	128,379	812,738	634,373	22,276	17,348
2030	2,597,250	2,018,700	145,938	113,991	466,704	364,541	188,904	147,552	233,351	182,271	416,331	325,194	146,679	114,570	164,459	128,458	812,659	634,765	22,274	17,359
2031	2,597,250	2,019,900	145,790	114,284	466,733	365,473	188,713	147,930	233,117	182,738	415,910	326,027	146,530	114,864	164,292	128,787	811,838	636,392	22,201	17,403
2032	2,594,625	2,037,900	145,776	114,508	466,547	367,582	188,695	148,221	233,035	183,097	415,870	326,669	146,516	115,089	164,276	129,040	811,760	637,643	22,199	17,438
2033	2,596,375	2,045,625	145,889	114,942	466,547	367,582	188,840	148,783	233,274	183,791	416,190	327,907	146,629	115,526	164,403	129,530	812,386	640,060	22,216	17,504
2034	2,596,375	2,045,625	145,889	114,942	466,547	367,582	188,840	148,783	233,274	183,791	416,190	327,907	146,629	115,526	164,403	129,530	812,386	640,060	22,216	17,504
2035	2,596,375	2,045,625	145,889	114,942	466,547	367,582	188,840	148,783	233,274	183,791	416,190	327,907	146,629	115,526	164,403	129,530	812,386	640,060	22,216	17,504
2036	2,596,375	2,045,625	145,889	114,942	466,547	367,582	188,840	148,783	233,274	183,791	416,190	327,907	146,629	115,526	164,403	129,530	812,386	640,060	22,216	17,504
2037	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2038	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2039	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2040	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2041	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2042	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2043	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2044	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2045	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2046	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2047	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2048	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2049	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
2050	2,602,375	2,060,925	146,282	115,802	467,805	370,331	189,350	149,254	233,611	184,364	416,792	328,929	146,841	115,886	164,641	129,933	813,559	640,055	22,248	17,558
Total	77,993,000	61,146,250	4,348,666	3,435,771	13,906,881	10,087,174	5,628,975	4,447,310	6,953,460	5,493,753	12,405,844	9,801,543	4,370,735	3,453,207	4,900,545	3,871,796	24,215,672	19,131,180	662,233	523,206
Average	144,956	114,526	82,583	65,849	263,563	200,249	121,632	94,244	138,782	108,125	243,528	195,718	84,561	67,115	94,351	72,060	447,189	347,140	22,074	17,400
District off-set \$350,000			19,666	19,666	62,892	62,892	25,456	25,456	31,446	31,446	56,104	56,104	19,766	19,766	22,162	22,162	109,512	109,512	2,995	2,995
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$500,000			28,095	28,095	89,846	89,846	36,366	36,366	44,923	44,923	80,148	80,148	28,237	28,237	31,660	31,660	156,446	156,446	4,278	4,278
District off-set \$50																				

Member community potential cost of project
Based on a 5% to 3.5% interest rate range
EQUAL PRINCIPAL MODEL

	2014 - 2017 % of Enrollment		5.62%		17.97%		7.27%		8.98%		16.03%		5.65%		6.33%		31.29%		0.86%	
	Town		Avon		Bainbridge		Canton		Dedham		Hobbs		Milton		Norwood		Randolph		Westwood	
	High 5%	Low 3%	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low
2018	662,500	447,500																		
2019	3,331,750	2,539,050	187,209	142,668	598,686	456,246	243,326	184,671	299,345	228,124	534,069	407,001	188,159	143,392	210,967	160,773	1,042,479	794,449	28,509	21,716
2020	3,339,250	2,573,550	187,630	144,606	600,036	462,446	243,871	187,180	300,019	231,223	535,271	412,532	188,583	145,340	211,442	162,958	1,044,826	805,244	28,573	21,021
2021	3,196,750	2,458,050	179,623	138,116	574,429	441,691	233,507	178,780	287,216	220,846	512,429	394,017	180,535	138,817	202,419	155,644	1,000,238	769,105	27,353	21,033
2022	3,129,250	2,417,550	175,831	135,841	562,300	434,414	227,598	175,834	281,151	217,207	501,609	387,525	176,723	136,330	198,145	153,080	979,118	756,433	26,776	20,686
2023	3,061,750	2,377,050	172,038	133,565	550,171	427,135	222,688	172,888	275,086	213,569	490,788	381,033	172,911	134,243	193,871	150,515	957,998	743,761	26,198	20,340
2024	2,994,250	2,336,550	168,245	131,289	538,042	419,859	217,779	169,943	269,022	209,930	479,968	374,541	169,099	131,956	189,597	147,951	936,878	731,088	25,621	19,983
2025	2,926,750	2,296,050	164,452	129,014	525,913	412,581	212,869	166,997	262,957	206,291	469,148	368,049	165,287	129,668	185,323	145,386	915,757	718,416	25,040	19,646
2026	2,859,250	2,255,550	160,660	126,738	513,784	405,304	207,960	164,051	256,892	202,652	458,328	361,557	161,475	127,381	181,048	142,822	894,637	705,744	24,466	19,300
2027	2,791,750	2,215,050	156,867	124,462	501,654	398,026	203,051	161,106	250,828	199,014	447,508	355,065	157,683	125,094	176,774	140,258	873,517	693,072	23,886	18,953
2028	2,724,250	2,174,550	153,074	122,187	489,525	390,749	198,141	158,160	244,763	195,375	436,688	348,573	153,851	122,807	172,500	137,693	852,397	680,400	23,310	18,607
2029	2,651,750	2,129,050	149,000	119,630	476,497	382,571	191,868	154,851	238,249	191,287	425,067	341,280	149,756	120,237	167,909	134,812	829,712	666,163	22,690	18,217
2030	2,584,500	2,088,700	145,222	117,363	464,413	375,321	187,977	151,916	232,207	187,662	414,287	334,812	145,958	117,958	163,651	132,257	808,670	653,538	22,115	17,872
2031	2,517,250	2,048,350	141,443	115,096	452,329	368,077	183,086	148,981	226,165	184,036	403,507	328,344	142,161	115,680	159,393	129,702	787,628	640,913	21,539	17,527
2032	2,450,000	2,008,000	137,664	112,828	440,245	360,821	178,194	146,047	220,123	180,411	392,727	321,876	138,363	113,401	155,135	127,147	766,586	628,288	20,964	17,182
2033	2,382,750	1,967,650	133,885	110,561	428,160	353,570	173,303	143,112	214,081	176,786	381,947	315,408	134,585	111,122	150,276	124,592	745,544	615,662	20,388	16,836
2034	2,315,500	1,927,300	130,107	108,294	416,076	346,320	168,412	140,177	208,039	173,160	371,167	308,940	130,767	108,843	146,618	122,037	724,502	603,037	19,813	16,491
2035	2,248,250	1,886,950	126,328	106,027	403,992	339,069	163,521	137,242	201,997	169,535	360,387	302,472	126,969	106,565	142,360	119,482	703,460	590,412	19,237	16,146
2036	2,181,000	1,846,600	122,549	103,759	391,908	331,819	158,629	134,308	195,954	165,910	349,607	296,004	123,171	104,286	138,101	116,927	682,418	577,787	18,661	15,801
2037	2,113,750	1,806,250	118,770	101,492	379,823	324,564	153,738	131,373	189,912	162,285	338,827	289,536	119,373	102,007	133,843	114,372	661,376	565,162	18,087	15,455
2038	2,046,500	1,765,900	114,992	99,225	367,739	317,318	148,847	128,438	183,870	158,659	328,047	283,068	115,575	99,728	129,585	111,817	640,394	552,536	17,311	15,110
2039	1,974,375	1,720,625	110,939	96,681	354,779	309,182	143,601	125,145	177,990	154,591	316,486	275,811	111,502	97,172	125,018	108,950	617,767	538,370	16,894	14,723
2040	1,907,375	1,680,425	107,174	94,422	342,739	301,958	138,728	122,221	171,370	150,980	305,746	269,367	107,718	94,901	120,775	106,405	596,803	525,792	16,321	14,379
2041	1,840,375	1,640,225	103,410	92,163	330,700	294,735	133,855	119,297	165,351	147,368	295,006	262,923	103,934	92,631	116,533	103,859	575,839	513,214	15,747	14,035
2042	1,773,375	1,600,025	99,645	89,904	318,661	287,511	128,982	116,374	159,331	143,756	284,266	256,479	100,151	90,361	112,291	101,314	554,875	500,635	15,174	13,691
2043	1,706,375	1,559,825	95,880	87,646	306,621	280,288	124,109	113,450	153,311	140,144	273,526	250,035	96,367	88,090	108,048	98,769	533,912	488,057	14,601	13,347
2044	1,639,375	1,519,625	92,115	85,387	294,582	273,064	119,236	110,526	147,291	136,532	262,786	243,591	92,583	85,820	103,806	96,223	512,948	475,479	14,028	13,003
2045	1,572,375	1,479,425	88,351	83,128	282,543	265,840	114,363	107,602	141,272	132,921	252,047	237,147	88,799	83,550	99,563	93,678	491,984	462,901	13,454	12,659
2046	1,505,375	1,439,225	84,586	80,869	270,503	258,617	109,489	104,678	135,252	129,309	241,307	230,703	85,015	81,280	95,321	91,132	471,020	450,322	12,881	12,315
2047	1,433,500	1,394,100	80,548	78,334	257,588	250,508	104,262	101,396	128,794	125,254	229,785	223,470	80,956	78,731	90,770	88,275	448,531	436,203	12,266	11,919
2048	1,365,250	1,325,750	77,265	75,265	243,508	243,508	101,396	101,396	125,254	125,254	229,785	223,470	80,956	78,731	90,770	88,275	448,531	436,203	12,266	11,919
2049	1,297,250	1,257,750	74,125	72,125	238,508	238,508	101,396	101,396	125,254	125,254	229,785	223,470	80,956	78,731	90,770	88,275	448,531	436,203	12,266	11,919
2050	1,229,250	1,189,750	71,085	69,085	233,508	233,508	101,396	101,396	125,254	125,254	229,785	223,470	80,956	78,731	90,770	88,275	448,531	436,203	12,266	11,919
*Total	\$ 70,234,000	\$ 58,170,400	\$ 3,946,406	\$ 3,268,560	\$ 12,620,468	\$ 10,452,739	\$ 5,108,284	\$ 4,230,870	\$ 6,310,252	\$ 5,226,384	\$ 11,258,280	\$ 9,324,524	\$ 3,966,434	\$ 3,285,147	\$ 4,447,235	\$ 3,683,365	\$ 21,975,676	\$ 18,201,069	\$ 600,966	\$ 497,743

*Total does not include first year repayment costs



BLUE HILLS
REGIONAL TECHNICAL SCHOOL

Serving the towns of:

Avon
Braintree
Canton
Dedham
Holbrook
Milton
Norwood
Randolph
Westwood

Renovation Project

Positive Benefit Statement

In this brochure you will see many of the structural and educational benefits of a deep renovation for Blue Hills Regional Technical School

TOTAL COST
\$84.8M

WHY NOW?

- We are MSBA approved
- Students need a facility for the 21st century that will prepare them for success
- Avoid cost escalation from waiting

55.89%
MSBA
Reimbursement

Improvements to Infrastructure



Improved ADA Compliance

With so many ramps, rails, door handles and other items out of compliance code, BHR will be a more accommodating and inclusive environment once completed.

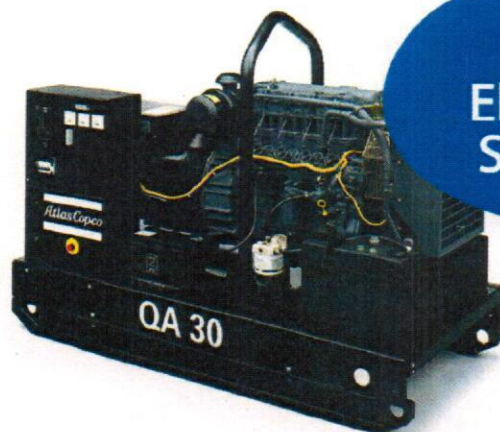
- Fire Alarms/Early Warning
- Fire Suppression
- Fire Annunciation
- A new PA System
- New Security System
- New Phone System

Improved Life Safety Systems



New HVAC & Plumbing

A new HVAC System will replace the failing heating loop. Our building will have a more evenly heated and cooled environment; making it a great place to learn.



New Electrical Systems

Improved electrical panels, emergency generators and switch gear are a must in a world where our facilities are seemingly busy 24/7. The increased number of computers and technical program equipment demand electricity, and we are going to be ready.

New Windows & Entries

Improving the outer facade of the building with low-E glass and new windows is just common sense in an energy-efficient educational world.



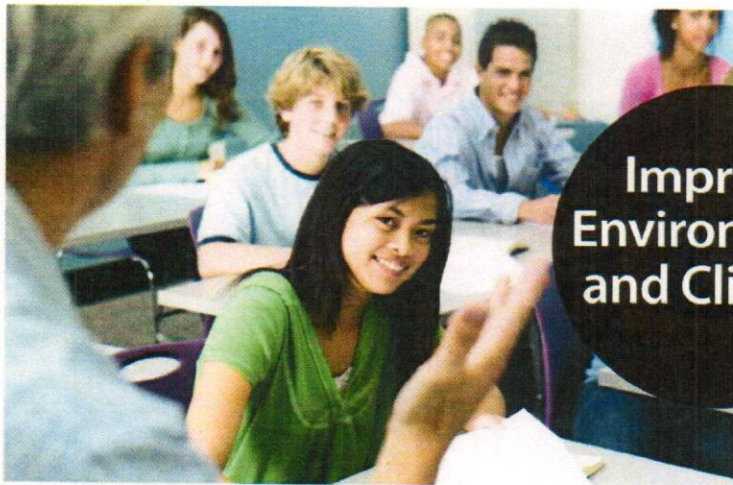
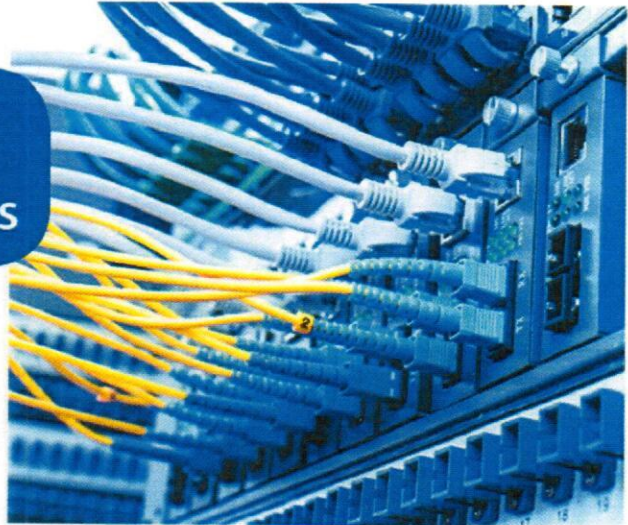
Improved Roof

We will be able to make all of our necessary rooftop changes while extending the warranty of our previous roof project.

Educational Benefits

Improved Network and Telecommunications

A 21st century education requires up-to-date technology and infrastructure; including a fiber optic backbone, new servers and VOIP communications.



Improve Environment and Climate

No longer will our students be subject to wide temperature variations throughout the school. They will also have the benefit of increased fresh air.

All PE and sports will have new and appropriately sized lockers for both curricular and extracurricular athletics.

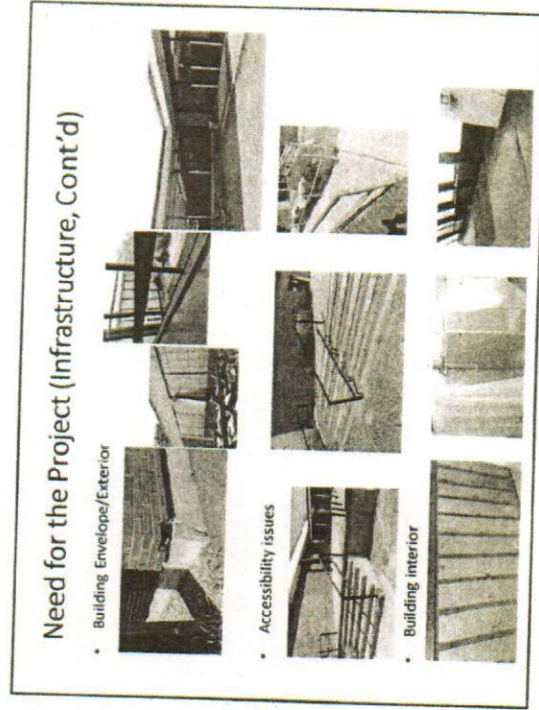
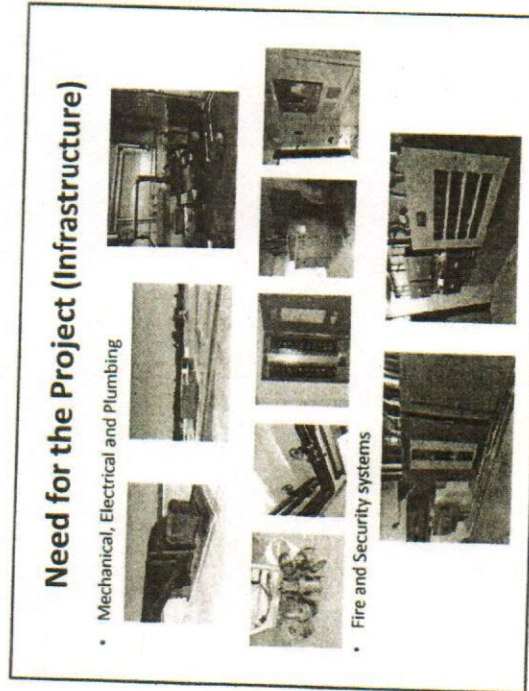
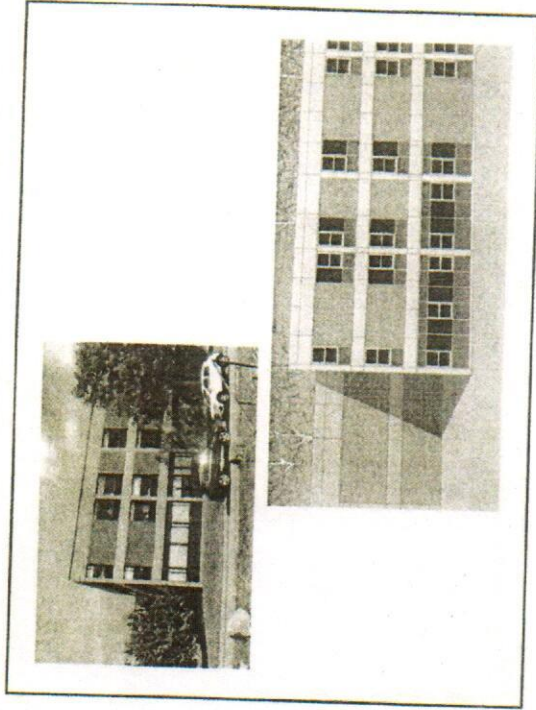
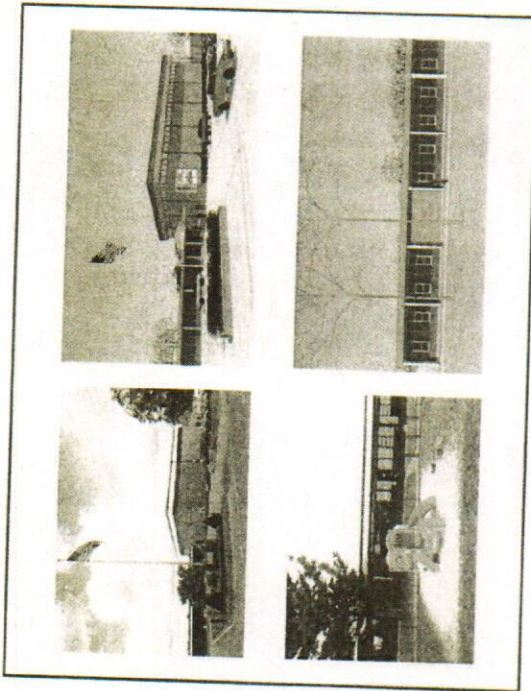
New & Improved Locker Rooms and Lockers



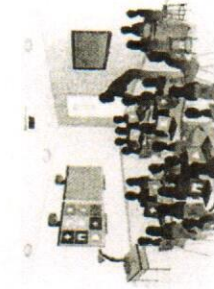


BLUE HILLS
REGIONAL TECHNICAL SCHOOL

School Renovation Project



Educational Program Needs



Learner Centered Classrooms

- Space affects learning
- Basic Need for
 - Lighting
 - Air Quality & Circulation
 - Safety
- Nurturing and Sustaining Environment
 - Temperature 67-73° most effective
- New Science Lab
- New Locker Rooms

Project Scope

• Improvement of Existing Building

- New Windows
- New HVAC System
- New Lighting
- Full handicap accessibility throughout Facility
- New Life Safety Systems
 - Fire Suppression
 - Fire Annunciation
 - Public Address
 - Emergency Generators
- Improved Educational Environment
- New Technology System
- New Wall Railings and Interior Doors
- New Lockers
- New Science Lab

MSBA Grant Program

- The MSBA Grant Program is based on a reimbursement model/pay as you go.
- MSBA approved the Blue Hills project at 84.8 million with a reimbursement rate of 55.89%
- Disapproval of the project by the sending communities will eliminate the 55% reimbursement rate contributed from the MSBA.

Project Schedule

- MSBA Board approved the Project on August 23, 2017
- Local approval by November 18, 2017
- Construction starting summer of 2018
- Project complete end of summer 2019

The current schedule calls for the majority of work to be done second and third shift, as a result there will be no need / cost for temporary modular classroom space

Member Community Share

Member town's rolling four-year average percent of total Blue Hills' enrollment

Fiscal Years	2015 to 2018	2014 to 2017	2013 to 2016	2012 to 2015	2011 to 2014	2010 to 2013
Avon	5.62%	5.41%	5.01%	4.69%	4.33%	4.36%
Brandree	17.97%	17.57%	16.68%	15.57%	14.69%	13.78%
Carlton	7.27%	7.38%	7.63%	8.10%	8.88%	9.47%
Dedham	8.98%	8.51%	7.78%	6.85%	5.69%	5.17%
Holbrook	16.03%	16.38%	16.21%	15.57%	16.24%	16.66%
Milton	5.65%	5.85%	5.87%	5.78%	5.48%	5.34%
Norwood	6.33%	6.71%	7.31%	7.77%	7.63%	7.27%
Randolph	31.25%	31.37%	32.86%	34.61%	36.15%	36.91%
Westwood	0.86%	0.81%	0.71%	0.71%	0.86%	1.04%
	1.00	1.00	1.00	1.00	1.00	1.00

Costs Avoided by Supporting Current Plan

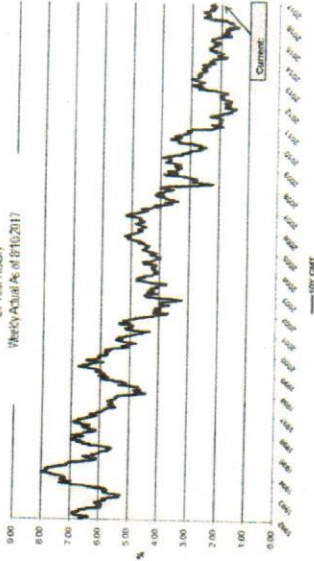
- Need to construct a new school
- Continued cost escalation
- Costly Repairs and System Failures
- Required ADA and Life Safety Improvements

Interest Rate Trends

10 Year Constant Maturity Treasury

25 Year History

Weekly Actual As of 8/11/2017



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Questions? Contact us @ www.renovatebluehills.com

District School Committee

- Francis Fitch
- Eric Erskine
- Aidan Maguire
- Tom Polito
- Michael Franzosa
- Felicia Joyce
- Kevin Connolly
- Marybeth Neamen
- Charles Flahive

School Building Committee

- James Quaglia
- Steven Moore
- Jill Rossetti
- Gene Mastro
- Tom Polito
- Eric Erskine
- Kevin Connolly
- Michael Franzosa

Owner's Project Manager - Ore & Whittier Management Partners

Design Team - Drumsey, Resane, Anderson Inc.

Construction Manager - Conigal Construction

Project Cost and Borrowing Schedule

Total MSBA project budget:	\$84, 862,768
Total approved MSBA maximum reimbursement:	\$43,438,247
Approved MSBA reimbursement rate:	55.89%
True reimbursement rate eligible costs:	51.19%

Amount of project self-funded through December 2017: \$2,778,777
Includes all costs associated with the Feasibility Study, Schematic Design, and Design Development phases

Projected total cost to member towns: \$38,645,744
Anticipated maximum amount to be fully bonded for 30 years: \$40,000,000

Additional \$3 Million in BAN in 2019 until full MSBA reimbursement

Anticipated borrowing schedule:
\$10,000,000 in BAN, January 2018 to July 2018
\$21,500,000 30-Year Bond (includes re-financing prior BANs), July 2018
\$18,500,000 30-Year Bond, January 2019 – Amount to be adjusted based on actual costs
\$3,000,000 BAN for 1 year until full MSBA reimbursement received

First payment from member towns anticipated in fiscal year 2020

See accompanying average annual payment worksheets

Average Annual Payment by Member Town

Using FY 2014 to FY2017 Enrollment Averages

5% Interest Rate Assumed

Full \$40M Borrowed

\$3M additional BAN until full MSBA Reimbursement

Row 2 Assumes Level Debt Model - 30 Payments

Row 3 Assumes District pays first \$350,000 using Capital Budget Funds currently included in Budget

Row 4 Assumes District pays first \$500,000 using Capital Budget Funds currently included in Budget

Row	Totals	Avon	Braintree	Canton	Dedham	Holbrook	Milton	Norwood	Randolph	Westwood	
1	Total Project Cost at 5%	\$77,393,001	\$4,348,666	\$13,906,881	\$5,628,975	\$6,953,460	\$12,405,844	\$4,370,735	\$4,900,545	\$24,215,672	\$ 662,223
2	Average annual payment at 5%	\$ 2,579,766	\$ 144,956	\$ 463,563	\$ 187,632	\$ 231,782	\$ 413,528	\$ 145,691	\$ 163,351	\$ 807,189	\$ 22,074
3	5% with first \$350K funded by district	\$ 2,229,766	\$ 125,289	\$ 400,671	\$ 162,176	\$ 200,336	\$ 357,424	\$ 125,925	\$ 141,189	\$ 697,677	\$ 19,079
4	5% with first \$500K funded by district	\$ 2,079,766	\$ 116,861	\$ 373,717	\$ 151,266	\$ 186,859	\$ 333,380	\$ 117,454	\$ 131,691	\$ 650,743	\$ 17,795

Ability of the district to reduce the project cost impact on member towns

1. Blue Hills has the ability to reduce the initial bonding assessments by up to \$500,000 through the use of budgeted capital dollars.
2. Blue Hills could continue to annually reduce the bonding assessment through the use of the stabilization fund by budgeting current capital budget funds and some E & D funds toward the bond repayments each year.

Average Annual Payment by Member Town
Using FY 2014 to FY2017 Enrollment Averages
3% Interest Rate Assumed

Full \$40M Borrowed

\$3M additional BAN until full MSBA Reimbursement

Row 2 Assumes Level Debt Model - 30 Payments

Row 3 Assumes District pays first \$350,000 using Capital Budget Funds currently included in Budget

Row 4 Assumes District pays first \$500,000 using Capital Budget Funds currently included in Budget

Row	Totals	Avon	Braintree	Canton	Dedham	Holbrook	Milton	Norwood	Randolph	Westwood
1	Project total Cost at 3%	\$61,146,250	\$3,435,771	\$10,987,474	\$4,447,310	\$5,493,753	\$9,801,543	\$3,871,796	\$19,132,190	\$523,206
2	Average annual payment at 3%	\$2,038,209	\$114,526	\$366,249	\$148,244	\$183,125	\$326,718	\$129,060	\$637,740	\$17,440
3	3% with first \$350K funded by district	\$1,688,209	\$94,859	\$303,357	\$122,787	\$151,679	\$270,614	\$106,898	\$528,227	\$14,447
4	3% with first \$500K funded by district	\$1,538,209	\$86,431	\$276,403	\$111,878	\$138,202	\$246,570	\$97,400	\$481,294	\$13,161

Ability of the district to reduce the project cost impact on member towns

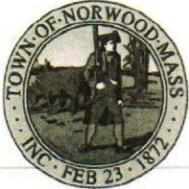
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Member Town Historical 4-Year Average Enrollment
 DESE Foundation Budget Enrollment
 Based on DESE Foundation Budget Enrollment Numbers

Fiscal Years	2014 to 2017	2013 to 2016	2012 to 2015	2011 to 2014	2010 to 2013	2010 to 2009
Avon	49.25	46.75	42.50	39.50	36.50	36.75
Braintree	157.50	151.75	141.50	131.25	123.25	116.00
Canton	63.75	63.75	64.75	68.75	74.50	79.75
Dedham	78.75	73.50	66.00	57.75	47.75	43.50
Holbrook	140.50	141.50	137.50	133.75	136.25	140.25
Milton	49.50	50.50	49.75	48.75	46.00	45.00
Norwood	55.50	58.00	62.00	65.50	64.00	61.25
Randolph	274.25	271.00	278.25	291.75	303.25	310.75
Westwood	7.50	7.00	6.00	6.00	7.25	8.75
	876.50	863.75	848.25	843.00	838.75	842.00

Member Town's Historical 4-Year % of District Enrollment
 DESE Foundation Budget Enrollment
 Based on DESE Foundation Budget Enrollment Numbers

Fiscal Years	2014 to 2017	2013 to 2016	2012 to 2015	2011 to 2014	2010 to 2013	2010 to 2009
Avon	5.62%	5.41%	5.01%	4.69%	4.35%	4.36%
Braintree	17.97%	17.57%	16.68%	15.57%	14.69%	13.78%
Canton	7.27%	7.38%	7.63%	8.16%	8.88%	9.47%
Dedham	8.98%	8.51%	7.78%	6.85%	5.69%	5.17%
Holbrook	16.03%	16.38%	16.21%	15.87%	16.24%	16.66%
Milton	5.65%	5.85%	5.87%	5.78%	5.48%	5.34%
Norwood	6.33%	6.71%	7.31%	7.77%	7.63%	7.27%
Randolph	31.29%	31.37%	32.80%	34.61%	36.15%	36.91%
Westwood	0.86%	0.81%	0.71%	0.71%	0.86%	1.04%



The TOWN OF NORWOOD

Commonwealth of Massachusetts

THE SELECTMEN

William J. Plasko, *Chairman*

Helen Abdallah Donohue

Paul A. Bishop

Allan D. Howard

Thomas F. Maloney

Frances L. Jessoe, *Clerk*

FOR IMMEDIATE RELEASE

The Board of Selectmen announce settlements with the Forbes Hill and Avalon Bay 40B Projects

After months of discussion and consideration, the Board of Selectmen has determined that a negotiated resolution of the Forbes Hill 40B and Avalon Bay Norwood 40B Comprehensive Permit applications are in the best interests of the Town of Norwood. As a result, we are announcing today that the Selectmen believe the best deals possible have been achieved with the Comprehensive Permits which have been approved by the Board of Appeals in these matters.

The Board of Selectmen appreciate the difficult position the Zoning Board of Appeals was in dealing with these matters that state law leaves them little control over. The Board thanks the majority of the Board ratifying the negotiated settlements in these matters by approving each Comprehensive Permit.

We appreciate all of the input and support from the community. Rest assured that we have heard and considered all of your concerns in these matters. These decisions were not easy ones, or ones we take lightly, and we know they will be scrutinized and criticized. But we are convinced they are in the Town's best interest.

In the Forbes Hill matter during the course of the permitting process, the Board of Selectmen have been in direct negotiations with the developer to find a way to resolve the 40B project and the 1.5% issue in the best interests of the Town of Norwood, without ongoing, expensive, and increasingly more difficult legal standards to meet.

Ultimately, we negotiated with the developer, Davis Marcus, to revise the application it presented to the Board of Appeals which resulted in a smaller project, with fewer units, 300 down to 260. Because the project footprint was condensed, we successfully negotiated for the remaining nine (9) acre parcel to become Town property which will be undeveloped space, for trails and recreation, for the next ten (10) years. After that, the Town has the flexibility to do something else with the parcel. The changed plan also insures the Forbes Mansion will remain as part of the development.

These actions will also insure that the approximately 7 acres that were owned by the developer but not part of their original application will not be further developed.

We also obtained concessions from the developer to further reduce the storm water and waste water impacts at the site to ensure that the development does not add to the existing conditions beyond the site. The developer will also make a payment to help make drainage improvements on Bird Road.

Additionally as part of the settlement the Board of Selectmen received an offer to purchase the entire site if Town Meeting approves funding allowing the sale by the end of the year. That question will be presented to Town Meeting in November.

Regarding the Avalon Bay 40B project the Board of Selectmen again determined that a negotiated resolution was in the best interest of the Town of Norwood. The Avalon Bay project cleans up the former Plimpton Press site, an old deteriorating, underused, and contaminated facility. It will be transformed into a productive modern, transitional area between the abutting residential neighborhood and the commercial areas to the north and east of that neighborhood. The negotiated Comprehensive Permit is part of the settlement of the litigation. This permit will be filed with the Housing Appeals Committee for final approval, once that approval is granted it will be filed with the Town Clerk.

The negotiated Avalon project provides fewer housing units than the Plimpton Press 40R project which received support from over 60% of town meeting members in 2014. As part of the negotiation process, the Town was able to reduce the size and density of the project and create a buffer of landscaped area over 50 feet wide in an otherwise developed area. Besides providing a buffer for the immediate neighbors, this green space created from an area that was previously built upon or paved, thus reduces the amount of impervious surfaces, and improves stormwater flow.

The town has also secured a mitigation payment from Avalon of \$198,000.00, and a \$130,000.00 infiltration and inflow payment to the Town.

As a result of our negotiations with Davis Marcus and Avalon Bay, we will not be further challenging the 1.5% issue.

As a result of these 40B resolutions, the Town of Norwood meets and exceeds both the 1.5% and 10% 40B thresholds by comfortable margins. It is important to understand that these new affordable units are affordable in perpetuity. Some of the earlier affordable units in Norwood had expiration dates, and they would come off the Subsidized Housing Inventory. With these actions the 40B door in Norwood is now firmly closed and we are fully in control of our future.