

SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL SPECIAL

TOWN MEETING

PLYMOUTH, SS.

To either of the Constables of the Town of Hanson, in the County of Plymouth
GREETINGS,

In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of the Town of Hanson, qualified to vote in Town affairs, and elections, to meet in the Whitman-Hanson High School, Franklin Street in said Hanson on Saturday the twenty-fifth day of January 2014 at 9:00 o'clock in the morning, to act on the following article to wit:

ARTICLE 1 To see if the Town will approve the \$58,436,926 borrowing authorized by the Whitman-Hanson Regional School District (the "District"), for the purpose of paying costs of demolishing and removing the existing Maquan Elementary School located at 38 School Street and the Indian Head Elementary School located at 720 Indian Head Street and designing, constructing, originally equipping and furnishing a new pre-kindergarten through grade 5 Elementary School to be located at 720 Indian Head Street, Hanson, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), to replace the existing Maquan and Indian Head Elementary Schools, which proposed project shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Building Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) fifty-nine and seventeen hundredths percent (59.17%) of eligible, approved Project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA or take any other action relative thereto.

Proposed by the Hanson Elementary Building Committee

Explanation: Seven years ago, the Massachusetts School Building Authority (MSBA) conducted an assessment of Whitman-Hanson Regional School District buildings. Their report indicated that the Maquan Elementary School was in poor condition and in need of extensive repairs, renovation, or replacement. As a result of the MSBA report, a Building Committee was

conducted by Gene Raymond Associates. During this time period, MSBA revised the guidelines for feasibility studies by requiring comprehensive designs and plans prior to the approval of a funding agreement. On November 2, 2010, Hanson voters approved a \$500,000 debt exclusion to fund a feasibility study. Although the Town approved \$500,000 for the feasibility study, MSBA is currently refunding 56% of that amount (\$280,000) to the Town of Hanson.

For over two years, the School Building Committee has been involved in a feasibility study that began originally to address Maquan Elementary School facility deficiencies. During that time, the slate roof at Indian Head School began losing shingles. Although the Indian Head School was partially renovated in the late 1990s, some building issues were not addressed. In addition to the slate roof, these issues include infrastructure problems and an inefficient heating system (HVAC). A debt exclusion, presented to Town voters for replacement of the slate roof, failed in May of 2011.

Due to the ongoing facility issues and the condition of the slate roof at the Indian Head School, the Building Committee included Indian Head School in a comprehensive investigation of the buildings that considered the educational programs for Hanson's elementary school children, student enrollment and space needs, and a cost analysis of school repair and replacement. Multiple options were explored in depth by the Building Committee in conjunction with the Owner's Project Manager and architects, Turowski 2. These options included: a new pre-kindergarten to grade 2 school to replace the Maquan Elementary School, renovations and additions to the Indian Head School to include PreK-grade 2, and a new PreK-grade 5 school. Design options were presented to the MSBA for consideration. A new PreK-grade 5 school, near the Indian Head School site, was selected as the preferred design by the MSBA as the most cost effective and educationally sound solution to be presented to Hanson voters. On July 31, 2013, the MSBA unanimously approved a funding agreement for the construction of a new elementary school.

If approved, the Board of Selectmen will call for a Special Election at which time the residents will have an opportunity to vote on a ballot question which would authorize a debt exclusion from Proposition 2½ to provide funding for the project.

Design Enrollment: 800 students Total Building Gross Floor Area: 132,841 square feet
Reimbursement Rate before Incentive Points: 55.63%
Total Incentive Points Added to Grant: 3.54%
MSBA Reimbursement Rate 59.17%

Project Budget

Total Project Budget: \$58,436,926
Scope Items Excluded or Otherwise Ineligible: \$ 8,013,140
Grant Recovery for 1999 Indian Head Project: \$ 794,473
Reimbursement Rate of Eligible Costs: 59.17%
Estimated Maximum Total Facilities Grant: \$29,365,665 (Reimbursement by MSBA)
Cost to Town of Hanson: \$29,071,258

And you are directed to serve this Warrant by posting attested copies thereof, at the Town Hall, the Fire Station, the public stores, and Post Offices, fifteen days at least, before the said meeting.

Hereof fail not, and make due return of this Warrant, with your doings thereon, to the Town Clerk at the time and place above-mentioned.

Given under our hands, this 7th day of January, in the year of our Lord two thousand fourteen.

James Regan
John M. L.
Donald H. General
Richard J. Hyman

Selectmen of Hanson

A true attest copy

Ed H. Sloan
Town Clerk

[Signature]
Constable

Date January 9, 2014
1/9/14