

West Newbury Select Board
379 Main Street, Town Office Building
Annex

MEETING NOTICE

Tuesday, January 16, 2024 at 7:00pm

This is posted to provide notice that a quorum of the Select Board will be hosting a posted forum for the Town of West Newbury, Tuesday, January 16, 2024 at 7:00pm in the Annex and virtually on Zoom, <https://us06web.zoom.us/j/81096996113?pwd=OGguV191hOl81ID0bA3ziQv0ZuzRZm.1>

The Select Board will not formally convene, but the individual Board members will facilitate, listen to, and may participate in, the meeting. The Board will not take any formal action nor vote within the Forum.

All West Newbury Residents are welcome and encouraged to attend. The Forum will be in regards to the Whitter Building Project and the upcoming Special Election on January 23rd.

Join Zoom Meeting

<https://us06web.zoom.us/j/81096996113?pwd=OGguV191hOl81ID0bA3ziQv0ZuzRZm.1>

Meeting ID: 810 9699 6113

Passcode: 507899

Posted Notice on 1/11/2024 at the Town Offices and the Town's Official Website www.wnewbury.org



Town of West Newbury

381 Main Street

West Newbury, Massachusetts 01985

Angus Jennings, Town Manager

978-363-1100, Ext. 111 Fax 978-363-1826

townmanager@wnewbury.org

TO: Select Board
FROM: Angus Jennings, Town Manager
DATE: January 14, 2024
RE: Public meeting regarding Whittier Tech MSBA project on January 16th

In order to provide the Board with key background documents to have in one place for the upcoming public information meeting to be held on Tuesday evening, I have assembled the following materials, generally included in the order below:

- 1) Outreach materials from Board to residents re meeting on January 16th;
- 2) Budget correspondences from Whittier with reference to the MSBA project (generally illustrating that the first reference to the project appeared in the proposed FY21 Whittier operating budget);
- 3) Whittier MSBA project presentation slides circulated at Nov. 18, 2022 meeting among area Mayors, Town Managers, and Town Administrators; and included in the West Newbury Select Board's meeting packet materials for meeting on Nov. 21, 2022;
- 4) Whittier MSBA project presentation slides presented at Select Board meeting of Nov. 13, 2023 [NOTE: Materials in packet include the slides actually presented at the Board meeting. The Powerpoint file brought to the meeting by the Whittier Superintendent, and given to me on a thumb drive just before the meeting to pre-load the slides on the hearing room laptop, included 20 slides (prefaced by a slide saying "Back Up Slides") that were not presented at the Nov. 13th meeting, but were found later on the source Powerpoint file. The complete file (including the "Back Up Slides") are being circulated as a separate packet, since these materials were not actually shared in any prior public forum.
- 5) Summary of key dates/meetings/correspondences with/regarding Whittier appearing in my (Town Manager's) Outlook records (emails, calendar) from July 2, 2018 to early November, 2023;
- 6) Letter from West Newbury Select Board to MSBA and Whittier Tech on Nov. 29, 2023;
- 7) Email from West Newbury Select Board Chair to Whittier Superintendent on Dec. 19, 2023 with Superintendent's response letter of Dec. 21, 2023;
- 8) NON-COMPREHENSIVE excerpts of key meeting minutes referencing Whittier project, Feb. 2021 to Aug. 2023.

Select Board hosting Public Forum regarding Whittier Building Project

Tuesday, January 16, 2024 at 7pm in the Annex

The West Newbury Select Board will be holding a public forum in the Annex this coming Tuesday January 16th at 7pm on the Whittier Building Project. West Newbury residents who have questions regarding the project are encouraged to attend. In order to efficiently answer as many questions as possible, the Select Board asks that you submit them ahead of time selectboard@wnewbury.org or submit written questions to the Town Manager's Office

To view the meeting on zoom:

<https://us06web.zoom.us/j/81096996113?pwd=OGguV191hOI81ID0bA3ziQv0ZuzRZm.1>

Meeting ID: 81096996113 Passcode: 507899

Future viewing will be made available on the West Newbury YouTube Channel

<https://www.youtube.com/channel/UCH--JeWVesTtC3Yay52pzqQ>.

If you would like to attend the Whittier Tech Building tour, hosted by Whittier Tech , they will share information about the new building project and answer questions January 13th at 9am at Whittier Tech 115 Amesbury Line Road Haverhill , MA <https://buildingthefutureofwhittier.org/event/whittier-tech-building-tour/>

The Special Election regarding this project will take place on Tuesday, January 23, 2024 from 11am- 7pm in the Town Annex, 379 Main St. West Newbury, MA if you have any questions regarding the Special Election please contact the Town Clerk's Office townclerk@wnewbury.org.

Town Offices
381 Main St.
West Newbury, MA 01985

**Whittier Election
Important Dates:**

Jan. 16, 2024: Info. Session,
Town Offices Annex, 379 Main
St., West Newbury at **7pm.**

Jan. 23, 2024: Special Election,
Polls open **11am to 7pm.**

**For questions concerning
the election, contact:
townclerk@wnewbury.org
978-363-1100**



FROM THE WEST NEWBURY SELECT BOARD:

A special election will be held on **January 23, 2024** regarding the Whittier Regional Vocational Technical High School Building Project. All 11 Cities and Towns in the Whittier Regional School District will vote at the same time and polls will only be open from **11am to 7pm**.

There will be an **information session** on the election/project open to all Town residents on **January 16 at 7pm** in the Town Offices Annex, 379 Main Street, West Newbury.

Residents of West Newbury will be asked to cast a YES or NO vote on the following question:

“Do you approve of the vote of the Regional District School committee of the Whittier Regional Vocational Technical School District, adopted on December 13, 2023, to authorize the borrowing of four hundred forty-four million, six-hundred thirteen thousand, eight-hundred thirteen dollars (\$444,613,813) to pay costs of designing, constructing, originally equipping and furnishing a new District high school to be located at 115 Amesbury Line Road, Haverhill, Massachusetts including the payment of all costs incidental or related thereto.”

For additional information and full ballot language visit:

www.wnewbury.org/whittier-vocational-technical-high-school-committee

or

use this scan



Meeting packet for Select Board with info re Whittier Tech on Jan. 16, 2024

What You Should Know:

- A simple majority of all votes cast on election day in the District will determine the outcome.
- A City or Town’s share is determined by the number of all school-aged children in each individual community.
- The cost breakdown of the project is projected as follows:

Total Project Cost -	\$444.6M
State MSBA Grant -	\$165.1M
Federal/State Contributions -	\$15.4M
Total School District Members’ Share -	\$264.1M

West Newbury Portion of Members’ Share- \$15.9M

Data provided by Whittier School District. Subject to change based on actual project expenditures and MSBA audit.



Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-372-5331
kkosmes@whittier.tec.ma.us

Maureen A. Lynch
Superintendent

Kara M. Kosmes
Business Manager

February 23, 2016

Mr. Glenn A. Kemper, Chairman
Board of Selectmen
381 Main Street
West Newbury, MA 01985

Dear Mr. Kemper,

The Whittier Regional Vocational Technical High School School Committee respectfully requests the Select Board put before the Town at Annual Town meeting the warrant article listed below.

Your attention to this matter will be greatly appreciated.

Sincerely,

Amy Pocsik
District Treasurer

Warrant Article

To determine whether the Town of West Newbury will vote to approve the Whittier Regional Vocational Technical District Committee's vote on February 10, 2016 to establish a Stabilization Fund, pursuant to Section 16G ½ of Chapter 71 of the Massachusetts General Laws, said Stabilization Fund to be invested and to retain its own interest earnings as provided by law and further set up an operational line item to be created to transfer available monies into said Stabilization Fund or take any other action relative thereto.

Whittier Tech: *Working on your future*



Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-521-0260
www.whittiertech.org

FY21 Budget

Brett Murphy
Acting Chairman
School Committee

Maureen Lynch
Superintendent

Dear Whittier Community Officials:

I am pleased to present the recommended budget and accompanying informational documents for Whittier Regional Vocational Technical High School.


The Operating budget that was initially presented to the Executive Sub-Committee reflected a 6.98% increase over the FY20 budget. After Executive Sub-Committee, the figure was reduced to 6.50%, which is lower than the 7.57% increase in mandated Net School Spending.


As a result of the Student Opportunity Act, the district received an additional \$1,147,402 in Chapter 70 funds, which represents an 11.24 % increase over FY20. These funds will enable Whittier to hire additional teaching staff in the areas of English, Math, English Language Learners, World Language, Dental Assisting and Engineering/Electronics, while keeping total assessments to member districts at a modest average increase of 2.77%.

The total capital budget for FY21 is \$695,000 of which \$345,000 will be used to complete the final phase of the athletic field project. The remaining \$350,000 will be put towards the cost of a feasibility study for the building, which is nearly 50 years old. In December of 2019, Whittier's Statement of Interest, which outlined the need for a building renovation, was invited into the Massachusetts School Building Authority's Eligibility Period and completion of a feasibility study is one of the first steps in that process.

Whittier's FY21 budget as submitted will allow the district to continue to meet the needs of its students as we prepare them for the future. I would like to thank the School Committee for their guidance and support during this budget process. Additionally, I am grateful to the staff, department heads and administrative team for being fiscally responsible with their budget requests.

Sincerely,


Brett Murphy
Acting Chairman, School Committee


Maureen Lynch
Superintendent

Whittier Tech: Working on your future



Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-521-0260
www.whittiertech.org

FY22 Budget

Brett Murphy
Chairperson
School Committee

Maureen Lynch
Superintendent

Dear Whittier Community Officials:

I am pleased to present the recommended budget and accompanying informational documents for Whittier Regional Vocational Technical High School.

The FY22 Operating budget that was initially presented to the Executive Sub-Committee reflected a 4.61% increase over the FY21 budget. After Executive Sub-Committee, the figure was reduced to 2.42%, which is lower than the 4.49% increase in mandated Net School Spending.

The past year has been a most challenging one for school districts. Due to the hard work of our teachers, maintenance staff, support staff, bus drivers, cafeteria staff, and administrators, we have been able to provide a safe environment that has allowed us to offer daily in-person instruction for all student cohorts. The FY22 budget was prepared with the assumption that Whittier will be back to full in-person learning in FY22, and as such, reflects the reinstatement of many positions that were eliminated due to the state's reduction in our FY21 Chapter 70 funding. The addition of the ESSER II grant funds will allow us the flexibility to plan for scenarios other than full in-person learning without the need to reduce the proposed FY22 budget.

The total capital budget for FY22 is \$695,000 of which \$295,000 will be used to do some exterior repairs to our aged walkways and stairways. The remaining \$400,000 will be put towards the cost of the MSBA project as Whittier anticipates moving forward to the Feasibility phase.

Whittier's FY22 budget as submitted will allow the district to continue to meet the needs of its students as we prepare them for the future. I would like to thank the School Committee for their guidance and support during this budget process. Additionally, I am grateful to the staff, department heads and administrative team for being fiscally responsible with their budget requests.

Sincerely,

Brett Murphy
Chairperson, School Committee

Maureen Lynch
Superintendent



Whittier Regional Vocational Technical High School

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www.whittiertech.org

Brett Murphy
Chairperson
School Committee

Maureen Lynch
Superintendent

FY23 Budget

Dear Whittier Community Officials:

I am pleased to present the recommended budget and accompanying informational documents for Whittier Regional Vocational Technical High School.

The District Budget presented to the Executive Sub-Committee reflects a 6.74% increase over the FY22 budget, which is lower than the 8.51% increase in mandated Net School Spending. Total assessments to member communities have increased by \$633,064, which represents a 4.16% increase over FY22

The Student Opportunity Act has provided the district with an additional \$1,233,777 in Chapter 70 funding for FY23, which represents an 11.15 % increase over FY22. Much of this additional funding is being targeted towards providing additional resources that will support the social and emotional health of our students as well as mitigate learning losses that have occurred due to COVID-19. Whittier's allocation of ESSER III grant funds will allow us to continue with our cleaning and safety protocols and expand intervention activities for students in their academic and/or vocational areas.

The total capital budget for FY23 of \$695,000, most of which will be applied towards the District's building project with MSBA, remains unchanged from FY22.

Whittier's FY23 budget as submitted will allow the district to continue to meet the needs of its students as we prepare them for the future. I would like to thank the School Committee for their guidance and support during this budget process. Additionally, I am grateful to the staff, department heads and administrative team for being fiscally responsible with their budget requests.

Sincerely,

Brett Murphy
Chairperson, School Committee

Maureen Lynch
Superintendent

Whittier Tech: Working on your future



Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-521-0260
www.whittiertech.org

Garry James
Chairperson
School Committee

FY24 Budget

Maureen Lynch
Superintendent

Dear Whittier Community Officials:

We are pleased to present the recommended budget and accompanying informational documents for Whittier Regional Vocational Technical High School.

The District Budget reflects a 4.80% increase over the FY23 budget, which is lower than the 6.31% increase in mandated Net School Spending. Total assessments to member communities have increased by \$306,453 which represents a 1.94% increase over FY23.

The District received an additional \$1,085,990 in Chapter 70 funding for FY24, which represents an 8.83% increase over FY23. This additional funding is being targeted towards providing resources that will continue to support the social and emotional health of our students as well as mitigate learning losses.

The total capital budget for FY24 remains unchanged at \$695,000; \$258,400 of which will be used to upgrade the building's technology infrastructure. The remaining \$436,600 will be applied towards the District's building project with MSBA, which continues to remain on schedule.

Please refer to <https://www.buildingthefutureofwhittier.org/> for more information and updates about Whittier's building project.

Whittier's FY24 budget as submitted will allow the district to continue to meet the needs of its students as we prepare them for the future. I would like to thank the School Committee for their guidance and support during this budget process. Additionally, I am grateful to the staff, department heads and administrative team for being fiscally responsible with their budget requests.

Sincerely,

Garry James
Chairperson, School Committee

Maureen Lynch
Superintendent

Whittier Tech: *Working on your future*

RECEIVED

NOV 18 2022

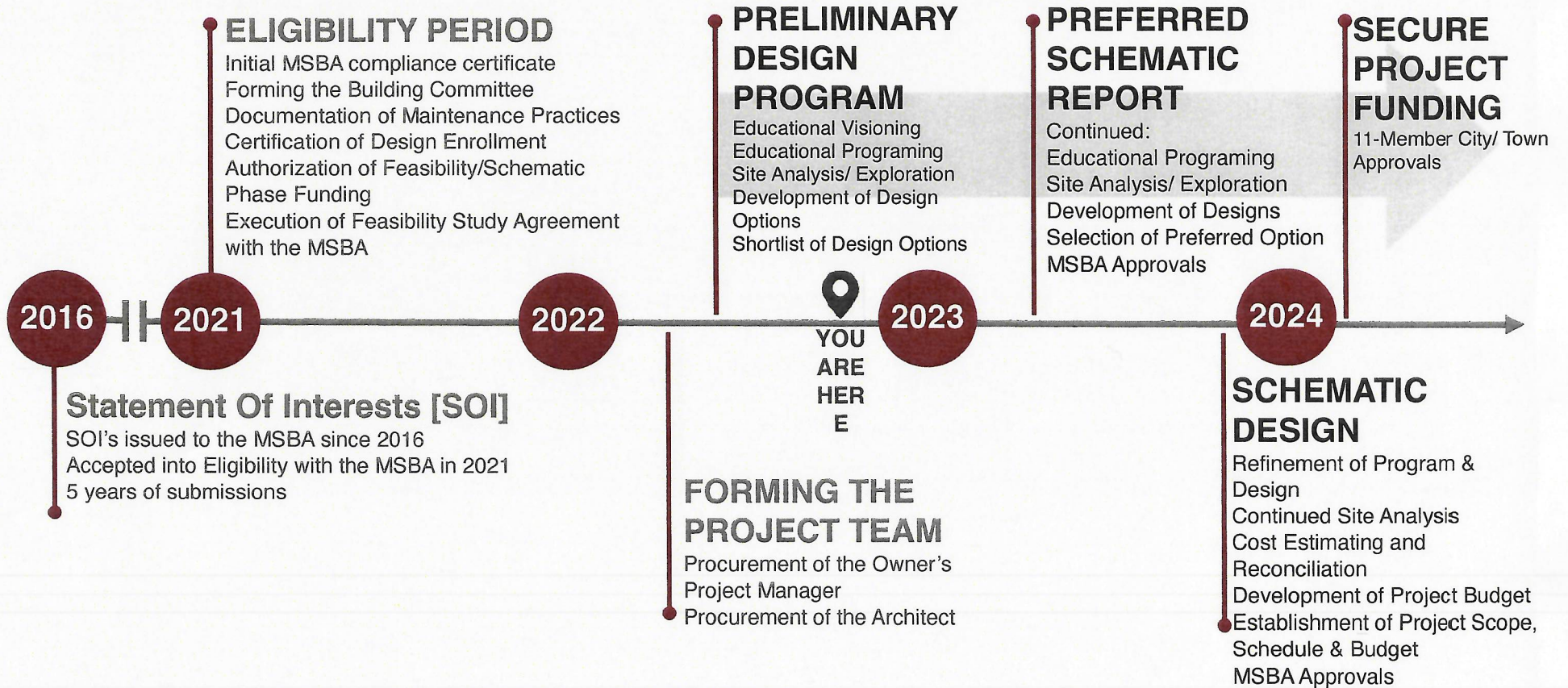
TOWN MANAGER
TOWN OF WEST NEWBURY



**WHITTIER REGIONAL VOCATIONAL
TECHNICAL HIGH SCHOOL**
HAVERHILL, MASSACHUSETTS

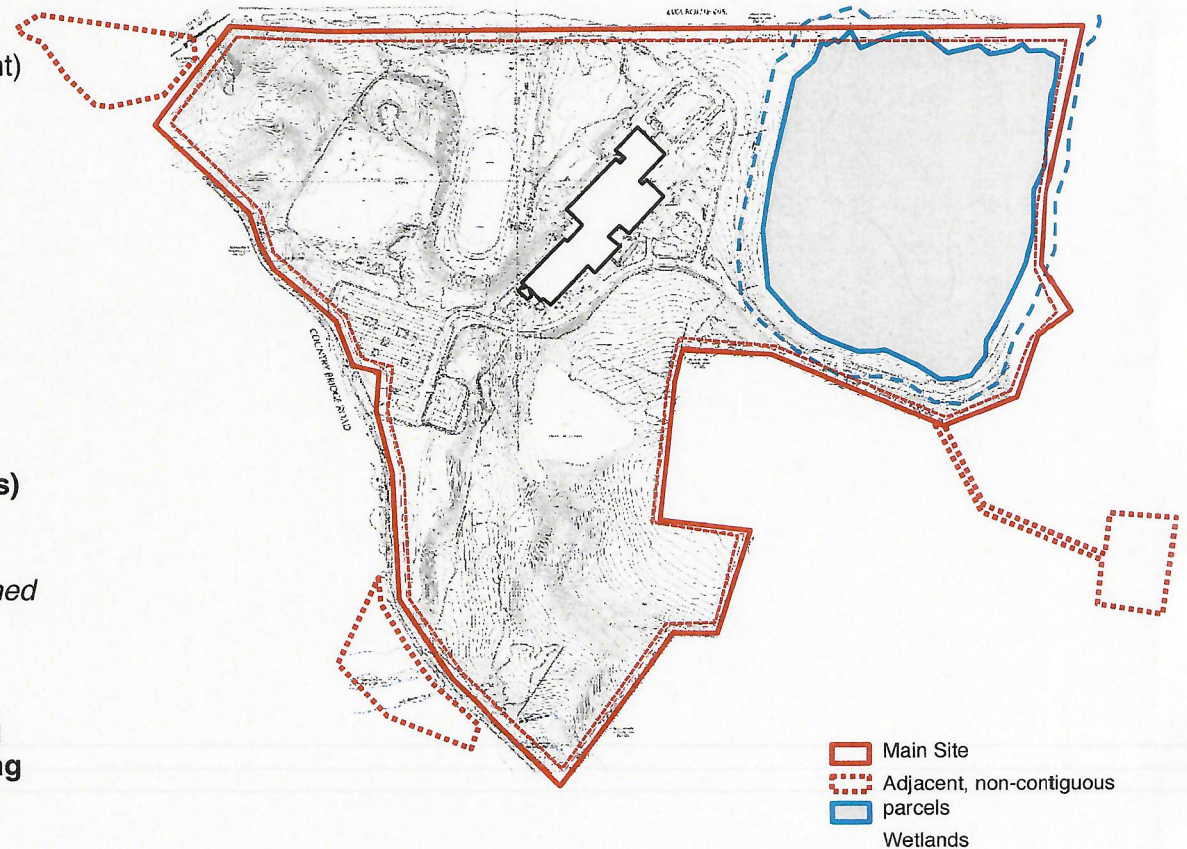


Phase 1 Project Milestones



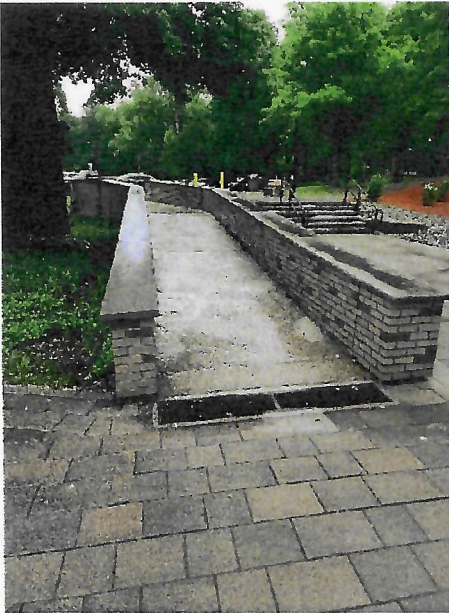
EXISTING CONDITIONS SURVEY

- **Aerial site survey completed** (see diagram to the right)
- **Utilities and topography were surveyed.**
- **Site conditions including landscaping and athletic fields were evaluated.**
- **Wetlands scientist provided an initial report.**
Further investigations will be performed later in Module 3.
- **Environmental Site Assessment (ESA) identified some RECs (Recognized Environmental Conditions) including material piles and underground waste storage tanks**
A Phase II study is recommended & will be performed later in Module 3
- **Hazardous Materials were identified in locations typical for a building constructed in 1970 including gaskets, insulation, caulks, glues and waterproofing**



EXISTING CONDITIONS SURVEY

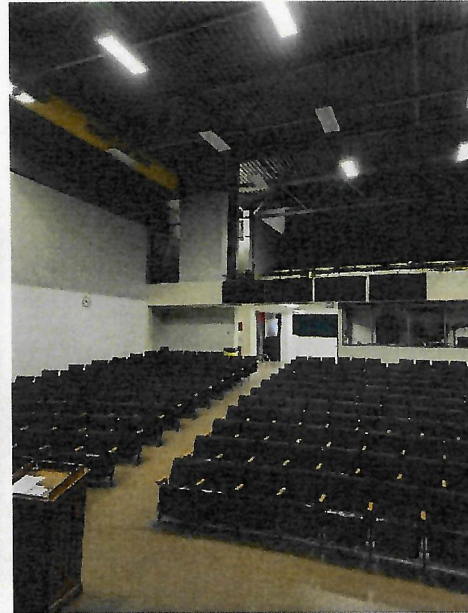
Building doesn't comply with current ADA / MAAB code although reasonable measures have been taken to provide for accessibility



Main entry ramp too steep with no handrail



Lack of accessible route throughout the site



Auditorium lacks ADA/MAAB compliant seating & accessible route



Tiered multi-purpose space without accessible route

EXISTING CONDITIONS SURVEY

Exterior Envelope



Brick construction doesn't meet current energy codes & needs repair, roofs & windows past serviceable life

Connected Stories



Multiple atria connect floors lacking code required separation or sprinkler & smoke protection systems

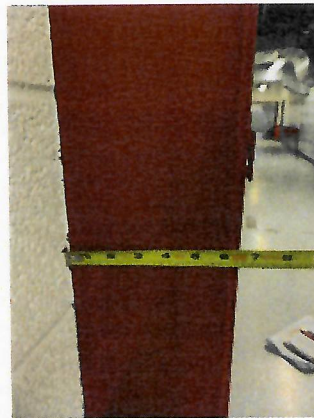
Non-Impact Resistant Wire Glass



Glazed opening contain wire glass that is not impact rated /no longer to code

EXISTING CONDITIONS SURVEY - SYSTEMS

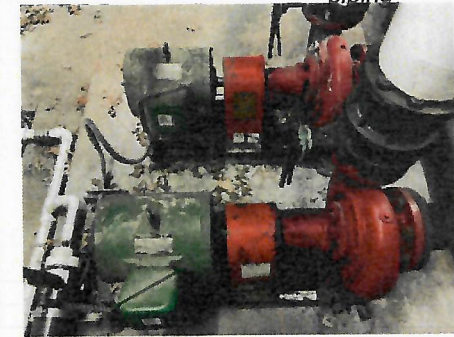
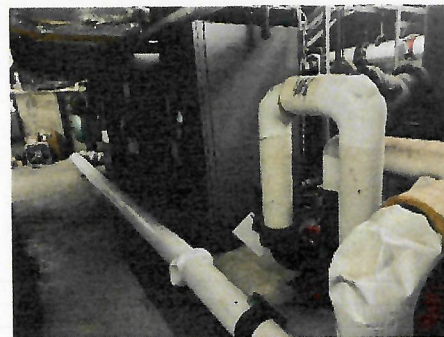
- Building Mechanical & Electrical Systems are past their serviceable life
- Existing Emergency Power does not meet current code
- Existing Fire Alarm system is not compliant with current codes
- Existing Plumbing Fixtures Piping are old, not water conserving type & in need of replacement
- Existing Building is Non-Sprinklered
- AV systems in larger spaces are a mix of older systems & newer retrofits
- Most Food Service & Culinary equipment is beyond its serviceable life



Non-ADA compliant electrical panels

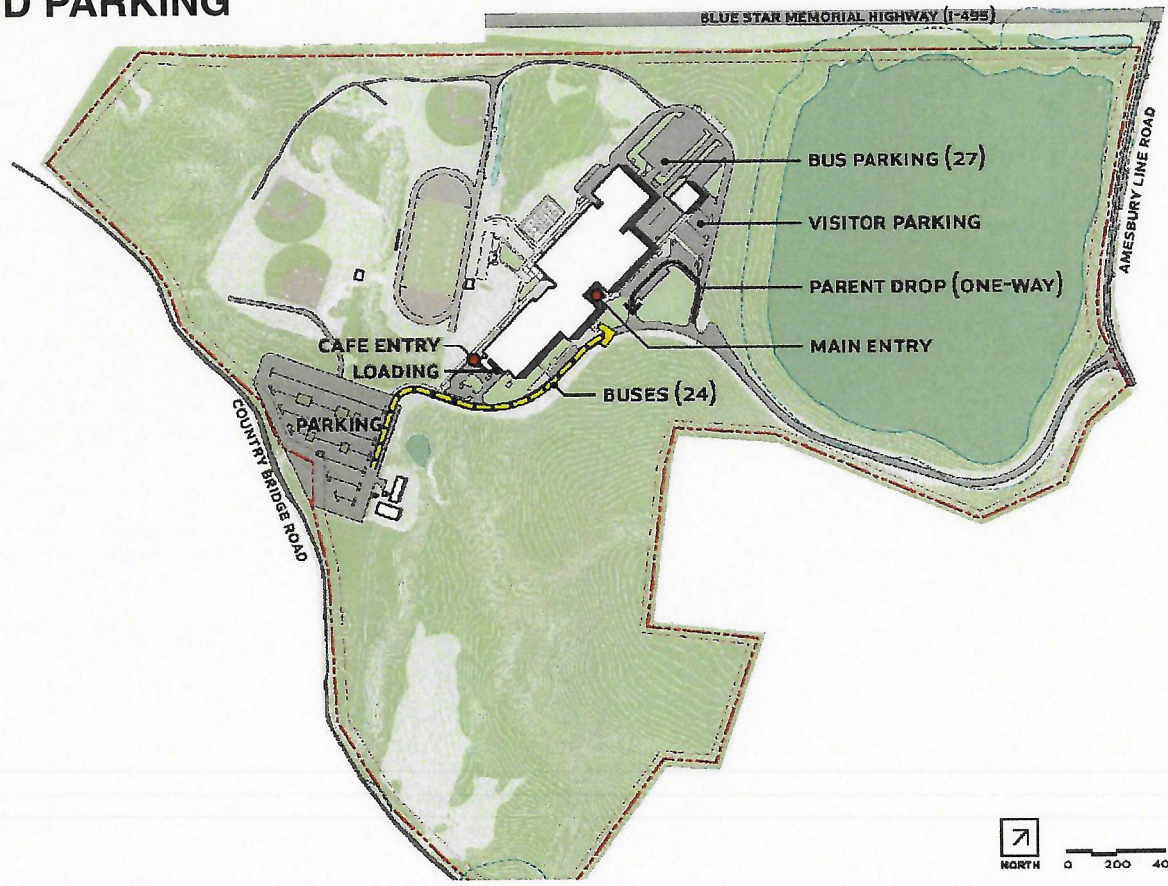


Non-compliant Lab piping

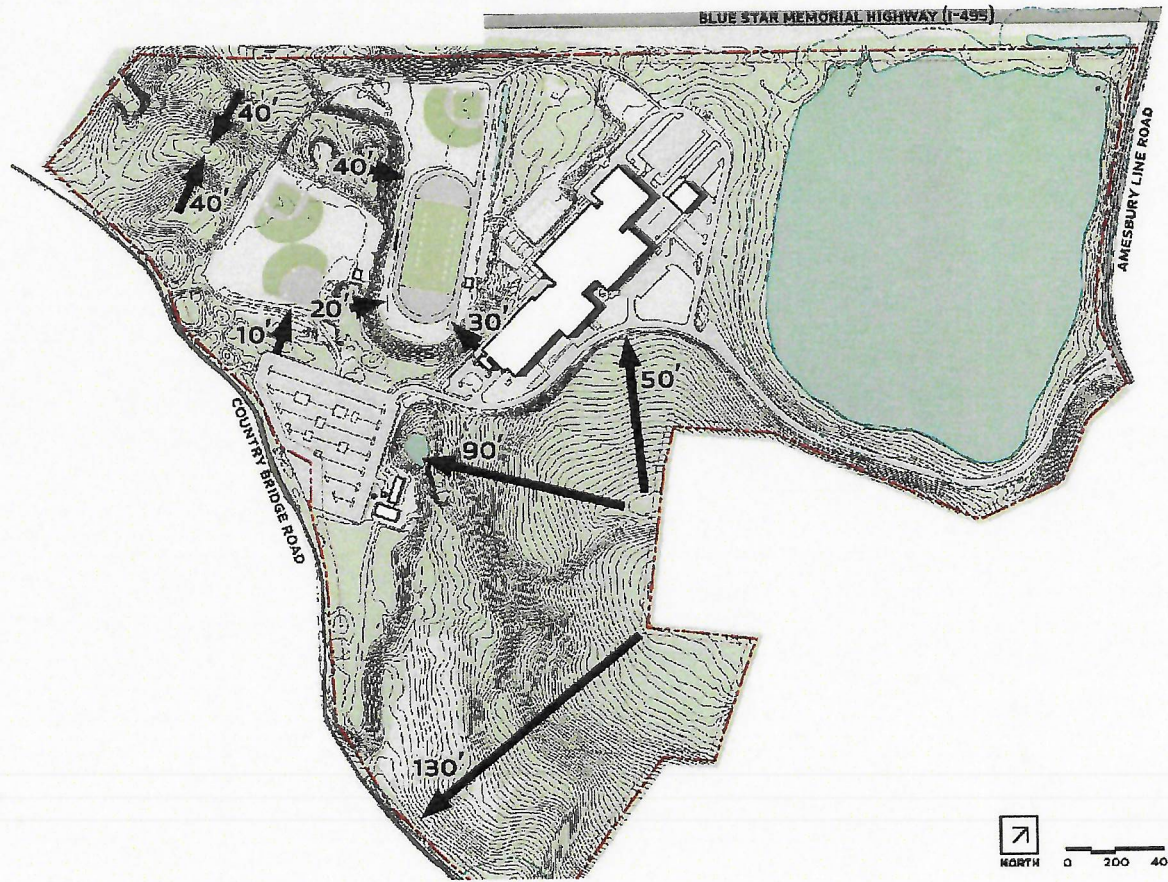


Older hot water boilers and pumps

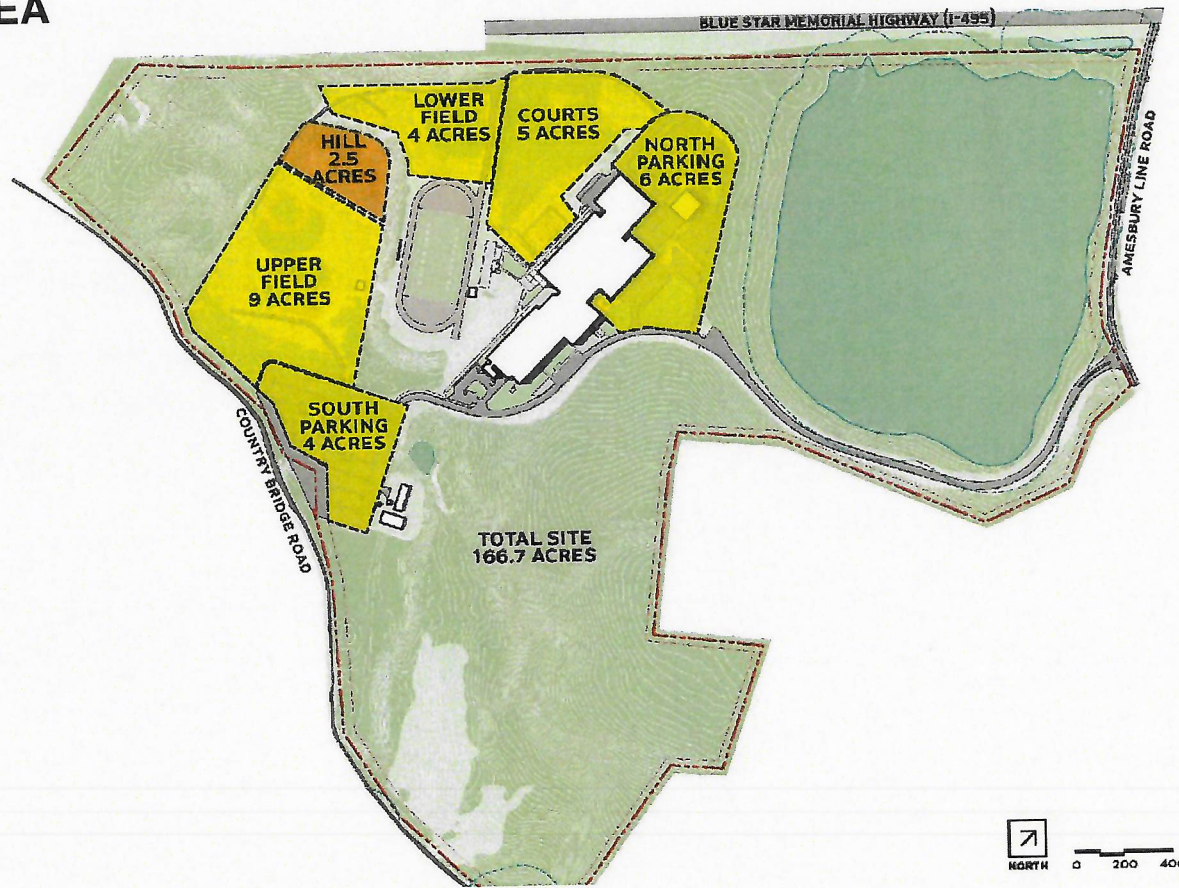
CIRCULATION AND PARKING



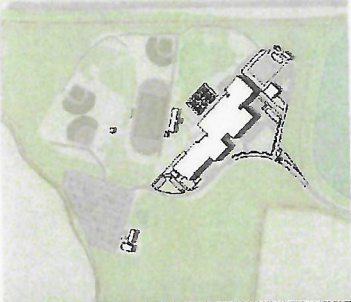

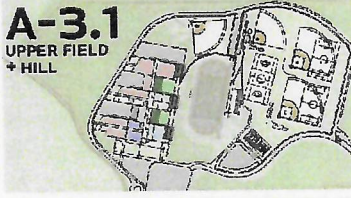
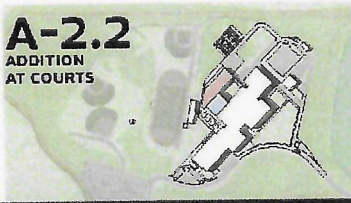



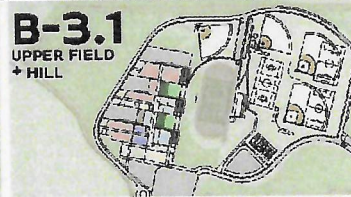
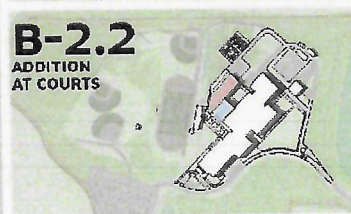
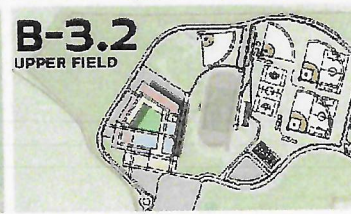
TOPOGRAPHY



BUILDABLE AREA


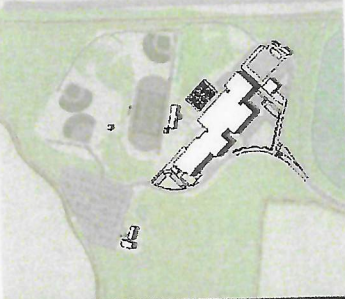



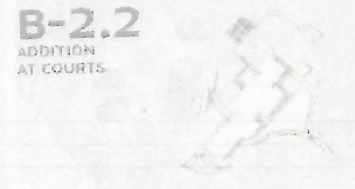



OPTION SUMMARY

	1 CODE UPGRADE	2 RENOVATION + ADDITION	3 NEW CONSTRUCTION	
A 1,280 STUDENTS	A-1 356,732 GFA EXISTING 	A-2.1 ADDITION AT NORTH PARKING 	A-3.1 UPPER FIELD + HILL 	
		A-2.2 ADDITION AT COURTS 	A-3.2 UPPER FIELD 	
	B 1,400 STUDENTS	B-1 NOT APPLICABLE 	B-2.1 ADDITION AT NORTH PARKING 	B-3.1 UPPER FIELD + HILL 
			B-2.2 ADDITION AT COURTS 	B-3.2 UPPER FIELD 

OPTION SUMMARY

Values shown are Comparable-Probable Costs to the District after probable reimbursement costs are accounted for. These costs are NOT total project costs.

	1 CODE UPGRADE	2 RENOVATION + ADDITION	3 NEW CONSTRUCTION
A 1,280 STUDENTS	A-1 356,732 GFA EXISTING \$237M	A-2.1 ADDITION AT NORTH PARKING 	A-3.1 UPPER FIELD + HILL \$296M
		A-2.2 ADDITION AT COURTS \$247M	A-3.2 UPPER FIELD 
B 1,400 STUDENTS	B-1 NOT APPLICABLE	B-2.1 ADDITION AT NORTH PARKING 	B-3.1 UPPER FIELD + HILL 
		B-2.2 ADDITION AT COURTS 	B-3.2 UPPER FIELD 



QUESTIONS?

www.buildingthefutureofwhittier.org

**It's time to build for future
generations**

Learn More

**THANK
YOU!**

An aerial photograph of a school campus featuring a large white building, a red running track, a green field, and a parking lot filled with yellow school buses. A large, stylized graphic is overlaid on the image, consisting of a red 'C' shape on the left and a yellow 'C' shape on the right, both curving around the central text.

*Workforce of
Tomorrow
WT*

MORE THAN A BUILDING

West Newbury Selectmen

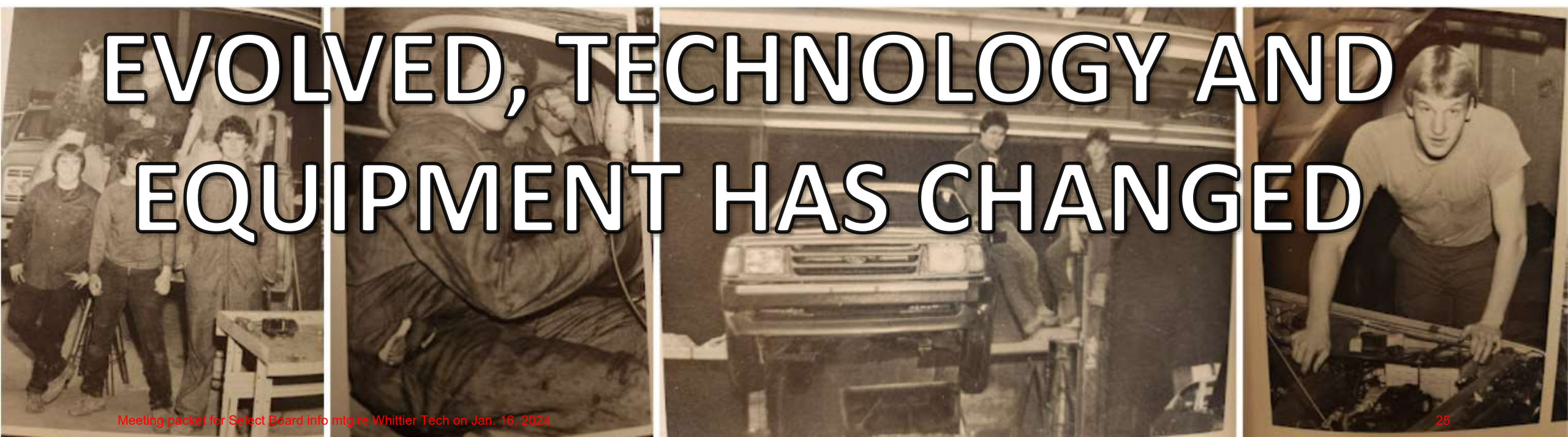
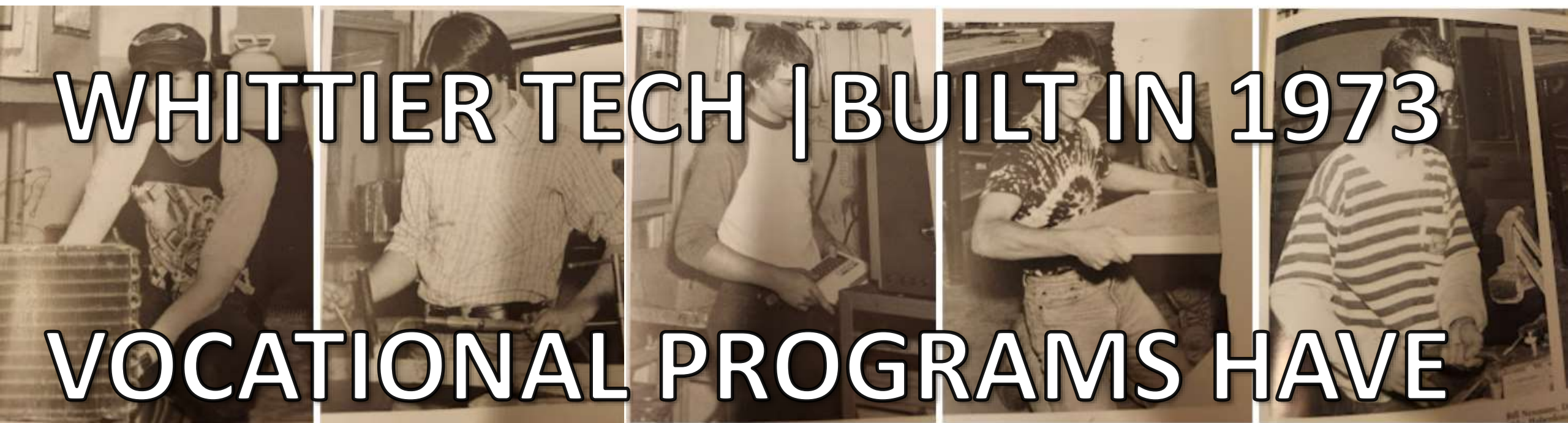
November 13, 2023

- Maureen Lynch, Superintendent Whittier Tech
- Chip O'Connor, WT School Committee Member
- Kara Kosmes, Business Manager
- David Saindon, OPM, Leftfield
- Doug Roberts, Architect, JCJ
- Kristy Lyons, Consigli

WHITTIER TECH | BUILT IN 1973

VOCATIONAL PROGRAMS HAVE

**EVOLVED, TECHNOLOGY AND
EQUIPMENT HAS CHANGED**

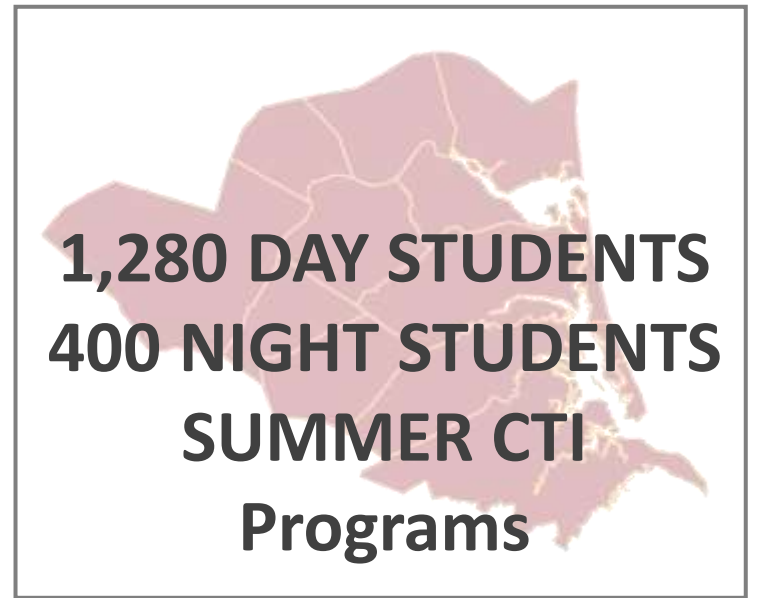


Two Options ONLY/ Code Compliancy Upgrades or New School

Order Of Magnitude Costs Comparison | Code vs. New School

	Code Compliancy Upgrades	New School	
Project Duration in years	10 +	3 - 4*	
Anticipated Project Cost [in millions]	\$364	\$445	
Anticipated State Reimbursement [in millions]	\$0	\$181	← Subject to change based on MSBA review of schematic design submission.
Anticipated District Share	\$364	\$264	←

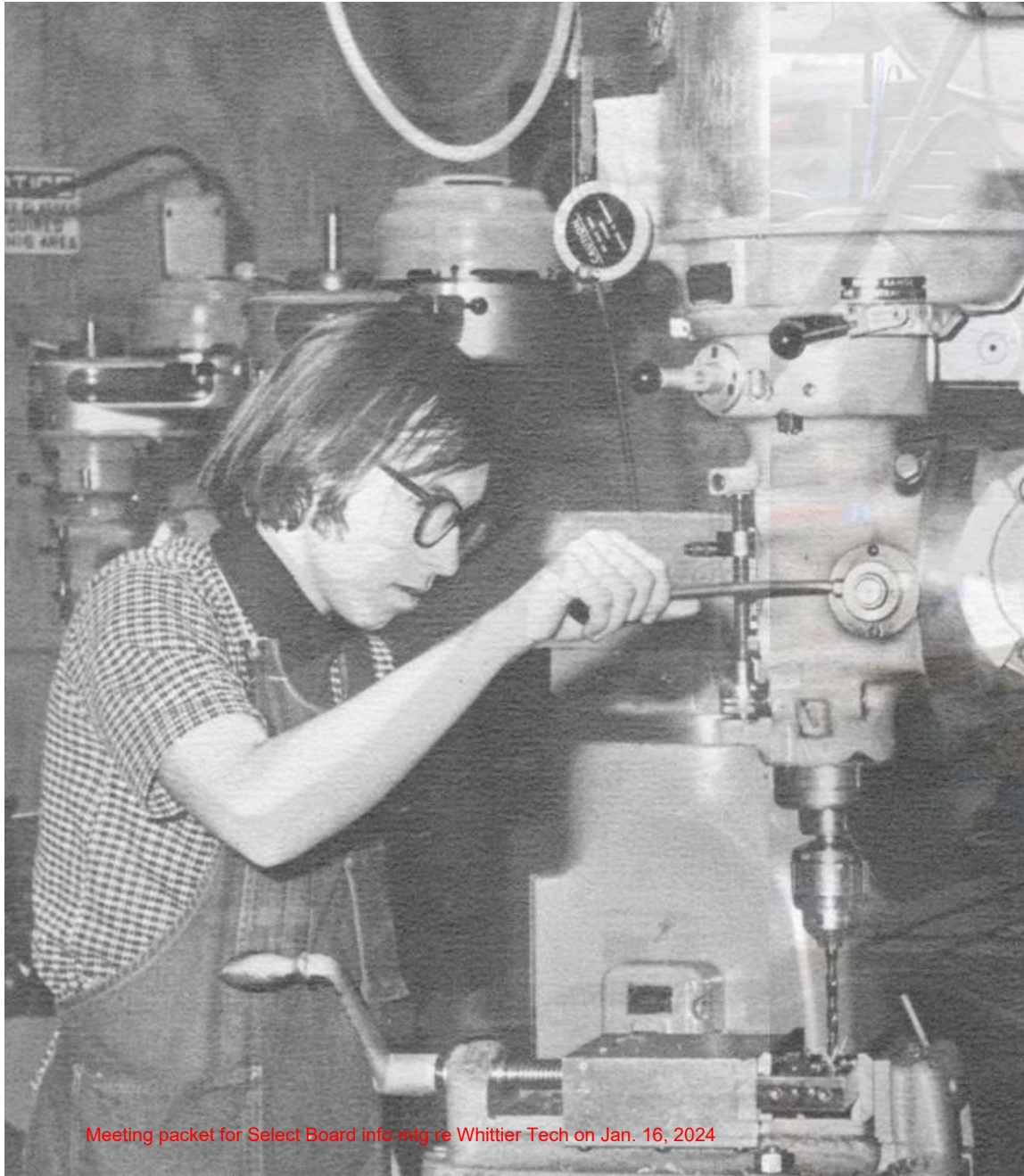
* 3 years for building construction; additional year for site restoration.



50 YEARS OF PROVIDING THE WORKFORCE TO THE NORTHSORE

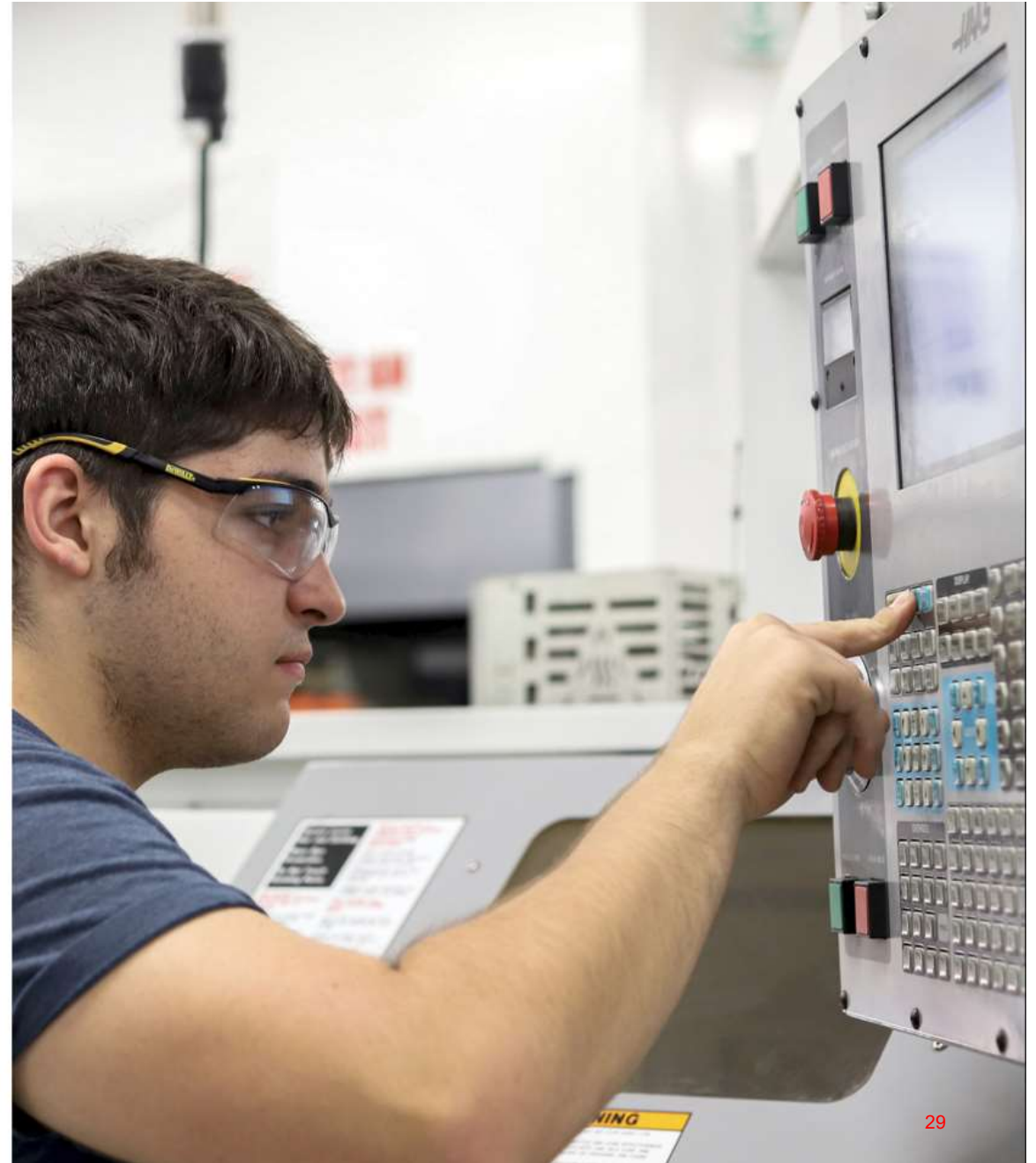
Whittier Tech Program Offerings in 1973		Whittier Tech Program Offerings in 2023	
Air Cond. & Refrigeration	Drafting	Advanced Manufacturing	Hospitality
Auto Body	Electrical	Auto Body	HVAC & Refrigeration
Auto Repair	Fashion Design & Clothing	Auto Technology	Marine Technology
Basic Electronics	Food & Nutrition	Carpentry	Marketing
Boat Building	Graphic Communications	Child Care	Masonry
Carpentry	Health Careers	Cosmetology	Medical Assisting
Child Care	Int. Design & Decorating	Culinary Arts	Metal Fabrication
Commercial Art	Machine Shop	CAD Drafting	Plumbing & Heating
Consumer & Homemaking	Painting & Decorating	Dental Assisting	Welding
Cosmetology	Plumbing & Heating	Design & Visual Com. [DVC]	
Culinary Arts	Sheet Metal	Electrical	
Data Processing	Trowel Trades	Electrical/Robotics	
Diesel Mechanics	Upholstery	Engineering	
Distributive Education	Welding	Health Assisting	

Machine Tech

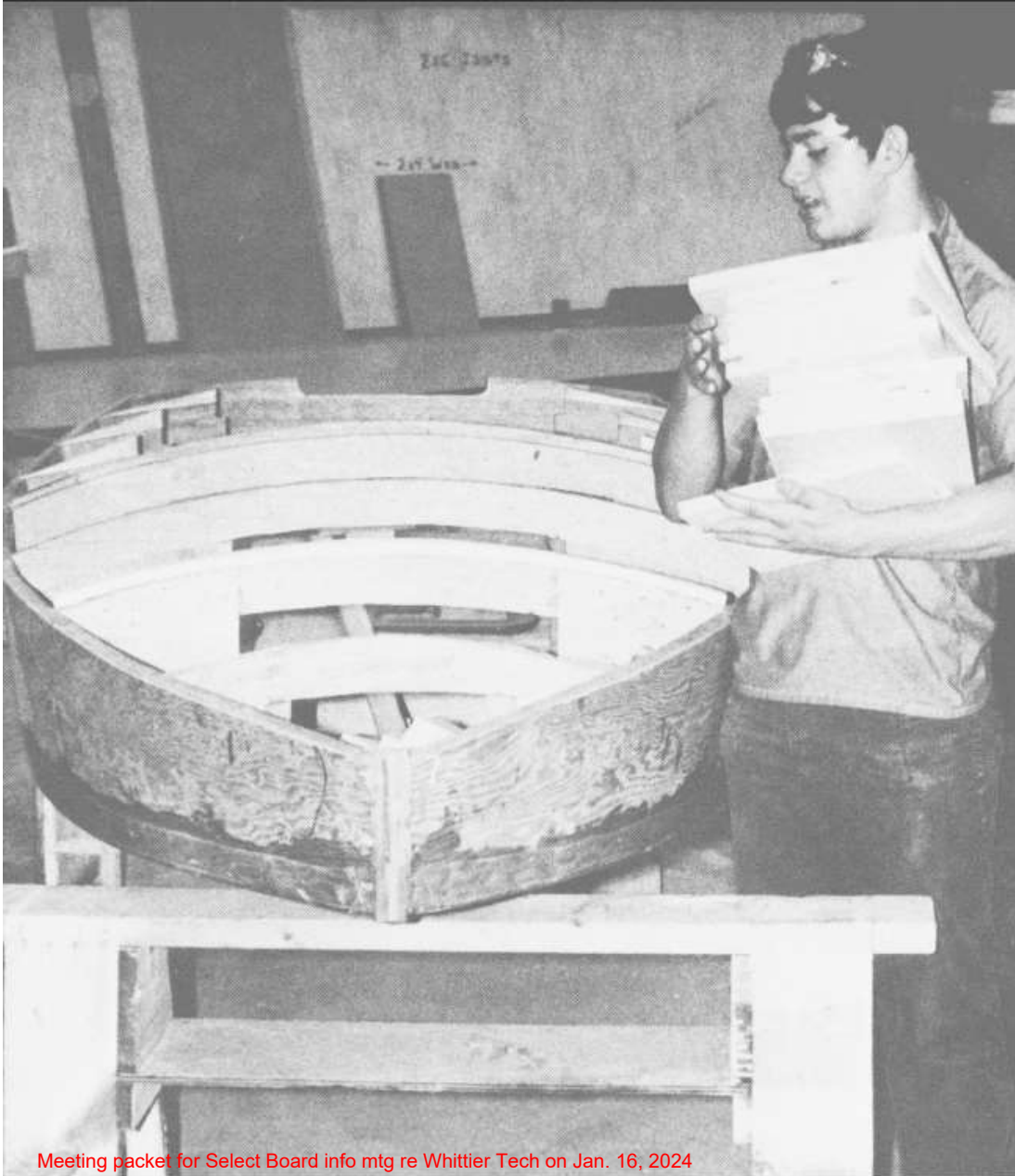


Meeting packet for Select Board info mtg re Whittier Tech on Jan. 16, 2024

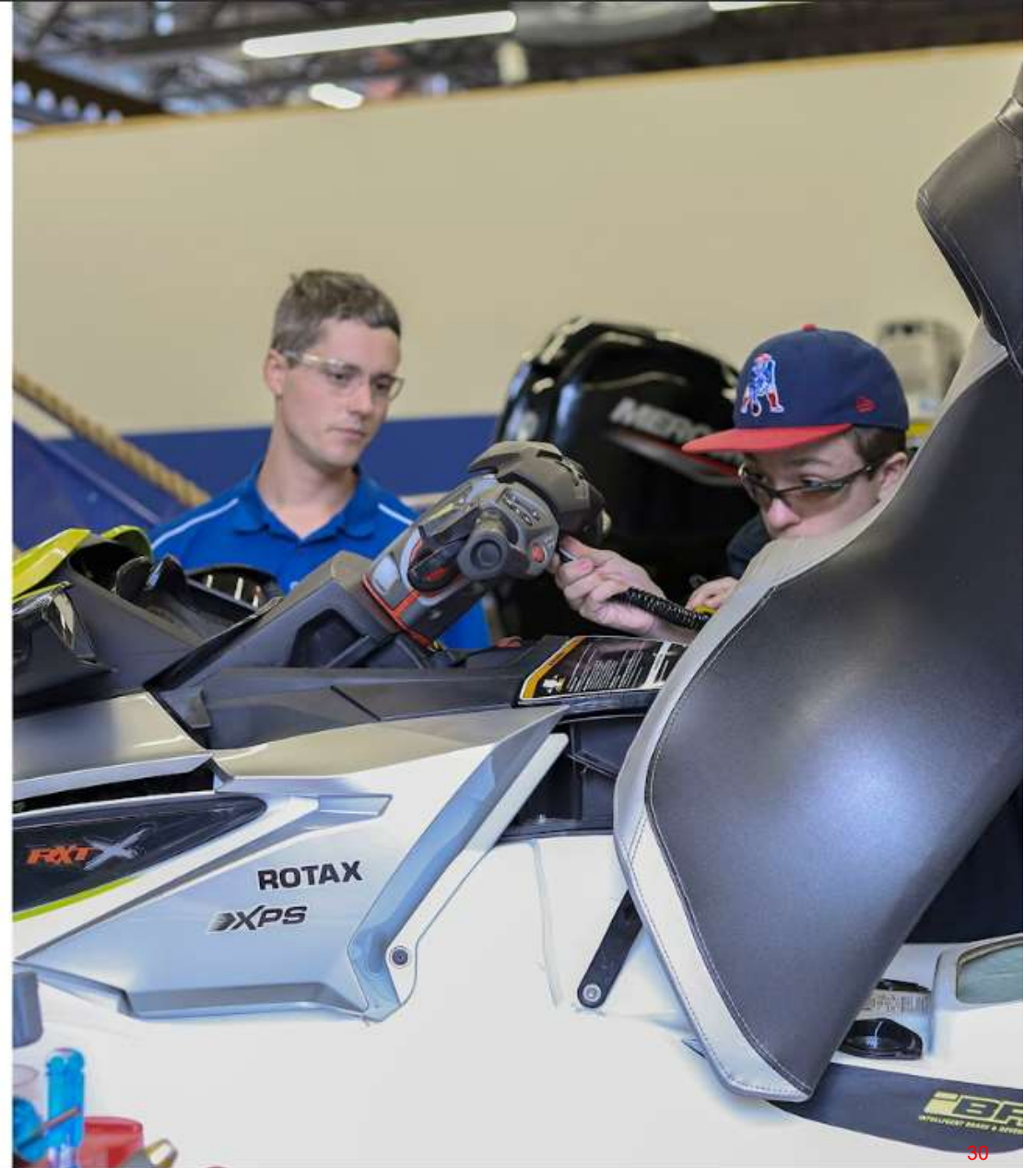
Advanced Manufacturing



Boat Building



Marine Technology

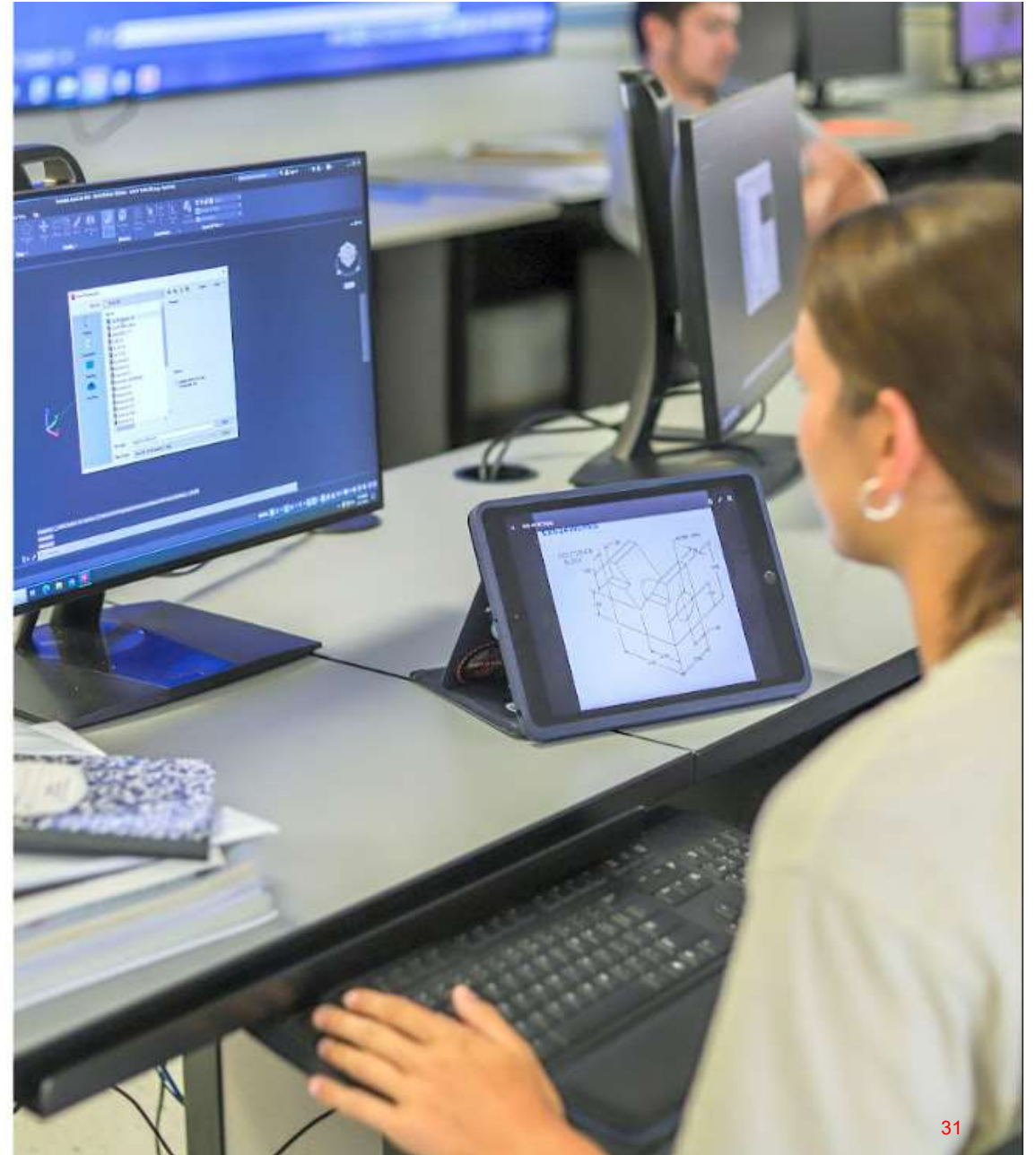


Drafting



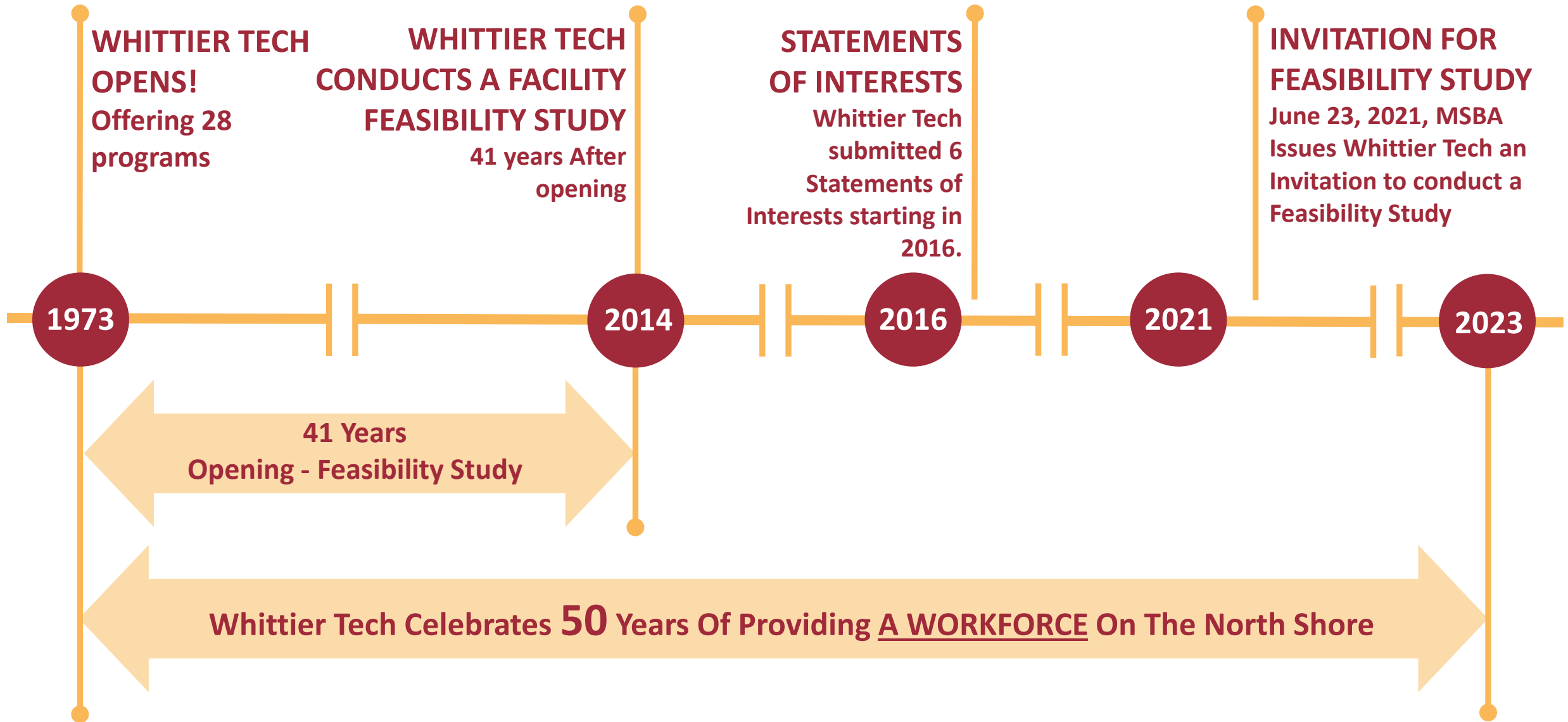
Meeting packet for Select Board info mtg re Whittier Tech on Jan. 16, 2024

Computer Aided Design [CAD]



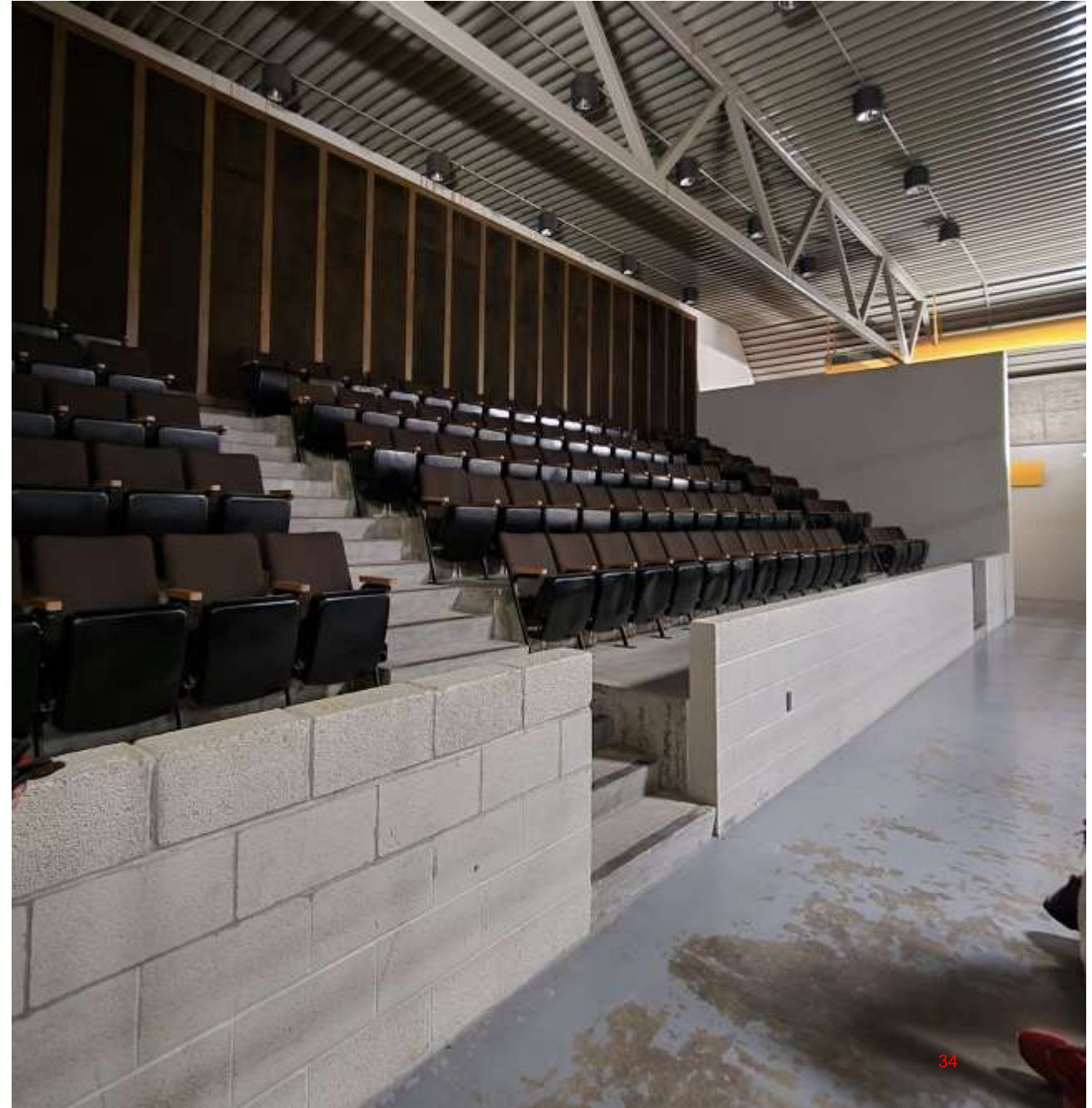


WHITTIER TECH THROUGH THE YEARS

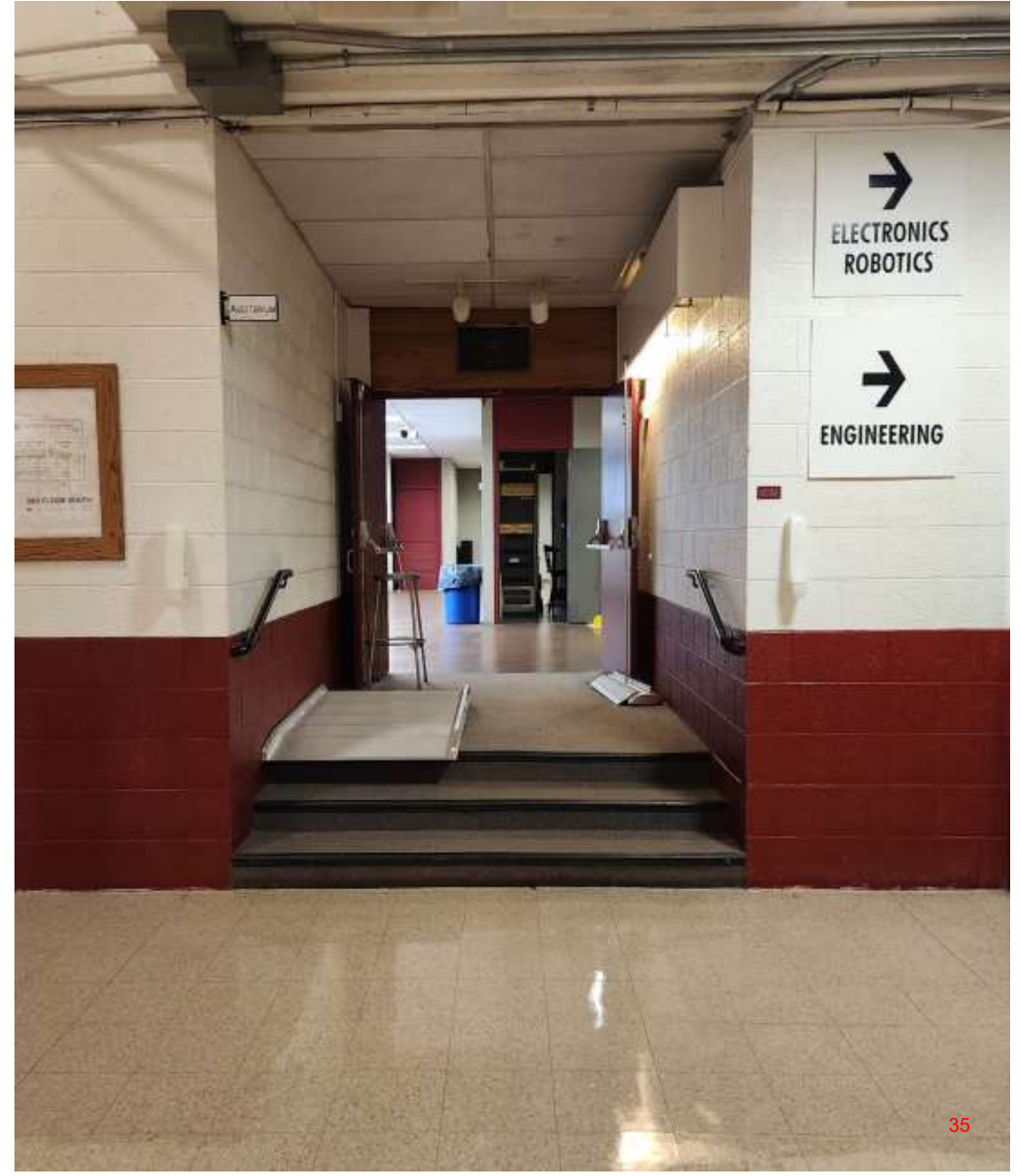


Existing Conditions

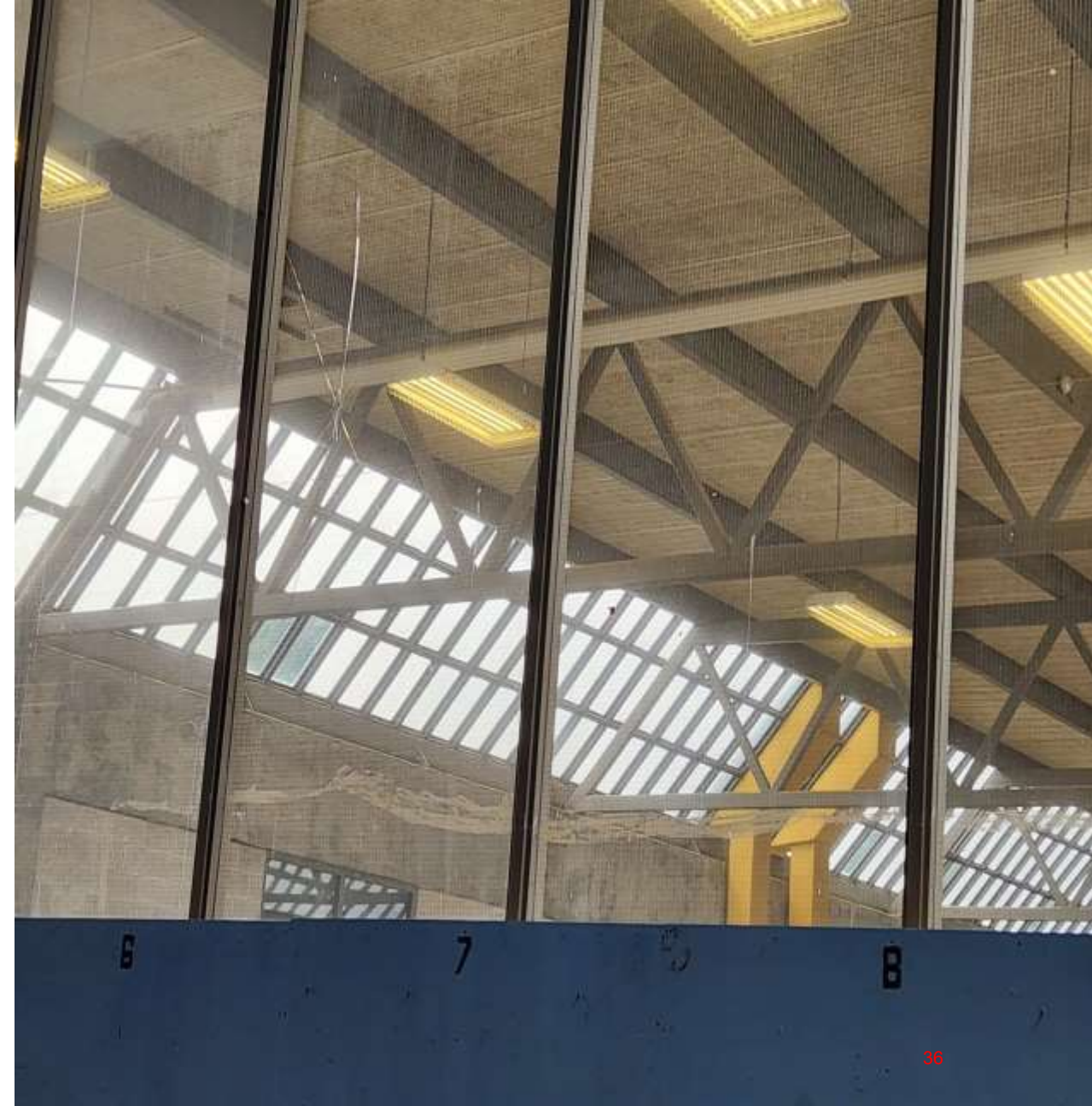
CURRENT CONDITIONS



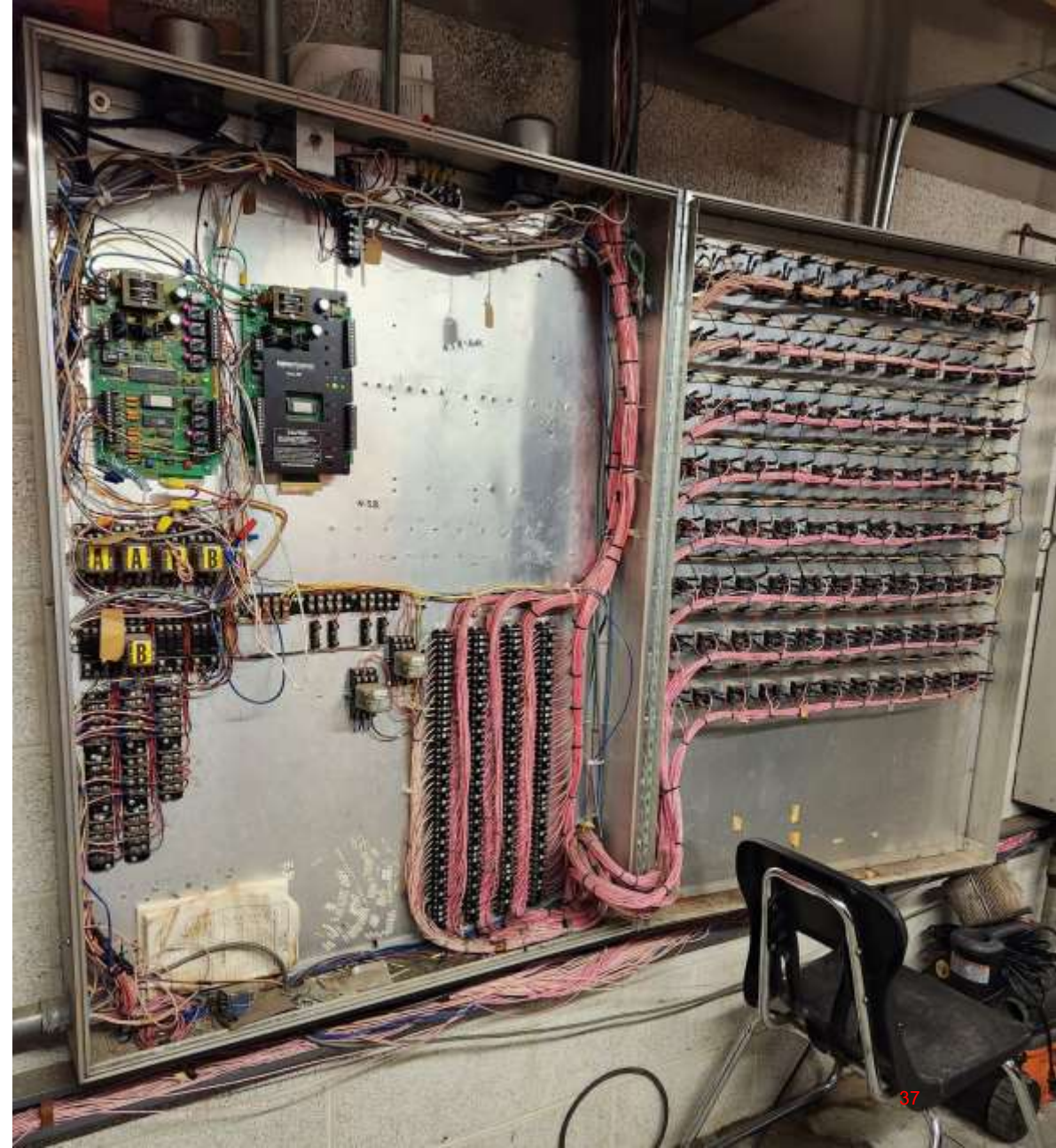
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CURRENT CONDITIONS



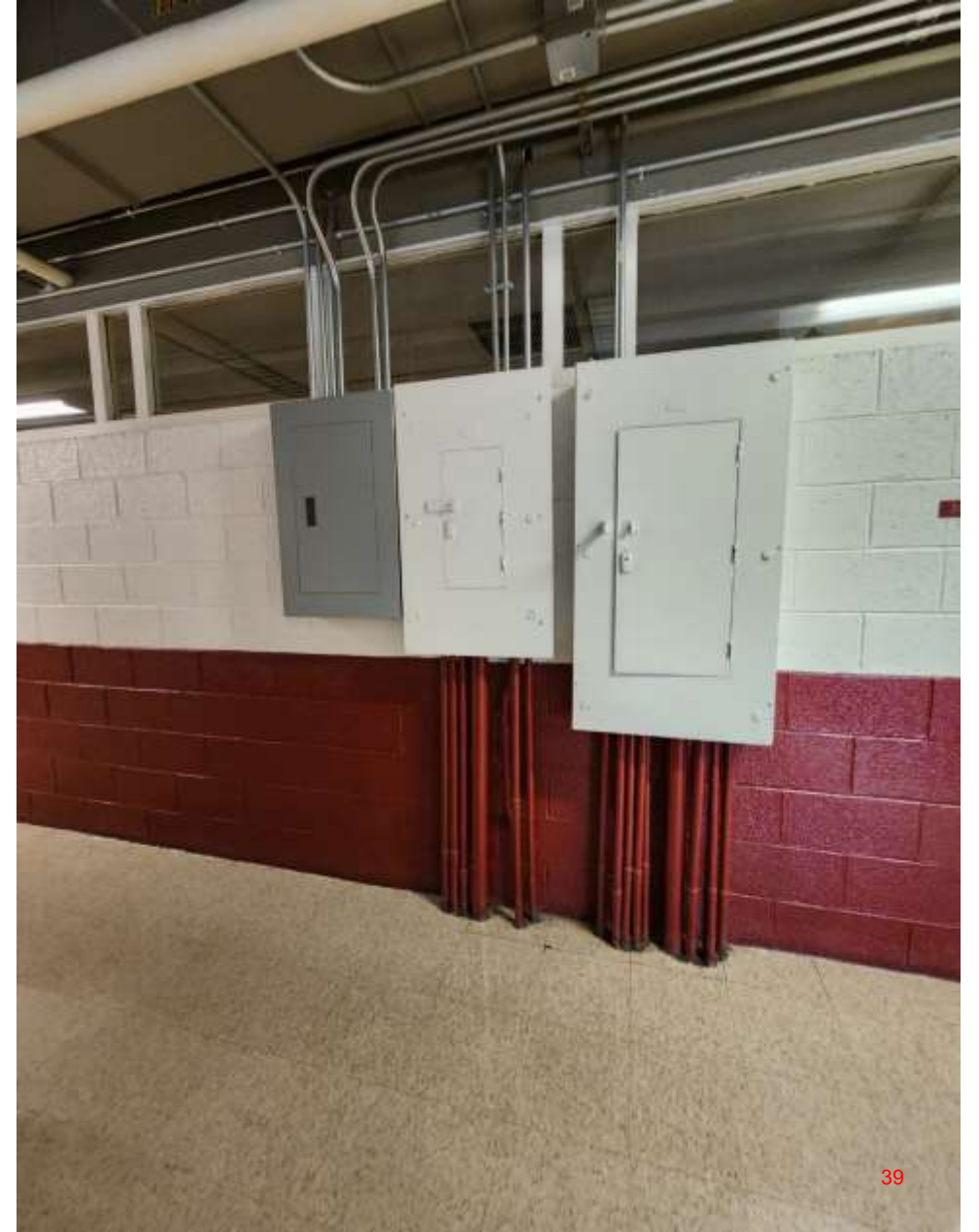
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CURRENT CONDITIONS



CURRENT CONDITIONS



CURRENT CONDITIONS



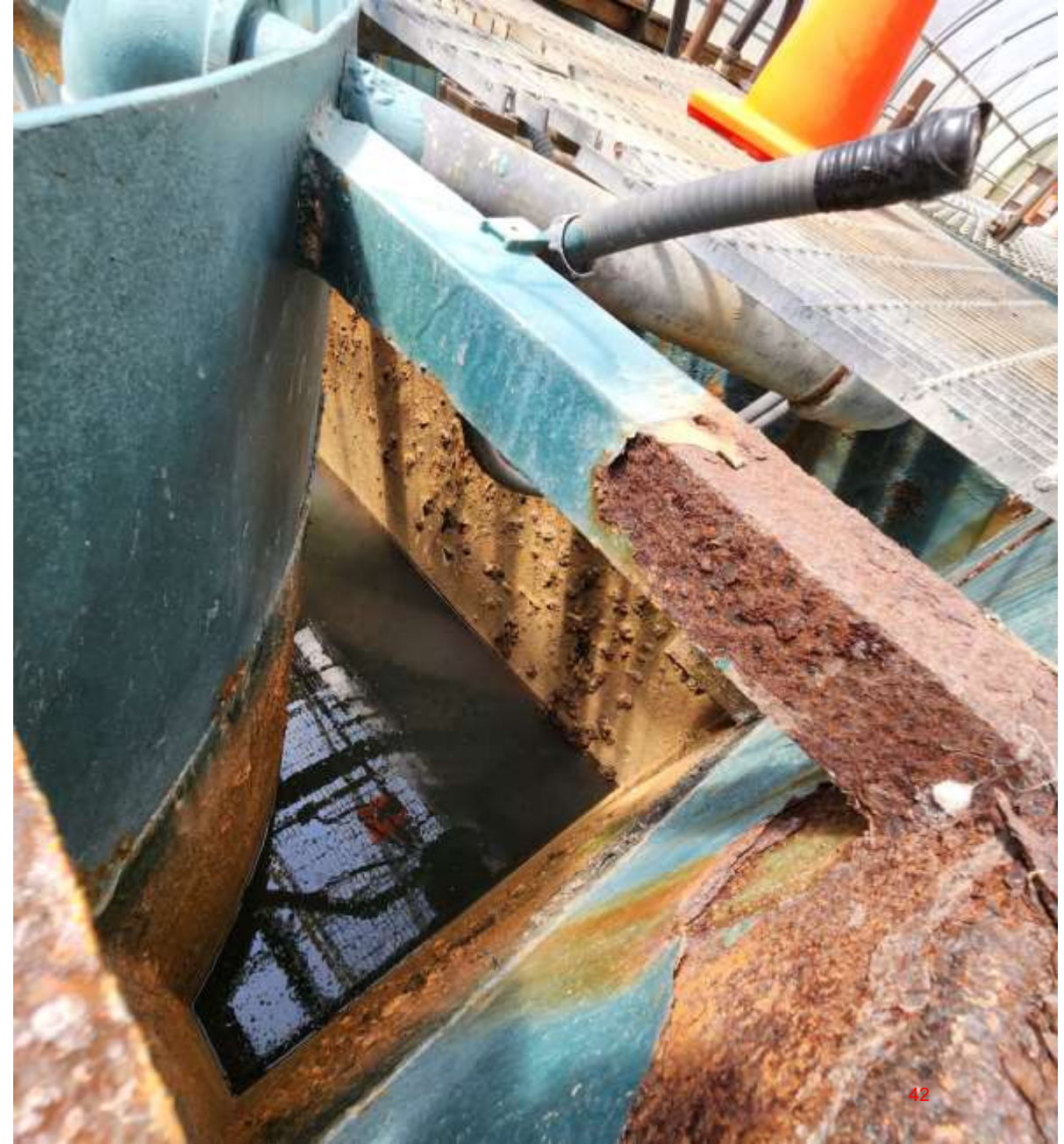
CURRENT CONDITIONS



Meeting packet for Select Board info mtg re Whittier Tech on Jan. 16, 2024



CURRENT CONDITIONS



How Was The Decision Made? Why?

How was the decision made to build a new school?

- MSBA required Whittier Tech to explore various building options throughout the MSBA Feasibility Module including:
 - Code Upgrade
 - Renovation/Addition
 - New Building

Through a comprehensive qualitative and quantitative analysis of multiple options, the Building Committee determined that constructing a **new facility would be the optimal and most cost-effective solution.**



*To access more
FAQ's on the
Project, please
visit the website*

Why was a new building chosen as the preferred option by the School Building Committee?

It was clear that a new facility would be the most cost effective solution.

- MSBA provides reimbursement for a new school.
 - A new building will allow the district to meet the vocational/technical needs of our CTE programs.
 - It will take approximate 3 years to complete with minimum impact on student learning.
- The significant code upgraded needed and ***required by law*** would be more expensive and there would ***NOT*** be any reimbursement by the state.
 - A code upgrade would not change the overall layout of the building
 - A code upgrade would take approximately 10 years to complete, have a large impact on student learning, and a large potential increase in costs.

The Design

AERIAL VIEW



MAIN ENTRY VIEW



LOWER ENTRY VIEW



CUSTOMER ENTRY VIEW







Maker Space



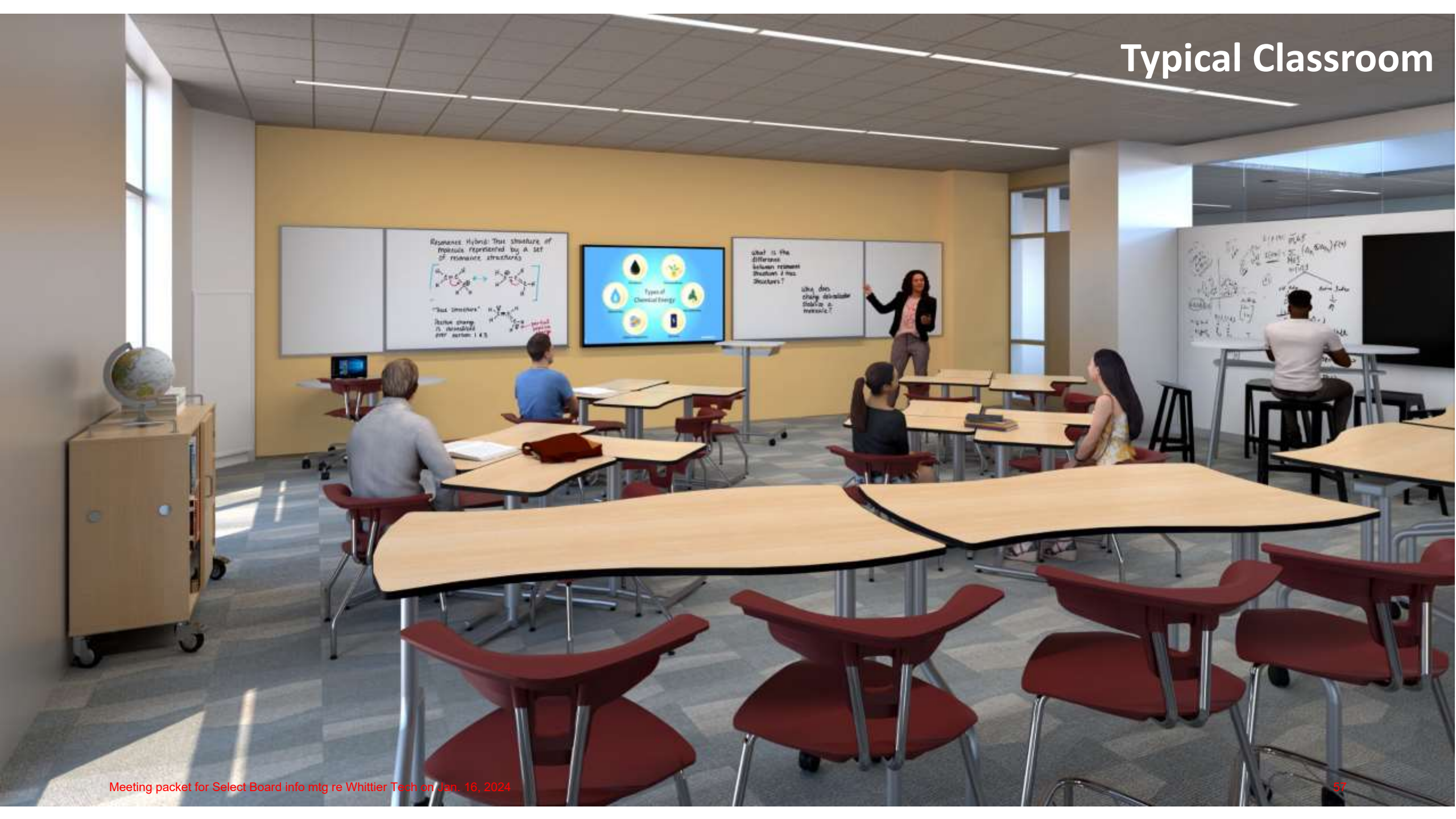




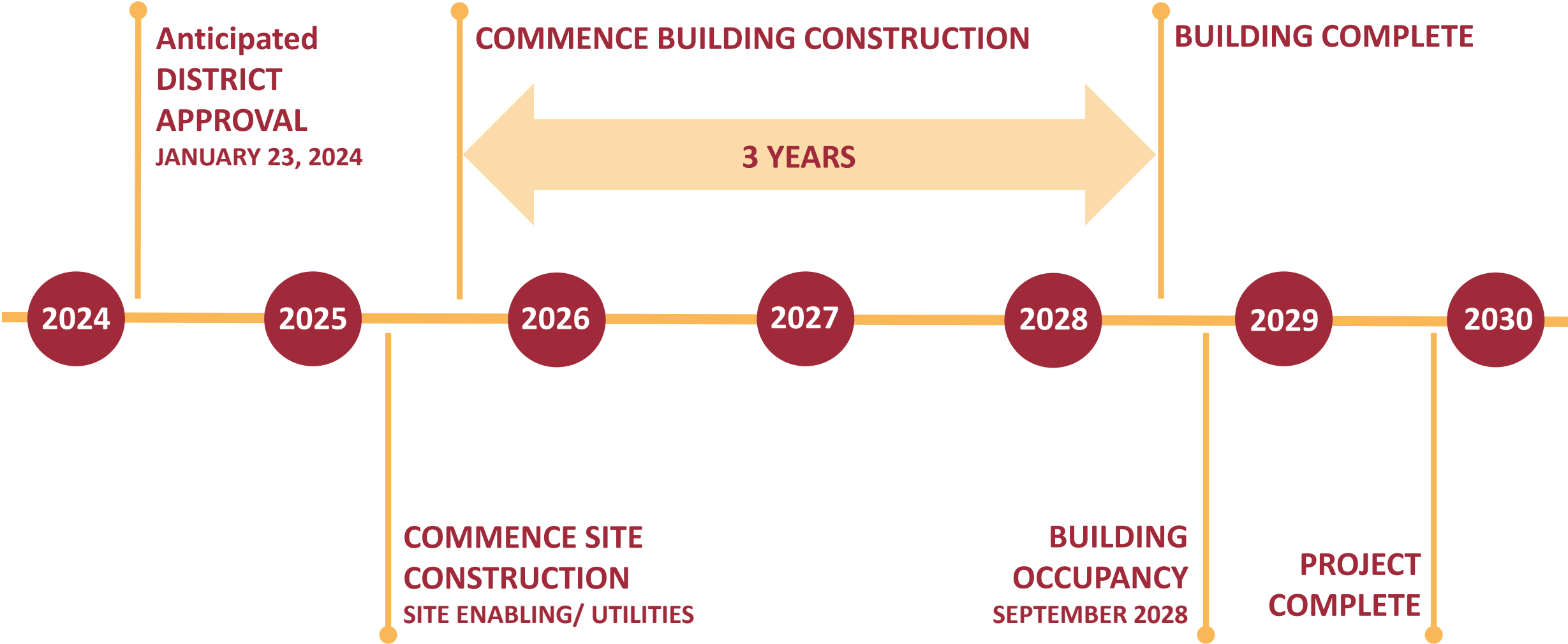
Neighborhood Breakout



Typical Classroom



PROJECT SCHEDULE SUMMARY



Project Budget & Tax Impact

Total Project Budget | MSBA – District Share

Total Project Cost	\$444.6 M **
Anticipated MSBA Grant	\$165.1 M **
Anticipated Federal Incentive & State Rebates	\$15.4 M **
Anticipated District Share	\$264.1 M **

Subject to change based on MSBA review of schematic design submission.

Based on MSBA anticipated grant adjustment, the District Share will be adjusted accordingly.

** All values are subject to change based on actual project expenditures and MSBA audit **

ANTICIPATED TAX IMPACT ANALYSIS

Town/ City	Estimated Debt Service	Annual Cost* per \$100,000 of Value	Average Home/ Property Assessed Value	Debt Service Timeline				
				2024	2025 - 2028 [4 years]	2029 - 2055 [27 years]	2056 - 2058 [3 years]	Average 2025 - 2058 [34-years]
Amesbury	\$50,252,050	\$45.94	\$520,000	\$0	\$142	\$270	\$84	\$239
Georgetown	\$35,901,617	\$58.17	\$600,000	\$0	\$208	\$395	\$123	\$349
Groveland	\$21,729,926	\$45.92	\$575,000	\$0	\$157	\$299	\$93	\$264
Haverhill	\$214,643,665	\$59.13	\$450,000	\$0	\$158	\$301	\$94	\$266
Ipswich	\$40,242,495	\$30.30	\$700,000	\$0	\$126	\$240	\$75	\$212
Merrimac	\$20,146,782	\$51.21	\$525,000	\$0	\$160	\$304	\$95	\$269
Newbury	\$17,159,237	\$22.76	\$750,000	\$0	\$102	\$193	\$60	\$171
Newburyport	\$59,521,102	\$28.62	\$825,000	\$0	\$140	\$267	\$83	\$236
Rowley	\$18,844,519	\$37.03	\$620,000	\$0	\$137	\$260	\$81	\$230
Salisbury	\$21,678,857	\$26.99	\$500,000	\$0	\$80	\$153	\$48	\$135
West Newbury	\$15,882,508	\$33.60	\$815,000	\$0	\$163	\$310	\$97	\$274

Tax Calculator Qualifications

- Based on a Project value of \$444.6M.
- Based on an anticipated District Share of \$264M. Value subject to change based on MSBA project approval, total project expenditures, and MSBA audit.
- Projected interest rate on notes; 4%. Interest rates are subject to change.
- Projected interest rate on bonds; 5%. Interest rates are subject to change.
- Total Districtwide school-aged student enrollment [current]: 20,208
- Values are based on communities implementing a debt exclusion. If a community can fund its share of the project within its levy limit, there would be no additional tax impact on the community's taxpayers. If a community decides to partially fund its share of the project within its levy limit, the tax impact on the community's taxpayers would be reduced accordingly.

Anticipated Districtwide Vote What If It Fails? Next Steps

ANTICIPATED DISTRICTWIDE VOTE

- MA General Law, Ch.71, Section 16(n) - District Elections
- January 23, 2024 from 11AM-7PM – District Wide
- Results are based on the aggregate total throughout the Whittier Tech District

Polling places within each community may vary from traditional locations; voters are encouraged to contact their town/city election office to confirm polling locations.

WHAT IF THE VOTE FAILS? | NEXT STEPS

The District WILL have to move forward with a Code Upgrade IMMEDIATELY.

Imminent Project	Estimated Value
Wastewater Treatment Plant	\$ 11,700,000
Sprinkler Suppression System	\$ 12,100,000
Access Road	\$ 11,400,000

Whittier Tech’s Building is worth approximately 34 million dollars
Once these code upgrades are completed the district will meet the 30% threshold of cost that would trigger a full ADA code and compliance upgrade required by law. (CMR 521)

Examples of Other Required Code & Imminent Upgrades

- Wastewater Treatment Plant & associated infrastructure
- Secondary access road [Haverhill AHJ]
- Implementation of a fully sprinklered facility [Haverhill AHJ]
- Full ADA accessibility [building & site]
- Code compliant elevator
- Mechanical & plumbing replacements beyond useful life
- Electrical replacement beyond useful life
- Civil utilities to support building upgrades
- Envelope upgrades [including new roof & window replacement]
- Structural modifications to support MEP replacements
- Various interior work as result of above upgrades
- Selective demolition/abatement related to the above upgrades

Two Options ONLY/Code Compliancy Upgrade or New School

Order Of Magnitude Costs Comparison | Code vs. New School

	Code Compliancy Upgrades	New School
Project Duration in years	10 +	3 - 4*
Anticipated Project Cost [in millions]	\$364	\$445
Anticipated State Reimbursement [in millions]	\$0	\$181
Anticipated District Share	\$364	\$264

← Subject to change based on MSBA review of schematic design submission.

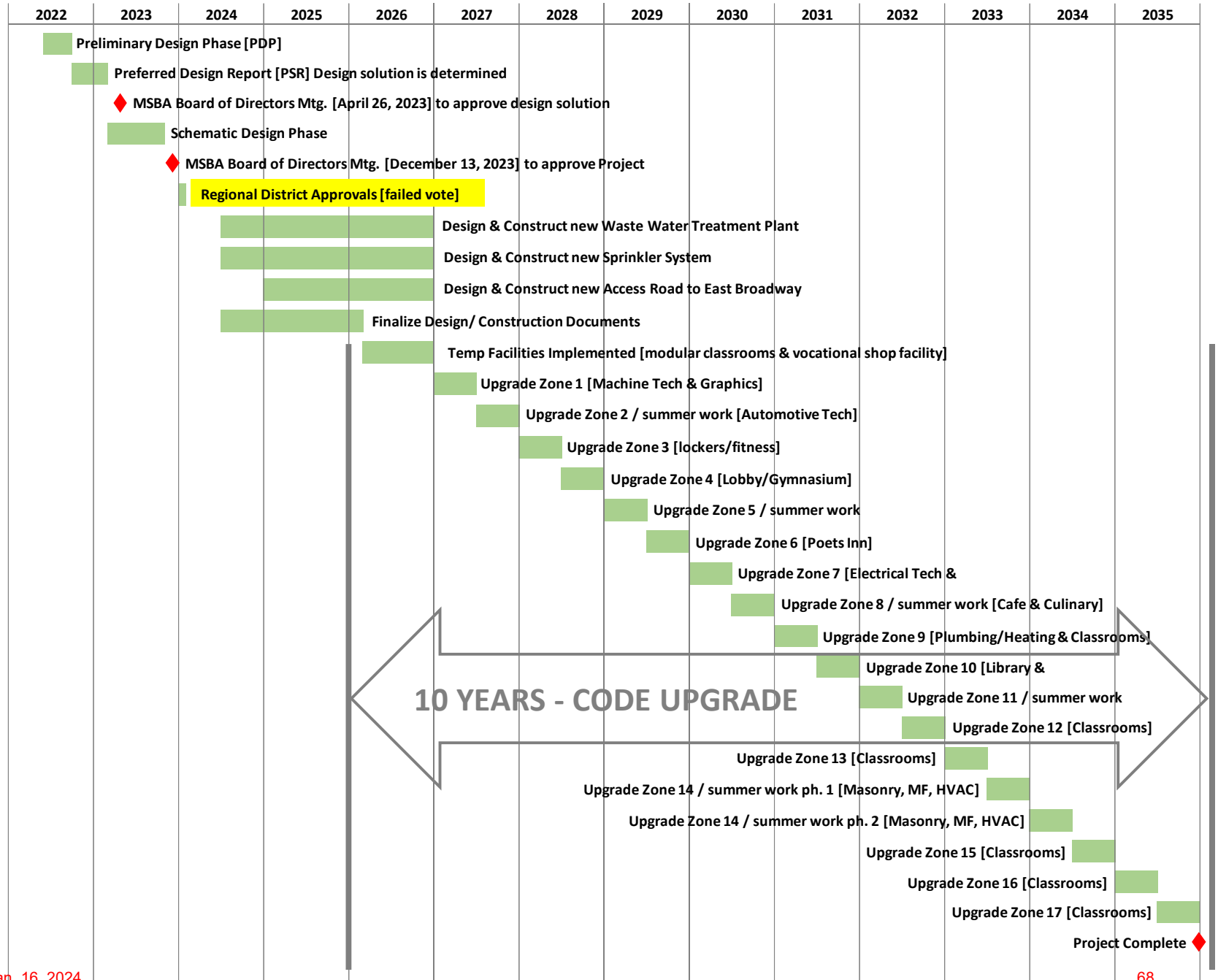
* 3 years for building construction; additional year for site restoration.

PROJECT FAILED VOTE - CODE UPGRADE COST AND DURATION

Project	Soft Costs	Hard Costs	Project Total	Project duration	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
New Waste Water Treatment Plant	\$3.70	\$8.00	\$11.70	3 YEARS	\$1.00	\$5.35	\$5.35									
New Sprinkler System	\$2.40	\$9.70	\$12.10	3 YEARS	\$0.75	\$5.68	\$5.68									
New Access Road	\$2.10	\$9.30	\$11.40	4 YEARS		\$0.75	\$10.65									
Campus Wide Code Upgrade	\$64.19	\$264.86	\$329.05	10 YEARS		\$10.00	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.58	\$31.58
			\$364		\$1.75	\$21.78	\$53.64	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.58	\$31.58

CODE UPGRADE, FAILED VOTE

CONCEPTUAL SCHEDULE



Community Outreach

What Started it All

- In 2016 when the MSBA accepted SOI, WT went to each town/city to share this project was coming and request for stabilization accounts to be former
- December 2019 - [MSBA Invites Whittier Regional High School into Eligibility Period](#)
- January 2020 - [New or Renovated Whittier Tech on the Way After School Building Authority Deems it Eligible](#)

[School Building Committee Meetings](#)

29 meetings to date as of 10/18/23

[Community Forum & Advisory Board](#)

1. Community Forum #1 - 10/6/22
2. Advisory Board Fall Meeting - 10/27/22
3. Community Forum #2 - 2/16/23
4. Advisory Board Spring Dinner - 4/6/23
5. Community Forum #3 - 10/5/23
6. Advisory Board Fall Meeting - 10/17/23
7. Building Project Presentation at Open House - 11/5/23
8. Building Project Presentation at Parent's Night - 11/16/23



Wildcat Wire Newsletters

- [May 2023](#)
- [June 2023](#)
- [July 2023](#)
- [August 2023](#)
- [September 2023](#)
- [October 2023](#)

Building Project Social Media Posts

1. 9/19/22 - [Come Join Us for a Community Forum on 10.6](#)
2. 10/6/22 - [Reminder about 10.6 Community Forum](#)
3. 11/4/22 - [Open House Reminder](#)
4. 11/6/22 - [Open House Day!](#)
5. 11/8/22 - [Open House Recap](#)
6. 2/13/23 - [Local Legislation Visits WT](#)
7. 2/14/23 - [WT Invites Public to Community Forum for Project](#)
8. 2/17/23 - [Legislators Tour Whittier - Press Release](#)
9. 2/22/23 - [Whittier Tech Building Committee Approves Proposal](#)
10. 4/26/23 - [MSBA Approves New Building](#)
11. 10/2/23 - [Meet the Teacher & Community Forum on Project](#)
12. 10/2/23 - [Building Project Road Show](#)
13. 10/4/23 - [Alumni Events](#)
14. 10/05/23 - [Building Project Community Forum TONIGHT](#)
15. 10/17/23 - [Alumni Mixer @ Mission Oak Grill](#)
16. 10/24/23 - [Alumni Mixer Reminder](#)
17. 10/31/23 - [Open House Preview - DVC Photoshoots](#)
18. 11/01/23 - [Open House Preview - Vocational Photos](#)
19. 11/02/23 - [Open House Preview - Student Photos](#)
20. 11/03/23 - [Consigli Video Shared on Social Media](#)
21. 11/03/23 - [Open House Preview - SetUp Sneak Peek](#)
22. 11/04/23 - [Open House Preview - Academic Video](#)
23. 11/05/23 - [Open House is Today](#)
24. 11/05/23 - [Open House Recap](#)
25. 11/08/23 - [Community Forum on 11/16/23](#)

(Facebook, X, Instagram, Threads, & Stories on FB/IG)

Since July 2022, there has been over 510 different topics in general posted on WT social media

Press Releases

1. 9/19/22 - [Story for Community Forum re: new building](#)
2. 10/13/22 - [Open House Press Release](#)
3. 11/8/22 - [Open House Recap](#)
4. 12/21/22 - [Whittier Named Distinguished School](#)
5. 2/14/23 - [WT Athletic Hall of Fame](#)
6. 2/14/23 - [WT Invites Public to Community Forum for Project](#)
7. 2/17/23 - [Legislators Tour Whittier](#)
8. 2/22/23 - [WT Building Committee Approves Proposal](#)
9. 4/26/23 - [Preferred Design for New WT Approved by MSBA](#)
10. 6/30/23 - [WT Announces Inaugural Class of Athletic HOF](#)
11. 9/20/23 - [Whittier Tech Celebrates 50th Year with HOF](#)
12. 10/2/23 - [Building Project Road Show](#)
13. 10/17/23 - [WT's 50th Celebration & HOF](#)
14. 10/18/23 - [Alumni Events](#)
15. 10/20/23 - [Open House Press Release](#)
16. 10/25/23 - [Summer 2024 CTI Grant](#)

Additional Dates

- Over 11 City/Town Selectmen Meetings between September-December 2023
- Whittier Tech Current Building Tour - Saturday, January 13, 2024



For up-to-date information, check out <https://buildingthefutureofwhittier.org>

Alumni Spotlight



Our Whittier Tech Alumni are all over the community contributing in all different ways.

They take their skills and run with them in:

- College
- Employment
- Business
- Ownership
- Armed Forces

Many alumni report that their **true foundation** started here at Whittier Tech.

West Newbury Whittier Alumni Spotlight

- Sean Thibodeau
- 2015 Graduate
- Advanced Manufacturing
- Fairview Machine Company
- “I’ve been at Fairview for 8 years and I have grown so much professionally over my time there - I am thankful for what I learned at Whittier in Machine Tech - that’s how I got the job.”





WHITTIER TECH NEVER SLEEPS ENDLESS PROGRAM OPPORTUNITIES

- Robust Evening Education Programs (Professional Development & Personal Enrichment)
- FREE Summer Career Training Programs (Career Technical Initiative, CTI)
- CVTE Program - High School Senior Exploratory Program

District Wide Vote on January 23, 2024

[Learn More](#)

115 AMESBURY LINE ROAD, HAVERHILL MA 01830



WHITTIER BUILDING PROJECT

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[BUILDING COMMITTEE](#)

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[NEWS](#)

[UPCOMING EVENTS](#)

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SCAN ME

For more information on the Project, please visit the website

Maeve Dubiel '16
High School Alumni

"Whittier provided me with the proper tools and skills to be successful in my career today. Whittier helped me build confidence and encouraged me to expand on my professional and academic development."

THANK YOU

Anticipated Districtwide Vote

January 23, 2024

11 AM to 7 PM

***Please check with your local City/Town Election Office
to confirm polling locations.***



Select Dates re Whittier Tech (“WT”), extracted from Town Manager Calendar/Correspondences

- March 4, 2019: WT Superintendent, Bus. Mgr. attended Select Board mtg re FY20 budget
- March 28, 2019: Breakfast meeting at WT, re FY20 budget
[NOTE: No regional WT budget mtgs held in spring 2020 or 2021 due to COVID-19]
- March 12, 2021: Email from WT Bus. Mgr. to Town Mgr. RE: FY22 Assessments and Update on funding for MSBA Feasibility study¹
- April 11, 2022: Breakfast meeting at WT, re FY23 budget
- April 13, 2022: WT Regional Agreement received via email (and also emailed to Merrimac, Groveland and Amesbury), following request at 4/11/22 mtg. On the same date, I forwarded Regional Agreement to Town finance/administration personnel with note “At the mtg at Whittier on Monday it became known that basically none of the towns’ current staff had the regional agreement on file... so now we do! Please file attached if/as appropriate, and I’ll add to my Whittier files as well. Thanks” [NOTE: Since that time, a copy of the WT Reg. Agreement was later found on a shared “Selectmen” server, added – based on server info – on 5/14/15.]
- Aug. 8, 2022: Email from WT Bus. Mgr. to Town Mgr. “As you are aware, Whittier Tech is in the feasibility stage of our building project. One of the requirements is that we need to provide information about capital projects that are currently in process in our member communities. As such, I am hoping you might already have a list of your current long term capital projects that you would be willing to share with me.” (Reply sent on Aug. 10th).
- Nov. 18, 2022: Lunch meeting at WT re MSBA project. (Slide deck incl. in SB Jan 16 mtg docs).
- Nov. 21, 2022: WN Select Board agenda included “Update on recent meeting at Whittier Tech regarding proposed school building project with MSBA”
- Jan. 9, 2023: WN Select Board agenda included “Request for consent for KP Law to represent Whittier Tech, and for determination that no conflict of interest arises from dual representation of Whittier Tech and the Town of West Newbury”
- March 13, 2023: WN Select Board agenda included “Presentation of proposed FY24 Whittier Tech budget, and discussion of proposed MSBA construction project (for potential Town Meeting consideration in Spring 2024)”
- April 3, 2023: Breakfast meeting at WT, re FY24 budget
- July 14, 2023: First email received from group email list “Whittier Tech Building Committee” – “The Wildcat Wire” (marked as Volume 1, Issue 3)
- Aug 22, 2023: Email from Town Mgr to WT RE: “Checking in re Whittier MSBA project”
- Aug 23, 2023: Email from WT to Town Mgr RE: “WT Building Project”
- Oct. 5, 2023: Email from WT Bus. Mgr. to Town Mgr. with updated estimated cost numbers for MSBA project.
- Oct. 6, 2023: Email from Town Mgr. to Financial Advisors (Hilltop Securities) to provide notice of potential change in WT assessment due to MSBA project (first such notice to Hilltop).
- Nov. 3, 2023: Email from WT Bus. Mgr. to Town Mgr. with updated estimated cost numbers for MSBA project.
- *[NOTE: Many Whittier-related correspondence from Oct. 2023 to present]*

Source: Angus Jennings, Town Manager, 1/14/24

¹ Based on review of emails from Bus. Mgr. Kara Kosmes to Town Mgr. from July 2, 2018 forward, this email included the first mention of the MSBA project. Email with attachments incl. in 9/16/24 SB mtg materials.

Town Manager

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>
Sent: Friday, March 12, 2021 2:57 PM
To: Chuck Benevento; Anthony Marino; Tracy Blais; Angel A. Wills; Mike Farrell; Debbie Eagan; Ethan Manning; Carol McLeod; Town Manager; Neil Harrington; kpaicos@grovelandma.com
Cc: Maureen Lynch
Subject: FY22 Assessments and Update on funding for MSBA Feasibility study
Attachments: E.1 total assessments.pdf; SC minutes 2-10-21 MSBA feasb vote excerpt.pdf

Follow Up Flag: Flag for follow up
Flag Status: Completed

Good afternoon everyone:

I hope you are all doing well! I wanted to update you on the status of our FY22 budget as well as our MSBA project.

On Wed March 10 the SC approved Whittier's FY22 budget. While the final approval will not happen until April 14 after the Public Hearing, it is unlikely that there will be any changes.

The total increase to our budget was 2.42%

Attached please find the FY22 assessment sheet, which shows the breakdown by community.

I also wanted to let each of you know that on February 10, the School Committee approved an appropriation of \$1,800,000 into the District's Capital Projects fund to cover the cost of the MSBA feasibility study. We have submitted all of the required eligibility phase paperwork and it is expected that we will be approved to move to the feasibility phase very soon.

Whittier did not need to borrow funds to cover this cost, nor did we need to request additional funds from our member communities.

Instead, we transferred \$1,105,000 from the District's Stabilization account and \$695,000 from the District's FY21 Capital Outlay account. We were able to utilize all of the \$695,000 FY21 Capital Outlay account for this purpose since the cost of phase 3 of our athletic field project (the track), was much lower than anticipated and was able to instead be covered through savings in our athletics operating budget. I have attached an excerpt from the February SC minutes (that were approved this past Wednesday evening) which details the SC votes taken to fund the study.

The Superintendent and I are fully aware of the many financial (and other) challenges that our member communities are facing during these unusual times and we greatly appreciate all of the support you have given to Whittier over the years

Please feel free to call (978-373-4101 x 269) or email me if you have any questions.

Have a wonderful weekend.

Kara

Please visit us at <https://whittiertech.org>

Town Manager

From: Whittier Tech Building Committee <clerk@whittiertech.org>
Sent: Friday, July 14, 2023 12:14 PM
To: Town Manager
Subject: Whittier Tech Newsletter - July 2023

[View this email in your browser](#)

JULY 2023

VOLUME 1 ~ ISSUE 3



THE WILDCAT WIRE

The official newsletter of Whittier Tech



IN THIS ISSUE

WILDCATS IN THE
COMMUNITY

ALUMNI
SPOTLIGHT

THE FUTURE OF
WHITTIER TECH
UPDATES

[Click here to check out the WT Building
Project website!](#)

Wildcats in the Community

Clean Sweep at SkillsUSA National Competition

We are proud to showcase the Whittier Tech delegation that traveled to Atlanta, Georgia last month to compete in the SkillsUSA National Competition.

Electronics Technology (GOLD medal winner)

- **Nathaniel Shramko**, Junior, Groveland

Career Pathways Showcase - Design and Visual Communication (GOLD medal winners)

- **Royel Almonte**, Senior, Haverhill
- **Amely Hussein**, Senior, Haverhill
- **Caden Roberge**, Junior, Amesbury

Career Pathways Showcase Business, Management, & Technology (GOLD medal winners)

- **Owen Brannelly**, Junior, Amesbury
- **Gabriella Ortiz**, Junior, Haverhill
- **Katharine Rocco**, Junior, Newburyport

Other WT students who attended

- **Natalie Delano**, Sophomore, Haverhill - was a National Voting Delegate and is also a MA State Officer Elect
- **Adrian Angeloni**, Freshman, Rowley - was a National Voting Delegate
- **Kaitlyn Leary**, Freshman, Haverhill - was a National Voting Delegate
- **Jaidyn Craig**, Senior, Haverhill - attended as the outgoing MA SkillsUSA President





Alumni Spotlight

Jason Giampa

Sr. Logistics Manager at Suffolk Construction

WT Class of 1989

Drafting



I was born and raised in Haverhill. I played football and baseball at the Tech all four years. Currently I live in Tewksbury and am married to my awesome wife Michelle for 13 years. We have 3 kids ages 26, 11 and 9. These days you will find me coaching my kids or cheering them on at various sports.

When I was a kid, I was always interested in drawing and Architecture, and I knew the Tech had drafting so it was an easy decision. As a freshman my favorite class was drafting with Mr. Kelly. I also took Machine Shop, Auto Repair and Carpentry during my freshman year. With drafting as my major, I was able to participate in a co-op working in Methuen at Yankee Engineering as a Rod man and Draftsman. It was in this position that I first learned civil engineering and how to be a surveyor out in the field.

After graduation I continued to work at Yankee Engineering doing civil drawings and land surveying. A few years later, I was hired at the town of Methuen in the engineering department where I learned drainage and sewer calcs and drafting on sepiamylar. I then started my construction career at William Berry drawing as-builts and site logistics. As part of the Suffolk acquisition of Berry, I began working on national, high-profile projects including the Encore Casino, Parcel 12, The Waldorf Astoria in NYC and the World Trade Center in Boston. For continuing education, I took night classes at the Tech in AutoCAD.

I learned the basics of how to use a pencil, line weights and free hand lettering. The Tech provided me with all the drafting table skills I needed to successfully pursue jobs with Yankee Engineering and the Town of Methuen. At Suffolk, my team plays a critical role in planning the construction process virtually from start to finish by laying out fence lines and equipment locations before any boots touch the ground, ensuring that jobs can move as safely and efficiently as possible. My vocational education background provided a strong foundation for me to grow into this career, continue my learning, and fuel my passion for construction logistics.

Job sites have almost every trade, AutoCAD, drafting, plumbing, HVAC, electrical, carpentry and masonry. The Tech can provide a head start on these in demand jobs. With an aging construction workforce and ongoing labor shortage, the industry is now more than ever in need of passionate, motivated and logistics-minded young professionals. Suffolk is continually investing in young minds through its Career Start rotational program, and vocational education is a fantastic springboard into this opportunity and others that set students and graduates on the path to success.

Do you believe vocational education is worth investing in? Absolutely! It provides the benefit of a 3-year head start in the industry. Companies like Suffolk are looking to the Tech for driven young professionals who will shape the future workforce of construction and other industries.

The Future of Whittier Tech Updates Schematic Design for New Whittier Tech is Underway!

Superintendent Maureen Lynch and the Whittier Tech School Committee are delighted to announce that the Massachusetts School Building Authority (MSBA) has approved the preferred design for a new school building. The project is now well underway in the schematic design phase.

Since January 2022, the Building Committee has been convening to explore various building options, including code upgrades, renovation/addition, as well as new construction. Through a comprehensive qualitative and quantitative analysis of multiple options, it was determined that constructing a new facility would be the optimal and most cost-effective solution.

With the MSBA's approval of the preferred option, the design of the new Whittier Tech School will continue throughout the summer. Working closely with the MSBA, the next step involves a robust and detailed schematic design process that builds upon the approved preferred option.

The approved preferred option is a three-story, W-shaped building located on the current Whittier campus. The first two floors will house vocational, specialty, support, and community programs, while academic classes will be situated on the third floor. Additionally, the project will include the replacement of athletic fields displaced by the new facility, while the current stadium will remain unaffected.

Over the upcoming months, the schematic design, led by JCJ Architecture as the designer, will further refine and finalize various design aspects for pricing purposes. These include

educational programming, floor plan, massing, exterior facades, interiors, finishes, mechanical systems, technology, equipment, athletic fields, and site improvements.

The schematic design and estimation phase is scheduled to conclude in September 2023. Consigli was recently awarded the CM services for the Project and will be instrumental in preparing the estimate for the project in conjunction with the designer's estimator. At the completion of the estimate, JCJ Architecture and LeftField as the Owners Project Manager, will submit a **detailed schematic design package to the MSBA in October 2023**. The final state approval from the MSBA is expected in December 2023.

By November 2023, the project's final projected costs and reimbursement will be determined. The District plans to seek community approval of the proposed project during the winter/spring of 2023-2024. This process will involve several public forums, allowing the community to offer feedback and ask questions. Once all necessary approvals are obtained, construction is set to commence in spring 2025, with occupancy scheduled for September 2028.

Whittier Tech has collaborated with the MSBA since 2016 to develop a vision and explore options for a new school project. The existing facility, opened in 1973, currently serves 1,200+ students and offers education in 23 pathways within the fields of Arts and Communication, Construction, Manufacturing, Service, Technology, and Transportation. However, the current building faces numerous costly maintenance and structural challenges, as well as required code upgrades. It is no longer equipped to provide a 21st-century career technical education and adequately prepare students for success after graduation.

The MSBA partners with school districts and communities to support the design and construction of educationally appropriate, flexible, sustainable, and cost-effective public school facilities.

The District anticipates conducting a public forum in mid-September.

Be sure to stay on top of any and all Whittier Tech updates by following our social media pages listed in this newsletter, as well as checking for updates on our Whittier Tech Building Project website at <https://www.buildingthefutureofwhittier.org/>.



WT Building Project Committee Members

- Tammy D'Entremont, Comptroller
 Beverly DeSalvo, Retired Vocational School Administrator
 Richard P. Early, Jr, School Committee (Haverhill)
 Adam Gagne, Assistant Principal
 Robert Hardy, Plant Facilities Manager
 Garry James, School Committee Chair (Ipswich)
 Kara Kosmes, Business Manager
 Charles Labella, Former School Committee (Amesbury)
 Chris Laganas, Principal
 Patricia Lowell, Retired Director of Pupil Personnel
 Maureen Lynch, Superintendent
 Carol McLeod, Merrimac Town Manager
 Paul Moskevitz, Vocational Coordinator
 Brett Murphy, School Committee (Newburyport)
 Lisa O'Connor, School Committee (Groveland)
 Scott Robertson, CAD Instructor





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Whittier Regional Vocational Technical High School
115 Amesbury Line Road
Haverhill, MA 01830
(978)-373-4101

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Town Manager

From: Town Manager
Sent: Tuesday, August 22, 2023 5:14 PM
To: Kara Kosmes; Maureen Lynch
Subject: Checking in re Whittier MSBA project

Hi,

Hope you both are well and gearing up for the school year!

At last night's Select Board mtg our Town Clerk provided an update from the recent Town Clerks' mtg re the timing/logistics of a January 2024 special election.

The Board (incl. our newest member who was elected in May) asked for a broader update re the project, incl. what West Newbury's share of the total cost was expected to be. I didn't have that info handy (and the info I have, from our mtg last spring, may be outdated), but I said I'd look into it and report back.

Please send me the latest, incl. (if known) the breakdown of est. per-town costs for the MSBA project. It may be helpful to convene another mtg of Whittier Mayors/Town Managers/Town Administrators so everyone gets the latest info.

Thanks very much!

Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

Town Manager

From: Maureen Lynch <mlynch@whittier.tec.ma.us>
Sent: Wednesday, August 23, 2023 10:23 AM
To: Rebecca Oldham; opacheco@georgetownma.gov; debbie@townofrowley.org; Town Manager; Neil Harrington; ksnow@salisburyma.gov; batistam@amesburyma.gov; aperkins@cityofhaverhill.com; administrator@townofnewbury.org; Carol McLeod - Finance; Stephen Crane; sarahj@ipswich.gov; emanning@cityofnewburyport.com; Mayor Gove; Mayor; Sean Reardon
Subject: Whittier Building Update

Good Morning,

I just wanted to give you a quick update on the building project. We met with all the city clerks on August 9th to set up a District Wide Election for the Whittier Tech Building Project. We know the City Clerks have a presidential primary this fall and we wanted to make sure they had ample time for the Whittier Election.

The District has 120 days to get community approval of the project once MSBA has accepted the Schematic Design. We know the timing may not be ideal, but we have to meet this prescribed timeline.

We anticipate the Schematic Design Phase of the project to be completed by the end of September. At that point, we will be able to share all of the details regarding the project including anticipated costs to each community.

We are more than happy to visit each one of our 11 communities to do a presentation. We are having a community wide forum on October 5th at Whittier Tech.

Also, we are sending out monthly "Whittier Wire" updates that include building project information. Please let me know if you are not receiving this newsletter

We will have a "new" Building Project Website available next week to further provide information to our community.

As always, please feel free to reach out with any concerns you or any member of your community may have regarding Whittier Tech.

Maureen

Maureen Lynch
Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830

(978) 373-4101 ext. 225



Town Manager

From: Maureen Lynch <mlynch@whittier.tec.ma.us>
Sent: Wednesday, August 23, 2023 12:17 PM
To: Town Manager
Subject: Re: Checking in re Whittier MSBA project

Hi Angus,

I just sent an email explaining that I will not have the cost breakdowns until the end of September when the Schematic Design is complete.

Once I receive that I would love to set up a meeting with your finance and selectman boards.

Could we set something up for October/November?

Maureen

Maureen Lynch
Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830

(978) 373-4101 ext. 225



On Tue, Aug 22, 2023 at 5:14 PM Town Manager <townmanager@wnewbury.org> wrote:

Hi,

Hope you both are well and gearing up for the school year!

At last night's Select Board mtg our Town Clerk provided an update from the recent Town Clerks' mtg re the timing/logistics of a January 2024 special election.

The Board (incl. our newest member who was elected in May) asked for a broader update re the project, incl. what West Newbury's share of the total cost was expected to be. I didn't have that info handy (and the info I have, from our mtg last spring, may be outdated), but I said I'd look into it and report back.

Town Manager

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>
Sent: Thursday, August 24, 2023 9:02 AM
To: Town Manager
Subject: Re: Checking in re Whittier MSBA project

Angus

I believe Maureen sent an email to all of you yesterday with some updates. We are about three weeks away from knowing the cost of the project and once we have that information, we will be arranging meetings with all of you to discuss the project, its financial impact to each community and the January vote.

Kara

On Tue, Aug 22, 2023 at 5:14 PM Town Manager <townmanager@wnewbury.org> wrote:

Hi,

Hope you both are well and gearing up for the school year!

At last night's Select Board mtg our Town Clerk provided an update from the recent Town Clerks' mtg re the timing/logistics of a January 2024 special election.

The Board (incl. our newest member who was elected in May) asked for a broader update re the project, incl. what West Newbury's share of the total cost was expected to be. I didn't have that info handy (and the info I have, from our mtg last spring, may be outdated), but I said I'd look into it and report back.

Please send me the latest, incl. (if known) the breakdown of est. per-town costs for the MSBA project. It may be helpful to convene another mtg of Whittier Mayors/Town Managers/Town Administrators so everyone gets the latest info.

Thanks very much!

Angus

Angus Jennings, Town Manager

Town of West Newbury

Town Office Building

381 Main Street

Town Manager

From: Maureen Lynch <mlynch@whittier.tec.ma.us>
Sent: Thursday, October 5, 2023 11:17 AM
To: Town Manager
Cc: Kara Kosmes; Chip O'Connor
Subject: WT Building Project
Attachments: West Newbury.pdf

Good Morning Angus,

I hope you are well.

We just received the final numbers for the building project this morning and I wanted to share them as soon as possible.

If you have any questions and/or concerns, feel free to contact me or Kara Kosmes the Business Manager.

Maureen

Maureen Lynch

**Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830**

(978) 373-4101 ext. 225



Please visit us at <https://whittiertech.org>

Town Manager

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>
Sent: Thursday, October 5, 2023 3:02 PM
To: Maureen Lynch
Cc: Town Manager; Chip O'Connor
Subject: Re: WT Building Project
Attachments: West Newbury.pdf; West Newbury Debt Service.pdf

Hi Angus

The original document had a -0- in estimated debt service. Attached is a corrected copy as well as a debt service breakdown by year.

Kara

On Thu, Oct 5, 2023 at 11:17 AM Maureen Lynch <mlynch@whittier.tec.ma.us> wrote:

Good Morning Angus,

I hope you are well.

We just received the final numbers for the building project this morning and I wanted to share them as soon as possible.

If you have any questions and/or concerns, feel free to contact me or Kara Kosmes the Business Manager.

Maureen

Maureen Lynch

**Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830**

(978) 373-4101 ext. 225



Please visit us at <https://whittiertech.org>

Town/ City	Estimated Debt Service	Annual Cost* per \$100,000 of Value	Average Home/ Property Assessed Value	Debt Service Timeline				
				2024	2025 - 2028 [4 years]	2029 - 2055 [27 years]	2056 - 2058 [3 years]	Average 2025 - 2058 [34-years]
West Newbury	\$17,958,457	\$37.99	\$815,000	\$0	\$163	\$350	\$137	\$310

Whittier Regional Vocational Technical School District
 Town of West Newbury
 Estimated Pro Rata Share of Debt Service and Residential Tax Impact

FY2023 Total Assessed			Tax Rates		FY2023 Levy	
Value	\$1,390,443,291	100%			\$15,336,589	100%
Residential	\$1,353,610,071	97%	\$11.03		\$14,930,319	97%
Commercial/Industrial	\$36,833,220	3%	\$11.03		\$406,270	3%

Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value
2024	\$0	\$0.00	\$0.00
2025	\$18,468	\$0.01	\$1.33
2026	\$310,723	\$0.22	\$22.35
2027	\$310,962	\$0.22	\$22.36
2028	\$471,063	\$0.34	\$33.88
2029	\$598,664	\$0.43	\$43.06
2030	\$606,497	\$0.44	\$43.62
2031	\$606,497	\$0.44	\$43.62
2032	\$598,492	\$0.43	\$43.04
2033	\$598,461	\$0.43	\$43.04
2034	\$598,607	\$0.43	\$43.05
2035	\$598,592	\$0.43	\$43.05
2036	\$598,400	\$0.43	\$43.04
2037	\$598,476	\$0.43	\$43.04
2038	\$598,323	\$0.43	\$43.03
2039	\$598,538	\$0.43	\$43.05
2040	\$598,307	\$0.43	\$43.03
2041	\$598,392	\$0.43	\$43.04
2042	\$598,438	\$0.43	\$43.04
2043	\$598,569	\$0.43	\$43.05
2044	\$598,438	\$0.43	\$43.04
2045	\$598,484	\$0.43	\$43.04
2046	\$598,507	\$0.43	\$43.04
2047	\$598,315	\$0.43	\$43.03
2048	\$598,492	\$0.43	\$43.04
2049	\$598,515	\$0.43	\$43.04
2050	\$598,346	\$0.43	\$43.03
2051	\$598,561	\$0.43	\$43.05
2052	\$598,630	\$0.43	\$43.05
2053	\$598,353	\$0.43	\$43.03
2054	\$598,461	\$0.43	\$43.04
2055	\$568,097	\$0.41	\$40.86
2056	\$287,723	\$0.21	\$20.69
2057	\$287,569	\$0.21	\$20.68
2058	\$127,498	\$0.09	\$9.17
Total	\$17,958,457		

Town Manager

From: Abby Jeffers (HTS) <abby.jeffers@hilltopsecurities.com>
Sent: Friday, October 6, 2023 11:21 AM
To: Town Manager; Peter Frazier (HTS)
Cc: Town Treasurer; Town Accountant; Town Clerk; Selectboard
Subject: West Newbury RE: Whittier Tech MSBA project - West Newbury share of est. debt service

Thank you very much!

Abby Jeffers

Hilltop Securities Inc.
Senior Vice President | Investment Banker
54 Canal Street, Suite 320 | Boston, MA 02114
direct: 617.619.4404 | work mobile: 321.788.6464
abby.jeffers@hilltopsecurities.com | [HilltopSecurities.com](https://www.hilltopsecurities.com)

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From: Town Manager <townmanager@wnewbury.org>
Sent: Friday, October 6, 2023 10:15 AM
To: Peter Frazier (HTS) <peter.frazier@hilltopsecurities.com>; Abby Jeffers (HTS) <abby.jeffers@hilltopsecurities.com>
Cc: Town Treasurer <treasurer@wnewbury.org>; Town Accountant <townaccountant@wnewbury.org>; Town Clerk <townclerk@wnewbury.org>; Selectboard <selectboard@wnewbury.org>
Subject: Whittier Tech MSBA project - West Newbury share of est. debt service

EXTERNAL SENDER

Peter/Abby,

Whittier Tech is following the MSBA process for proposed construction of a new school. This has been in the works for a while (background [here](#)) but is coming to a head with an anticipated district-wide election to approve the funding (or not) on January on 23rd. Yesterday, we received West Newbury's estimated share of the debt and debt service. I'm forwarding this to you, as – depending on the outcome of the January election – we would then need to get this built into our Official Statement etc.

Thanks,
Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

Town Manager

From: Maureen Lynch <mlynch@whittier.tec.ma.us>
Sent: Tuesday, October 24, 2023 2:17 PM
To: Town Manager
Subject: Re: Meeting?

Yes...feel free to call me at 978-804-1535.

On Tue, Oct 24, 2023 at 2:14 PM Town Manager <townmanager@wnewbury.org> wrote:

Hi,
You're probably referring to the meeting convened by Mayors Gove and Reardon last week? I am out of the office this afternoon but would be happy to connect by phone later this week. My best times are tomorrow afternoon or anytime Friday.

Thanks,
Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
[\(978\) 363-1100 x111](tel:(978)363-1100x111)
townmanager@wnewbury.org

Sent from my mobile device

On Oct 24, 2023, at 12:58 PM, Maureen Lynch <mlynch@whittier.tec.ma.us> wrote:

Good Afternoon Angus

How are you?

I have become aware that there was a meeting with local officials about Whittier Tech's Building Project and yet no one from Whittier Tech was a part of the meeting or even invited. We truly understand the burden that a building project places on our communities. We have tried to be as upfront and proactive about the process so our communities could plan appropriately.

I would love to discuss your concerns and any other concerns that were brought up at the meeting. We have always wanted to partner with our communities and continue to want to work together.

The bottom line is that we absolutely must do something. It's important that your constituents know that a no vote will end up costing the town of West Newbury more money. It is my

responsibility to ensure that Whittier Tech's building will not fail and is safe for students and staff.

Please feel free to call me anytime. I respect the position you are in and I too want to do what is best for the town of West Newbury and Whittier Tech.

Maureen

Maureen Lynch
Superintendent
Whittier Tech
[115 Amesbury Line Road](https://www.whittiertech.org)
[Haverhill, MA 01830](https://www.whittiertech.org)

(978) 373-4101 ext. 225



Please visit us at <https://whittiertech.org>

--

Maureen Lynch
Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830

(978) 373-4101 ext. 225



Please visit us at <https://whittiertech.org>

Town Manager

From: Town Manager
Sent: Monday, October 30, 2023 2:48 PM
To: Wendy Reed; Rick Parker; Chris Wile
Cc: Town Clerk; Walsh, Jennifer
Subject: SAVE THE DATE: Meeting with Whittier Tech Superintendent now confirmed for Monday, Nov. 13th

Importance: High

Board,

We were able to revert to the initial date of **Monday, Nov. 13th** for the Board to host a presentation of the [Whittier MSBA project](#) by the Superintendent Maureen Lynch. (This had been discussed for 11/13, then for 12/4, but we're back to 11/13).

Please hold this evening on your calendars. At this time it is anticipated that this would be a special 1-topic Board meeting. Will work with Maureen and Wendy to fine-tune details, but for planning purposes please assume a 6pm start time, subject to confirmation soon.

We recently learned that the MSBA, last week, increased its commitment to the project by \$38M. We have not yet received (in writing) updated estimates of West Newbury's share of the anticipated debt service, but in a phone call with Maureen earlier today she advised that West Newbury's share would now be approx. \$15,882,508 with the avg. annual debt service payment (by the median value home) now est. at \$274/yr (from 2025-2058).

Thanks,
Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

Town Manager

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>
Sent: Friday, November 3, 2023 2:55 PM
To: Town Manager
Subject: Re: Revised Debt Service Info

You too!

On Fri, Nov 3, 2023 at 2:47 PM Town Manager <townmanager@wnewbury.org> wrote:

Got it, thanks! Once I browsed around the updated Excel file I could see all the new numbers tie together but thanks for confirming. Have a nice wknd -

Angus Jennings, Town Manager

Town of West Newbury

Town Office Building

381 Main Street

West Newbury, MA 01985

(978) 363-1100 x111

townmanager@wnewbury.org

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>
Sent: Friday, November 3, 2023 2:46 PM
To: Town Manager <townmanager@wnewbury.org>
Subject: Re: Revised Debt Service Info

Angus

I think I clicked on the wrong file for the debt service - oops.

See if this one looks better.

Kara

On Fri, Nov 3, 2023 at 2:01 PM Town Manager <townmanager@wnewbury.org> wrote:

Kara,

The Excel file you sent seems to reflect the updates but the PDF file attached to yesterday's email is unchanged from the earlier estimate we received (and both seem to be dated 10/5/23).

It looks (to me) like the "Debt Service Proration" tab of the Excel file has updated numbers, but I'd like to confirm I'm reading this correctly to ensure that the info my office circulates is the latest. Can you please confirm that the PDF file you emailed yesterday is outdated?

Thanks,

Angus

Angus Jennings, Town Manager

Town of West Newbury

Town Office Building

381 Main Street

West Newbury, MA 01985

(978) 363-1100 x111

townmanager@wnewbury.org

From: Kara Kosmes <kkosmes@whittier.tec.ma.us>

Sent: Thursday, November 2, 2023 3:06 PM

To: Town Manager <townmanager@wnewbury.org>

Subject: Revised Debt Service Info

Here is the updated information from Hilltop Securities which factors in the additional 38 million dollars in MSBA reimbursements.

Kara

Whittier Regional Vocational Technical School District
Town of West Newbury
Estimated Pro Rata Share of Debt Service and Residential Tax Impact

FY2023 Total Assessed		Tax Rates		FY2023 Levy	
Value	\$1,390,443,291	100%		\$15,336,589	100%
Residential	\$1,353,610,071	97%	\$11.03	\$14,930,319	97%
Commercial/Industrial	\$36,833,220	3%	\$11.03	\$406,270	3%

Fiscal Year	Estimated Debt Service	Residential Tax Rate Impact	Annual Cost per \$100,000 of Home Value
2024	\$0	\$0.00	\$0.00
2025	\$18,468	\$0.01	\$1.33
2026	\$310,723	\$0.22	\$22.35
2027	\$310,962	\$0.22	\$22.36
2028	\$471,063	\$0.34	\$33.88
2029	\$529,281	\$0.38	\$38.07
2030	\$539,287	\$0.39	\$38.79
2031	\$539,197	\$0.39	\$38.78
2032	\$529,106	\$0.38	\$38.05
2033	\$529,083	\$0.38	\$38.05
2034	\$529,283	\$0.38	\$38.07
2035	\$529,214	\$0.38	\$38.06
2036	\$529,022	\$0.38	\$38.05
2037	\$529,152	\$0.38	\$38.06
2038	\$529,106	\$0.38	\$38.05
2039	\$529,176	\$0.38	\$38.06
2040	\$529,022	\$0.38	\$38.05
2041	\$529,091	\$0.38	\$38.05
2042	\$529,191	\$0.38	\$38.06
2043	\$529,137	\$0.38	\$38.06
2044	\$529,214	\$0.38	\$38.06
2045	\$529,229	\$0.38	\$38.06
2046	\$529,152	\$0.38	\$38.06
2047	\$528,952	\$0.38	\$38.04
2048	\$529,214	\$0.38	\$38.06
2049	\$529,106	\$0.38	\$38.05
2050	\$529,068	\$0.38	\$38.05
2051	\$529,206	\$0.38	\$38.06
2052	\$529,160	\$0.38	\$38.06
2053	\$529,045	\$0.38	\$38.05
2054	\$529,122	\$0.38	\$38.05
2055	\$498,703	\$0.36	\$35.87
2056	\$218,260	\$0.16	\$15.70
2057	\$218,337	\$0.16	\$15.70
2058	\$58,174	\$0.04	\$4.18
Total	\$15,882,508		

Town Manager

From: Town Manager
Sent: Tuesday, November 7, 2023 1:41 PM
To: Wendy Reed; Rick Parker; Chris Wile
Cc: Town Clerk; Walsh, Jennifer
Subject: RE: New info from Whittier Tech
Attachments: West Newbury Revised.xlsx

Board,

Attached, received from the Whittier Tech Business Manager Kara Kosmes, includes more detailed data re the different communities' student population numbers and est. debt service allocation. This may be responsive to some of the questions raised last night.

Thanks,
Angus

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

From: Town Manager
Sent: Tuesday, November 7, 2023 12:24 PM
To: Wendy Reed <wreed@wnewbury.org>; Rick Parker <rparker@wnewbury.org>; Chris Wile <cwile@wnewbury.org>
Cc: Town Clerk <townclerk@wnewbury.org>; Walsh, Jennifer <townaccountant@wnewbury.org>
Subject: RE: New info from Whittier Tech

More new info, received earlier today -

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

From: Town Manager
Sent: Tuesday, November 7, 2023 10:56 AM
To: Wendy Reed <wreed@wnewbury.org>; Rick Parker <rparker@wnewbury.org>; Chris Wile <cwile@wnewbury.org>
Cc: Town Clerk <townclerk@wnewbury.org>; Walsh, Jennifer <townaccountant@wnewbury.org>
Subject: New info from Whittier Tech

Below/attached FYI; will also share w FinCom.

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

From: Maureen Lynch <mlynch@whittier.tec.ma.us>
Sent: Tuesday, November 7, 2023 10:49 AM
To: Town Manager <townmanager@wnewbury.org>
Subject: Update

Good Morning,

I wanted to provide you with the latest information regarding the building project.

I have attached the latest financial information for a new building **AND** the cost of imminent upgrades/code upgrades by town/city. I have also included our plan for a renovation over the next 10 years, and the cost associated with it, if the new building vote fails.

I want to reiterate that ***we absolutely must do something*** here at Whittier. A code upgrade will cost the taxpayers 100 million dollars more than a new school.

I hope that we can find a way to work together to provide high quality vocational education to our entire community.

Also, we are planning another Community Information Session at Whittier Tech on Thursday, November 16th at 7:00.

As always, feel free to reach out to me if you have any questions.

Maureen

Maureen Lynch
Superintendent
Whittier Tech
115 Amesbury Line Road
Haverhill, MA 01830

(978) 373-4101 ext. 225



Please visit us at <https://whittiertech.org>



Town of West Newbury

Select Board

381 Main Street, West Newbury, MA 01985 | 978-363-1100, Ext. 115
selectboard@wnewbury.org

November 29, 2023

Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Maureen Lynch, Superintendent
Whittier Regional Vocational Technical High School
115 Amesbury Line Road
Haverhill, MA 01830

RE: Whittier Regional Vocational Technical High School Building Project

Dear Superintendent Lynch,

We greatly appreciated you joining us for a special Select Board meeting on November 13, 2023 to review the Whittier School Building Project. We as a board fully support the role of vocational programming in the education of the young people of West Newbury and throughout our region. Although we were asked to sign onto a letter of opposition to this project and the voting approach prepared by other members of Whittier's region, we decided to share our comments and suggestions in a separate letter. Our hope is that we can offer constructive feedback on the project and its path forward so that it will gain the support of all regional members and ultimately be successful.

At the outset, we want to say that we do not think renovation of the building is a wise or cost-efficient option. We agree that the only logical choice is to construct a new building with updated equipment and facilities that will last well into the future. The fact that the MSBA will only provide funding for a new building, thereby reducing the cost to region members, is evidence that renovation is not a desirable choice.

We therefore understand the decision to take advantage of the option for a majority rule regional vote. Given the relatively small proportion of students attending Whittier in many of the region towns, the project is unlikely to pass if individual town votes are taken. The consequence of this choice must also be understood, however. To communities that already feel that they have been blindsided by the cost of this project, having a regional vote makes it seem that their authority as a municipal entity is being undermined. In light of the public outcry over the cost of this project, it also remains a distinct possibility

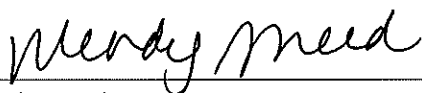
that even a regional vote may fail. That would force the option of rehabilitation, ending up costing taxpayers considerably more and resulting in an unsatisfactory facility for vocational programming. Given the urgency of a successful vote for this building project, it is imperative that a pause in the schedule as proposed occurs. We propose that a formal request be submitted to the MSBA asking for a delay on their vote in order to allow Whittier time to provide the proper outreach and consideration of regional member concerns. If they are willing and able to consider this, the following could be accomplished without the building project having to start over in the MSBA process:

- Allowing regional members to add these costs to their five-year capital plans and educate voters about long term costs
- The opportunity for clarification about alternative design and site options to reduce costs
- Establishment of regular communication updates to municipal officials and their residents
- Identification of potential additional sources of funding
- Review and revision of the Whittier Regional Agreement by members

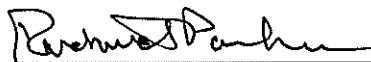
If the request for such a pause was successful, we envision a kickoff meeting with municipal officials from all member towns and cities. A list of questions would be provided to Whittier ahead of time so that specific and thoughtful answers could be provided at this meeting. It would be important to consider and be responsive to these questions as an opportunity to educate the voters and move the project forward efficiently. Municipal officials and taxpayers seem to accept the need for a new school. They want to know what other designs were considered, why they were not chosen and what the cost impact of this was, though. We understand that the Building Committee and consultants have spent a lot of time evaluating the options. It's difficult for those being asked to pay for the project to just accept the final design without an understanding of what other options were considered, though.

Please let us know if there's a role we can play in supporting a proposal to the MSBA for pausing the project. Given that this has the potential to turn the significant opposition to this project around and build consensus among the 11 members of the region, it seems well worth the delay in final approval of the project.

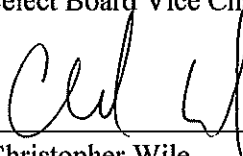
Sincerely,
West Newbury Select Board



Wendy Reed
Select Board Chair



Richard Parker
Select Board Vice Chair



Christopher Wile
Select Board Clerk

cc: Chip O'Connor, WN Representative to Whittier School Committee
Kassandra Gove, Mayor Amesbury
Amy Smith, Chair, Board of Selectmen Georgetown
Daniel MacDonald, Chair, Board of Selectmen, Groveland
James Fiorentini, Mayor Haverhill
Melinda Barrett, Mayor-Elect Haverhill
Sarah Player, Chair, Select Board, Ipswich
Sean Reardon, Mayor Newburyport
Chris Manni, Chair, Select Board, Merrimac
Alicia Greco, Chair, Select Board, Newbury
Cliff Pierce, Chair, Board of Selectmen, Rowley
Ronalee Ray-Parrott, Chair, Board of Selectmen, Salisbury
Massachusetts School Building Authority
Senator Bruce Tarr
Representative Adrienne Pusateri Ramos

Town Manager

From: Wendy Reed
Sent: Tuesday, December 19, 2023 9:42 PM
To: mlynch@whittier.tec.ma.us
Cc: Town Manager
Subject: Public Information Session - January 16, 2024

Superintendent Lynch,

At our Select Board meeting last night, the Town Manager and Select Board decided to provide a forum for residents to ask questions and comment on the Whittier Building Project on January 16, 2024. We are still finalizing details, including time, venue and the format of the event, but wanted to provide you with as much notice as possible in the event that you are able to join us. We will be sending out a postcard mailer notifying residents about the forum as well as voting details the first week of January.

Please let me know if you would be willing to attend this event and if you are open to answering resident questions. We believe that most residents are unaware of the details of this project and it is our responsibility to provide them with this information and encourage them to vote on the project.

Thanks for your consideration,

Wendy Reed
WN Select Board Chair



Maureen Lynch
Superintendent

Whittier Regional Vocational Technical High School

115 Amesbury Line Road
Haverhill, MA 01830-1898
978-373-4101
Fax: 978-521-0260
www.whittiertech.org

December 21, 2023

Wendy Reed, Select Board Chair
Town of West Newbury
381 Main Street
W. Newbury, MA 01985

Re: Invitation to attend meeting January 16, 2024

Dear Selectboard Chair Reed,

Thank you for your recent invitation regarding the Whittier Tech Project to present in West Newbury. Unfortunately, I will be declining this invitation as Whittier Tech (WT) will be providing information and a WT tour on January 13, 2024 at Whittier Tech. As you know, since June 2022, when the designer was brought on board, the Whittier Tech Project has conducted an in-depth feasibility and schematic design phase, resulting in a proposed new school project. Prior to that, Whittier Tech informed all 11-district member communities of its pursuit of a capital project with the Massachusetts School Building Authority (MSBA) and, in February of 2016, established a stabilization fund to secure funding in anticipation of being invited into the MSBA program, which occurred in June of 2021. Since then, WT has held numerous public meetings on the Project, held four (4) public forums at WT, launched a project-specific website, launched a newsletter titled "Wildcat Wire," which provided an update to the Project, which was issued to member City/Town leadership, issued social media posts & press releases, and attended various district member City/Town select board meetings.

Other noteworthy project outreach specifics are:

- From January 2022 to December 2023, the WT School Building Committee held thirty-six (36) Building Committee Meetings and four (4) Community Forums. All meetings were publicly posted on the WT School website and the WT Project website, which was launched in July 2022.

Whittier Tech: *Working on your future*

- The WT project was identified to the 11-member districts yearly as part of the annual WT budget process.
- Annually, around the end of March to early April, WT invited municipal leaders from all eleven (11) member communities, including, but not limited to, Town Managers, Mayors, City Council Members, and Financial Managers, to review the annual WT budget and discuss upcoming projects including the WT building project.
- From September 2022 through November 2023, twenty-five (25) social media posts have been issued.
- From September 2022 through October 2023, sixteen (16) press releases have been issued.
- On November 18, 2022, WT invited municipal leaders from the eleven (11) member communities to attend a meeting at WT to discuss District approval options where the majority of municipal leadership favored a Districtwide vote. All Mayors and Town Managers were in attendance save for representatives of Merrimac and Rowley. *It should be noted here that at this meeting, the anticipated district share for a new WT facility was \$296 million, these numbers were shared with all attendees. The final anticipated district share for the Project is now \$267.5 million, a reduction of \$28.5 million.*
- In May of 2023, WT issued its first "Wildcat Wire," the official newsletter of Whittier Tech. This newsletter and subsequent Wildcat Wire newsletters have been sent to leadership in all eleven (11) member communities. The May 2023 Wildcat Wire introduced the newsletter and provided an update on community assistance WT provided to Groveland, an alumni spotlight, and a dedicated page on the Building Project. Since May 2023, seven (7) monthly Wildcat Wire newsletters have been issued.
- On August 9, 2023, WT hosted a Districtwide meeting with clerks from the eleven (11) member communities to update and discuss the Project and the District's intention to hold a Districtwide election. Weighing many factors at this meeting, the date of January 23, 2024, was established as the district wide election date, pending formal approval from the Whittier Tech Regional School Committee.

Wendy Reed, Select Board Chair
Town of W. Newbury
Page 3

- On December 13, 2023, the MSBA held its Board Meeting, where the MSBA board unanimously approved the WT Project.
- On December 13, 2023, the Whittier Tech Regional School Committee held its meeting and approved the District Wide election/vote to occur on January 23, 2024.


Recent District Member Outreach Meetings:

- Tuesday, September 26th - Ipswich Tri Board Meeting
- Monday, October 16th - Salisbury Selectboard Meeting
- Thursday, October 19th - City Clerks Meeting at Whittier
- Monday, October 23rd - Merrimac Select Board Meeting
- Tuesday, October 24th - Rowley Public Library Community Information Session
- Monday, October 30th - Rowley Selectmen Meeting
- Wednesday, November 1st - Georgetown Public Library Information Session
- Monday, November 13th - West Newbury Select Board Meeting
- Tuesday, November 14th - Newbury Select Board Meeting
- Monday, November 20th - Groveland Select Board Meeting
- Tuesday, November 28th - Amesbury City Council Meeting
- Thursday, November 30th - Merrimac Senior Center
- Tuesday, December 5th - Salisbury Public Library Community Information Session
- Wednesday, December 6th - Merrimac Town Hall Community Forum
- Monday, December 11th - Newburyport City Council Meeting
- Tuesday, December 12th - Haverhill City Council Meeting
- Wednesday, December 13th - Ipswich Senior Center

In closing, while I thank you for the invitation, as you can see from the above, Whittier Tech has provided substantial outreach on the Project. Again, please note that Whittier Tech will be hosting a WT Facility Tour on January 13, 2024, between the hours of 9 AM and 11 AM. This is open to the public, and anyone can RSVP via this link.

<https://buildingthefutureofwhittier.org/event/whittier-tech-building-tour/#rsvp-now>

Sincerely,


Maureen Lynch
Superintendent

Town Manager

From: Town Manager
Sent: Friday, January 5, 2024 2:34 PM
To: Jean Lambert; Selectboard
Cc: Town Clerk; Executive Assistant
Subject: RE: Whittier Tech Building Project Information Session

Thanks, Jean. Your questions have been shared with the Town's rep to the Whittier School Committee (Chip O'Connor) and will be included in the Select Board's packet for their discussion on Monday night (Jan 8) as they/we continue to prepare for the public meeting on Jan 16th. (All Select Board mtgs, incl. the Jan 16 meeting, are hybrid so allow both in-person and remote attendance). Have a nice weekend -

Angus Jennings, Town Manager
Town of West Newbury
Town Office Building
381 Main Street
West Newbury, MA 01985
(978) 363-1100 x111
townmanager@wnewbury.org

-----Original Message-----

From: Jean Lambert <j-lambert@comcast.net>
Sent: Thursday, January 4, 2024 4:42 PM
To: Selectboard <selectboard@wnewbury.org>
Cc: Town Manager <townmanager@wnewbury.org>; Town Clerk <townclerk@wnewbury.org>
Subject: Whittier Tech Building Project Information Session

To the Select Board, Town Manager, and Town Clerk:

I was hoping that the information noted below could please be included in the Whittier Tech High School Building Project information session on January 16, 2024. I think it would help West Newbury residents to better understand the situation and how they want to vote.

Also, I hope there will be an option to attend the session by Zoom. Such an option will encourage more residents to attend, especially those finding an evening in-person meeting challenging.

Thank you.
Jean Lambert
River Road

INFORMATION TO BE INCLUDED

- The number of high school day students from West Newbury attending Whittier Tech for each year of the last ten years.

- Is West Newbury sending more high school day students or fewer to Whittier Tech over the last 5 years? How many more or fewer, on average?

- The latest 2023 data from Whittier show that West Newbury high school day students represent 1.1% of the total student enrollment (14 out of 1279). Why is West Newbury being asked to pay \$15.9M for this project based on our Pentucket enrollment and not a lesser figure more in line with our actual Whittier enrollment? (A figure more like \$2.88M which represents our 1.1% use of Whittier.)

- Are there other less expensive alternatives to meet the needs of the West Newbury students who attend Whittier? (For example, I heard that Newburyport has a pilot program with a Woburn-based trade school.)

PRINCIPAL'S REPORT

Mr. Chris Laganas, the Principal provided a principal's update. He stated it is exciting to have students back in the building for five (5) days. The students are settling in nicely to being back on Mondays for their vocational in-person day. On Monday, February 22nd students will still come to school following the same hybrid cohort but they will now have lunch at school and stay until 2:03 pm daily. All students are completing mid-term exams this week. Term 3 will begin after February vacation and Term 2 report cards will be out February 26th. Guidance counselors have started interviews with all of the middle schools remotely, in-person and through google meets throughout this week and during February vacation week. On Tuesdays and Thursdays, Kristine Morrison, Head of Guidance, is offering virtual information sessions. If you are interested, you can register online. Grab-and-go meals are still available at the end of the school day for students who wish to have meals available for their remote and weekend days. Remote Monday pickup sites for breakfast and lunch will continue to be available every Monday in February from 10 am until noon at the Poet's Inn entrance. Meals are provided for 7 days.

BUSINESS MANAGER'S REPORT

Ms. Kara Kosmes, the Business Manager stated that over the past 14 months, Whittier has been in the eligibility phase with MSBA for a school building project. She stated that this phase is coming to an end and she expects to move on to the next stage which is the feasibility stage. One of the requirements of this stage is for the School Committee to vote to authorize an appropriation to cover the cost of the feasibility study associated with the project. The first step is a vote of the School Committee to authorize the establishment of a Capital Projects Fund.

By motion of Mr. Irving, seconded by Dr. Testaverde to establish a Capital Projects Fund as outlined in the Business Manager's memorandum of February 4, 2021. Unanimously approved by roll call vote

Ms. Kosmes stated that in FY21, the School Committee approved a capital outlay budget totaling \$695,000. She stated that \$395,000 was allotted for the final phase of the athletic field project with the remaining \$350,000 to be applied towards the cost of the MSBA feasibility study. The field project is nearly complete and the cost is not expected to exceed \$250,000. Additionally, because of COVID-19, the athletics budget has unused funds which can be used to cover the cost of the track. This would free up the entire Capital Outlay budget to be available for the cost of the feasibility study.

By motion of Mr. Early, seconded by Mr. Irving to approve a transfer to reallocate the entire \$695,000 Capital Outlay budget appropriation for the MSBA feasibility study. Unanimously approved by roll call vote

Ms. Kosmes reported that the District has identified \$1,800,000 in funding that is available to cover the cost of the feasibility study. She requested that the School Committee vote to authorize a transfer from the Stabilization fund in the amount of \$1,105,000 and \$695,000 from the Capital Outlay fund into the Capital Projects Fund.

By motion of Mr. Early, seconded by Mr. LaBella to transfer \$1,105,000 from the Stabilization fund and \$695,000 from the Capital Outlay fund into the Capital Projects fund as presented. Unanimously approved by roll call vote

Ms. Kosmes stated that the final step of the process is for the School Committee to vote on the appropriation and authorization of \$1,800,000 from the Capital Projects fund to pay for the cost of the feasibility study.

By motion of Mr. LaBella, seconded by Mr. Fitzgerald to appropriate and authorize the amount of \$1,800,000 for the purpose of paying costs of the Feasibility Study for the Whittier Regional Vocational High School, 115 Amesbury Line Road, Haverhill, including all costs incidental and related thereto (the "Study") said amount to be expended under the direction of Whittier Regional Vocational High School Building Committee. To meet this appropriation, the District is authorized to expend said amount from the Capital Projects Fund under and pursuant to the District Agreement, as amended, or pursuant to any other enabling authority. The District acknowledges that the Massachusetts School Building Authority's ("MSBA's") grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District. Unanimously approved by roll call vote

COMMITTEE CHAIRPERSON

Mr. Murphy went over the annual agenda items for March.

Excerpt of Select Board minutes 3/29/21

- ❖ Kara Kosmes
- ❖ Molly Hawkins
- ❖ Tom Atwood
- ❖ Kathy Feehery
- ❖ Deb Hamilton
- ❖ Judy Mizner, Dawne Fusco, Molly Hawkins, Conservation Commission

Announcements:

- Virtual Arbor Day Celebration, Friday, April 30th and Saturday, May 1st. (See page 2 through 3 for details. Also see Tree Committee webpage for details.
- Town-Wide Cleanup in celebration of Earth Day, Saturday and Sunday, May 1-2.
- Town Election Monday, May 3rd, 7:00 a.m. to 8:00 p.m. Annual & Special Town Meetings: Saturday, May 22, 2021 (time TBD) (See pages 4 through 5 for information)
- Reminder to subscribe for e-mailed Town new/announcements at <https://www.wnewbury.org/subscribe>

REGULAR AGENDA

A. Request for Appointment of Matthew Dixon as Reserve Police Officer:

Police Chief Durand stated that Matthew lives in West Newbury, a recent graduate of the part-time academy, also from Merrimack College. (See Exhibit A, pages 6 for information) Also stated that he has a lot of availability, done well on his interviews on his testing, and would like to have him appointed as a reserve officer.

Matthew Dixon stated wants to thank everyone for the opportunity and stated he is very excited to serve his community and join the Police Department.

Motion made by Selectman Parker to appoint Matthew Dixon as a reserve police officer. Seconded by Chairman Archibald.

Yes 2, No 0, (Kemper not available)

B. Presentation of Whittier Tech FY22 Budget and Potential School Building Project, Superintendent Maureen Lynch and Business Manager Kara Kosmes:

Chairman Archibald thanked Superintendent Lynch and Business Manager Kosmes for coming. Stated always enjoy hearing what's going on, it's very enlightening, and thank them for taking the time to do so.

Superintendent Lynch reviewed the finances and plans for FY22. (See Exhibit B, pages 7 through 11 for information) She stated that it's always good to have an understanding about this time last year and what were looking at as a budget, what happened throughout the months of

March and April and where we are now. Explained further in detail about the budget, current programs, and future plans.

Chairman Archibald inquired into the building project. Superintendent Lynch explained what the plan is and the feasibility study, referring everyone to the website to follow the building process, which will be posted soon. He also invited her to explain to the public how to apply for their school and what programs are offered and that they can also visit the website for information. She explained their programming offerings and advised everyone to contact her office if they would like to learn more about their programs. Chairman Archibald thanked them for their very informative presentation.

C. Special Event Permit Application: Horse Trials, Sunday July 11 and Sunday, October 10, and Adventure Trail Day, Sunday, September 12, West Newbury Riding & Driving Club:

Kathy Feehery explained this request. (See Exhibit C, pages 12 through 15 for information) Explained that the events on July 11th and October 10th are the usual Pipestave Hill events. Not sure what the number of participants will be this year due COVID requirements but hoping to run an event as in years past since it's a major fundraiser for their club and have been hosting this event for 35 years.

Town Manager Jennings inquired as to whether there was a discussion at the latest Parks & Rec meeting. Ms. Feehery stated that she didn't attend so she wasn't sure. Deb Hamilton stated that really needs to have exclusive ability to park horse trailers and to use the whole area for adventure trail, so sent letter requesting exclusive use of the area, which is only used exclusively the three times during the year, but club members do clean-up and trimming in the area, as well as donating funds to Essex County Trails Association, and has given at least \$1,000 per year for 15 years since running the event, and in return, ECTA has underwritten the Coffin Street Bridge, the Chase Street Bridge, did fill along the river, etc.

Chairman Archibald stated that the BOS had discussed with Park & Rec whether the issue of having two events at the same time on those weekends, and Park & Rec was under the impression that there were no issues and things could happen very well simultaneously. Deb Hamilton stated that they succeeded in putting things together the two years in a row but that they were anxious and stated that it's hard to predict with horses and that things are not always ideal.

Selectman Parker stated that he feels that somehow, we may have dodged a bullet and maybe that the event should be exclusive. Chairman Archibald stated that he agreed that it's not asking a lot, and they should be able to have the three days set aside for events, but feels that right now, it's in Park & Rec's hands until and if the BOS has to arbitrate. Town Manager Jennings stated that he's not sure of what came out of Thursday's Park & Rec meeting, but that the BOS could act on the special event permits in front of them but let that play out over the next couple of weeks with Park & Rec and if they didn't deal with it, see if can come to an agreement.

**Motion made by Selectman Parker to approve the Horse Trials on July 11th, the Adventure Trail Day on September 12th, and the Horse Trials on October 10th at Pipestave Hill.
Seconded by Chairman Archibald.**

Yes 2, No 0 (Kemper not available)

Excerpt of WN Fin Com minutes 4/1/21

i.) Transfers Out - Stabilization

AJ - we may get to a point where we adjust this number up in future years.

JH - how much is in stabilization? Does the Town have other Stabilization accounts?

AJ - approximately \$1.9 million, Town Free Cash, \$1.5 million Capital Stabilization. Town has many other accounts, OPEB, School, etc.

Budget Approved, 5-0

j.) Education

AJ - Budget would have come out requiring an override from Groveland and Merrimac; formula uses enrollment, and valuations; West Newbury has seen a reduction a couple of years in a row; with the amended budget the override is avoided. If Article for School Stabilization is not passed, the budget will have to have an increased amount to cover the capital expense.

JK - Curious about 0% raise for teachers, and what would happen if Pentucket negotiated and came back with a COLA raise for teachers?

NK - was the 0% raise for teachers already in the budget, or was that a factor in the amended budget to avoid the override?

AJ - do not believe they can come back; once they give us a figure for the year that is it.

Pentucket Budget Approved, 5-0

AJ - Whittier Tech reduction is due to lower enrollment from West Newbury.

JH - Curious about an explanation of the Whittier capital item, \$2 million is high for a study.

AJ - Whittier Tech is at a point where they are looking at a rehab/rebuild or new site for building, working with MSBA for potential funding.

GR - building is 50 years old.

Whittier Budget Approved, 4-0-1

AJ - we have two students at Essex North Shore Agricultural, cost is driven by enrollment. Current year is under budgeted and required and required an article last fall.

Essex North Shore Agricultural Budget Approved, 5-0

5. Communications - none

6. Adjournment - 7:16 pm

M. Update on recent submittal of Safe Routes to Schools grant application to advance/implement recommendations from Route 113/Page School/Pipestave intersection safety audit

Jennings informed the Select Board the Safe Routes to School grant application had been submitted (see exhibit M for details). Jennings commended the DPW projects manager for assisting in helping make the submission deadline. **No motion was made at this time.**

N. Update on recent meeting at Whittier Tech regarding proposed school building project with MSBA

Jennings and Parker reviewed a meeting they attended with superintendent Maureen Lynch and other town officials from the district (see exhibit N for details). Jennings stated the school would need approval from all 11 cities/towns in the district get through the MSBA process. Parker stated the construction option that would increase the student population was found to be too costly and therefore had been taken off the table. Jennings discussed areas of the school that would need to be upgraded to meet code compliance. **No motion was made at this time.**

O. Update on Capital Improvement Committee process to review draft Capital Improvements Program

Jennings stated a draft of the Capital Improvements Program had been circulated. The CIC discussed the draft and will revisit the updates at the December 8th meeting. **No motion was made at this time.**

P. Timeline and next steps to update Housing Production Plan

Jennings stated a meeting was scheduled for December 1, 2022 with the Town Planner, MVPC designee, and the Town Manager. Jennings stated the members of the Affordable Housing Trust were invited to attend and participate. **No motion was made at this time.**

Q. Timeline and next steps to update Hazard Mitigation Plan

Jennings stated the regional kickoff was scheduled for December 7th. Invitations to various town departments had been circulated. **No motion was made at this time.**

R. Update on recent meeting with MIIA for annual review of insurance policies and coverages

Jennings discussed the annual MIIA review of insurance policies and coverage. Jennings stated that most likely cyber coverage would require two-factor authentication starting July 1, 2023. Jennings also informed the Select Board that municipalities renting out any portion of municipal building space would become increasingly more difficult as insurance coverage would not be issued. Jennings stated that West Newbury was grandfathered in but the town should continue monitoring this as it could change in the future. **No motion was made at this time.**

S. Follow up meeting assignment; placing items for future agendas

Archibald made a motion to adjourn to executive session in accordance with MGL Ch. 30A §21(a) 6: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body (362 Main Street; 31 Dole Place); Parker seconded. Motion unanimously passed (3 Yes, 0 No, 0 Abstain). The Board adjourned to executive session at 10:30pm.

The Board returned to Open Session. Archibald made a motion to adjourn open session. Parker seconded. Open Session adjourned at 10:58pm.



**Town of West Newbury
Select Board
Monday, March 13, 2023 @ 7:00pm**
381 Main Street, Town Office Building
www.wnewbury.org
Meeting Minutes

Open Session: Chairman Archibald called the meeting to order at 7:03pm.

Participation in the Meeting:

- Wendy Reed, Rick Parker, David Archibald- Select Board
- Angus Jennings- Town Manager
- James Blatchford- Town Clerk
- Chris Wile, Dan Innes, Rob Phillips- Finance Committee
- Mark Gootée- Water Superintendent
- Robert Janes- Water Commissioner
- Dena Trotta- School Committee Member
- Rich Morrell- Representative of Yukon Sports, via Zoom
- Jack Foley- Representative of Pentucket Youth Football and Cheer
- Maureen Lynch, Kara Kosmes- Whittier Technical High School

Announcements:

- This meeting is being broadcast on local cable TV and recorded for rebroadcast on the local cable channels and on the internet. Meeting also accessible by remote participation; instructions below.
- Summer Recreation Program at Page School-Online Registration Opens Friday, March 10th at 7am! Details on Town website and at <https://westnewburyma.mvrec.com/>
- Affordable Housing Trust listening session, Thursday, March 16th at 7pm
- Annual & Special Town Meeting: Monday, April 24, 2023 at 7pm
- Town Election Monday, May 1st. Nomination papers due to Town Clerk by March 13th at 5pm.
- Call for volunteers! Open positions on Boards/Commissions/Committees. See www.wnewbury.org/volunteer
- Reminder to subscribe for emailed Town agendas/news/announcements at www.wnewbury.org/subscribe

Regular Business:

- A. Special Event Permit Application-Road Race on June 11 at 8am-Yukan Sports LLC (cont'd from 2/27)**
(See Exhibit A). Town Manager Jennings briefed the Board that the race organizers had already been moving through the appropriate channels to secure permissions, submitting a certificate of insurance, and arranging for a police detail, which Morrell went into greater depth on briefly. Archibald motioned to approve the permit. Reed seconded. The motion unanimously passed. (3 Yes, 0 No, 0 Abstain).
- B. Request for temporary signage - Natale Smith, Pentucket Youth Football and Cheer**
(See Exhibit B). A representative from PYFC specified the locations of the temporary signs in accordance with Town Bylaws. Reed asked for the dates of the sign postings (March 15th to March 29th). Reed motioned to approve the signs. Parker seconded. The motion unanimously passed. (3 Yes, 0 No, 0 Abstain).
- C. Presentation of proposed FY24 Whittier Tech budget, and discussion of proposed MSBA construction project (for potential Town Meeting consideration in Spring 2024)**
The Superintendent and the Business Manager offered positive updates on the school including new program areas, scholars of distinction, as well as admissions statistics and grants received from the Commonwealth. Lynch stated that renovations of the school building would be no longer feasible, and that Whittier would need to seek state assistance in constructing a new building. Lynch stressed the hope that their process would be transparent as possible and offered information on costs of the new building (\$425,000,000). **No motion was made at this time.**
- D. Report on recommendations for FY24 Capital Articles - Capital Improvements Committee**
(See Exhibit D). The Select Board discussed the Capital Improvement Committee recommendations on the Town Meeting Articles. Archibald queried Parker about the urgency of the sidewalk snowplow, which he replied was not fully effective in its role and a maintenance liability. The discussion also focused on concerns about not knowing the true costs of future projects in FY25 and beyond, given the increasing prices across many sectors. **No motion was made at this time.**
- E. Presentation of proposed FY24 Water budget - Board of Water Commissioners**
(See Exhibit E). The Select Board heard data from the Water Commissioners, one of whom clarified figures written incorrectly in the Budget that would be amended. Reed was curious about potential line-item transfers, which would need to be approved by the Finance Committee, and Janes and Jennings clarified how the budgeting drafting was done- with specific respect to water agreements with Newburyport as well as impacts on how the Budget was structured because of COVID-19-era water usage changes. The Department of Revenue at the state level had found such structuring invalid, and it necessitated a greater Budget for FY 23-24 to compensate. Continued discussion of the budget from the Water Commission occurred, which focused on the difficulty in predicting future costs and expenditures, the thinly stretched workforce, and salaries. Reed had reservations about the vagueness of the salary line item, thus she will be abstaining from the vote pending a discussion from the Water Commissioners regarding the salary line item. Parker made a motion to approve the budget. Archibald seconded. The motion passed. (2 Yes, 0 No, Reed abstaining).
- F. Follow-up discussion of proposed warrant articles for spring Annual and Special Town**

Select Board Open Session Meeting March 13, 2023.
Posted Agenda on March 9, 2023 at the Town's Offices and the Town's Official Website www.wnewbury.org

Minutes approved June 5, 2023

needed to be examined to improve efficiency, leaning toward a stronger Town Manager form of government. Reed said she felt that potentially hiring a management consultant might be a good idea to examine things like the Board's Agendas, workflows, and priorities. Wile stated that the relative stability of the Town's staff and finances meant that the number of projects that could be taken on increased, which had contributed to an over-burdening of the Manager and Board. The perpetual feeling of "putting things off" was rued by the three Select Board members. Jennings told the Board about a previous experience he had working with a management consultant during his tenure in Westford, MA. When this was received with a positive Board response, Jennings promised to look into the consultant. **No motion was made at this time.**

N. Town Manager recommendations draft Select Board/Town Manager Goals/ Priorities for FY24

(See Exhibit N, p. 104-110). **No motion was made at this time.**

O. Discussion of designating Select Board liaisons to different Boards/ Commissions/ Committees

(See Exhibit O, p. 111). The Board finished assigning themselves to the BCCs. **No motion was made at this time.**

P. Meeting minutes: July 17, 2023; July 24, 2023

(See Exhibit P, p. 112-116). **Reed motioned to approve the Minutes as amended for July 17, 2024. Parker seconded. The motion unanimously passed. (3 Yes, 0 No, 0 Abstain). Reed motioned to approve the Minutes as amended. Parker seconded. The motion unanimously passed. (3 Yes, 0 No, 0 Abstain).**

Town Manager Updates

Q. Receipt of Route 113 base maps to solicit public input re corridor planning effort

(See Exhibit Q, p. 117-120). Jennings said that drafts of base maps had been received by the Town. He further explained that the idea was to get good base maps with sidewalks and crosswalks on them for the benefit of the public during events/forums with minimal extraneous information. Closing out the update on this Item, Manager Jennings relayed that West Newbury had officially submitted paperwork to the Massachusetts Department of Transportation for 25% Design Permitting. **No motion was made at this time.**

R. Update from recent check-in meetings with Gienapp Architects re Page School study

(See Exhibit S, p. 121-137). Jennings provided details on the laudable, collaborative work between the Page School and Town staff, and the architecture firm. Jennings expressed the Town felt the firm was right on target in terms of the project's scope, and that an additional contract for work on sills/lintels was being floated to move things forward. September 19th had been selected as the date for a presentation from Gienapp Architects to the Select Board. **No motion was made at this time.**

S. Recap of recent Town Clerks' meeting re anticipated Whittier Election (re MSBA project)

Sharing notes from the Assistant Clerk who had attended an initial meeting for election planning, Blatchford walked the Board through the special election for school building funding. A follow-up meeting was to take place on October 9th. The District would be reimbursing the municipality for expenses incurred running the election (but the total they could give each Town is not clear). Jennings stated he would investigate with the Whittier Technical High Business Office what the latest cost projections for the building would be, and how it would impact the Town. **No motion was made at this time.**

T. Invasives Management contract - MEPA filing and effect on schedule for contractor management of invasive species at Cherry Hill site

(See Exhibit T, p. 138-211). As a result of bureaucratic holdups and the permitting process, the work on the invasive plants would not be fully underway until later in September. Jennings stated Greene had taken on much of the work in the process in addition to her regular duties. **No motion was made at this time.**

U. Water consultant report re MBTA Communities planning initiative

The Town Manager said one thing he hoped the Town would be getting its hands on soon was a model created by Tata and Howard based on their hydraulic study, and in turn this model would enable West Newbury to do its own modeling. Reed wanted clarification on whether the Town would actually be able to use said model or if Tata and Howard would run the model for the Town. **No motion was made at this time.**

V. Updates on other ongoing/active projects/initiatives

(See Exhibit V, p. 212-250). Jennings said the off-street parking that had been requested for conservation land (Artichoke Trail) off of 28 Middle Street had been rejected.

Additionally, Jennings said the MVP Grant process was humming along, and the required

Select Board Open Session Meeting August 21, 2023.

Minutes approved September 18, 2023.

Posted Agenda on August 18, 2023 at the Town's Offices and the Town's Official Website www.wnewbury.org



*Workforce of
Tomorrow*

WT

MORE THAN A BUILDING

West Newbury Selectmen

November 13, 2023

- Maureen Lynch, Superintendent Whittier Tech
- Chip O'Connor, WT School Committee Member
- Kara Kosmes, Business Manager
- David Saindon, OPM, Leftfield
- Doug Roberts, Architect, JCJ
- Kristy Lyons, Consigli



WHITTIER TECH | BUILT IN 1973

VOCATIONAL PROGRAMS HAVE



EVOLVED, TECHNOLOGY AND

EQUIPMENT HAS CHANGED

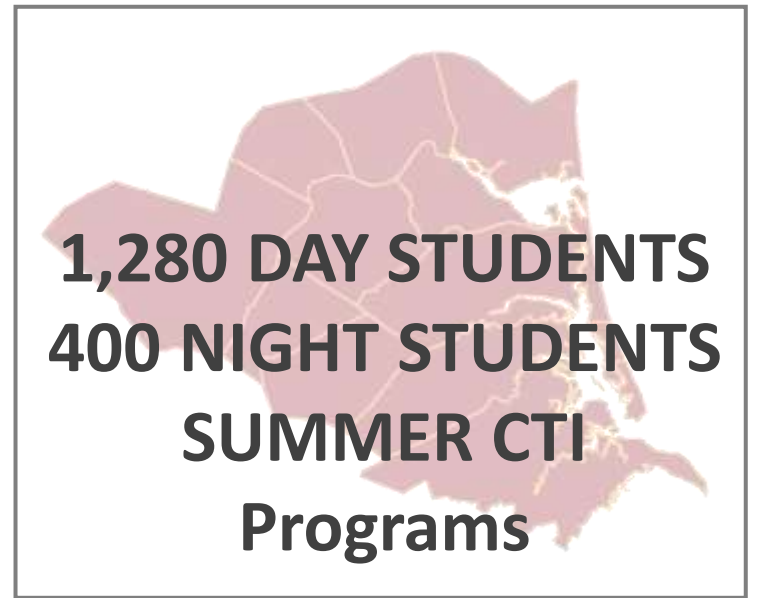
Two Options ONLY/ Code Compliancy Upgrades or New School

Order Of Magnitude Costs Comparison | Code vs. New School

	Code Compliancy Upgrades	New School
Project Duration in years	10 +	3 - 4*
Anticipated Project Cost [in millions]	\$364	\$445
Anticipated State Reimbursement [in millions]	\$0	\$181
Anticipated District Share	\$364	\$264

← Subject to change based on MSBA review of schematic design submission.

* 3 years for building construction; additional year for site restoration.



50 YEARS OF PROVIDING THE WORKFORCE TO THE NORTHSORE

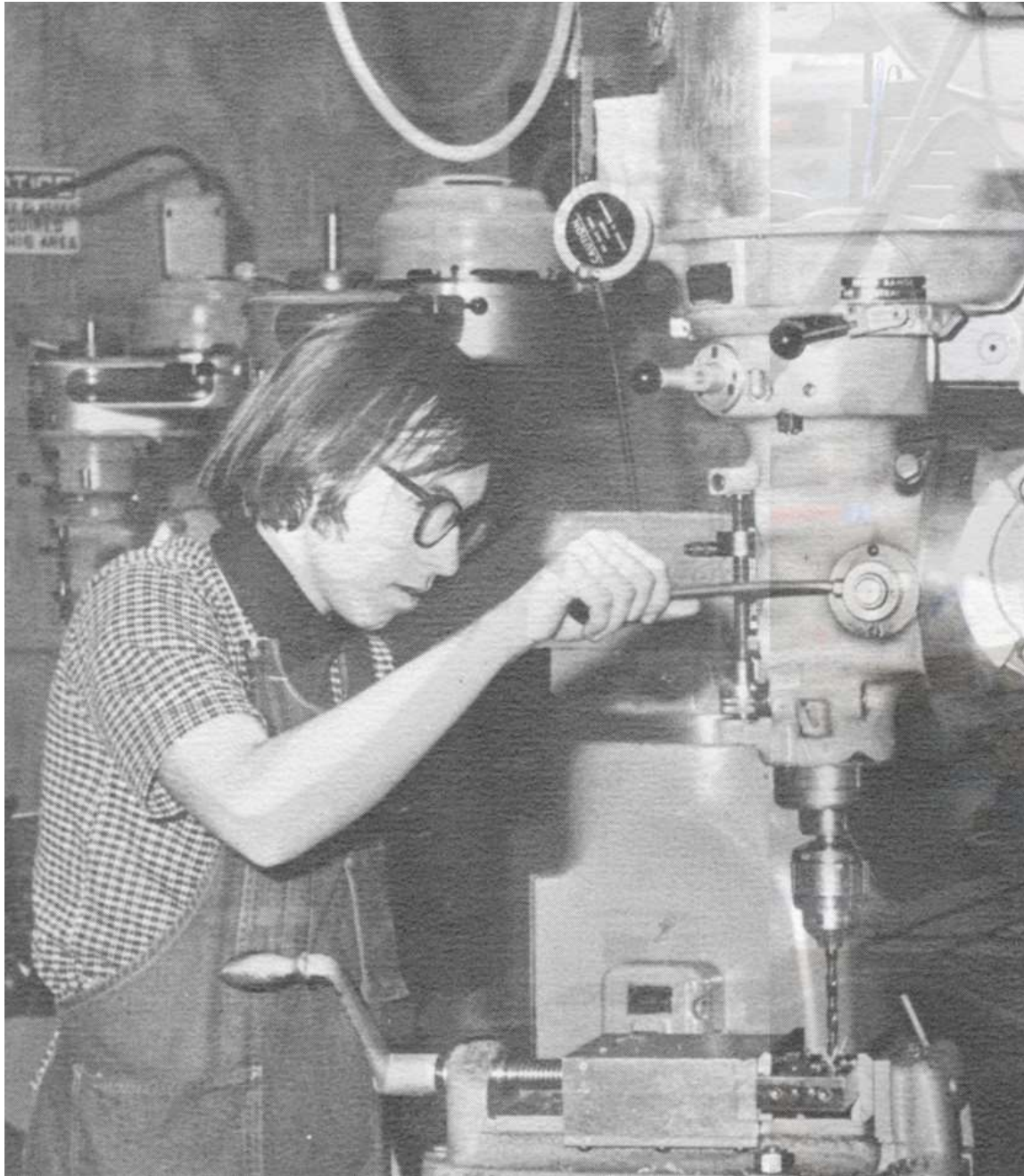
Whittier Tech Program Offerings in 1973

Air Cond. & Refrigeration	Drafting
Auto Body	Electrical
Auto Repair	Fashion Design & Clothing
Basic Electronics	Food & Nutrition
Boat Building	Graphic Communications
Carpentry	Health Careers
Child Care	Int. Design & Decorating
Commercial Art	Machine Shop
Consumer & Homemaking	Painting & Decorating
Cosmetology	Plumbing & Heating
Culinary Arts	Sheet Metal
Data Processing	Trowel Trades
Diesel Mechanics	Upholstery
Distributive Education	Welding

Whittier Tech Program Offerings in 2023

Advanced Manufacturing	Hospitality
Auto Body	HVAC & Refrigeration
Auto Technology	Marine Technology
Carpentry	Marketing
Child Care	Masonry
Cosmetology	Medical Assisting
Culinary Arts	Metal Fabrication
CAD Drafting	Plumbing & Heating
Dental Assisting	Welding
Design & Visual Com. [DVC]	
Electrical	
Electrical/Robotics	
Engineering	
Health Assisting	

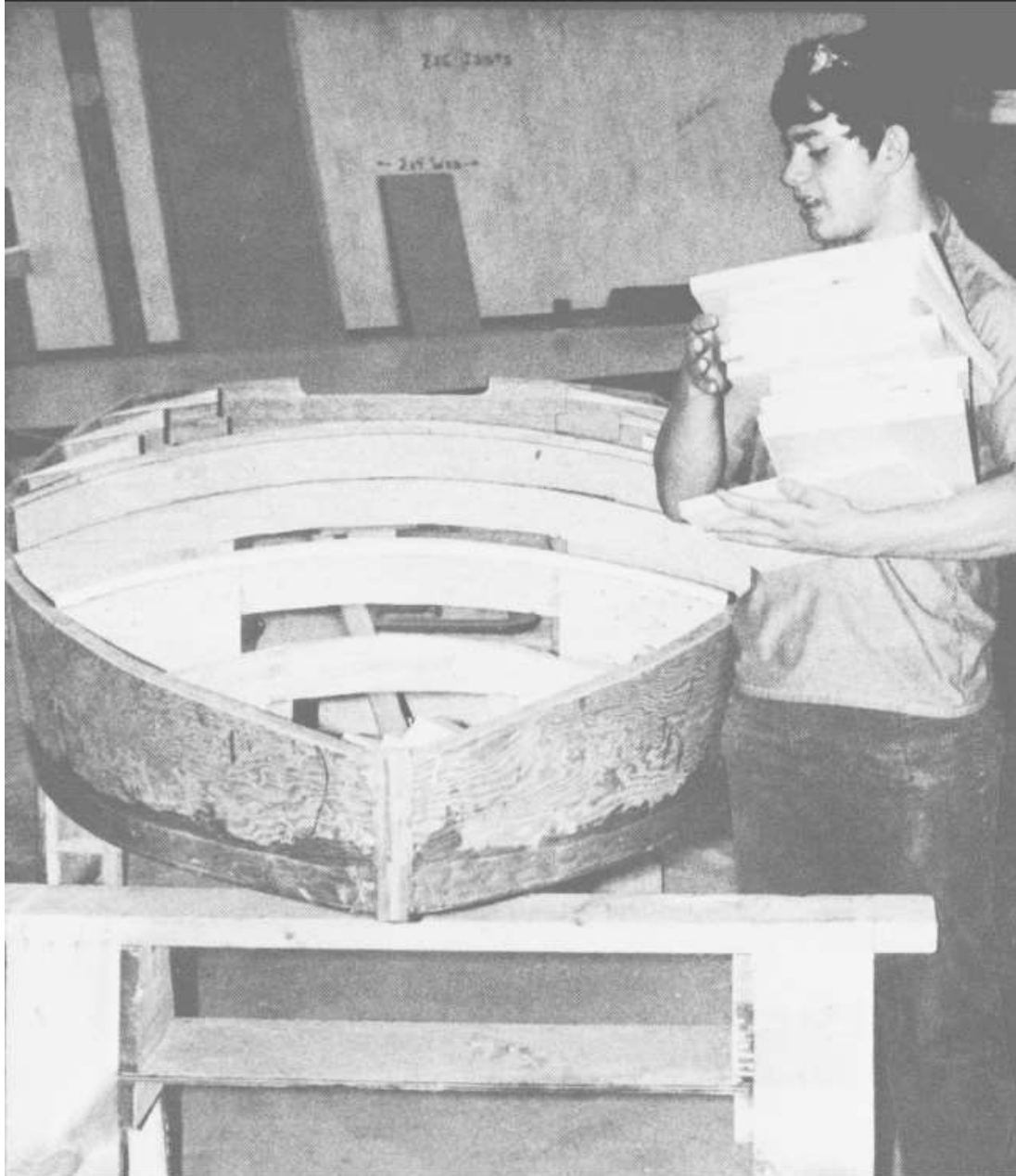
Machine Tech



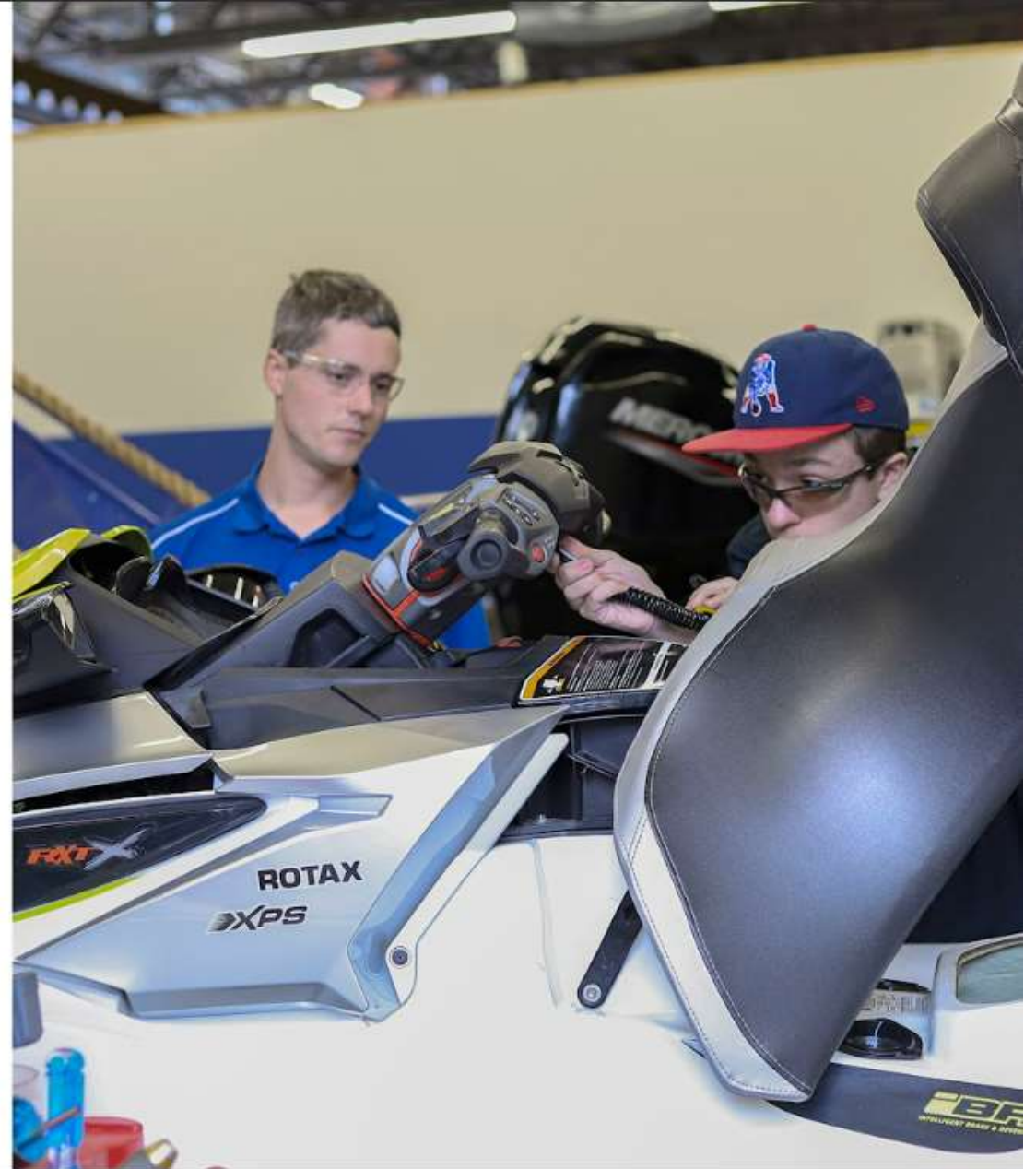
Advanced Manufacturing



Boat Building



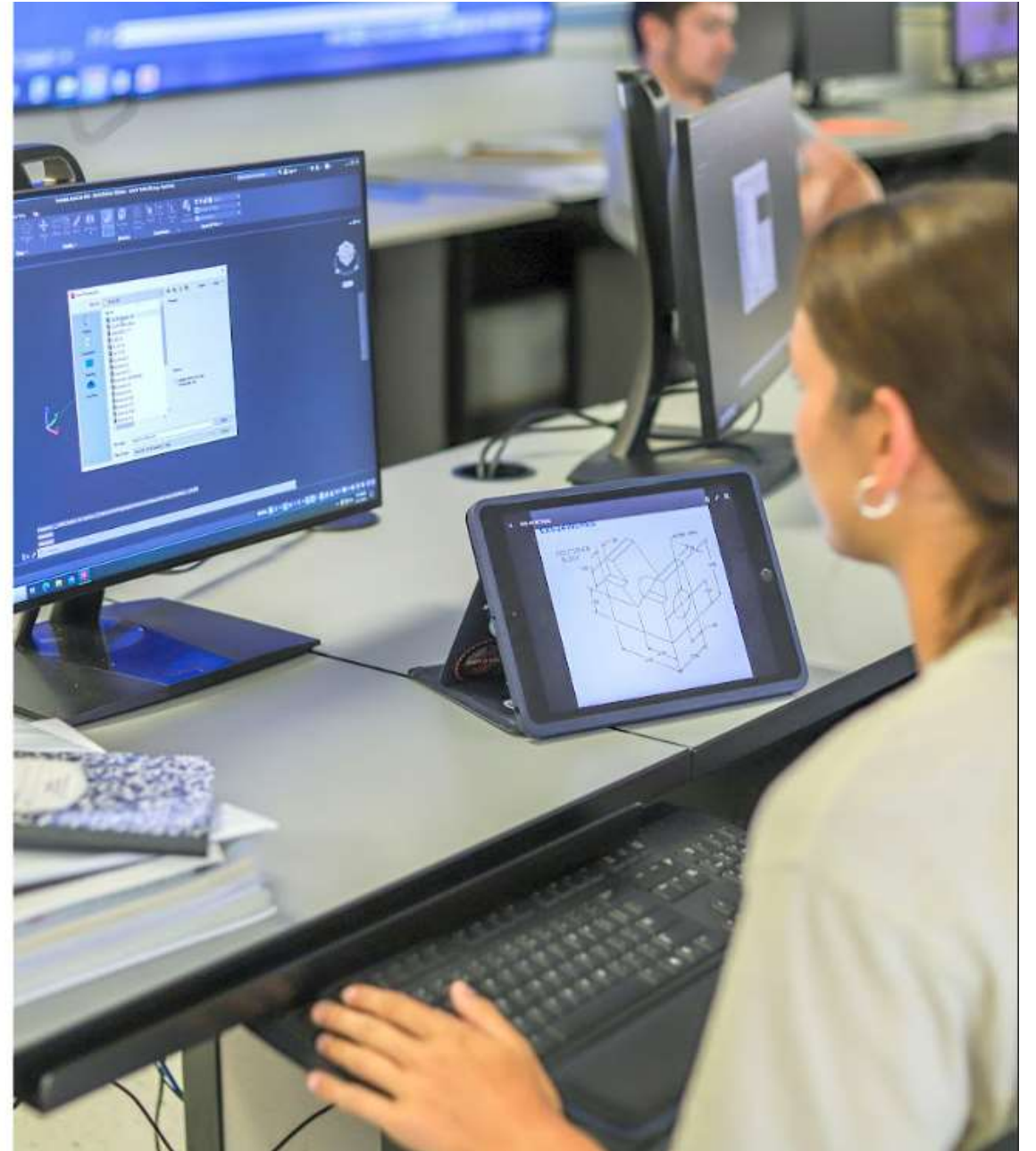
Marine Technology



Drafting

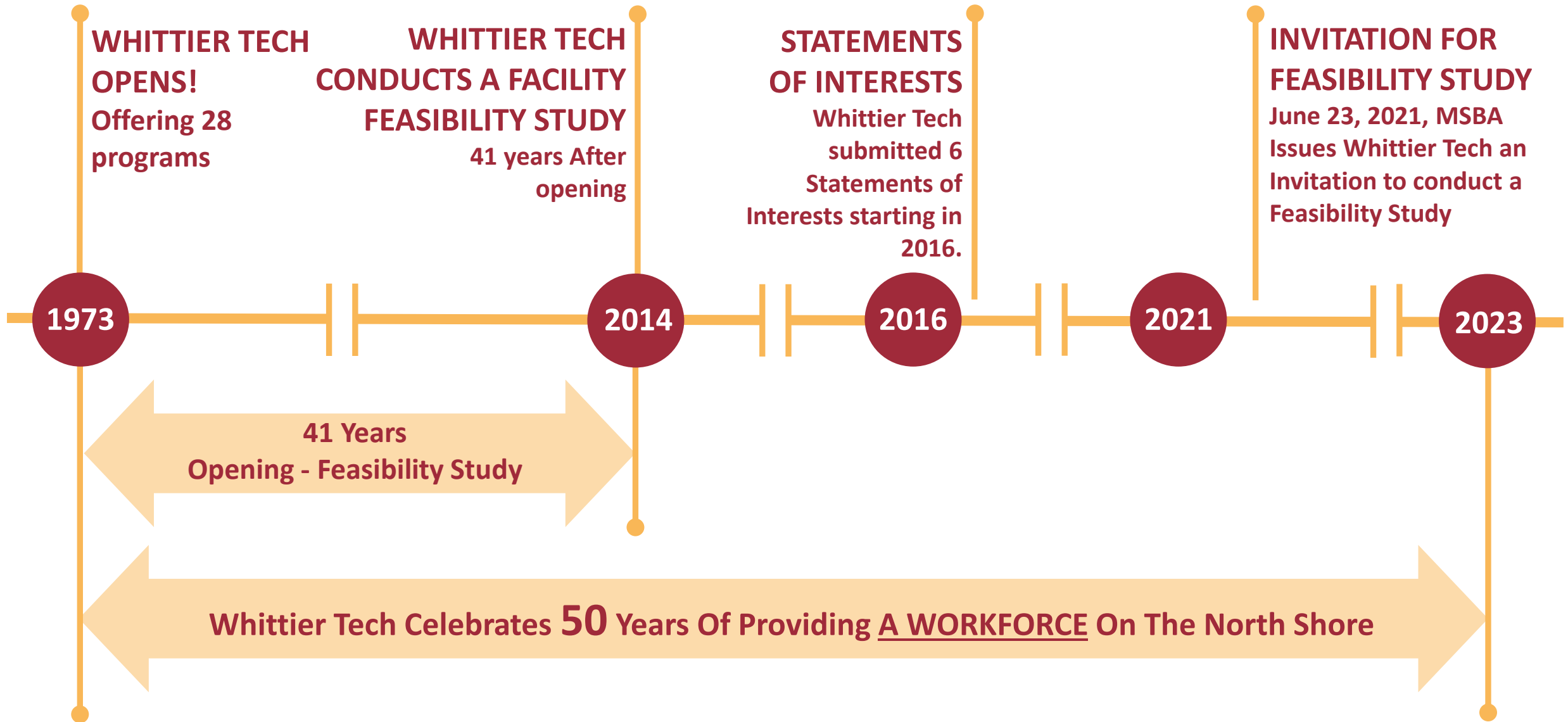


Computer Aided Design [CAD]



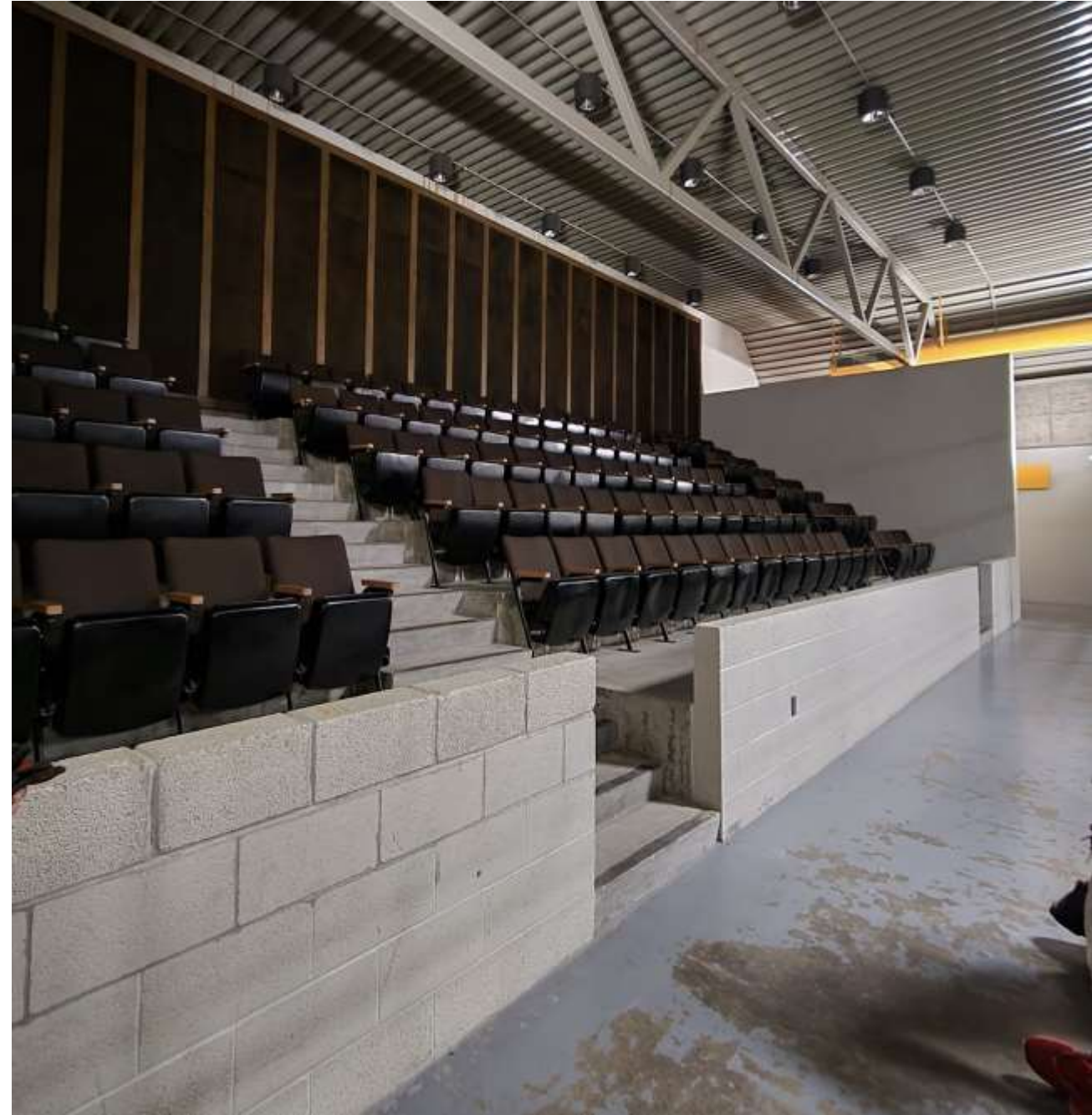


WHITTIER TECH THROUGH THE YEARS

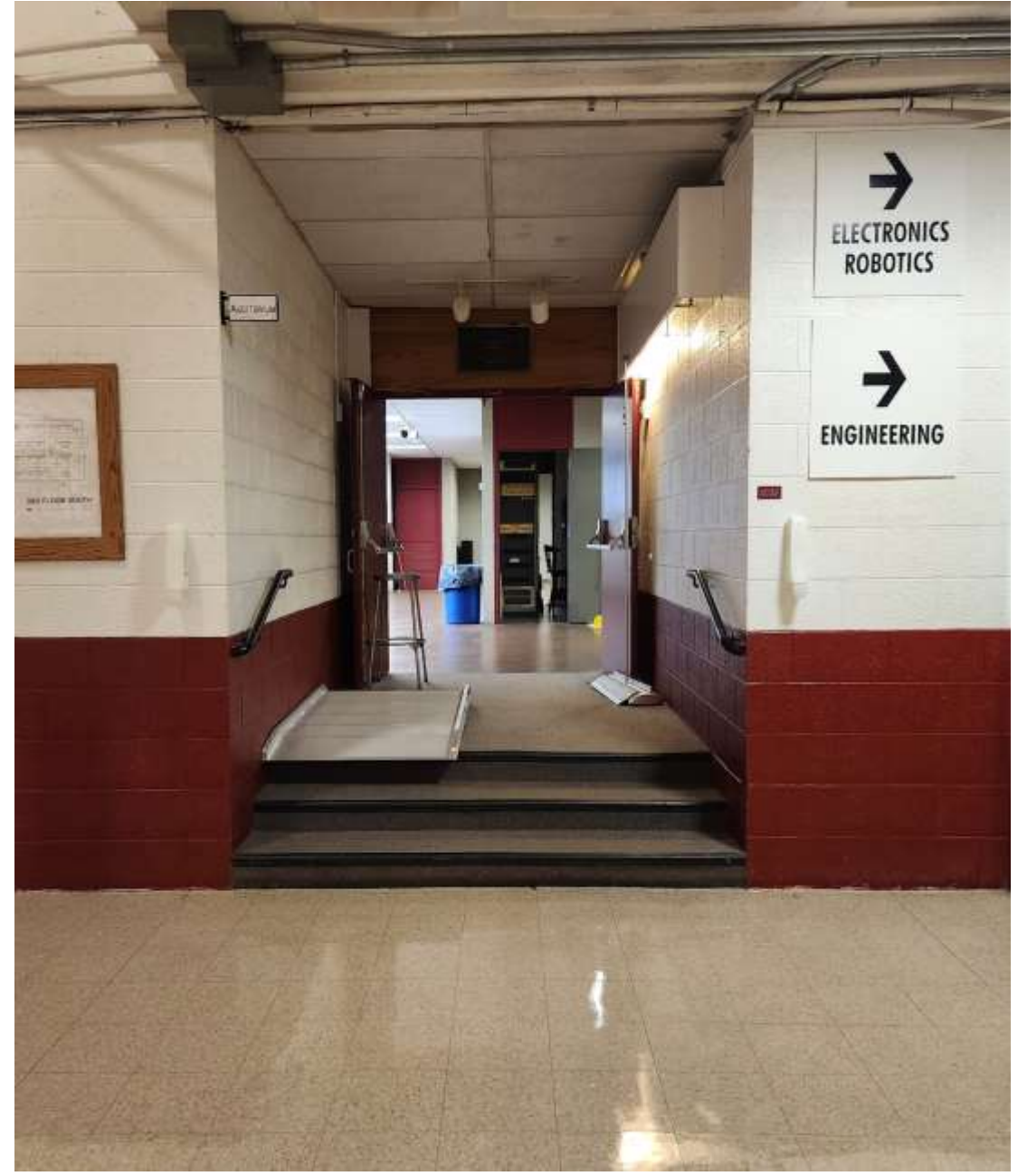


Existing Conditions

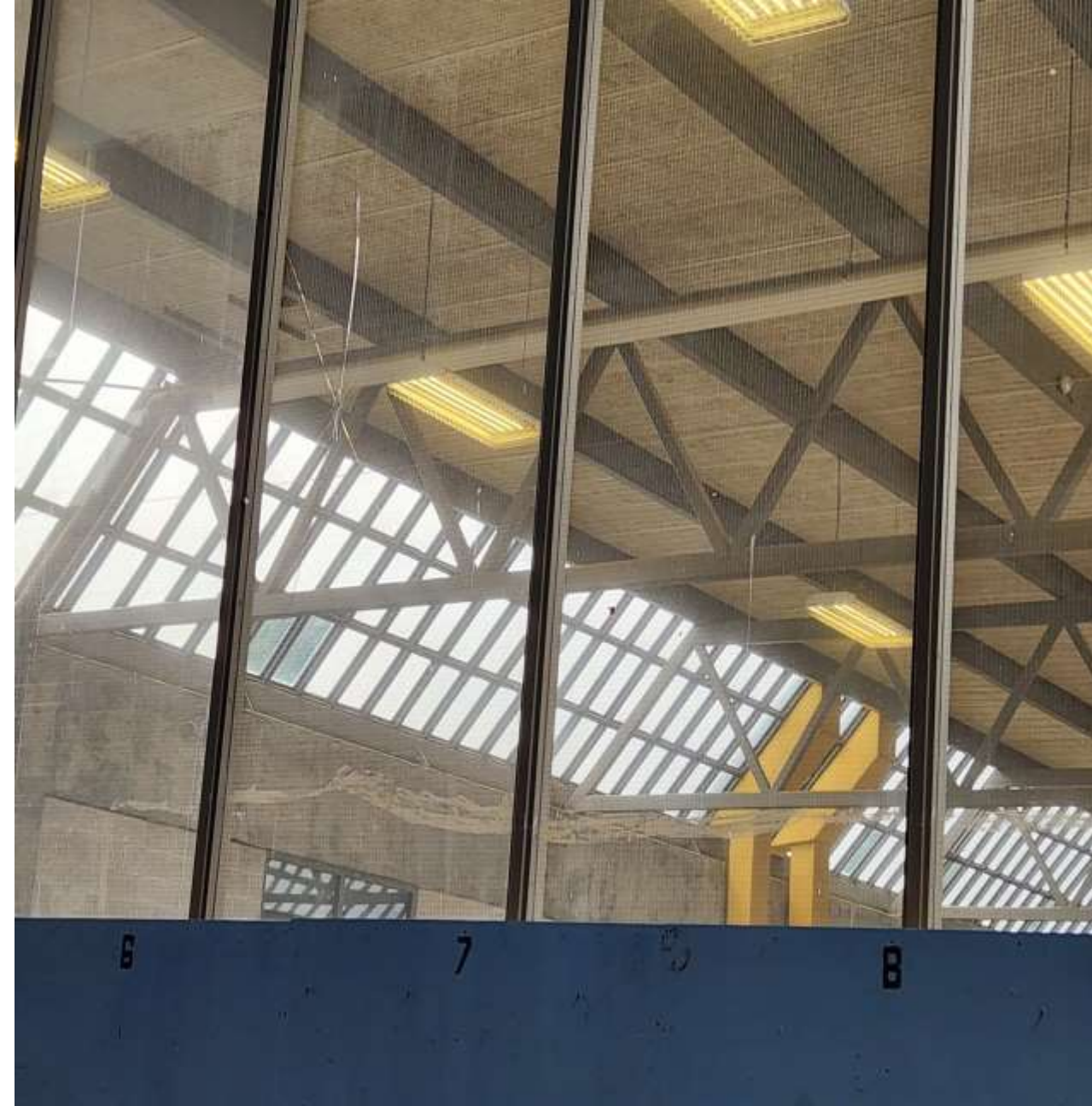
CURRENT CONDITIONS



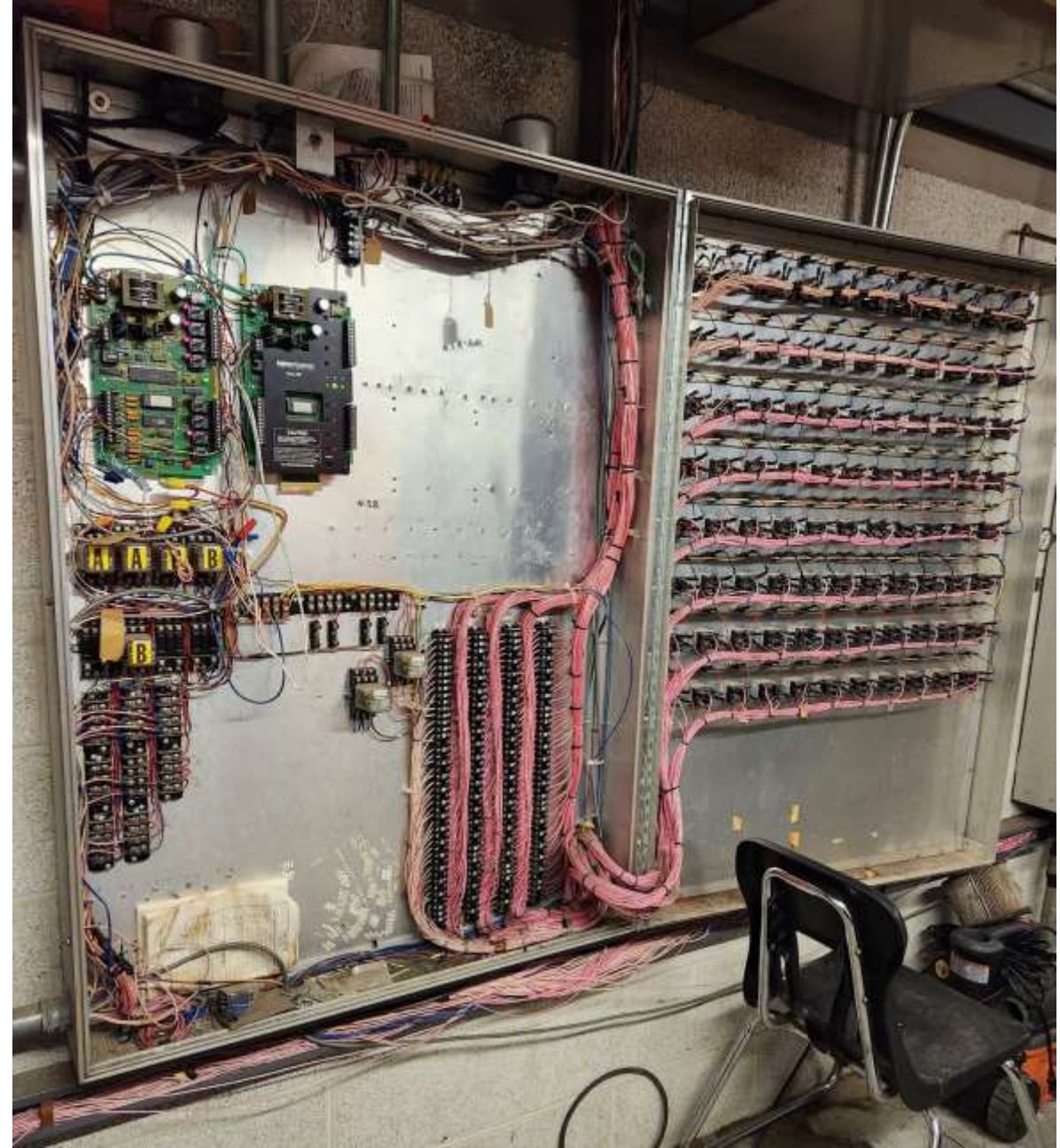
CURRENT CONDITIONS



CURRENT CONDITIONS



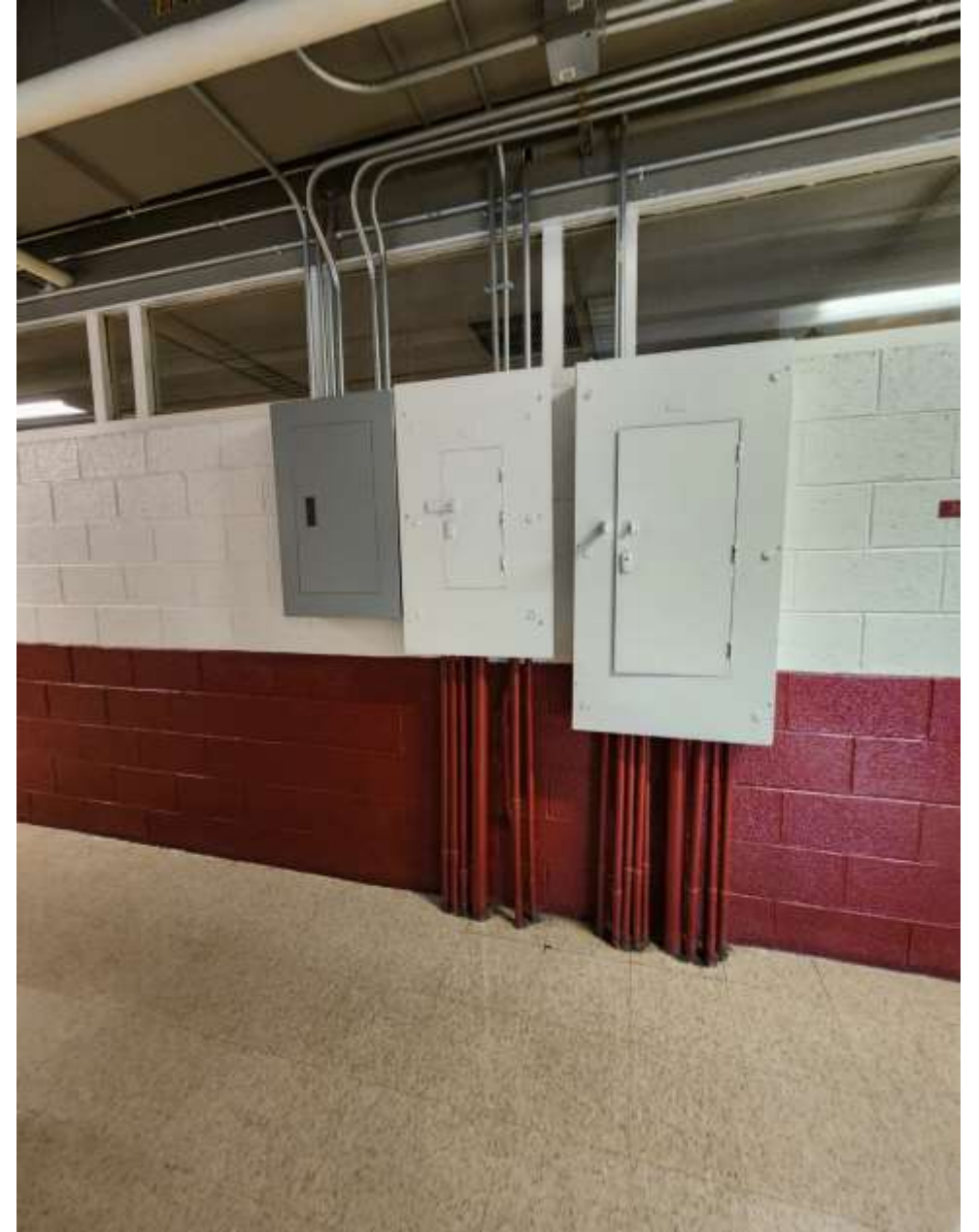
CURRENT CONDITIONS



CURRENT CONDITIONS



CURRENT CONDITIONS



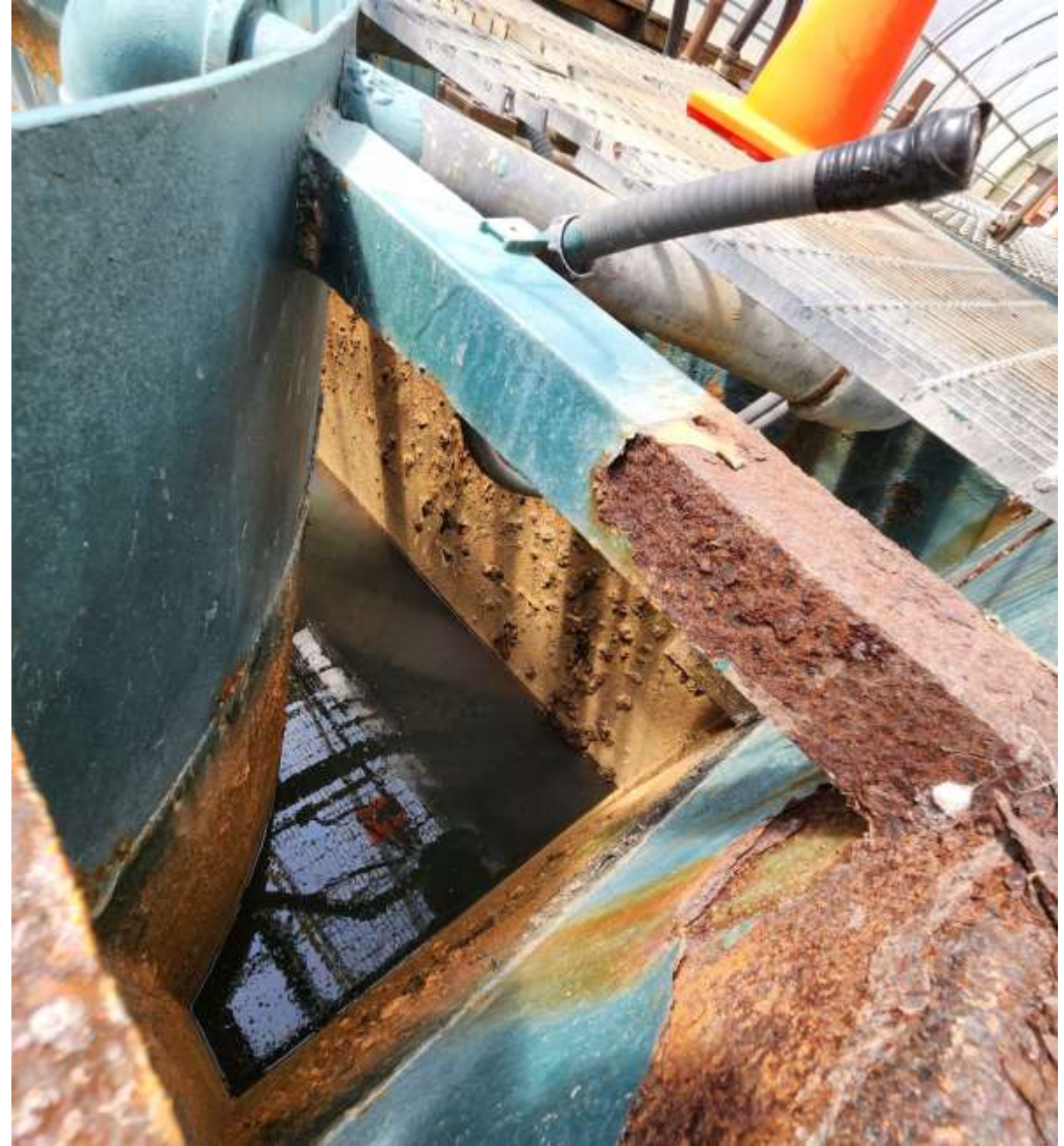
CURRENT CONDITIONS



CURRENT CONDITIONS



CURRENT CONDITIONS



How Was The Decision Made?
Why?

How was the decision made to build a new school?

- MSBA required Whittier Tech to explore various building options throughout the MSBA Feasibility Module including:
 - Code Upgrade
 - Renovation/Addition
 - New Building

Through a comprehensive qualitative and quantitative analysis of multiple options, the Building Committee determined that constructing a **new facility would be the optimal and most cost-effective solution.**



*To access more
FAQ's on the
Project, please
visit the website*

Why was a new building chosen as the preferred option by the School Building Committee?

It was clear that a new facility would be the most cost effective solution.

- MSBA provides reimbursement for a new school.
 - A new building will allow the district to meet the vocational/technical needs of our CTE programs.
 - It will take approximate 3 years to complete with minimum impact on student learning.
- The significant code upgraded needed and ***required by law*** would be more expensive and there would ***NOT*** be any reimbursement by the state.
 - A code upgrade would not change the overall layout of the building
 - A code upgrade would take approximately 10 years to complete, have a large impact on student learning, and a large potential increase in costs.

The Design

AERIAL VIEW



MAIN ENTRY VIEW



LOWER ENTRY VIEW

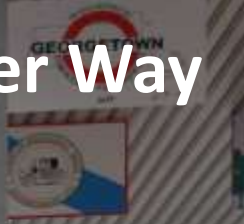


CUSTOMER ENTRY VIEW





*Workforce of
Tomorrow*





Maker Space



SkillsUSA
MASSACHUSETTS



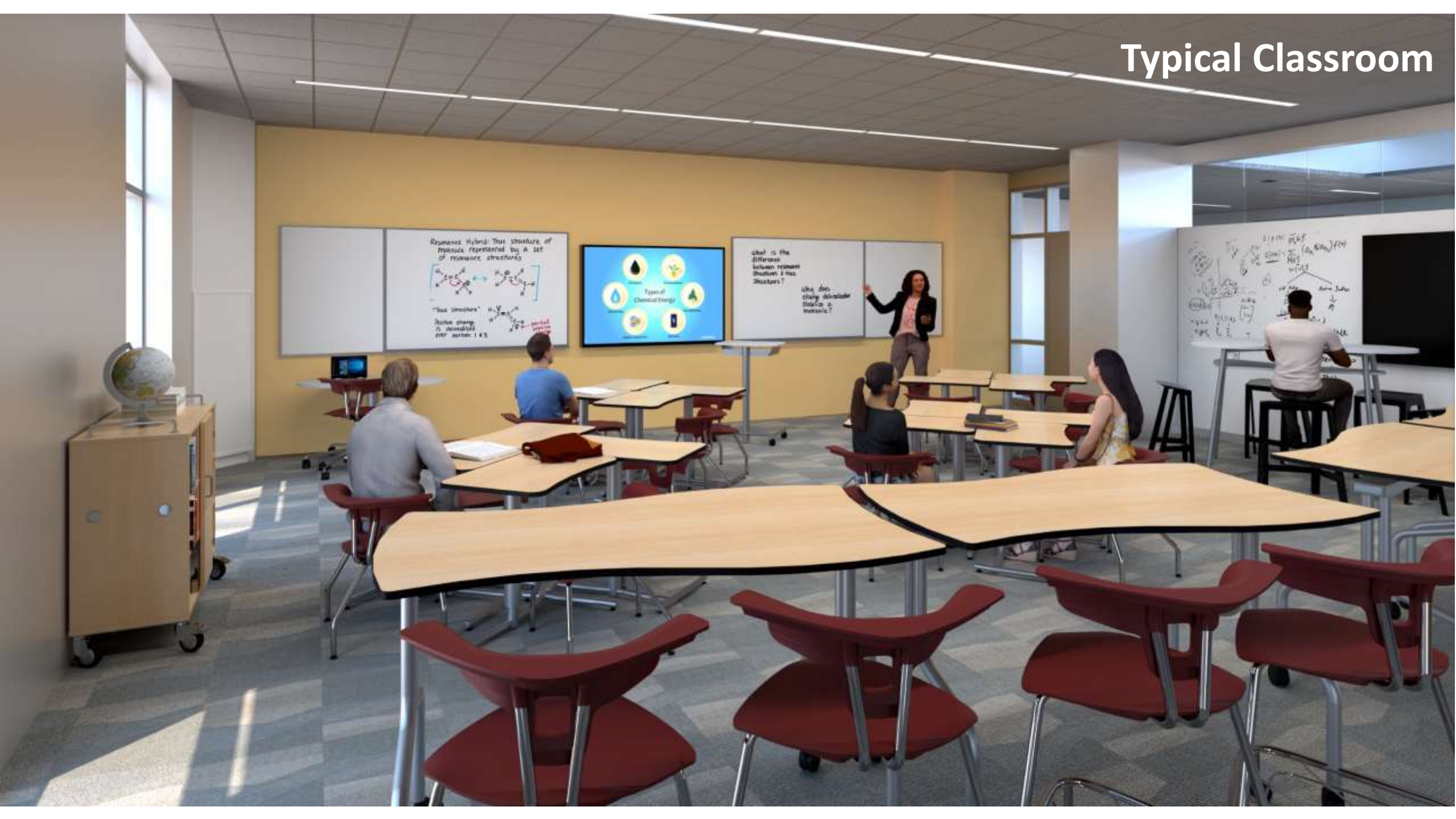
Health Assisting



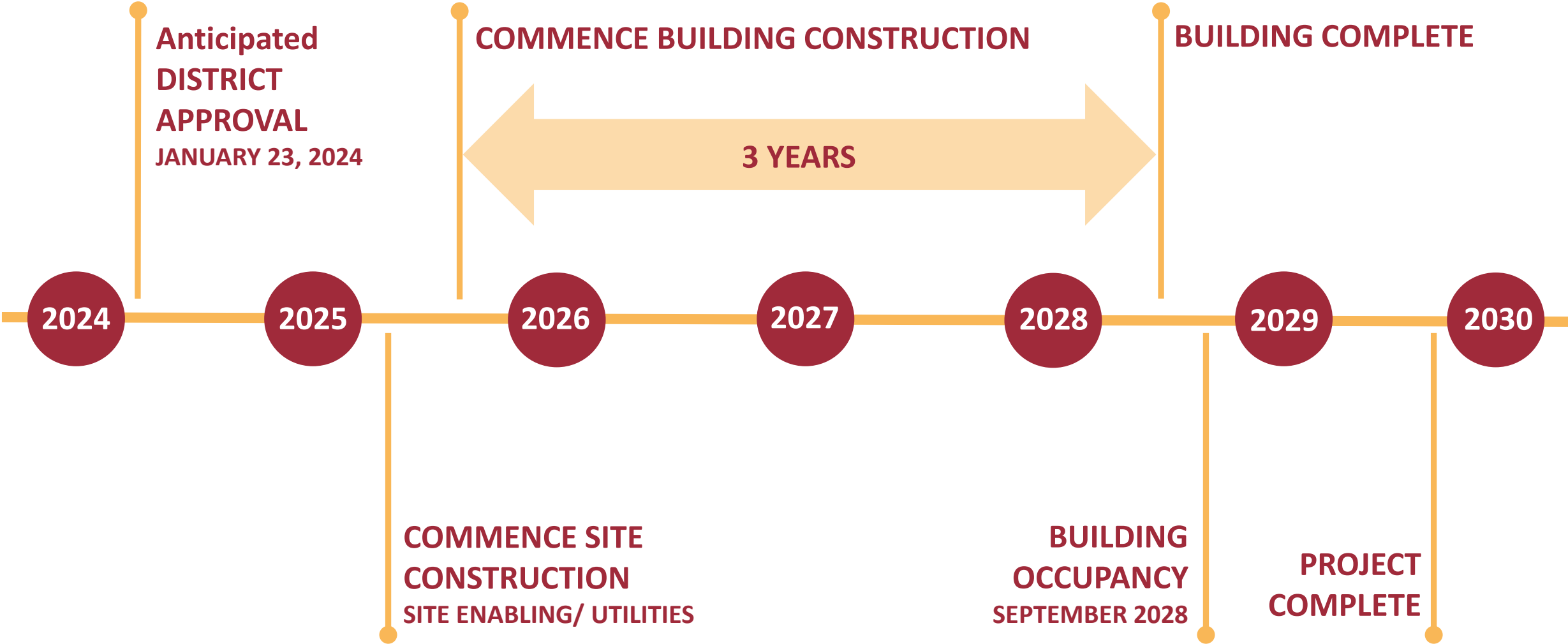
Neighborhood Breakout



Typical Classroom



PROJECT SCHEDULE SUMMARY




Project Budget & Tax Impact

Total Project Budget | MSBA – District Share

Total Project Cost	\$444.6 M **
Anticipated MSBA Grant	\$165.1 M **
Anticipated Federal Incentive & State Rebates	\$15.4 M **
Anticipated District Share	\$264.1 M **

Subject to change based on MSBA review of schematic design submission.



Based on MSBA anticipated grant adjustment, the District Share will be adjusted accordingly.



** All values are subject to change based on actual project expenditures and MSBA audit **

ANTICIPATED TAX IMPACT ANALYSIS

Town/ City	Estimated Debt Service	Annual Cost* per \$100,000 of Value	Average Home/ Property Assessed Value	Debt Service Timeline				
				2024	2025 - 2028 [4 years]	2029 - 2055 [27 years]	2056 - 2058 [3 years]	Average 2025 - 2058 [34-years]
Amesbury	\$50,252,050	\$45.94	\$520,000	\$0	\$142	\$270	\$84	\$239
Georgetown	\$35,901,617	\$58.17	\$600,000	\$0	\$208	\$395	\$123	\$349
Groveland	\$21,729,926	\$45.92	\$575,000	\$0	\$157	\$299	\$93	\$264
Haverhill	\$214,643,665	\$59.13	\$450,000	\$0	\$158	\$301	\$94	\$266
Ipswich	\$40,242,495	\$30.30	\$700,000	\$0	\$126	\$240	\$75	\$212
Merrimac	\$20,146,782	\$51.21	\$525,000	\$0	\$160	\$304	\$95	\$269
Newbury	\$17,159,237	\$22.76	\$750,000	\$0	\$102	\$193	\$60	\$171
Newburyport	\$59,521,102	\$28.62	\$825,000	\$0	\$140	\$267	\$83	\$236
Rowley	\$18,844,519	\$37.03	\$620,000	\$0	\$137	\$260	\$81	\$230
Salisbury	\$21,678,857	\$26.99	\$500,000	\$0	\$80	\$153	\$48	\$135
West Newbury	\$15,882,508	\$33.60	\$815,000	\$0	\$163	\$310	\$97	\$274

Tax Calculator Qualifications

- Based on a Project value of \$444.6M.
- Based on an anticipated District Share of \$264M. Value subject to change based on MSBA project approval, total project expenditures, and MSBA audit.
- Projected interest rate on notes; 4%. Interest rates are subject to change.
- Projected interest rate on bonds; 5%. Interest rates are subject to change.
- Total Districtwide school-aged student enrollment [current]: 20,208
- Values are based on communities implementing a debt exclusion. If a community can fund its share of the project within its levy limit, there would be no additional tax impact on the community's taxpayers. If a community decides to partially fund its share of the project within its levy limit, the tax impact on the community's taxpayers would be reduced accordingly.

Anticipated Districtwide Vote
What If It Fails?
Next Steps

ANTICIPATED DISTRICTWIDE VOTE

- MA General Law, Ch.71, Section 16(n) - District Elections
- January 23, 2024 from 11AM-7PM – District Wide
- Results are based on the aggregate total throughout the Whittier Tech District

Polling places within each community may vary from traditional locations; voters are encouraged to contact their town/city election office to confirm polling locations.

WHAT IF THE VOTE FAILS? | NEXT STEPS

The District WILL have to move forward with a Code Upgrade IMMEDIATELY.

Imminent Project	Estimated Value
Wastewater Treatment Plant	\$ 11,700,000
Sprinkler Suppression System	\$ 12,100,000
Access Road	\$ 11,400,000

Whittier Tech’s Building is worth approximately 34 million dollars
Once these code upgrades are completed the district will meet the 30% threshold of cost that would trigger a full ADA code and compliance upgrade required by law. (CMR 521)

Examples of Other Required Code & Imminent Upgrades

- Wastewater Treatment Plant & associated infrastructure
- Secondary access road [Haverhill AHJ]
- Implementation of a fully sprinklered facility [Haverhill AHJ]
- Full ADA accessibility [building & site]
- Code compliant elevator
- Mechanical & plumbing replacements beyond useful life
- Electrical replacement beyond useful life
- Civil utilities to support building upgrades
- Envelope upgrades [including new roof & window replacement]
- Structural modifications to support MEP replacements
- Various interior work as result of above upgrades
- Selective demolition/abatement related to the above upgrades

Two Options ONLY/Code Compliancy Upgrade or New School

Order Of Magnitude Costs Comparison | Code vs. New School

	Code Compliancy Upgrades	New School
Project Duration in years	10 +	3 - 4*
Anticipated Project Cost [in millions]	\$364	\$445
Anticipated State Reimbursement [in millions]	\$0	\$181
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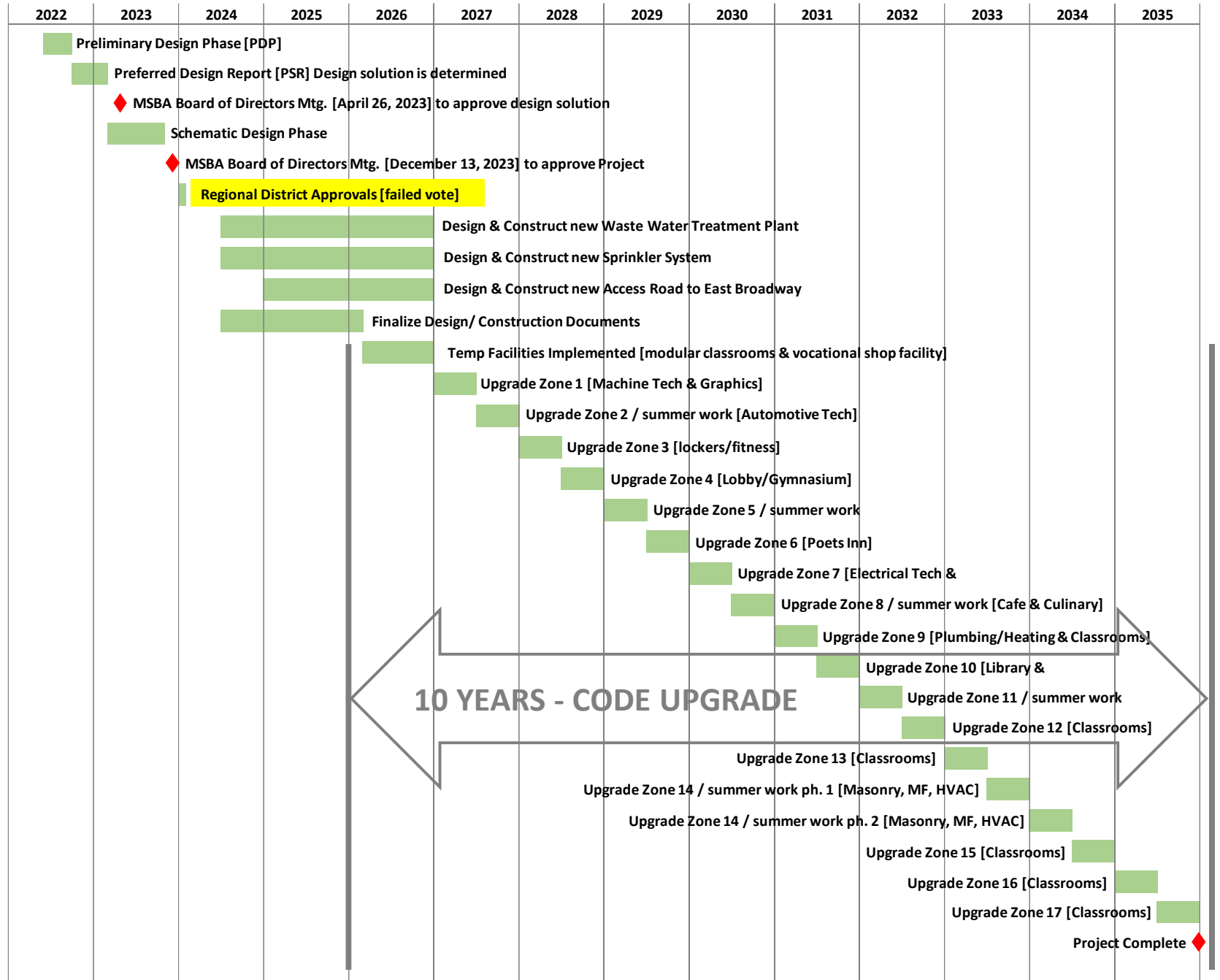
* 3 years for building construction; additional year for site restoration.

PROJECT FAILED VOTE - CODE UPGRADE COST AND DURATION

Project	Soft Costs	Hard Costs	Project Total	Project duration	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
New Waste Water Treatment Plant	\$3.70	\$8.00	\$11.70	3 YEARS	\$1.00	\$5.35	\$5.35										
New Sprinkler System	\$2.40	\$9.70	\$12.10	3 YEARS	\$0.75	\$5.68	\$5.68										
New Access Road	\$2.10	\$9.30	\$11.40	4 YEARS		\$0.75	\$10.65										
Campus Wide Code Upgrade	\$64.19	\$264.86	\$329.05	10 YEARS		\$10.00	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.58	\$31.58
			\$364		\$1.75	\$21.78	\$53.64	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.96	\$31.58	\$31.58

CODE UPGRADE, FAILED VOTE

CONCEPTUAL SCHEDULE



Community Outreach

What Started it All

- In 2016 when the MSBA accepted SOI, WT went to each town/city to share this project was coming and request for stabilization accounts to be former
- December 2019 - [MSBA Invites Whittier Regional High School into Eligibility Period](#)
- January 2020 - [New or Renovated Whittier Tech on the Way After School Building Authority Deems it Eligible](#)



[School Building Committee Meetings](#)

29 meetings to date as of 10/18/23

[Community Forum & Advisory Board](#)

1. Community Forum #1 - 10/6/22
2. Advisory Board Fall Meeting - 10/27/22
3. Community Forum #2 - 2/16/23
4. Advisory Board Spring Dinner - 4/6/23
5. Community Forum #3 - 10/5/23
6. Advisory Board Fall Meeting - 10/17/23
7. Building Project Presentation at Open House - 11/5/23
8. Building Project Presentation at Parent's Night - 11/16/23

Wildcat Wire Newsletters

- [May 2023](#)
- [June 2023](#)
- [July 2023](#)
- [August 2023](#)
- [September 2023](#)
- [October 2023](#)

Building Project Social Media Posts

1. 9/19/22 - [Come Join Us for a Community Forum on 10.6](#)
2. 10/6/22 - [Reminder about 10.6 Community Forum](#)
3. 11/4/22 - [Open House Reminder](#)
4. 11/6/22 - [Open House Day!](#)
5. 11/8/22 - [Open House Recap](#)
6. 2/13/23 - [Local Legislation Visits WT](#)
7. 2/14/23 - [WT Invites Public to Community Forum for Project](#)
8. 2/17/23 - [Legislators Tour Whittier - Press Release](#)
9. 2/22/23 - [Whittier Tech Building Committee Approves Proposal](#)
10. 4/26/23 - [MSBA Approves New Building](#)
11. 10/2/23 - [Meet the Teacher & Community Forum on Project](#)
12. 10/2/23 - [Building Project Road Show](#)
13. 10/4/23 - [Alumni Events](#)
14. 10/05/23 - [Building Project Community Forum TONIGHT](#)
15. 10/17/23 - [Alumni Mixer @ Mission Oak Grill](#)
16. 10/24/23 - [Alumni Mixer Reminder](#)
17. 10/31/23 - [Open House Preview - DVC Photoshoots](#)
18. 11/01/23 - [Open House Preview - Vocational Photos](#)
19. 11/02/23 - [Open House Preview - Student Photos](#)
20. 11/03/23 - [Consigli Video Shared on Social Media](#)
21. 11/03/23 - [Open House Preview - SetUp Sneak Peek](#)
22. 11/04/23 - [Open House Preview - Academic Video](#)
23. 11/05/23 - [Open House is Today](#)
24. 11/05/23 - [Open House Recap](#)
25. 11/08/23 - [Community Forum on 11/16/23](#)

(Facebook, X, Instagram, Threads, & Stories on FB/IG)

Since July 2022, there has been over 510 different topics in general posted on WT social media

Press Releases

1. 9/19/22 - [Story for Community Forum re: new building](#)
2. 10/13/22 - [Open House Press Release](#)
3. 11/8/22 - [Open House Recap](#)
4. 12/21/22 - [Whittier Named Distinguished School](#)
5. 2/14/23 - [WT Athletic Hall of Fame](#)
6. 2/14/23 - [WT Invites Public to Community Forum for Project](#)
7. 2/17/23 - [Legislators Tour Whittier](#)
8. 2/22/23 - [WT Building Committee Approves Proposal](#)
9. 4/26/23 - [Preferred Design for New WT Approved by MSBA](#)
10. 6/30/23 - [WT Announces Inaugural Class of Athletic HOF](#)
11. 9/20/23 - [Whittier Tech Celebrates 50th Year with HOF](#)
12. 10/2/23 - [Building Project Road Show](#)
13. 10/17/23 - [WT's 50th Celebration & HOF](#)
14. 10/18/23 - [Alumni Events](#)
15. 10/20/23 - [Open House Press Release](#)
16. 10/25/23 - [Summer 2024 CTI Grant](#)

Additional Dates

- Over 11 City/Town Selectmen Meetings between September-December 2023
- Whittier Tech Current Building Tour - Saturday, January 13, 2024



For up-to-date information, check out <https://buildingthefutureofwhittier.org>

Alumni Spotlight



Our Whittier Tech Alumni are all over the community contributing in all different ways.

They take their skills and run with them in:

- College
- Employment
- Business
- Ownership
- Armed Forces

Many alumni report that their **true foundation** started here at Whittier Tech.

West Newbury Whittier Alumni Spotlight

- Sean Thibodeau
- 2015 Graduate
- Advanced Manufacturing
- Fairview Machine Company
- “I’ve been at Fairview for 8 years and I have grown so much professionally over my time there - I am thankful for what I learned at Whittier in Machine Tech - that’s how I got the job.”





WHITTIER TECH NEVER SLEEPS ENDLESS PROGRAM OPPORTUNITIES

- Robust Evening Education Programs (Professional Development & Personal Enrichment)
- FREE Summer Career Training Programs (Career Technical Initiative, CTI)
- CVTE Program - High School Senior Exploratory Program

District Wide Vote on January 23, 2024

[Learn More](#)

115 AMESBURY LINE ROAD, HAVERHILL MA 01830



WHITTIER BUILDING PROJECT

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[THE PROJECT](#)

[THE PROCESS](#)

[BUILDING COMMITTEE](#)

[FAQS](#)

[IMPORTANT DOCUMENTS](#)

[NEWS](#)

[UPCOMING EVENTS](#)

[CONTACT US](#)



SCAN ME

For more information on the Project, please visit the website



Maeve Dubiel '16
High School Alumni

"Whittier provided me with the proper tools and skills to be successful in my career today. Whittier helped me build confidence and encouraged me to expand on my professional and academic development."

THANK YOU

Anticipated Districtwide Vote

January 23, 2024

11 AM to 7 PM

***Please check with your local City/Town Election Office
to confirm polling locations.***



MORE THAN A BUILDING

Back Up Slides

PROJECT COST – MSBA REIMBURSEMENT

Budget Category	Project Budget	Estimated Excluded / Ineligible Scope	Explanation / Reason
Feasibility Study Agreement Subtotal	n/a	n/a	Not accounted for in this analysis; value of 1.8 M previously appropriated.
Administration Subtotal [Legal, OPM, Misc.]	\$12,960,000	\$5,787,408	Legal; OPM costs over categorially ineligible MSBA policies and caps
Architectural/Engineering Subtotal	\$38,631,000	\$14,208,310	Designer costs over categorially ineligible MSBA policies and caps
Pre-Construction Services	\$475,000	\$0	
Construction Budget	\$359,973,189	\$132,405,726	Total excluded/ineligible construction costs [detail below]
ACM Flooring/ Ceiling Abatement	Included above	\$869,296	Categorially ineligible per MSBA policy
Excluded Sitework/ Outbuildings	Included above	\$6,065,493	Categorially ineligible per MSBA policy
Construction mark ups on ineligible costs	Included above	\$2,595,765	Categorially ineligible per MSBA policy
Ineligibility costs over \$550/SF [building] & \$55/SF [Sitework]	Included above	\$122,875,172	Categorially ineligible per MSBA policy
Misc. Project Costs	\$1,932,000	\$400,000	Swing space & move services categorially ineligible per MSBA policy
FF&E & Technology	\$11,286,150	\$8,214,150	FF+E costs over \$2,400/student. Categorially ineligible per MSBA policy
Project Budget (contingencies not incl.)	\$425,257,339	\$161,015,594	
Construction Contingency	\$17,998,659	\$14,398,927	Assumes 100% of construction contingency usage; MSBA will reimburse 1% of eligible change orders.
Owner's Contingency	\$1,357,815	\$0	Assumes 100% of owner contingency usage; eligibility TBD
Total Project Budget (contingencies incl.)	\$444,613,813	\$175,414,522 **	
Estimated Excluded /Ineligible Costs	\$175,414,522 **		
Estimated Eligible Project Costs	\$269,199,292 **		
Reimbursement Rate [eligible costs]	61.39%		
Est. Max. Facilities Grant (before cost recovery)	\$165,261,445		
Cost Recovery	(\$17,642)		Pro-rated MSBA funded commissioning costs.
Cost Recovery associated with Prior Projects	(\$120,973)		Pro-rated MSBA funded window project costs from 2010
Estimated Maximum Total Facilities Grant	\$165,122,829		
Estimated District Share	\$279,490,984		
Anticipated Mass Save Rebate	(\$5,400,000)		
Anticipated Federal Direct Incentive Payment	(\$10,047,000)		
Revised Anticipated District Share	\$264,043,984		
Estimated Net Reimbursement Rate	37.14%		Estimated MSBA share divided by total project cost

** All values are subject to change based on actual project expenditures and MSBA audit **

NEXT STEPS

2023

2024

October

November

December

January

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

Submit Schematic Design to the MSBA

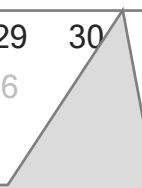


MSBA Board Mtg.
Understand construction cap adjustments, if any?



MSBA Project Scope & Budget Conference.

Finalize anticipated reimbursement from the MSBA, subject to approval at the December Board Mtg.

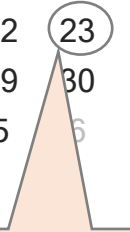


AM. MSBA Board Mtg.

PM. WT School Building Committee Meeting.
WT School Committee votes to incur debt.

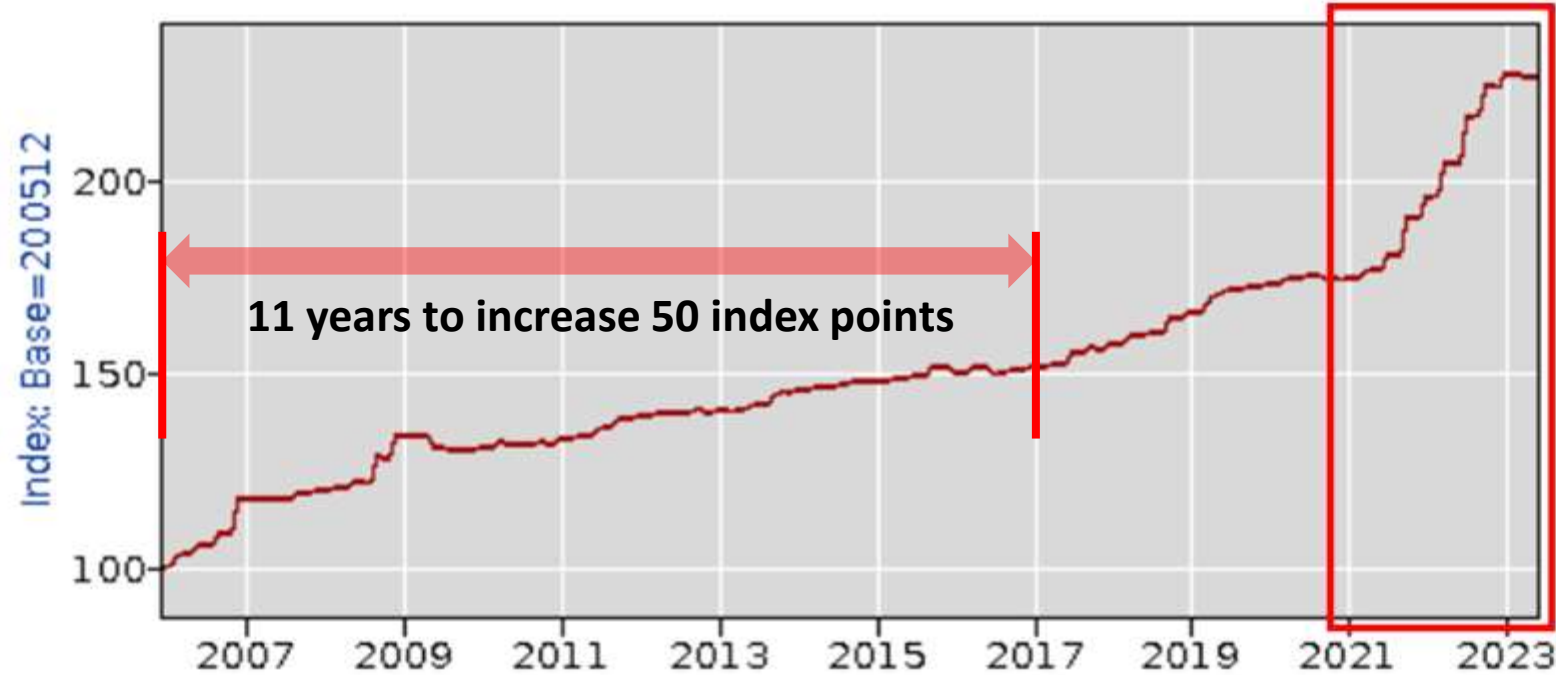


WT Anticipated Districtwide Vote



PRODUCER PRICE INDEX DATA

Series Id: PCU236222236222
Series Title: PPI industry data for New school building construction, not seasonally adjusted
Industry: New school building construction
Product: New school building construction
Base Date: 200512



**2 years to
increase 50+
index points**

Timeframe of
unprecedented
construction
escalation

PRODUCER PRICE INDEX DATA

PPI Industry Data Original Data Value

Series Id: PCU236222236222
Series Title: PPI industry data for New school building
Industry: New school building construction
Product: New school building construction
Base Date: 200512
Years: 2005 to 2023

Removed as an outlier in average over a 14-year span

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	% Ch.
2005												100.0		
2006	100.0	100.1	102.9	103.0	103.0	105.5	105.5	105.5	108.4	108.3	108.3	117.3	105.7	
2007	117.2	117.3	117.3	117.3	117.3	117.8	117.8	117.8	118.9	119.0	118.9	119.6	118.0	12%
2008	119.5	119.6	120.1	120.2	120.2	121.7	121.6	121.5	128.3	128.1	127.8	133.7	123.5	3%
2009	133.6	133.5	134.1	134.0	134.0	131.1	131.0	130.4	130.2	130.4	130.2	130.2	131.9	8%
2010	131.1	131.0	131.0	132.0	131.7	131.5	131.4	131.3	131.3	132.0	131.9	131.9	131.5	0%
2011	132.8	132.8	132.7	134.0	134.0	134.0	135.5	135.8	135.7	138.0	138.1	138.2	135.1	2%
2012	138.9	138.8	139.3	140.0	140.0	140.0	139.9	139.9	139.8	140.1	139.8	139.8	139.7	4%
2013	140.4	140.5	140.0	140.6	140.8	140.9	141.8	141.9	142.1	144.4	144.6	144.6	141.9	1%
2014	145.7	145.7	145.8	146.3	146.3	146.6	146.6	146.9	146.8	147.7	147.7	147.8	146.6	4%
2015	148.1	148.2	148.2	148.6	148.8	148.9	149.5	149.6	149.7	151.2	151.2	151.2	149.4	2%
2016	150.4	150.4	150.3	151.6	151.6	151.7	149.7	149.8	149.9	151.0	151.1	150.7	150.7	2%
2017	151.5	151.5	151.6	152.1	152.5	152.6	155.3	155.4	155.3	156.4	156.0	156.0	153.8	1%
2018	157.5	157.5	157.5	159.4	159.4	159.4	160.1	160.2	160.1	164.5	164.5	164.4	160.4	4%
2019	165.7	165.9	165.9	169.2	170.1	170.6	171.4	171.4	171.3	172.0	172.1	172.1	169.8	7%
2020	173.3	173.4	173.2	174.5	174.4	174.2	175.2	175.2	174.9	174.0	174.2	174.1	174.2	2%
2021	174.4	174.8	174.7	176.4	176.9	176.9	180.151	180.279	180.448	190.069	190.208	189.697	180.406	2%
2022	194.963	195.218	196.147	204.252	204.212	204.559	215.917	216.167	216.886	223.957	223.939	223.625	209.987	16%
2023	227.139	227.174	227.581	226.686	226.642	226.613								11%

3.0%

SPACE SUMMARY | PROJECT PROGRAM

Room Type	MSBA Guidelines	PDP Space Summary	PSR Space Summary	PDP to PSR Delta
CORE ACADEMIC SPACES	32,890 NSF	66,780 NSF	36,990 NSF	-29,790 NSF
SPECIAL EDUCATION	19,070 NSF	7,000 NSF	2,210 NSF	-17,240 NSF
ART & MUSIC	6,625 NSF	6,125 NSF	6,125 NSF	0 NSF
VOCATIONS & TECHNOLOGY	110,681 NSF	111,635 NSF	116,413 NSF	+4,778 NSF
HEALTH & PHYSICAL EDUCATION	19,997 NSF	27,468 NSF	27,468 NSF	0 NSF
MEDIA CENTER	4,138 NSF	4,725 NSF	4,963 NSF	+238 NSF
AUDITORIUM / DRAMA	10,400 NSF	10,400 NSF	10,400 NSF	0 NSF
DINING / CAFETERIA / SERVICE	1,543 NSF	11,600 NSF	11,557 NSF	-43 NSF
MEDICAL	1,210 NSF	2,120 NSF	2,120 NSF	0 NSF
ADMINISTRATION & GUIDANCE	5,055 NSF	9,040 NSF	9,040 NSF	0 NSF
CUSTODIAN / CLEANING	2,200 NSF	9,050 NSF	9,050 NSF	0 NSF
OTHER	1,020 NSF	4,020 NSF	4,020 NSF	0 NSF
TOTAL BUILDING NET FLOOR AREA	217,291 NSF	264,190 NSF	266,656 NSF	+2,466 NSF
TOTAL BUILDING GROSS FLOOR AREA	325,936 GSF	396,285 GSF	399,984 GSF	+3,699 GSF

ENROLLMENT

1,280 Students

EXISTING BUILDING

356,732 GSF

PROPOSED PROGRAM

390,942 GSF

Academic and Voc-Technical spaces appropriately sized to meet DESE and MSBA standards

SITE PLAN




NORTH 0 140' 280'
WHITTIER TECH
HAVERHILL, MASSACHUSETTS

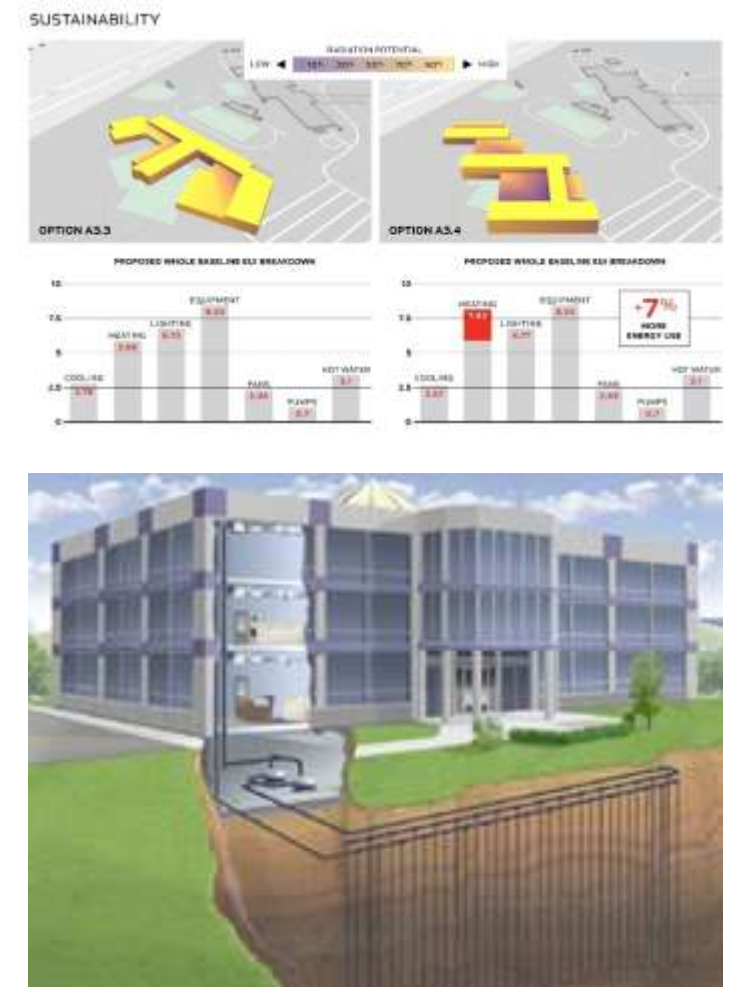
JCJARCHITECTURE
3000300 / 860276, 2023 / © JCJARCHITECTURE

Sustainability


SUSTAINABLE BUILDING FEATURES

- Early design phase energy models were used to evaluate solar orientation and massing
- High Performance Building Envelope
 - Insulation exceeding building code by min. 20% and improved air tightness keeps the energy in the building
- Closed Loop Geothermal Heat Pump System
 - With incentives from the Federal Inflation Reduction Act and Mass Saves program the system is
25% less expensive than a traditional system and uses 40% less energy each year
- PV Ready
 - Roof structure and electrical infrastructure designed to support future photovoltaic panel installation

Project achieves the requirements for MSBA's Green Schools for additional 2% or reimbursement.



SUSTAINABILITY UPDATE

 **LEED v4 for BD+C: Schools**
Project Checklist

Y	MY	MN	N		
1				1	Integrative Process
2 0 4 9 Location and Transportation LEED Version: 15					
			0	15	LEED for Neighborhood Development Location
1				1	Sensitive Land Protection
			2	2	High Priority Site
		2	3	5	Surrounding Density and Diverse Use
		1	3	4	Access to Quality Transit
			1	1	Bicycle Facilities
			1	1	Reduced Parking Footprint
1				1	Electric Vehicles
7 0 3 2 Sustainable Sites LEED Version: 12					
Y					Construction Activity Pollution Prevention
Y					Environmental Site Assessment
1				1	Site Assessment
			2	2	Site Development - Protect or Restore Habitat
1				1	Open Space
3				3	Rainwater Management
			3	2	Heat Island Reduction
1				1	Light Pollution Reduction
			1	1	Site Master Plan
1				1	Joint Use of Facilities
6 0 4 2 Water Efficiency LEED Version: 12					
Y					Outdoor Water Use Reduction
Y					Indoor Water Use Reduction
Y					Building-Level Water Metering
1			1	2	Outdoor Water Use Reduction
4			1	7	Indoor Water Use Reduction
			2	2	Optimize Process Water Use (Cooling Tower)
1				1	Water Metering (assuming Irrigation + Domestic Hot Water)
20 1 8 6 Energy and Atmosphere LEED Version: 31					
Y					Fundamental Commissioning and Verification
Y					Minimum Energy Performance
Y					Building-Level Energy Metering
Y					Fundamental Refrigerant Management
8				6	Enhanced Commissioning
14			4	16	Optimize Energy Performance (2 pts in maybe no for geothermal)
			1	1	Advanced Energy Metering
			1	2	Grid Harmonization (Demand Response) - Building capable
			3	5	Renewable Energy Production
			1	1	Enhanced Refrigerant Management
					Green Power and Carbon Offsets

Must do for MSBA Project Advisory #76 (2022 Policy)
Project Name: WHITTIER TECH (A3.3 Option)
115 AMESBURY LINE ROAD, HAVERHILL, MA 01830
Date: 9/6/23

Y	MY	MN	N		
3	1	3	6		Materials and Resources LEED Version: 13
Y					Storage and Collection of Recyclables
Y					Construction and Demolition Waste Management Planning
			4	5	Building Life-Cycle Impact Reduction
1	1			2	Building Product Disclosure and Optimization - Environmental Product Declarations
			1	2	Building Product Disclosure and Optimization - Sourcing of Raw Materials
1			1	2	Building Product Disclosure and Optimization - Material Ingredients
1			1	2	Construction and Demolition Waste Management
8 0 4 4 Indoor Environmental Quality LEED Version: 16					
Y					Minimum Indoor Air Quality Performance
Y					Environmental Tobacco Smoke Control
Y					Minimum Acoustic Performance
2				2	Enhanced Indoor Air Quality Strategies
3				3	Low-Emitting Materials
1				1	Construction Indoor Air Quality Management Plan
1			1	2	Indoor Air Quality Assessment
			1	1	Thermal Comfort
			1	2	Interior Lighting
			2	3	Daylight (not get the daylight autonomy, perhaps will get the glare)
			1	1	Quality Years
			1	1	Acoustic Performance
3 2 1 0 Innovation LEED Version: 6					
1				1	Innovation credit one: Sustainable Purchasing Lamps
1				1	Innovation credit two: Green Building Education
			1	1	EP: BPCO - EPD
			1	1	EP: Material Ingredients (4) products from 10 manu)
			1	1	Pilot: TBD
1				1	LEED Accredited Professional
2 0 2 0 Regional Priority LEED Version: 4					
			1	1	Regional Priority: Rainwater Management (2)
1				1	Regional Priority: Indoor Water (4)
1				1	Regional Priority: Optimize Energy (8)
			1	1	Regional Priority: Renewable (2)
					Not pursuing: BLC (2) Cooling Tower (2)
52 4 29 29 TOTALS Possible Points: 110					

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

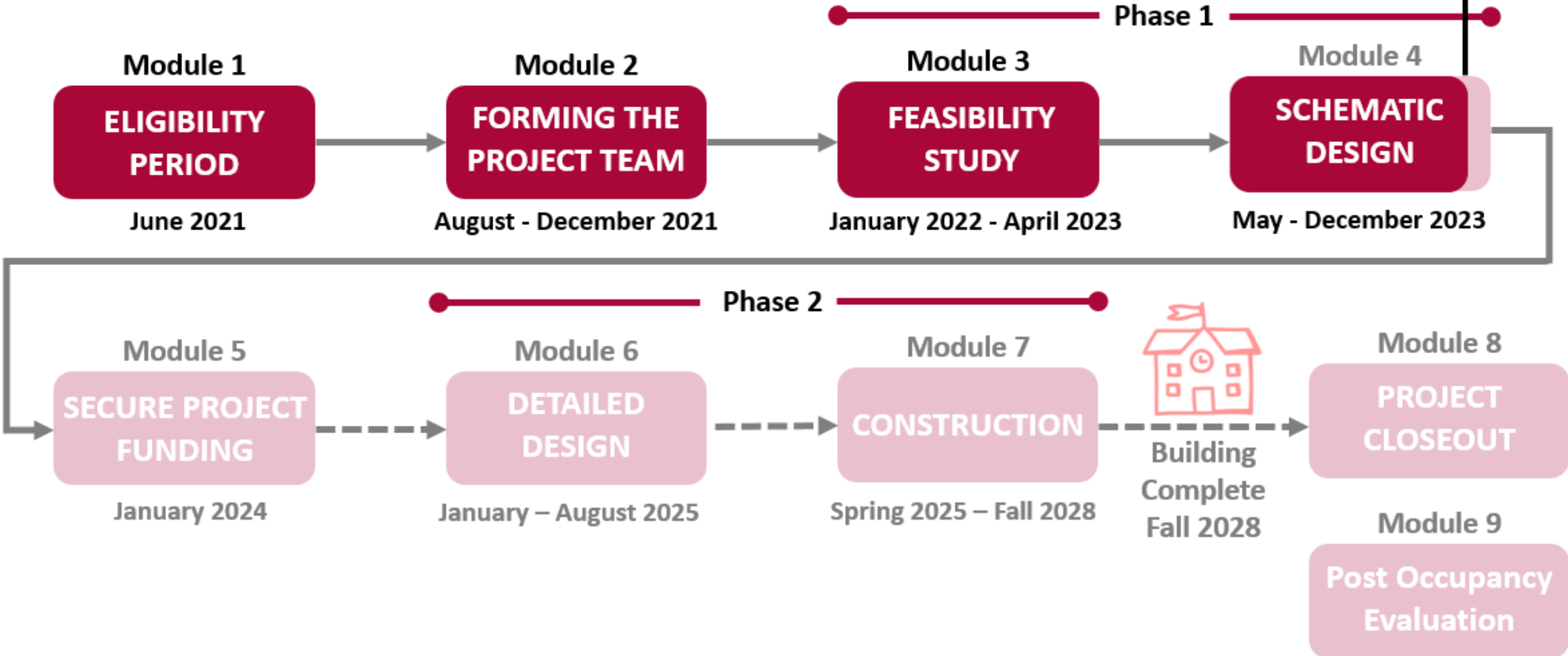
- SD Sustainability Charrette conducted on September 20, 2023.
- Confirmed goal of **LEED Certified**.
- LEED certification requires 40 – 49 points.
- Soden Sustainability led the discussion to align the projects goals with the following:
 - MSBA Requirements for 2% Reimbursement
 - Whittier Tech’s Design Standards
 - Best Practices
 - Healthy Schools
 - Improved Learning Environments
 - School as Teaching Tool
- Current Totals:

Yes (52) Maybe Yes (4) Maybe No (29) No (29)

Massachusetts School Building Authority (MSBA) Process & Project Milestones

YOU ARE HERE

Massachusetts School Building Authority [MSBA] Process

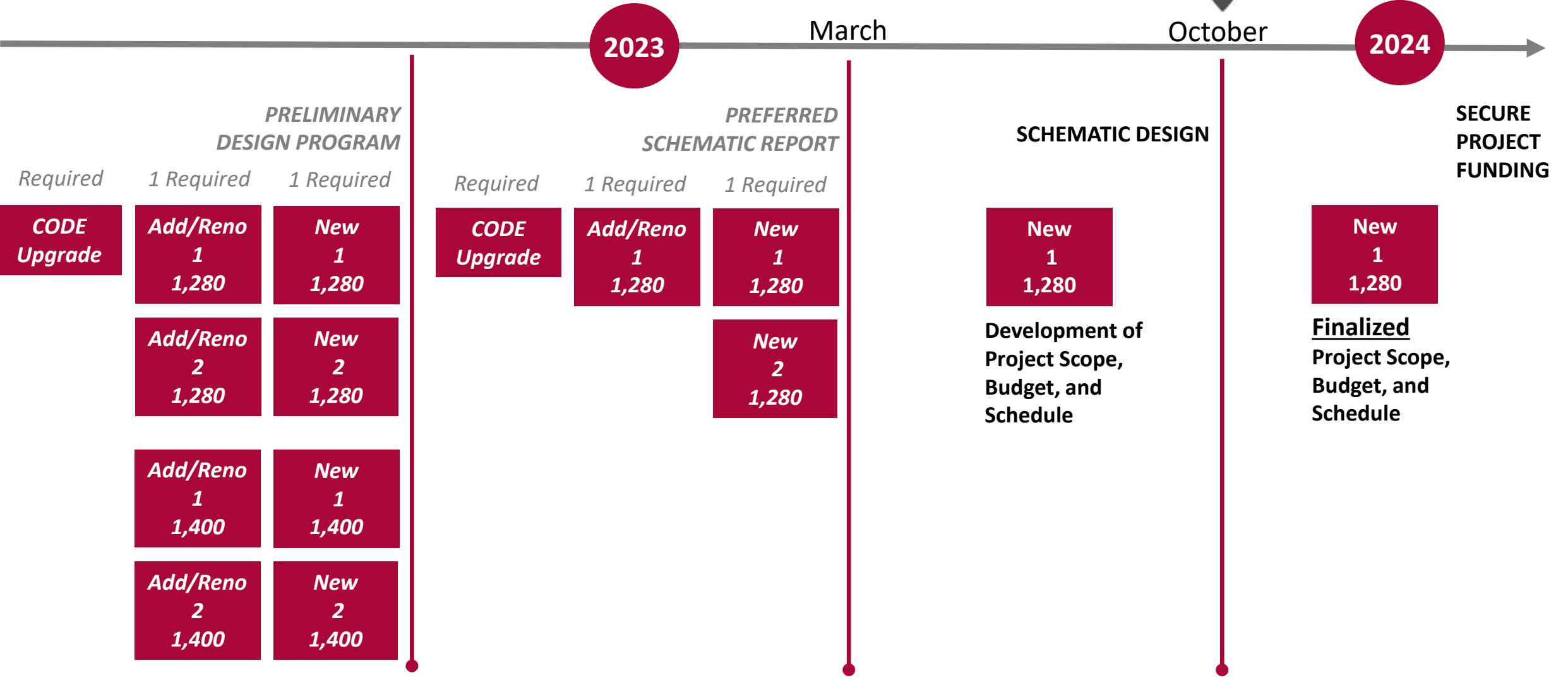


For more details about the Modules, visit:
https://www.massschoolbuildings.org/building/modules_overview

Options Studied

MSBA Process - Options Studied

YOU ARE HERE 



DESIGN OPTIONS QUALITATIVE EVALUATION

WHITTIER TECH HIGH SCHOOL PROJECT - PSR PHASE

SITE/OPTION EVALUATION SUMMARY

Legend	
0	Not preferable
1	Poor
2	Satisfactory
3	Advantageous
4	Highly Advantageous

PSR Site/Option Evaluation Criteria		Code Upgrade Option A-1 Existing Building	Addition/Renovation Option A-2.2	New Construction Option A-3.3 Dual Courtyard	New Construction Option A-3.4 Optimized Solar
Enrollment		1,280	1,280	1,280	1,280
Educational	Delivery, Adjacencies of Educational Program & Vision	0.67	1.67	3.83	3.33
	Provides flexibility for future growth / design flexibility	0.60	1.97	3.57	3.35
	Impact to educational program/facilities during construction	0.80	1.27	3.80	3.60
Cost & Schedule	Accommodates transition without swing space	0.93	1.47	3.80	3.67
	Allows students to move into a new school in as early as possible; minimizes construction duration	0.53	1.53	3.43	3.33
	Cost effective	0.87	1.53	3.60	3.17
	Cost risk [high risk = lower numerical value]	0.93	1.67	3.13	2.97
	Schedule risk [high schedule risk = lower numerical value]	1.00	1.27	3.17	3.10
	Community	Provides independent and safe access to public vocational services	0.93	1.87	3.90
Building	Able to create civic and academic wing (zoning)	1.13	1.93	3.93	3.30
	Addresses facility deficiencies	1.13	1.93	3.87	3.67
	Adaptability, Flexibility, Ability to Evolve	0.67	1.93	3.93	3.30
	Ability to implement general building safety measures into the design	1.27	2.13	3.93	3.47
	Visible entries and unobstructed sight lines	1.20	1.53	3.93	3.07
	Ability to implement sustainability goals; maximizes daylight	0.87	1.33	3.63	3.38
	Maximizes student outdoor activities/education	1.13	2.07	3.87	3.52
Site	Ability to optimize safety & efficiency of parent/bus drop off & pick up [clear line of sight]	1.40	1.93	3.57	3.27
	Achieves building and parking adjacencies; inclusive of special events	1.33	1.93	3.67	3.40
	Adapts to existing topography	1.80	2.40	3.40	3.33
	Achieves athletic program needs	1.07	1.90	3.80	3.67
	Available utilities/infrastructure costs	1.47	1.77	3.47	3.47
	Ability implement a usable service/fire lane as part of the design	0.70	1.63	3.73	3.67
	Accommodates District Maintenance and Support Services	1.40	1.80	3.87	3.60
	Totals	24	40	85	78

5 major and 23 sub-categories of criteria evaluated



FEASIBILITY & SCHEMATIC DESIGN DELIVERABLES

STATEMENT OF INTERESTS

Whittier Tech submitted 6 Statement of Interests starting in 2016.

INVITATION FOR FEASIBILITY STUDY

June 23, 2021, MSBA Issues Whittier Tech an Invitation to conduct a Feasibility Study

MSBA APPROVES PREFERRED OPTION

April 26, 2023

2016

2021

2022

2023

2024

OPM & DESIGNER PROCURED

23 + public meetings held,
2 Community Forums,
Educational Plan Developed in partnership with the MSBA and DESE,
Enrollment will remain the same
Code Upgrade/Renovation,
Ren/addition, &
new options studied.

SCHEMATIC DESIGN

Project costs to be defined in late September