



**Town of West Newbury**  
**Select Board**  
**Monday, November 13, 2023 @ 6:00pm**  
381 Main Street, Town Office Building  
[www.wnewbury.org](http://www.wnewbury.org)  
**AGENDA**

**Open Session:** 6:00pm by in-person attendance or remote participation (instructions below)

**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.
- Project fair/forum re MBTA Communities initiative – Wednesday, Nov. 15<sup>th</sup> 5:30-8pm
- Annual Tree Lighting Thursday, November 30<sup>th</sup> at 6:30pm on the Training Field
- SAGE Center will be hosting the Page School Musical Performance and Luncheon Dec 7<sup>th</sup> at 11:30 in the Annex
- Call for volunteers! FY24 positions on Boards/Commissions/Committees. See [www.wnewbury.org/volunteer](http://www.wnewbury.org/volunteer)
- Reminder to subscribe for emailed Town agendas/news/announcements at [www.wnewbury.org/subscribe](http://www.wnewbury.org/subscribe)

**Regular Business**

- A. Proposed Whittier Technical High School Building Project: *Superintendent Maureen Lynch*
- B. Follow up meeting assignment; placing items for future agendas

**Addendum to Meeting Notice regarding Remote Participation**

Public participation in this meeting of the West Newbury Select Board will be available via remote participation. For this meeting, members of the public who wish to listen to the meeting may do so in the following manner:

Zoom Meeting

Phone: (646) 558 8656

Meeting ID: 832 1217 4876

Passcode: 864916

Join at: <https://us06web.zoom.us/j/83212174876?pwd=VLpj3zFKMos4iAB0vzvKJbmW0vo6rb.1>

Every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the West Newbury website an audio or video recording of proceedings as soon as practicable after the meeting.



# SAVE THE DATES!

**November 9th and 15th, at the Annex,  
381 Main St.**

Ever wondered how the Town is making Route 113 safer for pedestrians, schoolkids, and cyclists, or what impacts of climate change may look like in West Newbury and how we're working to meet that challenge? What about the development of local renewable energy, or how we can meet pressing needs for housing? Inquisitive minds are welcome at the **Town Projects Fair and Forum!** It will be an evening of discussion, hands-on interactives, and socializing focused on the common goal of making West Newbury an even greater place to live. **We look forward to seeing you!**

## **TWO INFORMATIVE AND COLLABORATIVE EVENINGS!**

### Thurs., November 9th

**River Road Climate Change Resiliency Planning.** Major study of flood risk and road stability concerns at vulnerable locations. Led by Climate Change Resiliency Committee with consulting support. Supported by local funding and a Municipal Vulnerability Preparedness (MVP) Action Grant.

**Route 113 Corridor Planning.** Existing conditions and conceptual planning to better position West Newbury for future State/Federal funding to improve pedestrian/cycling/equestrian safety. Supported by local funding and State budget earmarks.

### Weds., November 15th

**MBTA Communities Housing Opportunities Initiative.** The next in a series of public workshops as the Planning Board leads an initiative to consider potential zoning to expand housing opportunities and address the Commonwealth's mandate. Workshop will invite feedback on draft zoning amendments expected to be proposed for Spring Town Meeting. Supported by State grant funding and local matching funds.

### **Fairs will also feature exhibits regarding other Town initiatives, such as:**

*Page School Conditions Assessment; Solar Site Feasibility Study; Invasive Species Management; Emerald Ash Borer inoculation program; GAR Memorial Library 5-Year Plan; potential new Wetlands Bylaw; Middle Street Bridge; SAGE Center Programs and Events; and more!* **Questions? Email [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org).**



# West Newbury Annual Tree Lighting Thursday, November 30 at 6:30 pm

Please join us for this annual tradition  
Caroling, Hot Cocoa & Cookies  
Located at the Training Field  
All are welcome!

(Main Street adjacent to  
G.A.R. Memorial Library and  
across from the Town Hall)





SAGE CENTER

*social | activities | growth | education*



You're invited to our

**PAGE SCHOOL MUSICAL  
PERFORMANCE**

*& Holiday Luncheon*

**THURSDAY, DEC. 7 AT 11:30 AM**

**IN THE ANNEX**

**SERVING BAKED ZITI & GARDEN SALAD**

The Page School 4th and 5th grade chorus and instrumental musicians will perform. All are welcome to attend.

Free of charge

Registration required at 978-363-1104 or  
[coa@wnewbury.org](mailto:coa@wnewbury.org)



## Agenda

1. WT Team Composition
2. WT Project Team
3. Whittier Tech History & Background
4. MSBA Process & Project Milestones
5. Options Studied
6. The Design
7. Sustainability
8. Value Management
9. Construction Escalation
10. Evolution of MSBA Reimbursement
11. Project Budget
12. Anticipated Tax Impact
13. District Vote
14. What If The Vote Fails
15. Next Steps
16. Website
17. Q/A

## WHITTIER TECH SCHOOL COMMITTEE

Garry James, Chair – Ipswich  
Ronald Fitzgerald, Vice Chair – Salisbury  
David Irving, Secretary – Rowley  
Johanna True, Asst. Treasurer – Newbury  
Sandi Coppinger – Amesbury  
Richard Early – Haverhill  
Donna Holaday – Newburyport  
Michael Rossi – Merrimac  
Brett Murphy – Newburyport  
Patricia Lowell – Amesbury  
Chip O'Connor – West Newbury  
Lisa O'Connor – Groveland  
Kurt Slevoski – Georgetown  
Scott Wood - Haverhill

## WHITTIER TECH SCHOOL BUILDING COMMITTEE

Charles Labella, Chair – Amesbury  
Maureen Lynch, District Superintendent  
Chris Laganas, High School Principal  
Adam Gagne, Assistant Principal  
Kara Kosmes, District Business Manager  
Tammy D'Entremont, District Comptroller  
Paul Moskevitz, Vocational Coordinator  
Robert Hardy, Plant Manager  
Patricia Lowell, Director of Pupil Personnel  
Beverly DeSalvo, Former Vocational School Admin  
Scott Robertson, Tech & Trans Cluster Chair  
Richard Early – Haverhill  
Garry James – Ipswich  
Carol McLeod – Merrimac  
Brett Murphy – Newburyport  
Lisa O'Connor – Groveland

Your Team

ARCHITECT

OWNER'S PROJECT MANAGER

CONSTRUCTION MANAGER



Principal-in-Charge  
**Douglas K. Roberts**  
AIA, LEED AP, MCPPO



Project Manager  
Point of Contact  
**Alicia T. Caritano**  
AIA, LEED AP, MCPPO



Project Executive  
**David Saindon**  
MCPPO



Project Executive  
**Todd McCabe**



Senior Superintendent  
**Chuck McWilliams**



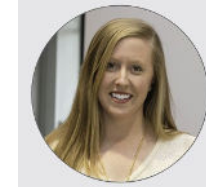
Design Principal &  
Community Engagement  
**James E. LaPosta, Jr.**  
FAIA, LEED AP, MCPPO



Project Designer  
**Jeffrey K. Elliott**  
AIA, LEED AP BD+C



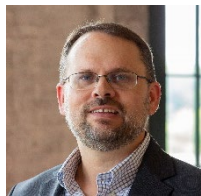
Project Manager  
**James Riefstahl**  
MCPPO, LEED AP, CDT,  
OSHA 30



Senior Pre-Construction  
Manager  
**Kristy Lyons**



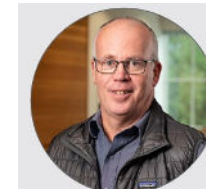
Chief Estimator  
**Tim Ericson**



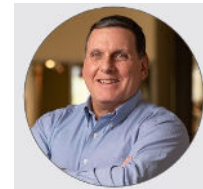
Project Architect  
**Keith Mercy**  
AIA, NCARB, CPHD, MCPPO



Interior Designer / FF&E  
**Emily E. Czarnecki**  
NCIDQ



Senior Project Manager  
**John LaMarre**



Senior Estimator  
**Bob Bonoenfant**



In-House Sustainability Expert  
**Eric Haggstrom**  
AIA, LEED AP

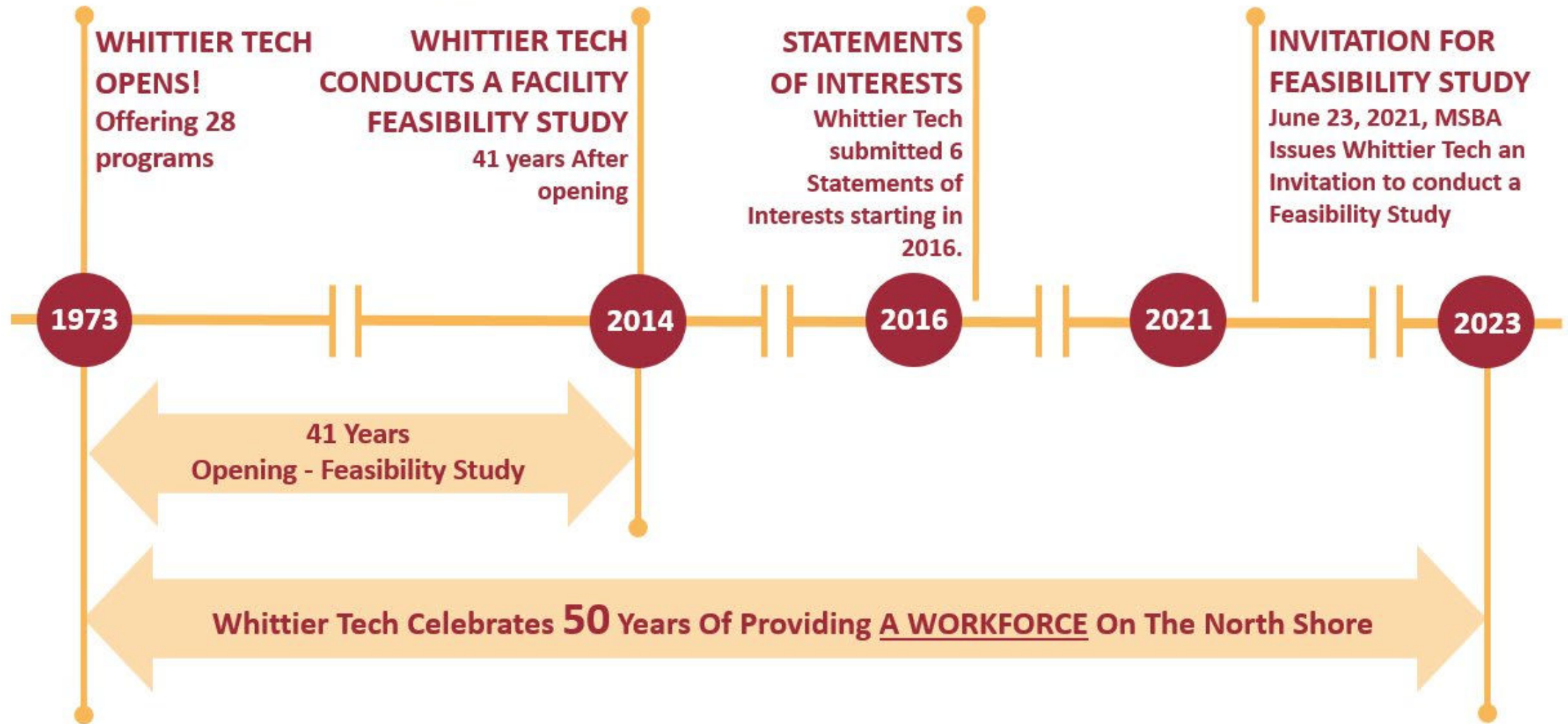


# Whittier Tech History & Background

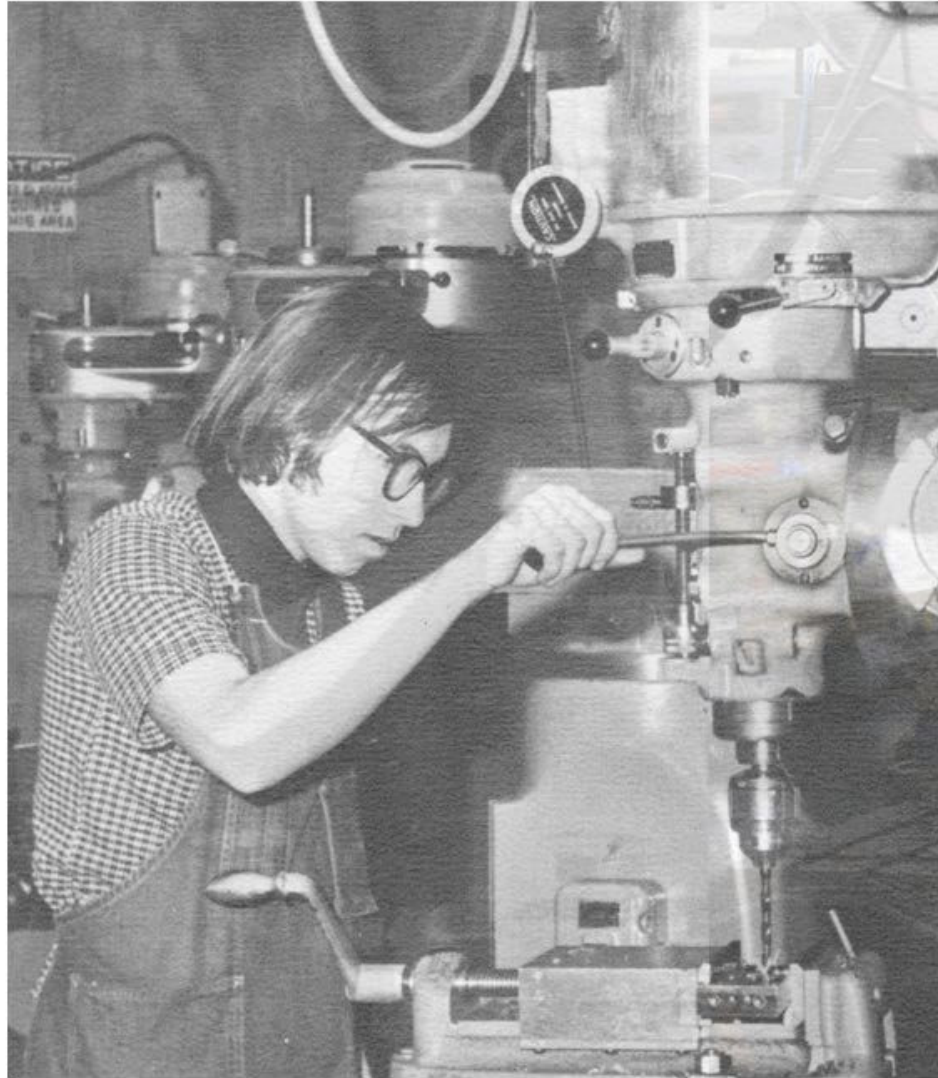


Whittier Tech Program Offerings in 1973		Whittier Tech Program Offerings in 2023	
Air Cond. & Refrigeration	Drafting	Advanced Manufacturing	Hospitality
Auto Body	Electrical	Auto Body	HVAC & Refrigeration
Auto Repair	Fashion Design & Clothing	Auto Technology	Marine Technology
Basic Electronics	Food & Nutrition	Carpentry	Marketing
Boat Building	Graphic Communications	<u>Child Care</u>	Masonry
Carpentry	Health Careers	Cosmetology	Medical Assisting
<u>Child Care</u>	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	

# WHITTIER TECH THROUGH THE YEARS



**Machine Tech**



**Advanced Manufacturing**



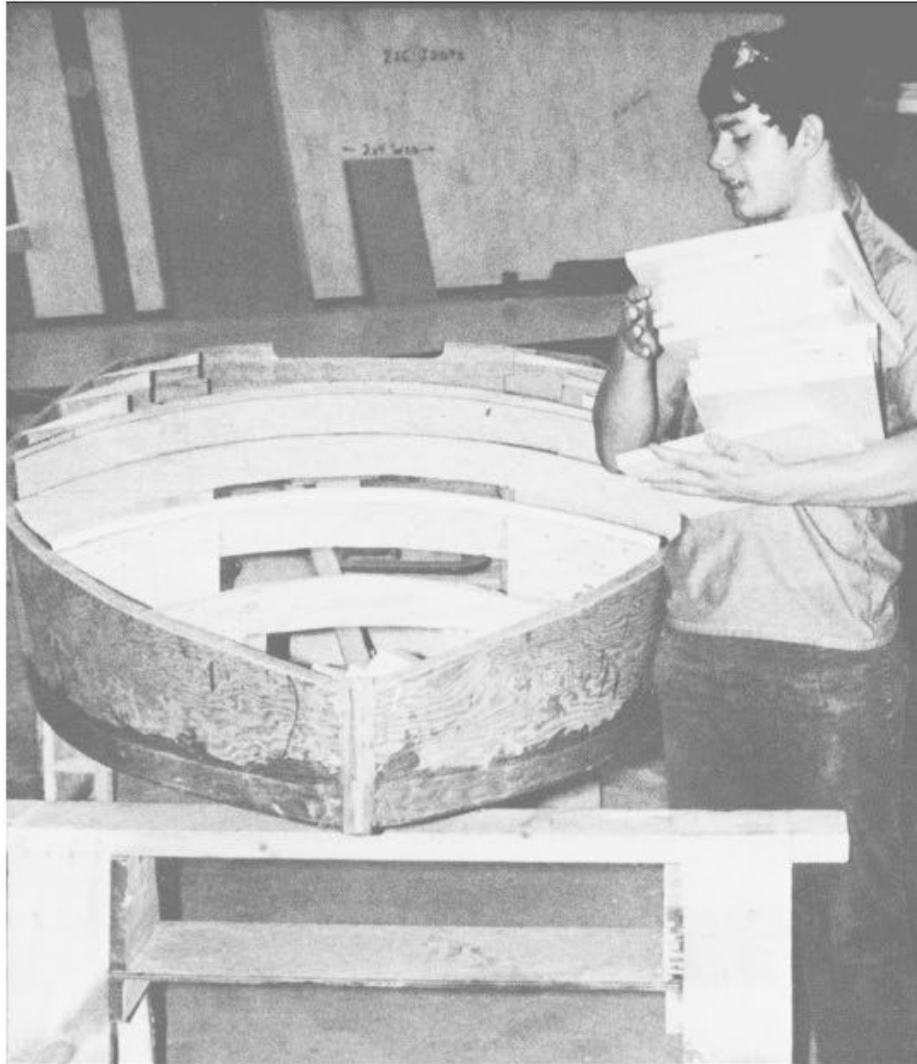
### Metal Fabrication



## Heating, Ventilation & Air Conditioning (HVAC)



### Boat Building

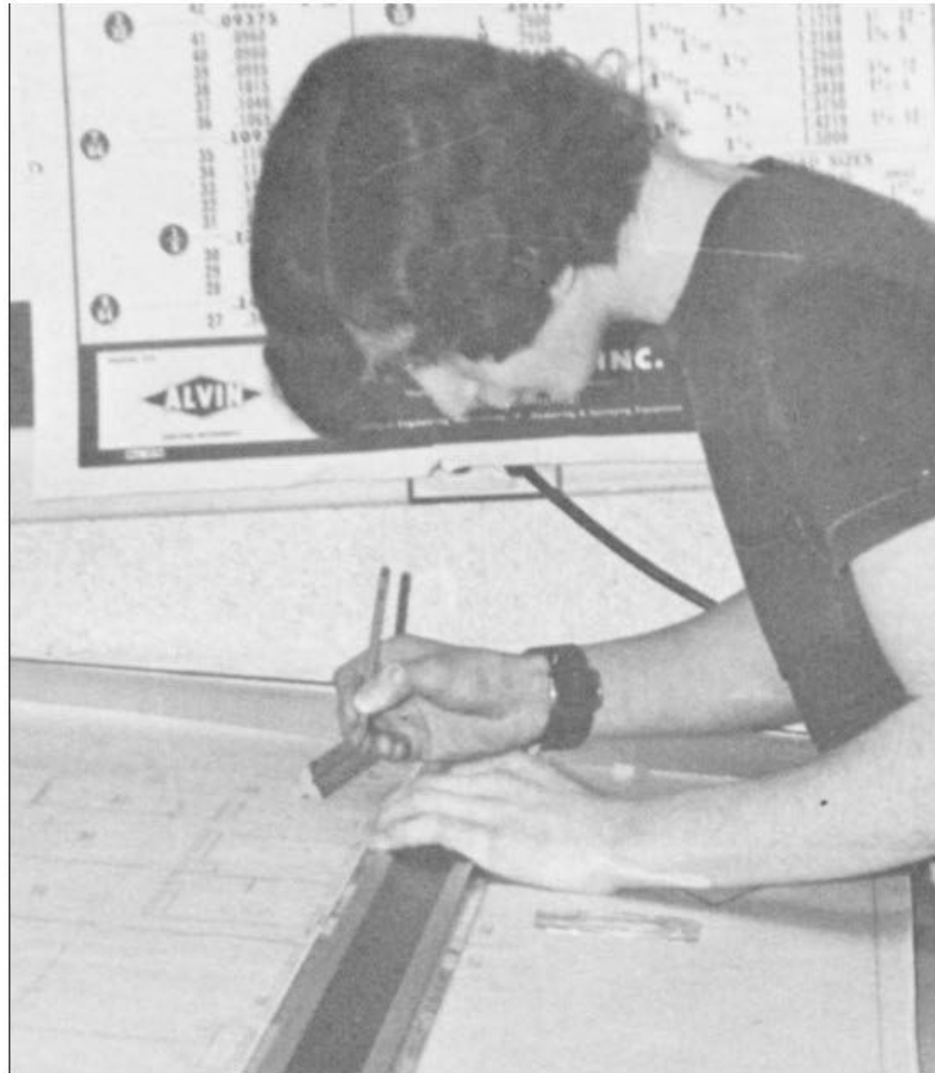


### Marine Technology





### Drafting



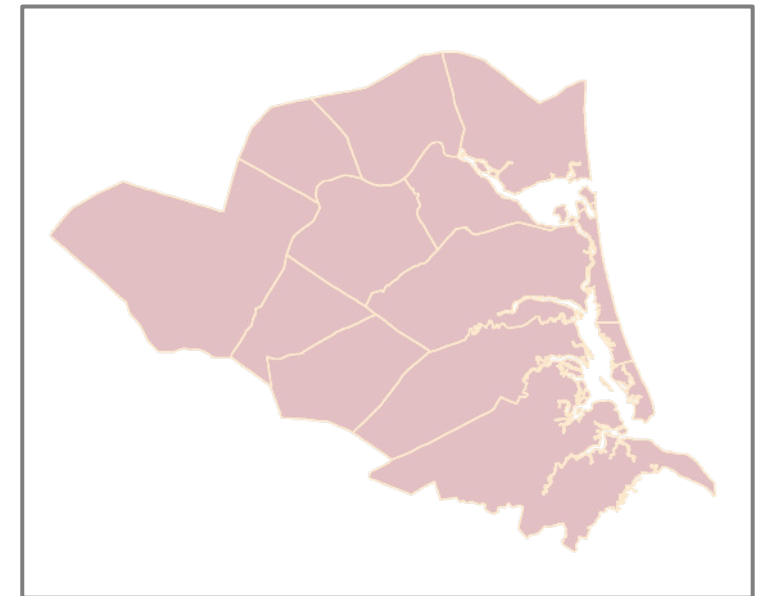
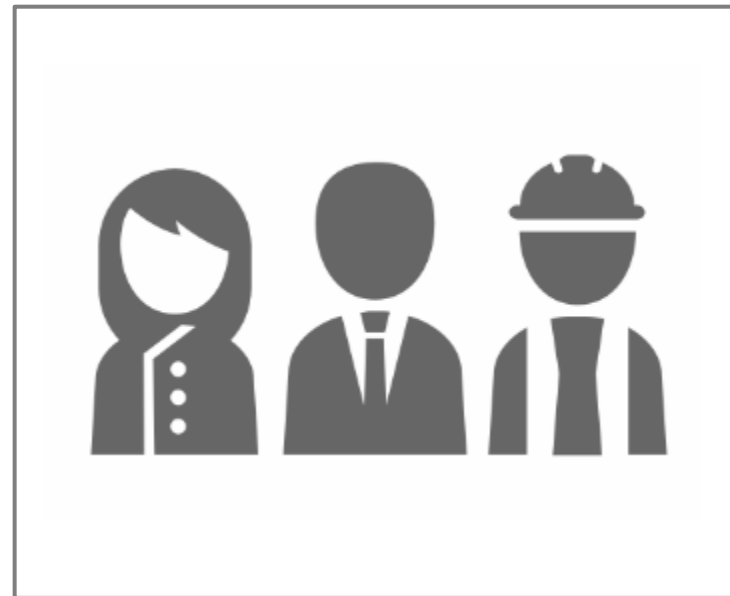
### Computer Aided Design [CAD]



**WHITTIER TECH PROVIDES  
OUR WORKFORCE**

A map of the Whittier Tech service area, shaded in a light purple color, with a white outline of the region. The map is centered behind the student statistics text.

**1,280 DAY STUDENTS  
400 NIGHT STUDENTS**

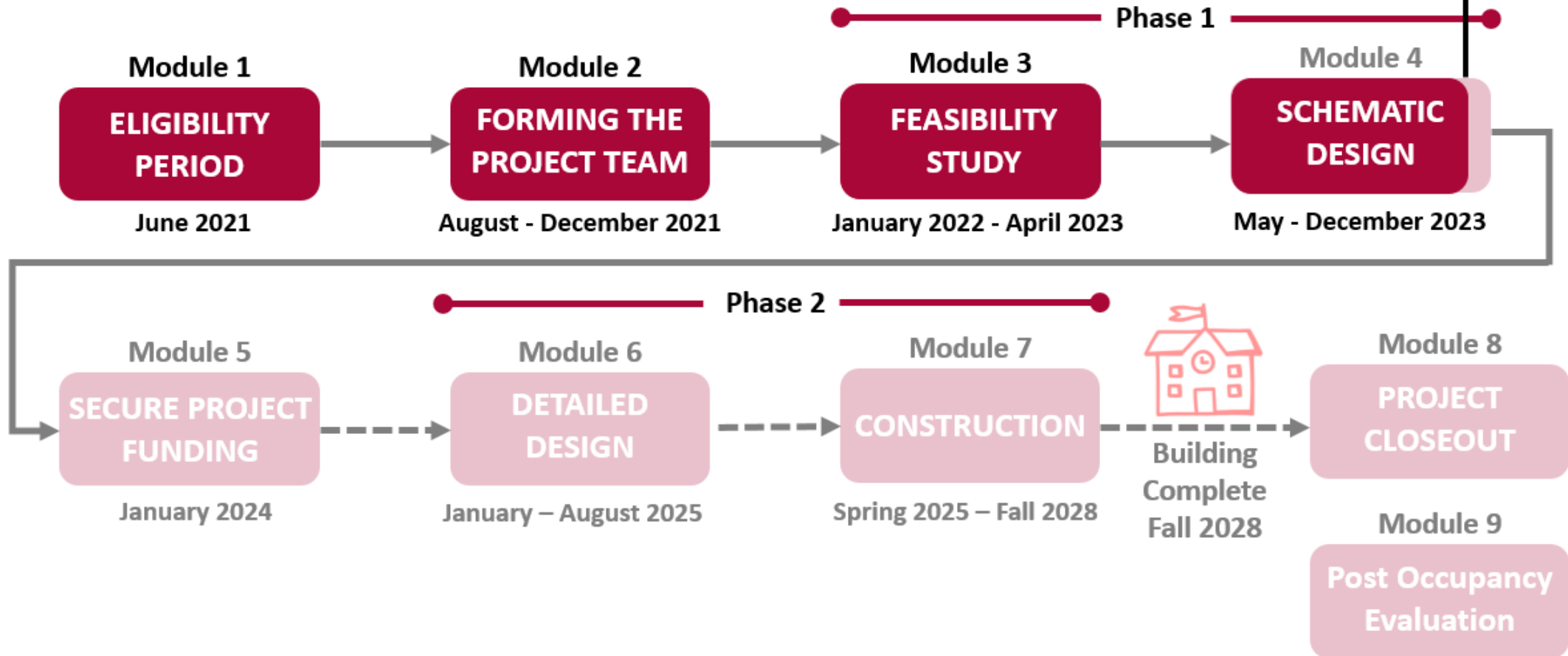


## 50 YEARS OF PROVIDING THE WORKFORCE TO THE NORTHSHORE

# Massachusetts School Building Authority (MSBA) Process & Project Milestones

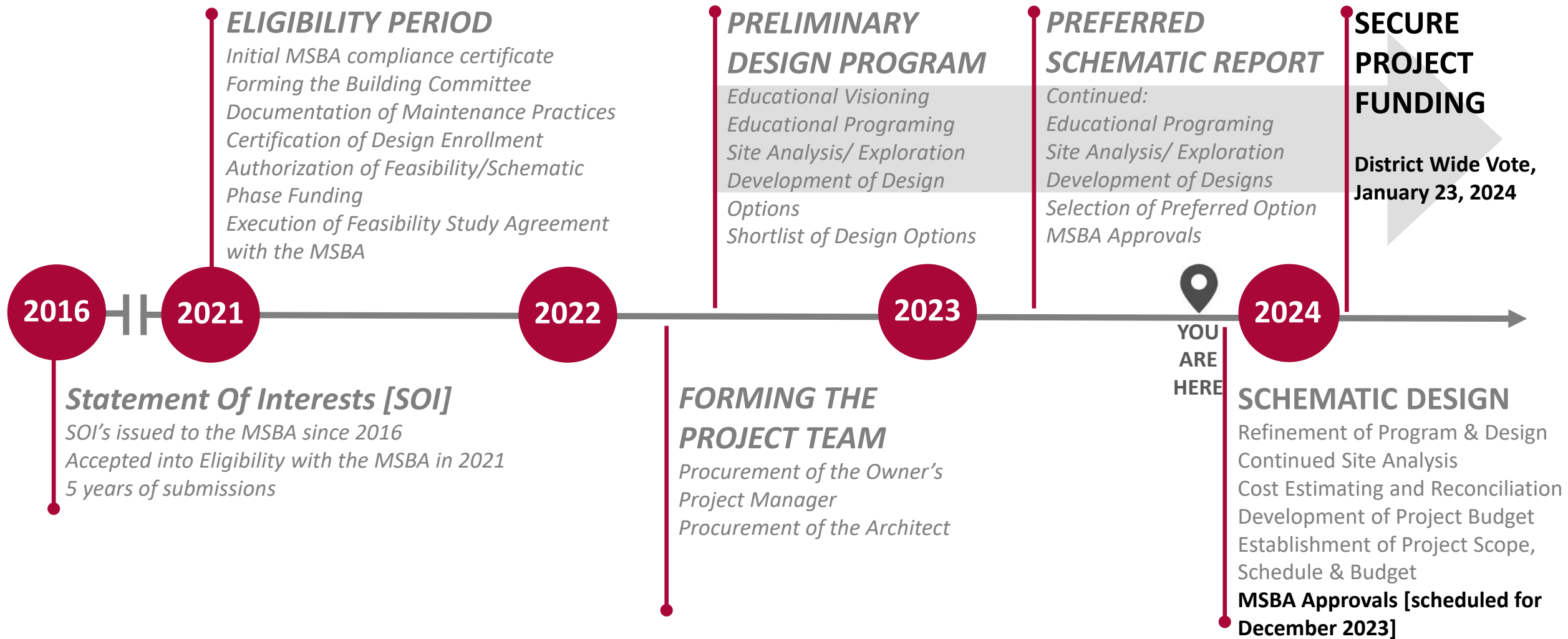
YOU ARE HERE

### Massachusetts School Building Authority [MSBA] Process



For more details about the Modules, visit:  
[https://www.massschoolbuildings.org/building/modules\\_overview](https://www.massschoolbuildings.org/building/modules_overview)

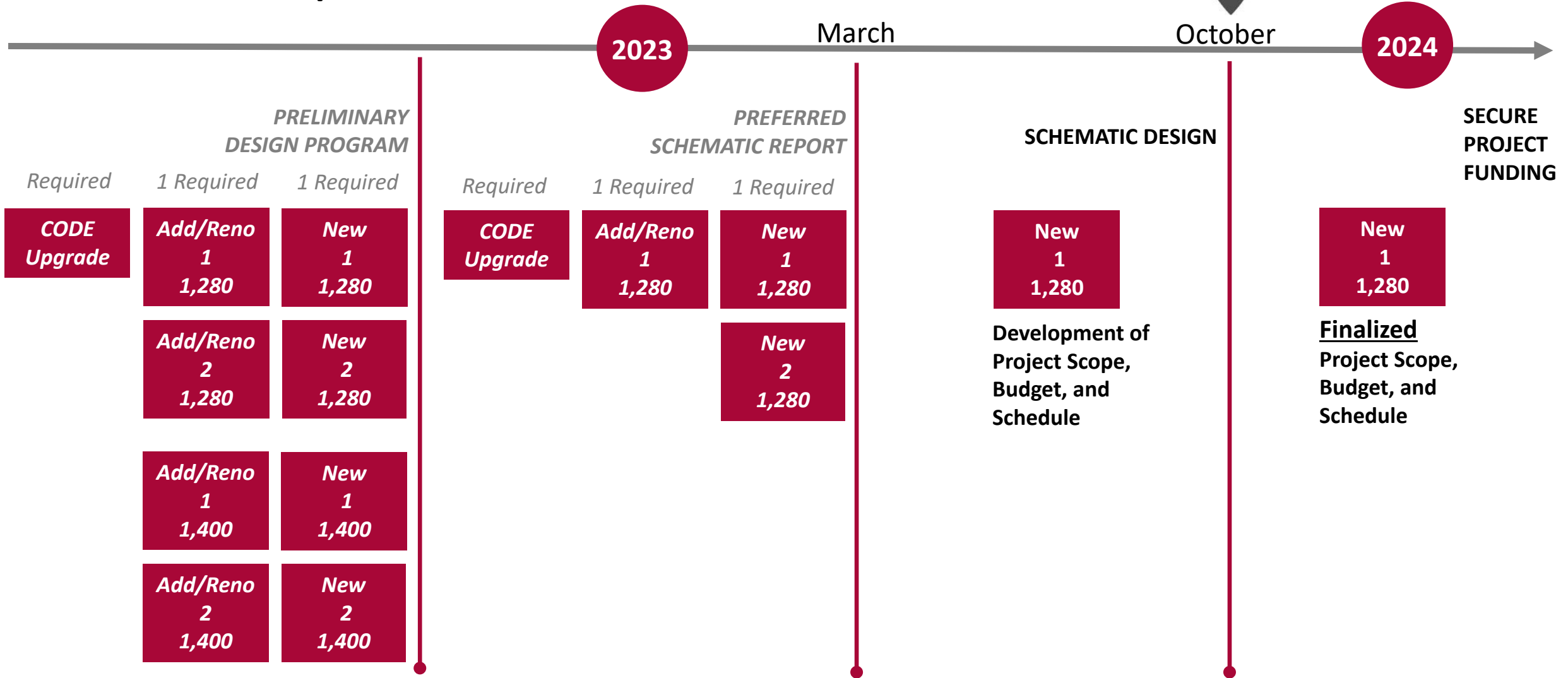
# Project Milestones



# 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	3.20
	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
Building	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		<b>24</b>	<b>40</b>	<b>85</b>	<b>78</b>

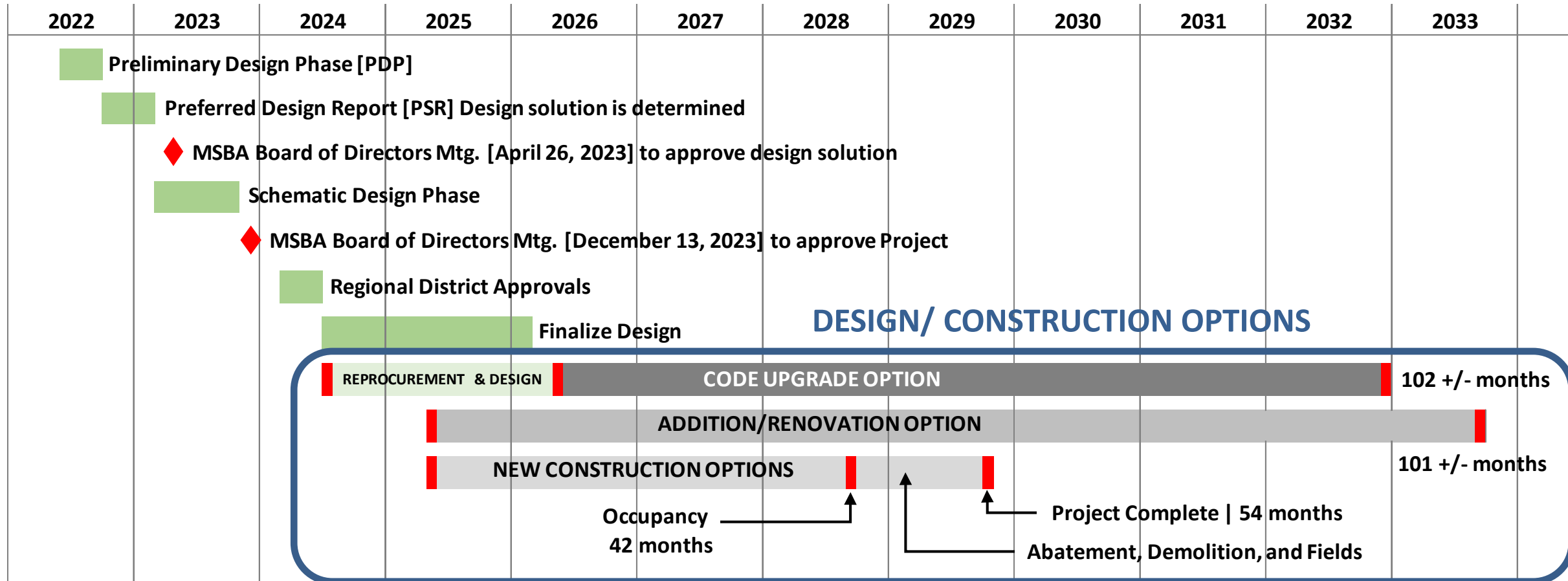
5 major and 23 sub-categories of criteria evaluated

**DESIGN OPTIONS QUALITATIVE EVALUATION**

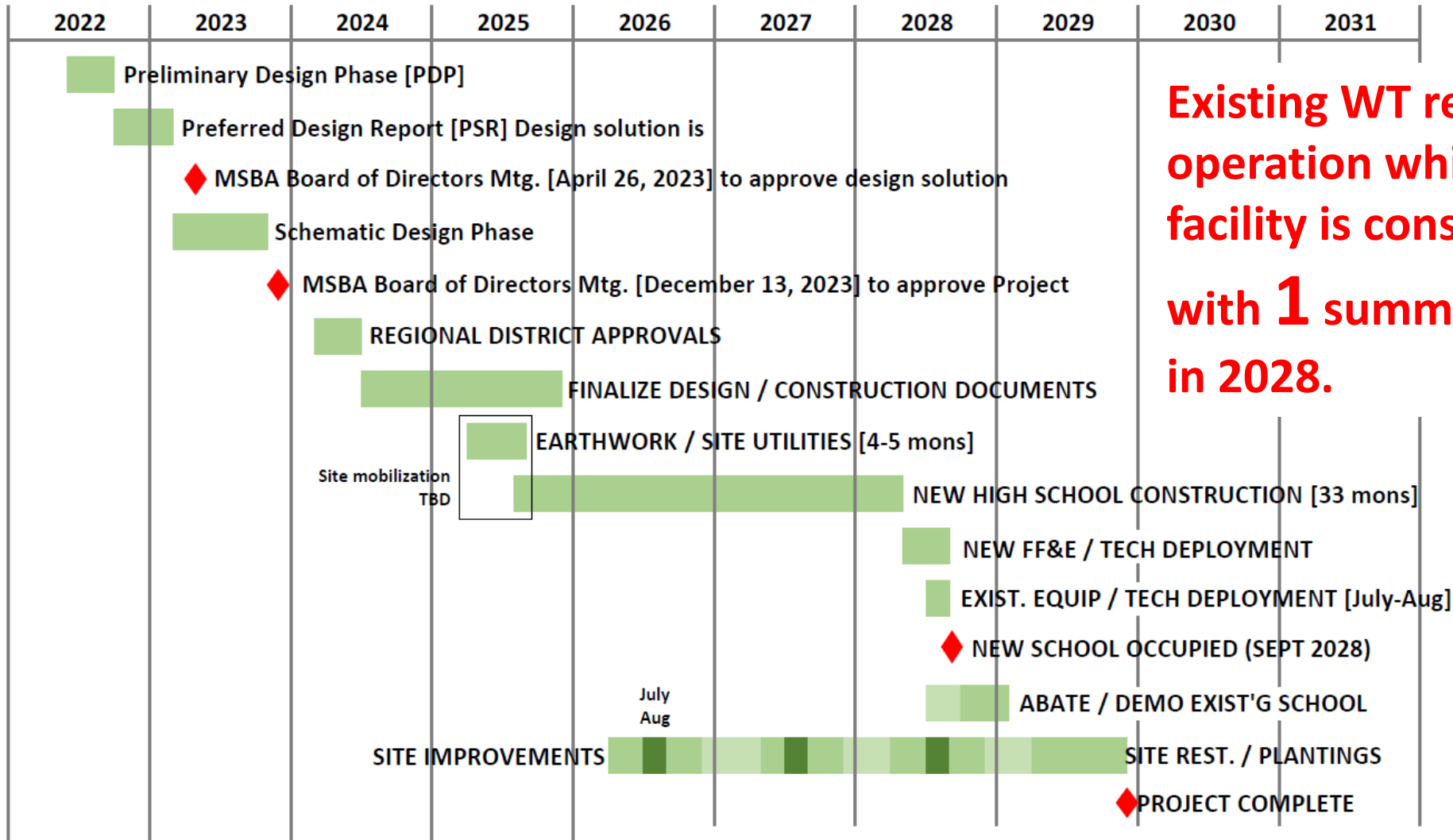
				
	<b>Code Upgrade Option A-1 Existing Building</b>	<b>Addition/Renovation Option A-2.2</b>	<b>New Construction Option A-3.3 Dual Courtyard</b>	<b>New Construction Option A-3.4 Optimized Solar</b>
<b>Totals</b>	<b>24</b>	<b>40</b>	<b>85</b>	<b>78</b>

## SCHEDULE AND PHASING OPTIONS

### Whittier Technical High School - Schedule Durations Analyzed At PSR



**PROJECT SCHEDULE**



**Existing WT remains in operation while new facility is constructed with 1 summer move in 2028.**

## How was the decision made to build a new school?

Whittier began this effort in 2016, approaching the Massachusetts School Building Authority to assist us. Since January 2022, the Building Committee has been convening to **explore various building options, such as a code upgrade, renovation/addition, as well as new construction.** 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 does Whittier need a new building?

**The current Whittier Tech building opened 50 years ago, in 1973.** At the time, it was considered state-of-the-art for a career technical school.

In the half-century since, Whittier has done an excellent job maintaining the facility. **However, the current building faces numerous costly maintenance, structural challenges, as well as required code and mechanical upgrades.**

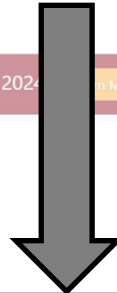
Also, **career technical education has changed dramatically.** New career paths that couldn't have been imagined in 1973 have emerged, and some of those taught back then are no longer part of the curriculum. **Technology has advanced dramatically, meaning we must train our students on modern systems to make sure they are career-ready and successful after graduation.**

# TO ACCESS MORE INFORMATION ON THE PREFERRED SCHEMATIC REPORT (PSR), PLEASE VISIT THE WEBSITE



*For more information on the Project, please visit the website*

## Click Important Documents



## Preferred Schematic Report (PSR)

[WT\\_PSR\\_3.0.0a Cover Table of Contents](#)

[WT\\_PSR\\_3.3.1 Introduction](#)

[WT\\_PSR\\_3.3.2 Evaluation of Existing Conditions](#)

[WT\\_PSR\\_3.3.3 Final Evaluation of Alternatives](#)

[WT\\_PSR\\_3.3.4 Preferred Solution](#)

[WT\\_PSR\\_3.3.5 Local Actions and Approvals](#)

[WT\\_PSR\\_3.3.6 PSR Appendices](#)

[WT\\_PSR\\_Combined](#)

[WT\\_PSR\\_Post Supplemental Data](#)

[WT\\_PSR\\_Post Supplemental Presentation to the MSBA](#)

# The Design



**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	13,070 NSF	7,000 NSF	12,200 NSF	+12,240 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	19,937 NSF	27,468 NSF	24,468 NSF	-3,000 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 / RECREATION	1,540 NSF	11,600 NSF	11,570 NSF	-30 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 / CLERICAL	2,500 NSF	9,050 NSF	9,050 NSF	0 NSF
OTHER	1,000 NSF	1,020 NSF	1,020 NSF	0 NSF
<b>TOTAL BUILDING NET FLOOR AREA</b>	<b>217,291 NSF</b>	<b>264,190 NSF</b>	<b>266,656 NSF</b>	<b>+2,466 NSF</b>
<b>TOTAL BUILDING GROSS FLOOR AREA</b>	<b>325,936 GSF</b>	<b>396,285 GSF</b>	<b>399,984 GSF</b>	<b>+3,699 GSF</b>

**ENROLLMENT**

**1,280 Students**

**EXISTING BUILDING**

**356,732 GSF**

**PROPOSED PROGRAM**

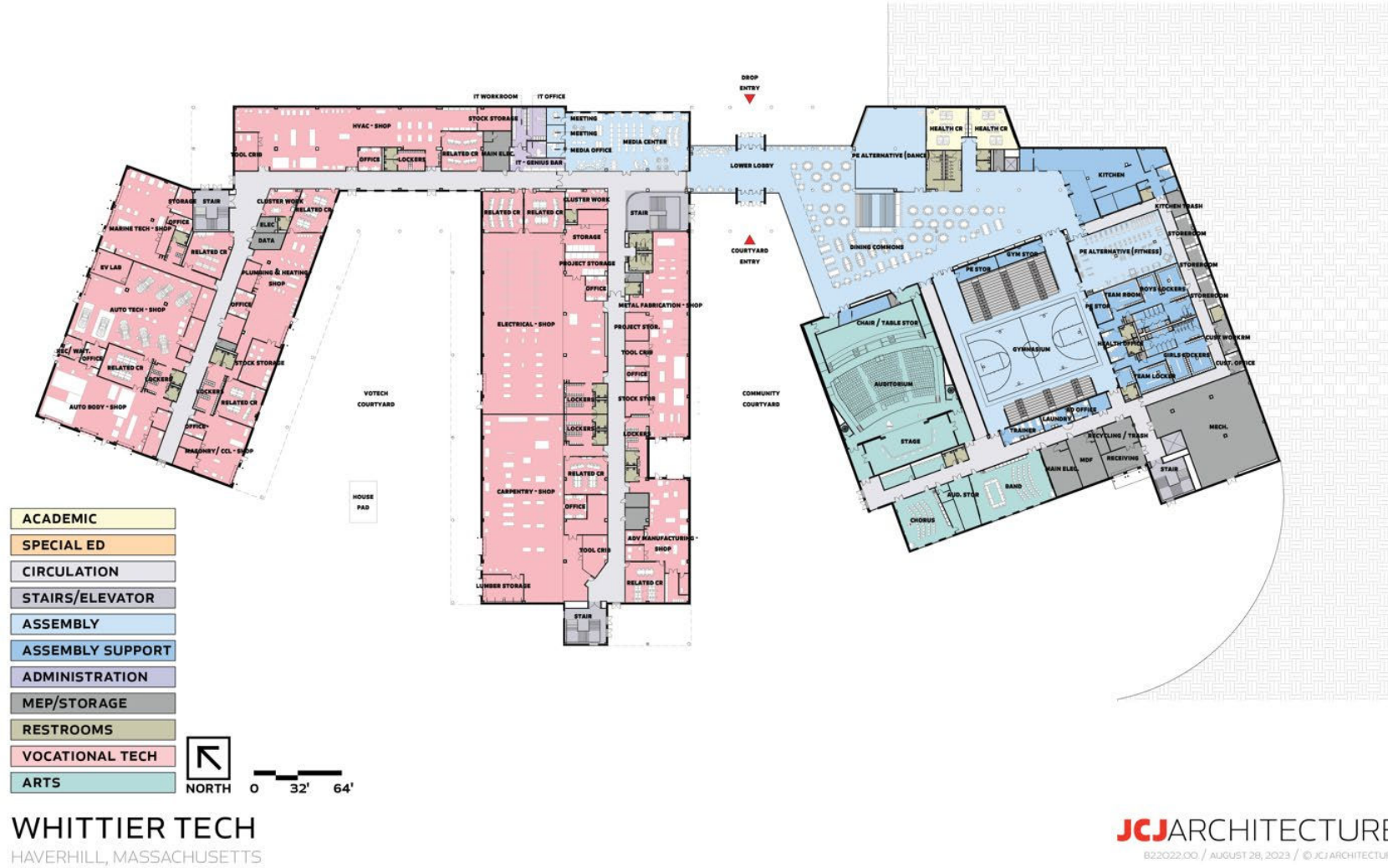
**390,942 GSF**

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

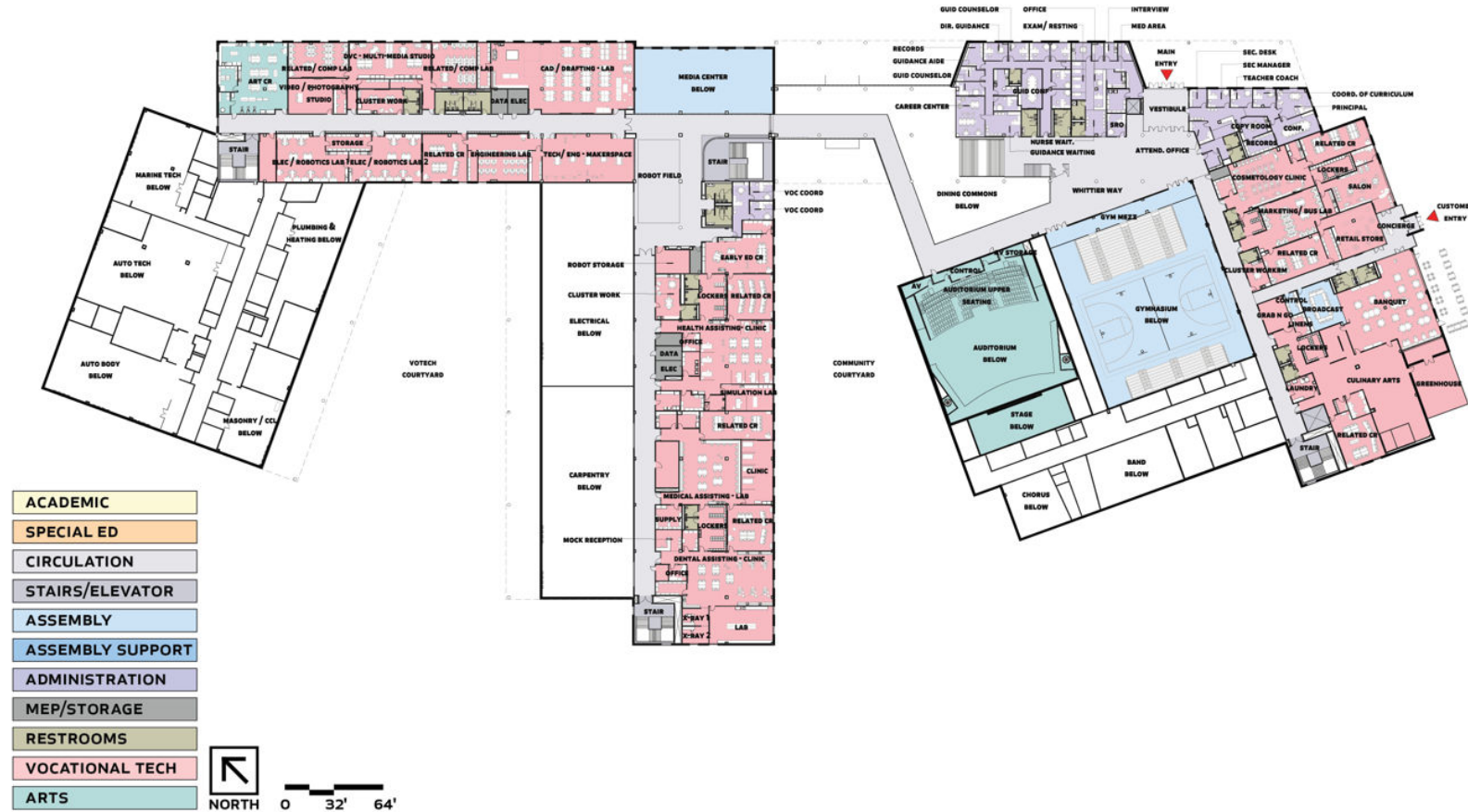
**SITE PLAN**



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



WHITTIER TECH  
HAVERHILL, MASSACHUSETTS

JCJ ARCHITECTURE  
822022.00 / AUGUST 28, 2023 / © JCJ ARCHITECTURE

FLOOR PLAN LEVEL 3



WHITTIER TECH  
HAVERHILL, MASSACHUSETTS

JCJ ARCHITECTURE  
B22022.00 / AUGUST 28, 2023 / © JCJ ARCHITECTURE

**AERIAL VIEW**



MAIN ENTRY VIEW



LOWER ENTRY VIEW





**CUSTOMER ENTRY VIEW**







# Whittier Way





# Health Assisting



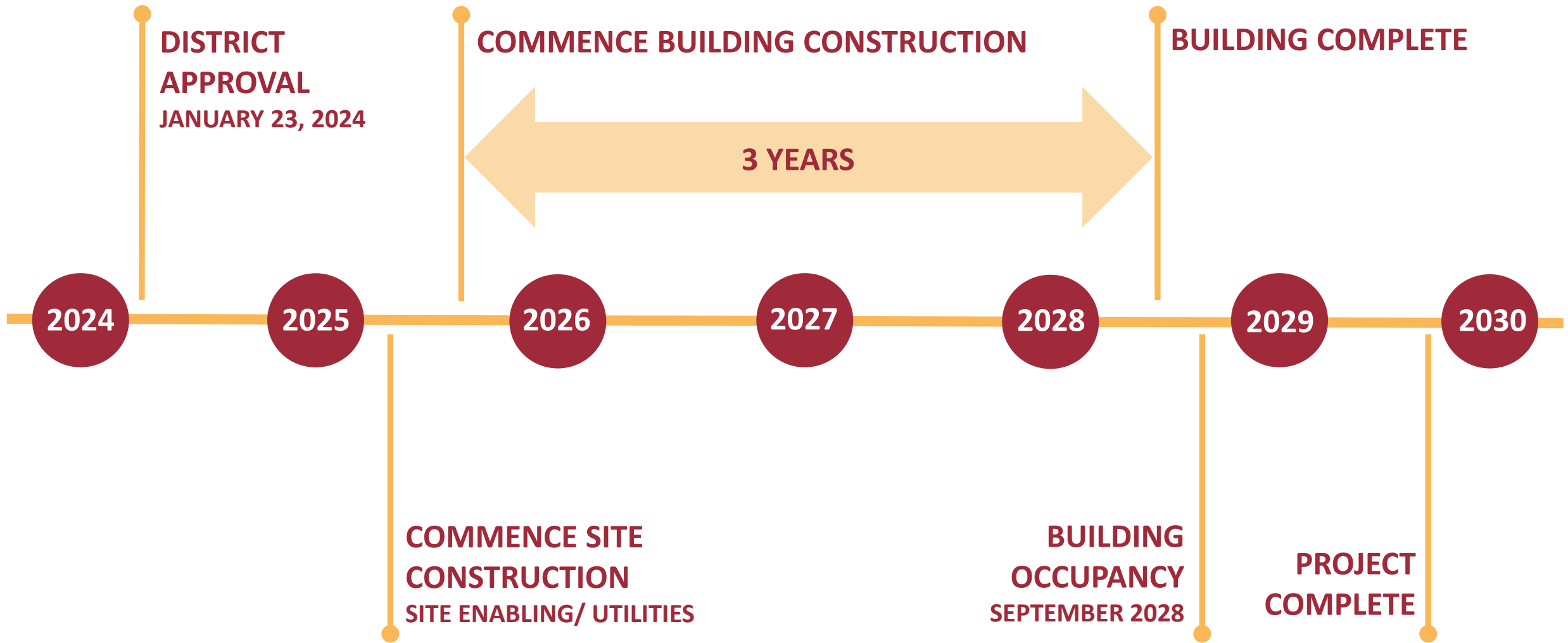




Typical Classroom



## PROJECT SCHEDULE SUMMARY

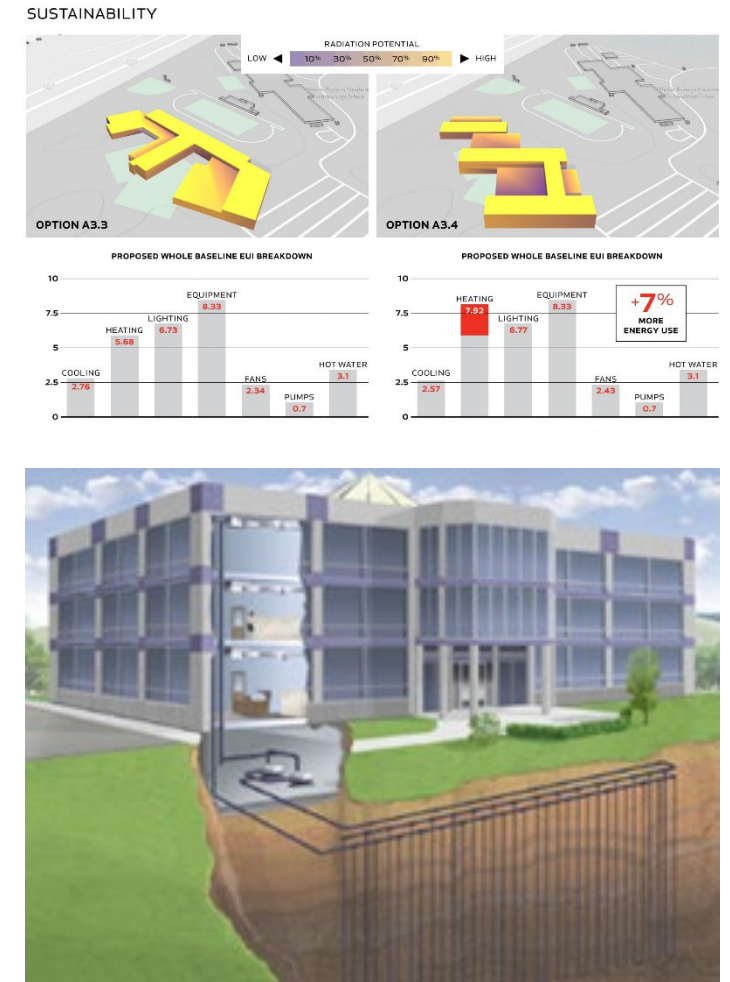


# Sustainability

### 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 <b>Integrative Process</b>
<b>2 0 4 9 Location and Transportation LEED Version 15</b>				
1			0	15 <b>LEED for Neighborhood Development Location</b>
			2	1 <b>Sensitive Land Protection</b>
			2	2 <b>High Priority Site</b>
			3	5 <b>Surrounding Density and Diverse Use</b>
			3	4 <b>Access to Quality Transit</b>
			1	1 <b>Bicycle Facilities</b>
			1	1 <b>Reduced Parking Footprint</b>
			1	1 <b>Electric Vehicles</b>
<b>7 0 3 2 Sustainable Sites 12</b>				
				Required <b>Construction Activity Pollution Prevention</b>
				Required <b>Environmental Site Assessment</b>
1				1 <b>Site Assessment</b>
			2	2 <b>Site Development - Protect or Restore Habitat</b>
			1	1 <b>Open Space</b>
			3	3 <b>Rainwater Management</b>
			2	2 <b>Heat Island Reduction</b>
			1	1 <b>Light Pollution Reduction</b>
			1	1 <b>Site Master Plan</b>
			1	1 <b>Joint Use of Facilities</b>
<b>6 0 4 2 Water Efficiency 12</b>				
				Required <b>Outdoor Water Use Reduction</b>
				Required <b>Indoor Water Use Reduction</b>
				Required <b>Building-Level Water Metering</b>
1			1	2 <b>Outdoor Water Use Reduction</b>
			2	7 <b>Indoor Water Use Reduction</b>
			2	2 <b>Optimize Process Water Use (Cooling Tower)</b>
			1	1 <b>Water Metering (assuming Irrigation + Domestic Hot Water)</b>
<b>20 1 8 6 Energy and Atmosphere 31</b>				
				Required <b>Fundamental Commissioning and Verification</b>
				Required <b>Minimum Energy Performance</b>
				Required <b>Building-Level Energy Metering</b>
				Required <b>Fundamental Refrigerant Management</b>
5				6 <b>Enhanced Commissioning</b>
54			2	4 <b>Optimize Energy Performance (2 pts in maybe no for geothermal)</b>
			1	1 <b>Advanced Energy Metering</b>
			1	2 <b>Grid Harmonization (Demand Response) - Building capable</b>
			3	5 <b>Renewable Energy Production</b>
			1	1 <b>Enhanced Refrigerant Management</b>
				1 <b>Green Power and Carbon Offsets</b>
<b>3 1 3 6 Materials and Resources LEED Version 13</b>				
				Required <b>Storage and Collection of Recyclables</b>
				Required <b>Construction and Demolition Waste Management Planning</b>
			4	5 <b>Building Life-Cycle Impact Reduction</b>
1			1	2 <b>Building Product Disclosure and Optimization - Environmental Product Declarations</b>
			1	2 <b>Building Product Disclosure and Optimization - Sourcing of Raw Materials</b>
			1	2 <b>Building Product Disclosure and Optimization - Material Ingredients</b>
			1	2 <b>Construction and Demolition Waste Management</b>
<b>8 0 4 4 Indoor Environmental Quality 16</b>				
				Required <b>Minimum Indoor Air Quality Performance</b>
				Required <b>Environmental Tobacco Smoke Control</b>
				Required <b>Minimum Acoustic Performance</b>
			2	2 <b>Enhanced Indoor Air Quality Strategies</b>
			3	3 <b>Low-Emitting Materials</b>
			1	1 <b>Construction Indoor Air Quality Management Plan</b>
			1	2 <b>Indoor Air Quality Assessment</b>
			1	1 <b>Thermal Comfort</b>
			1	2 <b>Interior Lighting</b>
			2	3 <b>Daylight (not get the daylight autonomy, perhaps will get the glare)</b>
			1	1 <b>Quality Views</b>
			1	1 <b>Acoustic Performance</b>
<b>3 2 1 0 Innovation 6</b>				
				1 <b>Innovation credit one: Sustainable Purchasing Lamp</b>
				1 <b>Innovation credit two: Green Building Education</b>
				1 <b>EP: BPDO - EPD</b>
				1 <b>EP: Material Ingredients (40 products from 10 manu)</b>
				1 <b>Pilot: TBD</b>
				1 <b>LEED Accredited Professional</b>
<b>2 0 2 0 Regional Priority 4</b>				
				1 <b>Regional Priority: Rainwater Management (2)</b>
				1 <b>Regional Priority: Indoor Water (4)</b>
				1 <b>Regional Priority: Optimize Energy (8)</b>
				1 <b>Regional Priority: Renewable (2)</b>
				2 <b>Not pursuing: BLC (2) Cooling Tower (2)</b>
<b>52 4 29 29 TOTALS Possible Points: 110</b>				
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110				

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

- 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)

# Value Management Opportunities

### VALUE ENGINEERING

VM #	VE Item	Est. Cost With Markups	Status		
			Further Review	Not Recommended	Recommended
5	Target savings with wall finishes	(\$184,000)	(\$184,000)		
8	Target food service equipment savings [target \$150k]	(\$193,000)	(\$193,000)		
12	Suggest local solution for acid neutralization vs. centralized system	(\$130,000)	(\$130,000)		
31	Allow non-encased conduit for communications where not below parking or roadways	\$0			
4	Reduce extent of LVT; replace with linoleum tile	(\$234,000)	(\$234,000)		
3	Reduce extent of metal panels by 25% and replace with masonry veneer	(\$83,000)		(\$83,000)	
7	Reduce cooling; target \$10/sf savings	(\$5,041,000)		(\$5,041,000)	
10	Reduce steel at floor; target 1 psf reduction	(\$679,000)		(\$679,000)	
11	Reduce steel at roof; target 1 psf reduction	(\$742,000)		(\$742,000)	
18	Add DAS system	\$1,260,000		\$1,260,000	
19	Eliminate elevator access to roof	(\$155,000)		(\$155,000)	
20	Eliminate roof pavers to roof	(\$286,000)		(\$286,000)	
26	Existing guard shack to remain	(\$95,000)		(\$95,000)	

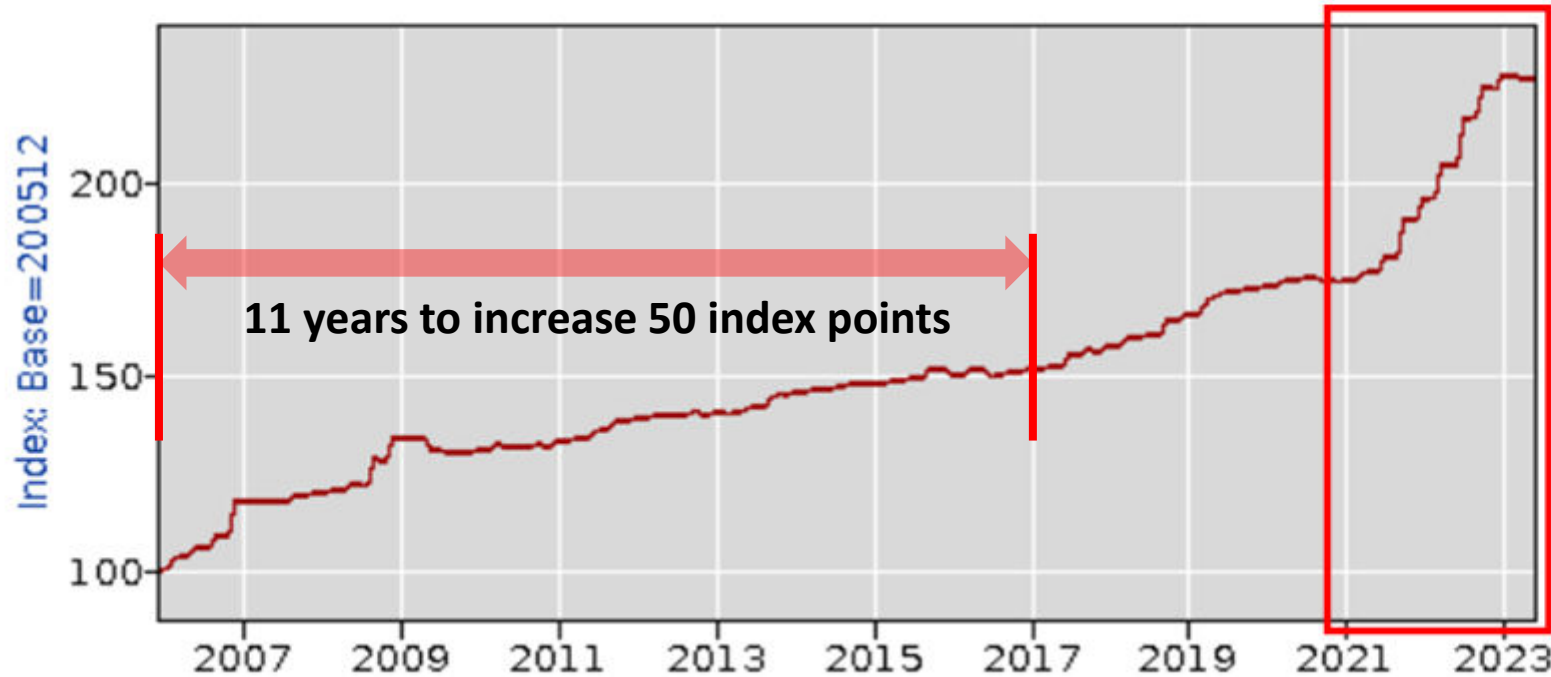
Total VE Identified	Further Review	Not Recommended [Deferred]	Recommended
<b>\$ 17.3M +/-</b>	<b>\$ 741K</b>	<b>\$7.7M</b>	<b>\$8.8M</b>

17	Change concrete retaining walls to sectional block walls	(\$393,000)		(\$393,000)
22	Reduce salt shed to 25x25	(\$691,000)		(\$691,000)
30	Allow EB conduit (encased burial) conduit in lieu of PVC schedule 40 for Primary, Secondary and Generator conduits.	(\$83,000)		(\$83,000)
32	Allow use of ENT in lieu of EMT for low voltage conduit provisions	(\$254,000)		(\$254,000)
33	Utilize 4" Conduit Sleeves between IDF and MDF rooms in lieu of full conduit paths	(\$98,000)		(\$98,000)
34	Install feeders in MC in lieu of pipe and wire	(\$358,000)		(\$358,000)
36	Allow Aluminum Conductors for secondaries	(\$179,000)		(\$179,000)
37	Allow non-plenum rated Cat 6A Communications Cable	(\$102,000)		(\$102,000)
39	Change Gym & Alt PE Displacement to Overhead Fabric Supply Ductwork	(\$149,000)		(\$149,000)
40	Change Admin Office from Low Sidewall to Ceiling Mounted Displacement	(\$72,000)		(\$72,000)
43	Target wall finish material reduction	(\$21,000)		(\$21,000)
44	Reduce quantity of bike racks	(\$14,000)		(\$14,000)
<b>Totals</b>		<b>(\$17,229,000)</b>	<b>(\$741,000)</b>	<b>(\$7,676,000)</b>

# Recent Construction Escalation

### 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%

# Evolution of MSBA Reimbursement

**EVOLUTION OF EFFECTIVE REIMBURSEMENT**

Schools	MSBA BOD Approved	PFA executed	Total PFA/MSBA Project Cost [not including third party funding]	Actual or Anticipated Final Project Costs	Actual or Anticipated Eligible Costs	Base Reimbursement Rate with Incentives Included	Actual or Forecasted MSBA Grant	Actual or Forecasted District Share	Effective/ Net Reim. Rate	District Share	Percentage Change Decrease From Reim. Rate to Effective, or Net Rate
Concord-Carlisle HS	December 2011	February 7, 2012	\$ 92.60	\$ 92.60	\$ 76.80	35.58%	\$ 27.33	\$ 65.27	30%	70%	17%
Billerica HS	January, 2016	July 8, 2016	\$ 176.00	\$ 173.10	\$ 125.90	56.99%	\$ 71.75	\$ 101.35	41%	59%	27%
Marblehead Elem	February 2019	August 5, 2019	\$ 55.60	\$ 54.10	\$ 36.00	38.56%	\$ 13.88	\$ 40.22	26%	74%	33%
Groton Elem	February 2021	August 13, 2021	\$ 78.70	\$ 89.20	\$ 48.30	53.39%	\$ 25.79	\$ 63.41	29%	71%	46%
Tyngsborough Middle	April 2022	August 3, 2022	\$ 83.50	\$ 86.00	\$ 49.00	58.61%	\$ 28.72	\$ 57.28	33%	67%	43%
Whittier Tech	December 2023	Spring 2024	\$ 412.90	\$ 412.90	\$ 187.10	62.66%	\$ 117.24	\$ 295.66	28%	72%	55%

# Project Budget

## PROJECT COST

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.]	\$12,995,000	\$5,626,366	Legal; OPM costs over categorially ineligible MSBA policies and caps
Architectural/Engineering Subtotal	\$38,727,000	\$13,744,190	Designer costs over categorially ineligible MSBA policies and caps
Pre-Construction Services	\$475,000	\$0	
Construction Budget	\$361,001,055	\$193,060,163	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	\$2,594,002	Categorially ineligible per MSBA policy
Ineligibility costs over \$393/SF [building] & \$39/SF [Sitework]	Included above	\$183,531,372	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	\$11,355,400	\$8,283,400	FF+E costs over \$2,400/student. Categorially ineligible per MSBA policy
Project Budget (contingencies not incl.)	\$426,485,455	\$221,114,119	
Construction Contingency	\$18,050,053	\$14,440,042	Assumes 100% of construction contingency usage; MSBA will reimburse 1% of eligible change orders.
Owner's Contingency	\$1,364,740	\$0	Assumes 100% of owner contingency usage; eligibility TBD
<b>Total Project Budget (contingencies incl.)</b>	<b>\$445,900,248</b>	<b>\$235,554,161 **</b>	
Estimated Excluded /Ineligible Costs	\$235,554,161 **		
Estimated Eligible Project Costs	\$210,346,087 **		
Reimbursement Rate [eligible costs]	62.66%		
Est. Max. Facilities Grant (before cost recovery)	\$131,802,858		
Cost Recovery	(\$21,372)		Pro-rated MSBA funded commissioning costs.
<b>Estimated Maximum Total Facilities Grant</b>	<b>\$131,781,485</b>		
Estimated District Share	<b>\$314,118,763</b>		
Anticipated Mass Save Rebate	<b>(\$5,400,000)</b>		
Anticipated Federal Direct Incentive Payment	<b>(\$10,047,000)</b>		
Revised Anticipated District Share	<b>\$298,671,763</b>		
Estimated Net Reimbursement Rate	29.55%		Estimated MSBA share divided by total project cost

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

## Total Project Budget | MSBA – District Share

<b>Total Project Cost</b>	<b>\$445.9 M **</b>
Anticipated MSBA Grant	\$131.8 M **
Anticipated Federal Incentive & State Rebates	\$15.4 M **
<b>Anticipated District Share</b>	<b>\$298.7 M **</b>

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

# Anticipated Tax Impact

**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	\$56,820,327	\$51.95	\$520,000	\$0	\$142	\$306	\$120	\$270
Georgetown	\$40,594,197	\$65.77	\$600,000	\$0	\$208	\$447	\$175	\$395
Groveland	\$24,570,172	\$51.92	\$575,000	\$0	\$157	\$338	\$132	\$299
Haverhill	\$242,699,017	\$66.85	\$450,000	\$0	\$158	\$341	\$133	\$301
Ipswich	\$45,502,457	\$34.26	\$700,000	\$0	\$126	\$272	\$106	\$240
Merrimac	\$22,780,100	\$57.90	\$525,000	\$0	\$160	\$344	\$135	\$304
Newbury	\$19,402,063	\$25.74	\$750,000	\$0	\$102	\$219	\$86	\$193
Newburyport	\$67,300,905	\$32.37	\$825,000	\$0	\$140	\$302	\$118	\$267
Rowley	\$21,307,623	\$41.87	\$620,000	\$0	\$137	\$294	\$115	\$260
Salisbury	\$24,512,428	\$30.52	\$500,000	\$0	\$80	\$173	\$68	\$153
West Newbury	\$17,958,457	\$37.99	\$815,000	\$0	\$163	\$350	\$137	\$310

\* Qualifications/ Assumptions

- Based on total project value of \$445.9M.
- Based on an anticipated District share of \$298.7M. Value subject to change based on final 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 enrollment [current]: 20,208



# District Vote

## DISTRICTWIDE VOTE

Pursuant to MA General Law, Ch. 71, Section 16(n), the **Whittier Tech Regional District** will conduct a **Districtwide Vote on January 23, 2024**; the polling hours will be between 11 AM and 7 PM. **The result of the District-wide Vote will be based on the aggregate total votes cast in all communities and requires a majority for passage.** 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?

## WHAT IF THE VOTE FAILS? | NEXT STEPS

**Whittier Tech, as a facility, has reached its useful life.** Many of its mechanical systems & equipment date back to its original construction, a half-century ago. Furthermore, building codes and accessibility requirements have changed significantly. Whittier Tech as a facility **does not meet current ADA accessibility requirements**, and many of Whittier Techs facility **systems do not meet the current code requirements**.

**Whittier Tech will require future upgrades to address facility system failures and accessibility requirements.**

**Initial repairs will initiate other repairs pursuant to MAAB and MGL Sprinkler Regulations.**

## WHAT IF THE VOTE FAILS? | NEXT STEPS

### Examples of Required Code & Other 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

**WHAT IF THE VOTE FAILS? | NEXT STEPS****Order Of Magnitude Costs For A Sampling Of Imminent Projects**

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

## WHAT IF THE VOTE FAILS? | NEXT STEPS

### 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	\$446
Anticipated State Reimbursement & State/ Federal Rebates [in millions]	\$0	\$147
<b>Anticipated District Share</b>	<b>\$364 M</b>	<b>\$299 M</b>

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

## **NEXT STEPS**

***September***

***Finalize Project Budget & Anticipated Tax Impact To Communities***

***October***

***Submit Final Documents to the State***

***December***

***Receive State Approval***

***January 23, 2024***

***Districtwide Vote***



[HTTPS://WWW.BUILDINGTHEFUTUREOFWHITTIER.ORG/](https://www.buildingthefutureofwhittier.org/)

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 ▾

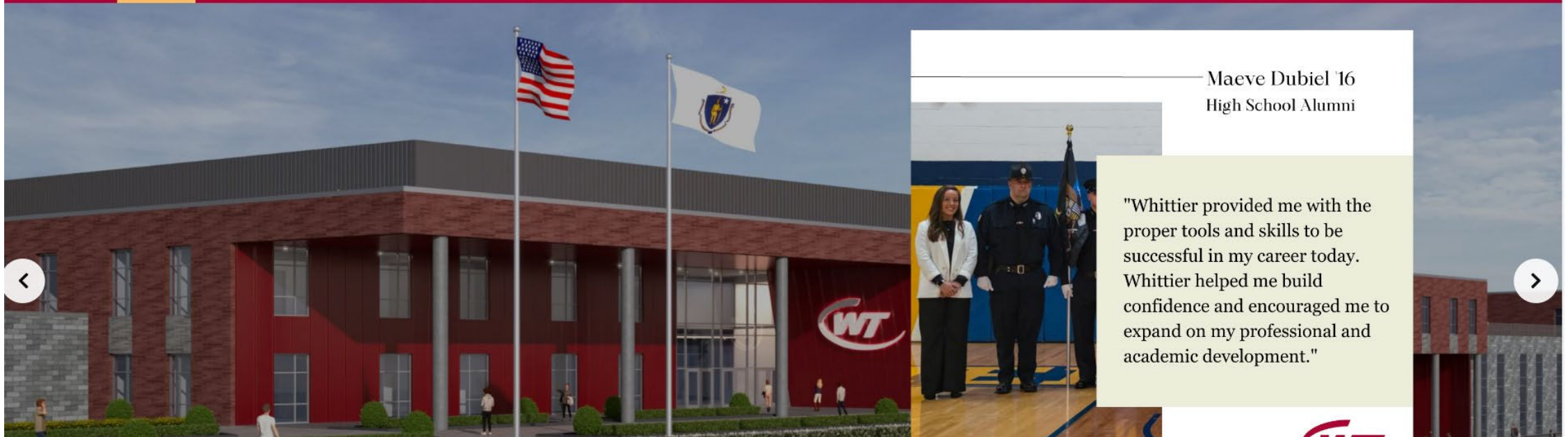
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IMPORTANT DOCUMENTS ▾

NEWS

UPCOMING EVENTS

CONTACT US ▾



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

## ***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***



***For more  
information on  
the Project,  
please visit the  
website***

## Town Manager

---

**From:** Maureen Lynch <mlynch@whittier.tec.ma.us>  
**Sent:** Tuesday, November 7, 2023 10:49 AM  
**To:** Town Manager  
**Subject:** Update  
**Attachments:** Code update vs new.pdf

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>



## Two Options ONLY/Code Compliancy Upgrade or New School 10/25/23

### 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.
<b>Anticipated District Share</b>	<b>\$364</b>	<b>\$264</b>	

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

## Total Project Budget | MSBA – District Share

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

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 \*\*

## WHAT IF THE VOTE FAILS? | NEXT STEPS

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

<b>Imminent Project</b>	<b>Estimated Value</b>
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)

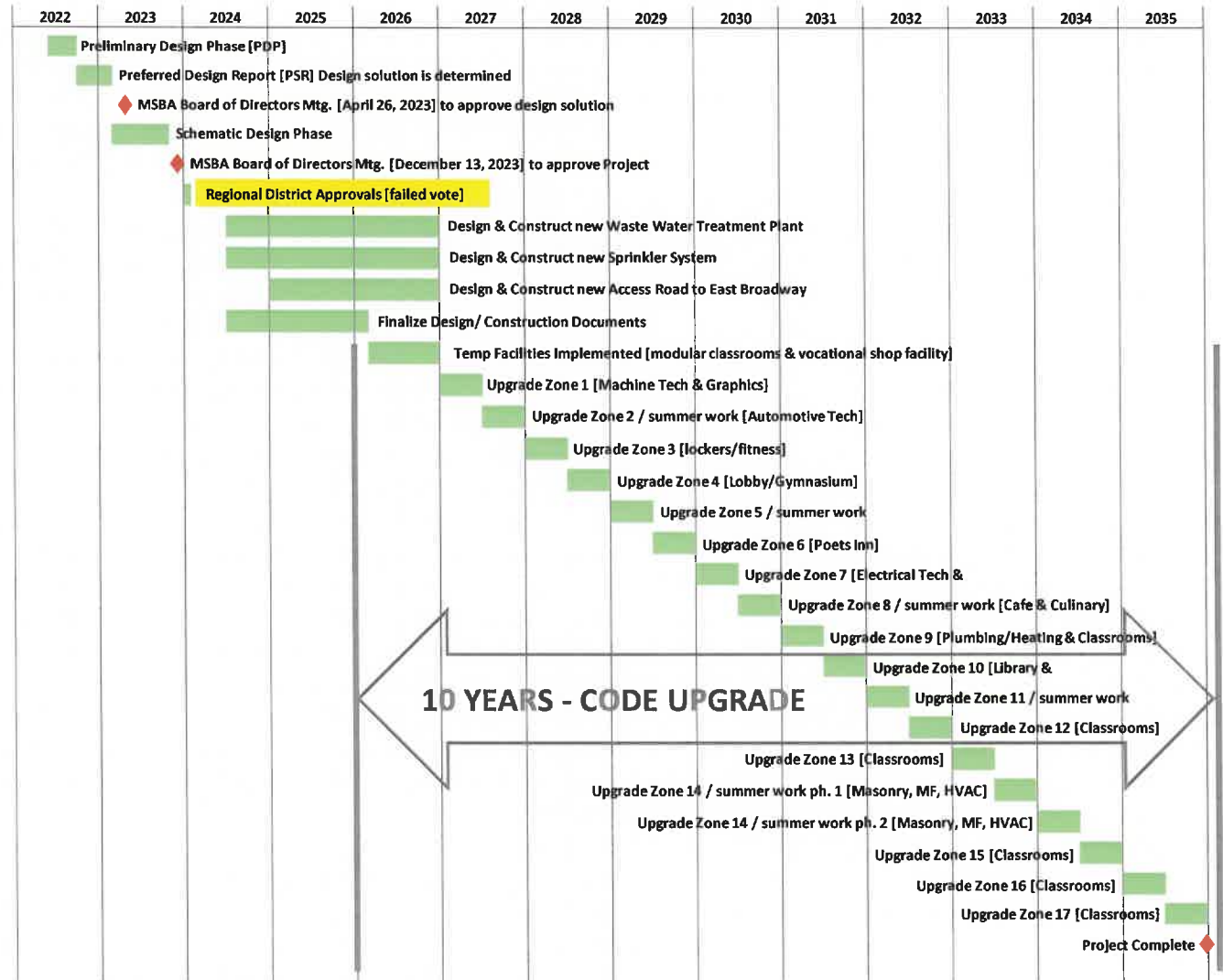
**PROJECT FAILED VOTE - CODE UPGRADE COST AND DURATION**

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



# Tax Assessment Analysis Between New Construction vs. Code Upgrade

## New Construction Option

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

## Imminent Upgrades, plus Code Upgrade

Town/ City	Estimated Debt Service	Annual Cost* per \$100,000 of Value	Average Home/ Property Assessed Value	Debt Service Timeline				
				2024	2025 - 2035 [11 years]	2036 - 2055 [20 years]	2056 - 2065 [10 years]	Average 2025 - 2065 [41-years]
Amesbury	\$69,216,218	\$52.47	\$520,000	\$0	\$174	\$373	\$182	\$273
Georgetown	\$49,450,205	\$66.44	\$600,000	\$0	\$254	\$545	\$265	\$399
Groveland	\$29,930,387	\$52.45	\$575,000	\$0	\$192	\$412	\$201	\$302
Haverhill	\$295,646,103	\$67.53	\$450,000	\$0	\$194	\$415	\$202	\$304
Ipswich	\$55,429,248	\$34.61	\$700,000	\$0	\$155	\$331	\$161	\$242
Merrimac	\$27,749,795	\$58.49	\$525,000	\$0	\$196	\$420	\$204	\$307
Newbury	\$23,634,806	\$26.00	\$750,000	\$0	\$124	\$266	\$130	\$195
Newburyport	\$81,983,234	\$32.70	\$825,000	\$0	\$172	\$369	\$179	\$270
Rowley	\$25,956,082	\$42.30	\$620,000	\$0	\$167	\$358	\$174	\$262
Salisbury	\$29,860,045	\$30.83	\$500,000	\$0	\$98	\$211	\$103	\$154
West Newbury	\$21,876,264	\$38.37	\$815,000	\$0	\$200	\$427	\$208	\$313

### 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.

## Town Manager

---

**From:** Kara Kosmes <kkosmes@whittier.tec.ma.us>  
**Sent:** Thursday, November 2, 2023 3:06 PM  
**To:** Town Manager  
**Subject:** Revised Debt Service Info  
**Attachments:** West Newbury Revised.xlsx; West Newbury Debt Service.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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

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	\$15,882,508	\$33.60	\$815,000	\$0	\$163	\$310	\$97	\$274

**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					
Residential	\$1,390,443,291	100%		\$15,336,589	100%
Commercial/Industrial	\$1,353,610,071	97%	\$11.03	\$14,930,319	97%
	\$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		

**Whittier Regional Vocational Technical School District**

Enrollment Figures	FY23		Est. Net Share TPC (\$)
	No. Students	Capital Cost %	
Amesbury	1,968	9.74%	\$25,714,497
Georgetown	1,406	6.96%	\$18,371,231
Groveland	851	4.21%	\$11,119,429
Haverhill	8,406	41.60%	\$109,835,398
Ipswich	1,576	7.80%	\$20,592,504
Merrimac	789	3.90%	\$10,309,318
Newbury	672	3.33%	\$8,780,560
Newburyport	2,331	11.54%	\$30,457,568
Rowley	738	3.65%	\$9,642,936
Salisbury	849	4.20%	\$11,093,297
West Newbury	622	3.08%	\$8,127,245
<b>Total</b>	<b><u>20,208</u></b>		<b><u>\$264,043,984</u></b>

# Massachusetts School Building Authority

**Deborah B. Goldberg**  
*Chair, State Treasurer*

**James A. MacDonald**  
*Chief Executive Officer*

**Mary L. Pichetti**  
*Executive Director / Deputy CEO*

November 6, 2023

Mr. Cliff Pierce, Chair  
Rowley Board of Selectman  
Town of Rowley  
139 Main Street  
P.O. Box 275  
Rowley, MA 01969

Re: Whittier Regional Vocational Technical School District, Whittier Regional Vocational  
Technical High School

Dear Mr. Pierce:

The Massachusetts School Building Authority (the “MSBA”) acknowledges receipt of your letter, dated October 24, 2023, addressed to Treasurer Goldberg and Jim MacDonald, and thank you for the information.

We have reviewed this letter and the three additional letters enclosed written to the School Committee Chair, the Superintendent, Senator Tarr and Representative Kassner. We understand that the Whittier Regional Vocational Technical School District is scheduling a meeting regarding the upcoming project vote and we appreciate that the Town of Rowley is raising its concerns now so that these issues can be addressed locally.

The MSBA has sent the attached letter to Superintendent Lynch, Whittier Regional Vocational Technical School District (“District”), with a request that the District respond to you directly regarding your concerns on the voting mechanism and ongoing communications. The MSBA has requested a copy of the District’s response.

The MSBA encourages the District and its member communities to work together on these important issues related to the potential project for the Whittier Regional Vocational Technical High School.

Sincerely,



Mary L. Pichetti  
Executive Director

Cc: Legislative Delegation



# Massachusetts School Building Authority

**Deborah B. Goldberg**  
*Chair, State Treasurer*

**James A. MacDonald**  
*Chief Executive Officer*

**Mary L. Pichetti**  
*Executive Director / Deputy CEO*

November 6, 2023

Ms. Maureen Lynch, Superintendent  
Whittier Regional Vocational Technical School District  
Superintendent's Office  
115 Amesbury Line Road  
Haverhill, MA 01830

Re: Whittier Regional Vocational Technical School District, Whittier Regional Vocational  
Technical High School

Dear Superintendent Lynch:

The Massachusetts School Building Authority (the "MSBA") has received four letters related to the proposed Whittier Regional Vocational Technical High School project in the Whittier Regional Vocational Technical School District (the "District").

- One letter is dated August 22, 2023 from the Town Administrator in the Town of Rowley addressed to the District's School Committee Chair and Superintendent of Schools;
- One letter is dated October 23, 2023 from the Chairman of the Board of Selectmen in the Town of Rowley addressed to Senator Tarr and Representative Kassner;
- One letter is dated October 24, 2023 from the Chairman of the Board of Selectmen in the Town of Rowley addressed to the District's School Committee Chair and Superintendent of Schools dated October 24, 2023; and,
- An additional letter is dated October 24, 2023 from the Chairman of the Board of Selectmen in the Town of Rowley addressed to the State Treasurer and the Chief Executive Officer of the MSBA.

The MSBA has reviewed the content of the communications and notes that the concerns expressed include the District's chosen voting mechanism for the Whittier Regional Vocational Technical High School project and the District's communications with member communities, in particular, the Town of Rowley.

The MSBA would like to better understand what the District's communication process for the project has been with its member towns to date, and how information regarding the upcoming vote has been and will be communicated. The MSBA requests that the District provide a response to the Town of Rowley that addresses the Town's concerns, and provide a copy to the MSBA.



Page 2  
November 6, 2023  
Whittier Regional Vocational Technical School District

Additionally, the MSBA encourages the District to work with its own legal counsel and bond counsel, as well as with the legal counsel and bond counsel from the member communities, to ensure that all warrant articles, motions, orders, and votes comply with the regional school agreement, municipal finance law and all other applicable laws, regulations, local bylaws, and ordinances. Thank you for your attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,



Michael McGurl  
Director of Capital Planning

Cc: Legislative Delegation  
Garry James, Chair, Whittier Regional Vocational Technical High School Committee  
Kara Kosmes, Business Manager, Whittier Regional Vocational Technical School District  
Jim Rogers, Owner's Project Manager, LeftField LLC  
David Saindon, Owner's Project Manager, LeftField LLC  
James Riefstahl, Owner's Project Manager, LeftField LLC  
Douglas Roberts, Designer, JCJ Architecture  
Alicia Caritano, Designer, JCJ Architecture  
File: 10.2 Letters (Region 3)

## Town Manager

---

**From:** Mayor Gove <govek@amesburyma.gov>  
**Sent:** Thursday, November 2, 2023 4:51 PM  
**To:** Tracy Blais; Carol McLeod - Finance (X3040); Sean Reardon; Town Manager; Neil Harrington; Debbie Eagan; opacheco@georgetownma.gov; roldham@grovelandma.com; StephenC@ipswichma.gov  
**Subject:** RE: (External)RE: Whittier School Project Letters  
**Attachments:** Whittier Regional Leadership Letter\_11-2-23.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon everyone,

Thanks for your patience. I've drafted the attached letter and put a place holder in for the Chair or Mayor of each community. Ideally, you can send me a digital signature to drop in. It sounds like some of you may want to wait to sign until you have meetings and info sessions. Just let me know where you're at and whether you're in or out and I can drop in the signature or remove you. No worries either way. I can also CC all of our state representatives and senators. I just need to do some research on all of the ones who aren't my own. If you have names and contact info you can send me that would help tremendously.

In Amesbury, Superintendent Lynch is attending our City Council Meeting on November 28<sup>th</sup> and our Info Session is scheduled for later in December so I can't wait that long. I have a School Committee meeting on the 6<sup>th</sup> so I can't go to their meeting that night but if you can go Sean, please feel free to mention that we're on the same page and I was unable to attend due to a conflict.

Thanks everyone!  
Kassandra

**Kassandra Gove**  
**Mayor**

T (978) 388-8121



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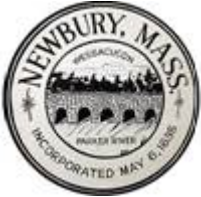
**From:** Tracy Blais <administrator@townofnewbury.org>  
**Sent:** Thursday, November 2, 2023 9:54 AM  
**To:** Carol McLeod - Finance (X3040) <cmcleod@townofmerrimac.com>; Sean Reardon <SReardon@CityofNewburyport.com>; Town Manager <townmanager@wnewbury.org>; Neil Harrington <nharrington@salisburyma.gov>; Mayor Gove <govek@amesburyma.gov>; Debbie Eagan <debbie@townofrowley.org>; opacheco@georgetownma.gov; roldham@grovelandma.com; StephenC@ipswichma.gov  
**Subject:** RE: (External)RE: Whittier School Project Letters

Thanks Carol. The Newbury Select Board and Finance Committee will be meeting with the Whittier administration on November 14<sup>th</sup>. I will provide you all with an update after the meeting or you are welcome to attend.

Tracy Blais

Town Administrator  
Town of Newbury  
12 Kent Way  
Suite 101  
Byfield, MA 01922  
978.465.0862 X301  
[townadmin@townofnewbury.org](mailto:townadmin@townofnewbury.org)

The Secretary of State's office has determined that most emails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.



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**From:** Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>  
**Sent:** Thursday, November 2, 2023 9:12 AM  
**To:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; Town Manager <[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)>; Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); Tracy Blais <[administrator@townofnewbury.org](mailto:administrator@townofnewbury.org)>  
**Subject:** RE: (External)RE: Whittier School Project Letters

Good Morning,

My Select Board met with Maureen Lynch on the 23<sup>rd</sup> , then on the 30<sup>th</sup> our representative to the Whittier School Committee came in the meet with the Board as well. The Board expressed all of their concerns which he said he will review and take into consideration when he votes. The Select Board has not decided their next steps, they wanted to wait until the Community Meeting in Merrimac on November 8<sup>th</sup> before they discuss what they want to do.

I will forward your email regarding the next School Committee Email to the Select Board in case anyone would like to attend.

Thank you!

Carol A. McLeod, CMMT  
Finance Director, Treasurer, Town Administrator  
Town of Merrimac  
4 School St.  
Merrimac, MA 01860  
(978) 346-0524

Office Hours:

Monday 8 AM – 7 PM  
Tuesday – Thursday 8 AM – 4 PM

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**From:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>  
**Sent:** Wednesday, November 1, 2023 4:15 PM

**To:** Town Manager <[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)>; Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>; Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org)  
**Subject:** RE: (External)RE: Whittier School Project Letters

Thank you Angus.

Respectfully,

Sean Reardon  
Mayor  
City of Newburyport  
60 Pleasant St.  
PO Box 550  
Newburyport, MA 01950  
978-465-4411  
Sign up for e-alerts and general City information on [CityofNewburyport.com](http://CityofNewburyport.com)



---

**From:** Town Manager <[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)>  
**Sent:** Wednesday, November 1, 2023 4:10 PM  
**To:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>; Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org)  
**Subject:** RE: (External)RE: Whittier School Project Letters

Mayor Reardon,

Our Select Board has a meeting on Nov. 6<sup>th</sup>. We have a special meeting the following Monday Nov. 13<sup>th</sup>, scheduled to discuss the proposed Whittier project. Superintendent Lynch will be in attendance. I did forward to the Board the recent letters received from the Town of Rowley. While I can't be certain, my expectation is that the West Newbury Select Board will hold off on taking any position on the proposed project (or process, i.e. regional election v. town-by-town) until after it has met with Superintendent Lynch to hear the Whittier presentation.

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](mailto:townmanager@wnewbury.org)

---

**From:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>  
**Sent:** Wednesday, November 1, 2023 4:00 PM  
**To:** Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>; Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); Town Manager <[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)>  
**Subject:** RE: (External)RE: Whittier School Project Letters

Good Afternoon Everyone,

I just wanted to check in. I want to thank Amesbury for working on the draft letter and I know we will be seeing it shortly. The Whittier School Committee has a meeting on Monday November 6<sup>th</sup> at 630pm. I was thinking of going and speaking at public comment. Anyone want to join me? Their next meeting is the big one on December 13<sup>th</sup> where they will take a vote on the January 16<sup>th</sup> special election.

Respectfully,

Sean Reardon  
Mayor  
City of Newburyport  
60 Pleasant St.  
PO Box 550  
Newburyport, MA 01950  
978-465-4411  
Sign up for e-alerts and general City information on [CityofNewburyport.com](http://CityofNewburyport.com)



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**From:** Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>  
**Sent:** Thursday, October 26, 2023 5:52 PM  
**To:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org);

[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** RE: (External)RE: Whittier School Project Letters

Thanks for adding me to the email – attached is the updated project budget summary I received from the Project Manager.

They haven't sent the revised estimated breakdown by Towns yet.

Carol A. McLeod, CMMT  
Finance Director, Treasurer, Town Administrator  
Town of Merrimac  
4 School St.  
Merrimac, MA 01860  
(978) 346-0524

Office Hours:

Monday 8 AM – 7 PM

Tuesday – Thursday 8 AM – 4 PM

---

**From:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>

**Sent:** Thursday, October 26, 2023 5:29 PM

**To:** Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org); Carol McLeod - Finance (X3040) <[cmcleod@townofmerrimac.com](mailto:cmcleod@townofmerrimac.com)>

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** RE: (External)RE: Whittier School Project Letters

Hi Neil,

Maureen told me today in an email that MSBA did increase its reimbursement to the district yesterday by about 30 million. We will need to get updated numbers from them but \$25M+ is still a drop in the bucket. I'm also adding Carol from Merrimac to this thread.

Respectfully,

Sean Reardon  
Mayor  
City of Newburyport  
60 Pleasant St.  
PO Box 550  
Newburyport, MA 01950  
978-465-4411

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---

**From:** Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>

**Sent:** Thursday, October 26, 2023 3:24 PM

**To:** Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** RE: (External)RE: Whittier School Project Letters

FYI everyone - I am hearing through the grapevine that Whittier recently successfully made a case for significantly higher MSBA reimbursement for the new building project. Until we get that number, I would recommend that we consider holding off on the final version of any letter to our legislators or local city/town boards and school committees. I will try to get the new MSBA reimbursement number ASAP.

Neil H.

---

**From:** Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>

**Sent:** Thursday, October 26, 2023 3:14 PM

**To:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); Neil Harrington <[nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov)>; [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** (External)RE: Whittier School Project Letters

Thanks Debbie! We'll looking at doing the same and will have a draft of the joint letter to everyone shortly.

**Kassandra Gove**  
**Mayor**

T (978) 388-8121



---

**From:** Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>

**Sent:** Wednesday, October 25, 2023 12:26 PM

**To:** Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>; Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); [nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov); [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** RE: Whittier School Project Letters

Hi Debbie,

This is great. Thank you for sending. I think I will edit this for Newburyport and submit to our City Council and School Committee for signatures. I also think we should move forward with a joint letter signed by all 11 districts that are willing to sign. I know Amesbury is working on putting this letter together.

Respectfully,

Sean Reardon

Mayor

City of Newburyport

60 Pleasant St.

PO Box 550

Newburyport, MA 01950

978-465-4411

Sign up for e-alerts and general City information on [CityofNewburyport.com](http://CityofNewburyport.com)



---

**From:** Debbie Eagan <[debbie@townofrowley.org](mailto:debbie@townofrowley.org)>

**Sent:** Tuesday, October 24, 2023 5:08 PM

**To:** Mayor Gove <[govek@amesburyma.gov](mailto:govek@amesburyma.gov)>; [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov); [administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); Sean Reardon <[SReardon@CityofNewburyport.com](mailto:SReardon@CityofNewburyport.com)>; [nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov); [townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Cc:** Natalie Lovett <[natalie.lovett@townofrowley.org](mailto:natalie.lovett@townofrowley.org)>

**Subject:** Whittier School Project Letters

**Importance:** High

Hi All:

We met recently at the invitation of Mayor Gove regarding the proposed Whittier School Building Project districtwide vote. I told you that the Rowley Board of Selectmen voted at their October 16 meeting to send a letter to all Whittier District municipal leaders asking for support in requesting the Whittier School Committee to hold a town-by-town vote for the school building project. Attached is the letter to municipal officials.

To the Town Administrators/Managers in this group, could you please get this letter to your Board of Selectmen/Select Board? We will also mail it to everyone it is addressed to.

Also attached is a copy of the letter my Board sent to Whittier Superintendent Maureen Lynch and School Committee Chair Garry James.

We also sent letters to our legislative delegation, Rep. Kristin Kassner and Senator Bruce Tarr, and a letter to the MSBA. Please let me know if you would like copies of those letters.



Sincerely,  
Debbie

Deborah M. Eagan  
Town Administrator  
Town of Rowley  
PO Box 275  
Rowley, MA 01969  
(t) 978-948-2705  
(f) 978-948-8202  
[debbie@townofrowley.org](mailto:debbie@townofrowley.org)  
[www.townofrowley.net](http://www.townofrowley.net)

-----Original Appointment-----

**From:** Mayor Gove [<mailto:govek@amesburyma.gov>]

**Sent:** Wednesday, October 11, 2023 9:43 AM

**To:** [opacheco@georgetownma.gov](mailto:opacheco@georgetownma.gov); [roldham@grovelandma.com](mailto:roldham@grovelandma.com); [StephenC@ipswichma.gov](mailto:StephenC@ipswichma.gov);  
[administrator@townofnewbury.org](mailto:administrator@townofnewbury.org); [sreardon@cityofnewburyport.com](mailto:sreardon@cityofnewburyport.com); Debbie Eagan; [nharrington@salisburyma.gov](mailto:nharrington@salisburyma.gov);  
[townmanager@wnewbury.org](mailto:townmanager@wnewbury.org)

**Subject:** Regional Meeting Re: School Funding

**When:** Wednesday, October 18, 2023 11:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).

**Where:** City Hall, Mayor's Office Second Floor, 62 Friend Street, Amesbury MA 01913

Good morning,

Mayor Reardon and I would like to invite you to a regional conversation about the Whittier School Project. We've all received our numbers and details regarding the January election. I hope you'll join us in Amesbury on October 18<sup>th</sup>!

Thank you,  
Kassandra

**Kassandra Gove**  
**Mayor**

T (978) 388-8121

City Hall | 62 Friend Street | Amesbury, MA 01913  
[www.amesburyma.gov](http://www.amesburyma.gov)



Notice: Please be aware the Massachusetts Secretary of State has determined that most emails to and from the City of Amesbury are public records and therefore cannot be kept confidential.

[MGL: Chpt.66, Sec.10 Public Records Law.](#)

#### Disclaimer

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November 2, 2023

Garry James, Chairman  
Whittier Regional Vocational Technical School Committee  
115 Amesbury Line Road  
Haverhill, MA 01830

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  
– PROJECT VOTE

After recent announcements related to the cost (\$446M) and local obligations for the School Building Project at Whittier Tech, leaders of the member municipalities have agreed that our collective voice is needed to lend perspective on the financial burden this project is anticipated to create on our residents.

As local municipal officials, it is our responsibility to manage capital projects with long term planning, financial burden with funding plans, and tax increases within prop 2 ½. The anticipated budget for this project and the process it has followed side stepped all of those responsibilities and leaves leaders without authority in the decision making.

We're writing to request consideration for alternative measures. Time is of the essence. The Building Committee appears to be moving quickly, making plans for elections without consult or approval of municipalities.

It is our request that:

1. The School Committee NOT approve of a districtwide vote in mid-January but instead hold a town-by-town vote. This avoids a vote in January when inclement weather can almost guarantee a challenge for voters, especially without early voting options and limited polling hours. It allows voters to follow traditional voting practices they are familiar with in their community and engages election officials and municipal officials.
2. No debt be incurred until all communities approve funding. We have an obligation and duty to secure funding before acquiring debt. The process being followed now leaves us negligent in those duties. The voters would be approving debt without any funding plans in place.
3. Project costs that have been identified as ineligible for reimbursement by the MSBA be reconsidered. 52% of the expenses being ineligible is overwhelming and from what we can see includes extensive site work, demolition of the existing building, and construction of new athletic fields. We request these items be scaled back and/or phased for the sake of taxpayers.

4. Additional funding be sought from state and federal partners. Federal legislators recently toured the School. There is clearly a demand for workforce training today and our regional vocational schools were built with funding from the state at their inception. It's unrealistic that municipalities be expected to rebuild them now. We stand ready to assist in this advocacy. A reconsideration of the vote and funding plan will allow time for this advocacy.
  
5. A five-year capital plan be included in budget presentations moving forward. Many municipalities work off of 5-year capital plans. Nothing related to the Whittier School Project and its funding has been in our 5-year plan looking back many years. This unexpected major capital project requires more planning and transparency from the Whittier School Committee to the boards and councils of our communities who are making annual budget decisions and deserve notice on major projects.

Though we see tremendous value in the educational mission of Whittier Tech and training that is provided to educate our workforce, there needs to be a collaborative and fiscally responsible approach to this project.

Additionally, we request the regional agreement established and signed in 1967 be revisited in a collaborative and comprehensive review process. If this is not possible, we will seek amendments through Section VII AMENDMENTS. The application of the terms of this agreement reveal inequitable financial responsibility across our communities.

Thank you for your consideration,

Member Municipalities of the Whittier Tech School District

Kassandra Gove  
Mayor Amesbury

Chris Manni  
Chair, Select Board, Merrimac

Amy Smith  
Chair, Board of Selectmen, Georgetown

Alicia Greco  
Chair, Select Board, Newbury

Daniel MacDonald  
Chair, Board of Selectmen, Groveland

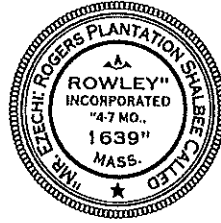
Cliff Pierce  
Chair, Board of Selectmen, Rowley

Sarah Player  
Chair, Select Board, Ipswich

Ronalee Ray-Parrott  
Chair, Board of Selectmen, Salisbury

Sean Reardon  
Mayor Newburyport

Wendy Reed  
Chair, Select Board, West Newbury



RECEIVED  
DEC 31 2023  
TOWN MANAGER  
TOWN OF WEST NEWBURY

BOARD OF SELECTMEN  
139 Main Street • PO Box 275  
Rowley, MA 01969  
Phone (978) 948-2372  
Fax (978) 948-8202  
selectmen@townofrowley.org

# Town of Rowley

Massachusetts 01969

TOWN ADMINISTRATOR  
139 Main Street • PO Box 275  
Rowley, MA 01969  
Phone (978) 948-2705  
Fax (978) 948-8202  
debbie@townofrowley.org

October 23, 2023

- Kassandra Gove, Mayor Amesbury
- James Fiorentini, Mayor Haverhill
- Sean Reardon, Mayor Newburyport
- Amy Smith, Chair, Board of Selectmen, Georgetown
- Daniel MacDonald, Chair, Board of Selectmen, Groveland
- Sarah Player, Chair, Select Board, Ipswich
- Chris Manni, Chair, Select Board, Merrimac
- Alicia Greco, Chair, Select Board, Newbury
- Ronalee Ray-Parrott, Chair, Board of Selectmen, Salisbury
- Wendy Reed, Chair, Select Board, West Newbury

**RE: WHITTIER REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
SCHOOL BUILDING PROJECT - PROJECT VOTE**

Dear Municipal Leaders:

I am reaching out to all the leaders of the member communities in the Whittier Regional School District to ask for your support in requesting the Whittier School Committee vote to have a “town-by-town” vote to fund their new school building project.

The project has been moving along to the point at which the Whittier School District is now planning to have a districtwide bond authorization vote on January 23, 2024. The estimated cost of the new school building project is approximately \$445 million.

The Rowley Board of Selectmen found out about this special vote indirectly in August through our Town Clerk, who had been requested by the Whittier School Administration to attend a meeting with other municipal clerks to discuss a special election. She provided us with the draft ballot question and the proposed election schedule. This was astonishing news to us, as the Whittier School Committee had not submitted any information on this project to us, most -critically the significant project cost.

There is no funding plan for this project. The planned vote in January will be to authorize the Whittier School Committee to borrow funds for this project. If the ballot question passes, the Whittier School

Committee will be able to borrow funds for the project and assess the member municipalities each year to pay for the debt service. Rowley has no ability to fund this project out of its operating budget. The Town will need to cut funds and services out of its operational budget in order to pay this assessment.

We recently found out that the Whittier School Building Committee met on May 23, 2023 and voted, after a discussion on the pros and cons of a **districtwide** vote versus a **town-by-town** vote tied to a debt exclusion override, to recommend a districtwide vote to the Whittier School Committee. Rowley Town officials were not invited to attend the May 23, 2023 presentation and offer our opinions on which option would be the best capital debt approval process for our Town. We believe that a town-by-town vote, which requires majority votes of city councils and town meetings, and municipally-held Proposition 2 ½ debt exclusion ballot votes, allows the voters and taxpayers in the Whittier District to make their decision based on what would best serve their own community. This would require a unanimous vote of all communities in the District. If all communities vote in favor of the project, then it ensures that each community will have the funds to pay for its portion of the project and avoid requiring municipal budget cuts from essential services to cover the cost of the assessment. If it doesn't pass unanimously, the project will not go forward.

Municipalities must follow the provisions of Proposition 2 ½. Voters and taxpayers have the right to vote on capital spending projects. Voters going to the polls in Rowley will not understand that a "yes" vote in this districtwide election means that this project moves forward without a plan for the Town to pay for its share of the project. For Rowley, passage of this ballot question will most certainly result in budget reductions and cuts to Town services to cover the cost for the Town's share of the project. Furthermore, the vote for this largescale building project will be held in January. This is not the right time of year to hold such an important election. There will be no early voting for this project. The voting hours will be 11:00 a.m. to 7:00 p.m. This is absolutely unreasonable and unfair to all voters.

We feel that we have not been included in what should be a "collaborative" process for this major project that will have serious implications to our operational budget. Will you please join us in contacting the Whittier School Committee and asking them to vote to have a town-by-town vote rather than a districtwide vote? The taxpayers and voters in our communities deserve a voice in the process. The member communities were not given a voice by the School Building Committee when they made their recommendation to the School Committee. This is the time for us to make our voices heard by the ultimate decision makers – the Whittier School Committee.

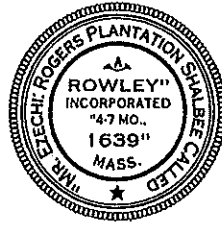
Please contact me if you have any questions.

Thank you.

Sincerely,



Cliff Pierce  
Chairman



BOARD OF SELECTMEN  
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Rowley, MA 01969  
Phone (978) 948-2372  
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debbie@townofrowley.org

October 24, 2023

Garry James  
Chairman  
Whittier Regional Vocational Technical School Committee  
115 Amesbury Line Road  
Haverhill, MA 01830

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

RE: WHITTIER REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
SCHOOL BUILDING PROJECT - PROJECT VOTE

Dear Chairman James and Superintendent Lynch:

The Rowley Board of Selectmen respectfully requests the Whittier Vocational Technical School Committee vote to hold a “town-by-town” vote tied to a debt exclusion override for the proposed new Whittier High School project.

Publicly-funded capital projects must have a “funding plan” in place. The \$400+ million school building project you have been working on does not have a funding plan. It appears that you have a plan to borrow the funds and a hypothetical debt service schedule, but no plan on how that debt is to be paid by the municipalities in the Whittier School District.

The Whittier School District is planning to have a districtwide vote on January 23, 2024 to authorize the Whittier School Committee to borrow the funds for this project. The draft ballot question does not have language stating that the vote is contingent on the passage of a debt exclusion override pursuant to Proposition 2 ½. Voters going to the polls in Rowley will not understand that a “yes” vote means that this project moves forward without a plan for the Town to pay for its share of the project. For Rowley, without a debt exclusion override, passage of this ballot question will most certainly result in budget reductions, with cuts to Town services, to cover the cost for the Town’s share of the project.

It is not sensible to hold the districtwide vote in mid-January when a winter storm or similar weather conditions may greatly reduce voter turnout. Moreover, the polls will only be open from 11:00 a.m. to 7:00 p.m., thereby precluding residents who are accustomed to voting in the morning, as well as residents who

work during the evening or have other responsibilities. Also, early voting will not be allowed. These factors virtually guarantee that the districtwide vote will be low turnout election.

The Whittier School District will apparently base the results of the districtwide election on the basis of the aggregate vote of the entire district. Such an approach will simply disregard the vote of any member community that votes to reject the proposed project. See MSBA Bulletin 11-04 (“member communities must vote to approve the project as proposed by the regional school committee”).

The Rowley Board of Selectmen feels that we have not been included in what should be a “collaborative” process. In reviewing the project information on the MSBA website, it is clear that this project has been moving along through the MSBA process for the past several years. However, during this time, no one from the Whittier School Committee or Administration has approached the Board of Selectmen to discuss how the Town of Rowley is going to pay its share of this major capital project. Whittier officials have been meeting with the municipal clerks in the District to discuss plans to hold a January districtwide vote, with no notice to the Board of Selectmen that you had called meetings with the clerks. The Board was informed of these meetings through Rowley Town Clerk Catie McClenaghan.

In reviewing the project website, we found that the pros and cons of the decision to hold a districtwide vote versus a town-by-town vote was discussed at the Whittier School Building Committee (SBC) meeting on May 23, 2023, under the topic listed “Capital Debt Approval”. According to the SBC meeting minutes, the SBC voted in favor of a districtwide vote, with one dissenting vote. We believe that the SBC should have reached out to the municipal CEOs in the District for feedback prior to discussing and voting on a districtwide vote versus a town-by-town vote. Had the Board of Selectmen been notified by Whittier that this important discussion and vote was going to take place, the Selectmen would have been on record in writing to the SBC that this project must have a town-by-town vote. Having a districtwide vote not tied to a debt exclusion override is a potentially disastrous result for the Town, because the Town will not have the funds to pay for its share of the project cost.

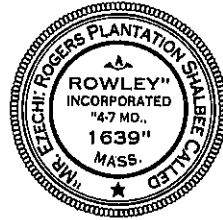
For the reasons cited above, the Rowley Board of Selectmen implores the Whittier School Committee to vote to hold a town-by-town vote contingent on a debt exclusion override. The Town of Rowley does not have discretionary funds in our operating budget to absorb its share of this project’s costs. Thank you.

Sincerely,



Cliff Pierce  
Chairman

C: Whittier School District Member Communities Municipal Leaders  
Massachusetts School Building Authority  
Senator Bruce Tarr  
Representative Kristin Kassner



BOARD OF SELECTMEN  
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debbie@townofrowley.org

October 23, 2023

Senator Bruce Tarr  
State House  
24 Beacon Street  
Boston, MA 02133

Representative Kristin Kassner  
State House  
24 Beacon Street  
Room 130  
Boston, MA 02133

RE: WHITTIER REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
SCHOOL BUILDING PROJECT - PROJECT VOTE

Dear Senator Tarr and Representative Kassner:

You may be aware that the Whittier Regional Vocational Technical High School District is working on a new high school building project. The project has been moving along to the point at which the Whittier School District is now planning to have districtwide bond authorization vote on January 23, 2024. The estimated cost is approximately \$445 million.

The Rowley Board of Selectmen found out about this special vote indirectly in August through Rowley Town Clerk Catie McClenaghan. She had been requested by the Whittier School Administration to attend a meeting with other municipal clerks to discuss a special election. She provided us with the draft ballot question and the proposed election schedule. This was astonishing news to us, as the Whittier School Committee had not submitted any information on this project to us, most critically, the project cost. The Town of Rowley has a “representative” on the Whittier School Committee but the representative has never requested to meet with the Board of Selectmen to provide a project update, to discuss the proposed districtwide election, or to discuss how the Town of Rowley would pay for its share.

There is no funding plan for this project. This project is estimated to cost \$445.9 million with the “District Share” estimated to be \$298.7 million. Rowley’s anticipated share of estimated debt service is \$21 million. Public projects cannot be undertaken without a funding plan. The vote in January will be to authorize the Whittier School Committee to borrow funds for this project. If the ballot question passes, the Whittier School Committee will be able to borrow funds for the project and assess the member municipalities each year to pay for the debt service. The Town has no ability to fund this project out of its operating budget. Whittier provided a hypothetical debt service payment schedule (see enclosure). Some of the years in the debt service schedule show Rowley’s debt service assessment to be as high as \$700,000! The Town will need to cut funds and services out of its operational budget to pay this.



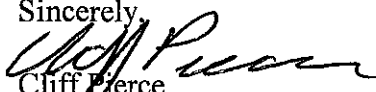
The Board of Selectmen feels that the process that the Whittier School Committee is following to have this project approved is not transparent. The Whittier School Committee members have not had any discussions with the Board of Selectmen on how to fund this project. We recently found out that the Whittier School Building Committee met on May 23, 2023 and voted to recommend a districtwide vote to the Whittier School Committee following a discussion on the pros and cons of a **districtwide** vote versus a **town-by-town** vote tied to a debt exclusion override. No one from Whittier requested the Town's input prior to this meeting. We believe that a town-by-town vote, which requires majority votes of City Councils and Town Meetings, and majority approval of a Proposition 2 ½ debt exclusion ballot vote, puts this decision in the hands of voters and taxpayers in the Whittier District and allows them to vote based on what will best serve their community. A town-by-town vote on this project will require a unanimous vote of all communities in the District. If all communities vote in favor of the project, then it ensures that each community will have the funds to pay for its portion of the project and avoid municipal budget cuts from essential services to cover the cost of the assessment. If it doesn't pass unanimously, the project will not go forward.

Municipalities must follow the provisions of Proposition 2 ½. Voters and taxpayers have the right to vote on capital spending projects. Voters going to the polls in Rowley will not understand that a "yes" vote in this districtwide election means that this project moves forward without a plan for the Town to pay for its share of the project. For Rowley passage of the proposed districtwide January ballot question will most certainly result in budget reductions and cuts to Town services to cover the cost for the Town's share of the project. Furthermore, the vote for this largescale building project will be held in January. This is not the right time of year to hold such an important election. There will be no early voting for this project. The voting hours will be 11:00 a.m. to 7:00 p.m. This is absolutely unreasonable and unfair to the voters in Rowley.

The Rowley Board of Selectmen feels that we have not been included in what should be a "collaborative" process. In reviewing the project information on the MSBA website, it is clear that this project has been moving along through the MSBA process for the past several years. However, during this time, no one from the Whittier School Committee or Administration has approached the Board of Selectmen to discuss how the Town of Rowley is going to pay its share of this major capital project. This project is being overseen by an unelected School Committee. The representative from Rowley is appointed by the Triton Regional School Committee. Rowley does not have a "town appointee" to the Whittier School Committee.

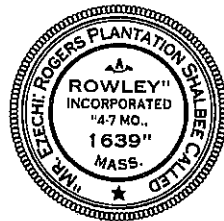
For the reasons cited above, the Board respectfully requests your assistance in persuading the Whittier School Committee to hold a town-by-town vote contingent upon passage of a debt exclusion override because the Town of Rowley does not have discretionary funds in our operating budget to absorb its share of this project's costs. Please contact me if you have any questions. Thank you.

Sincerely,

  
Cliff Perce  
Chairman

Enc. Whittier Regional Vocational Technical School District – Town of Rowley Debt Service 10/5/23  
Letter to Whittier Vocational Technical School District Superintendent & School Committee 8/22/23

C: Massachusetts School Building Authority (w/enc.)



BOARD OF SELECTMEN  
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Fax (978) 948-8202  
debbie@townofrowley.org

October 24, 2023

Deborah Goldberg  
State Treasurer & Chair  
Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, MA 02109

James A. MacDonald  
Chief Executive Officer  
Massachusetts School Building Authority  
40 Broad Street, Suite 500  
Boston, MA 02109

RE: WHITTIER REGIONAL VOCATIONAL TECHNICAL HIGH SCHOOL  
SCHOOL BUILDING PROJECT - PROJECT VOTE

Dear Treasurer Goldberg and Mr. MacDonald:

I am writing to you on behalf of the Rowley Board of Selectmen concerning the proposed Whittier Regional Vocational School Building Project. The project has been moving along to the point at which the Whittier School District is now planning to have districtwide bond authorization vote on January 23, 2024. The estimated cost of the new school building project is approximately \$445 million.

This has not been a collaborative process between the Whittier School District and the Town of Rowley. We have been told that this project began in 2016. The "Rowley/Triton Regional School Representative" has not been providing updates to the Board of Selectmen on this project and the Whittier School District has had limited direct communication with the Town on this project until very recent. It came as a surprise to us this past August, when we found out indirectly, that the Whittier School District is planning a special districtwide vote in January 2024. The Rowley Town Clerk informed the Board of Selectmen that she had been requested by the Whittier School Administration to attend a meeting with other municipal clerks to discuss a special election in January. She provided us with the draft ballot question and the proposed election schedule. This was astonishing news to us, as the Whittier School Committee had not submitted any information on this project to us, most -critically the significant project cost.

Another example of the lack of collaboration in this process came about when we recently found out - only after searching the Whittier School Building Project website ourselves - that the Whittier School Building Committee met on May 23, 2023 and voted, after a discussion on the pros and cons of a **districtwide** vote versus a **town-by-town** vote tied to a debt exclusion override, to recommend a districtwide vote to the Whittier School Committee. Rowley Town officials were not invited to attend the May 23, 2023 SBC presentation and offer our opinions on which option would be the best capital debt approval process for our

Town. We believe that a town-by-town vote, which requires majority votes of city councils and town meetings, and municipally-held Proposition 2 ½ debt exclusion ballot votes, allows the voters and taxpayers in the Whittier District to make their decision based on what would best serve their own community. The town-by-town vote, would require a unanimous vote of all communities in the District in order for the project to move forward. If all communities vote in favor of the project, it also ensures that each community will have the funds to pay for its portion of the project through a debt exclusion. This avoids requiring municipal budget cuts from essential services to cover the cost of the assessment. If it doesn't pass unanimously, the project will not go forward.

There is no funding plan for this project. The planned vote in January will be to authorize the Whittier School Committee to borrow funds for this project. If the ballot question passes, the Whittier School Committee will be able to borrow funds for the project and assess the member municipalities each year to pay for the debt service. Rowley has no ability to fund this project out of its operating budget. The Town will need to cut funds and services out of its operational budget in order to pay this assessment.

Rowley is one of 11 communities in the Whittier School District. We have 23 students enrolled in the school, which makes up 1.8% of the total enrollment. This project is estimated to cost \$445.9 million with the "District Share" estimated to be \$298.7 million. Rowley's anticipated share of estimated debt service is \$21 million. Public projects cannot be undertaken without a funding plan. The Town has no ability to fund this project out of its operating budget. Whittier provided a hypothetical debt service payment schedule a few weeks ago (see enclosure). Some of the years in the debt service schedule show Rowley's debt service assessment to be as high as \$700,000! The Town will need to cut funds and services out of its operational budget to pay this.

Procedurally, we are concerned that the district-wide election is being planned without input from all the member communities, without an official vote of the Whittier School Committee, and under conditions that virtually guarantee that the districtwide vote will be a low turnout election. It is not sensible to hold the districtwide vote in mid-January when a winter storm or similar weather conditions may greatly reduce voter turnout. Moreover, the polling hours are significantly limited compared to other regular elections. The polls will only be open from 11:00 a.m. to 7:00 p.m., thereby precluding residents who are accustomed to voting in the morning, as well as residents who work during the evening or have other responsibilities. Also, early voting will not be allowed. These factors virtually guarantee that the districtwide vote will be low turnout election.

The Whittier School District will apparently base the results of the districtwide election on the basis of the aggregate vote of the entire district. Such an approach will simply disregard the vote of any member community that votes to reject the proposed project. See MSBA Bulletin 11-04 ("member communities must vote to approve the project as proposed by the regional school committee").

We feel that we need to go on record with the MSBA that this has not been a fair and transparent process between the Town and Whittier School District.

Sincerely,

  
Cliff Pierce  
Chair, Board of Selectmen

Enc. Whittier Regional Vocational Technical School District – Town of Rowley Debt Service 10/5/23

C: Senator Bruce Tarr and Rep. Kristin Kassner

AGREEMENT WITH RESPECT TO THE ESTABLISHMENT OF  
A VOCATIONAL REGIONAL SCHOOL DISTRICT

This agreement is entered into pursuant to Chapter 156 of the Acts of 1967 by and among the cities of Haverhill and Newburyport and the towns of Amesbury, Boxford, Georgetown, Groveland, Ipswich, Merrimac, Newbury, Rowley, Salisbury, and West Newbury (or by and among said cities and such three or more of said towns as shall accept said Chapter 156).

In consideration of the mutual promises herein contained, it is hereby agreed as follows:

SECTION I. THE REGIONAL DISTRICT SCHOOL COMMITTEE

(A) Composition. The regional district school committee, hereinafter sometimes referred to as the Committee, shall consist of two members from each of the cities of Haverhill and Newburyport and one member from each of the following towns which accept Chapter 156 of the Acts of 1967: Amesbury, Boxford, Georgetown, Groveland, Ipswich, Merrimac, Newbury, Rowley, Salisbury, and West Newbury. The member or members of the Committee from each city and town shall be appointed by the local school committee of each respective city or town, and such members may be but need not be members of such local school committee. The initial members of the Committee shall be appointed within ten days after the establishment of the District for the following terms, respectively: the cities of Haverhill and Newburyport shall each appoint one member to serve until March 31, 1969 and one member to serve until March 31, 1970; the towns of Amesbury, Boxford and Georgetown shall each appoint one member to serve until March 31, 1969; the towns of Groveland, Ipswich and Merrimac shall each appoint one member to serve until March 31, 1970; and the towns of Newbury, Rowley, Salisbury, and West Newbury shall each appoint one member to serve until March 31, 1971. In every year after the year in which these initial appointments are made, whenever the term of office of a member expires, the member municipality concerned shall appoint one member to serve for a term of three years from March 31 of the year in which such appointment is required to be made. All members shall serve until their successors are appointed and qualified.

(B) Vacancies. If a vacancy occurs among the members of the Committee at any time, the local school committee of the member municipality concerned shall appoint a member to serve for the balance of the unexpired term.

(C) Organization. Promptly upon the appointment and qualification of the initial members of the Committee and on the first Monday of April of every year thereafter, the Committee shall organize and choose by ballot a chairman and a vice chairman from among its own membership.

(D) Powers and Duties. The Committee shall have all the powers and duties conferred and imposed upon it by this agreement and such other additional powers and duties as are specified in Chapter 156 of the Acts of 1967 and any amendments thereof or additions thereto, now or hereafter enacted, or as may be specified in any other applicable general or special law.

(E) Quorum. The quorum for the transaction of business shall be a majority of the Committee, but a number less than the majority may adjourn.

## SECTION II. TYPE OF REGIONAL DISTRICT SCHOOL

The regional district school shall be a vocational technical high school consisting of grades nine through twelve, inclusive. The Committee is hereby authorized to establish and maintain such kinds of education, acting as trustees therefore, as may be provided by municipalities under the provisions of Chapter 74 of the General Laws and acts amendatory thereof, in addition thereto or dependent thereon.

## SECTION III. LOCATION OF THE REGIONAL DISTRICT SCHOOL

The regional district school shall be located within the District and within a radius of five miles of Rocks Village Bridge.

## SECTION IV. APPORTIONMENT AND PAYMENT OF COSTS INCURRED BY THE DISTRICT

(A) Classification of Costs. For the purpose of apportioning assessments levied by the District against the member municipalities, costs shall be divided into two categories: capital costs and operating costs.

(B) Capital Costs. Capital costs shall include all expenses in the nature of capital outlay such as the cost of acquiring land, the cost of constructing, reconstructing and adding to a school building or buildings, and the cost of remodeling or making extraordinary repairs to a school building or buildings, including without limitation the cost of the original equipment and furnishings for such school buildings or additions, plans, architects' and consultants' fees, grading and other costs incidental to placing school buildings and additions and related premises in operating condition. Capital costs shall also include payment of principal of and interest on bonds, notes, or other obligations issued by the District to finance capital costs.

(C) Operating Costs. Operating costs shall include all costs not included in capital costs as defined in subsection IV(B), but including interest on temporary notes issued by the District in anticipation of revenue.

(D) Apportionment of Capital Costs. Capital costs shall be apportioned annually in December for the ensuing calendar year on the basis of pupil enrollment as hereinafter defined. For the purpose of this subsection, pupil enrollment shall be defined as the number of pupils residing in a member municipality and enrolled in grades one through twelve, inclusive, of any public, private, or parochial school, wherever located. Each member municipality's share of capital costs for each calendar year shall be determined by computing the ratio which its pupil enrollment on October 1 of the year next preceding the year for which the apportionment is determined bears to the total pupil enrollments of all the member municipalities on the same date. Capital costs represented by debt service shall be apportioned as a capital cost of the year in which the debt service falls due.

(E) Apportionment of Operating Costs. All operating costs, except those described in subsection IV(F), for the first calendar year next following the establishment of the regional school district and for every calendar year

(E) Apportionment of Operating Costs. (Continued)

thereafter shall be apportioned to the member municipalities on the basis of their respective pupil enrollments in the regional district school. Each member municipality's share for each calendar year shall be determined by computing the ratio which that municipality's pupil enrollment in the regional district school on October 1 of the year next preceding the year for which the apportionment is determined bears to the total pupil enrollment in the regional district school from all the member municipalities on the same date. In computing the apportionment the "persons" referred to in subsection IV (F) shall be excluded. In the event that enrollment of pupils in the regional district school has not been accomplished by October 1 of any year, operating costs shall be apportioned on the basis of the number of pupils residing in each member municipality and enrolled in grades one through twelve, inclusive, of any public, private, or parochial school, wherever located, on October 1 of that year.

(F) Special Operating Costs. The Committee shall determine the operating costs for each calendar year of any evening trade extension courses or any other types of courses which are offered by the District to persons other than pupils attending the regular day regional vocational technical school. Each member municipality's share of such operating costs shall be determined by computing the ratio which that municipality's enrollment of persons in such courses on November 1 of the year next preceding the year for which the apportionment is determined bears to the total enrollment of persons in such courses from all the member municipalities on the same date. In the event that enrollment of persons in such courses has not been accomplished by November 1 of any year, such operating costs shall be apportioned on the basis of the number of pupils residing in each member municipality and enrolled in grades one through twelve, inclusive, of any public, private, or parochial school, wherever located, on October 1 of that year.

(G) Times of Payment of Apportioned Costs. Each member municipality shall pay to the District in each year its proportionate share, certified as provided in subsection V(C), of the capital and operating costs. Except as otherwise provided in subsection V(A), the annual share of each member municipality shall be paid in such amounts and at such times that at least the following percentages of such annual share shall be paid on or before the dates indicated, respectively:

April 1	25%
June 1	60%
September 15	75%
November 15	100%

SECTION V. BUDGET

(A) Initial Budget. Within sixty days after the regional district school committee is first organized, it shall prepare a reasonably detailed operating and maintenance budget covering expenses, if any, for the balance of the then calendar year.

Copies of such proposed budget shall be submitted to the mayors of the member cities and to the chairman of the board of selectmen and to the chairman of the finance or advisory committee of each member town for their consideration. A budget shall be adopted not earlier than fourteen days but within twenty-one days after the proposed budget has been so submitted. The amount of the said budget shall be apportioned among the member municipalities according to the

SECTION V (A) Initial Budget. (Continued)

provisions of Section IV herein. The regional district treasurer shall certify to the treasurer of each member municipality its respective share of said budget. The sums thus certified shall be payable by each member municipality to the regional district school committee but only from funds which may be or may have been appropriated by each member municipality for such purpose.

(B) Tentative Annual Operating and Maintenance Budget. Thereafter, the Committee shall prepare annually a tentative operating and maintenance budget for the ensuing calendar year, attaching thereto provision for any installment of principal or interest to become due in such year on any bonds, or other evidence of indebtedness of the District, and any other capital costs to be apportioned to the member municipalities. On or before November 15 the said Committee shall submit to the mayors of the member cities and to the chairman of the board of selectmen and to the chairman of the finance or advisory committee of each member town a copy of such tentative operating and maintenance budget which shall be itemized as follows or be in such further detail as the regional district school committee may deem advisable:

1. Administration
2. Instruction
3. Other school services
4. Operation and Maintenance of Plant
5. Fixed charges
6. Community services
7. Acquisition of fixed assets
8. Debt retirement and debt service
9. Programs with other districts and private schools
10. Cost of transportation

(C) Final Annual Operating and Maintenance Budget. The Committee shall adopt an annual operating and maintenance budget, including debt and interest charges and any other current capital costs as separate items, on or before December 1 for the ensuing calendar year, and the said Committee shall apportion the amounts necessary to be raised in order to meet the said budget in accordance with the provisions of subsections IV (D), IV (E) and IV (F). The amounts so apportioned to each member municipality shall, prior to December 31 of each year preceding the calendar year to which said budget relates, be certified by the district treasurer to the treasurer of each member municipality, and each member municipality shall appropriate the amounts so certified.

SECTION VI. TRANSPORTATION

School transportation shall be provided by the regional school district and the cost thereof shall be apportioned to the member municipalities as an operating cost.

SECTION VII. AMENDMENTS

(A) Limitations. This agreement may be amended from time to time in the manner hereinafter provided, but no such amendment shall be made which shall substantially impair the rights of the holders of any bonds, notes, or other obligations of the District then outstanding, or the rights of the District to procure the means for payment thereof, provided that nothing in this section shall prevent the admission of a new town or towns to the District and the reapportionment accordingly of capital costs of the District represented by bonds or notes of the District then outstanding and of interest thereon.

## SECTION VII. AMENDMENTS (Continued)

(B) Procedure for Initiating Amendments. Any proposal for amendment, except a proposal for amendment providing for the withdrawal of a member municipality (which shall be initiated as provided in Section IX), may be initiated by a majority vote of all the members of the Committee or by a petition signed by 5% of the registered voters of any one of the member municipalities. In the latter case, said petition shall contain at the end thereof a certification by the town or city clerk of such municipality as to the number of registered voters in said municipality according to the most recent voting list and the number of signatures on the petition which appear to be the names of registered voters of said municipality and said petition shall be presented to the secretary of the Committee. In either case, the secretary of the Committee shall promptly give notice in writing to the city councils of the member cities and to the board of selectmen of each of the member towns that a proposal to amend this agreement has been made and shall enclose a copy of such proposal (without the signatures in the case of a proposal by petition).

(C) Procedure for Action by the Cities and Towns. The city council of each member city shall vote on the question of accepting a proposed amendment at a regular or a special meeting of the city council within 60 days of receiving notice of the proposed amendment. The selectmen of each member town shall include in the warrant for the next annual or special town meeting (for which the warrant has not yet been closed) an article stating the proposal or the substance thereof. Such amendment shall take effect upon its acceptance by all the member municipalities, acceptance by each city to be by a majority vote of its city council and acceptance by each town to be by a majority vote at a town meeting as aforesaid.

## SECTION VIII. ADMISSION OF ADDITIONAL TOWNS TO THE DISTRICT

By an amendment of this agreement adopted under and in accordance with Section VII above, any other town or towns may be admitted to the regional school district upon adoption as therein provided of such amendment and upon acceptance by the town or towns seeking admission of the agreement as so amended and also upon compliance with such provisions of law as may be applicable and such terms as may be set forth in such an amendment.

## SECTION IX. WITHDRAWAL

(A) Limitations. The withdrawal of a member municipality from the District may be effected by an amendment to this agreement in the manner hereinafter provided in this section. Any member municipality seeking to withdraw shall, by a vote of a majority of all the members of the city council in the case of a city or by a majority vote at an annual or a special town meeting in the case of a town, request the Committee to draw up an amendment to this agreement setting forth the terms by which such municipality may withdraw from the District, provided that the said municipality shall remain liable to the District for its share of the indebtedness of the District outstanding at the time of such withdrawal, and for interest thereon, to the same extent and in the same manner as though the municipality had not withdrawn from the District.

(B) Procedure. The clerk of the municipality seeking to withdraw shall notify the Committee in writing that such municipality has voted to request the Committee



SECTION IX. WITHDRAWAL, (B) Procedure. (Continued)

to draw up an amendment to the agreement (enclosing a certified copy of such vote). Thereupon, the Committee shall draw up an amendment to the agreement setting forth such terms of withdrawal as appear reasonable and advisable, subject to the limitation contained in subsection VII (A). The secretary of the Committee shall promptly mail or deliver a notice in writing to the city council of each member city and to the board of selectmen of each member town that the Committee has drawn up an amendment to the agreement providing for the withdrawal of a member municipality, enclosing a copy of such amendment. Such amendment shall be acted upon by each of the member municipalities and shall take effect in accordance with the provisions of subsection VII (C) above.

(C) Cessation of Terms of Office of Members from Withdrawing Cities and Towns. Upon the effective date of withdrawal the terms of office of all members serving on the regional district school committee from a withdrawing municipality shall terminate and the total membership of the Committee shall be decreased accordingly.

(D) Apportionment of Capital Costs after Withdrawal. A withdrawing municipality's annual share of any future installment of principal and interest on obligations outstanding on the effective date of its withdrawal shall be fixed at the percentage prevailing for such municipality at the last annual apportionment made prior to the effective date of the withdrawal. The remainder of any such installment after subtracting the share of any municipality (or municipalities) which have withdrawn shall be apportioned to the remaining member municipalities in the manner provided in subsection IV(D).

SECTION X. TUITION STUDENTS

The Committee may accept for enrollment in the regional district school pupils and persons from municipalities other than the member municipalities on a tuition basis. Income received by the District from tuition pupils and not previously deducted from operating costs shall be deducted from the total operating costs in the next annual budget to be prepared after the receipt thereof, prior to apportionment under subsections IV (E) and IV (F) to the member municipalities.

SECTION XI. ADVISORY COMMITTEES

The regional district school committee may, to assist it in the construction or operation of the regional district school, appoint a committee or committees to advise it with respect to plans, specifications, appointment of architects, engineers, the awarding of contracts, the supervision of construction, or any other matter as the regional district school committee may desire. The members of any such committee shall serve in an advisory capacity only and without compensation.

SECTION XII. ANNUAL REPORT

The Committee shall submit on or before January 31 of each year an annual report to each of the member municipalities.

### SECTION XIII. EMPLOYMENT OF TEACHERS AND OTHER PERSONNEL

Every teacher serving at the discretion of the local school committee of a member municipality of the District (tenure teacher) whose position is superseded by reason of the establishment and operation of the regional school district, shall be employed by the regional district school committee. Such teacher shall not acquire tenure in accordance with the provisions of Section 42 B of Chapter 71 of the General Laws, but shall acquire tenure in the manner otherwise provided for by law. Any teacher not serving at the discretion of the local school committee of a member municipality of the District (nontenure teacher), whose position is superseded by reason of the establishment and operation of the regional school district, shall be given preferred consideration for similar positions in the district school to the extent that such positions exist therein. Any non-teaching employee whose position is superseded by reason of the establishment and operation of the regional school district, shall be given preferred consideration for similar positions in the district school to the extent that such positions exist therein.

IN WITNESS WHEREOF, this agreement has been executed as

of the 26th day of July, 1967.

HAVERHILL, NEWBURYPORT, AMESBURY, BOXFORD, GEORGETOWN, GROVELAND, IPSWICH, MERRIMAC, NEWBURY, ROWLEY, SALISBURY, AND WEST NEWBURY REGIONAL VOCATIONAL SCHOOL DISTRICT PLANNING BOARD.

Paul J. Chase  
 Joseph S. Buroak  
~~Joseph S. Buroak~~  
~~Joseph S. Buroak~~  
 Bradley Fuller  
 B. B. Buroak  
 Norman L. Cote  
 Charles E. Goodwin  
 Kenneth L. Giguere  
 Edward C. Bryant  
 O. Gordon Price  
 Lewis W. Bennett  
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 Sherman E. Caber  
 Jerry J. James  
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R. M. West  
 William A. Hoop  
 William A. Hoop  
 Raymond R. Walters  
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 James Hancock  
 Walter M. Marse  
 Edward J. Lynch  
 Robert L. Chouinard  
 Gene W. M. Buroak  
 Walter A. Buroak  
 Ken A. Buroak

APPROVED

The Commonwealth of Massachusetts  
Department of Education

By Osmond J. Giguere

SEP 13 1967

The Commonwealth of Massachusetts  
Emergency Finance Board

By Raymond R. Walters

Arthur A. Darrow

Ken A. Buroak

Arthur A. Darrow