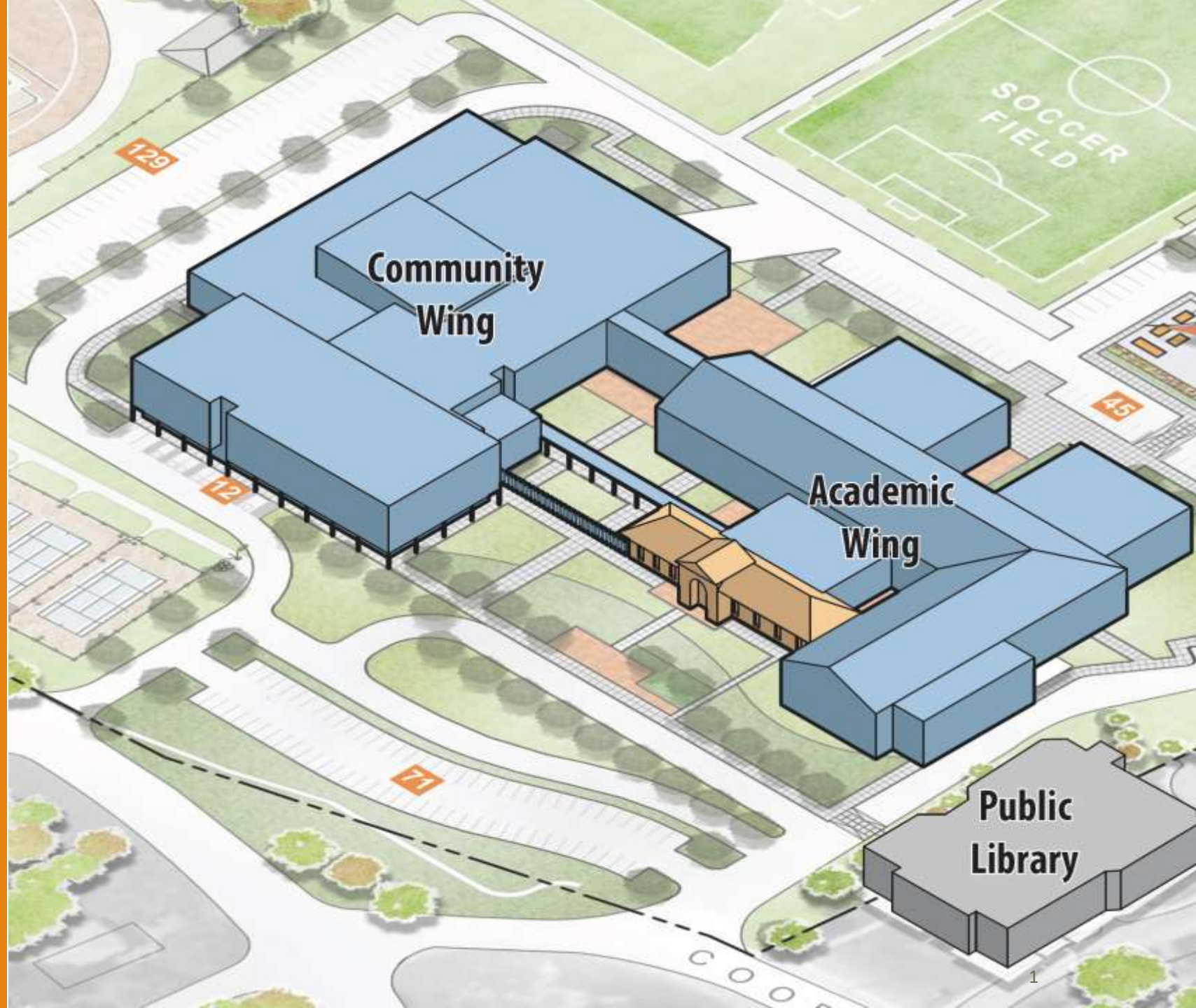
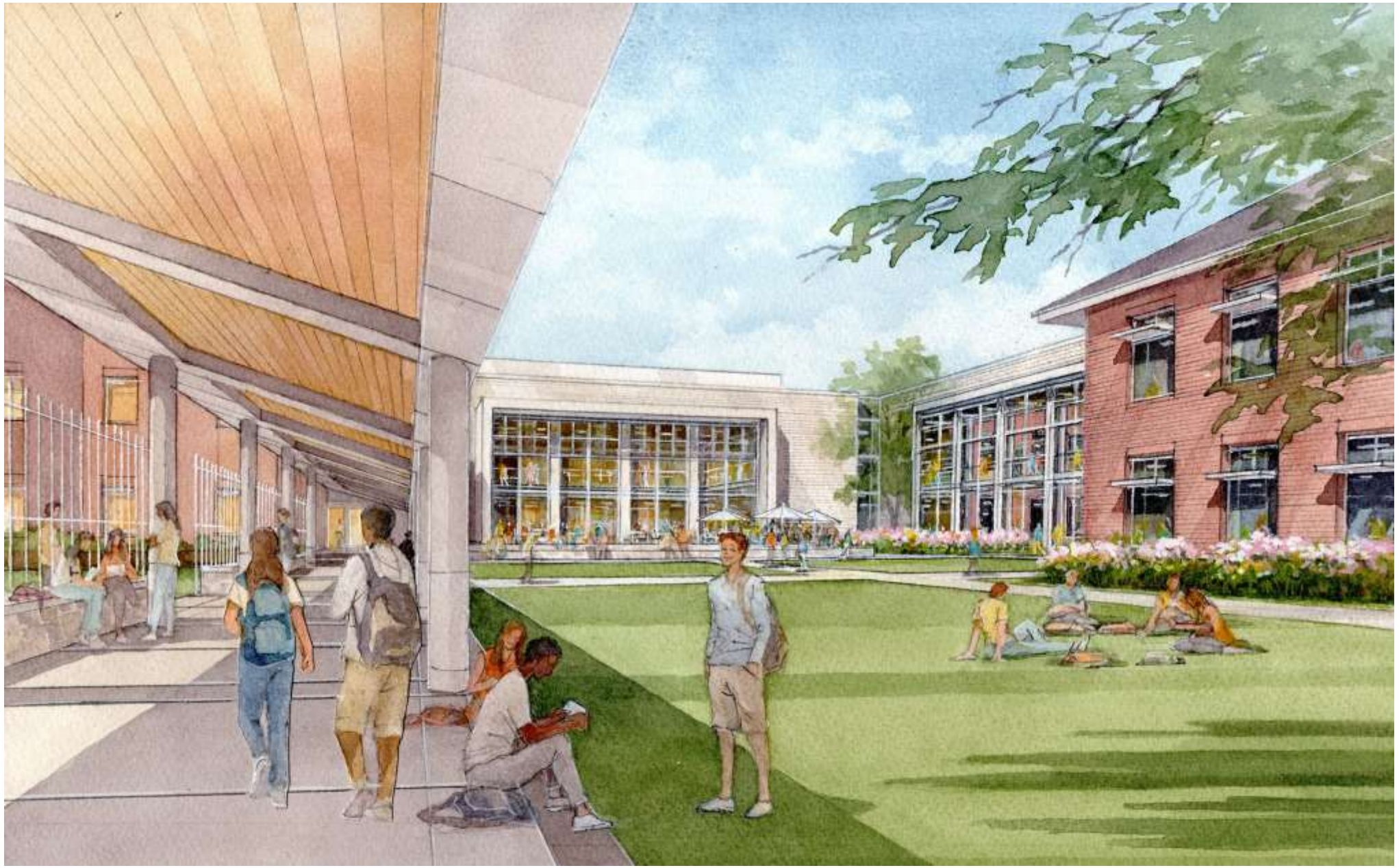
Agawam High School Building Project

Topics of Discussion

- Introduction
- Schedule Overview
- Existing Conditions
- Evaluating Options
- Estimated Tax Impact
- Q & A

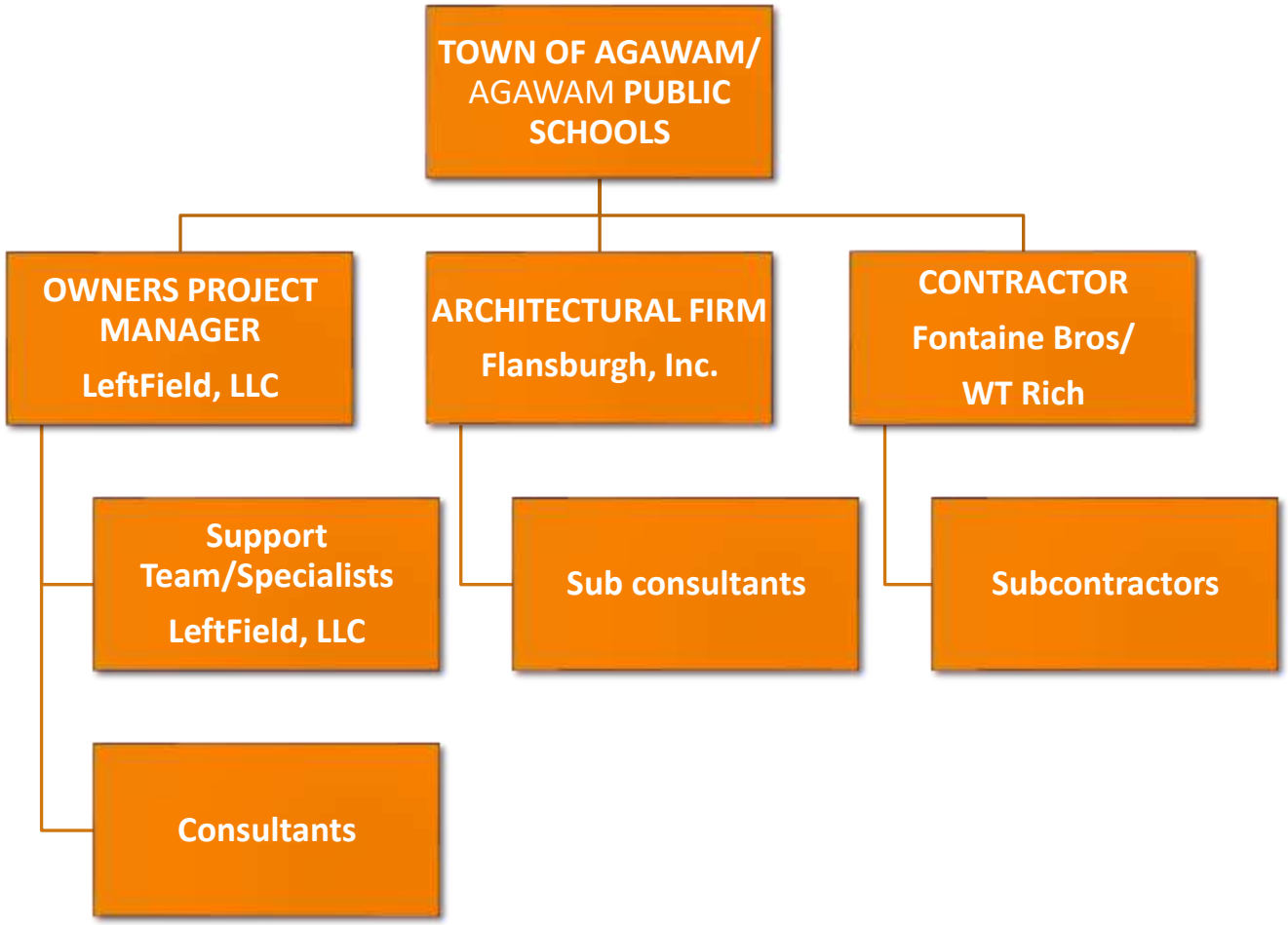




Introductions & Project Team

Agawam High School Building Committee

Christopher C. Johnson, Mayor
Sheila Hoffman, Superintendent of Schools
Jim Blain, AHS Principal
Jennifer Bonfiglio, Chief Procurement Officer
Raymond Casella, Community Member
Robert Clickstein, School Business Manager
Louis Conte, Community Member
Dawn DeMatteo, School Committee Member
Timothy Karetka, AHS Assistant Principal
Brian Melloni, AHS Teacher
Brian Pagella, Facilities Director
Anthony Suffriti, City Councilor
Robin Wozniak, Community Member



Agawam is utilizing Construction Management at Risk

CONSTRUCTION MANGEMENT AT RISK

PROS

- Builder input at all phases, to provide input regarding materials, methods, scope of project, etc.
- Cost and schedule developed early and guaranteed before start of construction.
- Bid process for materials and subcontractors is transparent, and incremental cost estimates have been reviewed and modified during the design phase.
- There is a capability to fast-track early components of construction prior to design completion.

CONS

- The initial construction bids may not be as low as the DBB delivery with multiple contractors competing.

DESIGN-BID-BUILD

PROS

- Traditional and familiar method that architects/engineers and general contractors are used to dealing with.
- Assures the lowest initial costs.
- Single point of contact and responsibility for construction.
- Significant amount of owner control over the end product.
- Most common method for public owners who have to work under local, state, or federal procurement statutes.

CONS

- No builder input during the design phase, causes massive potential for change orders as the project moves along.
- Often creates an adversarial relationship between the architect owner, and general contractor.
- The bid process keeps the owner in the dark, as once the general contractor has the contract, they often select all suppliers and sub contractors independent of owner collaboration.
- Can be the longest delivery time due to liklihood of disputes and delays.

Project Goals & Values

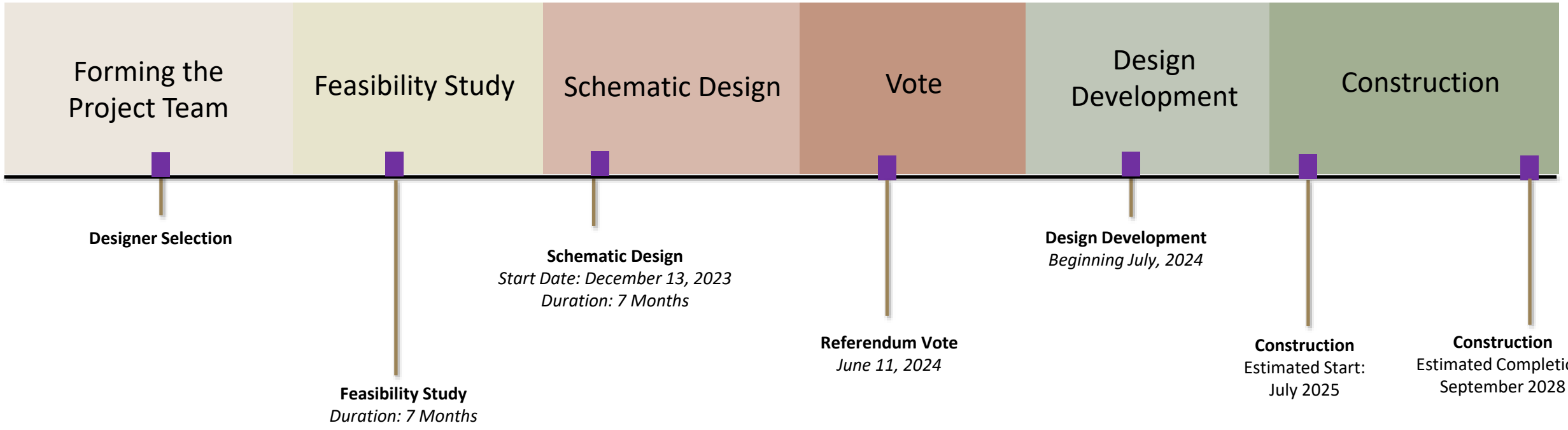
- Improve setting for teaching, collaborative learning and community connections
- Improve community spaces and community recreation
- Improve internal and external circulation, safety and security
- Maximize MSBA reimbursement
- Maintain NEASC accreditation
- Provide a sustainable, durable and economical solution for Agawam
- Transition from deferred maintenance to proactive maintenance
- Support the teaching and learning standards and requirements for the 21st Century through a flexible and adaptable building

The MSBA Process & Timeline

Agawam filed its 1st SOI with MSBA in April of 2013 and we were not invited to participate.

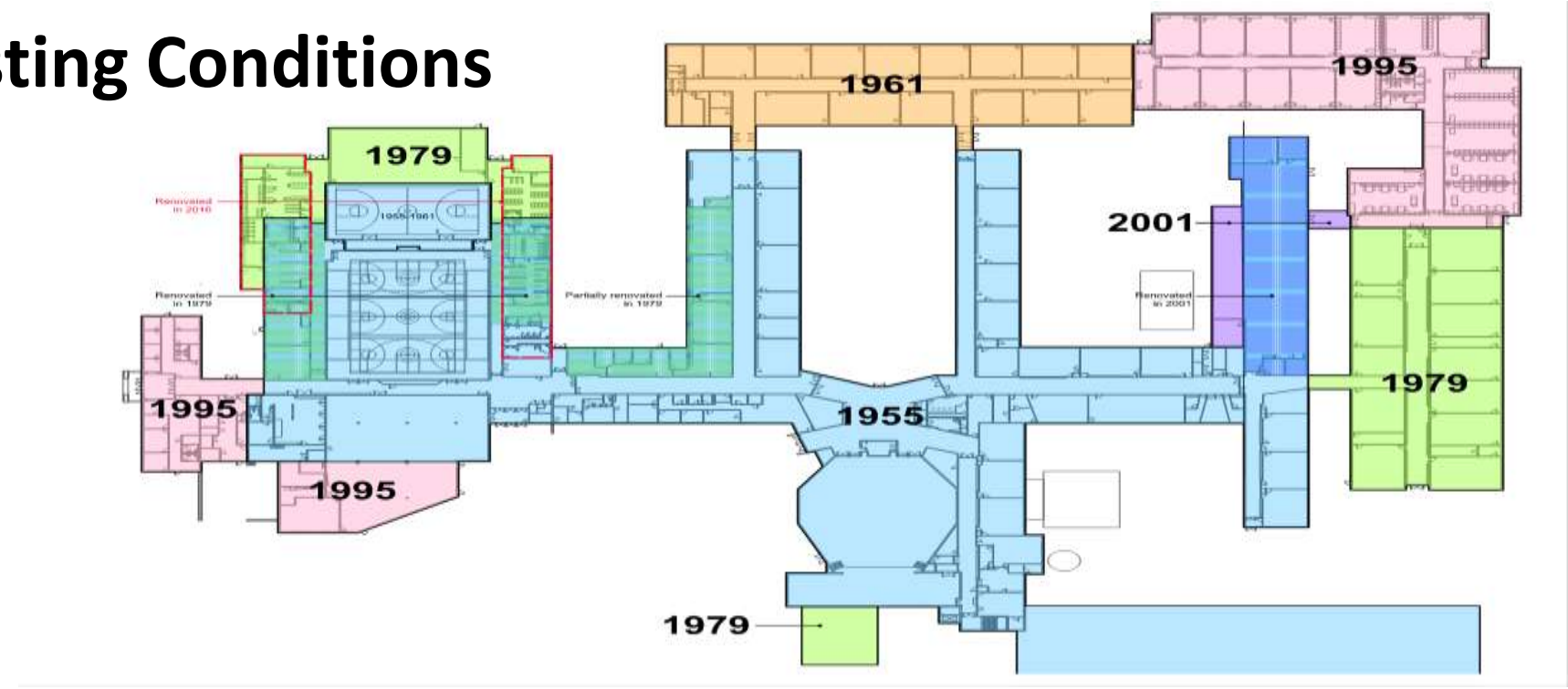
Agawam filed its 2nd SOI with MSBA in April of 2014 and we were not invited to participate.

Agawam filed its current SOI with MSBA in April of 2020 and it has taken us nearly 4 years to get to this point in the process.



*All dates are tentative and subject to change based on District and MSBA schedules

Existing Conditions



Positive Features

- Existing core spaces have potential for renovation
- The 1995 wing is structurally in better shape and has a higher potential for renovations
- Track and fields, tennis courts and baseball field are in excellent condition and will be retained
- Generally clean and well maintained for the age of the building

Facilities Deficiencies

- MEP Systems exceed useful life span
- Technology & Security Infrastructure
- Lack of energy efficiency
- Hazardous Materials
- Ongoing Deferred Maintenance
- Existing Structure in Fair Condition
- Electrical and plumbing infrastructure are original to construction dates and have exceeded life expectancy
- Power in classrooms insufficient for todays needs
- Roof & HVAC needs to be replaced

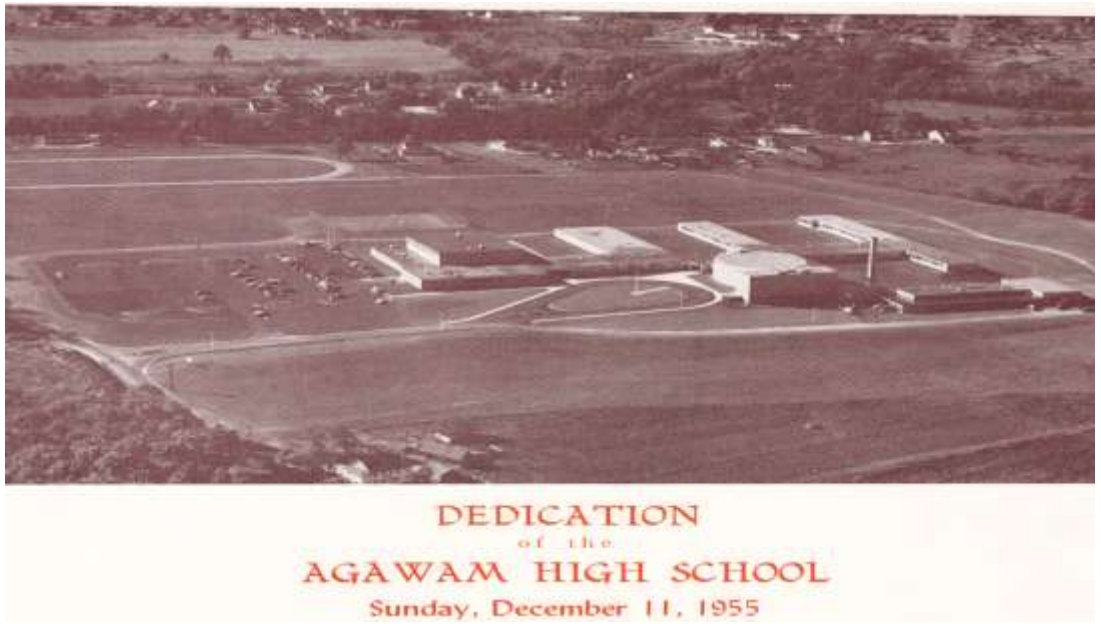
Code Deficiencies

- Structural: seismic, lateral load, snow load
- Building Code
- MEP Codes
- Life Safety & sprinklers
- Accessibility: building, heights, reach, clearances, hardware, fields
- Ramps, stairs & elevator(s)
- Science classrooms monitoring systems are not code compliant

Educational Deficiencies

- Current arrangement of classrooms does not support interdisciplinary teaching and learning
- Science Facilities outdated and undersized
- Current structure prohibits true collaboration across multiple departments.
- Administrative Control
- Distances and Adjacencies
- Existing courtyard unusable
- NEASC accreditation warning

Agawam High School was opened on December 11, 1955



President – Dwight D. Eisenhower 

#1 Song: Sixteen Tons by Tennessee Ernie Ford 

Top Movie: Guys and Dolls 

Price of a loaf of bread: $ 0.18 

Price of gallon of gas: $ 0.29 

Price of a new car: $2,158 

Problems at Agawam High School

The main hot water boilers and the piping system are approximately 60+ years old. The boilers, pumps and other assorted equipment in the boiler room are in visibly poor condition, and in general, beyond their useful life. The piping is also beyond its typical useful life. Heating is provided by a hot water system installed circa 1955.

The **roof** is now approximately 28 years old. Roof leakage and hundreds of patches leave the roof vulnerable. The PVC roof membrane has exceeded its useful life at this point in time.

The original hot water system had two (2) HB Smith dual-fuel boilers (natural gas and oil backup) located in a basement boiler room that are provided with low combustion air intake and vented to the atmosphere. Combustion air is ducted to the room and each boiler is vented via ducts connected to the boiler. The boilers are in visibly poor condition and well beyond their useful life span.

Overall, the electrical systems in the building are antiquated and will require replacement to support a modern high school environment that provides energy-efficient HVAC, lighting and power distribution for its occupants.

Science Education Room Deficiencies

At present, our current science laboratory spaces are inadequate and create safety hazards. Additionally the chemical storage is not secure, and lacks proper ventilation creating an unsafe space. The eye washing stations and showers lack proper drainage and when deployed, flood classrooms and hallways. Two science teachers have classrooms in the library and do not have access to the deficient laboratories. This situation creates an inequitable educational setting for the students in these settings.

Building to 21st Century Educational Standards & NEASC Accreditation

A 2019 NEASC accreditation visit identified the High School as in **need of massive repairs** on many levels (Standard 7, indicator 2 & 3).

As part of the completed feasibility study, current teachers, administrators, students and parents collaborated to develop an educational program that will lead the design of a new facility. The vision behind this plan is to create an educational space that will address the NEASC warning and support 21st Century learning.

21st Century learning involves the integration of technology, critical thinking, collaboration, and creativity to prepare students for the challenges of the modern world.

Overarching Goals & Priorities

- Spaces, Opportunities, and Technology to support Authentic Learning, Cross-Curricular Experiences, Student Voice and Collaboration
- Support for Information, Media and Technology Skills throughout the Facility
- Greater Flexibility and Adaptability as Educational Delivery continues to develop and change over time
- Modern, Larger Science Facilities Clustered with Academics
- Spaces and Opportunities to Support Teacher Collaboration, Cross-Curricular Planning and Professional Learning
- Flexibility in space types and features to support all students
- Building organization, features and operational structures to improve overall educational experience
- Dedicated space to support the needs of each educational program
- Spaces and opportunities for students to take a breath and convene informally
- Expansion of Media Center's reach and integration, even beyond school walls
- Functional multi-use space to elevate the student and community experience
- Intentional outdoor use for learning and movement
- Showcasing student work and learning

MSBA Educational Program Requirements

To ensure that school projects are responsive to the educational needs of a District, the MSBA requires the district to document its educational program and define proposed educational activities. Only then can the district support its educational objectives and needs. Establishing a comprehensive and thoughtful educational program also helps to provide for future flexibility to adapt to changes in programming or teaching methodologies over the useful life of the school.

There are several areas of importance that are required to meet specific needs such as Media Center/Library, Pathways and Modern Larger Science Facilities that are clustered with Academics and STE Learning Spaces. These spaces should be adaptable and designed to support all types of science curriculum as well as other hands-on experiential offerings (maker spaces, STEAM Labs, fabrication laboratories "fab-labs") to allow for future flexibility and multi-functionality to accommodate changes in curriculum delivery and academic structure during the useful life of the school.

NEW ENGLAND ASSOCIATION OF SCHOOLS AND COLLEGES

NEASC Accreditation is...

a respected, effective, and time-tested methodology for school improvement and growth. It is not a single event, but rather an ongoing, voluntary cycle of comprehensive internal and external assessments, short and long term strategic planning, and periodic reporting sustained by professional partnership and support. It is intended to serve as a framework for schools to meet their own unique goals for student learning while maintaining alignment with research based Standards for Accreditation that define the characteristics of high quality, effective learning communities. It also serves to assess the systems in place for ongoing institutional self- reflection and a school's commitment to and capacity for continuous growth and/or transformation.

The loss of NEASC accreditation will:

- **adversely affect the ability of our students to get into colleges and universities**
- **have a negative impact on property values as the quality of public education is a key factor in choosing which community to live in**
- **make attracting quality staff to work in our public schools more difficult**

Options

- Option 1 - New Construction
- Option 2 - Major Code Upgrade
- Option 3 - Required & Imminent Repairs

Option 1: New Construction

Summary

New High School	213,924 SF
Pre-K	21,150 SF
Total	235,074 SF

(1,400 SF included in school for greenhouse)

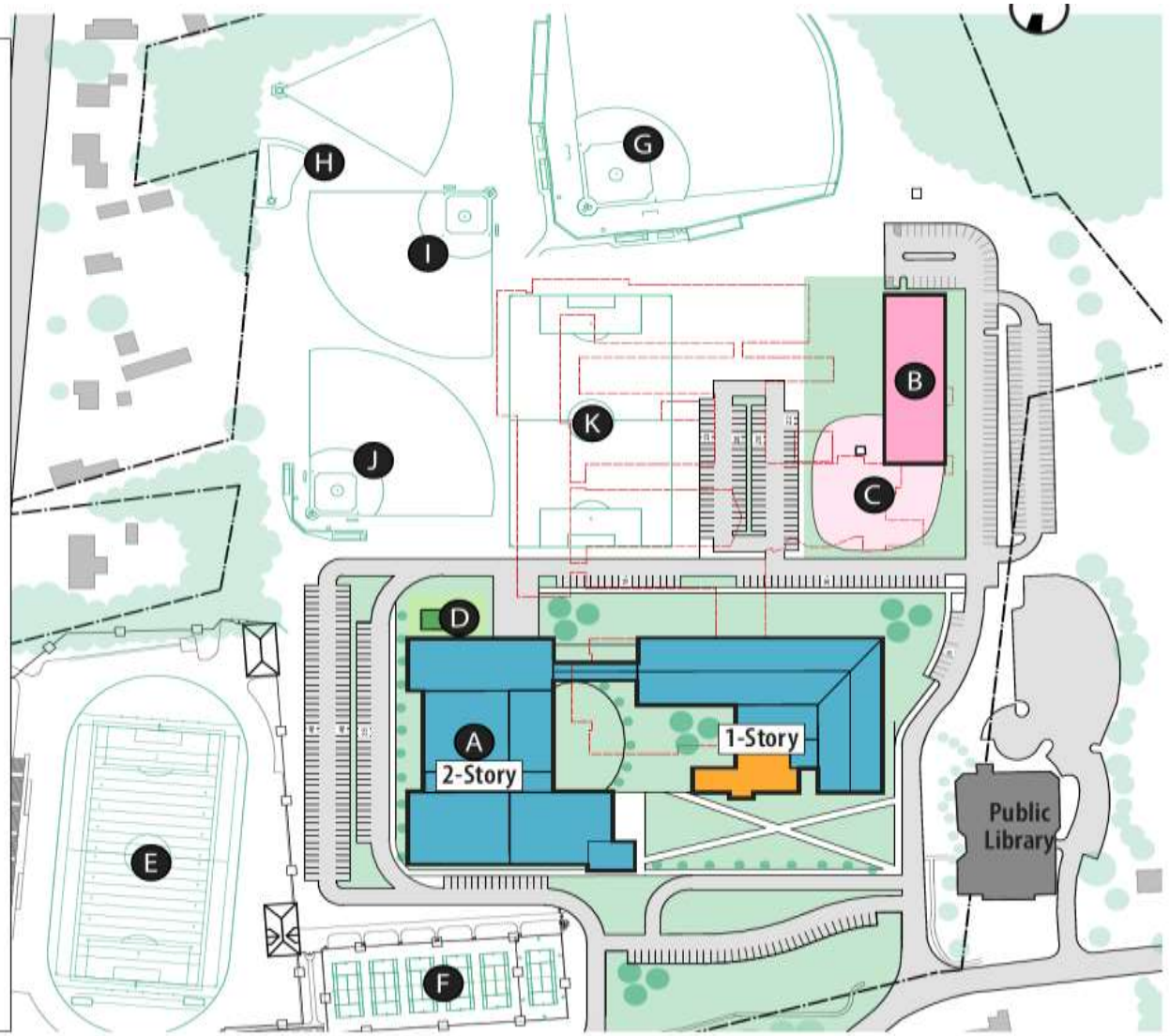
New Construction	87%
Renovation to Existing	13%

Construction Duration

Total	38 Months

Phasing Descriptions

- New construction would occur in two phases.
- The gym, cafeteria and auditorium will be built in phase 1 to maintain continuous use.



KEY

A - New Building
B - Renovation Pre-K
C - Pre-K Playground
D - New Greenhouse
E - Existing Stadium
F - Existing Tennis Courts
G - Existing Baseball Field
H - Existing Track Fields
I - New Softball Field
J - New Softball Field
K - New Soccer Field

Option 1: New Construction- Total Project Costs

Construction Costs: **$187.7 M**

Includes the costs paid to the Construction Manager to build the school project, from the site work to the building, pre-con services, roads, and field.

Soft Costs: **$43.8 M**

Includes the other costs needed to design, manage, furnish and equip the project – includes OPM & Designer fees, FF&E and Technology, Utility Company back charges, Contingencies, etc.

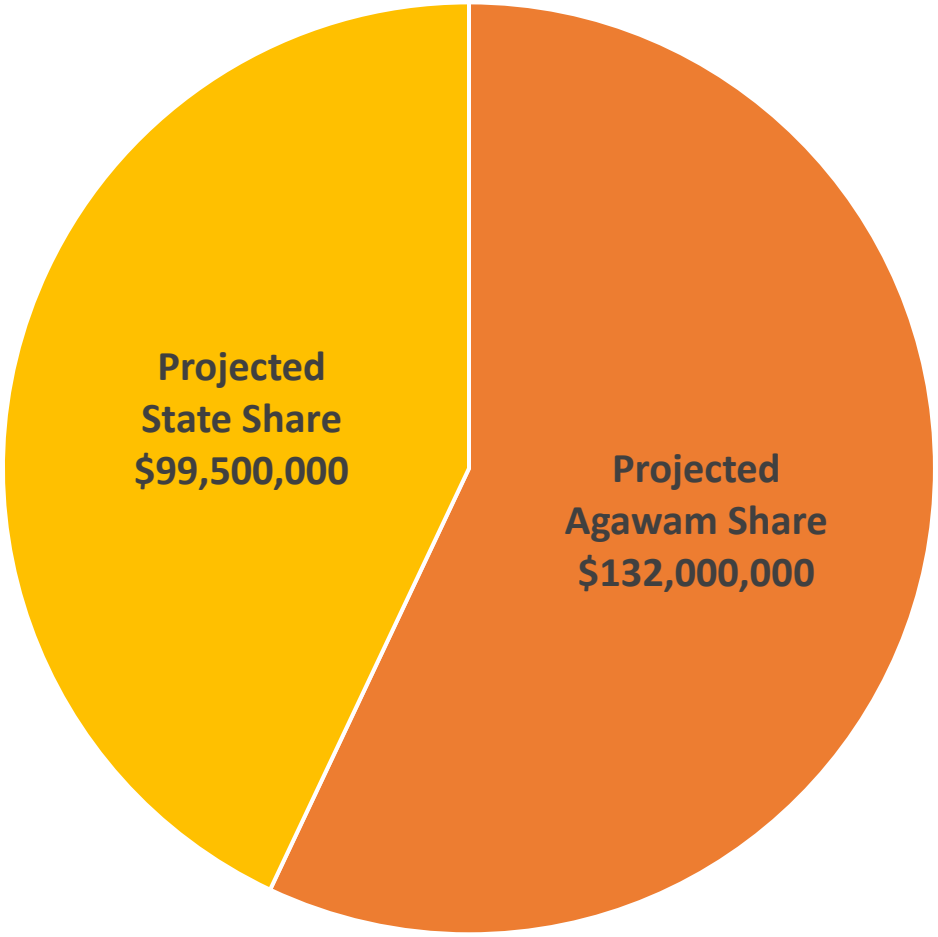
Total Project Costs:

$231.5 M

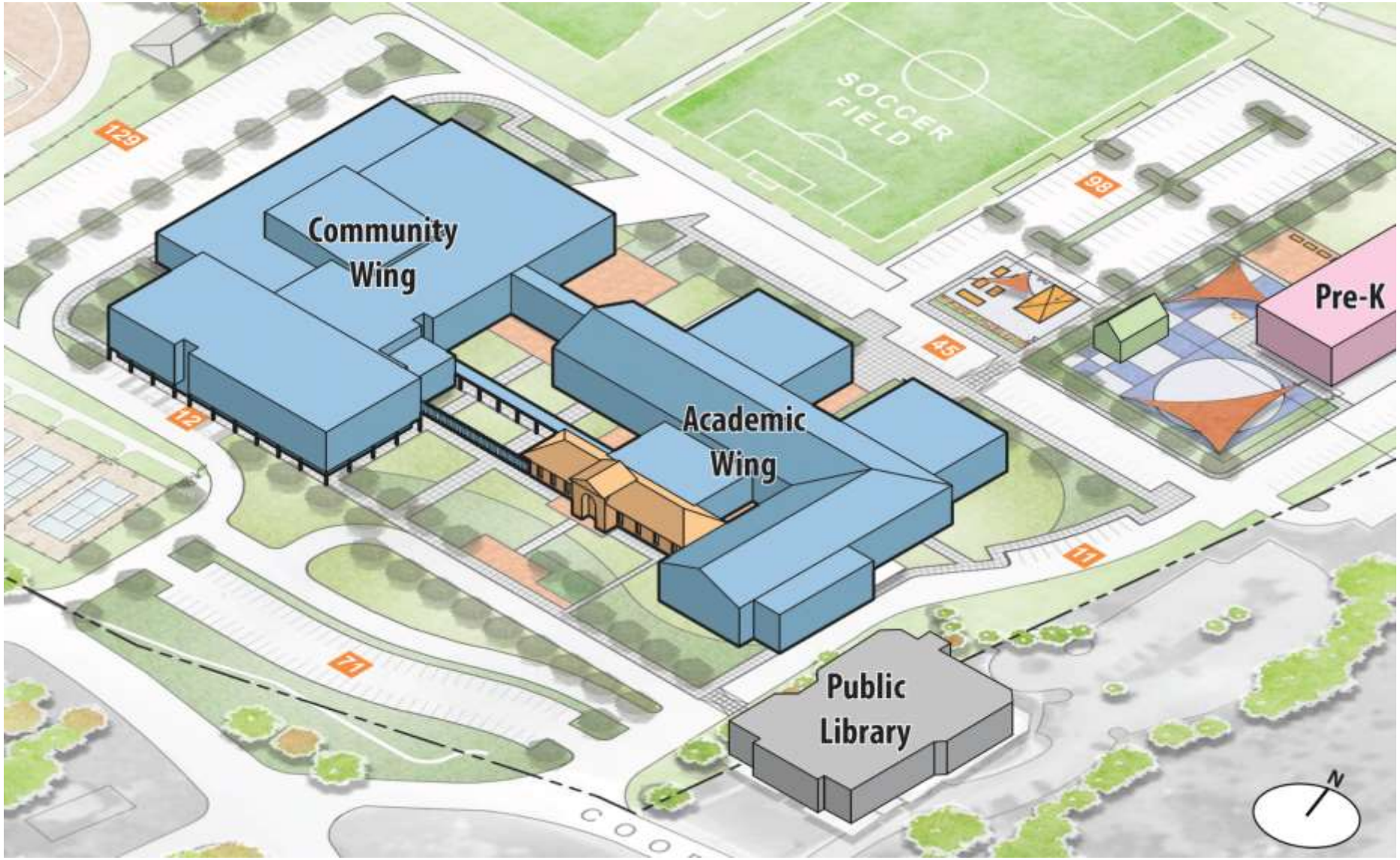
Estimated Town Share:

$132 M

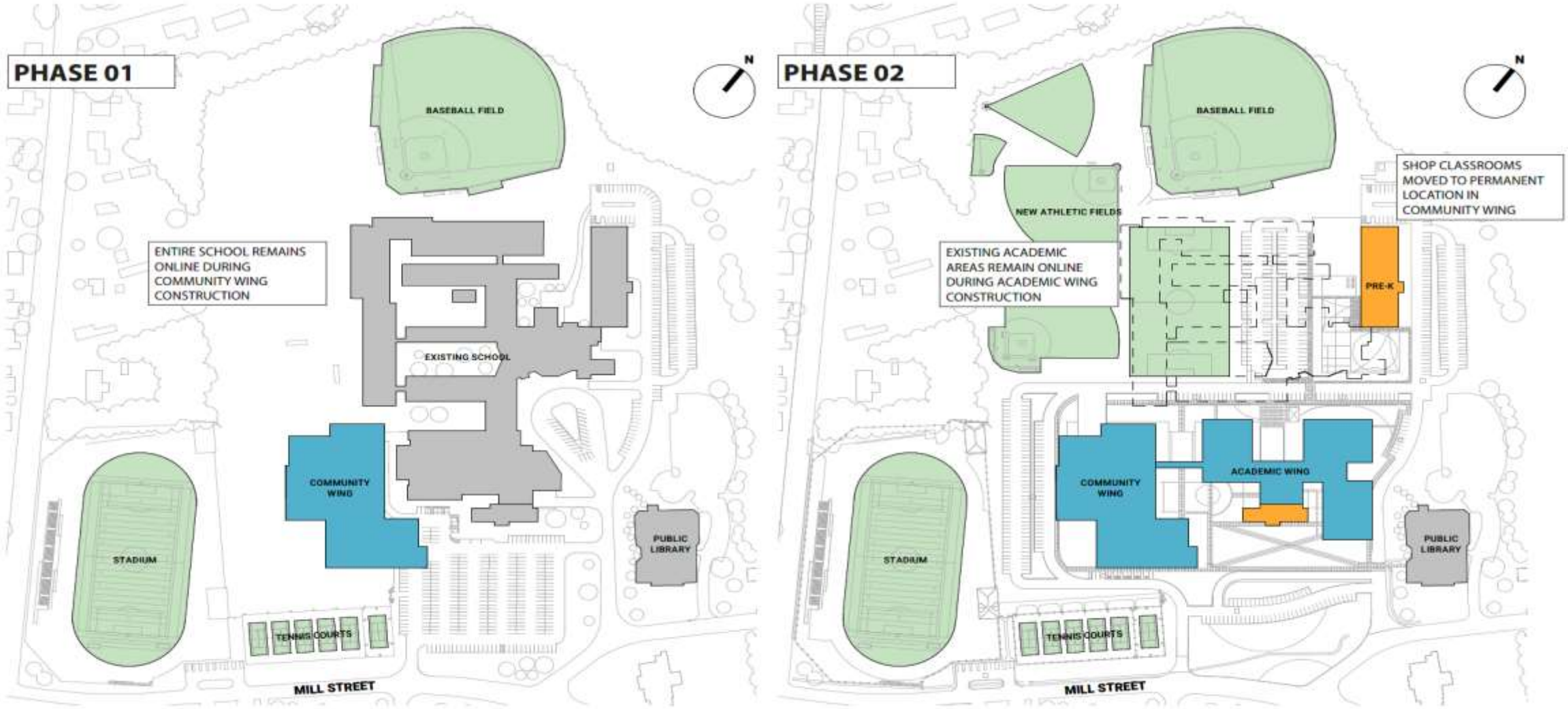
New High School - Total Projected Cost
$231,500,000



Schematic Design- Conceptual Site Plan



Phasing Plan



Areas of the New High School Project that are not eligible for MSBA grant reimbursement

- Pre-K / Early Childhood Center – involves renovation of portion of existing high school building into new standalone Early Childhood Center – less than half of the cost of constructing new facility while meeting space needs of existing program
- Gymnasium – additional space to accommodate adding a second regulation size high school basketball court in the second gymnasium – the existing high school has two gymnasiums and under MSBA guidelines, they will only provide funding for a specific amount of square footage for gymnasium space which is not sufficient for a second regulation size high school basketball court in the second gymnasium which will serve the physical education program, high school athletics and community recreation needs – currently Agawam has only one regulation size basketball court in town
- Special Services/IT/Administrative Offices – the existing high school houses the special services offices which oversee programs which greatly reduce our annual out of district program costs – in addition, several district wide services such as IT and other administrative services are located in the existing high school – this administrative space is not MSBA eligible
- Large Group Instructional Space – the design of the new high school will have the auditorium and cafeteria in the community wing of the building – the large group instructional space will be in the academic wing of the new high school and will provide space for group instruction, standardized testing, art shows, science light labs, performances, guest speakers etc.
- Greenhouse – the existing high school has a greenhouse that is utilized as part of the science curriculum and also as part of the special education program – a new greenhouse is not MSBA eligible

Pre-K – Early Childhood Center

A feasibility study of the Agawam Early Childhood Center was performed in 2016. The ECC, located at 108 Perry Lane, was originally constructed in 1994. The building was renovated and enlarged in 2000, but there is currently insufficient space at this site. Agawam Public Schools is currently housing some of their pre-school classes in the Sapelli Elementary School. A new Early Childhood Center has been a priority of Agawam for more than a decade.

OVERARCHING GOALS & PRIORITIES:

- Provide safe and secure drop-off and pick-up of children
- Provide sufficient space for outdoor play areas for each age group
- Provide path and transfer points for access to equipment for children with disabilities
- Be accessible/convenient to all points in town
- Provide core academic and support spaces for town-wide prekindergarten program with sufficient space to house program in one location
- Provide a healthful and stimulating environment in which to learn- a school that is comfortable visually, acoustically, and thermally, where children feel safe and secure
- Provide space to integrate children with special needs and children who are developmentally typical
- Provide space to house the Family Resource Center
- Support the service delivery models of individual educational plans (IEPs)

PROS OF HAVING IT BE PART OF THE AHS PROJECT

- Create enough space to fit entire program
- Cost is estimated at $11.2M to add to the project. A standalone project was estimated at $26.5M in 2016 Ability to renovate part of the existing building to house new Pre-K to save money
- Potential for High School students to work/intern in Pre-K/early education program
- Convenient location for community with access to larger gathering space at the high school and public library

Option 2: Major Code Upgrade

Summary

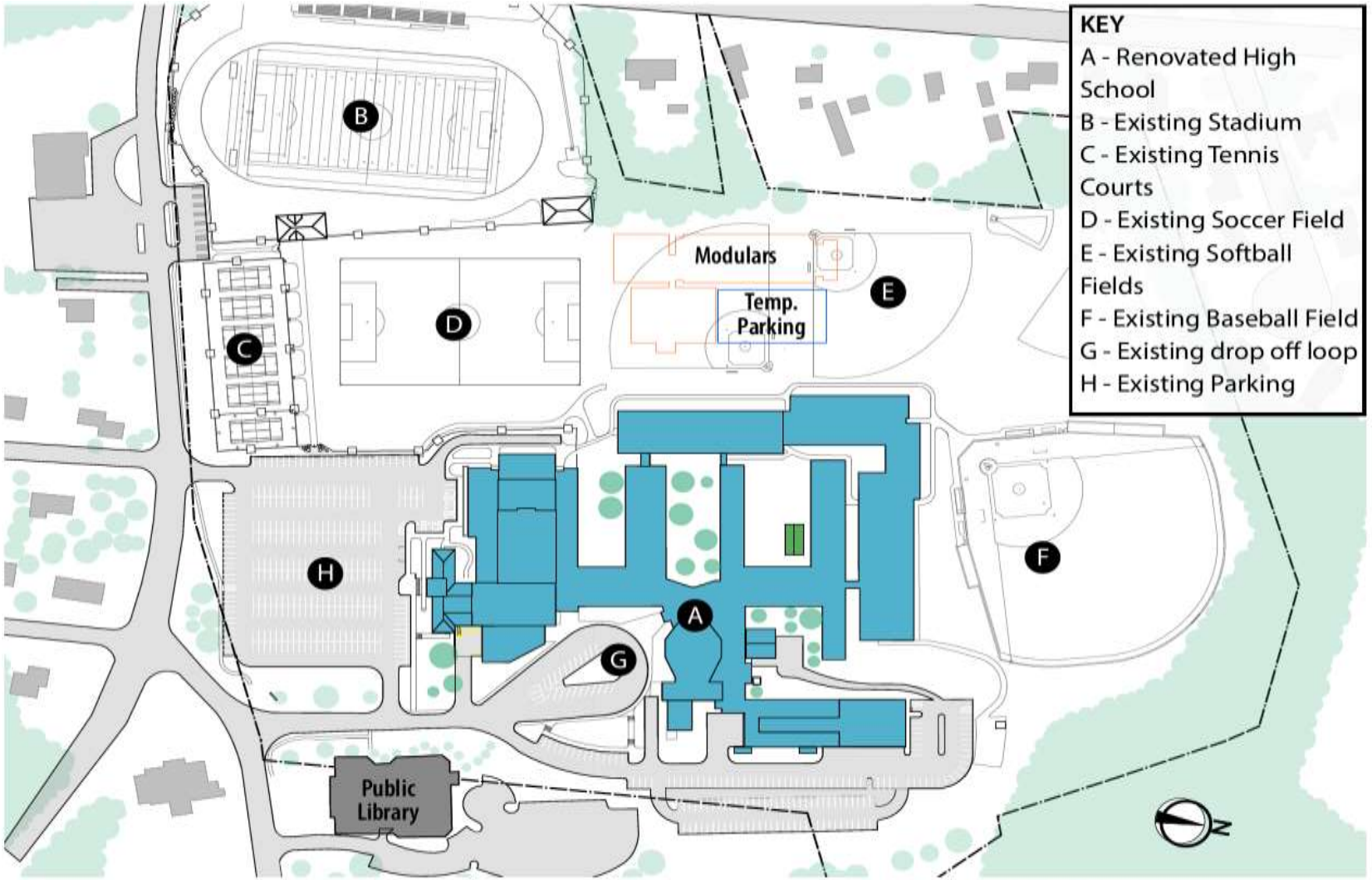
Reno High School	216,300 SF
Pre-K	0 SF
Total	216,300 SF
New Construction	0%
Renovation to Existing	100%

Construction Duration

Building:	38 Months
Site + Pre-K:	4 Months
Total	42 Months

Phasing Descriptions

- Construction would occur in three phases.
- The gym and auditorium would be offline.



Agawam High School Building Project Agawam, MA

LeftField FLANSBURGH

Option 2: Major Code Upgrade – Cost Estimate

		Gross Floor Area	Cost/sf	Estimated Construction Cost
BRING EXISTING BUILDING UP TO CURRENT CODES		216,300	$353.11	$76,377,914
HAZARDOUS MATERIAL ABATEMENT				$3,000,000
SITEWORK - Allowance 5% of Building Costs				$3,818,896
SUB-TOTAL		216,300	$384.64	$83,196,810
DESIGN AND PRICING CONTINGENCY	12%			$9,983,617
ESCALATION	10%			$8,319,681
SUB-TOTAL				$18,303,298
GENERAL CONDITIONS	42	MTHS	$160,000	$6,720,000
GENERAL REQUIREMENTS	4%			$4,060,004
PHASING PREMIUM INCLUDING 2ND SHIFT IN SUMMER MTHS	4.50%			$4,567,505
BONDS	0.90%			$913,501
GENERAL LIABILITY INSURANCE	1.10%			$1,116,501
PERMIT				by owner
SUB-TOTAL				$17,377,511
CM FEE	2.50%			$2,971,940
GMP Contingency	2.00%			$2,377,552
SOFT COSTS	20%			$24,845,422
SUB-TOTAL				$30,194,914
TOTAL OF ALL CONSTRUCTION & SOFT COSTS		**216,300**	**$574.33**	**$154,002,635**

Option 3: Required & Imminent Repairs

Summary

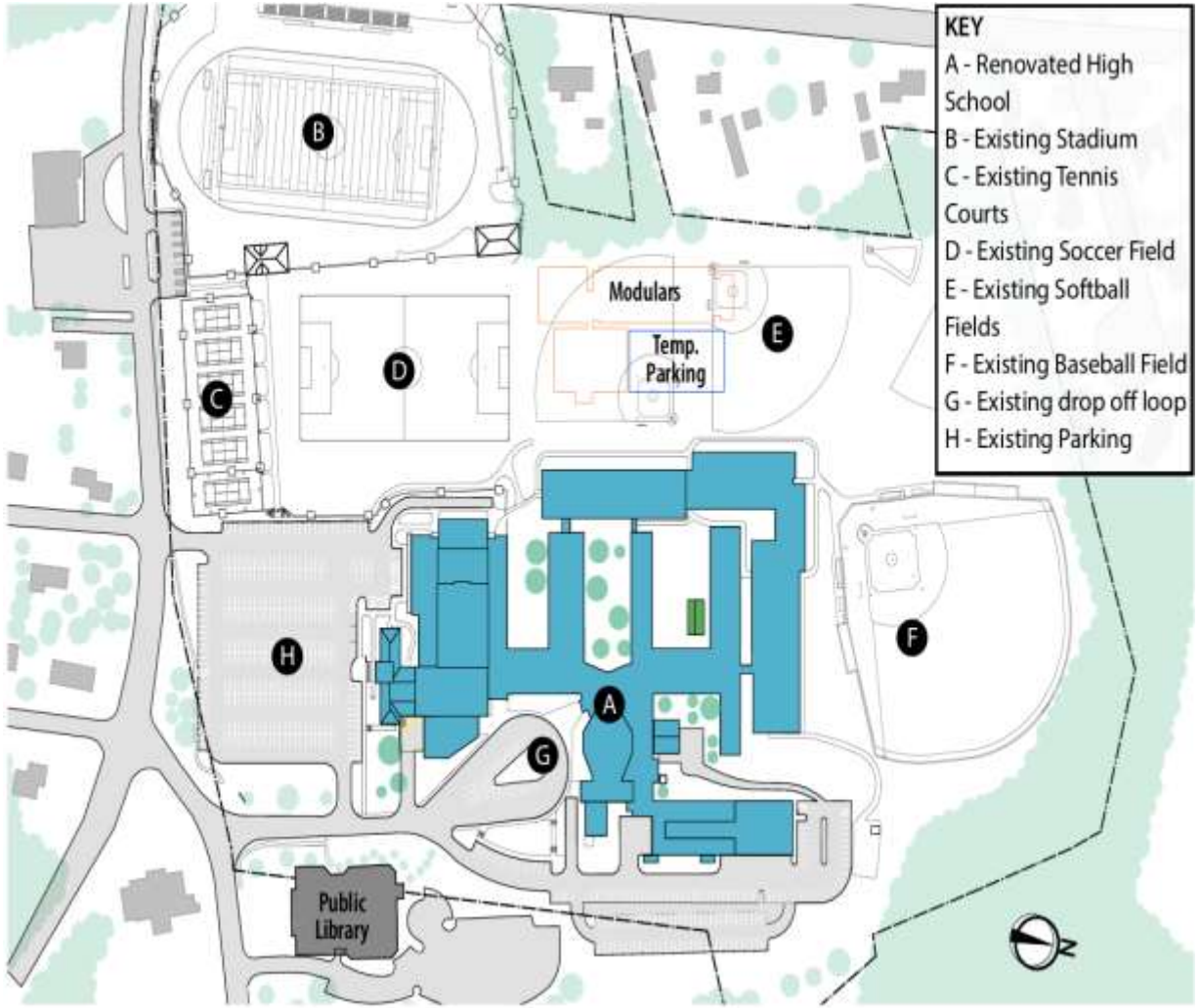
Assumed Scope:

- Full Roof replacement
- Full HVAC replacement
- 5% of Plumbing costs to tie in new HVAC
- 25% of electrical to tie in new HVAC & update fire alarm system
- 25% of architectural finishes required to install new HVAC (walls, floors & ceilings)

Construction Duration

Building: 1-10 Years

Construction would occur in phases beginning in 2025



Option 3: Required & Imminent Repairs – Cost Estimate

		Gross Floor Area	Cost/sf	Estimated Construction Cost
ROOF, HVAC & ASSOC. PLUMBING, ELECTRICAL & FINISHES		216,300	$166.02	$35,910,326
HAZARDOUS MATERIAL ABATEMENT				$3,000,000
SITEWORK - Allowance 5% of Building Costs				$1,795,516
MODULAR CLASSROOMS & MOVING COSTS				$5,000,000
SUB-TOTAL		216,300	$211.31	$45,705,842
DESIGN AND PRICING CONTINGENCY	12%			$5,484,701
ESCALATION	10%			$4,570,584
SUB-TOTAL				$10,055,285
GENERAL CONDITIONS	24	MTHS	$160,000	$3,840,000
GENERAL REQUIREMENTS	4%			$402,211
PHASING PREMIUM *INCLUDING 2ND SHIFT IN SUMMER MTHS*	4.50%			$452,488
BONDS	0.90%			$90,498
GENERAL LIABILITY INSURANCE	1.10%			$110,608
PERMIT				by owner
SUB-TOTAL				$4,895,805
CM FEE	2.50%			$122,395
CONTINGENCY	2.00%			$97,916
SOFT COSTS	20.00%			$12,131,386
SUB-TOTAL				$12,351,698
TOTAL OF ALL CONSTRUCTION & SOFT COSTS		**216,300**	**$337.53**	**$73,008,630**

Can We Just Renovate?

- Option 3 Required & Imminent Repairs is estimated to cost $73M
- MSBA will not contribute any matching funds to this repair project
- Existing school building is 69 years old
- Life expectancy for major systems (roof and HVAC) has been exceeded
- The existing building can not support a cost effective, energy efficient mechanical system due to the building envelope, height and structure
- Renovation does not solve any of the educational issues nor does it address school safety issues or scheduling concerns
- Renovation does not address educational needs such as science rooms and our NEASC accreditation
- A renovation project could take up to 5-10 years vs. 3 years for new construction
  -new construction will be less disruptive to students/teachers and the community
  -new construction eliminates need for modulars
- New construction is safer for students, teachers, and residents

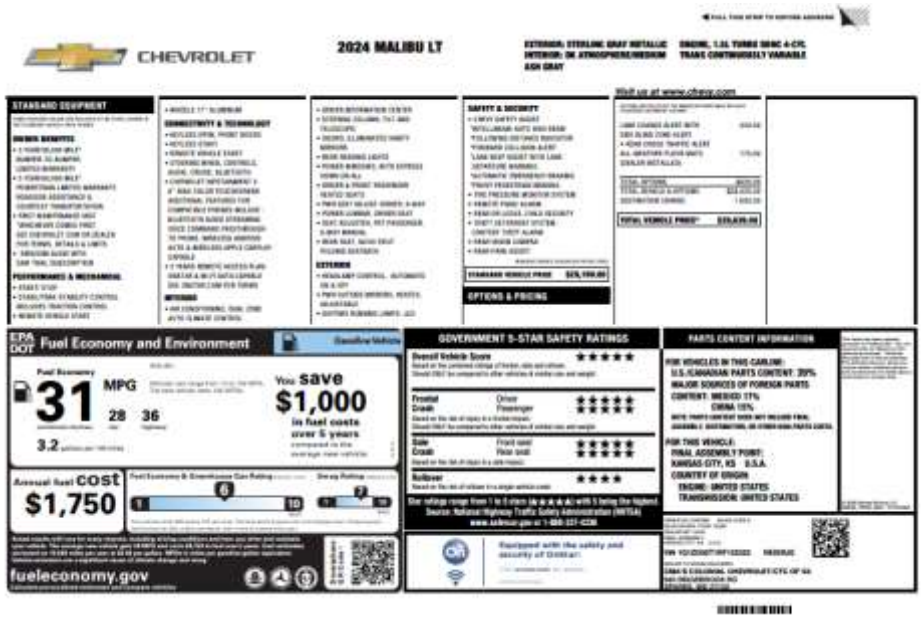



Code Considerations:

Alterations over a 5-year period of over 33% of assessed building value ($26,523,800) along with recent code updates may trigger other repairs such as:

- All public entrances must be accessible (no thresholds over ½")
- Building needs to have a new fully-compliant, automated sprinkler system installed
- Accessible toilet rooms (only the locker room and rotunda toilet rooms are generally accessible)
- Compliant stairs (none are compliant due to abrupt nosings and/or lack of compliant handrails)
- Insulation (exterior walls lack both continuous insulation and a continuous air barrier required by current codes)
- New windows (not thermally broken = aluminum frame conducts cold from the exterior directly to interior)

Our Well Maintained ‘55 Chevy vs a New 2024 Chevy



Why Build a New High School Now?

- The Commonwealth through the MSBA is reimbursing Agawam up to $99.5 million
- Risk not obtaining MSBA approval to re-enter the program for approximately 10 - 15 years
  - MSBA typically receives 50 - 75 Statements of Interest (SOI's) per year
  - Agawam first applied to the MSBA program 11 years ago and it took us 3 attempts to be invited into the process
  - Agawam would have to repeat feasibility study and incur additional costs (current study cost Agawam over $500,000)
- **Current Projected Cost of $231.5M will escalate to an estimated cost over $300M in ten years based on average public construction escalation costs of 3.24% per year per historical data**
- Risk NEASC accreditation of Agawam High School
- We need to implement 21st Century teaching and learning now
- Significant deferred maintenance is needed now at Agawam High School
- Outdated and antiquated HVAC equipment and Roof replacement needed now at Agawam High School
- Required facility improvements to the existing building will not improve the delivery of education
- New facility will achieve parity with similar neighboring districts
- A quality public school system is critical component in supporting home values in the community
- Possible reduction in property values if our high school loses NEASC accreditation
- Project will preserve Agawam as a desirable community to live, work and raise a family
- Opportunity to include Pre-K/Early Childhood Center as part of the high school project
- New high school will be an accessible facility for students, faculty, parents and community
- Improved community resource with shared public spaces

Quality Public Education Positively Impacts Home Values

"…the approval of a bond increases test scores … and house prices by 7% 5-8 years after an election in the average U.S. district. Taken at face value, these estimates indicate that investing on school facilities is beneficial from students and valued by the community more than the required increase in local taxes."

Excerpt from "Effectiveness and Efficiency of School Capital Investments Across the U.S."
by Barbara Biasi, Julien Lafortune and David Schonholzer

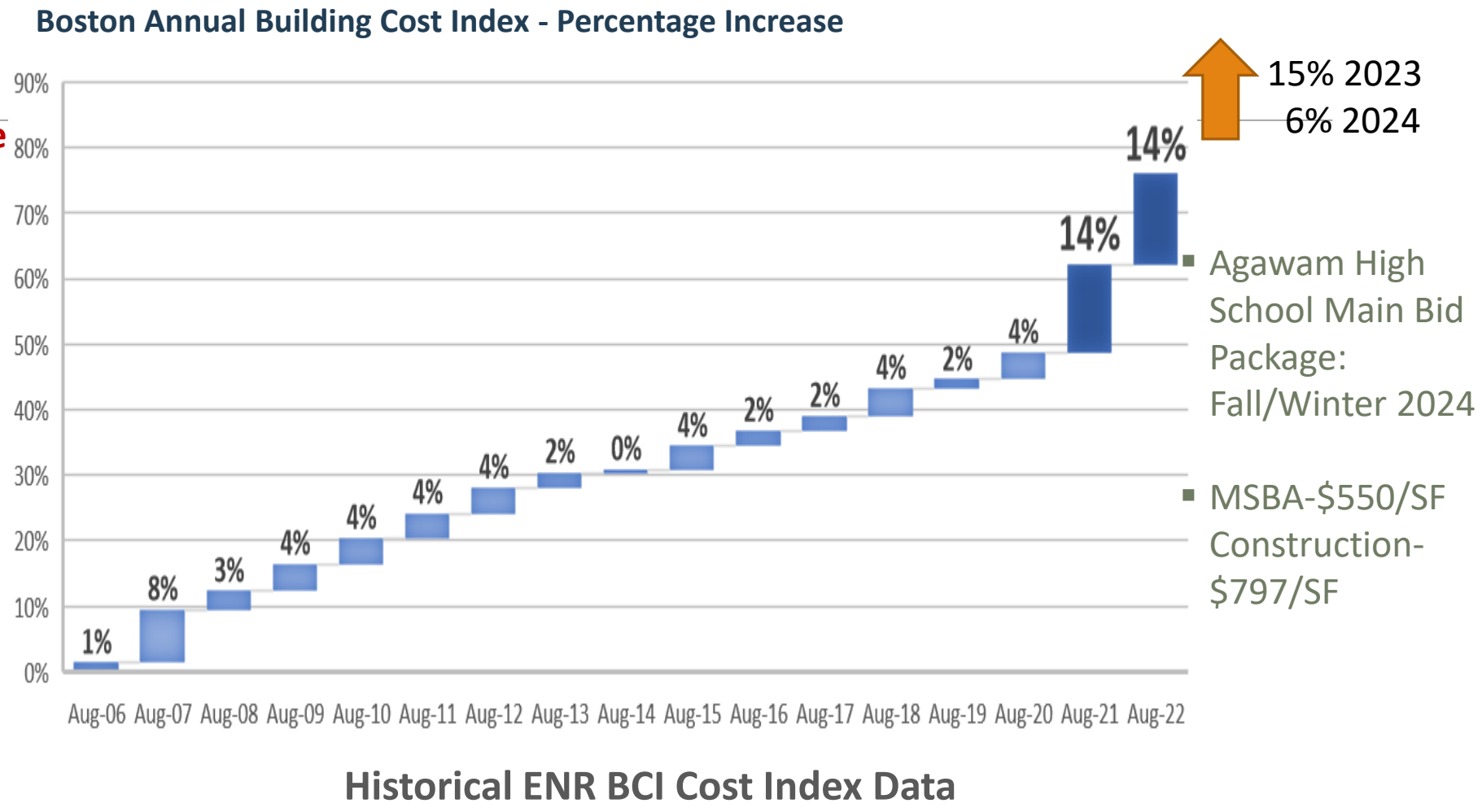
Historic Trends in Public Construction Costs

YEAR	BCI	% CHG
Aug-22	10224.80	14%
Aug-21	8987.25	14%
Aug-20	7911.09	4%
Aug-19	7611.46	2%
Aug-18	7497.18	4%
Aug-17	7193.92	2%
Aug-16	7048.01	2%
Aug-15	6889.45	4%
Aug-14	6643.82	0%
Aug-13	6612.82	2%
Aug-12	6458.49	4%
Aug-11	6216.79	4%
Aug-10	5985.89	4%
Aug-09	5762.82	4%
Aug-08	5541.41	3%
Aug-07	5382.44	8%
Aug-06	4980.16	1%
Aug-05	4912.38	

2-year increase 27.37%

15-year average 3.24%

Historically Costs do not Decrease but can Flatten



Surrounding High School Projects from 2004-2023

LOCATION	SCHOOL	YEAR BUILT	ENROLLMENT	COST AT CONSTRUCTION	COST IN 2026
Chicopee	Chicopee Comprehensive High School	2007	1,437	75M	227M
Chicopee	Chicopee High	2004	1,200	54M	167M
Easthampton	Easthampton High	2013	450	105M	244M
East Longmeadow	East Longmeadow High	TBD	918	TBD	234M*
Hampden-Wilbraham	Minnechaug High	2010	1,238	76M	154M
Longmeadow	Longmeadow High	2009	1,025	78M	220M
Southwick	Southwick Regional	2011	572	36M	91M
West Springfield	West Springfield High	2011	1,316	105M	264M

*Estimated Cost at Schematic Design

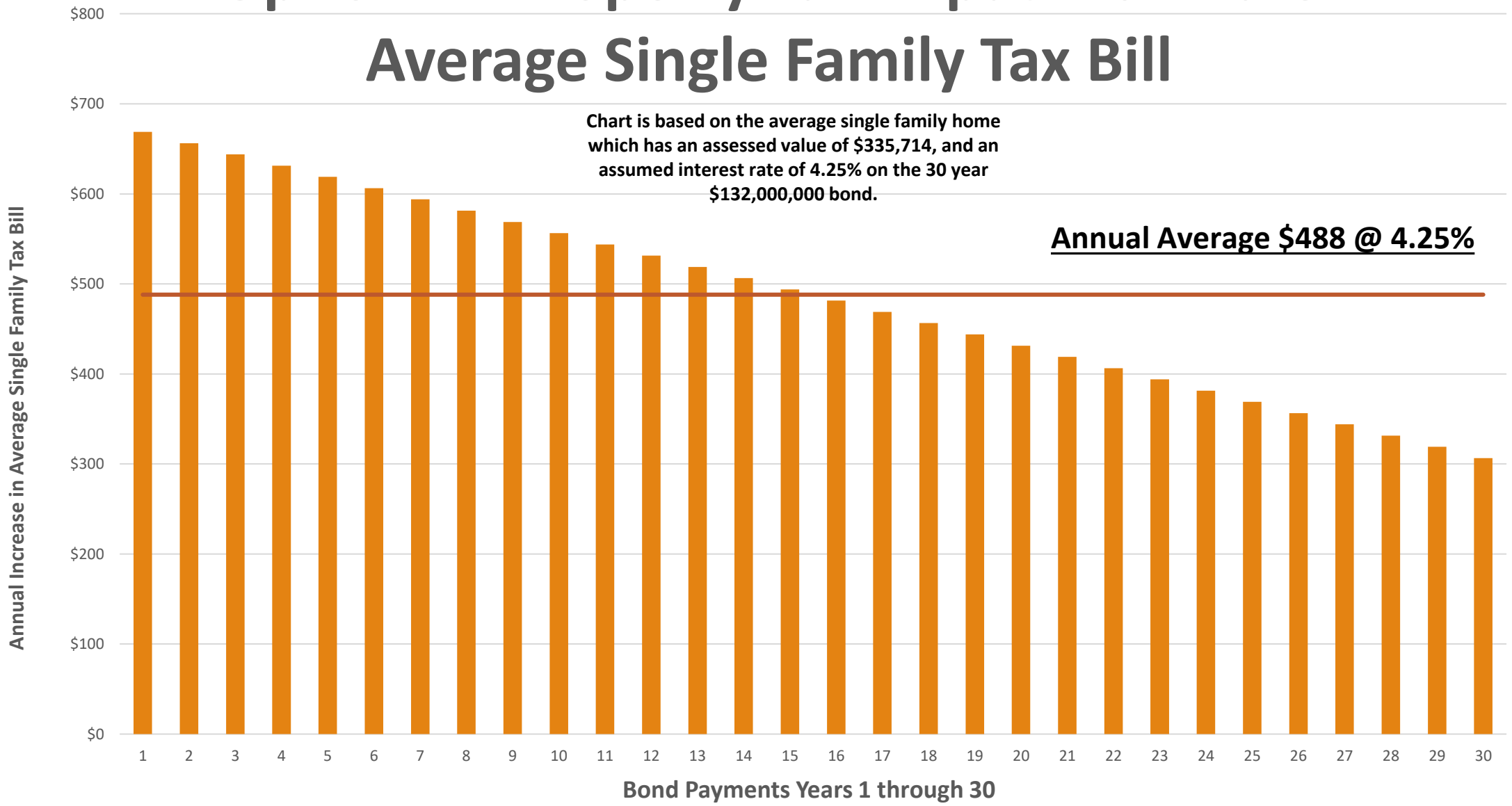
Project Costs & Estimated Average Tax Impact
Estimated First Year Bond Payment is 2028

Option 1 **New Construction**	**Option 2** **Major Code Upgrade** *(per recommended code, does not solve Educational & safety issues)*	**Option 3** **Required and Imminent Repairs** (does not meet code, does not solve educational & safety issues)
TOTAL COST $231.5M	TOTAL COST $154M	TOTAL COST $73M
MSBA SHARE $99.5M	MSBA SHARE $0 – DO NOT PARTICIPATE	MSBA SHARE $0 – DO NOT PARTICIPATE
TOWN SHARE $132M	TOWN SHARE $154M	TOWN SHARE $73M
IMPACT on AVERAGE SINGLE FAMILY TAX BILL Average of $465-488 per year*	IMPACT on AVERAGE SINGLE FAMILY TAX BILL Average of $717-747 per year*	IMPACT on AVERAGE SINGLE FAMILY TAX BILL Average of $340-353 per year*
** Based on average single family home with an assessed value of $335,714 and a 30 year $132M bond with interest rate of between 3.75% and 4.25%*	** Based on average single family home with an assessed value of $335,714 and a 20 year $154M bond with interest rate of between 3.75% and 4.25%*	** Based on average single family home with an assessed value of $335,714 and a 20 year $73M bond with interest rate of between 3.75% and 4.25%*

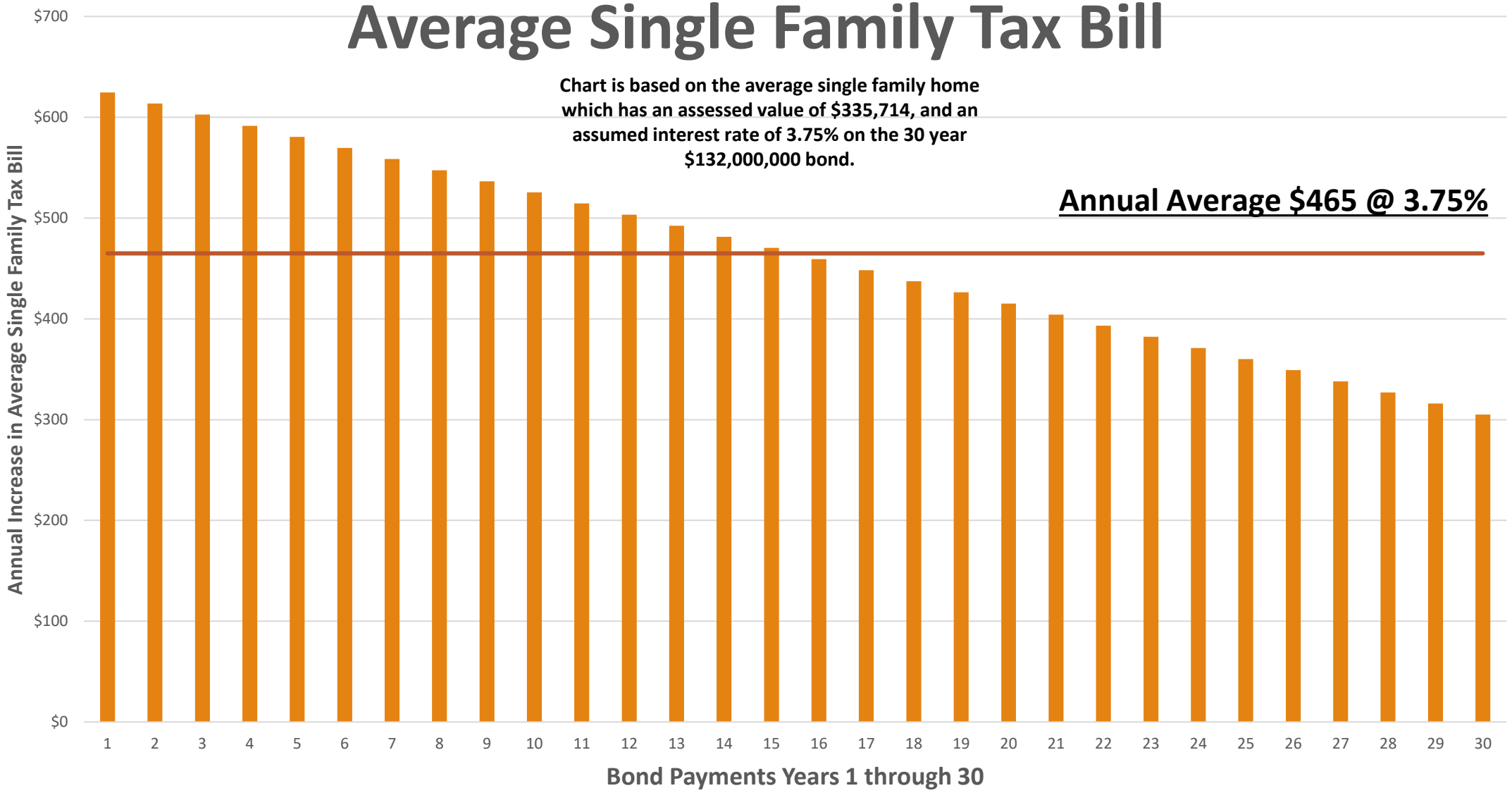
Option 1: New High School Projected Annual Bond Payments

Year	Principal Payment	Annual Principal Payment	Annual Interest Payment @ 4.25%	Total Annual Payment @ 4.25%	Annual Interest Payment @ 3.75%	Total Annual Payment @ 3.75%
1	$132,000,000	$4,400,000	$5,610,000	$10,010,000	4,950,000	9,350,000
2	$127,600,000	$4,400,000	$5,423,000	$9,823,000	4,785,000	9,185,000
3	$123,200,000	$4,400,000	$5,236,000	$9,636,000	4,620,000	9,020,000
4	$118,800,000	$4,400,000	$5,049,000	$9,449,000	4,455,000	8,855,000
5	$114,400,000	$4,400,000	$4,862,000	$9,262,000	4,290,000	8,690,000
6	$110,000,000	$4,400,000	$4,675,000	$9,075,000	4,125,000	8,525,000
7	$105,600,000	$4,400,000	$4,488,000	$8,888,000	3,960,000	8,360,000
8	$101,200,000	$4,400,000	$4,301,000	$8,701,000	3,795,000	8,195,000
9	$96,800,000	$4,400,000	$4,114,000	$8,514,000	3,630,000	8,030,000
10	$92,400,000	$4,400,000	$3,927,000	$8,327,000	3,465,000	7,865,000
11	$88,000,000	$4,400,000	$3,740,000	$8,140,000	3,300,000	7,700,000
12	$83,600,000	$4,400,000	$3,553,000	$7,953,000	3,135,000	7,535,000
13	$79,200,000	$4,400,000	$3,366,000	$7,766,000	2,970,000	7,370,000
14	$74,800,000	$4,400,000	$3,179,000	$7,579,000	2,805,000	7,205,000
15	$70,400,000	$4,400,000	$2,992,000	$7,392,000	2,640,000	7,040,000
16	$66,000,000	$4,400,000	$2,805,000	$7,205,000	2,475,000	6,875,000
17	$61,600,000	$4,400,000	$2,618,000	$7,018,000	2,310,000	6,710,000
18	$57,200,000	$4,400,000	$2,431,000	$6,831,000	2,145,000	6,545,000
19	$52,800,000	$4,400,000	$2,244,000	$6,644,000	1,980,000	6,380,000
20	$48,400,000	$4,400,000	$2,057,000	$6,457,000	1,815,000	6,215,000
21	$44,000,000	$4,400,000	$1,870,000	$6,270,000	1,650,000	6,050,000
22	$39,600,000	$4,400,000	$1,683,000	$6,083,000	1,485,000	5,885,000
23	$35,200,000	$4,400,000	$1,496,000	$5,896,000	1,320,000	5,720,000
24	$30,800,000	$4,400,000	$1,309,000	$5,709,000	1,155,000	5,555,000
25	$26,400,000	$4,400,000	$1,122,000	$5,522,000	990,000	5,390,000
26	$22,000,000	$4,400,000	$935,000	$5,335,000	825,000	5,225,000
27	$17,600,000	$4,400,000	$748,000	$5,148,000	660,000	5,060,000
28	$13,200,000	$4,400,000	$561,000	$4,961,000	495,000	4,895,000
29	$8,800,000	$4,400,000	$374,000	$4,774,000	330,000	4,730,000
30	$4,400,000	$4,400,000	$187,000	$4,587,000	165,000	4,565,000

Option 1 - Property Tax Impact Estimate
Average Single Family Tax Bill



Option 1 - Property Tax Impact Estimate
Average Single Family Tax Bill



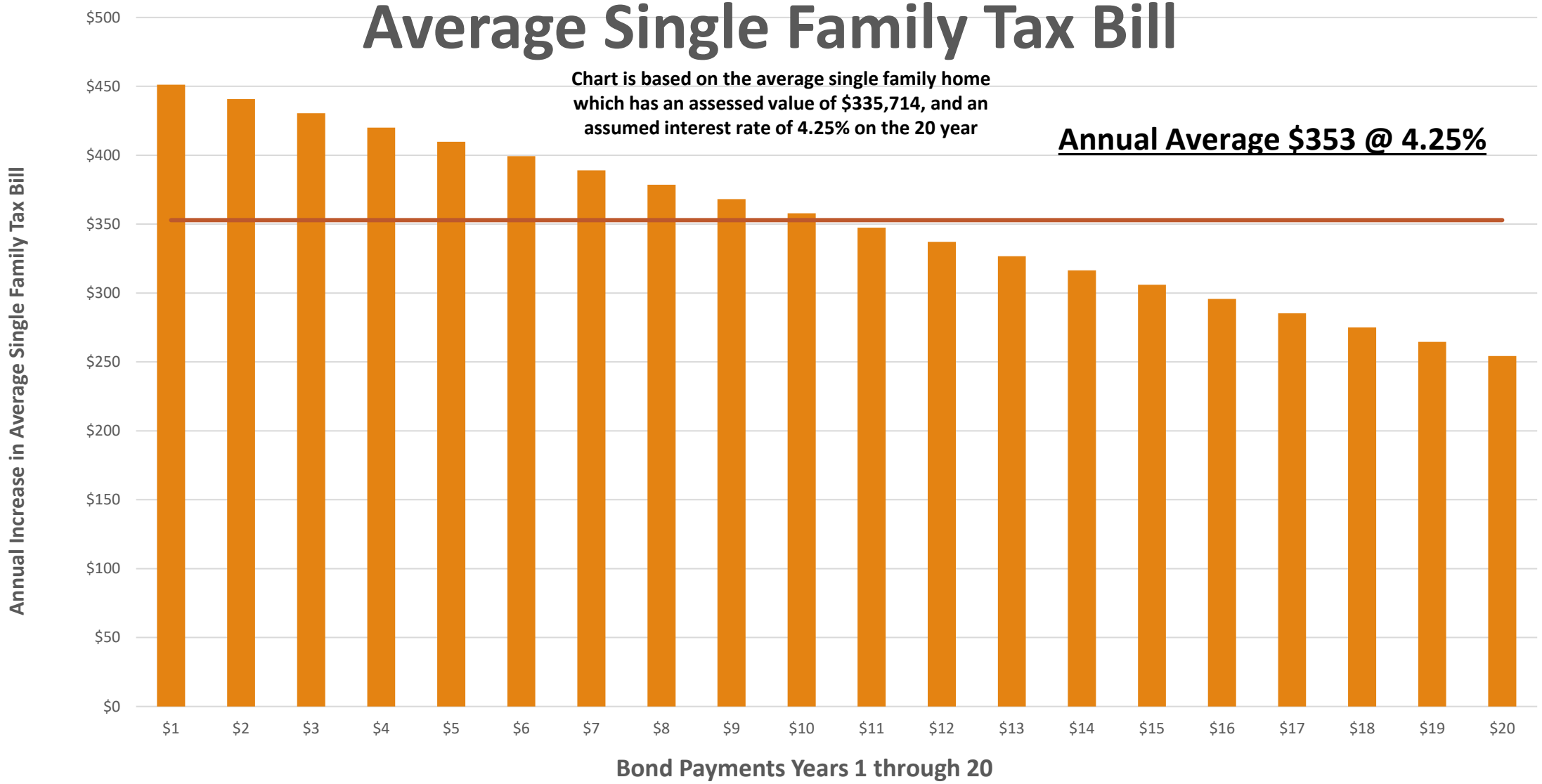
Option 1: Estimated Annual Impact on Average Single Family Tax Bill

Year	Impact on Average Single Family Tax Bill @ 4.25%	Year	Impact on Average Single Family Tax Bill @ 3.75%
1	$669	1	$625
2	$656	2	$614
3	$644	3	$603
4	$631	4	$592
5	$619	5	$581
6	$606	6	$570
7	$594	7	$559
8	$581	8	$548
9	$569	9	$537
10	$556	10	$526
11	$544	11	$515
12	$531	12	$503
13	$519	13	$492
14	$506	14	$481
15	$494	15	$470
16	$481	16	$459
17	$469	17	$448
18	$456	18	$437
19	$444	19	$426
20	$431	20	$415
21	$419	21	$404
22	$406	22	$393
23	$394	23	$382
24	$381	24	$371
25	$369	25	$360
26	$356	26	$349
27	$344	27	$338
28	$331	28	$327
29	$319	29	$316
30	$307	30	$305
	Average of $488		Average of $465

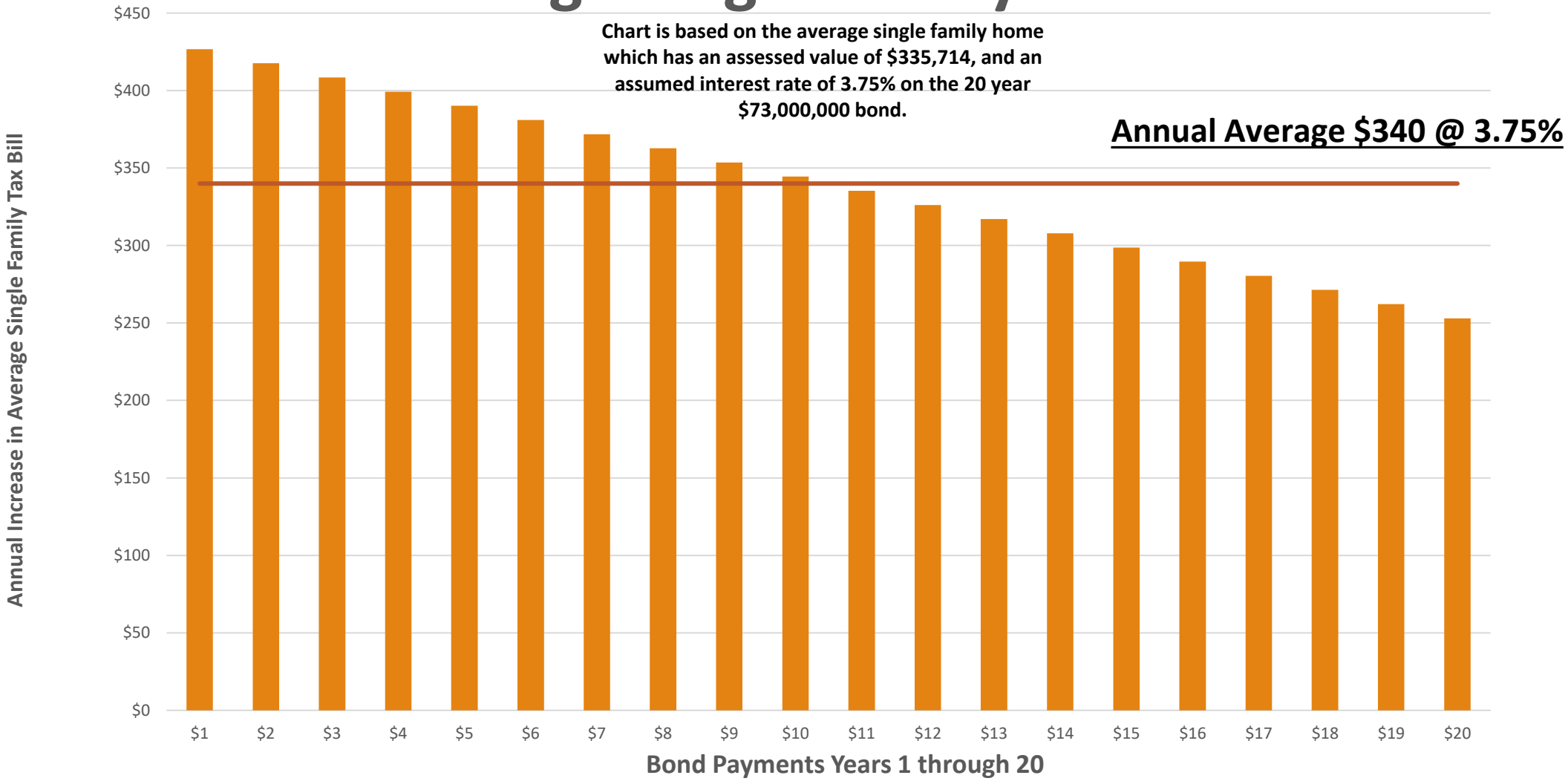
Option 3: Required and Imminent Repairs Projected Annual Bond Payments

Year	Principal Payment	Annual Principal Payment	Annual Interest Payment @ 4.25%	Total Annual Payment @ 4.25%	Annual Interest Payment @ 3.75%	Total Annual Payment @ 3.75%
1	$73,000,000	$3,650,000	$3,102,500	$6,752,500	2,737,500	6,387,500
2	$69,350,000	$3,650,000	$2,947,375	$6,597,375	2,600,625	6,250,625
3	$65,700,000	$3,650,000	$2,792,250	$6,442,250	2,463,750	6,113,750
4	$62,050,000	$3,650,000	$2,637,125	$6,287,125	2,326,875	5,976,875
5	$58,400,000	$3,650,000	$2,482,000	$6,132,000	2,190,000	5,840,000
6	$54,750,000	$3,650,000	$2,326,875	$5,976,875	2,053,125	5,703,125
7	$51,100,000	$3,650,000	$2,171,750	$5,821,750	1,916,250	5,566,250
8	$47,450,000	$3,650,000	$2,016,625	$5,666,625	1,779,375	5,429,375
9	$43,800,000	$3,650,000	$1,861,500	$5,511,500	1,642,500	5,292,500
10	$40,150,000	$3,650,000	$1,706,375	$5,356,375	1,505,625	5,155,625
11	$36,500,000	$3,650,000	$1,551,250	$5,201,250	1,368,750	5,018,750
12	$32,850,000	$3,650,000	$1,396,125	$5,046,125	1,231,875	4,881,875
13	$29,200,000	$3,650,000	$1,241,000	$4,891,000	1,095,000	4,745,000
14	$25,550,000	$3,650,000	$1,085,875	$4,735,875	958,125	4,608,125
15	$21,900,000	$3,650,000	$930,750	$4,580,750	821,250	4,471,250
16	$18,250,000	$3,650,000	$775,625	$4,425,625	684,375	4,334,375
17	$14,600,000	$3,650,000	$620,500	$4,270,500	547,500	4,197,500
18	$10,950,000	$3,650,000	$465,375	$4,115,375	410,625	4,060,625
19	$7,300,000	$3,650,000	$310,250	$3,960,250	273,750	3,923,750
20	$3,650,000	$3,650,000	$155,125	$3,805,125	136,875	3,786,875

Option 3: Property Tax Impact Estimate
Average Single Family Tax Bill



Option 3: Property Tax Impact Estimate
Average Single Family Tax Bill



Option 3: Estimated Annual Impact on Average Single Family Tax Bill

Year	Impact on Average Single Family Tax Bill @ 4.25%	Year	Impact on Average Single Family Tax Bill @ 3.75%
1	$451	1	$427
2	$441	2	$418
3	$430	3	$408
4	$420	4	$399
5	$410	5	$390
6	$399	6	$381
7	$389	7	$372
8	$379	8	$363
9	$368	9	$354
10	$358	10	$344
11	$348	11	$335
12	$337	12	$326
13	$327	13	$317
14	$316	14	$308
15	$306	15	$299
16	$296	16	$290
17	$285	17	$280
18	$275	18	$271
19	$265	19	$262
20	$254	20	$253
	Average of $353		Average of $340

Tax Impact Comparison

Option 1 - New High School	Option 3 - Required & Imminent Repairs
Annual Impact Average Single Family Tax Bill **$465-$488 per year***	Annual Impact Average Single Family Tax Bill **$340-$353 per year***

the difference is $125 to $135 per year
or about $10 per month

** based on average single family home with an assessed value of $335,714*

Town of Agawam – Average Single Family Tax Bill

FY2024 Average Single Family Assessed Value	$ 335,714
FY2024 Average Single Family Tax Bill	$ 4,881

Town of Agawam – Tax Levy

FY2024 Tax Levy	$ 73,053,295
FY2024 Maximum Tax Levy	$ 88,508,212
FY2024 Excess Levy Capacity	$ 15,454,917

Maximum Tax Levy is calculated by adding 2.5% automatic increase allowed by Proposition 2½ plus new growth

June 11, 2024 – Special Town Election for Proposition 2 ½ Debt Exclusion

If a capital project is being funded by debt, approval of a debt exclusion permits Agawam to raise the amount of the annual debt service payment for the project each year without impacting the town's levy capacity. It allows the town to maintain financial flexibility into the future by insuring that the town will not exceed its maximum tax levy.

Please Vote on Tuesday, June 11, 2024

Last day to register to vote is May 31, 2024

Questions?

For more information please go to:

www.agawamhsproject.com
www.agawam.ma.us

Email: agawamhsproject@gmail.com