

Questions asked by the CBS with responses

1.) Why the need to purchase a building? Spaces at the elementary schools are maxed out and this would provide space needed for enrollment shifts or programmatic needs. Bringing the programs together allows for better use of our resources and instructional team. More importantly, the state (and federal government) is aggressively moving towards universal preschool where towns would need to provide for higher preschool enrollment. When that occurs, we would not have the sufficient space and trying to find space (like this school) would be much harder and far more costly for the town of Marshfield.

The property would provide a long term solution to an issue that will be arising and the price is less than what it could be in the future.

2.) Why not use the underutilized school buildings? The schools are not underutilized at this time. Spaces at the elementary schools are maxed out. In addition, we would still have to use some elementary space, even with the addition of 255 Furnace, but it would provide needed relief. With our 14 sessions (7 AM & 7 PM) in use, we also have an additional 14 students who are currently being evaluated and six who have moved into town and are ready to join our PreK. In addition, the continued growth of new apartments/condos being built in town will impact school enrollment.

3.) Is enrollment declining? The enrollment at the preschool level has been steady, with a slight uptick. There are currently 14 new students going through the enrollment process and six who have moved into town looking to join.

4.) Why not use a debt exclusion? The town has not used the debt exclusion process for numbers of this size in the past. We did not want to have them go through this process at this time, as it would also call for a special town election, which takes up tax dollars.

A few previous items that had similar costs and were done through borrowing (with no debt exclusion vote) are noted below. We felt this was going to be the process that would be followed this time as well, but we were informed two weeks ago that it may have to be done through a debt exclusion, which is something the SC did not support.

Library Plaza- 1,575,000

Massasoit Fire Station- \$1,560,000 & \$910,000

Fire Pump- \$1,135,000

Foster Ave Seawalls- \$1,530,000

Since 2012, there's been close to \$24 million in non-excluded debt on approximately 70 projects (many with similar costs) that did not rise to a debt exclusion.

5.) How can the schools have so much money available?

Non-excluded debt is a fixed cost of the Town as a whole. Fixed costs expenses are shared equally by both the Town and School. If 255 Furnace had been purchased as a traditional borrow, the approximately \$75,000 annual principal and interest expense of the purchase would have been "split" with those funds being expended from the entire Town of Marshfield operating budget. In theory, the additional \$75,000 annual debt expense would reduce both the School and Town operating budgets by \$37,500. Thus taking on the full debt cost of 255 Furnace in the School operating budget results in just an additional \$37,500 expense versus the traditional shared borrowing.

This additional \$37,500 would represent .00067 or .067% of our projected annual operating budget.

6.) What happens if you can't pay the mortgage payment of \$78K annually? You would have to check with the town finance team to see what would transpire if that happened, but that will not be a concern. We annually pay our share of non-excluded debt from our operating budget and have never had an issue. Again, this payment represents .067% of our budget.

7.) How much will the repairs cost? Estimates are at \$400K to make repairs

8.) What needs to be done to the property? Install generator, ground floor mold mitigation, double size of septic, exterior foundation waterproofing, restoration of lower level flooring and walls, replace handicap accessible ramp, interior ground floor waterproofing.

9.) Why did the church not run a Pre-K at that location? Per the listing, it's noted that the church was converted to a preschool but due to the pandemic, they were unable to get it up and running or staff it.

10.) Is that intersection too dangerous for little kids? We have not been informed that it is an issue. Students are constantly supervised by MPSD staff.

11.) Will there be bus service? Van service is provided to students when prescribed in their IEPs for all of our preschool settings.

12.) What are the hours of operation? Our elementary schools run either from 8:20 to 3:00 or from 8:50-3:30. The preschools have 2.5 hour morning and afternoon sessions within those two time frames.

13.) What is the age group you hope to service? Preschool is for students 2.9 - 5 years old

14.) How much will you charge? We would charge what we currently charge for our preschool. The tuition for non-IEP students to access our preschool is currently 2 day program \$125.00 per month (9 months); 4 day program \$250.00 per month (9 months)

15.) Where does the extra funds go? There are no extra funds. Money collected goes into the operating budget to offset program costs.

16.) What will be the annual maintenance cost for this building? To be determined

17.) Who will clean the building? The current plan is to float an elementary custodian to help with this space.

18.) How much new staff will be needed? We would use existing staff that cover those classrooms and provide services in the current spaces.

19.) What is your annual budget for this program? \$1.75M

20.) Can you get a MSBA loan? MSBA does not provide assistance for purchase of schools, only for construction or renovation projects.

21.) Will you have a police presence at the school? Our elementary SRO would work this building into his rounds as he visits all of the elementary schools.

22.) When will you be open? We would look to have this open for fall of 2023.

23.) Is it only for Marshfield residents? Yes. We only educate Marshfield students. We are not a school choice community.

24.) What is the capacity at that location? 6 classrooms could theoretically hold up to 180 students total (15 in AM & 15 in PM per room), but we would need to have an office and nurse station within the existing space as well.

25.) Where are these services being provided now in town? DWS & EWS are the two MPSD locations that house our current preschool programs.

26.) What happens if town meeting says no? Then the BOS cannot finalize the purchase of the building. Would continue with our current model but may have to turn families away if enrollment requests continue to grow..