

WHAT IS WRONG WITH THE CURRENT BUILDING?

There are two ways to address this question. First, from an education perspective, the education spaces of CMS do not meet today’s standards. The school was built for an “open-concept” model that has long since vanished from education. The image below highlights in red the areas of the building that are below the MSBA recommended square footage.



- LEGEND
- Square footage 10% or more below MSBA guidelines
 - Square footage within 10% of MSBA guidelines
 - Square footage 10% or more above MSBA guidelines

From a construction perspective, the building has a lot of needs. During the feasibility process, one option that is explored is called “base repair”. This is the projected cost of repairing the current building and it remaining “as is”. The estimated cost to the town for the base repair was \$101.560 million. This is highlighted by Roofing, HVAC, Plumbing, and Electrical issues (Tier I Upgrades) that would need to be immediately addressed at a cost of over \$75.35 million.

Tier I Upgrades - Essential Repairs	
HVAC System Replacement:	\$13,650,000
Plumbing System Replacement:	\$3,900,000
Electrical System Replacement:	\$8,710,000
Tel/Com & AV Upgrade:	\$1,105,000
Hazardous Materials Abatement:	\$1,582,500
Demo & Temp Protection:	\$1,950,000
Necessary Structural Upgrades:	\$1,150,000
Sitework for Updating Utilities:	\$675,000
Interior Ceilings Replacement:	\$1,105,000
Necessary Drywall/Paint Upgrades:	\$1,950,000
Remove/Abate Roof:	\$617,500
Complete Roof Replacement:	\$3,325,000
Temporary Student Classrooms:	\$5,000,000
Tier I - Required Code Upgrades	
Fire Sprinkler System:	\$1,560,000
Accessibility Required Upgrades:	\$1,200,000
Tier I - Total Project Costs	
Tier 1 Estimated Construction Cost:	\$54,602,000
Tier 1 Estimated Contingencies:	\$9,828,360
Tier 1 Estimated Soft Costs:	\$10,920,400
Total Estimated Tier 1 Cost:	\$75,350,760

WHY DO WE NEED TO DO THIS NOW?

From a capital planning standpoint, now is the time to address the deficiencies of Clinton Middle School. School buildings are built with a 50 year usable life in mind. Clinton High School (1998) & Clinton Elementary School (2003) were both built around the year 2000. These buildings will likely require a major renovation around the year 2050.

CMS was built in 1975, the end of the 50 year “usable life” is 2025. **If we don’t address the needs of the Middle School now, we could be faced with all three buildings in need of major renovations at the same time.**

CONSTRUCTION IS EXPENSIVE RIGHT NOW; SHOULDN’T WE WAIT?

Historically, the cost of construction has risen with time. If this project is approved, all aspects of the project will be put out to bid. The project would not start construction until the spring/summer of 2025 with a goal of opening in the fall of 2027. If the actual cost of construction is lower than the estimated cost of construction, the amount that the town would borrow would be based on the actual amount spent. In essence, the town and the MSBA approve the maximum budget for the project, but if there are corrections in the market that allow the project to come in under budget, the final amount borrowed reflects the actual budget

I DON’T HAVE KIDS IN SCHOOL; WHAT ARE THE BENEFITS TO ME?

The ultimate goal of this project is to improve educational opportunities and outcomes for students. Additionally, a new facility will provide enhanced safety and security. It is easy to see the benefits of this if you have a child, grandchild, niece, or nephew who will be able to experience this, but there are other indirect benefits as well.

First, improved education outcomes attract more people to an area. One of the major items that people look for when purchasing real estate is the school system. An investment in the school system typically leads to an increase in property values.

From a budgetary perspective, Clinton currently has a school choice deficit. This means that we pay out more than we receive based on the state’s school choice program. Most of our school choice students leave in middle school. Typically a new school helps with school choice, just as it did in Clinton in the early 2000s. This can create a financial gain for the town.

Finally, it is an investment in the community. Much like the high street project, it is an investment that attracts people and businesses to the town of Clinton.

WHAT ARE THE NEXT STEPS?

We will continue to work with the OPM and Designer to refine the schematic design. We will seek final approval from the MSBA in April of 2024. If approved by the MSBA, the town would need to vote to fund the project in June of 2024.

If funded, construction would start in the spring/summer of 2025 with a goal of the new building opening in the fall of 2027.

WHEN WE VOTE, WHAT ARE WE ACTUALLY VOTING ON?

VOTING “YES” to approve the MSBA project	VOTING “NO” for the MSBA Project
Approves the construction of a new Clinton Middle School and acceptance of the MSBA Grant.	Opts out of the MSBA program. Will require repairing the existing middle school as is. (Will require additional votes at future town meetings.)
Total Project Cost: \$139.3 M	Total Project Cost: \$101.56 M
MSBA Grant Amount: \$77.9 M	MSBA Grant Amount: \$0
Total Cost to Town: \$61.3 M	Total Cost to Town: \$101.56 M

WHERE CAN I FIND MORE INFORMATION?

Visit the project website at clintonmiddleschoolbuildingproject.com.



Clinton Public Schools

Clinton Middle School Building Project

Frequently Asked Questions



Learn about:	
Project Details	Timing
Project Team	Benefits to You
Estimated Cost	Next Steps
Tax Impact	Upcoming Vote
Existing Building Issues	How to Stay Informed



clintonmiddleschoolbuildingproject.com

WHAT IS THE CMS/MSBA BUILDING PROJECT?

Clinton Public Schools applied to the Massachusetts School Building Authority (MSBA) Core Program. This program is a non-entitlement, competitive program, and grants are distributed by the MSBA Board of Directors based on need and urgency, as expressed by districts and validated by the MSBA. Clinton was invited into the Core Program in the Spring of 2021 and funding was approved at the June 2021 Clinton Town Meeting to conduct a feasibility study.

WHO CONDUCTED THE FEASIBILITY STUDY?

To facilitate the feasibility study process, Dore + Whittier was hired as the Owner’s Project Manager and Lamoureux Pagano Associates Architects was hired as the Designer. Fontaine Bros. was recently brought on as the Construction Manager.

WHAT IS THE PROPOSED PROJECT?

The preferred schematic design that was approved by the Clinton Permanent Building Committee and the MSBA was a New Construction Project. This project is to build a new 136,000 square foot school on the site of the current middle school fields that would house grades 4 through 8 and have a projected enrollment of 700 students.

HOW MUCH IS THIS GOING TO COST?

The current estimated budget for this project is \$139.9 Million. This includes contingency funds and escalation estimates. Based on the funding formula and reimbursement caps, it is estimated that the MSBA grant would be \$77.9 Million leaving a local share of approximately \$61.3 Million.

WHAT DOES THAT DO TO MY TAXES?

The following table is an estimate of the potential tax impact of borrowing \$61,300,000 for 30 years at 4.25% interest on the average home in Clinton.

2024 Average Assessed Value	\$403,286
Residential Tax Rate (2024 Est)	13.14
2024 Average Annual Property Tax	\$5,299
Projected Borrowing	\$61,300,000
Capital Debt Rate Estimate	1.50
Average Debt Exclusion Tax	\$605

Annually	Quarterly	Monthly	Weekly	Daily
\$605	\$151.25	\$50.42	\$11.63	\$1.66

WHEN WOULD I SEE THIS TAX INCREASE?

During the construction phase, there would be smaller short-term borrowing taking place. There would be incremental increases to cover the cost of the short-term borrowing beginning in FY26; however, the full amount of the building project is most likely to be assessed in FY29.

WHAT ABOUT OTHER EXISTING DEBT EXCLUSIONS THAT THE TOWN HAS?

During the construction phase, three debt exclusions will expire:

Expiring Debt Exclusions During Construction	Avg. Tax Impact	Expiration Date
Clinton Elementary School	\$40.33	5/1/2025
Rauscher Farm Open Space Acquisition	\$24.20	5/1/2028
Senior Center Renovation	\$12.10	5/1/2028
Total	\$76.63	

Shortly after completion, the following debt exclusions will expire:

Expiring Debt Exclusions After Construction	Avg. Tax Impact	Expiration Date
School Track / Fire Engine	\$8.07	2030
School Track, Fire Engine, Water St. Sidewalks	\$20.16	2031
Savage Field Renovations	\$8.07	2032
Total	\$36.30	

PROPOSED SITE PLAN



PROPOSED FLOOR PLAN

