

Alden School MSBA Feasibility Study

Purpose, Process, and Value



Duxbury Annual Town Meeting
March 14, 2026
Danielle E. Klingaman, Ed.D, Superintendent
Jon Lemieux, Alden Building Committee Chair

Alden School Building Committee

Barbara Bartlett	Former DPS Parent, Retired Facilities Energy Director
Hutton Collin	Parent, Construction Manager
Josh Cutler	Parent, Undersecretary
Laurel Deacon	Parent, School Committee
Lisa Freeley	Director of Business & Finance
Jess Garnsey	Parent, Communications
Danielle Klingaman	Superintendent
Chair- Jon Lemieux	Former DPS Parent, Civil Engineer
Rebecca Long	Alden Principal
Christine Monaghan	Parent, Architect
Renè Read	Parent, Town Manager
Matt Roberts	Parent, Architect
Katie St. Clair	Director of Facilities
Elizabeth Wilcox	Asst. Superintendent



Alden School- Why are we here?

Problem

Alden Elementary School is an aging facility that has frequent, costly maintenance issues, with many systems aging beyond their useful life, layout concerns, and space issues.

Study the Problem and Develop Options

A Feasibility Study will allow us to work with a Designer and their extensive team of specialized subconsultants to perform a comprehensive assessment of the building's internal and external challenges, and develop multiple options.

Preferred Solution

From those options, the Town will select its Preferred Solution, and proceed with a Schematic Design (20% of full design) of that Preferred Solution that will be presented to the MSBA and the voters.

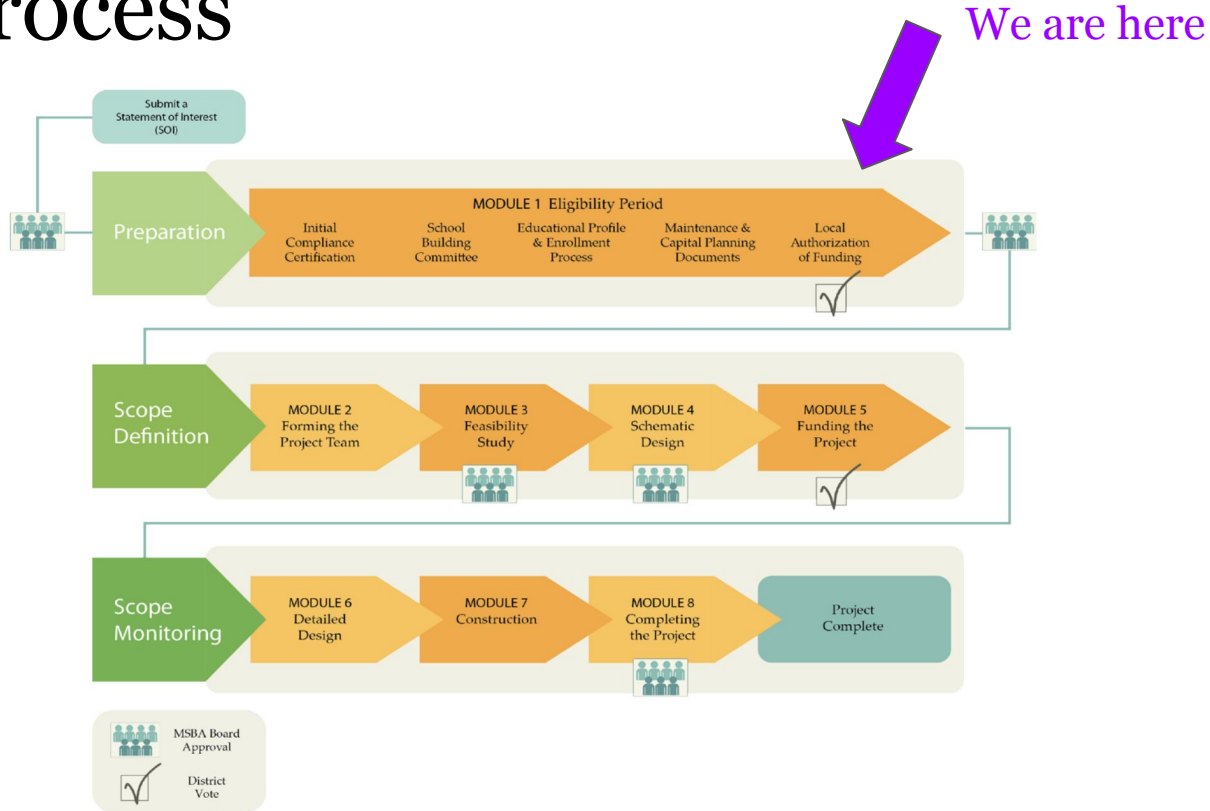
Why work with the MSBA?

In order to be eligible for potentially millions of dollars in State reimbursement for school building costs, many towns across the Commonwealth elect to apply to go through the MSBA process.

- Towns must be selected and follow the MSBA process to be eligible for reimbursement
- ***Feasibility Study (and the follow-on Schematic Design) is the mandated part of the first phase***
- We all pay the MSBA- 1 cent of the state sales tax goes to the MSBA



MSBA Process



Bottom Line on Feasibility Studies



The cost explained

Feasibility studies involve deep technical work by multiple professionals, detailed investigations, numerous suggested options for consideration, the Schematic Design of the Town's preferred option, multiple reporting requirements, and coordination between the municipality and MSBA. And, we are eligible for 35% reimbursement by working with the MSBA.



What they include:

Educational needs analysis, existing conditions surveys, site testing, cost estimating, alternative evaluation, design options, and development of a Preferred Solution.



They are mandated because the MSBA needs a rigorous, documented, and vetted plan to decide whether to fund a project, protect public funds, and ensure the final decision meets educational and community goals.



Costs Included

OPM Services	Overall process management and MSBA coordination
Designer Services	Educational planning, existing conditions assessment, development of options, cost estimates, responsibility for all technical elements
Site & Environmental	Site survey, geotechnical analysis, hazardous materials survey and plans
Administration	Legal, advertising
Reimbursables	Printing
Contingency	Funding for unanticipated costs

Frequently Asked Questions

Why can't we just do a study ourselves?

To be eligible for MSBA reimbursement, towns must conduct an approved Feasibility Study for their project.

The MSBA does not accept previously completed building assessments, independent studies, or other system reports in place of the formal MSBA Feasibility Study process.

Even if this was permitted, the scope of the study is well beyond the capabilities of our Facilities Department or local residents.



Frequently Asked Questions

Will we be approving or giving a green light for a costly new building project?

No, the Feasibility Study does not commit the town to a new building project.

The Feasibility Study process will:

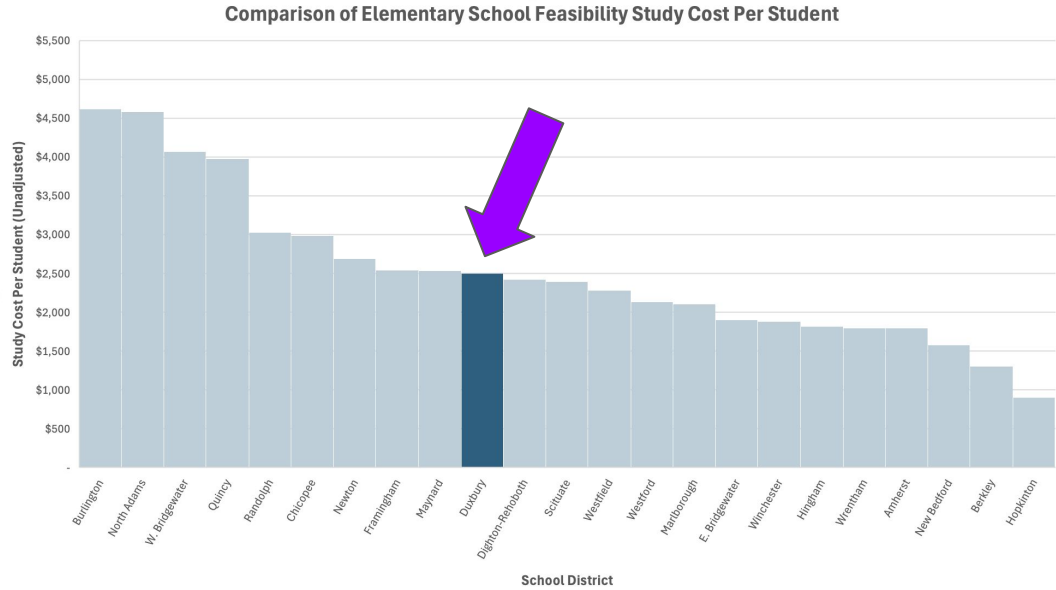
- Identify existing problems at Alden through an extensive review of the existing conditions
- Consider multiple solutions for the problems at the Alden School including, repair-only, renovation, addition, or a new building- with community input.
- Identify the Preferred Solution that the Town thinks is best
- Complete a Schematic Design for that Preferred Solution (+/-20% design), including cost estimate for construction and development of a Total Project Budget
- Additional voter approval required for Preferred Solution to move forward



Frequently Asked Questions

Why were other towns able to do Feasibility Studies at a much lower cost?

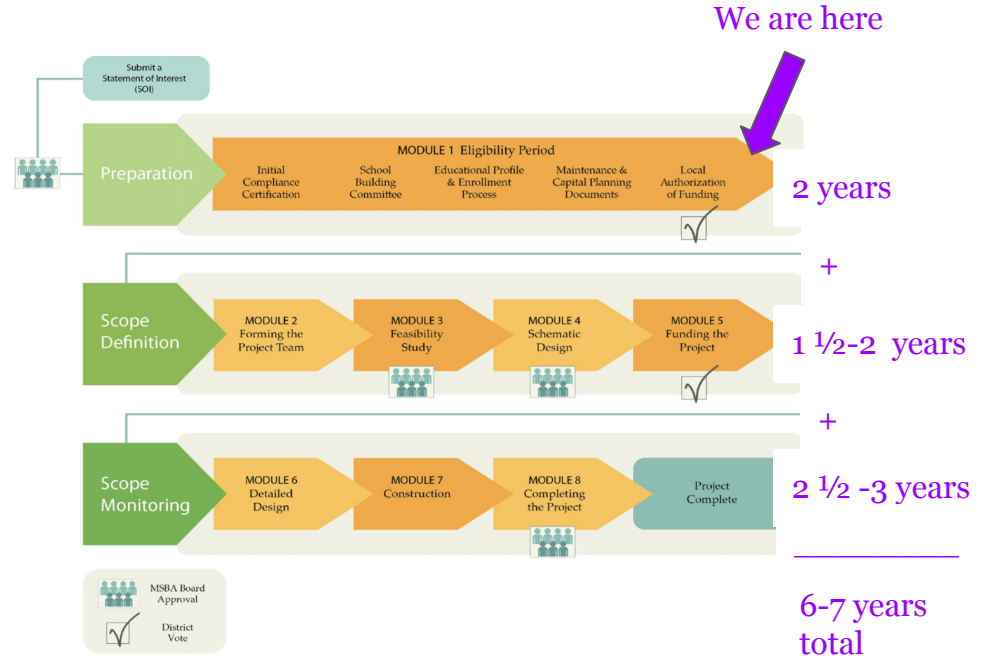
We used other communities as comparison to determine the appropriate funding number for Duxbury in 2026 and our per student cost is within the average range (Comparable per student study costs range from \$1000-\$4600, Duxbury is \$2500). Our goal is to complete our Feasibility Study at the lowest possible cost.



Frequently Asked Questions

What happens if we say no to the Feasibility Study?

If we say no to the Feasibility Study, we will inform the MSBA of our decision and lose our place in the queue. Should we wish to ask for MSBA participation in the future, the Town would need to submit a new Statement of Interest, be invited back in and complete the Eligibility portion all over again (roughly 18-24 months from starting the SOI to getting back to this point).



Impact on Average Dux Single Family Tax Bill*

ALDEN SCHOOL FEASIBILITY STUDY

	<u>ESTIMATE</u>
Estimated Project Cost	1,750,000
Less:	
Estimated MSBA Reimbursement, 35.42%	619,850
Building Use Fund	200,000
Re-Purpose TM Article	<u>100,000</u>
	919,850
Net Proceeds to Borrow	<u>830,150</u>
 Principal to be borrowed	830,150
Estimated Interest Rate	4.50%
Term	3 years
 Estimated Debt Service Payment	358,497
<i>Using Level Debt Service</i>	
 Impact on Avg Single Family Tax Bill*	\$ 65.08
<i>Per Year for 3 Years</i>	

* Does not include Interest-only payments due in Years 1-2

Summary

- In order to be eligible for state reimbursement when planning for addressing building concerns, towns must go through the MSBA Feasibility Study (and Schematic Design) process
- Funding this Feasibility Study is a temporary Debt Exclusion (3-years)
- Duxbury is eligible for for 35.42% reimbursement towards the Feasibility Study costs (reimbursement is available on a rolling basis as costs are incurred)
- **The Feasibility Study is not a final decision. It is a research phase that ends with a community-informed recommendation of a Preferred Solution, and another town-wide vote.**