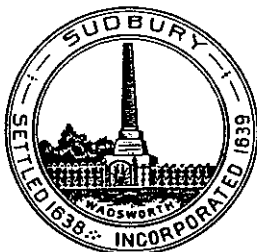


TOWN OF SUDBURY
Massachusetts



OFFICIAL WARRANT

SPECIAL TOWN MEETING

MONDAY, OCTOBER 29, 2001
7:30 P.M.

Lincoln-Sudbury Regional High School Auditorium

and

SPECIAL TOWN ELECTION

MONDAY, NOVEMBER 5, 2001
POLLS OPEN 7:00 A.M. - 8:00 P.M.

Precincts 1 and 2: Fairbank Community Center, 40 Fairbank Road
Precincts 3 and 4: Town Hall, 322 Concord Road

**If you are not a registered voter, you must register by 8 p.m. on
October 16, 2001 to vote in this Special Town Election and on
October 19, 2001 to vote at the Special Town Meeting.**



**Register at Town Hall, weekdays 9 a.m. - 5 p.m.
or on October 16th and 19th, 9 a.m. - 8 p.m.**

BRING THIS WARRANT WITH YOU

1. The first part of the paper is devoted to a discussion of the

main results of the paper.

2. The second part of the paper is devoted to a discussion of the

main results of the paper.

3. The third part of the paper is devoted to a discussion of the

main results of the paper.

4. The fourth part of the paper is devoted to a discussion of the

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9. The ninth part of the paper is devoted to a discussion of the

main results of the paper.

TOWN OF SUDBURY
SPECIAL TOWN MEETING WARRANT

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Sudbury qualified to vote in Town affairs to meet at the Lincoln-Sudbury Regional High School Auditorium in said Town on Monday, October 29, 2001, at 7:30 o'clock in the evening, then and there to act on the following article:

ARTICLE 1. **LINCOLN-SUDBURY REGIONAL HIGH SCHOOL**
SUPPLEMENTAL CONSTRUCTION FUNDS

To see if the Town will vote to approve the amount of the \$3,900,000 debt authorized by the Lincoln-Sudbury Regional School District School Committee, supplementing \$70,000,000 of debt previously authorized by the Lincoln-Sudbury Regional School District for the purpose of financing costs of planning, constructing and equipping a new District High School, which may incorporate a portion of the existing District High School, including the financing of all other costs incidental and related thereto, contingent upon passage of a Proposition 2 1/2, so-called, debt exclusion referendum, or act on anything relative thereto.

Submitted by the Lincoln-Sudbury Regional School District School Committee.

(Majority vote required)

LINCOLN-SUDBURY REGIONAL SCHOOL DISTRICT SCHOOL COMMITTEE REPORT: The Towns of Lincoln and Sudbury have strongly supported building a new regional high school. They first approved the school district's borrowing \$1,500,000 in the spring of 1999 for architectural and engineering fees, and a second endorsement allowed the school district to borrow \$68,500,000 in the fall of 2000. Both of these borrowings were approved for exemption from the provisions of Proposition 2 1/2.

Now, because of an anticipated increase of 150 students, the School Committee is requesting that they be allowed to borrow an additional \$3,900,000 for a total project cost of \$73,900,000, which will require no additional money from the taxpayers than was estimated in the fall of 2000 for the \$70,000,000 project. What follows will clarify why the project cost has increased by \$3,900,000.

The increase of 150 students in the projected L-S enrollment means that the \$70,000,000 that the two towns voted to permit the L-S District to borrow will not be enough to build a building that will accommodate the 1850 students who are now expected. Instead, the program and building that the Building and School Committees endorsed will cost \$73,900,000. However, because higher student enrollment will result in a larger reimbursement from the state, and because the state increased its dollar per square foot allowance this year, a larger building will cost the towns of Lincoln and Sudbury no more money than was voted on in the fall of 2000. Indeed, the Building Committee was scrupulously careful not to approve an increase in the project cost without the assurance that Lincoln and Sudbury taxpayers would have to pay no more than they had agreed to spend in the fall of 2000.

The original building, whose design was approved after years of work by the Building and School Committees, was intended to house 1700 students, which required a building of 347,000 square feet. The construction cost estimate for this building was \$53,000,000 with a total project cost of \$70,000,000. This was approved by both Lincoln and Sudbury, with the understanding that the

Commonwealth would reimburse \$64,000,000 of the \$70,000,000 project at a rate of 62%, with a resultant net cost to Lincoln of \$4.8m and to Sudbury of \$25.5m.

A second enrollment projection was performed in the fall of 2000. The methods used were no different from those that had determined an enrollment of 1700 students in 1998. It became clear that we should expect 1850 students by 2008, rather than the 1700 previously anticipated, an increase of 150 students, or 9% of the population. This change was simply the result of two years worth of additional information.

After many meetings with user groups, the School Committee, and the Building Committee, the Building Committee unanimously voted to support the design of a building comprising 369,572 square feet. The increase of 150 students, in addition to increasing the construction cost, also had an impact on some other areas of the budget, specifically, architect's fees for additional design work; project management fees; and other fees for additional consultants. These increases, along with the prudent decision to bring our emergency project contingency back to its original budget level of 8%, have resulted in an estimated project cost increase of \$3,900,000, to bring us to a total of \$73,900,000. (To provide perspective, while the enrollment increase represents a change of 9%, the overall project cost, if approved, will increase by less than 6%.) This decision, however, was based on the assumption, confirmed in many communications with the SBA, that our project reimbursement from the state would be close to 62% of \$72,000,000, rather than being based on 62% of \$64,000,000.

It should also be noted that following the completion of the new design, the Building Committee commenced a process called "Value Engineering." This process looks at all aspects of the plan and challenges the need and cost for each item. If the Education Plan can be met without the item, it is eliminated. If a more cost-effective way can be found to accomplish the goal of that required item, the new method is instituted. This process to date has resulted in a reduction in the construction budget of \$753,787.

To check the accuracy of the architect's budget, two additional cost estimates were undertaken and consultations were held to reconcile the difference. Included in the construction budget, now that the plans are more developed than they were last fall, is a 5% contingency for unknown situations that might arise and to account for uncertainties in the construction market. An additional 1% bidding contingency (\$595,000) is also being carried. Finally, there is an 8% Emergency Contingency (\$5,474,287) calculated on the sub-total of all project costs, not just the construction costs. The Building Committee has passed a resolution that these funds are to be used for "Emergencies and Unforeseeable Expenses Only". They will not be used for enhancements or to restore items removed during the Value Engineering process.

In sum, as a result of this process and these changes, the District finds itself with a need for an additional 3.9 million dollars to be authorized by the two towns, but with the virtual certainty that the ultimate cost to the towns will be no greater than it would have been for a seventy million dollar school, which is a net cost to Lincoln of \$4.7 million, and to Sudbury of \$24.5 million.

Put differently, we now have an opportunity to build a school for \$73,900,000, that will appropriately house the number of students we expect, and provide the programs and services the towns voted to support, for no greater cost to either Lincoln or Sudbury than was anticipated and voted on last fall.

FINANCE COMMITTEE REPORT: The Finance Committee will report at the Special Town Meeting.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall at least fourteen days before the time appointed for such meeting.

Hereof fail not and make due return by your doing thereon to the Town Clerk at or before the time of meeting aforesaid.

Given under our hands this twenty-seventh day of September, two thousand and one.

SELECTMEN OF SUDBURY: John C. Drobinski
Lawrence W. O'Brien
Kirsten D. Roopenian

**TOWN OF SUDBURY
SPECIAL TOWN ELECTION WARRANT**

Commonwealth of Massachusetts
Middlesex, ss.

To the Constable of the Town of Sudbury:

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of all four precincts of said Town of Sudbury, qualified to vote in Town Elections, that voters residing in Precincts 1 and 2 should meet at the Fairbank Community Center, 40 Fairbank Road, and voters residing in Precincts 3 and 4 should meet at the Town Hall, 322 Concord Road, in said Town on **Monday, November 5, 2001**, between the hours of seven o'clock in the forenoon and eight o'clock in the evening, to cast their votes on the following question:

BALLOT QUESTION NO. 1

Shall the town of Sudbury be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for its apportioned share of the bond issued by the Lincoln-Sudbury Regional School District in order to finance additional costs of constructing and equipping a new District High School, which may incorporate a portion of the existing District High School, including the financing of all other costs incidental and related thereto?

YES _____ NO _____

SUMMARY:

At the October 29, 2001 Special Town Meeting, the Town will be asked to approve additional debt, in the amount of \$3,900,000, to supplement funds previously authorized by the towns of Lincoln and Sudbury for constructing and equipping a new Lincoln-Sudbury Regional High School building, contingent upon passage of this ballot question which seeks to exclude the principal and interest of this additional funding from the Proposition 2 1/2 levy limit. These additional funds are being requested to accommodate new, higher student population projections.

There are three tax impact scenarios to be considered:

As of November 2000. In November, the Town approved Sudbury's portion of the bonding for a new regional high school costing \$70,000,000. Of this amount, \$64,000,000 was eligible for reimbursement from the State at the rate of 62%. The tax impact of this project for Sudbury was estimated to be \$581.51 in the highest year, averaging \$276.64 annually over 26 years (a 20-year bonding period plus 6 years of short-term borrowing) on a residential property assessed at \$360,000. The average tax impact over 26 years per \$1000 value was estimated to be \$0.77.

If this additional debt is approved. If approved, the total project costs will become \$73,900,000. Of this amount, \$72,000,000 will be eligible for reimbursement from the State at the rate of 62%. The tax impact of this project for Sudbury is estimated to be \$472.87 in the highest year, averaging \$212.18 annually over 26 years (a 20-year bonding period plus 6 years of short-term borrowing) on a residential property assessed at \$360,000. The average tax impact over 26 years per \$1000 value is estimated to be \$0.57.

If this additional debt is not approved. If approval is not voted, the total project costs will remain at \$70,000,000 as originally voted in November 2000. However, of this amount all \$70,000,000 is eligible

for reimbursement from the State at the rate of 62%. The tax impact of this project for Sudbury is estimated to be \$437.18 in the highest year, averaging \$192.84 annually over 26 years (a 20-year bonding period plus 6 years of short-term borrowing) on a residential property assessed at \$360,000. The average tax impact over 26 years per \$1000 value is estimated to be \$0.52.

Subject to appropriation (approval of the debt) by town meeting, voting "yes" on this question will authorize the Town to fund increased expenditure for the Lincoln-Sudbury Regional High School construction project outside of the Town's levy limit; a "no" vote will mean the project cannot be changed as proposed and its cost cannot exceed \$70,000,000.

ARGUMENT FOR PASSAGE:

The supplemental request for the new Lincoln-Sudbury High School will result in no new taxes. After last fall's Town Meetings at which the Towns of Sudbury and Lincoln authorized a total of \$70,000,000 for the new high school, new population data from Sudbury and new October 2000 "student survival ratio" data from Lincoln-Sudbury led school demographers to conclude that 10 years out Lincoln-Sudbury would have 1850 students, 150 more than had been previously predicted. Therefore, the proposed plans for the new school had to be expanded, increasing the total project cost to \$73,900,000. But, because we now have more students, our state aid will increase by at least \$3,900,000. Therefore, the entire increase in the project cost will be more than covered by the increase in state aid. As a result, the supplemental authorization of \$3,900,000 will not increase taxes in Sudbury and Lincoln for this project and yet allow us to provide the same quality education to a larger student population.

ARGUMENT IN OPPOSITION:

It is true that increasing the expenditure as proposed will mean the tax impact will still be less than estimated when this project was approved in November 2000 because of new State reimbursement calculations. However, using CURRENT, present-day calculations, keeping the cost of the Lincoln-Sudbury Regional High School building project at \$70,000,000 would reduce the estimated taxes during the borrowing period for Sudbury residents by an average of \$19.34 annually for a \$360,000 assessed home or \$0.05/\$1000 of assessed valuation, when compared to a \$73,900,000 building cost.

We should save our tax dollars to put toward other needs, such as municipal offices, athletic facilities, conservation land, or traffic safety improvements. The tax burden is too great and should be minimized wherever possible.

And you are required to serve this Warrant by posting an attested copy thereof at the Town Hall and such other places as the Selectmen deem appropriate, but not less than three in each precinct, and not less than a total of twelve in the Town, at least fourteen days before the time appointed for said election.

Hereof fail not and make due return by your doing thereon to the Town Clerk, at or before the time of election aforesaid.

Given under our hands this twenty-seventh day of September, two thousand and one.

SELECTMEN OF SUDBURY:

John C. Drobinski
Lawrence W. O'Brien
Kirsten D. Roopenian

Town of Sudbury
Sudbury
Massachusetts 01776

U. S. POSTAGE
PAID
Permit No. 4
Sudbury, MA 01776

POSTAL PATRON
SUDBURY
MASSACHUSETTS 01776

NOTICE OF SPECIAL TOWN MEETING - OCTOBER 29, 2001

NOTICE OF SPECIAL TOWN ELECTION - NOVEMBER 5, 2001

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

$$f(x) = \int_0^x \frac{1}{1+t^2} dt, \quad (1)$$