

SPECIAL TOWN MEETING & ELECTION

Haynes and Nixon Elementary School Roofs

OVERVIEW: PROJECT PROCESS

The Massachusetts School Building Authority (MSBA) has approved two Sudbury Public Schools roof projects—at Haynes Elementary and Nixon Elementary—through its Accelerated Repair Program. Following MSBA approval, the Town has 90 days to secure local approval for each project’s total cost, scope, site, and schedule. This local approval occurs in two steps:

- 1. Special Town Meeting (December 1, 2025):** Voters are asked to appropriate the full project costs for both schools.
- 2. Special Town Election (December 16, 2025):** Voters decide whether to approve a temporary Proposition 2½ debt exclusion to fund the projects.

Both approvals are required for the Town to enter a Project Funding Agreement to receive an estimated 41% MSBA reimbursement. If either vote fails, the project will not advance.

WHAT’S HAPPENING

The Josiah Haynes (28 years old) and General John Nixon (33 years old) Elementary School roofs have reached the end of their useful life.

Despite consistent maintenance, both roofs are now actively leaking and must be replaced to protect classrooms, equipment, and learning spaces.

These projects represent responsible, long-term investments in Sudbury’s public schools and community assets.

ESTIMATED PROJECT COSTS

	Josiah Haynes Elementary School	General John Nixon Elementary School
Estimated Project Cost	\$7,821,563	\$4,064,845

MSBA REIMBURSEMENT RATE * ~ **41 %**

	Josiah Haynes Elementary School	General John Nixon Elementary School
Estimated Total Facilities Grant	\$3,130,940	\$1,672,327

*Final grant amounts depend on MSBA’s audit and Project Funding Agreement

Town Savings

\$11,886,408	—	\$7,083,141	=	\$4,803,267
<small>Total Estimated Project Cost</small>		<small>Total Estimated Town Share</small>		<small>Estimated MSBA Reimbursement</small>

TIMELINE



ROOF PROJECT Q&A

Q: What are the projects, and why are the roofs being replaced?

A: The projects include a full roof replacement at Josiah Haynes Elementary School and a partial roof replacement at General John Nixon Elementary School. The Haynes roof is 28 years old and the Nixon roof is 33 years old. Both have been well maintained but are now beyond their useful life and experiencing leaks. The District conducted feasibility studies and worked closely with Town departments, the MSBA, and the community to plan responsibly for these essential projects that will maintain safe, energy-efficient learning environments.

Q: What is the MSBA Accelerated Repair Program?

A: The Massachusetts School Building Authority (MSBA) partners with cities and towns to help fund school building repairs. Through this program, Sudbury is eligible for partial reimbursement for the Haynes and Nixon roof projects.

Q: How much funding could Sudbury receive?

A: The MSBA set a Maximum Total Facilities Grant of \$1,672,327 for Nixon and \$3,130,940 for Haynes, which represents the highest potential reimbursement if additional eligible costs are confirmed after final review.

Q: What are the total project costs and estimated local impact?

A: The estimated project costs are \$7,821,563 for Haynes and \$4,064,845 for Nixon, for a combined total of about \$11.9 million. After an anticipated 41.32% MSBA reimbursement, the Town's share is estimated at \$7.3 million. For a home assessed at the Town's 2025 average value of \$1,121,972, the annual tax impact is estimated at \$60 for Haynes and \$30 for Nixon—about \$90 per year in total over a 20-year term if both projects are approved.

Q: What approvals are needed and when would work occur?

A: The Town must vote to approve project funding within 90 days of the MSBA's October 29, 2025 approval. Once local approval is certified, a Project Funding Agreement will be signed with the MSBA, allowing reimbursement to begin. Construction is expected to take place in summer 2026, minimizing disruption to students and staff.

Q: Who has been involved in the process?

A: The Superintendent, SPS Business and Human Resources Director, Town Manager, Assistant Town Manager, Combined Facilities Director, Sudbury School Committee, and other Town staff have all worked together to develop these projects and secure MSBA approval.



To Learn more:

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