

DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Capital Projects & District-Wide Ballot Vote Phase II/III – 2026

Information Sessions



"...to advance the knowledge and well being of our children and our community."

DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Agenda

- Overview of past Capital Projects
- Facilities Condition Assessment 2024 - Habeeb & Associates
- MSBA: Massachusetts School Building Authority
- What's included in the current request
- What's *not* included in the current request
- Timeline
- Debt Schedule & Tax Impact Sample
- Questions



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Overview of Past Capital Projects

2000

- Dudley Middle School and Charlton Middle School – New Construction
- Mason Road School – Renovations
- Dudley Elementary School – Renovations

2011

- Shepherd Hill – Doors and Windows

2014

- Shepherd Hill – Athletic Field Renovations

2023

- Dudley Middle School and Charlton Middle School – New Roof Construction
- All Schools – Fire Alarm Panels, Radio Communication and Cameras



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Facilities Condition Assessment 2024 - Habeeb & Associates

Dudley & Charlton approved funding for a detailed scope of facilities deficiencies and student capacity report. An estimate to remediate all identified projects within the Facilities Assessment is listed at \$164,204,140. A DCRSD Capital Plan designed to address the needs identified in the Facilities Assessment was subsequently created

Category	Scope 1	Scope 2	Scope 3	Total
Executive Summary				
1. CHARLTON ELEMENTARY SCHOOL	6,440,980	6,676,252	929,591	14,046,823
2. MASON ROAD SCHOOL	4,631,673	2,933,707	258,635	7,824,015
3. HERITAGE SCHOOL	6,636,403	44,587,655	1,186,042	52,410,100
4. DUDLEY ELEMENTARY SCHOOL	4,191,200	6,682,002	141,050	11,014,252
5. CHARTON MIDDLE SCHOOL	4,730,505	7,308,837	412,360	12,451,702
6. DUDLEY MIDDLE SCHOOL	1,460,290	6,692,431	226,460	8,379,181
7. SHEPHERD HILL REGIONAL HIGH SCHOOL	15,561,037	14,466,995	2,905,402	32,933,434
Total:	43,652,088	89,347,879	6,059,540	139,059,507
1 Total Inflated @ 5% for Scope 1, 4% for Scopes 2-3 and Compounded Annually	48,126,427	108,705,356	7,372,357	164,204,140



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Facilities Condition Assessment 2024 - Habeeb & Associates

The DCRSD Capital request of \$11,183,734 is approximately 4.76% of the current combined building value, as of 2026

	<u>DUDLEY</u>	<u>CHARLTON</u>
MASON ROAD SCHOOL	\$ 14,031,836.00	\$ -
DUDLEY ELEMENTARY SCHOOL	\$ 24,405,040.00	\$ -
DUDLEY MIDDLE SCHOOL	\$ 34,576,265.00	\$ -
SHEPHERD HILL REGIONAL HIGH SCHOOL	\$ 65,652,791.00	\$ -
CHARLTON ELEMENTARY SCHOOL	\$ -	\$ 19,566,478.00
HERITAGE SCHOOL	\$ -	\$ 27,948,346.00
CHARLTON MIDDLE SCHOOL	\$ -	\$ 47,793,603.00
TOTAL BUILDING VALUE (PER TOWN)	\$ 138,665,932.00	\$ 95,308,427.00
TOTAL COMBINED BUILDING VALUE (FY2026)	\$ 233,974,359.00	



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



MSBA: Massachusetts School Building Authority

- MSBA is an authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. MSBA provides the vast percentage of funding required for projects that fall within their scope
- Funding to address the projects identified within the Facilities Condition Assessment report are currently identified as either MSBA (Mass School Building Authority) for MSBA eligible projects, or Municipal Capital Requests for projects which are considered Non-MSBA eligible
- DCRSD submitted in April 2026, Statements of Interest for both Heritage School and Shepherd Hill Regional High School, with Heritage School being voted as the priority by School Committee
- DCRSD has submitted applications to MSBA in years past. However, DCRSD has not yet partnered with MSBA



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's included in the current request for Capital?

Priority categories to ensure the safety of DCRSD students and faculty, as well as the viability of our schools.

- Building Site Safety
- Exterior Envelope & Weatherization Measures
- Interior Health & Safety
- Mechanical Systems
- Information Technology Infrastructure



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's included in the current request for Capital?

	CHARLTON PROJECTS	DUDLEY PROJECTS	TOTAL COSTS
<u>BUILDING SITE, ENVELOPE & INTERIOR</u>			
Building Site Safety	\$ 3,515,395	\$ 2,856,633	\$ 6,372,028
Exterior Envelope & Weatherization	\$ 488,610	\$ 587,250	\$ 1,075,860
Interior Health & Safety	\$ 131,000	\$ 142,100	\$ 273,100
<i>SUBTOTAL: BUILDING SITE, ENVELOPE & INTERIOR</i>	<i>\$ 4,135,005</i>	<i>\$ 3,585,983</i>	<i>\$ 7,720,988</i>
<u>MECHANICAL & ELECTRICAL SYSTEMS</u>			
Mechanical Systems	\$ 777,200	\$ 349,450	\$ 1,126,650
I/T Infrastructure	\$ 1,252,946	\$ 1,083,150	\$ 2,336,096
<i>SUBTOTAL: MECHANICAL & ELECTRICAL SYSTEMS</i>	<i>\$ 2,030,146</i>	<i>\$ 1,432,600</i>	<i>\$ 3,462,746</i>
TOTAL CAPITAL PROJECTS	\$ 6,165,151	\$ 5,018,583	\$ 11,183,734



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

***MSBA eligible projects are not part of the DCRSD Capital Request and ballot vote.
DCRSD is exploring MSBA funding for MSBA eligible projects*

Project Name <u>MASON ROAD</u>	PROJECTED COSTS
2.1 Membrane PVC Roof System	\$3,295,500
2.4 Window Glazing	\$32,500
4.1 Hot Water Boilers	\$1,040,000
4.3 Circulating Pumps	\$59,865
4.6 Building Management System	\$467,415
4.8 Replace missing boiler section	\$25,000
5.3 Security System	\$303,820
5.4 Paging/Timeclock System	\$233,708
3.9 Sinks	\$83,980
4.4 Hot Water Distribution Piping	\$233,708
4.5 Classroom Sinks	\$31,200
TOTAL PROJECT COSTS	\$5,806,696



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>DUDLEY ELEMENTARY</u>	PROJECTED COSTS
2.1 PVC Roofs	\$4,157,400
2.7 Exterior Egress Doors	\$25,000
4.2 Variable Frequency Drives (VFDs)	\$91,000
4.4 Building Management System	\$1,124,435
4.7 Boilers	\$1,040,000
5.3 Paging/Timeclock System	\$562,218
5.4 Security System	\$730,883
2.2 Brick Masonry Mortar Joints	\$35,100
2.3 Damaged Brick Walls	\$52,000
2.4 Staining, Efflorescence and Moss	\$195,000
2.5 Deteriorating Steel Lintels	\$32,500
2.6 Rust Steel Lintels	\$91,650
3.7 Classroom Sinks	\$118,560
TOTAL PROJECT COSTS	\$8,255,746



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>DUDLEY MIDDLE SCHOOL</u>	PROJECTED COSTS
4.1 Exhaust Fans	\$112,125
4.2 Boilers	\$1,040,000
4.3 Circulating Pumps	\$139,685
4.7 ACCU-4: Air Cooled Condensing Unit	\$39,000
4.9 Building Management System	\$1,288,534
4.14 Chiller & Circulating Pumps	\$275,000
5.2 Security System	\$837,548
5.3 Paging/Timeclock System	\$644,267
Chiller Unit	\$250,000
2.2 Exterior Egress Doors	\$80,000
2.1 Staining, Efflorescence and Moss	\$499,200
2.6 Masonry Joints Sealant	\$83,850
2.7 Water Infiltration at Masonry Wall	\$222,950
3.8 Sinks in Staff rooms and classrooms not ADA compliant	\$182,780
5.6 Transfer Switch	\$37,500
Water Tower Repair	\$85,000
TOTAL PROJECT COSTS	\$5,817,439



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>CHARLTON ELEMENTARY</u>	PROJECTED COSTS	PROJECT NAME <u>CHARLTON ELEMENTARY</u>	PROJECTED COSTS
5.6 Paging/Timeclock System	\$352,950	4.18 Circulation & Fuel Pump & isolation valve repairs	\$15,000
5.7 Security System	\$485,835	2.3 Damaged Masonry Walls	\$158,600
2.1 EPDM Roofs	\$2,611,050	2.4 Masonry Mortar Joints	\$585,000
2.2 Metal Roof System	\$84,500	2.5 Masonry Joint Sealant	\$13,650
2.8 Exterior Egress Doors	\$25,000	2.6 Staining and Efflorescence	\$370,500
4.2 Exhaust Fans	\$35,880	2.7 Seal Masonry Walls	\$475,800
4.4 Boilers	\$650,000	3.11 Sinks in Staff & Classrooms for ADA Compliance	\$123,500
4.6 Circulator Pumps	\$45,310	4.1 Fire Sprinkler System	\$564,720
4.7 Building Management System	\$705,900	4.5 Heating System Distribution Piping	\$352,950
4.8 Unit Ventilators	\$239,525	4.11 Domestic Water Distribution Piping	\$352,950
4.9 Cooling Systems	\$31,200	4.12 Sanitary Drain Piping	\$1,411,800
4.10 Domestic Water Heater	\$30,000	5.1 Electric Distribution	\$347,065
4.13 Plumbing Fixtures	\$131,950	TOTAL PROJECT COSTS	\$10,200,635



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>HERITAGE SCHOOL</u>	PROJECTED COSTS	PROJECT NAME <u>HERITAGE SCHOOL</u>	PROJECTED COSTS
2.3 Snow Guards	\$162,503	2.1 Membrane EPDM Roof System	\$929,500
2.4 Skylight	\$6,500	2.2 Standing Seam Metal Roof System	\$3,126,500
2.6 Exterior Egress Doors and Sidelights	\$83,200	4.8 Mechanical Room Tank	\$32,500
4.2 Exhaust Fans	\$26,910	2.5 Deteriorating CMU Veneer Walls	\$39,650,000
4.3 Boilers	\$1,040,000	2.10 Masonry Joints Sealants	\$29,250
4.4 Circulator Pumps	\$79,820	2.11 Accessible Concrete Ramp	\$93,600
4.5 Cooling Tower	\$325,000	2.12 Exterior Stairs	\$26,000
4.6 Heat Pumps	\$609,700	3.11 Sinks in Staff & Classrooms for ADA Compliance	\$133,380
4.18 Circulation & Fuel Pump & isolation valve repairs	\$15,000	3.12 Interior Doors into stairwells	\$7,800
5.3 Paging/Timeclock System	\$564,070	4.1 Fire Sprinkler System	\$902,512
5.4 Security System	\$733,291	5.2 Fire Alarm System	\$155,123
		TOTAL PROJECT COSTS	\$48,732,159



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>CHARLTON MIDDLE SCHOOL</u>	PROJECTED COSTS
4.4 Boilers	\$1,560,000
4.5 Chiller & Circulating Pumps	\$275,000
4.6 ACCU-1	\$19,500
4.7 ACCU-2	\$20,800
4.8 ACCU-3	\$8,450
4.9 ACCU-4	\$39,000
4.10 ACCU-5	\$32,500
4.11 Building Management System	\$2,654,639
4.14 Circulation & Fuel Pump & isolation valve repairs	\$15,000
2.2 Exterior Egress Doors	\$21,450
4.1 Exhaust Fans	\$134,550
5.2 Security System	\$1,725,320
5.3 Paging/Timeclock System	\$1,327,320
2.6 Masonry Joints Sealants	\$120,900
2.7 Water Infiltration at Masonry Wall	\$118,560
3.8 Interior Casework and Sinks	\$286,520
4.12 Fire Pump	\$65,000
4.13 Fire Protection Storage Tank	\$97,500
TOTAL PROJECT COSTS	\$8,522,009



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



What's *not* included in the current request for Capital?

PROJECT NAME <u>SHEPHERD HILL</u>	PROJECTED COSTS	PROJECT NAME <u>SHEPHERD HILL</u>	PROJECTED COSTS
2.6 Exterior Egress Doors	\$42,900	2.1 Modified Bitumen Roofing	\$10,140,000
2.8 Window Balancing System	\$32,500	2.2 Staining and Efflorescence	\$604,500
2.9 Window Glazing	\$32,500	2.3 Damaged Brick Veneer	\$26,000
2.10 Window and Door Perimeter Sealants	\$73,125	2.4 Damaged Masonry Mortar Joints	\$23,400
2.12 Water Infiltration at Unit Ventilation	\$31,200	2.5 Deteriorating Steel Lintels	\$31,850
4.2 Boilers	\$1,040,000	2.11 Masonry Joints Sealant	\$19,500
4.3 Circulation Pumps	\$59,865	3.7 Non-ADA single occupant restrooms.	\$97,500
4.4 Piping	\$1,204,307	3.11 Sinks in Staff & Classrooms for ADA Compliance	\$98,800
4.5 Unit Ventilators	\$816,563	4.1 Fire Sprinkler System	\$1,926,892
4.6 Exhaust Fans	\$107,640	4.9 Nurse Office Toilets	\$52,000
4.7 Building Management System	\$2,408,614	4.10 Toilet Rooms	\$364,000
4.14 Circulation & Fuel Pump & isolation valve repairs	\$35,000	4.12 Lab Sinks	\$9,750
5.4 Security System	\$1,565,600	5.1 Switchgear	\$1,294,307
5.5 Paging/Timeclock System	\$1,204,307	5.2 Electric Distribution	\$843,015
5.7 Fire Alarm	\$130,000	5.8 Standby Power	\$60,000
		TOTAL PROJECT COST	\$24,375,635



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Timeline

- July 2026: School Committee authorizes debt and district-wide election
- September 2026: District-Wide Election: information sessions
- September 2026: District-Wide Election: bond authorization hypothetically passes
- July 2027: Issuance of bond anticipation notes (BAN)-issues temporary financing to begin projects **(GROUNDBREAKING)**
- July 2028: Issuance of general obligation bonds-issues permanent financing to complete identified projects
- August-November 2028: First interest on bonds
- May 2029: First principal of bonds
- May 2043: Last payment on bonds



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Debt Schedule & Tax Impact Sample - Charlton

Fiscal Year	Proposed Capital Projects		Interest	Grand Total	Tax Rate	Average SF House
	Principal					
2028						
2029	\$ 198,381	\$	179,733	\$ 378,114	\$ 0.10	\$ 49
2030	\$ 340,988	\$	308,972	\$ 649,960	\$ 0.17	\$ 85
2031	\$ 710,000	\$	185,825	\$ 895,825	\$ 0.24	\$ 117
2032	\$ 710,000	\$	162,980	\$ 872,980	\$ 0.23	\$ 114
2033	\$ 705,000	\$	140,204	\$ 845,204	\$ 0.23	\$ 110
2034	\$ 505,000	\$	120,178	\$ 625,178	\$ 0.17	\$ 81
2035	\$ 500,000	\$	103,000	\$ 603,000	\$ 0.16	\$ 79
2036	\$ 495,000	\$	85,985	\$ 580,985	\$ 0.15	\$ 76
2037	\$ 490,000	\$	69,135	\$ 559,135	\$ 0.15	\$ 73
2038	\$ 310,000	\$	52,460	\$ 362,460	\$ 0.10	\$ 47
2039	\$ 305,000	\$	41,635	\$ 346,635	\$ 0.09	\$ 45
2040	\$ 295,000	\$	30,975	\$ 325,975	\$ 0.09	\$ 42
2041	\$ 295,000	\$	20,650	\$ 315,650	\$ 0.08	\$ 41
2042	\$ 295,000	\$	10,325	\$ 305,325	\$ 0.08	\$ 40
2043	\$ -	\$	-	\$ -	\$ -	
Total	\$ 6,154,369	\$	1,512,056	\$ 7,666,425		



DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT



Debt Schedule & Tax Impact Sample - Dudley

Fiscal Year	Proposed Capital Projects		Interest	Grand Total	Tax Rate	Average SF House
	Principal					
2028						
2029	\$ 197,322	\$	146,624	\$ 343,946	\$ 0.19	\$ 84
2030	\$ 289,201	\$	249,895	\$ 539,096	\$ 0.29	\$ 132
2031	\$ 590,000	\$	148,895	\$ 738,895	\$ 0.40	\$ 181
2032	\$ 585,000	\$	130,151	\$ 715,151	\$ 0.39	\$ 175
2033	\$ 585,000	\$	111,476	\$ 696,476	\$ 0.38	\$ 170
2034	\$ 385,000	\$	95,483	\$ 480,483	\$ 0.26	\$ 117
2035	\$ 380,000	\$	82,335	\$ 462,335	\$ 0.25	\$ 113
2036	\$ 380,000	\$	69,350	\$ 449,350	\$ 0.24	\$ 110
2037	\$ 380,000	\$	56,365	\$ 436,365	\$ 0.24	\$ 107
2038	\$ 260,000	\$	43,380	\$ 303,380	\$ 0.16	\$ 74
2039	\$ 245,000	\$	34,300	\$ 279,300	\$ 0.15	\$ 68
2040	\$ 245,000	\$	25,725	\$ 270,725	\$ 0.15	\$ 66
2041	\$ 245,000	\$	17,150	\$ 262,150	\$ 0.14	\$ 64
2042	\$ 245,000	\$	8,575	\$ 253,575	\$ 0.14	\$ 62
2043	\$ -	\$	-	\$ -	\$ -	
Total	\$ 5,011,523	\$	1,219,705	\$ 6,231,228		





QUESTIONS?

