

Dexter Park Replacement – Construction Project Costs

\$57,697,704 - Total Project Cost

\$45,730,728 – Construction Cost

\$34,620,720 – MSBA contribution (75% of construction cost)

\$23,076,984 – Town Share

\$-15,537,100 – Future Capital Cost Avoided (see table below)

\$7,539,884 – Actual Town Expenditure

Future cost Avoided	Year	Value in 2021	Value in Future 3% esc. Per Yr	Notes
Dexter Structural Upgrades	2021	\$ 3,500,000	\$ 3,500,000	Current issue - estimates in progress
Replace Dexter portable classrooms	2022	\$ 2,750,000	\$ 2,832,500	Replace with permanent structure
Dexter hazardous material removal	2024	\$ 250,000	\$ 272,500	Deteriorating, must be done
Dexter heating/power upgrades	2024	\$ 3,200,000	\$ 3,488,000	
Fisher Hill Roof Replacement	2025	\$ 850,000	\$ 952,000	
Fisher Hill - Update HVAC system	2027	\$ 1,510,000	\$ 1,827,100	
Fisher Hill Window/Door Replacement	2030	\$ 1,350,000	\$ 1,755,000	
Fisher Hill Power / Lighting upgrades	2030	\$ 475,000	\$ 617,500	
Fisher Hill kitchen upgrades	2032	\$ 225,000	\$ 292,500	
Total		14,110,000	15,537,100	

Note: Most of this cost would not be MSBA reimbursable

Note: Soft Costs (Architect & Engineering) not included in above. Usually 20% of construction costs

First Year Impact of a Proposition 2 1/2 Debt Exclusion (estimated) - Average Home Value - \$153,500

Total Amount of Borrowing	Bond Rate	Term in Years	1st Yr. Pmt	Tax Rate	Avg Res Incr.	Per Month
23,076,984	2.50%	30	788,464	1.50	\$231.00	\$19.25