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 Cost Year Value in 2021 Value in Future Notes 3% esc. Per Yr
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

<table>
<thead>
<tr>
<th>Total Amount of Borrowing</th>
<th>Bond Rate</th>
<th>Term in Years</th>
<th>1st Yr. Pmt</th>
<th>Tax Rate</th>
<th>Avg Res Incr.</th>
<th>Per Month</th>
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</thead>
<tbody>
<tr>
<td>23,076,984</td>
<td>2.50%</td>
<td>30</td>
<td>788,464</td>
<td>1.50</td>
<td>$231.00</td>
<td>$19.25</td>
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