

# Adjustments in Proposed New Minnechaug Costs \*

While studying the 2004 Feasibility Study for a new Minnechaug, an error was discovered. That error was the calculation of reimbursable state building costs that included the new swimming pool and the Superintendents District Offices. These costs are borne solely by the town without State participation.

These costs, based on scaled per foot cost, total \$6,724,000. Again, the State does not participate in these costs.

The result was an increase for the Wilbraham bondable amount by approximately \$2,700,000 and an increase in Hampden bondable amount by approximately \$,900,000.

Note that the original cost of \$63 million has been changed to \$74 million to adjust for inflation by the School Committee. Calculations for 20 year bonding used as per reports of remarks made by SC.

The increase per average household is shown as follows:

	<u>Old</u>	<u>New</u>
Wilbraham	\$ 474	\$ 527
Hampden	\$ 466	\$ 518

\*Calculations attached

2-14-2006

Prepared by Concerned Citizens of Wilbraham

## Pool & District Offices Costs

### Un-reimbursed new construction costs

#### Source:

Dore & Whittier representative MRHS Feasibility Study  
Newburyport, Massachusetts  
978-499-2999

All calculations based on scaled drawings from 2004 Feasability Study

#### Pool & Locker Room Building

80 ft X 170 ft = 13600sq ft @ \$235 /sq ft \$3,196,000

#### Pool & Apron Construction Only

80 ft X 100 ft = 8000 sq ft @ \$300 / sq ft \* \$2,400,000

#### HWRSD Offices

60 ft X 80 ft= 4800sq ft @ \$235/sq ft \$1,128,000

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Total Un-reimbursable Costs \$6,724,000

Wilbraham's Share (75%) \$5,043,000

Hampden's Share (25%) \$1,681,000

\* Pool per square construction costs derived from actual pool costs incurred by Palmer High School for their 6 lane pool.

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# Recalculation of Town's Share for Minnechaug Project

## Before

As Shown in 2004 Feasibility Study Figures with HWRHS Adjustments  
Ave. Yr. Tax

Wilbraham cost share after State contribution	\$24,975,000	\$ 474
Hampden cost share after State contribution	\$ 8,325,000	\$ 466
Estimated State contribution @ 55%	\$40,700,000	
Total	\$74,000,000	

## After corrections

Ave. Yr. Tax

Wilbraham costs including pool and district	\$ 27,748,650	\$ 527
Hampden costs including pool and district	\$ 9,249,550	\$ 518
Estimated State Contribution	\$ 37,001,800	
Total	\$ 74,000,000	

Cost Adjusted reapportionment without Pool & District arithmetic

Total Building costs	\$74,000,000
Less pool building costs (13,600sq ft X \$235 per sq ft)	\$ 3,196,000
Less actual pool & apron costs (8,000sq ft X 300 per sq ft)	\$ 2,400,000

Less HWRSD District Office (4,800  
sq ft X \$235 per sq ft) \$ 1,128,000

Sub-total	\$ 67,276,000
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Wilbraham cost share after State contribution (est @ 45%)	\$ 22,705,650
Hampden cost share after State contribution (est @ 45%)	\$ 7,568,550
Estimated State contribution (est @55%)	\$ 37,001,800
	\$ 67,276,000