

PLAN "B"

"Sensible Renovation" of Minnechaug
Average Wilbraham Household Costs Without State participation

Description of Seriously Needed Replacement	Estimated 2005 Cost of Replacement by HWRSC Bus. Mgr.	Adjusted for Inflation at 50 %	Total Cost of Replacement blue + yellow	20 Year TRADITIONAL BONDING @ 4.445%			20 Yr Level Bonding at 4.445%	
				Wilbraham's Share for Bonding	Annual Year 1	Annual Year 10		Annual Year20
Replace Roof (55%)	\$ 1,176,000	\$ 588,000	\$ 1,764,000	\$ 1,323,000	\$ 25.00	\$19.18	\$13.23	\$ 18.85
Replace All Windows	\$ 2,550,000	\$ 1,275,000	\$ 3,825,000	\$ 2,868,750	\$ 54.22	\$41.60	\$28.69	\$ 40.88
All Heating & Ventilation	\$ 1,715,000	\$ 857,500	\$ 2,572,500	\$ 1,929,375	\$ 36.47	\$27.98	\$19.29	\$ 27.49
Remove All Asbestos	\$ 445,000	\$ 222,500	\$ 667,500	\$ 500,625	\$ 9.46	\$ 7.26	\$ 5.01	\$ 7.13
Replace 6" Hot Water Line	\$ 200,000	\$ 100,000	\$ 300,000	\$ 225,000	\$ 4.25	\$ 3.26	\$ 2.25	\$ 3.21
TOTAL COSTS	\$ 6,086,000	\$ 3,043,000	\$ 9,129,000	\$ 6,846,750	\$129.40	\$99.28	\$68.47	\$ 97.57

1. The building codes would not trigger automatic upgrades with the replacement of the roof, windows or HVAC
2. If the State participates, it is estimated they would contribute 50% and the Bonding would be halved
3. This Plan "B" approach would significantly reduce the tax burden to both Hampden & Wilbraham
4. It is felt that these renovations, with careful planning, could be done during the Summer break without interrupting schooling
5. The cost to Hampden per household would be slightly less than to a Wilbraham household

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