



Massachusetts School Building Authority

Deborah B. Goldberg
Chair, State Treasurer

James A. MacDonald
Chief Executive Officer

Mary L. Pichetti
Executive Director / Deputy CEO

April 24, 2024

Mr. Thomas J. Calter
Stoughton Town Manager
Stoughton Town Hall
10 Pearl Street, Third Floor
Stoughton, MA 02072

Re: Town of Stoughton, South Elementary School

Dear Manager Calter:

I am pleased to report that the Board of the Massachusetts School Building Authority (the “MSBA”) has voted to approve the South Elementary School Project in the Town of Stoughton (the “Town”) to consolidate the student population of the existing South Elementary School and the Richard L. Wilkins Elementary School and construct a new facility serving grades K-5 on an alternative site referred to as the “Line Lumber” site (the “Proposed Project”).

Please note, the Town’s Proposed Project is subject to the review of (1) the Massachusetts Environmental Policy Act Office review (“MEPA review”), Notice of Intent (“NOI”) to the Stoughton Conservation Commission regarding the bridge, site access, utilities through wetlands and the remaining site, and (3) an ecological study to the Massachusetts Wildlife’s Natural Heritage and Endangered Species (“NHESP”). Therefore, the MSBA’s Board authorization to enter a Project Scope and Budget Agreement and a Project Funding Agreement is conditioned upon the Town fulfilling all applicable MEPA requirements associated with MEPA review and any compliance with the Stoughton Conservation Commission and NHESP reviews.

The Board approved an Estimated Maximum Total Facilities Grant of \$47,021,470, which does not include any funds for Potentially Eligible Owner’s or Construction Contingency Expenditures. In the event that the MSBA determines that any Owner’s and/or Construction Contingency Expenditures are eligible for reimbursement, the Maximum Total Facilities Grant for the South Elementary School Project may increase to as much as \$47,930,405. The final grant amount will be determined by the MSBA based on a review and audit of all Project costs incurred by the Town, in accordance with the MSBA’s regulations, policies, and guidelines and the Project Funding Agreement. The final grant amount may be an amount less than \$47,021,470.

Pursuant to the MSBA’s regulations, the Town has 120 days after the date of the MSBA’s Board vote to acquire and certify local approval for an appropriation and all other necessary local votes or approvals showing acceptance of the cost, site, type, scope, and timeline for the South

April 24, 2024

Stoughton, South Elementary School Project Scope and Budget Authorization Board Action Letter

Elementary School Project. After receipt of the certified votes demonstrating local approval, the MSBA and the Town will execute a Project Funding Agreement, which will set forth the terms and conditions pursuant to which the Town will receive its grant from the MSBA. Once the Project Funding Agreement has been executed by both parties, the Town will be eligible to submit requests for reimbursement for the South Elementary School Project costs to the MSBA. The Project Scope and Budget Agreement signed by the Town and the MSBA will form the basis for the Project Funding Agreement.

We will be contacting you soon to discuss these next steps in more detail, but in the meantime, I wanted to share with you the Board's approval of the South Elementary School Project in the Town of Stoughton to consolidate the student population of the existing South Elementary School and the Richard L. Wilkins Elementary School and construct a new facility serving grades K-5 on an alternative site referred to as the "Line Lumber" site.

I look forward to continuing to work with you during the MSBA's grant program process. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

Sincerely,



Mary L. Pichetti
Executive Director

Cc: Legislative Delegation
Debra Roberts, Chair, Stoughton Select Board
Katherine Weiss, Chair, Stoughton School Committee
Dr. Joseph Baeta, Superintendent, Stoughton Public Schools
Timothy Bonfatti, Owner's Project Manager, Compass Project Management, LLC
Chin Lin, Owner's Project Manager, Compass Project Management, LLC
Carl Franceschi, Designer, Drummey Rosane Anderson, Inc.
File: 10.2 Letters (Region 5)

Page 2

April 24, 2024

Stoughton, South Elementary School Project Scope and Budget Authorization Board Action Letter