

**ARTICLE 9.** To see if the Town will **vote to appropriate \$5,300,000** to be expended, under the direction of Permanent Building Committee **to pay costs of the Boxford Community/Senior Center construction project, known as the “Center at 10 Elm” to be located at 10 Elm Street,** including the payment of all costs incidental or related thereto (the “Project”); and to meet this appropriation to: (1) transfer **\$550,000 from Center at 10 Elm Gift Fund;** and (2) transfer **\$604,566 from the Undesignated Community Preservation Fund Balance** and (3) authorize the Treasurer with the approval of the Select Board to **borrow (a) \$1,000,000 under and pursuant to Massachusetts General Laws Chapter 44B,** or pursuant to any other enabling authority, for the rehabilitation of historic resources, for the historic renovation of the Cummings House portion of the Project, and (b) **\$3,145,434 under and pursuant to Massachusetts General Laws Chapter 44, Section 7,** or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, and that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of the issuance of such bonds or notes, may be applied to payment of costs approved by this vote in accordance with Chapter 44, section 20 of the General Laws, thereby reducing the amount to be borrowed to pay such cost by a like amount; provided however that no funds shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts required to pay for any bonds or notes issued pursuant to this vote from the limitations of Chapter 59, Section 21C of the General Laws, also known as Proposition 2½; and to authorize the Chief Procurement Officer and the Permanent Building Committee to enter into any and all agreements and execute any and all instruments as may be necessary on behalf of the Town to effectuate the construction of said Project, and authorize the Select Board to issue, execute and record a preservation restriction on said premises or portion thereof; provided further that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount received prior to the issuance of any bonds or notes under the authority of this vote; or take any other action thereon.

Sponsored and supported by Permanent Building Committee

Community Preservation Committee recommends adoption of this article

Select Board recommends adoption of this article

Finance Committee recommends adoption of this article

Historic Districts Commission/Historical Commission recommends adoption of this article

Council on Aging recommends adoption of this article

**MOTION:** I move to appropriate \$5,300,000 to be expended, under the direction of Permanent Building Committee to pay costs of the **Boxford Community/Senior Center construction project, known as the “Center at 10 Elm” to be located at 10 Elm Street**, including the payment of all costs incidental or related thereto (the “Project”); and to meet this appropriation to: (1) transfer **\$550,000 from Center at 10 Elm Gift Fund**; and (2) transfer **\$604,566 from the Undesignated Community Preservation Fund Balance** and (3) authorize the Treasurer with the approval of the Select Board to **borrow (a) \$1,000,000 under and pursuant to Massachusetts General Laws Chapter 44B**, or pursuant to any other enabling authority, for the rehabilitation of historic resources, for the historic renovation of the Cummings House portion of the Project, and **(b) \$3,145,434 under and pursuant to Massachusetts General Laws Chapter 44, Section 7**, or pursuant to any other enabling authority; **as described in and in accordance with Article #9 of this warrant**; provided however that no funds shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts required to pay for any bonds or notes issued pursuant to this vote from the limitations of Chapter 59, Section 21C of the General Laws, also known as Proposition 2½.

# THE CENTER AT 10 ELM



A New Community/Senior  
Center in Boxford

## The Cummings House



## The Center at 10 Elm will rehabilitate the exterior to its original appearance

This Boxford Village landmark is on the National Registry of Historic Places. The Architects, Owner's Project Manager and the Permanent Building Committee have worked closely with Boxford's Historic District Commission to follow the Department of the Interior's guidelines for historic preservation.



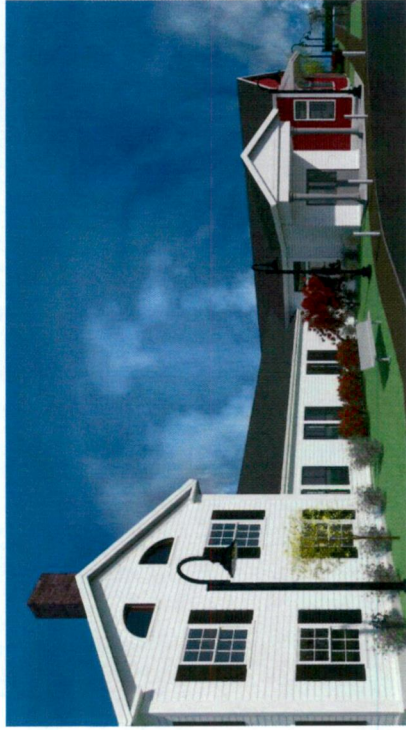
## The Cummings House



The Center at 10 Elm will:

- transform the interior for use as a lounge, small meeting room, event space, and
- provide an intimate setting for support and discussion groups

## The “Welcome Wing”



The Center at 10 Elm will:

- create a light-filled atrium; a place to meet and greet, plan and connect
- provide much-needed staff offices and storage
- add a health room for visiting medical professionals and a social worker
- supply the Center with three ADA compliant restrooms, including a companion restroom

# The “Barn”



A Community Kitchen will provide everyone with the opportunity to host events in Boxford village: fundraisers, cooking classes, community meals and parties.

The Council on Aging will be able to serve healthy food throughout the day to our seniors; fulfilling their Mission to improve the quality of life for our older adults



## The “Barn”



The Flex Space is a dynamic 2,400 sf space perfect for groups to host fundraisers, annual meetings, performances and larger gathering.

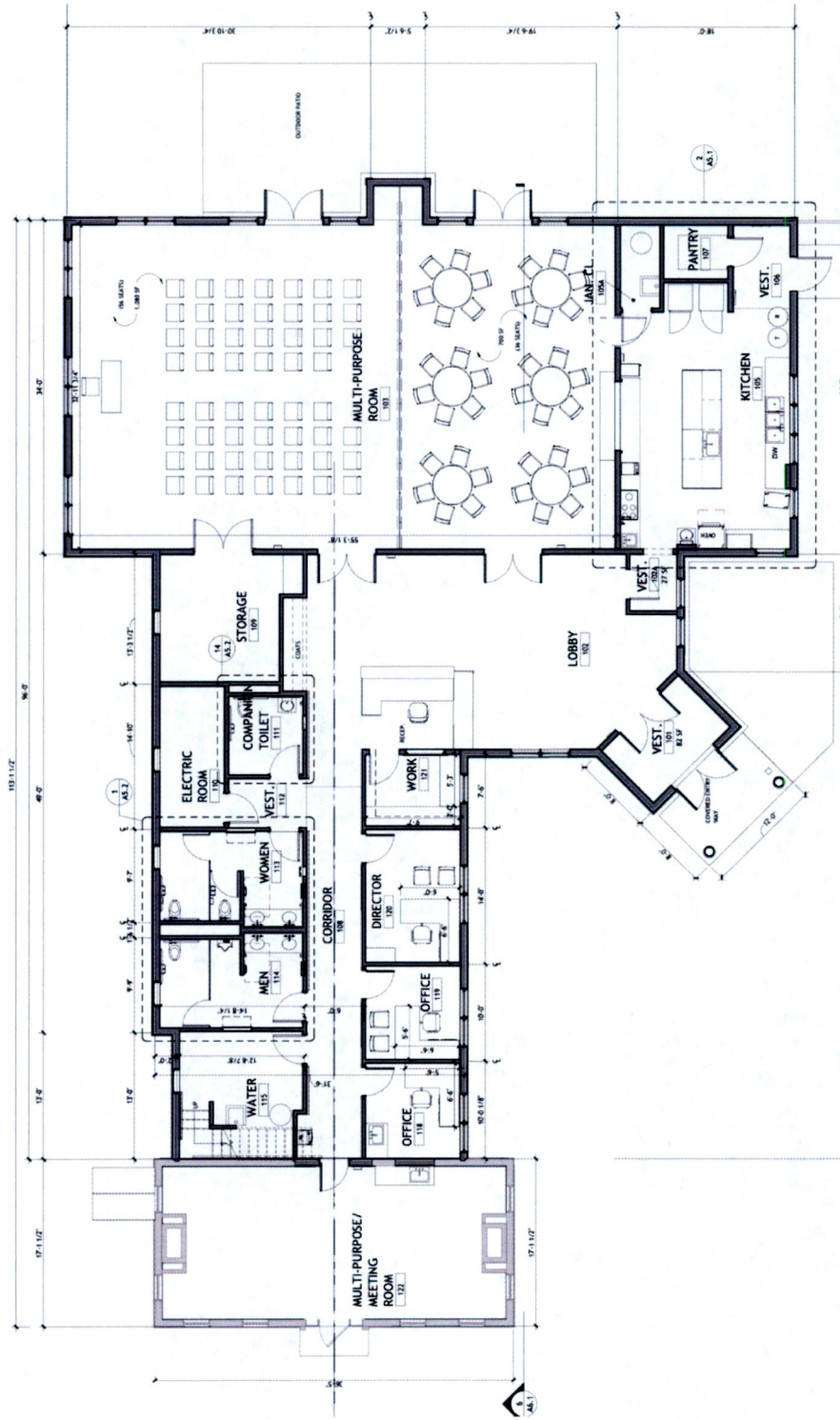


The movable dividers transform the space into two distinct rooms:

- The 1,500 sf area is perfect for fitness, exercise and wellness classes. Will provide social, civic and scout groups with a large, bright space.
- The smaller 900 sf. room is adjacent to the all new community kitchen. This space can be used for smaller meetings, meals, classes and presentations.



# The Center at 10 Elm



# Current State of Basement at 10 Elm Street



# Aerial View of the Center



# The Center at 10 Elm – A Community/Senior Center for Boxford Project Budget & Funding

Project Cost		Project Financing to date
Estimated Construction Cost Includes construction contingency of \$450K	\$4.5M	CPC Funds Fundraising \$1.6M \$550K
Soft Costs Includes owner's contingency of \$135K	\$800K	Projected estimated borrowing \$3.1M*
Estimated Project Cost -----	\$5.3M	Additional Funding – pending decisions  MCC Grant FY 22 GAA Earmarks Green Community Grant Municipal ADA Improvement Grant

Generator -Add Alt      \$130K

\*Based on estimated project cost of \$5.3M; Filed Sub Bids due June 8<sup>th</sup> and General Bids due June 17<sup>th</sup>.

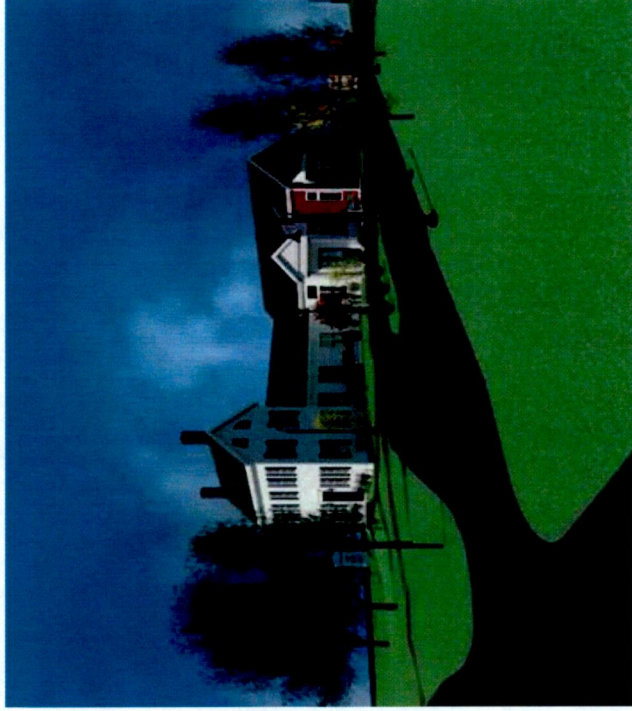
## Center at 10 Elm: Boxford Community/Senior Center Project Schedule

- Bidding Phase May 12 – June 17
- Pre-Bid Walk through May 20, 2021
- Sub-bids Due June 3, 2021
- General Bids Due June 17, 2021
- Evaluate Bids and Summarize to PBC June 24, 2021
- Annual Town Meeting Approval of Funding **June 26, 2021**
- Annual Town Election/Poll **June 29, 2021**
- Owner/Contractor Agreement Finalized July 2021
- Building Permit Issued August 2021
- Construction Start September 2021
- Construction Substantially Complete June 2022
- Occupancy Permit Issued July 2022
- Project Close Out August 2022
- 9 Month Warranty Walk-through April 2023

**ANNUAL  
TOWN  
MEETING**

**Saturday  
JUNE 26, 2021  
10 AM**

Masconomet Regional HS  
Roberts Field  
20 Endicott Road  
Boxford



**ANNUAL  
TOWN  
ELECTION**

**Tuesday  
JUNE 29, 2021**

Spofford Pond School  
31 Spofford Road  
Boxford