



Local Election

Saturday, April 5th

Make Your Vote Count!

Precincts 1 - 2 - 3 - 5 - 6
Vote at Old Middle School
151 Pauline Street

Precinct 4 Vote at
9 Golden Drive

Polls Open 7 AM - 8 PM

Questions will include:

- Building a New Fire Station
- Funding School Budget Override



Questions?
Contact the Town
Clerk's office

617 846-1852



EARLY / ABSENTEE
OFFICIAL BALLOT
SPECIAL TOWN ELECTION
WINTHROP, MASSACHUSETTS
APRIL 5, 2025

Lennie O'Neil
TOWN CLERK

INSTRUCTIONS TO VOTERS

TO VOTE, completely fill in the OVAL to the RIGHT of your choice(s) like this: ●

BUILDING A NEW FIREHOUSE LOCATION AT 151 PAULINE ST.

Question 1: Shall the Town of Winthrop be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds issued in order to pay costs of the demolition of the Old Middle School and Auditorium and for designing, engineering, constructing, equipping, and furnishing a new Fire Station, including the payment of costs incidental or related thereto?

The town council has voted to appropriate funds to demolish the Old Middle School and Auditorium and build a new Fire Station in the town. The new station will replace the two existing stations that will be deactivated upon completion of construction. The appropriated funds would authorize vendors to demolish the existing Old Middle School and Auditorium, and design, engineer, build, and furnish the new Fire Station. The funds would be borrowed by the Treasurer and approved by the Town Manager. The cost of the debt service, like a mortgage, will be added to your taxes ONLY until the debt service is paid off. Again, just like a mortgage, when the debt service is paid off, there will be no Fire Station debt service payments added to your taxes. The entire debt service payments are anticipated to begin in Fiscal Year 2028.

A **YES** vote will authorize the town to fund all the costs of building the Fire Station, anticipated not to exceed 38.5 million dollars, by issuing bonds to pay for the costs of the project and to temporarily exclude that amount of debt from the provisions of Proposition 2 1/2. This is the definition of a "Debt Exclusion". In other words, a debt exclusion is a means of funding a particular project with a temporary increase, which we anticipate 25 years, in the levy limit. The debt service is excluded from the levy limitations of Proposition 2 1/2.

A **NO** vote will not authorize the town to exclude the debt service from the levy and will be held to the limitations required by Proposition 2 1/2. The town would not be able to build the fire station or need to bring forward a new or the same ballot question seeking authorization for a debt exclusion at another future election.

YES

NO

FUNDING SCHOOL BUDGET OVERRIDE

Question 2: Shall the Town of Winthrop be allowed to assess an additional \$3,500,000 in real estate and personal property taxes for the funding of FY26 Winthrop Public School's Operational Budget (\$3,500,000) for the fiscal year beginning July 1, 2025

A **YES** vote on **Question 2** would allow Winthrop Public Schools to stabilize the FY26 Operational School Budget (\$3,500,000) at level service, maintaining school standards and preserving current staffing and class size, curriculum, technology, and general school expenses beginning July 1, 2025 and for the FY26 school year.

A **NO** vote on **Question 2** would not allow for additional funding beyond the Town's appropriation and not allow for a level service FY26 Operational School Budget and would result in reductions of staff positions, reductions of programs and course offerings and general school expenses as well as increased class sizes and student user fees for athletics and co-curricular activities beginning July 1, 2025

YES

NO

Question 3: Shall the Town of Winthrop be allowed to assess \$1,450,000 in real estate and personal property taxes for the funding of a School Stabilization Fund (\$1,450,000) for the fiscal year beginning July 1, 2025

A **YES** vote on **Question 3** would result in funding \$1,450,000 to a School Stabilization Fund, creating a fund that will support future school budgets by enabling the school committee to seek approval of the Town Council to utilize the funds during a fiscal year for the general operating expenses of the school department. A stabilization fund allows the schools to maintain a steady level of funding, address the rising cost impacts of unfunded mandates and supports the district's strategic planning and operational school district goals.

A **NO** vote on **Question 3** would not allow for \$1,450,000 to fund a School Stabilization Fund and thus not allow the school committee an option to seek approval of the Town Council to utilize the funds or a portion of the funds (\$1,450,000) during a fiscal year for the increases in the operating expenses of the school department.

YES

NO

A **YES** vote on both **Questions 2 and Question 3** would allow Winthrop Public Schools to stabilize the FY26 Operational School Budget (\$3,500,000) beginning July 1, 2025, and would also add (\$1,450,000) to a School Stabilization Fund for the purpose of ensuring financial stability and sustainability in school operational budget funding beyond FY26.



Town of WINTHROP

New Fire Station

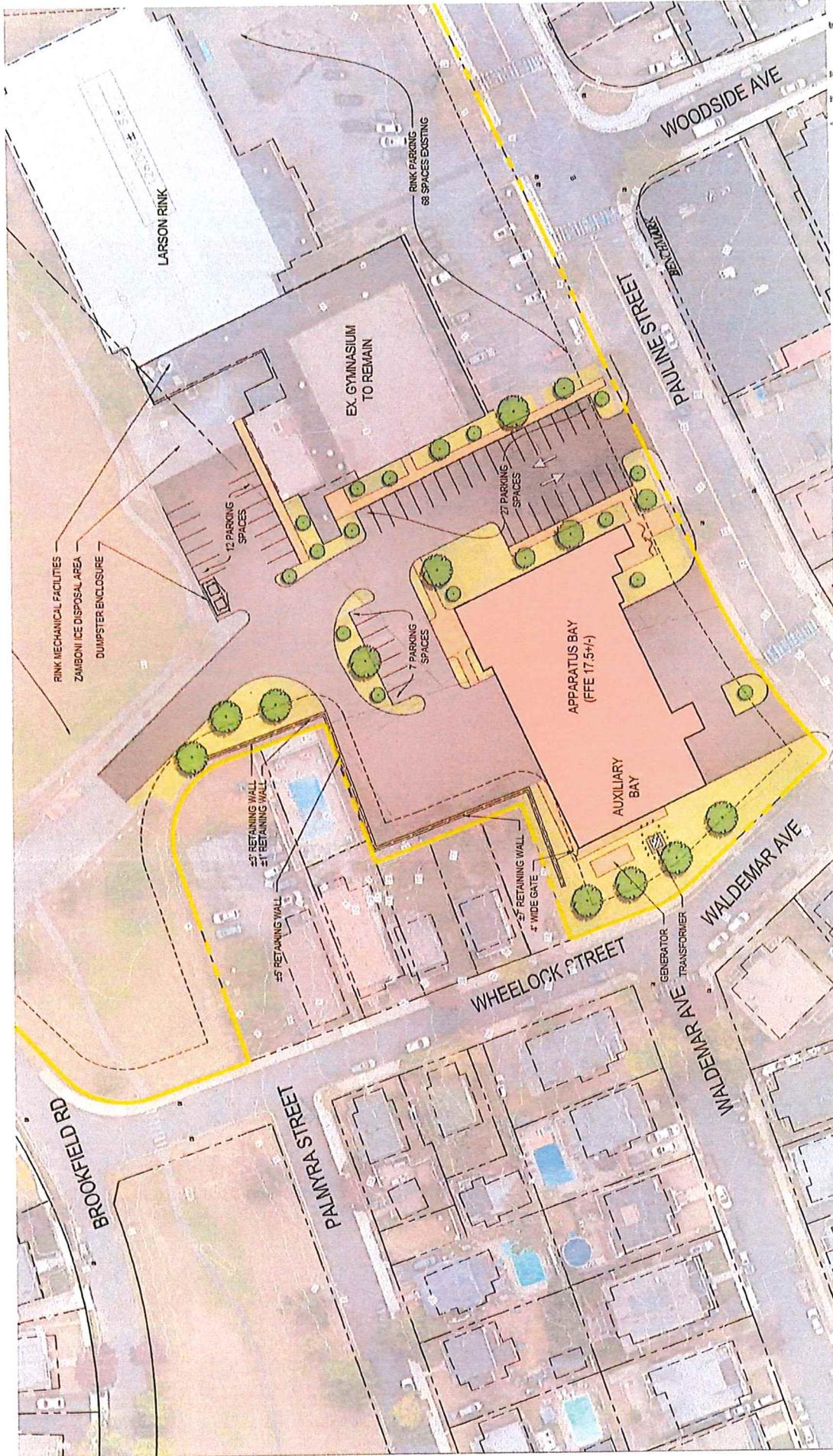
February 20, 2025

Option 2: Pauline Street

Opinion of Probable Costs ~ Concept Level

KAESTLE BOOS
associates, inc

Description	Subtotals/ Totals	Comments
1. Construction Costs		
HazMat Abatement + Demolition	\$1,827,740	Noriko
Utility Work	\$1,580,000	
Site Work	\$2,810,000	Noriko
FIRE facility	27,130 SF \$13,320,000	Interpolated
	Subtotal: \$19,537,740	
Design/Estimating Contingency @ 15%	\$2,331,000	
	Subtotal Direct Trade Costs: <u>\$21,868,740</u>	
General Conditions & Overhead @ 8.00%	\$1,749,000	Noriko
Insurance @ 1.40%	\$331,000	Noriko
Bonds @ 1.00%	\$239,000	Noriko
GC Fee (Profit) @ 3.00%	\$726,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
	Subtotal: <u>\$24,913,740</u>	
Escalation (to a 2026 Bid) @ 16.00%	\$3,986,000	Noriko
	Total Construction Cost: <u>\$28,900,000</u>	
2. Equipping Costs		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
	Total Equipping Cost: <u>\$1,900,000</u>	
3. Owner's Indirect Costs		
Land Survey	\$20,000	
Geotechnical Investigation + Assess.	\$35,000	
Design & Construction A&E fees	\$3,080,000	10% of Const.& Equip.Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,300,000	4.0% of Const.Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
	Subtotal Owner's Indirect Costs: <u>\$5,090,000</u>	
Owner's Contingency (10% of all costs)	<u>\$2,590,000</u>	
	Total Owner's Indirect Costs: <u>\$7,680,000</u>	
	Total Project Cost: <u>\$38,480,000</u>	



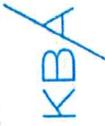
SITE PLAN

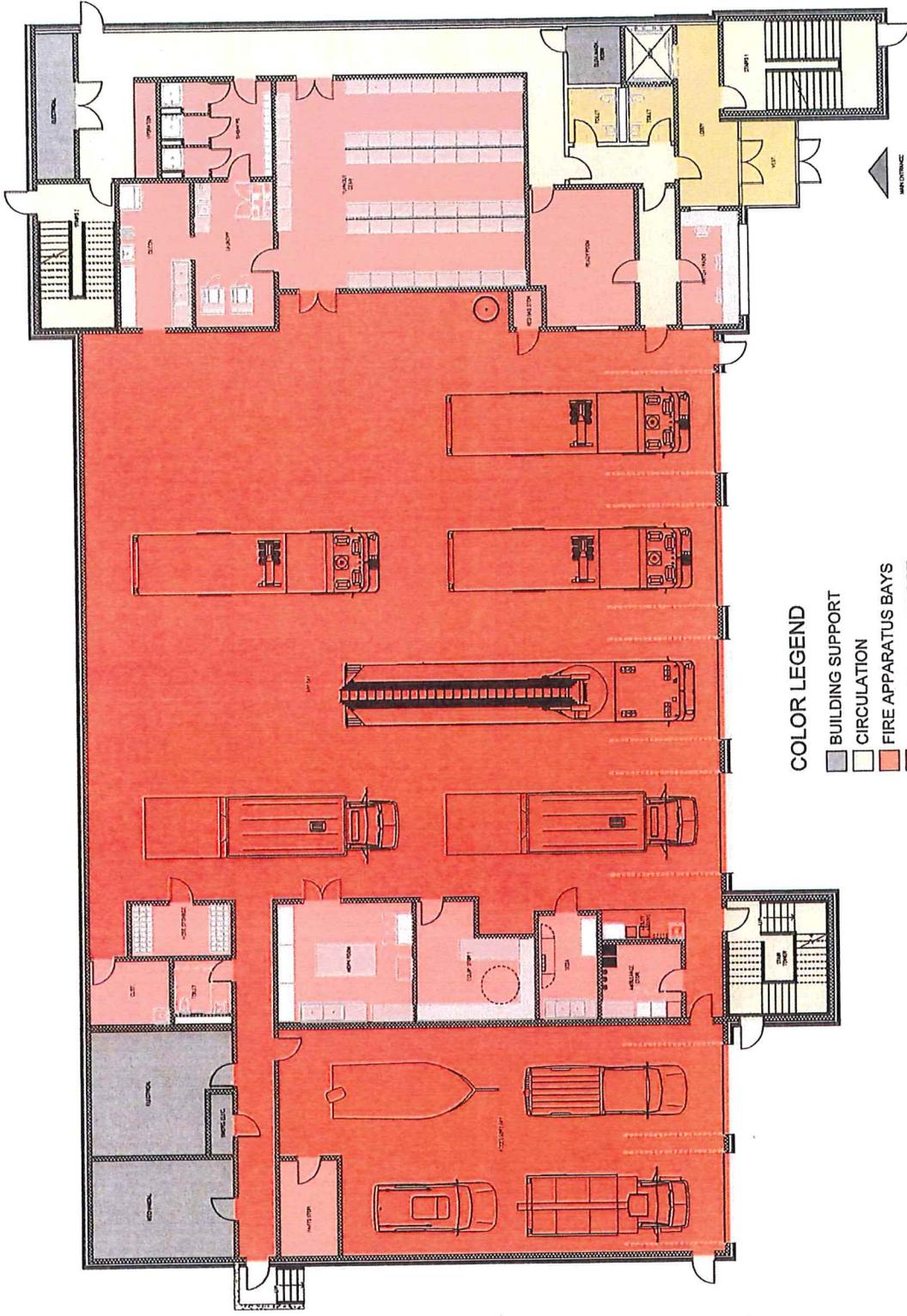
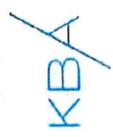
NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

03/27/2025

18016.00





COLOR LEGEND

- BUILDING SUPPORT
- CIRCULATION
- FIRE APPARATUS BAYS
- OPERATIONS SUPPORT
- PUBLIC/ SHARED



TRUE NORTH



PROJECT NORTH

MAIN LEVEL PLAN

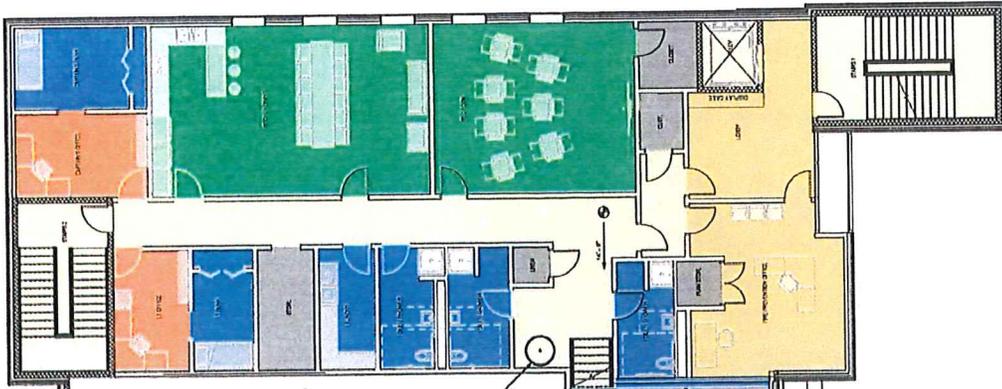
NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

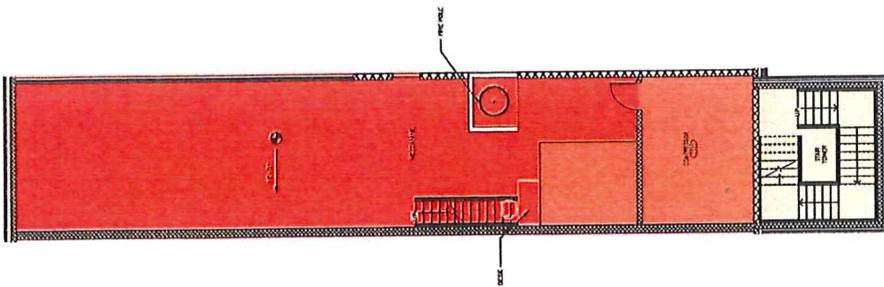
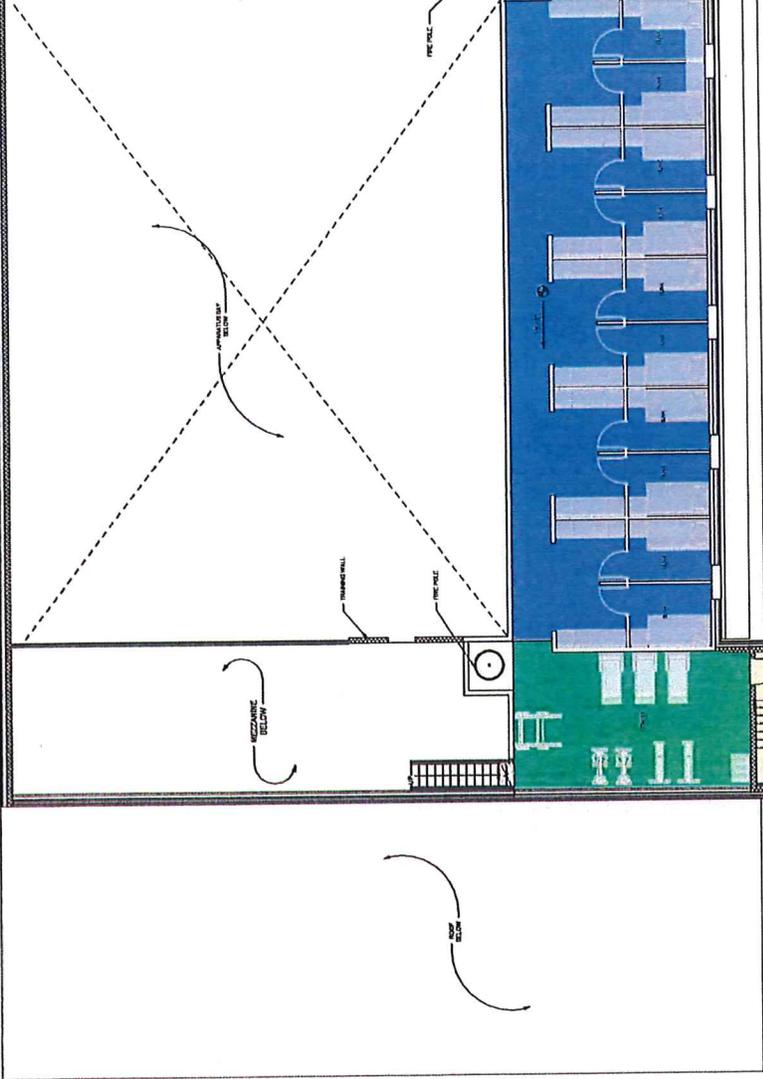
02/13/2025

18016.00

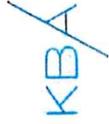




- COLOR LEGEND**
- BUILDING SUPPORT
 - BUNK ROOMS & TOILETS
 - CIRCULATION
 - FIRE COMMAND
 - PUBLIC/ SHARED
 - STAFF SUPPORT AREAS



- PROJECT NORTH
- TRUE NORTH



MEZZANINE & SECOND LEVEL PLANS

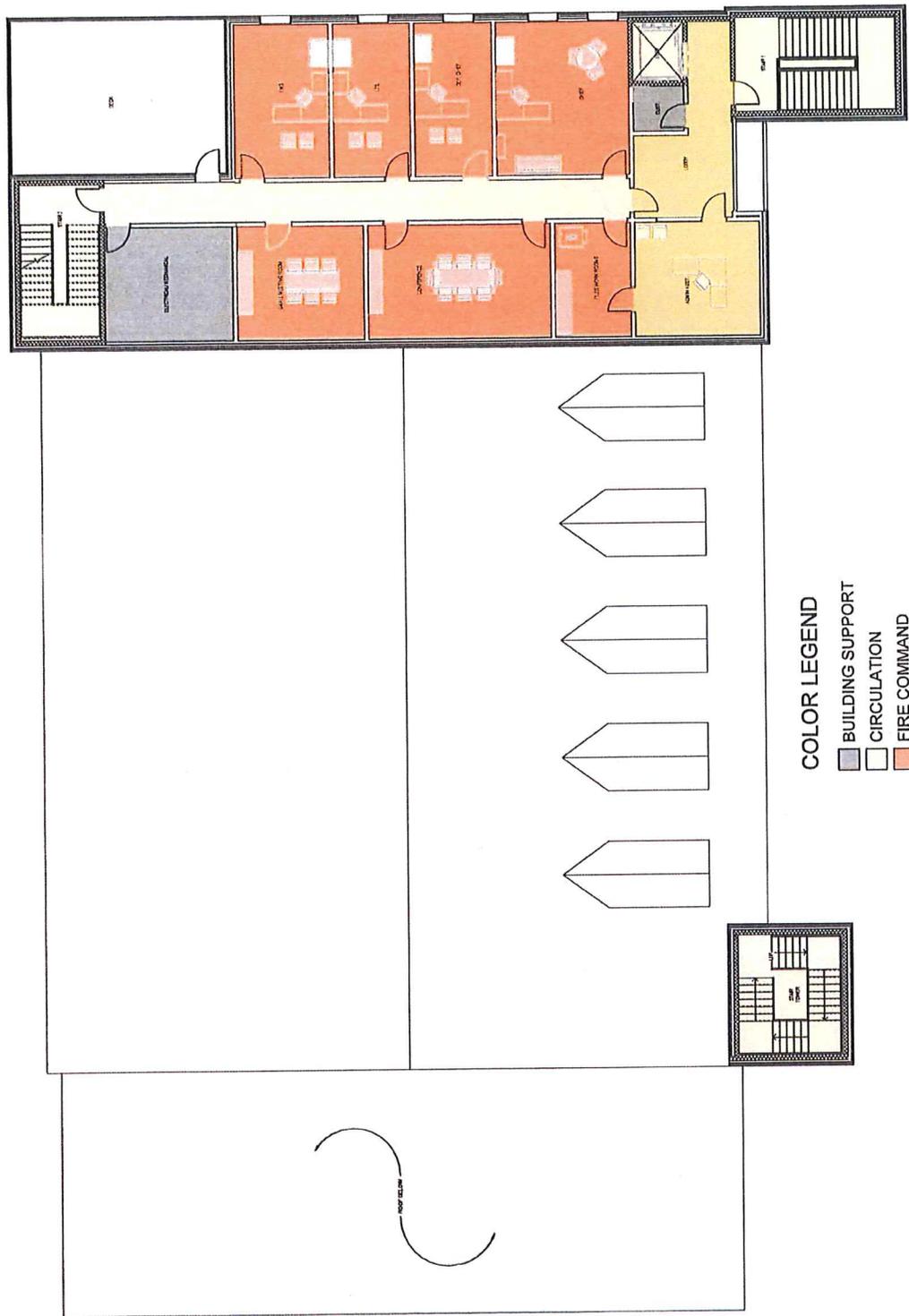
NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

02/13/2025

18016.00





- COLOR LEGEND**
- BUILDING SUPPORT
 - CIRCULATION
 - FIRE COMMAND
 - PUBLIC/ SHARED



TRUE NORTH



PROJECT NORTH

THIRD FLOOR PLAN

NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA



02/23/2025

18016.00





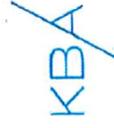
CONCEPTUAL RENDERING

NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

02/13/2025

18016.00





CONCEPTUAL RENDERING

NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

02/13/2025

18016.00

KB





CONCEPTUAL RENDERING

NEW WINTHROP FIRE STATION FORMER MIDDLE SCHOOL PAULINE STREET

FORMER MIDDLE SCHOOL PAULINE STREET WINTHROP, MA

02/12/2025

18016.00



Winthrop Fire House Building Committee
Mission Statement:
Rekindling Safety and Unity In Our Seaside Community

At the heart of the historic seaside community of Winthrop lies a renewed commitment to safety, service, and solidarity. For the first time in 120 years, we embark on a transformative journey to establish a state-of-the-art firehouse that will stand as a beacon of protection and support, symbolizing our unwavering dedication to safeguarding lives and preserving our cherished way of life.

Our mission as the Fire House Building Committee, is clear: to construct a modern firehouse that not only embodies cutting-edge technology and firefighting expertise but also serves as a hub of community engagement and resilience. Through collaboration, innovation, and inclusivity, we aim to establish a firehouse that stands as a testament to our shared values and our determination to build a safer, stronger future together. We aim to educate, enlighten and create an understanding as to why we feel that this proposal is in the best interests of Winthrop and its citizens.

Key Pillars of Our Mission:

- 1. **Safety and Excellence:** We are committed to setting new standards of safety and excellence in firefighting and emergency response. By investing in the latest equipment, training, and techniques, we will ensure our firefighters are equipped to handle any challenge, protecting lives and property with unparalleled dedication.
- 2. **Community Empowerment:** Our firehouse will not be merely a structure, but a gathering place where our community members come together to learn, collaborate, and prepare for emergencies. We will foster a culture of preparedness through educational programs, workshops, and outreach initiatives that empower each individual to be a proactive participant in their own safety.
- 3. **Heritage and Innovation:** Balancing our rich heritage with modern needs, we have designed a firehouse that pays homage to our community's history while embracing the future. Our architectural marvel will inspire pride and unity among residents, visitors, and future generations, while serving as a resilient, adaptable, and technologically advanced facility.
- 4. **Environmental Stewardship:** Embracing sustainability, we commit to minimizing our ecological footprint throughout the construction and operation of this firehouse. By incorporating eco-friendly materials, energy-efficient systems, and green practices, we will contribute to the well-being of our environment and promote a healthier future.
- 5. **Collaboration and Partnerships:** Through open communication, collaboration, and shared responsibility, we will secure the resources needed to make this transformative project a reality.

We invite every citizen of Winthrop to join us in igniting a new era of safety, unity, and pride. Together, we will build a firehouse that honors our past, embraces our present, and safeguards our future for generations to come.



FUNDING SCHOOL BUDGET OVERRIDE

We believe strongly that the character of a community is determined by how it cares and provides for its children, and that Winthrop's students deserve the best and most rigorous education we can give them. This is not only to prepare them to one day enter the workforce, but to help them become well-rounded, skilled, and engaged members of our community. We also see the struggle that teachers, staff, and administrators have to provide and maintain even some of the most basic services that we were afforded as school-age children. We strive to provide them with a work environment that offers stability and potential for long-term growth and allows them to continue returning to educate in our town year after year.

The consequences of not passing this override can't be overstated. Cuts to class offerings, loss of staff, increased class sizes, inability to upgrade and replace outdated technology and instructional materials, loss of outside class time activities (the arts, clubs, sports), new and increased user fees for those activities, and increases in pre-k tuition will have a severely negative impact on our students and their families. This funding is vital for our schools, and maintaining the "status quo" is impossible without it. Our administration has exhausted the extra revenue sources available, and because of the end of COVID-era federal funding programs, coupled with a 43% increase in costs of supplies, capital costs and expenses, out-of-district tuition, and transportation in the 15 years since our last override, we now face a \$3.5 million shortfall for the next school year without increased funding.

Engaged, active students and high-quality schools are good for our community. Our students represent the future healthcare professionals, pharmacists, electricians, plumbers, librarians, and teachers who will be an integral part of our society and the ones taking care of all of us for years to come. In addition to enriching our youth, the district's rating affects the value of our homes. Good schools improve property value, and help keep families in Winthrop.

Override vs. Debt Exclusion

What is an Override?

Proposition 2 ½ allows a community to assess taxes in excess of the automatic annual 2.5 percent increase. A community may take this action as long as it is below its level ceiling, or 2.5 percent of full and fair cash value. An override cannot increase a community levy limit above the level of the community levy ceiling.

When an override is passed, the levy limit for the year is calculated by including the amount of the override. The override results in a permanent increase in the levy limit of the community which, as part of the levy limit base, increases at the rate of 2.5 percent each year.

A majority vote of a community's selectmen, or town or city council allows an override question to be placed on the ballot. Override questions must be presented in dollar terms and must specify the purpose of the override. Overrides require a majority vote of approval by the electorate.

What is a Debt Exclusion?

Proposition 2 ½ allows a community to raise funds for certain purposes above the amount of its levy or levy ceiling. A community can assess taxes in excess of its levy limit or levy ceiling for the payment of specified debt service costs. An exclusion for the purpose of raising funds for debt service costs is referred to as a **debt exclusion**. Debt exclusions require voter approval.

The additional amount for the payment of debt service is added to the levy limit or levy ceiling for the life of the debt only. Unlike overrides, exclusions do not become part of the base upon which the levy limit is calculated for future years.

Reimbursements such as state reimbursements for school building construction are subtracted from the amount of the exclusion.

Both of these exclusions require a two-thirds vote of the community's selectmen, or town or city council in order to be presented to the voters. A majority vote of approval by the electorate is required for both types of exclusion.

Questions presented to exclude a debt obligation must state the purpose for which the monies from the debt issue will be used.



TOWN OF WINTHROP OFFICE OF THE TOWN CLERK

Town Hall, 1 Metcalf Square, Room 5, Winthrop, MA 02152 Telephone 617-846-1742

**Denise Quist
Town Clerk**

**Marilyn Puopolo
Asst. Town Clerk/
Election Specialist**

February 20, 2025

**Special Local Election
April 5, 2025
Building a New Firehouse @ 151 Pauline St.
Funding School Budget Override**

Wednesday, March 26, 2025 @ 5:00 PM Last Day to Register to Vote

Monday, March 31, 2025 @ 5:00 PM Last Day to submit Vote By Mail