



# Winslow School

*October 6, 2025*

*Joint Meeting - Select Board & Historical Commission*





# Goals for this Meeting

- 1) Understand recent history around exploration of the future of the Winslow School;**
- 2) Provide an Update on Pending Historical CPC Request.**
- 3) Provide a direction regarding the pending Fire Department Schematic Design.
  - a) Include the original school house in the new Fire Station?**
  - b) Assume a complete new build.****



# Most Recent Winslow School Action

- **250 Middlesex Road Strategic Visioning Committee**
  - **Appointed by the Select Board in 2022.**
  - **Delivered its final report to the Select Board in 2023.**
  - **Resulted in the Town Meeting vote detailed below.**
- **May 2023 Annual Town Meeting vote to demolish the additions to the school, restore the original schoolhouse, relocate the original school house closer to Middlesex Road and turn it to face the Bridge.**
  - **Allocated \$1.5M.**
  - **Project halted in 2024 when cost estimates to complete the work exceeded the available appropriation by \$600k.**
    - **Total cost estimate was \$2.1M -- remaining project balance of \$1.25M**
- **Fall 2024 - Completed a full abatement of the Winslow School. The abatement eliminated all hazardous materials but left elements exposed because the plan was to move right into the next phase. We have since weatherized the building the best we can.**



# Most Recent Winslow School Action

- **March 2025 - Historical Commission requests that the CPC re-allocate the remaining \$1.25M from the May 2023 Town Meeting authorization to simply restore the exterior of the entire Winslow School.**
  - **CPC wanted to see firm construction estimates and scope of work & authorized \$22k to hire an architecture firm to conduct a conditions assessment and provide the Town with cost estimates to achieve the Historical Commission request.**
    - **Conditions report is complete (included with this evening's packet) and cost estimates are arriving any day. CPC will need to meet to review the cost estimates to determine how, if at all, to proceed.**



# Snapshot of CPC Finances

## Going into Fiscal Year 2026

Fund	Current	Proposed	Ending Balance
Undesignated Fund	\$275,520	\$(742,875)	\$632,645
Estimated FY26 Receipts		\$1,100,000	
Affordable Housing Reserve	\$158,220	\$100,000	\$258,220
Historic Preservation Reserve	\$90,000	\$100,000	\$190,000
Open Space Reserve	\$132,661	\$(23,500)	\$209,161
Open Space Reserve		\$100,000	
		<b>TOTAL</b>	<b>\$1,290,026</b>

**Estimated Receipts for Fy27 - \$1,100,000**

**May 2023 Allocation (ON HOLD) - \$1,275,000**

## Outstanding Debt

- **Old Town Hall (2 years remaining) ~\$175,00 annually**
- **First Parish Meeting House (5 years remaining) ~\$225,000 annually**



# Intersection of Winslow & New Fire Station

- **In November of 2024, the Select Board tasked me with working with the Police & Fire Chiefs to identify the best parcel for a new Fire Station and a new Police Station.**
  - **Priority was given to town owned parcels.**
  - **The Town hired the architect firm Lavallee Brensinger to assess each preferred parcel to ensure that a building fitting the space program for our Town would fit on the preferred site.**
  - **The Winslow School's parcel was identified as the best site for a new fire station.**
    - **Town owned.**
    - **Centrally located -- important for Fire which responds from a central location as opposed to PD who are broken into sectors.**
    - **Best location is in the place of the existing Winslow School but could be accommodated on the rear of the parcel if the building stayed as is.**





# Where are we today?

- **May 2025 Town Meeting authorized \$300k for the schematic design of a new fire station.**
  - **We were clear at the time that Winslow School's parcel was the preferred site.**
- **In August, we issued an RFQ for designers and last week, we began negotiations with our preferred designer.**
- **The RFQ included an option for the Town to ask that the designer develop a second schematic design that incorporated the portion of the Winslow School that Town Meeting voted to save in 2023.**

**I expect to award a contract this week to a designer and to get the ball rolling but need to know if the Select Board wishes to have the original school incorporated into the design.**



# What do the Architects Say?

- **During our Winter 2024 exploration of the parcel with Lavallee Brensinger they were very clear that incorporating any part of the Winslow School into a new Fire Station would be next to impossible without almost completely rebuilding it.**
  - **The Fire Station needs to meet the highest building code and the existing structure can't without substantial modification.**
- **During the interviews, the designer we selected said that it was likely not a good idea citing similar concerns but that they'd of course design whatever we asked them to.**
- **Lavallee doubled down hard on their concerns during their interview as a part of this process in August.**



# Action Needed Tonight

- **Vote of the Select Board to either:**
  - **(a) Direct the Town Manager to include a second schematic design of a Fire Station including the original school house; or**
  - **(b) Direct the Town Manager to proceed with a schematic design of a new build.**



# Action Needed In Near Future

- **Direction as to the future of the Winslow School.**
  - **To get the most out of the schematic design, we will need to know as soon as possible (next 4-6 weeks) if the design should contemplate an unlocked parcel or should be confined to the rear of the parcel.**
    - **This could theoretically be changed during the final design phase but to get the most accurate cost estimates which we'll use to build the debt exclusion campaign we will want to know.**