

# Capital\* Spending & Estimated Impact -- FY '25 - FY '31

**Estimates by  
FINCOM**

	Project	Gross Capital* in Millions	Hamilton - Estimated Annual Tax Impact** for a Home valued at \$798,000.	Comments
				<p>* Gross Capital equals total Project Cost before reductions, reimbursements and offsets. These amounts are gathered from the School and Town budgets and are incremented by FINCOM to project likely additional outlays for the 7-Year period.</p> <p>** The Estimated Annual Tax Impact is reduced by any expected funding outside of property taxes. This estimate includes interest from financing capital @ 5% over 30 years.</p>
School District	Elementary School Project	\$44M / \$151M (1)	\$678 - \$1,569 (2/4)	(1) The range represents a total of 14 potential scenarios that have been examined by the School Building Committee 2) Tax impact estimate assumes: - Reimbursement by MSBA (State) - (\$0M - \$47M) - Wenham contribution @ 34%.
	High School Roof Replacement	\$5M	\$41	Tax impact estimate assumes reimbursement by State & Wenham contribution @ 34%.
	High School / Middle School	\$2M	\$28	Tax impact estimate assumes Wenham contribution @ 34%.
	All other (HS/MS - Flooring Replacement, Boiler Plant Phased Replacement, Window Replacement, HVAC Control Upgrade, Interior Painting, )	\$11M / \$2M (3)	\$149 - \$27	Tax impact estimate assumes Wenham contribution @ 34%. (3) Certain elementary school capital spending is avoided with the construction of "combined" new school.
	<b>Sub-Total School Capital</b>	<b>\$62M - \$160M</b>	<b>\$896 - \$1,665</b>	
Hamilton	Water Projects	\$10M	'\$0	Water projects are funded from Water bills paid by each taxpayer. These rates will likely rise due to increased investment in infrastructure and source projects. (In 2024, FINCOM will be undertaking an updated analysis of projected revenues and costs.)
	Vehicles	\$2M	\$28	Tax impact estimate assumes no funding outside of property taxes.
	All Other (Highways, Facilities, Recreation)	\$9M	\$184	Tax impact estimate assumes no funding outside of property taxes.
	<b>Sub-Total Town Capital</b>	<b>\$21M</b>	<b>\$212</b>	
<b>Total School &amp; Town Capital</b>		<b>\$83 / \$181M</b>	<b>\$1,108 - \$1,877</b>	

**(4) Note: The Hamilton Wenham Regional School District is currently evaluating multiple elementary school project options. These "options" range from \$44 Million for a "Base Repair / Code Upgrade" to multiple "Combined" School options; the largest at \$151 Million. - If one of the "Combined" options is selected, this would allow Hamilton to sell one of the existing school sites. One possible scenario for a sale and subsequent development would yield a potential tax benefit of ~ \$500k per year (\$186/yr on an average tax bill) or \$22 million over the 30-year financing term of the new school building.**