Stow Elementary School Building Committee (ESBC)

Articles 1 and 2

Ellen S. Sturgis (897-6831)
Co-Chairman, ESBC

October 19, 2009

Members of ESBC

- Gary Bernklow (Finance Committee)
- Lynn Colletti (School Committee)
- Amy Finkel Hastings (Architect)
- Craig Martin (Building Commissioner)
- Stephen Quinn (Contractor; Planning Board)
- Ellen Sturgis (Selectman)
- Michael Wood (Superintendent)
- *Lisa D'Alessio (Outreach)*
- *David Korn (Energy Consultant)*
- *Greta Morgan (Fundraiser)*
- *Greg Irvine, ex-officio (Principal, Pompo/Center)*

Project Team

- SYMMES MAINI MCKEE ASSOCIATES (SMMA) – Architects & Engineers
  - Philip Poinelli, Principal in Charge
  - Lorraine Finnegan, Project Manager

- CONSTRUCTION MONITORING SERVICES (CMS) – Owner's Project Managers

  -- Paul Griffin, Neil Joyce, Jim Byrne

- MASS. SCHOOL BUILDING AUTHORITY

  -- Present: Paul Fowkes & Andrew Cherullo

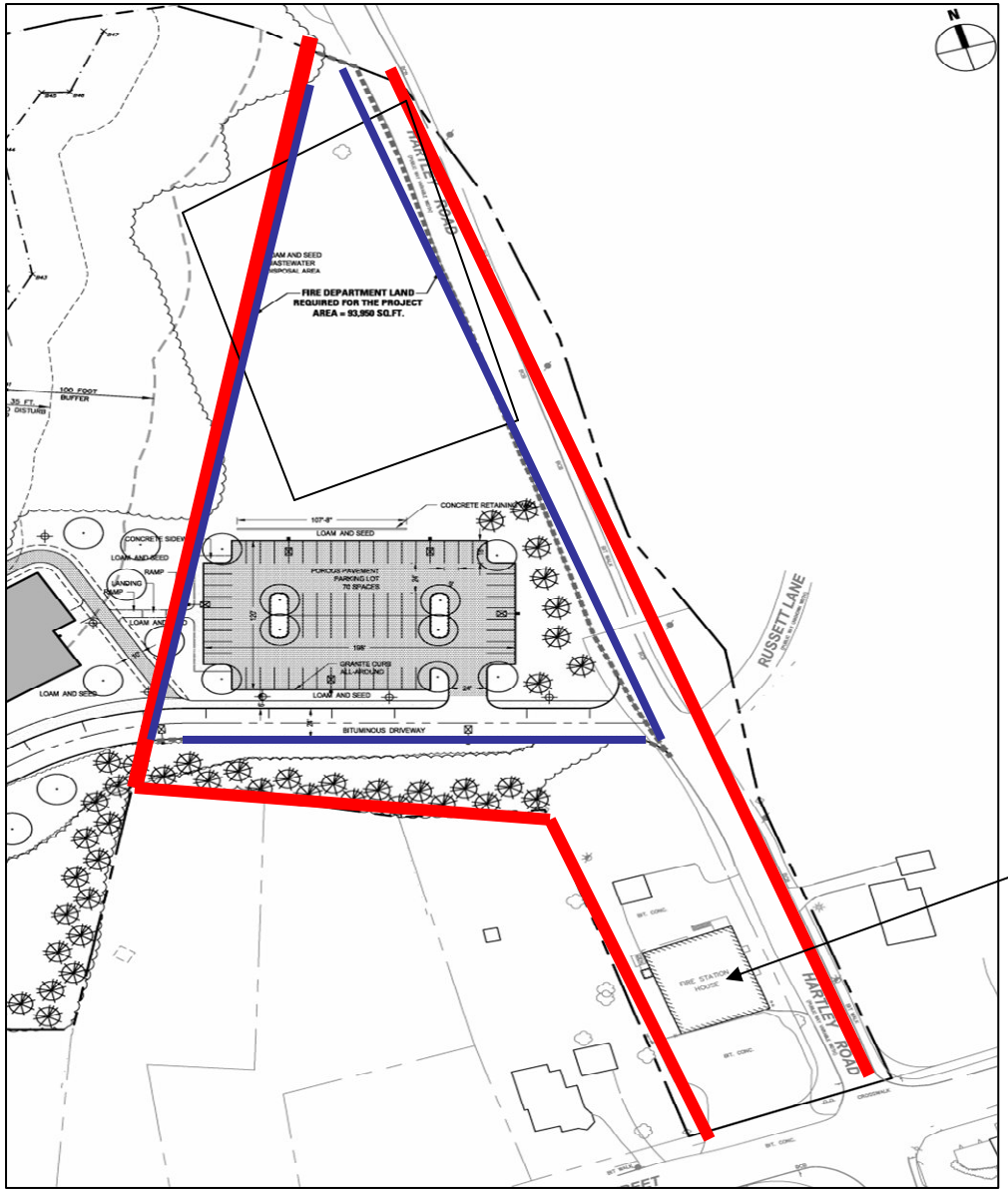
The Articles & Motions

- Article One: <u>School Project Funding</u>
  - Total Project cost: $37.8 million
  - Motion: $35.6 million (+ 2007 authorization)
  - MSBA* grant of $18,132,259

    *(Mass. School Building Authority)

- Article Two: <u>Transfer of Land</u>
  - Moving control over portion of Fire station land to Selectmen for use in school project

ARTICLE TWO:
TRANSFER OF LAND



Existing Parcel

Transferring

Fire Station

October 19,

How we got to this Special TM

May 2007

October 2009

How we got to this Special TM

- School Building Task Force (SBTF)
  - Proposal passed at Town Meeting May 2007
    - Estimated cost of add/reno: $36 million with 40% reimbursement: $625/year to avg homeowner
    - Up to $2.2 million for design costs
- Elementary School Building Committee (ESBC)
  - Formed Summer 2007; hired OPM, Design Firm
- MSBA

How we got to this Special TM Partnering with MSBA

- Statement of Interest July 2007
- Regional Assessment Fall 2007
- Feasibility Study April 2008
- Scope & Budget September 2009

What we'll cover tonight

- Educational Needs and Proposed Solution
- Finances: the budget, the grant and the cost to taxpayers

Why the Need

- Health & Safety issues in both schools
- Existing severe overcrowding
- Obsolete buildings don’t meet program requirements
- Repairs and temporary solutions adding up and increasing

CAPACITY EXCEEDED

LITTLE VENTILATION
LOTS OF NOISE

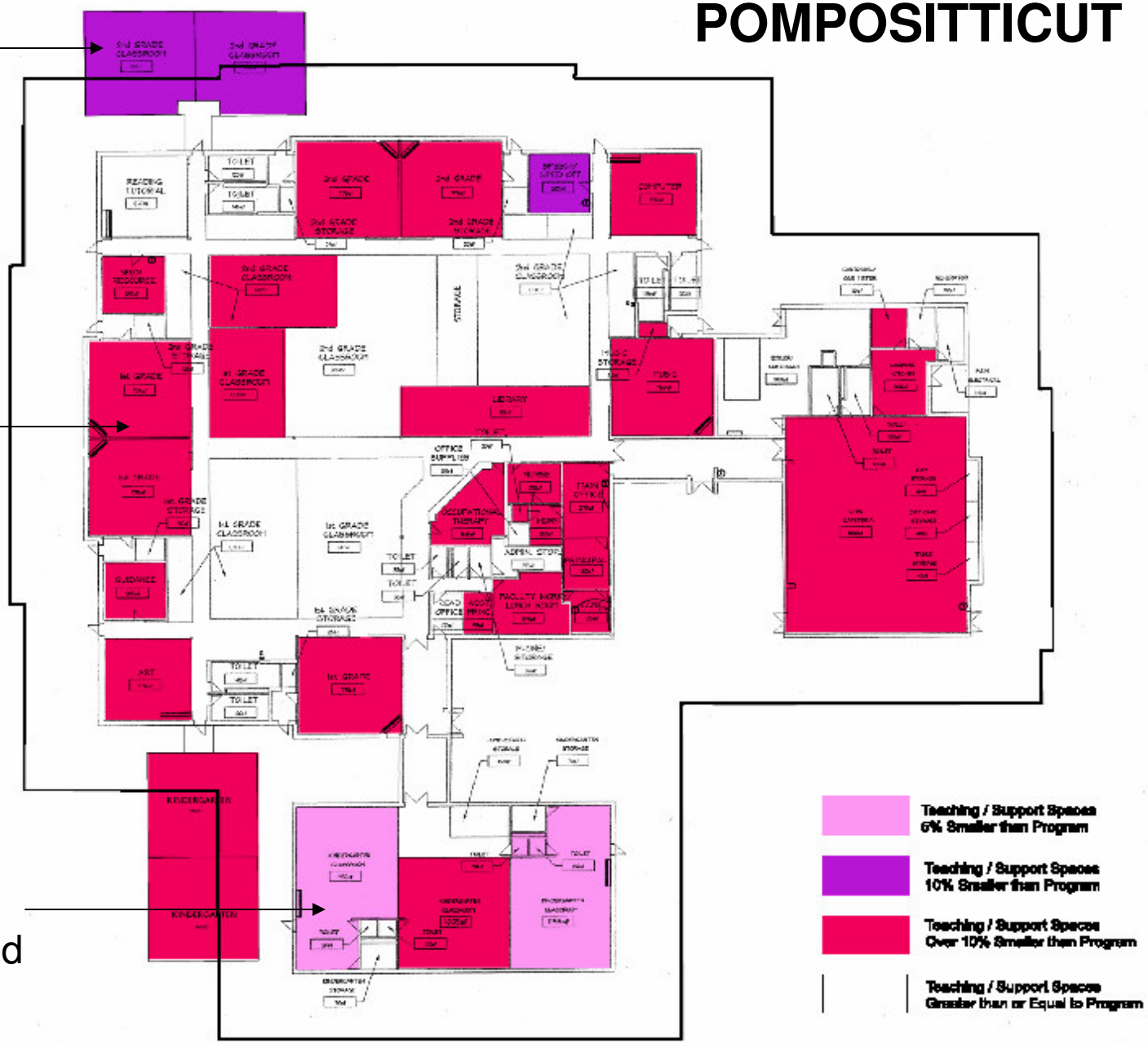
CENTER SCHOOL LIBRARY

POMPOSITTICUT

10% smaller

Over 10% smaller than required

5% smaller than required



CENTER SCHOOL

Over 10% smaller than required

What’s the Plan

Hale MS
HARTLEY RD
FIRE STATION
RTE 117
SOIL ABSORPTION SYSTEM
SOCCER FIELD 6v6
GRADES 1-5 PLAYGROUND
BASKETBALL COURT
BASEBALL FIELD
LIBRARY TERRACE
WALL BALL COURT
SERVICE
BUS DROP-OFF
PARKING LOT 41 SPACES
PARENT DROP OFF
PARKING LOT 59 SPACES
PRE-K AND K PLAYGROUND
RUSSETT LANE
HARTLEY ROAD
CRESCENT STREET
GREAT ROAD
PLANTING LEGEND
SYMBOL
DESCRIPTION
QUANTITY
LARGE SHADE TREE
LARGE EVERGREEN TREE
FLOWERING TREE
SHRUB
SHRUB PLANTING AREA:
45,035 S.F.
2,230 SHRUBS

What's the Plan

- Phased Construction:
  - June 2010: Break ground
  - Fall 2010: Grade 3 at Pompo
  - 2010-11: Build new addition
  - January 2012: New wing occupied; renovate current Center
  - Fall 2012: all students Prek-5 into new "Center" school
  - Pompositticut School turned over to Town for municipal uses

What's the Cost: Project Budget

HARD COSTS	
Construction Costs	$25,253,789
Design/Pricing, Construction Contingency, Escalation	$ 5,751,206
Subtotal	**$31,004,995**
SOFT COSTS	
Designer & Owner's Project Manager Fees •Includes Clerk of Works; Construction Testing and Monitoring; Master Plan	$ 4,195,075
Owner's Contingency	$ 620,100
Furnishings, Technology & Equipment	$ 1,787,700
Administrative Costs •Includes moving, printing, legal, advertising	$ 182,000
Subtotal	**$ 6,784,875**
TOTAL	**$37,789,870**

What's the Cost: Contingencies

Design Contingency	$ 2,214,856
Construction Contingency	2,163,139
Escalation contingency	1,373,211
Owners' Contingency	620,100
Total Contingencies in Budget:	**$ 6,371,306**

What's the Cost

Total Project Cost	$**37,789,870**
Less MSBA Excluded	(2,189,519)
Basis of MSBA grant =	$35,600,351
Reimbursement Rate	50.85%
MSBA grant amount	$18,132,259
Stow portion	**$19,657,611**
already authorized '07	*(2,200,000)*
Net new borrowing	**$17,457,611**

What's the Cost

- Commitment of MSBA to $18 million grant

  "When the MSBA agreed to the $18 million, we made a commitment to that amount and that won't change"

  -- "Pay as you go" reduces borrowing costs

- ESBC will continue to fundraise
  - Organization for the Assabet River/Intel grant for $400,000 for stormwater management
  - Fundraising Committee already in place with events scheduled

What's the Cost to Town

- 25 year bond at 5.0%
- Based on avg. house value ($463,000)
- Year 1: (FY2011): $70
- Year 2 (FY2012): $180
- Year 3 (FY2013): $357
- Years 4-25: $560
  - Three to four years until maximum impact
  - Can lock in rate early to take advantage of low rates

What's the Cost to Taxpayer

- For homes of different values
  - $300,000 value: $363/year
  - $500,000 value: $605/year
  - $700,000 value: $846/year

Or $560/year for the average home ($464,000)

Approval

- Town Boards who have voted in support:
  - Board of Selectmen
  - Finance Committee
  - Capital Planning Committee
  - Regional School Committee
  - Council on Aging

  "a reasonable plan, for the right location, at a price that won't improve by waiting"

NEED POSITIVE VOTE TONIGHT AND POSITIVE VOTE OCTOBER 29

Why Vote Yes

- The Time is Now! “Sale price” Limited!
- If not now, Stow will pay 100% of whatever work is done
- We delivered what the Town voted for
- Reasonable project for the long term needs of the community

NEW CENTER SCHOOL 2012