

<b>Overview</b> <b>Conceptual Cost Model Summary</b> <b>(Order of Magnitude Costs for Purposes of Comparison)</b> Scenario Options for Stow Elementary & Middle Schools		DRAFT		1.2		
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>Estimated Construction Cost (ECC) in Millions</b>	<b>Estimated Project Cost in Millions</b>	<b>Estimated Schedule in months</b>	<b>Requires Multiple Moves and/or Modular's</b>
<b>Scenario 1 Heavy</b>						
P1D/P1C - Heavy Renovation Only	36,415	209	\$ 7.6	\$ 9.1	14	Y
C2B - Addition & Heavy Renovation	65,358	252	\$ 16.5	\$ 19.8	26	Y
Title IV additions and upgrades to septic system	Is		\$ 0.3	\$ 0.36		
<b>Totals</b>	<b>101,773</b>			<b>\$ 29.3</b>	<b>40</b>	
<b>Scenario 1 Light</b>						
P1D/P1C - Heavy Renovation Only	36,415	238	\$ 8.7	\$ 10.4	14	Y
C2B - Light Renovation	65,358	208	\$ 13.6	\$ 16.3	22	Y
Title IV additions and upgrades to septic system	Is		\$ 0.3	\$ 0.36		
<b>Totals</b>	<b>101,773</b>			<b>\$ 27.1</b>	<b>36</b>	
<b>Scenario 2</b>						
P4 - Abandon Pompo		-	\$ -	\$ -	0	N
C2D - Addition & Heavy Renovation Only	102,573	245	\$ 25.2	\$ 30.2	34	N
Waste Water Treatment Facility and upgrades to Leaching Fields	Is		\$ 1.2	\$ 1.44		
<b>Totals</b>	<b>102,573</b>			<b>\$ 31.7</b>	<b>34</b>	
<b>Scenario 3</b>						
P4 - Abandon Pompo		-	\$ -	\$ -	0	N
C2E - Addition & Renovation Only	102,573	237	\$ 24.3	\$ 29.2	31	Y
Waste Water Treatment Facility and upgrades to Leaching Fields	Is		\$ 1.2	\$ 1.44		
<b>Totals</b>	<b>102,573</b>			<b>\$ 30.6</b>	<b>31</b>	
<b>Scenario 4</b>						
P4 - Abandon Pompo		-	\$ -	\$ -	0	N
C3B - New Building	102,573	229	\$ 27.6	\$ 33.1	26	N
Waste Water Treatment Facility and upgrades to Leaching Fields	Is		\$ 1.2	\$ 1.44		
<b>Totals</b>	<b>102,573</b>			<b>\$ 34.6</b>	<b>26</b>	
<b>Scenario 5</b>						
P1D/P1C - Heavy Renovation Only (no modulars required)	36,415	210	\$ 6.9	\$ 8.3	14	Y
C3D - New Building	71,048	252	\$ 20.9	\$ 25.1	26	N
Title IV additions and upgrades to septic system	Is		\$ 0.3	\$ 0.36		
<b>Totals</b>	<b>107,463</b>			<b>\$ 33.4</b>	<b>40</b>	
<b>Scenario 6</b>						
P4 - Abandon Pompo		-	\$ -	\$ -		N
C3C - New Building	43,020	234	\$ 10.0	\$ 12.0	18	N
C2B - Addition & Heavy Renovation	65,358	246	\$ 16.0	\$ 19.2	26	Y
Waste Water Treatment Facility and upgrades to Leaching Fields	Is		\$ 1.2	\$ 1.44		
<b>Totals</b>	<b>108,378</b>			<b>\$ 32.6</b>	<b>44</b>	
<b>Scenario 7</b>						
P1E - Heavy Renovation Only	36,415	238	\$ 8.7	\$ 10.4	14	Y
C2F - Addition & Heavy Renovation	81,312	246	\$ 20.0	\$ 24.0	28	N
Title IV additions and upgrades to septic system	Is		\$ 0.3	\$ 0.36		
<b>Totals</b>	<b>117,727</b>			<b>\$ 34.8</b>	<b>28</b>	
Potential for sharing Pompo costs with other town tenant. Assume Town tenant absorbs 40% of P1E costs				\$ 4.2		
<b>Totals</b>	<b>117,727</b>			<b>\$ 30.6</b>		
<b>All prices based upon January 2007 construction market info</b>						

	Pompo Site	Center Site	Totals
<b>Scenario 1</b>			
Component Scenario	P1D	C2B	
Grades Served	PreK - 1	2 - 5	PreK - 5
Total Area	36,415	65,358	101,773

<b>Scenario 2</b>			
Component Scenario	P4	C2D	
Grades Served	abandon	PreK - 5	PreK - 5
Total Area	0	102,573	102,573

<b>Scenario 3</b>			
Component Scenario	P4	C2E	
Grades Served	abandon	PreK - 5	PreK - 5
Total Area	0	102,573	102,573

<b>Scenario 4</b>			
Component Scenario	P4	C3B	
Grades Served	abandon	PreK - 5	PreK - 5
Total Area	0	102,573	102,573

<b>Scenario 5</b>			
Component Scenario	P1D	C3D	
Grades Served	PreK - 1	2 - 5	PreK - 5
Total Area	36,415	71,048	107,463

<b>Scenario 6</b>			
Component Scenario	P4	C3C + C2B	
Grades Served	abandon	PreK - 5	PreK - 5
Total Area	0	108,378	108,378

<b>Scenario 7</b>			
Component Scenario	P1E	C2F	
Grades Served	PreK & K	1 - 5	PreK - 5
Total Area	36,415	81,312	117,727

#### Definitions of components used

P1C-D	PK-1 Renovate Pompo building within the existing footprint (P1C=separate "playroom" & cafeteria (P1D=combined "playroom" & cafeteria)
P1E	PK-K Renovate Pompo building within the existing footprint
P4	Abandon Pompo as a school site
C2B	2-5 add/reno of Center School
C2D	PK-5 add/reno of Center School - Existing Building for Prek-1; New Building for 2-5
C2E	PK-5 add/reno of Center School - Existing Building for 4-5; New Building for PreK-3
C2F	1-5 add/reno of Center School - Existing Building for 1-2; New Building for 3-5
C3B	PK-5 new building on Center Site, demolish existing Building
C3C	PK-1 new building on Center Site, existing building needs Add/reno
C3D	2-5 New Building on Center Site, demolish existing building

<b>P1C/P1D Pompositticut Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 14 mnth project and pricing contingencies)</b>
<b>P1C/P1D</b>			
No added gross square footage			
Heavy Renovation (inc. allowance for entry canopy & some exterior wall changes)	36,415	140	5,098,100
<b>Building Total</b>	<b>36,415</b>	<b>168.00</b>	<b>6,117,720</b>
<b>Asbestos Abatement</b> (TDPC Study x 1.3)	Is		286,000
<b>Subtotal</b>	<b>36,415</b>	<b>176</b>	<b>6,403,720</b>
<b>Site work Allowance</b> (\$15/sf)	Is		516,000
<b>Subtotal</b>	<b>36,415</b>	<b>190</b>	<b>6,919,720</b>
<b>Phasing - Vacate Site</b>			
<b>Temporary Modular's at Center School Site (10 Cr's, 3 Support Rooms; temp gym for 12* mnths). (Scenario 1 only)</b>	14 months		696,000
* Assumes all children use the Center café for dining and use the temp gym for PE. Save two months for summer vacation months			
<b>Total</b>	<b>36,415</b>	<b>209</b>	<b>7,615,720</b>
		<b>SAY</b>	<b>\$7.6 Million</b>
Scenario 5 - Modulares not required	delete		696,000
<b>Total</b>	<b>36,415</b>	<b>209</b>	<b>6,919,720</b>
		<b>SAY</b>	<b>\$6.9 Million</b>

<b>P4 Pompositticut Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 0 mnth project and pricing contingencies)</b>
<b>P4</b>			
Abandon Building	36,415	-	0
<b>Building Total</b>	<b>36,415</b>	<b>-</b>	<b>-</b>
<b>Asbestos Abatement</b>	<b>36,415</b>	<b>-</b>	<b>-</b>
<b>Subtotal</b>	<b>36,415</b>	<b>-</b>	<b>-</b>
<b>Site work Allowance</b>	<b>Is</b>		<b>-</b>
<b>Subtotal</b>	<b>36,415</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>36,415</b>	<b>-</b>	<b>-</b>
		<b>SAY</b>	<b>\$0 Million</b>

<b>C2B - Center Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 26 mnth project and pricing contingencies)</b>
<b>C2B - Heavy Reno</b>			
Additional Square Footage	31,100	200	6,220,000
Heavy Renovation	34,258	160	5,481,280
<b>Building Total</b>	<b>65,358</b>	<b>214.84</b>	<b>14,041,536</b>
<b>Asbestos Abatement</b> (TDPC Study x 1.3)	ls		325,000
<b>Subtotal</b>	<b>65,358</b>	<b>220</b>	<b>14,366,536</b>
<b>Site work Allowance</b>	ls		1,800,000
<b>Subtotal</b>	<b>65,358</b>	<b>247</b>	<b>16,166,536</b>
<b>Phasing</b>			
<b>Phase 1 - Build New Addition</b>	12-14 mnths		
<b>Phase 2 - Move into New*, renovate existing - Need 5 temporary Cr's</b>	12-14 mnths		280,000
* Assumes all children use the new gymnasium for dining			
<b>Total</b>	<b>65,358</b>	<b>252</b>	<b>16,446,536</b>
		<b>SAY</b>	<b>\$16.5 Million</b>

<b>C2E - Center Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 31 mnth project and pricing contingencies)</b>
<b>C2E - Heavy Reno</b>			
Additional Square Footage for PreK-3	68,315	200	13,663,000
Renovation - for grades 4 & 5 (keep partitions)	34,258	130	4,453,540
<b>Building Total</b>	<b>102,573</b>	<b>211.95</b>	<b>21,739,848</b>
<b>Asbestos Abatement</b> (TDPC Study x 1.3)	Is		325,000
<b>Subtotal</b>	<b>102,573</b>	<b>215</b>	<b>22,064,848</b>
<b>Site work Allowance</b> * inc. wetlands replication (\$35K)	Is		2,200,000
<b>Subtotal</b>	<b>102,573</b>	<b>237</b>	<b>24,264,848</b>
<b>Phasing</b>			
<b>Phase 1 - Build New Addition</b>	18 mnths		
<b>Phase 2 - Move into New*, renovate existing</b>	12-14 mnths		
* Temporarily move grades 3-5 into New			
<b>Total</b>	<b>102,573</b>	<b>237</b>	<b>24,264,848</b>
		<b>SAY</b>	<b>\$24.3 Million</b>

<b>C3B - Center Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 26 mnth project and pricing contingencies)</b>
<b>C3B - New Building</b>			
New Construction	102,573	200	20,514,600
<b>Building Total</b>	<b>102,573</b>	<b>240.00</b>	<b>24,617,520</b>
<b>Demolition of Existing Building</b>	<b>34,258</b>	<b>13</b>	<b>445,354</b>
<b>Asbestos Abatement (TDPC Study x 1.3)</b>	<b>ls</b>		<b>325,000</b>
<b>Subtotal</b>	<b>102,573</b>	<b>248</b>	<b>25,387,874</b>
<b>Site work Allowance * inc. wetlands replication (\$35K)</b>	<b>ls</b>		<b>2,200,000</b>
<b>Subtotal</b>	<b>102,573</b>	<b>269</b>	<b>27,587,874</b>
<b>Phasing</b>			
<b>Phase 1 - Build New Construction</b>	<b>20 mnths</b>		
<b>Phase 2 - Demolish existing, complete site work</b>	<b>6 mnths</b>		
<b>Total</b>	<b>102,573</b>	<b>269</b>	<b>27,587,874</b>
		<b>SAY</b>	<b>\$27.6 Million</b>

<b>C3D - Center Building</b> <b>Conceptual Cost Model Summary</b> Study for Stow Elementary & Middle Schools		DRAFT	1.2
<b>Building Area Summary</b>	<b>Area</b>	<b>Const Cost/SF</b>	<b>CONCEPTUAL CONSTRUCTION COST (Including GC mark-up for 26 mnth project and pricing contingencies)</b>
<b>C3D - New Building</b>			
New Construction	71,048	210	14,920,080
<b>Building Total</b>	<b>71,048</b>	<b>252.00</b>	<b>17,904,096</b>
<b>Demolition of Existing Building</b>	<b>34,258</b>	<b>13</b>	<b>445,354</b>
<b>Asbestos Abatement (TDPC Study x 1.3)</b>	<b>Is</b>		<b>325,000</b>
<b>Subtotal</b>	<b>71,048</b>	<b>263</b>	<b>18,674,450</b>
<b>Site work Allowance * inc. wetlands replication (\$35K)</b>	<b>Is</b>		<b>2,200,000</b>
<b>Subtotal</b>	<b>71,048</b>	<b>294</b>	<b>20,874,450</b>
<b>Phasing</b>			
<b>Phase 1 - Build New Construction</b>	<b>20 mnths</b>		
<b>Phase 2 - Demolish existing, complete site work</b>	<b>6 mnths</b>		
<b>Total</b>	<b>71,048</b>	<b>294</b>	<b>20,874,450</b>
		<b>SAY</b>	<b>\$20.9 Million</b>