



Stow Elementary School Building Committee (ESBC)

Articles 1 and 2

Public Hearing 10.5.09

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

October 19, 2009

Members of ESBC

- Gary Bernklow
- Lynn Colletti
- Amy Finkel Hastings
- Craig Martin
- Stephen Quinn
- Ellen Sturgis
- Michael Wood
- Greg Irvine, ex-officio

Associate Members

- *Lisa D'Alessio*
- *David Korn*
- *Greta Morgan*

Design Team

- CONSTRUCTION MONITORING SERVICES (CMS Inc)
 - Paul Griffin, Owner's Project Manager
- SYMMES MAINI MCKEE ASSOCIATES (SMMA)
 - Phil Poinelli, Principal in Charge
 - Lorraine Finnegan, Project Manager

How we got to this Special TM

- School Building Task Force
 - Formed Fall 2005: 13 members
 - Proposal passed at Annual Town Meeting May 2007
 - Estimated cost of add/reno: \$38 million with 40% reimbursement: \$625/year to avg homeowner
- Elementary School Building Comm.
 - Formed Summer 2007; hired OPM, Design Firm
- MSBA approved scope & budget Sept 30
 - Have 90 days to approve

What we'll cover tonight

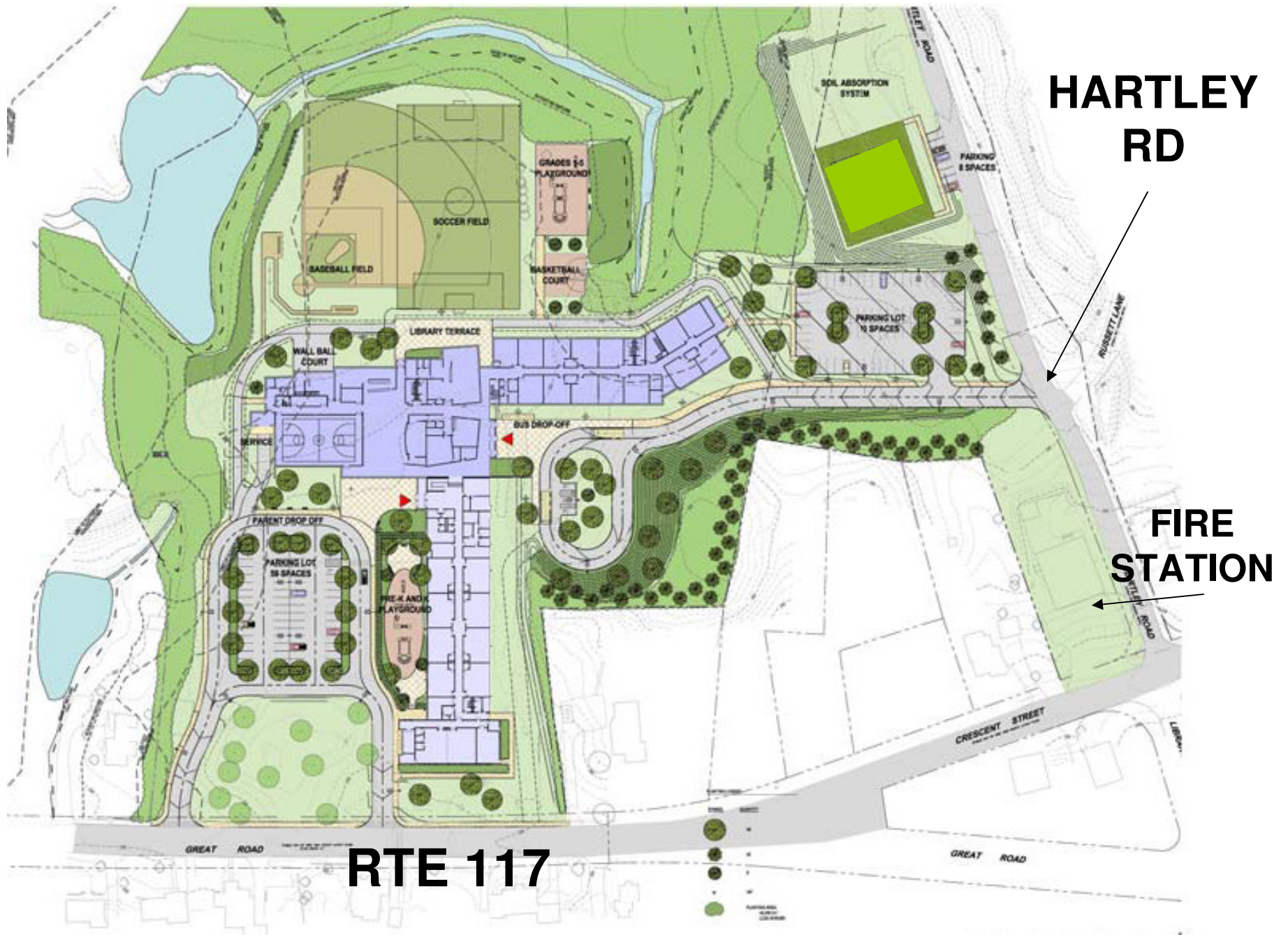
- Why the Need
- What's the Plan
- What's the Cost
- Why Vote Yes

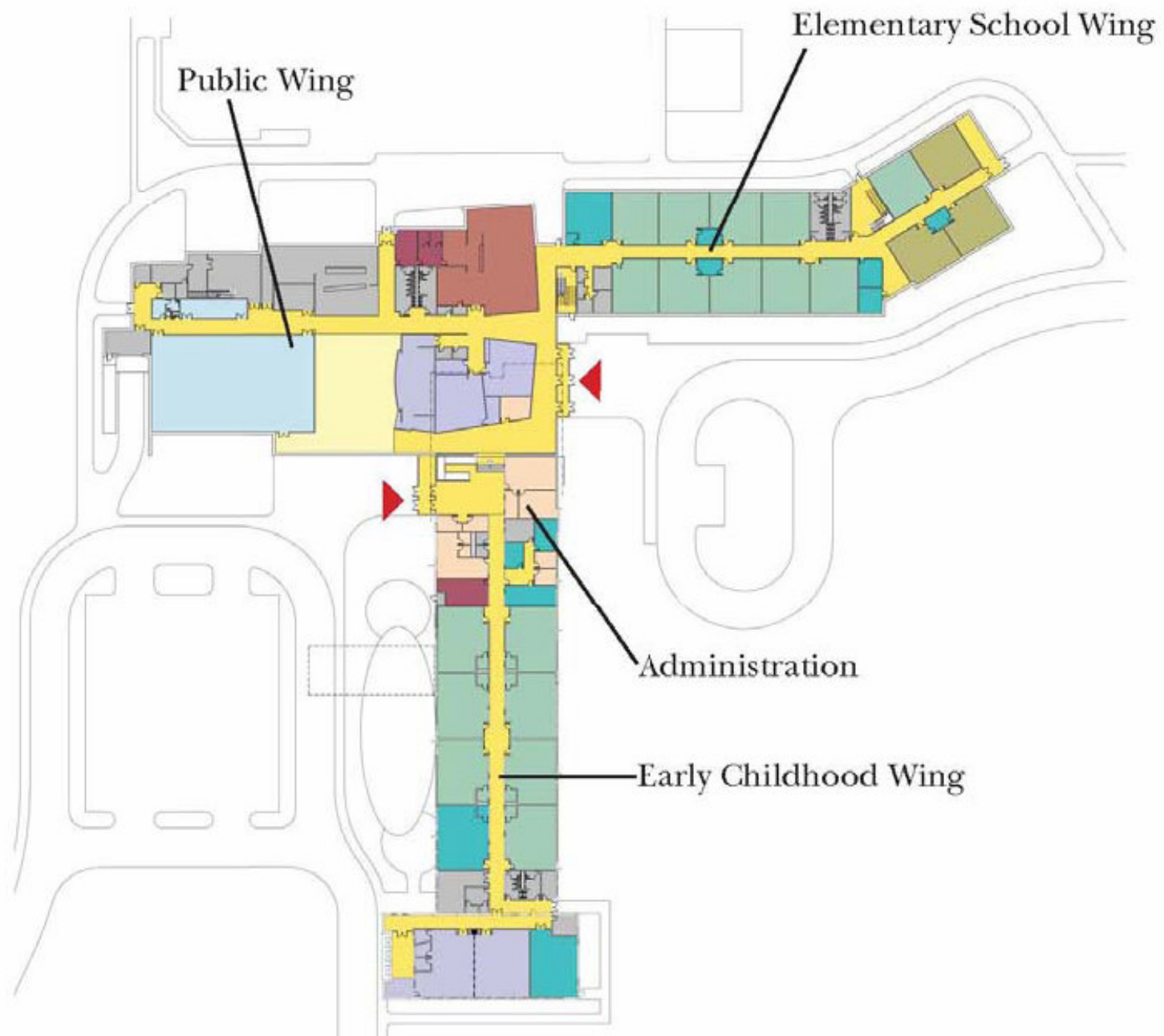
Why the Need

- Health & Safety issues in both schools
 - Asbestos
 - Ventilation
 - Mold
 - Lack of sprinklers
 - No security
- Existing severe overcrowding
- Obsolete buildings don't meet program requirements
 - Poor Science, Music, Art, OT/PT, SpEd spaces

What's the Plan







What's the Plan

- 98,000 square feet total
- Early Ed wing in existing Center
- Two floors to house Grades 1-5
- Expansion space in both 2 floor wing and existing Center gym
- Complete Gym & Cafeteria
 - Community space

What's the Plan

- Take off last addition of Center (current 5th grade “wing”)
- Remove Old Blacksmith Shop
- Reuse parts of Stone Building: stones & sundial
- Pompo turned back to Town

What's the Plan

- Phased Construction:
 - June 2010: Break ground
 - Fall 2010: Grade 5 at Hale (class of '18)
 - Build new addition
 - Fall 2011: Grades 3-5 in new wing (classes '19-21); renovate current Center
 - Fall 2012: all students Prek-5 into new "Center" school

What's the Plan

- Pompo students (K-2) stay at Pompo until construction complete Fall 2012
- Play space: current fields are staging area:
 - School Year 2010-11
 - School Year 2011-12

What's the Cost

Total Project Cost	\$38,420,499
Less Ineligible costs	(816,724)
Less MSBA Excluded	(1,945,448)
Basis of MSBA grant =	\$35,658,327
Reimbursement Rate	50.85%
MSBA grant amount	\$18,132,259
Stow portion	\$20,288,240**

What's the Cost

- **Included: \$2.2 million voted in '07
- Excluded costs:
 - Site Improvements \$1,429,800
 - Cap of 8% of building costs;
 - small site = higher than avg costs
 - Escalation estimates \$92,640
 - Using 5% (per MSBA); higher than expected
 - Contingencies (\$149,000 of \$2.2 million)
 - Design vs Construction Contingency
- Ineligible costs
 - Furnishings & Equipment \$727,000

The cost of water

- Need to provide Fire Protection, Plumbing, Well & treatment systems
(both options to service Fire Station)
 - On site: \$323,500 initial capital cost
 - Public water (Assabet Water Co): \$82,000
 - Higher annual cost
 - Public costs 8 years to equal on site costs

What's the Cost

- 50.85% reimbursement rate
 - Includes 4% “bonus” for renovation/reuse
 - Includes 1% for maintenance track record
 - Includes 2% for energy efficient design
 - Stormwater management (\$400K grant from Intel/OAR)
 - Building orientation
 - Operable windows for natural ventilation
 - High performance envelope

Why Vote Yes

- Article One: Voting on \$38 million, but motion will note reimbursement rate and MSBA grant amount
- Article Two: moving control over portion of Fire station land to Selectmen for use in school project

Why Vote Yes

- The Time is Now! “Sale price” Limited!
- If not now, Stow will pay 100% of whatever work is done
- Reasonable project for the long term needs of the community
- Meets all needs set out two years ago
- Tight timeframe minimizes disruption