



# **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



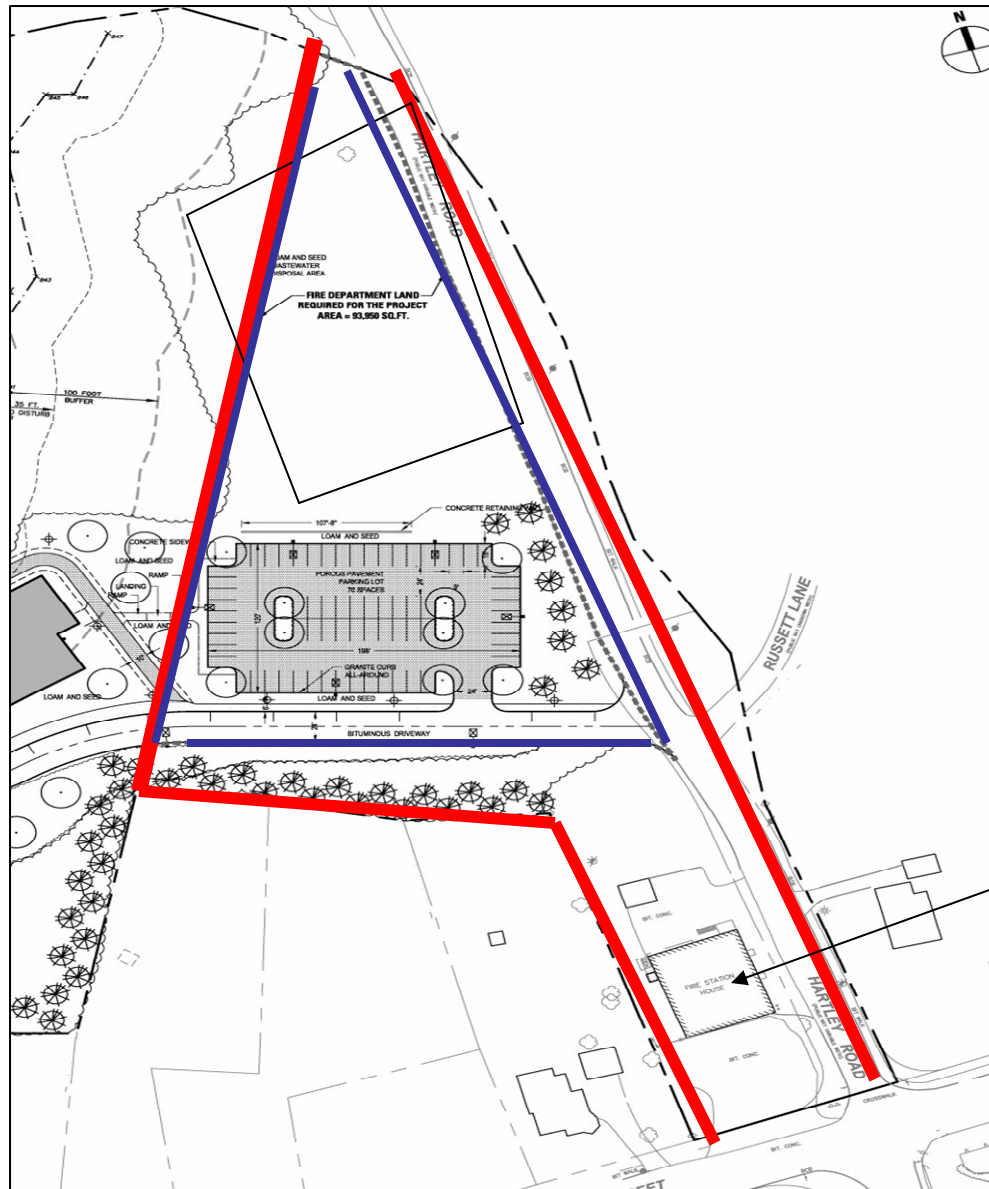
# The Articles & Motions

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

\*(Mass. School Building Authority)
- Article Two: Transfer of Land
  - 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,



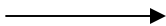
# How we got to this Special TM



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

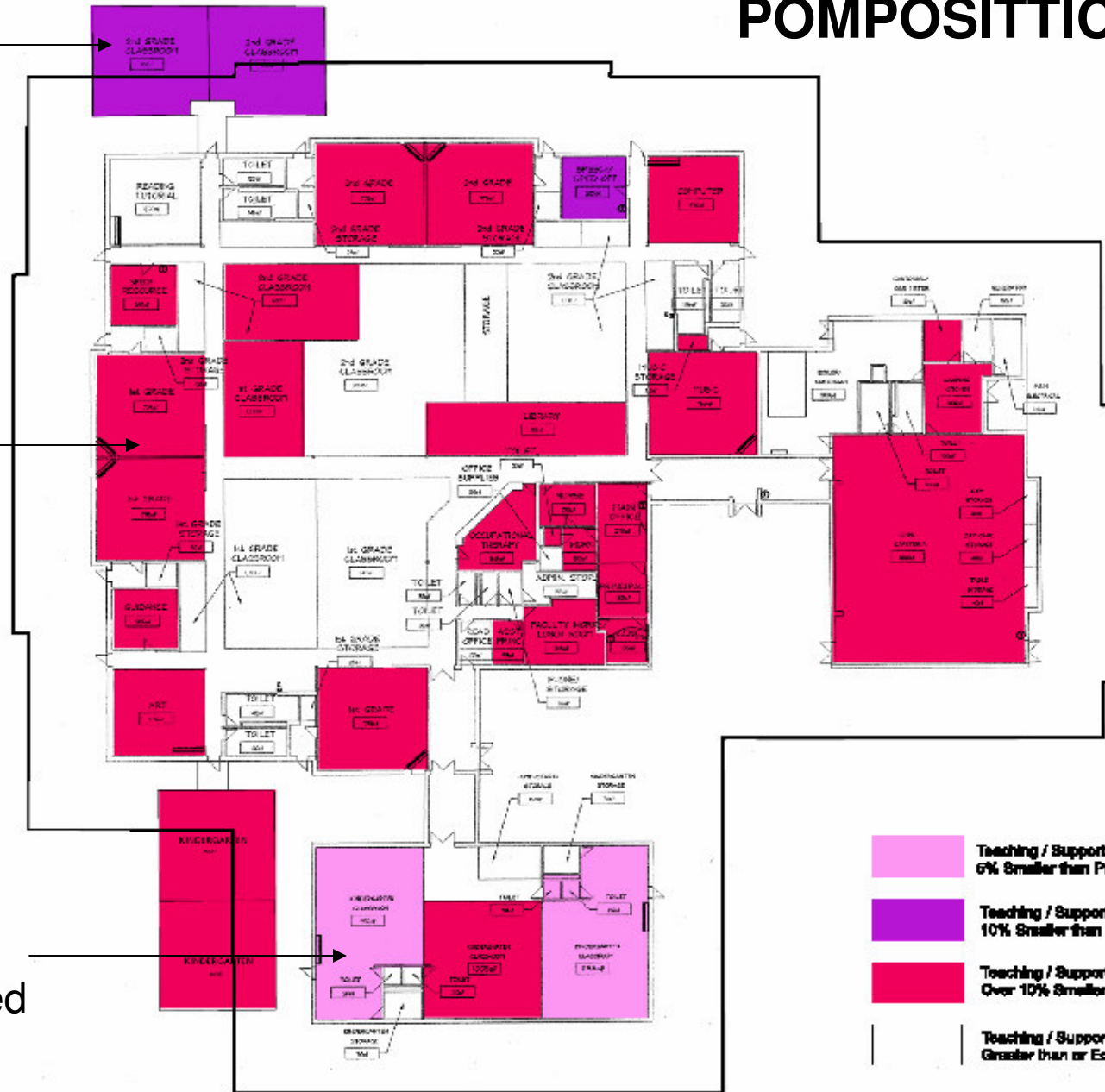


# POMPOSITTICUT

10%  
smaller

Over 10%  
smaller  
than  
required

5% smaller  
than required





# CENTER SCHOOL



Over 10% smaller than required

# What's the Plan



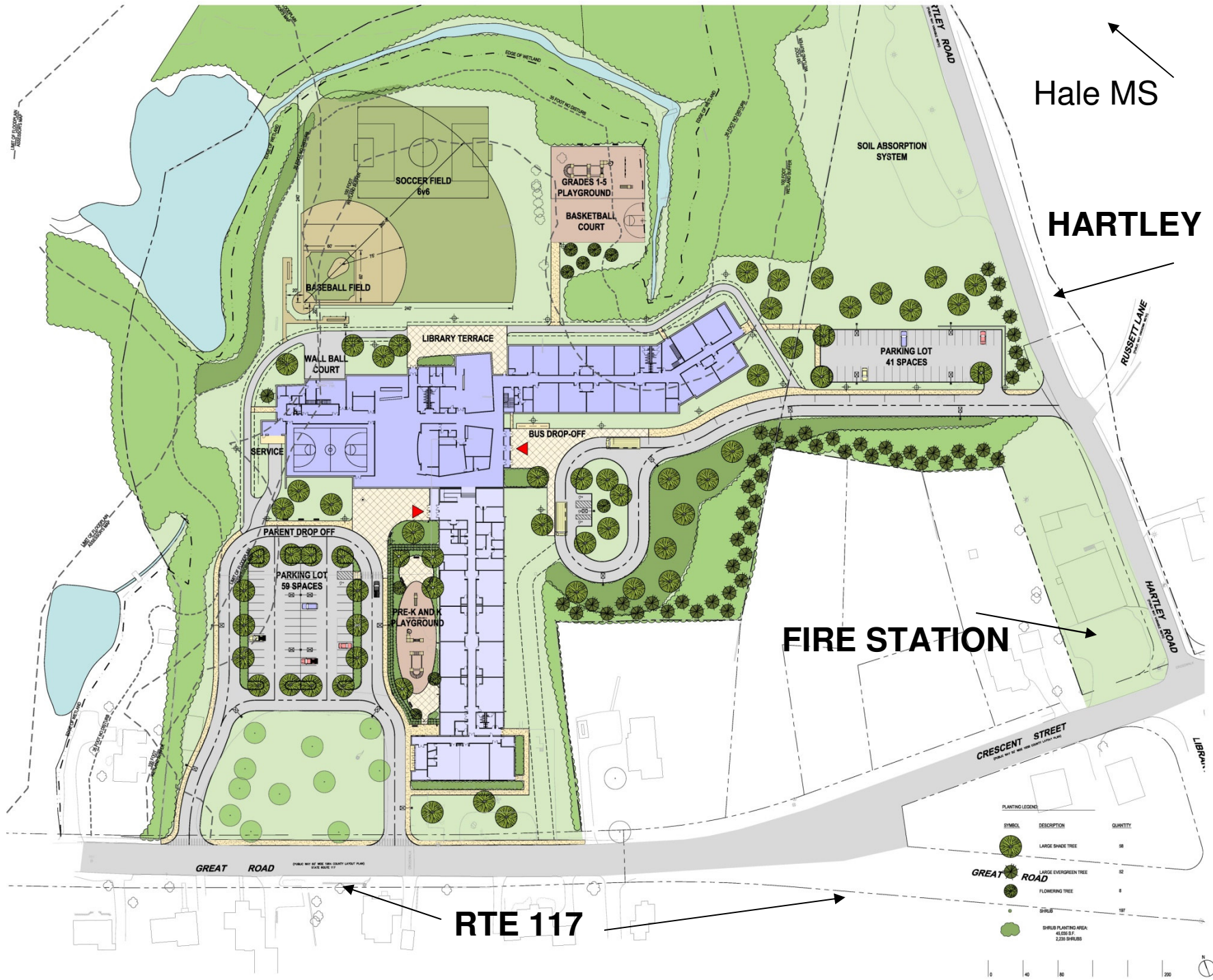


Hale MS

HARTLEY RD

FIRE STATION

RTE 117





# 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

|   |                            |
|---|----------------------------|
| <b>HARD COSTS</b>   |                            |
| Construction Costs  | \$25,253,789               |
| Design/Pricing, Construction<br>Contingency, Escalation   | <u>\$ 5,751,206</u>        |
| <b>Subtotal</b>   | <b>\$31,004,995</b>        |
| <b>SOFT COSTS</b>   |                            |
| Designer & Owner's Project Manager Fees<br>•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<br>•Includes moving, printing, legal, advertising  | <u>\$ 182,000</u>          |
| <b>Subtotal</b>   | <b>\$ 6,784,875</b>        |
| <b>TOTAL</b>  | <b><u>\$37,789,870</u></b> |



# 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:**

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**\$ 6,371,306**

# What's the Cost

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



# 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

