

To: Hopkinton Select Board

From: Jon Graziano, Chair Elementary School Building Committee - 2

cc: Hopkinton School Committee, Norman Khumalo, Dr. Carol Cavanaugh

Date: August 18, 2023

Re: Schematic Design Proposal for Elmwood School Replacement

Since February's submission to the Massachusetts School Building Authority of the Preferred Schematic Report for replacing the Elmwood School, the Elementary School Building Committee has been evaluating options to create the most effective and efficient design of the a new elementary school to educate Hopkinton's second, third and fourth graders. The design is based on the Education Plan approved for this new building and reflects the efforts of the Committee, district professional staff and our design and management partners to provide the best educational environment for our students keeping in mind our fiscal responsibility to the citizens of Hopkinton. The Committee is pleased to present the Schematic Design proposal including the project's scope and budget for endorsement by the Select Board. We will be submitting this to the MSBA on August 31.

The proposed Schematic Design proposal reflects decisions made by the ESBC and has reduced the projected cost of the overall building by nearly \$15 million from the estimate included in February's Preliminary Schematic Report. These reductions were found by selecting less expensive materials for the exterior and interior of the building, opting for a general contractor construction method and adjustments to the site and schematic design. At this meeting, the ESBC, at the recommendation of the designer and project manager, further reduced the cost by approximately \$600,000 through reductions in the size of the geothermal well field, changes to the site design and choosing alternate materials for the internal HVAC system. In total, the estimated project budget including construction, professional fees and contingencies stands at \$158,894,578 down from \$174 million in February. The maximum reimbursement from the MSBA is expected to be \$46,598,079 making the real cost \$110,296,499. These numbers will be finalized over the next week and the ESBC is expected to vote the final budget on Tuesday, August 22.

The expected budget reflects an efficient design by the architect, project manager and the ESBC. As a comparison, the Marathon School, which was designed to house 395 students, was designed to have 211 gross square feet per student. The proposal for the Elmwood replacement currently stands at 146 GSF/student, 31% more efficient in design than Marathon and ranking as one of the most efficient designs of any new elementary school constructed with the MSBA in the last 11 years.

Following the submission of the Schematic Design proposal to the MSBA, the ESBC will begin the task of community outreach to educate the public about the details of the proposal in advance of the Fall Town Meeting where residents will be asked to support the funding of the project.