

Special Town Meeting Article 4 Gibbs 6th Grade Renovation

Last year, the School Enrollment Task Force, School Committee, Town Meeting, and ultimately the voters, via successful debt exclusion, approved the renovation of the Gibbs School for use as a Town wide 6th grade school. This project is aimed at addressing capacity issues at the Ottoson Middle School.

Process to Date

- Last year, project estimated to cost \$25 million based on study performed by HMFH architects, with soft costs & contingencies projected by the Town Manager.
- STM last spring authorized an initial borrowing of \$2,550,000 in order to hire project team.
- NV5 has been hired as the OPM, Finegold Alexander has been hired as the architectural firm, and Shawmut Construction has been selected as the construction manager at risk (CM).

Process to Date

- The project team has been working with the School Department and the Permanent Town Building Committee (PTBC) on design and cost estimation for this project, and in order to open the school in September of 2018, need to begin construction in July of 2017.
- At this time, cost estimates for the project are at approximately \$27 million.
- The primary drivers for the cost difference between initial estimates and the latest estimates are the addition of necessary exterior work and window replacement that was not included in the original report by HMFH.

Process to Date

- The project team has provided several potential items that could be excluded from the scope of the project in order to reduce cost, but it has been the judgement of the Superintendent of Schools, Town Manager, Facilities Director, and Chair of the PTBC that such reductions would not be appropriate in terms of building operations and educational programming.

Bridging the Gap

- Bridging the gap between the initial \$25 million budget and the requested \$27 million can be achieved via two measures.
- First, the Department of Revenue allows for inflationary increases of the initial debt exclusion based upon construction inflation indices. An estimated \$850,000 - \$1,000,000 in additional debt excluded borrowing capacity could be available.
- The second measure, as described by the Capital Planning Committee Chair adjusts the capital budget to account for savings from the Stratton construction project, to provide further funding to the Gibbs project.