



Hopkinton Public Schools

89 Hayden Rowe Street Hopkinton, MA. 01748

Jonathan Landman, Ed.D.
Superintendent of Schools

Telephone: 508-417-9360
Fax: 508-497-9833
jlandman@hopkinton.k12.ma.us

August 16, 2011

Ms. Diane Sullivan
Senior Capital Program Manager
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Dear Ms. Sullivan:

I want to sincerely thank you for your help and thoughtful consultation in our phone conversation on August 8th. As I shared with you in that discussion, the leadership in Hopkinton is exploring the possibility of giving the town another opportunity to consider the Fruit Street project.

We understand that MSBA funding for “the same project” will still be available, should the town approve it prior to March 28, 2012. We are convinced that the only scenario in which town approval for the existing project might be garnered would be if we re-purposed the MSBA-approved Fruit Street building as a preK-3 building, rather than as a preK-5 building.

Attached to this letter is certification by our designer, *Design Partnership of Cambridge*, that using the building for a preK-3 program rather than a preK-5 program would result in a minimal enrollment change.

We have the following questions for MSBA.

1. Given that the enrollment numbers are only going to change nominally with the shift to the K-3 structure, and that the K-3 program can make use of nearly the exact same design originally developed for a K-5 building, would the MSBA consider the Fruit Street building “the same project” if we shifted to a K-3 population?
2. In order to use the building as a preK-3 school, the designer attests that the only changes that would have to be made to the approved school design would be to create two additional kindergarten rooms with toilets out of space on the upper floor plan currently occupied by two first grade rooms and a Self-contained Collaborative classroom. The Collaborative Classroom is discretionary space, and the District would agree to give that up as part of transitioning the Fruit Street School to a PK-3 grade structure. Would the MSBA consider the Fruit Street building “the same project” if we made only these changes to the interior design?

3. If, in order to reduce the cost to taxpayers and increase the likelihood of approval, we were to incorporate scope reductions described in the 'Value Engineering Plan for Detailed Design' included in the Schematic Design submission of 12/22/2010, for a change from Metal Roof to PVC roof at a maximum possible cost reduction of \$1,300,000, would the MSBA consider the Fruit Street building "the same project"?
4. If, in order to reduce the cost to taxpayers and increase the likelihood of approval, we were to incorporate scope reductions described in the 'Value Engineering Plan for Detailed Design' included in the Schematic Design submission of 12/22/2010, for a change from brick masonry to cement clapboard plank at a maximum possible cost reduction of \$1,400,000, would the MSBA consider the Fruit Street building "the same project"?
5. If the answers to more than one of the above four questions is "yes," then would the MSBA consider a building including some combination, up to and including all four adjustments, as "the same building"?

In addition to the above adjustments to the Fruit Street plan, in order to further reduce costs, we may consider switching from the Construction Manager at Risk to the Lump Sum Low Bid approach.

It is my assumption that, even if the MSBA were to accept all of the above alterations to the existing Fruit Street plan as constituting "the same project," should the town of Hopkinton approve it, the overall MSBA reimbursement for the project would not be reduced. Please let me know if that is not correct.

I want to also thank you for offering to expedite responses to these questions as we are, obviously, operating on a very tight timeline.

Please do not hesitate to contact me if any aspect of this letter requires clarification or elaboration.

I look forward to hearing back from the MSBA.

Sincerely,

Jonathan Landman

cc. Hopkinton School Committee
Dave Finney, Architect, *Design Partnership of Cambridge*