

Community Meeting #7: Design Updates

October 14, 2026



For more information, visit
www.robinsonschoolproject.com



Questions? Email us at:
info@robinsonschoolproject.com



Colonel John Robinson Elementary School

ROBINSON SCHOOL BUILDING COMMITTEE

VALERY YOUNG, Chair, School Committee

LINDSAY RICHARD, Vice-Chair, Resident

JEFF GOODWIN, Director of Facilities

THOMAS WIMBERG | **Permanent Town**

MEGHAN O'CONNELL | **Building Committee**

STEPHEN TAYLOR, Resident

ALLISON N CAMMARATA, Resident

KEVIN LACOSTE, Robinson School Principal

SUNEET CHADHA, Finance Committee

G. THOMAS CLAY, Select Board

CHRISTOPHER CHEW, Superintendent of Schools

MIKE EDWARDS, Interim Town Manager

ELIZABETH SAWYER, Select Board



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



WESTFORD
MASSACHUSETTS



What is the Problem?

- 2023 Districtwide Facilities Assessment identified major capital repair needs at Abbot, Robinson, and Day
- Robinson determined to have the greatest overall needs
- Robinson's outdated open-suite floor plan is a major educational and facility challenge
- Existing facilities are limited in their ability to support the District's Strategic Improvement Plan

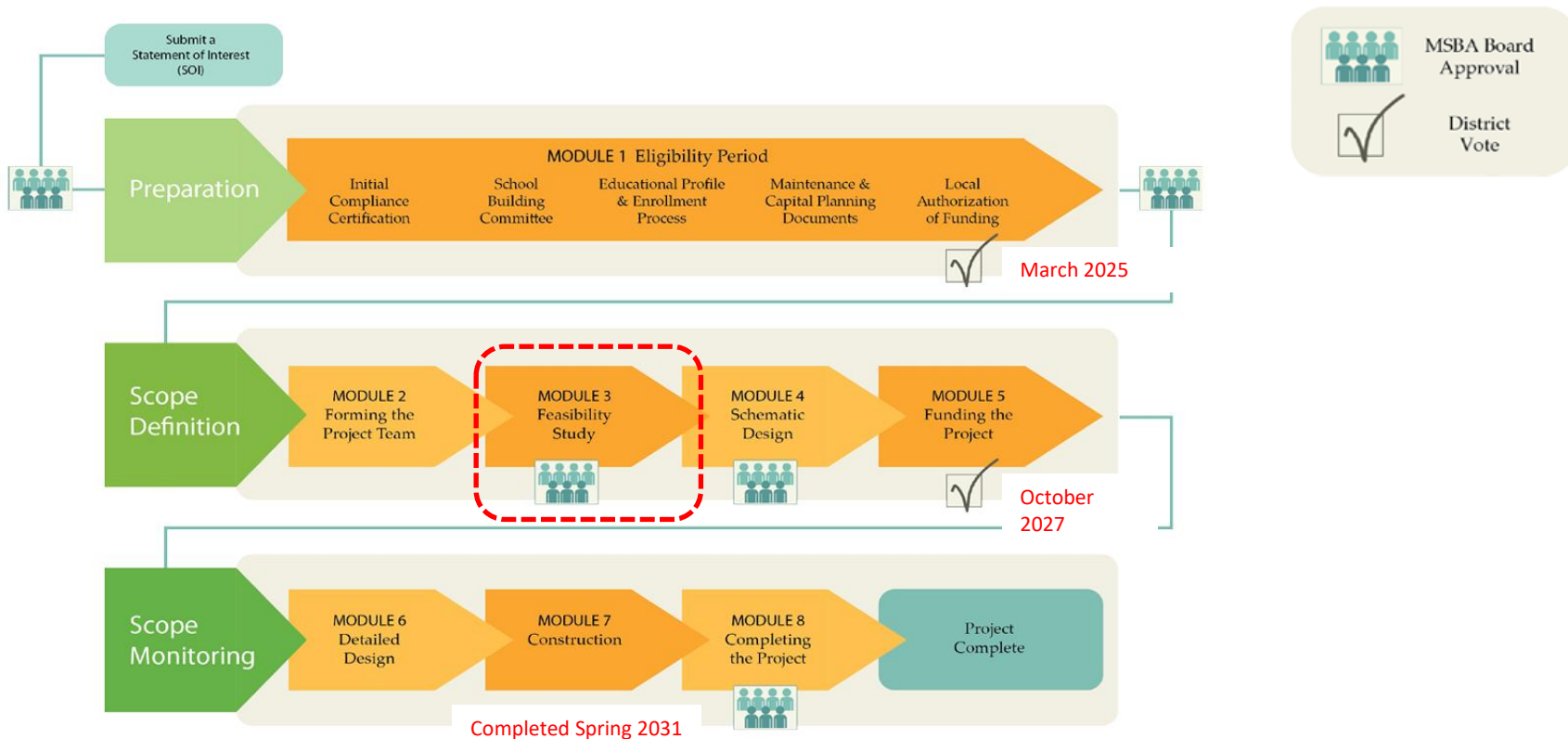


What is the Process?

- Work in partnership with the MA School Building Authority (MSBA) to identify the most **cost effective** and **educationally appropriate** solution.
 - The MSBA has committed to reimburse 48% of eligible costs (not all costs are eligible for reimbursement; net reimbursement rate will be lower)
- The **MSBA process is well defined** and includes analysis of education programming, space utilization, durability/maintenance, sustainability/energy, cost, site restrictions, etc.
- **Study a range of options** including renovation, renovation/addition, and all new construction.
- Analyze elementary school spaces across the district to **optimize space utilization**
- **Evaluate three (3) elementary school enrollment scenarios** which are:

470 students	705 students	1,065 students
PreK-2	PreK-5	PreK-5

What is the MSBA's Process?



FOR PROJECT INFORMATION & PROJECT BACKGROUND



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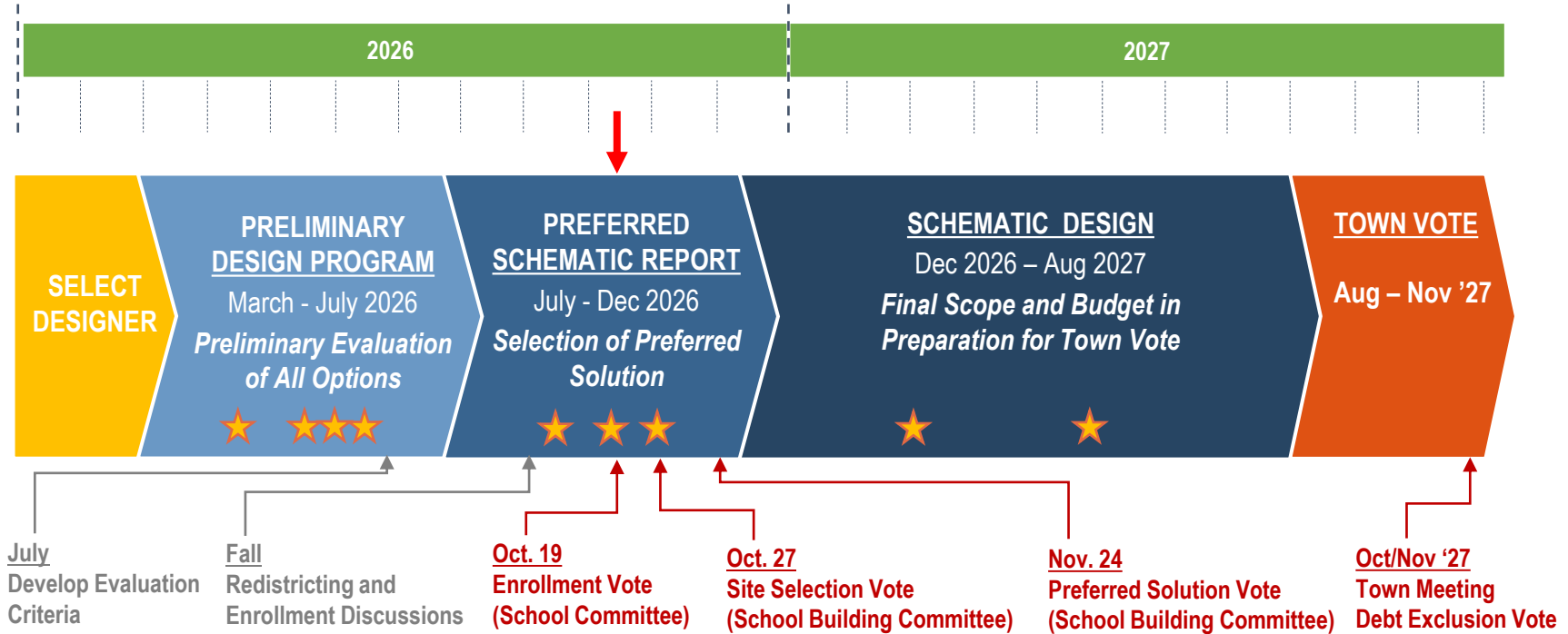
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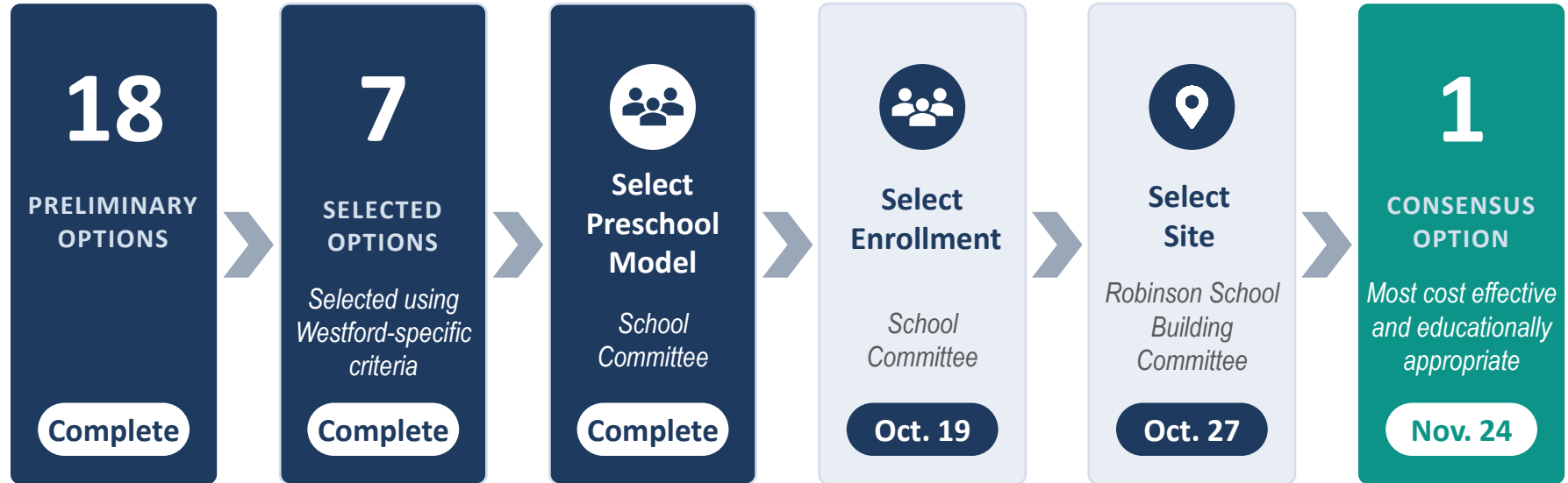
FEASIBILITY & SCHEMATIC DESIGN SCHEDULE



★ - Community Meetings

FEASIBILITY STUDY PROCESS

Narrowing 18 options down to one by building consensus with community input.



PRE-SCHOOL MODELS

OPTION A



Neighborhood

*Pre-K programming
distributed across
multiple school sites
(current model)*

OPTION B



Centralized

*All Pre-K programming
consolidated in one
dedicated location*

OPTION C



Split Model

*Pre-K programming
divided across two sites*

PRE-SCHOOL EVALUATION

School Committee voted for a Centralized Preschool model should the project go ahead.

Pre-School Evaluation Criteria

Criterion	Neighborhood <i>Current</i>	Centralized <i>1 Location</i>	Split <i>2 Locations</i>	Rationale
Staffing & Program Efficiency	—	+	○	Centralized approach is the most efficient.
Impact on Other District Programs	—	+	○	Centralized approach opens the most classrooms at other elementary schools.
Supports Collaboration among Educators	—	+	+	Centralized and split options create a cohort of educators, supporting collaboration.

Key:



Good; performs best when compared to other options



Fair; neutral when compared to other options

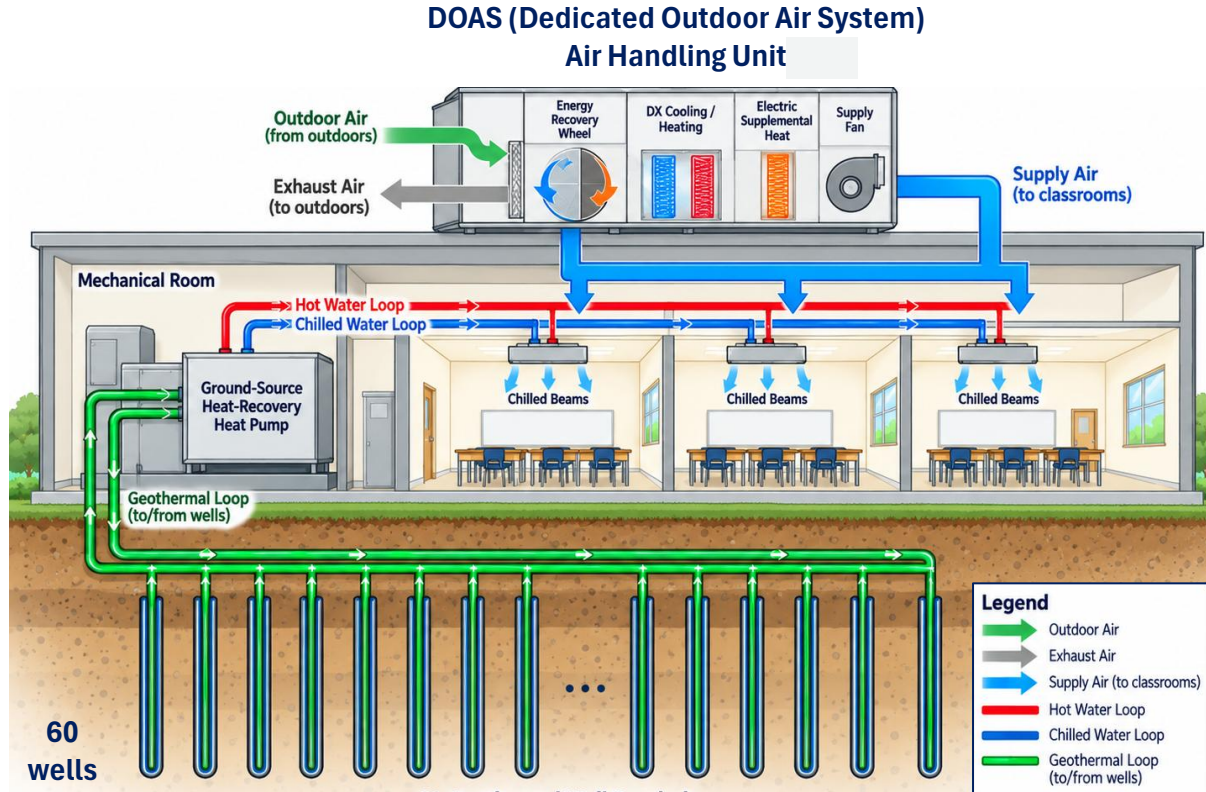


Poor; performs poorly compared to other options

Proposed Enrollment & Grade Configuration Evaluation Criteria					
Criterion	470	705	1,065	Rationale	Votes
Educational Equity				470 retains equitable size of schools, <u>but</u> 705/1065 affects more students & offers more consistent services.	21
Supports Small Learning Communities				Creating the feeling of small learning communities is easier to achieve in a small or medium sized school.	6
Developmentally Appropriate Environment				The largest school might be overwhelming for the youngest students.	6
Redistricting Impact				1,065 school draws half of students in the district to a location that is not central.	3
Operating Cost				Consolidated schools are more efficient to operate compared to multiple small schools.	2
Student & Family Transitions				K-2/3-5 model includes an additional transition for students.	1
Staffing & Program Efficiency				Larger schools K-5 will be more efficient for staffing and special services.	0
Estimated Project Cost <i>Includes Centralized Pre-K</i>	\$128 – \$142 M	\$152 – \$201 M	\$207 – \$250 M*	*1,065 model does not maximize MSBA reimbursement.	

Key:  Good; performs best when compared to other options  Fair; neutral when compared to other options  Poor; performs poorly compared to other options

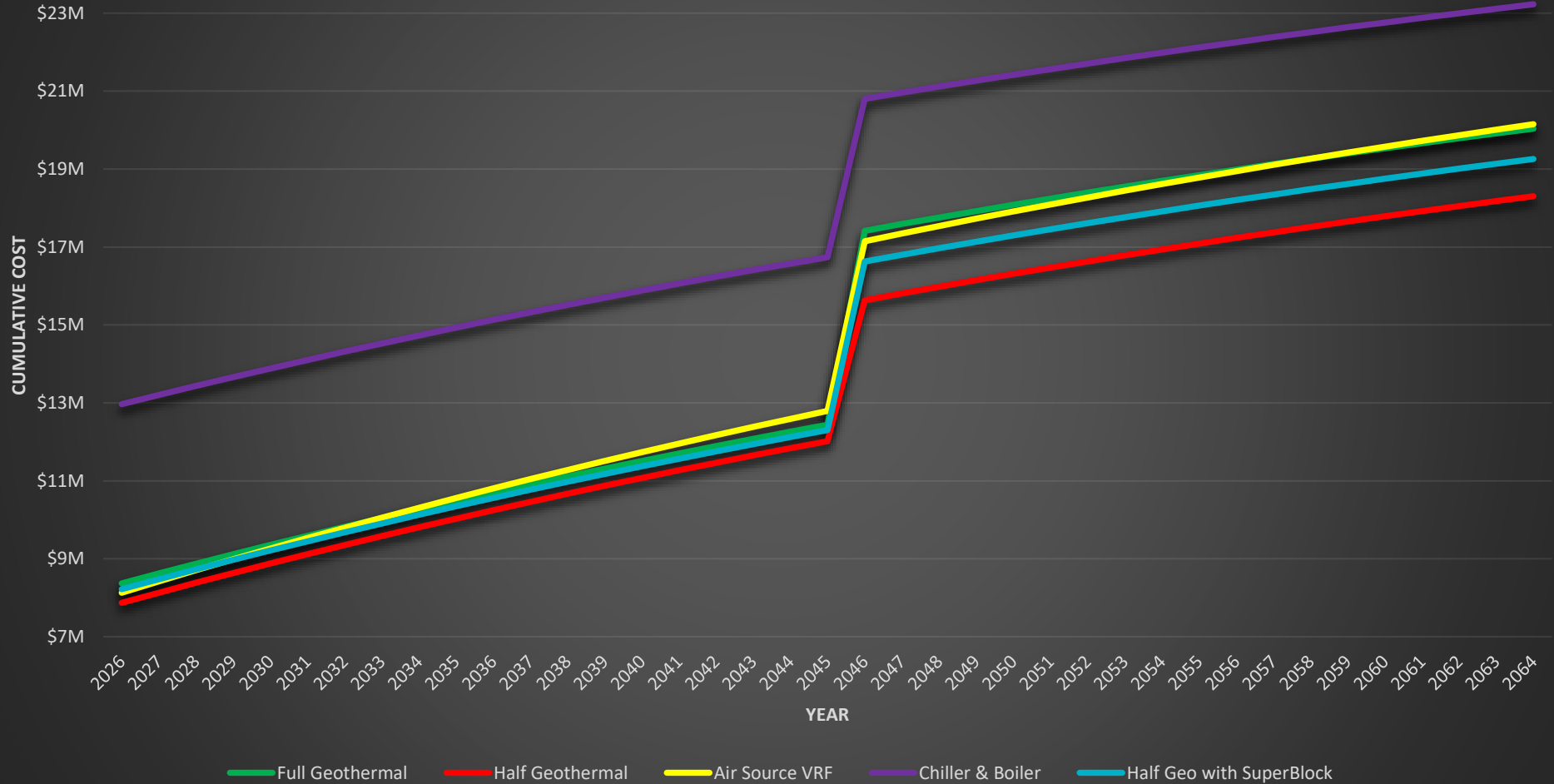
HVAC SYSTEM SELECTION



Hybrid Geothermal:

- Highly efficient system. (EUI 22.4)
- Best value in first cost and life-cycle cost.
- Hybrid system allows for some redundancy.
- Low maintenance effort and cost; no filters in classrooms.

Cumulative Life Cycle Cost Comparison



PROJECT UPDATE: 7 SELECTED OPTIONS



ROBINSON 2

470 • Addition/Renovation



ROBINSON 3

470 • New Construction



ABBOT 2

705 • Addition/Renovation



ABBOT 3

705 • New Construction



ABBOT 4

1,065 • Addition/Renovation



ABBOT 5

1,065 • New Construction



FARMER WAY 2

705 • New Construction

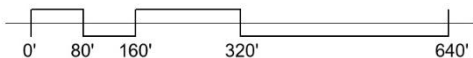
ROBINSON 2 – Addition/Renovation - 470

K-2 Enrollment	470
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	55,836
GSF New	51,345
Total GSF	104,391
Stories	1-3
Car Queue # <i>Provided/Needed</i>	36/49
# of Parking Spots <i>Provided/Needed</i>	160/240
# of Buses <i>Provided/Needed</i>	11/11
SF Playground	15,125
Estimated Project Cost	\$135M- \$142M

- Insufficient Parking
- Car queue extends onto Robinson Rd.
- Some impact on priority habitat

LEGEND

EXISTING BUILDING RENOVATED	FUTURE EXPANSION
NEW CONSTRUCTION	
EXISTING; RENO NOT IN SCOPE	



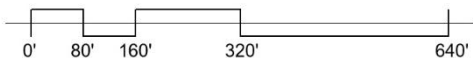
ROBINSON 3 – New Construction - 470

K-2 Enrollment	470
Acres	68.8
Estimated Buildable Acres	7.1
GSF Renovation	0
GSF New	104,391
Total GSF	104,391
Stories	1-2
Car Queue # <i>Provided/Needed</i>	49/49
# of Parking Spots <i>Provided/Needed</i>	240/240
# of Buses <i>Provided/Needed</i>	11/11
SF Playground	15,125
Estimated Project Cost	\$128M- \$134M

- Development within 200' stream setback – permitting from ConsComm and mitigation required
- Some impact on priority habitat

LEGEND

 EXISTING BUILDING RENOVATED	 FUTURE EXPANSION
 NEW CONSTRUCTION	
 EXISTING; RENO NOT IN SCOPE	



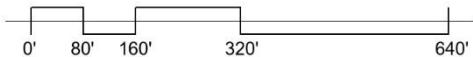
ABBOT 2 – Addition/Renovation – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	15,965
GSF New	126,358
Total GSF	142,323
Stories	1-3
Car Queue # <i>Provided/Needed</i>	71/71
# of Parking Spots <i>Provided/Needed</i>	262/262
# of Buses <i>Provided/Needed</i>	16/16
SF Playground	21,000
Estimated Project Cost	\$191M- \$201M

- Code-triggered upgrades of existing Abbot building required.

LEGEND

	EXISTING BUILDING RENOVATED		FUTURE EXPANSION
	NEW CONSTRUCTION		
	EXISTING; RENO NOT IN SCOPE		



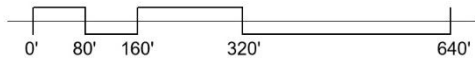
ABBOT 3 – New Construction – 705

K-5 Enrollment	705
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New	142,323
Total GSF	142,323
Stories	1-3
Car Queue # <i>Provided/Needed</i>	71/71
# of Parking Spots <i>Provided/Needed</i>	262/262
# of Buses <i>Provided/Needed</i>	16/16
SF Playground	21,000
Estimated Project Cost	\$162M- \$170M



LEGEND

- EXISTING BUILDING RENOVATED
- NEW CONSTRUCTION
- EXISTING; RENO NOT IN SCOPE
- FUTURE EXPANSION



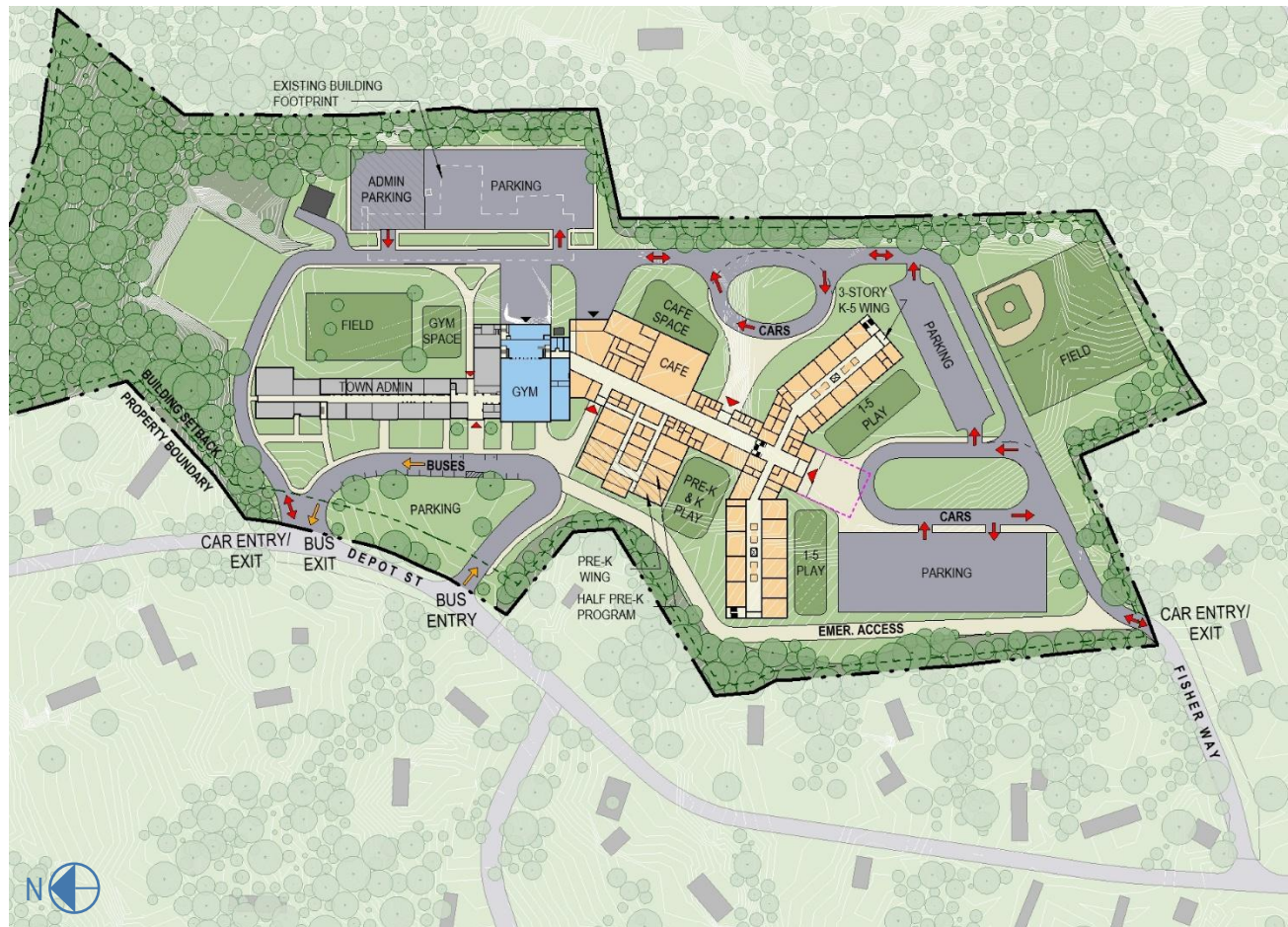
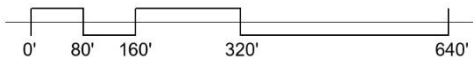
ABBOT 4 – Addition/Renovation – 1,065

K-5 Enrollment	1065
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	15,965
GSF New	174,957
Total GSF	190,703
Stories	1-3
Car Queue # <i>Provided/Needed</i>	93/132
# of Parking Spots <i>Provided/Needed</i>	329/329
# of Buses <i>Provided/Needed</i>	23/23
SF Playground	30,000
Estimated Project Cost	\$238M- \$250M

- Car queue extends onto Depot St.

LEGEND

	EXISTING BUILDING RENOVATED		FUTURE EXPANSION
	NEW CONSTRUCTION		
	EXISTING; RENO NOT IN SCOPE		



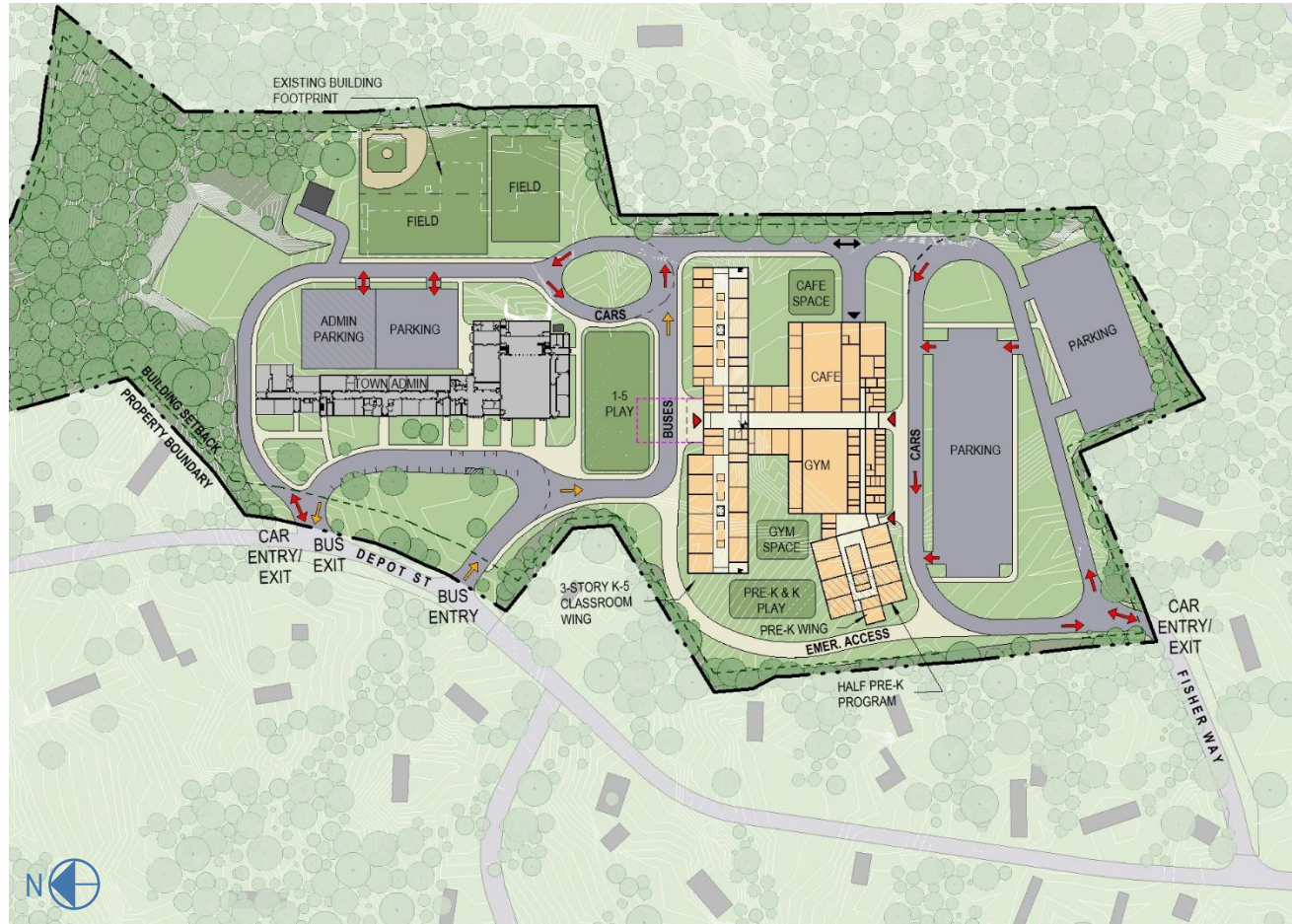
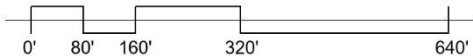
ABBOT 5 – New Construction – 1,065

K-5 Enrollment	1065
Acres	32
Estimated Buildable Acres	12.3
GSF Renovation	0
GSF New	190,703
Total GSF	190,703
Stories	1-3
Car Queue # <i>Provided/Needed</i>	101/132
# of Parking Spots <i>Provided/Needed</i>	329/329
# of Buses <i>Provided/Needed</i>	23/23
SF Playground	30,000
Estimated Project Cost	\$207M- \$218M

- Car queue extends onto Depot St.

LEGEND

	EXISTING BUILDING RENOVATED		FUTURE EXPANSION
	NEW CONSTRUCTION		
	EXISTING; RENO NOT IN SCOPE		



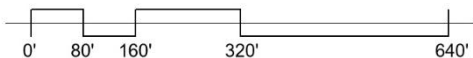
FARMER WAY 2 – New Construction – 705

K-5 Enrollment	705
Acres	21
Estimated Buildable Acres	11.3
GSF Renovation	0
GSF New	142,323
Total GSF	142,323
Stories	1-3
Car Queue # <i>Provided/Needed</i>	53/71
# of Parking Spots <i>Provided/Needed</i>	262/262
# of Buses <i>Provided/Needed</i>	16/16
SF Playground	21,000
Estimated Project Cost	\$152M- \$159M

- Car queue extends onto Farmer Way but not onto Groton Rd.

LEGEND

 EXISTING BUILDING RENOVATED	 FUTURE EXPANSION
 NEW CONSTRUCTION	
 EXISTING; RENO NOT IN SCOPE	



QUESTIONS?



ROBINSON 2

470 • Addition/Renovation
\$135M-\$142M



ROBINSON 3

470 • New Construction
\$128M-\$134M



ABBOT 2

705 • Addition/Renovation
\$191M-\$210M



ABBOT 3

705 • New Construction
\$162M-\$170M



ABBOT 4

1,065 • Addition/Renovation
\$238M-\$250M



ABBOT 5

1,065 • New Construction
\$207M-\$218M



FARMER WAY 2

705 • New Construction
\$152M-\$159M

UPCOMING PUBLIC MEETINGS

September – December 2026

- Community Forum**
Stony Brook School & Remote
- RSBC**
Remote
- School Committee**
Millennium Bldg & Remote
- Tri-Board**
Millennium Bldg & Remote

Oct 19	7:00 PM	Vote on Enrollment	☒
Oct 27	12:00 PM	Vote on Site Selection	☒
Nov 17	6:30 PM	Enrollment & Site Selection Update	
Nov 24	12:00 PM	Preferred Solution Vote	☒
Dec 8	7:00 PM	Vote to Recommend PSR	☒

Q&A



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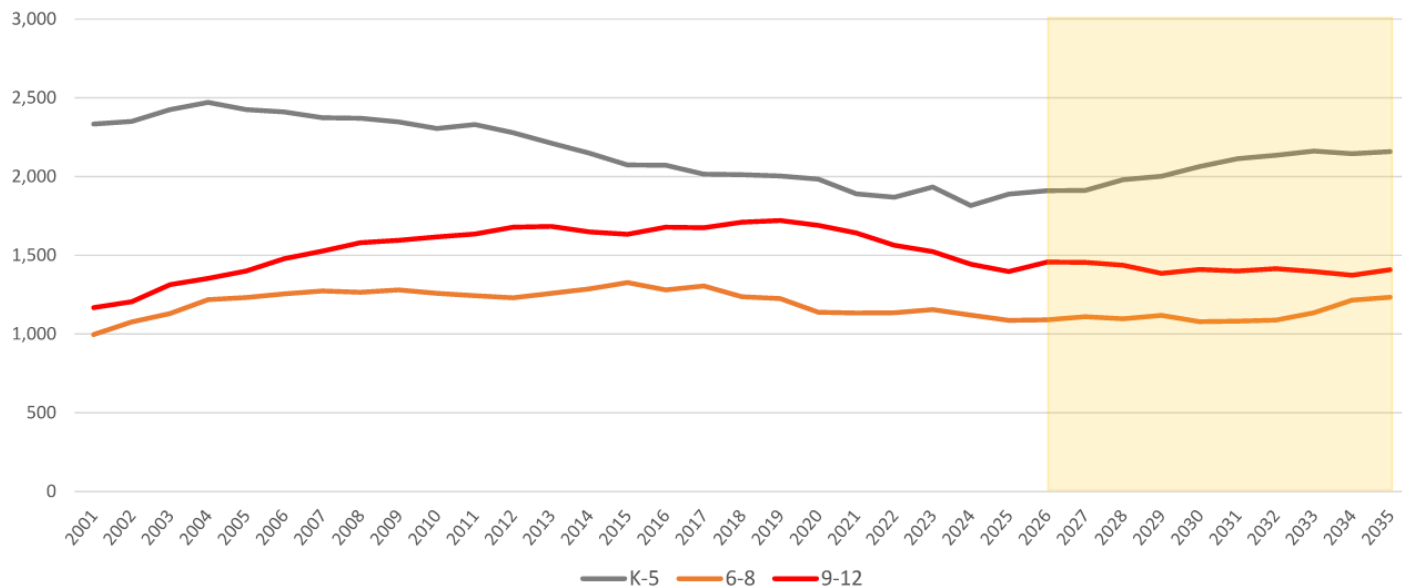


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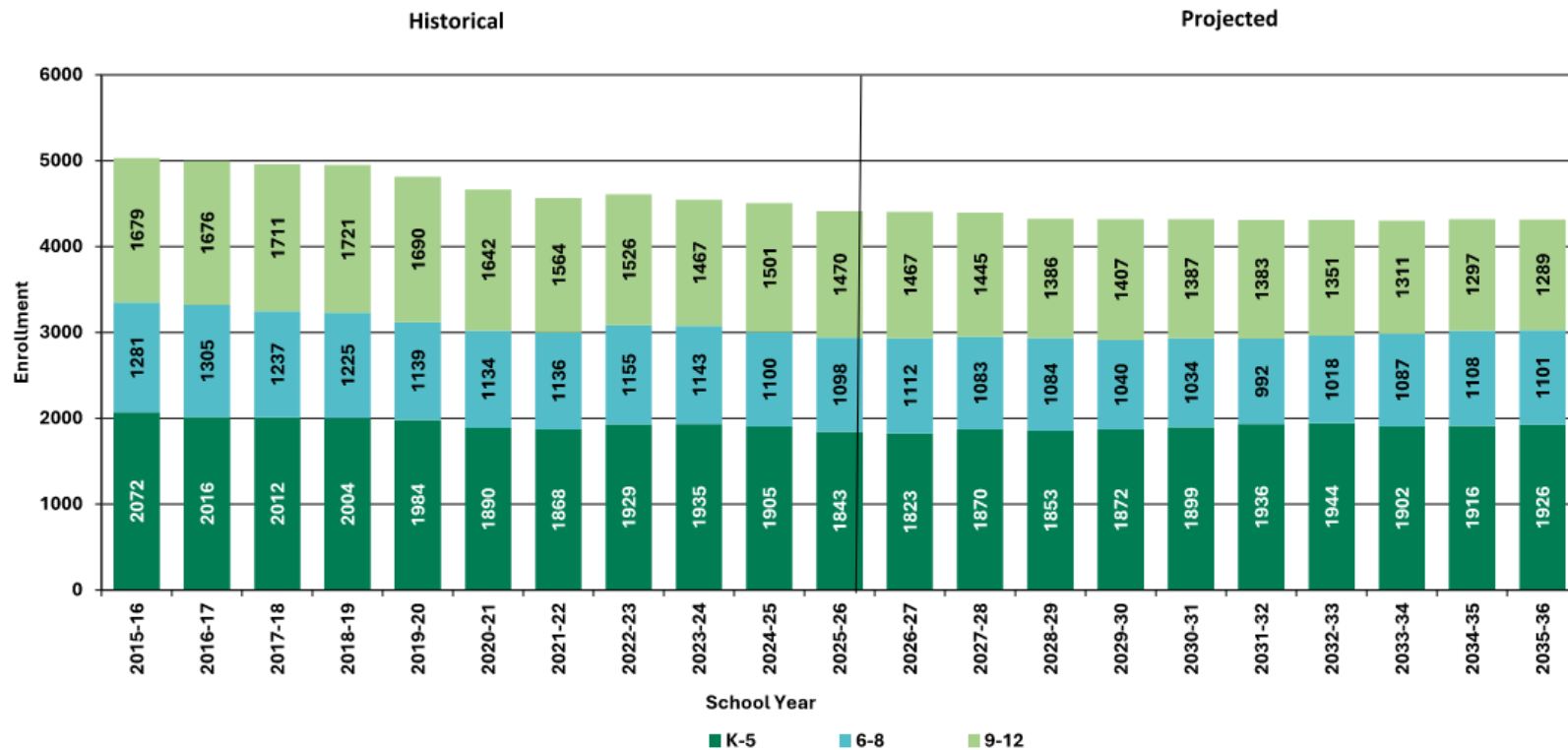
Enrollment Projections - MSBA

Ten-year Average, by Grade Group



2026	1,911
2027	1,912
2028	1,980
2029	2,001
2030	2,064
2031	2,114
2032	2,135
2033	2,162
2034	2,145
2035	2,158

Enrollment Projections - NESDEC



Priority 5-10 year facility needs from SMMA report



ROBINSON PK-2

Roof replacement - \$2,951,000
(within 5 years)
HVAC - \$4,145,823
Building management system
\$753,786
Fire alarm system - \$376,893
Install sprinkler system -
\$745,907
New generator - FY27 \$168,750
Carpet replacement - \$194,000
Replace rear driveway - \$371,250

TOTAL: \$9,707,409



ABBOT G3-5

Parking lot and walkway -
\$1,400,000
HVAC - \$4,218,588
Entry landings - \$130,000
Fire alarm system - \$383,508
Fire protection - sprinklers, fire
rated doors, new ceilings -
\$1,500,000
Power distribution system -
\$580,000
Transformer - \$81,000

TOTAL: \$8,293,096



DAY G3-5

Roof replacement - \$2,172,500
(within 10 years)
HVAC - \$5,320,000
Parking lot - \$1,100,000
Fire Protection - Sprinklers,
Fire Rated Doors, Ceilings-
\$1,500,000
Fire Alarm System - \$408,078

TOTAL: \$10,500,578

“THE COST OF DOING NOTHING”

Renovation And Repair Cost Estimates

ROBINSON



\$67.1 M¹

does not address open classrooms

*\$22.3 M – Priority
Repairs Only²*

ABBOT



\$69.0 M¹

does not address undersized classrooms

*\$25.3 M – Priority
Repairs Only²*

DAY



\$70.1 M¹

*\$29.3 M – Priority
Repairs Only²*

Estimated cost of upgrading Crisafulli and Day to support Kindergarten classrooms - \$100K per bathroom/classroom.

¹ Project cost for a 50-year renovation, for construction in 2029-2031. Does not include reconfiguration of space or additional square footage.

² Project cost for priority repairs only which are critical for continued facility operation over the next 10 years. Values are 2026 dollars.

PRIORITY REPAIRS

Updated Cost Estimates

		Robinson	Abbot	Day
A.	SMMA Priority Repairs Estimate 2023 dollars	\$9.7M	\$8.3M	\$10.5M
B. =Ax1.1	Priority Repairs Escalated 2029 dollars	\$11.1M	\$9.5M	\$12.0M
C. =Bx1.35	Soft Costs and Contingency (35%)	\$3.9M	\$3.3M	\$4.2M
D. =B+C	Project Cost 2029 dollars	\$15.0M	\$12.8M	\$16.2M
E.	Potential Additional Triggered Repairs 2029 dollars (including code-triggered accessibility upgrades)	\$5.4M	\$9.2M	\$9.7M
F. =B+E	Total of Priority Repairs 2029 dollars	\$16.5M	\$18.7M	\$21.7M
G. =F*1.35	Soft Costs and Contingency (35%)	\$5.8M	\$6.6M	\$7.6M
H. =F+G	Total Priority Repairs Project Cost 2029 dollars	\$22.3M	\$25.3M	\$29.3M