

W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA


School Building Committee
Meeting

DECEMBER 19, 2017



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



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- 1. Forum #5 and Survey #2 - Results and Discussion**
 - 2. Design Alternatives and Costs Review**
 - 3. Options Matrix Review of Tabulation**
 - 4. Vote on the One Preferred Alternative**
 - 5. Questions, Comments, Feedback**



FORUM #5 AND SURVEY #2 RESULTS

FORUM #5 DISCUSSION:

- Good questions and discussion
 - “B2- academically/ fiscally bad choice.”
 - “C2 – huge disruption, and there are much better options.”
 - “C3.2 – lost academic time with travel in building.”
 - “Academic compromises with C3.3”
 - “With C5, don’t like front of site for safety reasons.”



FORUM #5 DISCUSSION:

- Discussed location of building on the site
- Discussed property values and the role schools play
 - “The time to build is now – costs are stable, reimbursement rate is high.”
- Three breakout group discussions:
 - Two tables favored Option C3.1b
 - “Front runner.” “Less disruption, no phased takedown.”
 - One table favored Option C5
 - “Better for neighborhood.”

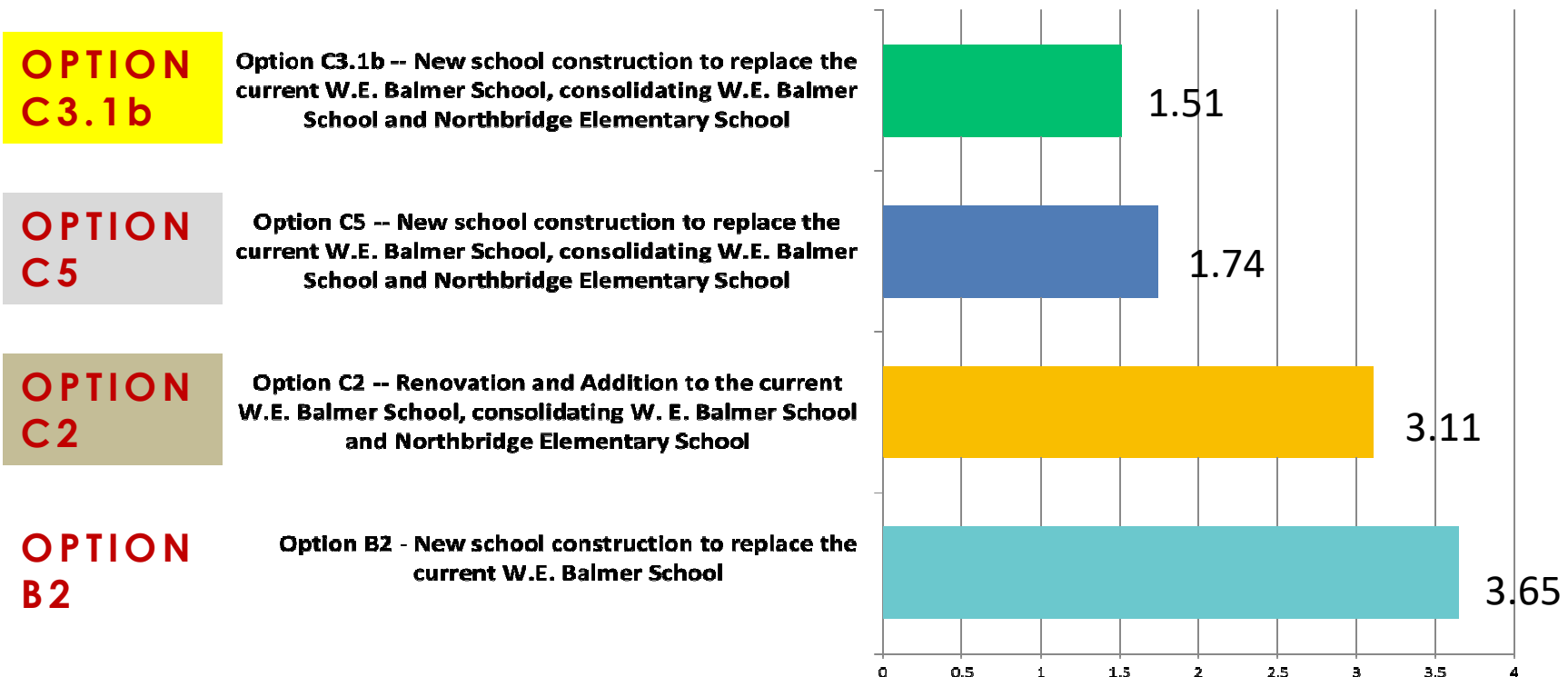


SURVEY #2 DISCUSSION:

- 85 responses – web and paper
- Good cross-section of population
- Survey results overwhelmingly favor
Option C3.1b



SURVEY #2 Q1 The School Building Committee has narrowed the options to four final designs. Which of the following design alternatives provides the Northbridge Community the best long-term plan for educating its elementary school children? Please rank the following options with 1 being the best long-term solution and 4 being the least.



SURVEY #2 Q1 Results

	1 Most Favorable	2 Favorable	3 Less Favorable	4 Least Favorable	Total	Score
Option C3.1b -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School	55% 47	39% 33	6% 5	0% 0	85	1.51
Option C5 -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School	35% 30	58% 49	5% 4	2% 2	85	1.74
Option C2 -- Renovation and Addition to the current W.E. Balmer School, consolidating W. E. Balmer School and Northbridge Elementary School	5% 4	4% 3	68% 58	24% 20	85	3.11
Option B2 - New school construction to replace the current W.E. Balmer School	5% 4	0% 0	21% 18	74% 63	85	3.65

**OPTION
C3.1b**

**OPTION
C5**

**OPTION
C2**

**OPTION
B2**

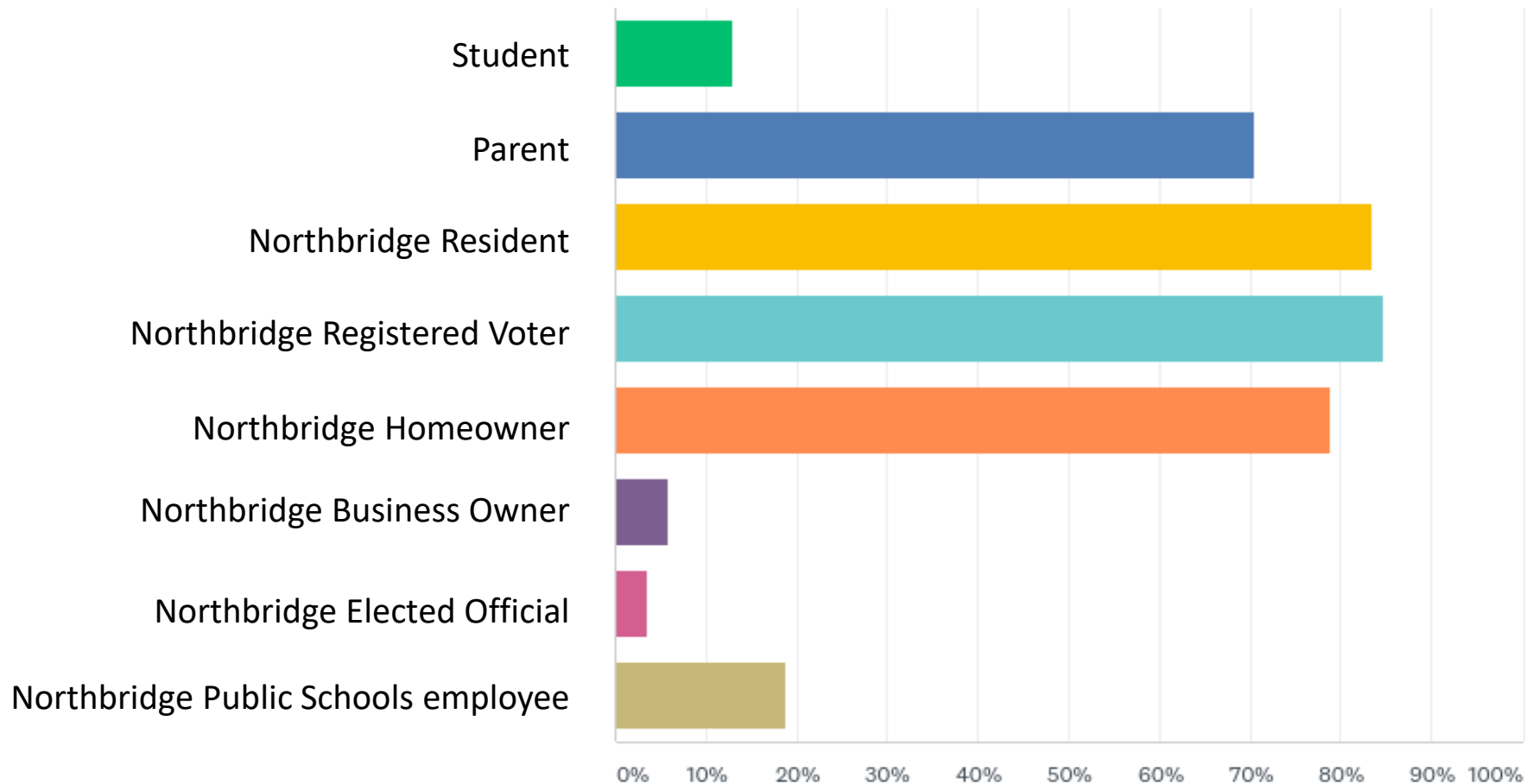
SURVEY #2 Q2 Please provide any additional feedback you have on any of these specific options.

- [Building at] rear of the site is imperative for safety
- The combining of both schools makes sense/most cost effective. Maybe NES could be future site of a new fire station!
- A PreK to 5 is the best option as you can eliminate another older building. The NES can be used for another town resource such as a Public Safety Complex. [Evaluate moving] ...the Administration Offices into the new building as well.
- Curious about tax increase for town's people. Those 60 million dollar figures won't fly in this town with huge tax increase.

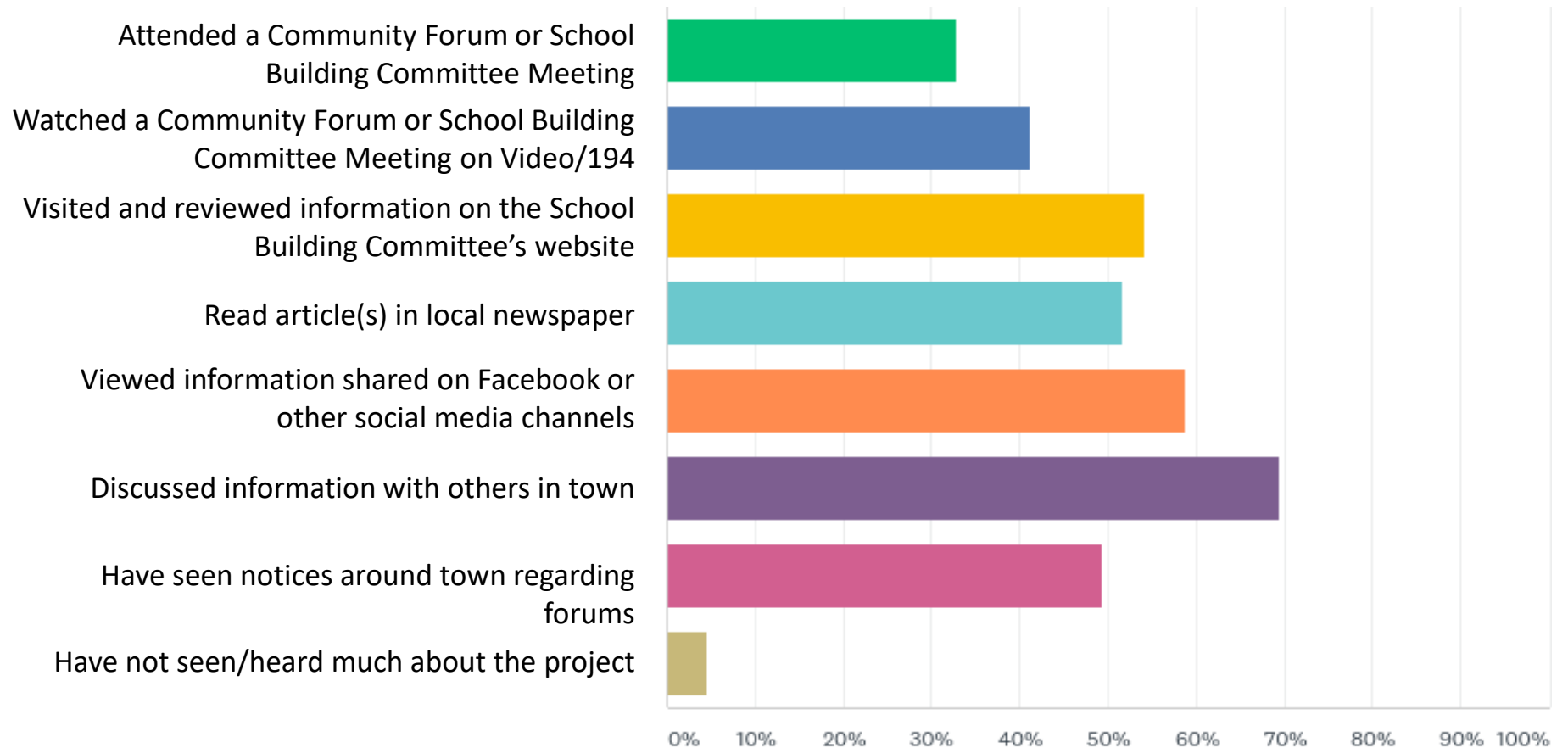
SURVEY #2 Q2 Please provide any additional feedback you have on any of these specific options.

- Proposals for the combined school building will raise taxes 20% in one year and will stay there for the next 20 years. My social security does not increase 20%!
- C3.1b and C5 are practically tied in my opinion... makes a lot more sense for school administrators and police to make decision of front or back, based on ease of long term crime/vandalism prevention. Please, please no to the other “options”!
- I believe consolidating PreK through 5 in the same building would enhance the educational experience and outcomes for students.
- Both schools need long term solutions.

SURVEY #2 Q3 Please select all stakeholder groups that apply to you.



SURVEY #2 Q4 Please check all the following ways in which you've learned about the status of the project.





SELECTED DESIGN OPTIONS AND COSTS

OPTION B2

- GRADES 2-4 (510)
- NEW BUILD
- 2 STORIES
- REAR/EAST EDGE OF SITE
- 2 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	100
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	0
CAR QUEUE	50
	USE BUS LOOP
	72

FIELDS & SITE AMENITIES

BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK- 2 PLAYGROUND	0
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2



preliminary design

B2
NEW/
REAR
\$40.5M

OPTION C2

- GRADES PK-5 (1,030)
- ADD/RENO
- 2 STORY ADDITIONS
- EXISTING SITE
- 4 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	248
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	12
CAR QUEUE	50	26

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	4
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	USE PK-K DROP
OUTDOOR LEARNING	2	4



preliminary design

C2
RENO/ADD
KEEP EXISTG.
\$60.0M

OPTION C3.1a

- GRADES PK-5
(1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3.5 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	221
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	15
CAR QUEUE	50	78
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1 + PK-K DROP
OUTDOOR LEARNING	2	3



preliminary design

C3.1a
NEW/
REAR
\$59.9M

OPTION C3.1b

- GRADES PK-5 (1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	205
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	15
CAR QUEUE	50
	USE BUS LOOP
	20
	83

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK-2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1
OUTDOOR LEARNING	2	3
	USE PK-K DROP	



preliminary design

C3.1b

NEW/
REAR

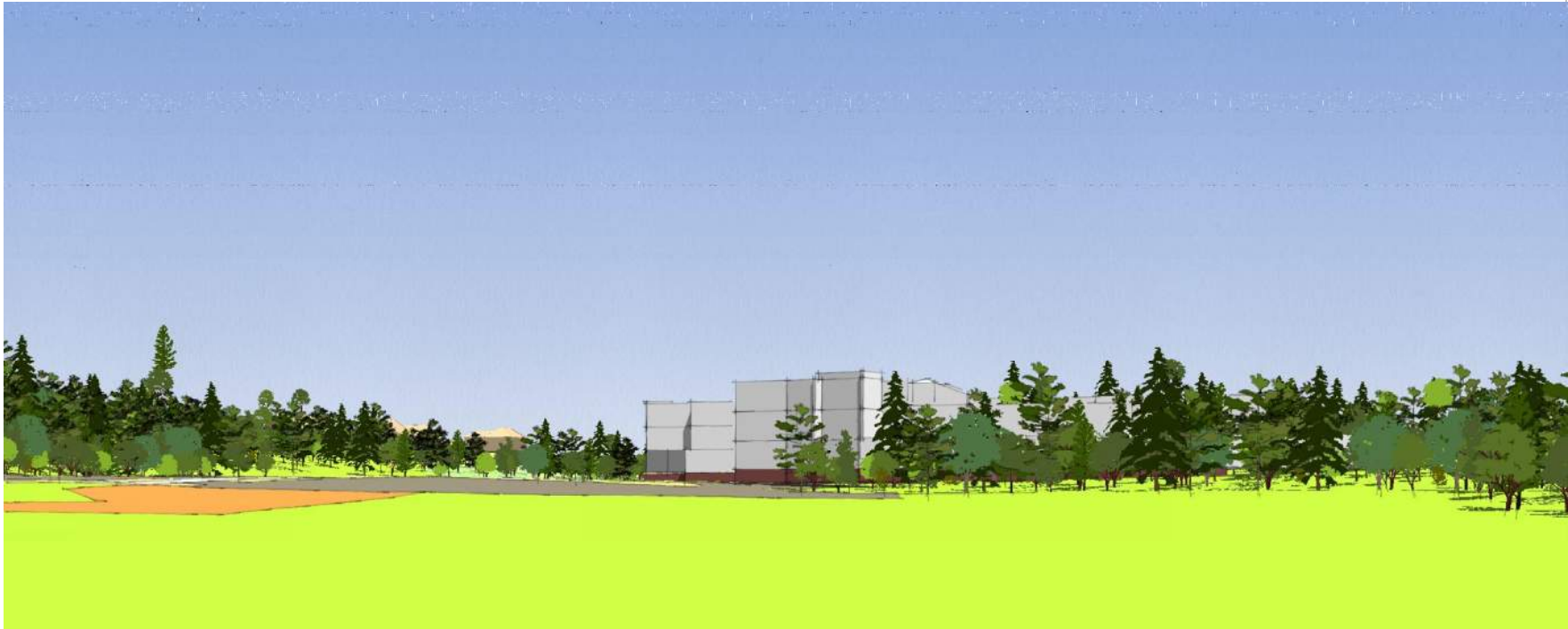
\$58.0M



OPTION C3.1b

preliminary design

C3.1b
NEW/
REAR
\$58.0M

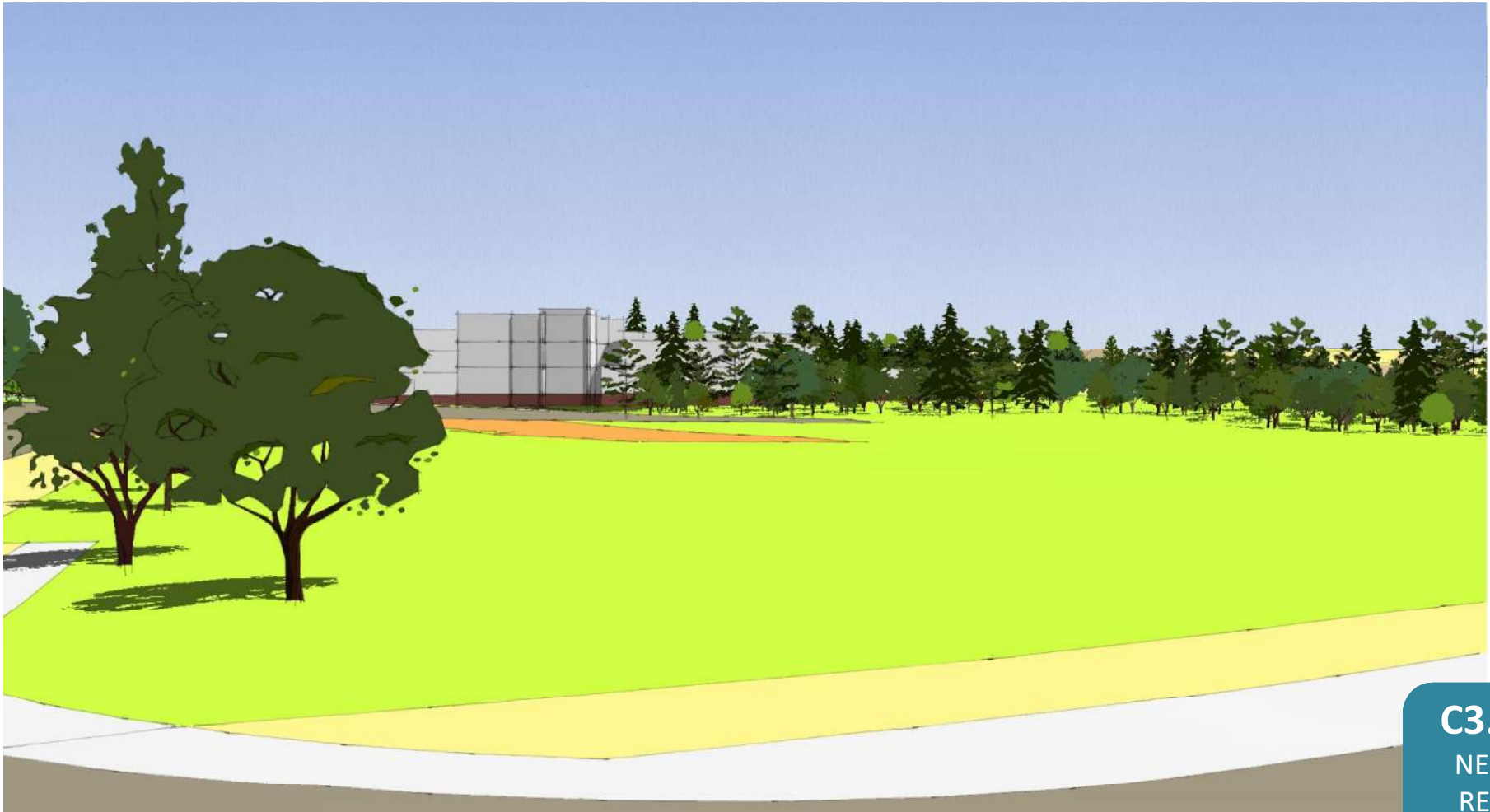


preliminary design

OPTION C3.1b – view from Crescent Street

C3.1b
NEW/
REAR

\$58.0M



preliminary design

C3.1b
NEW/
REAR

\$58.0M

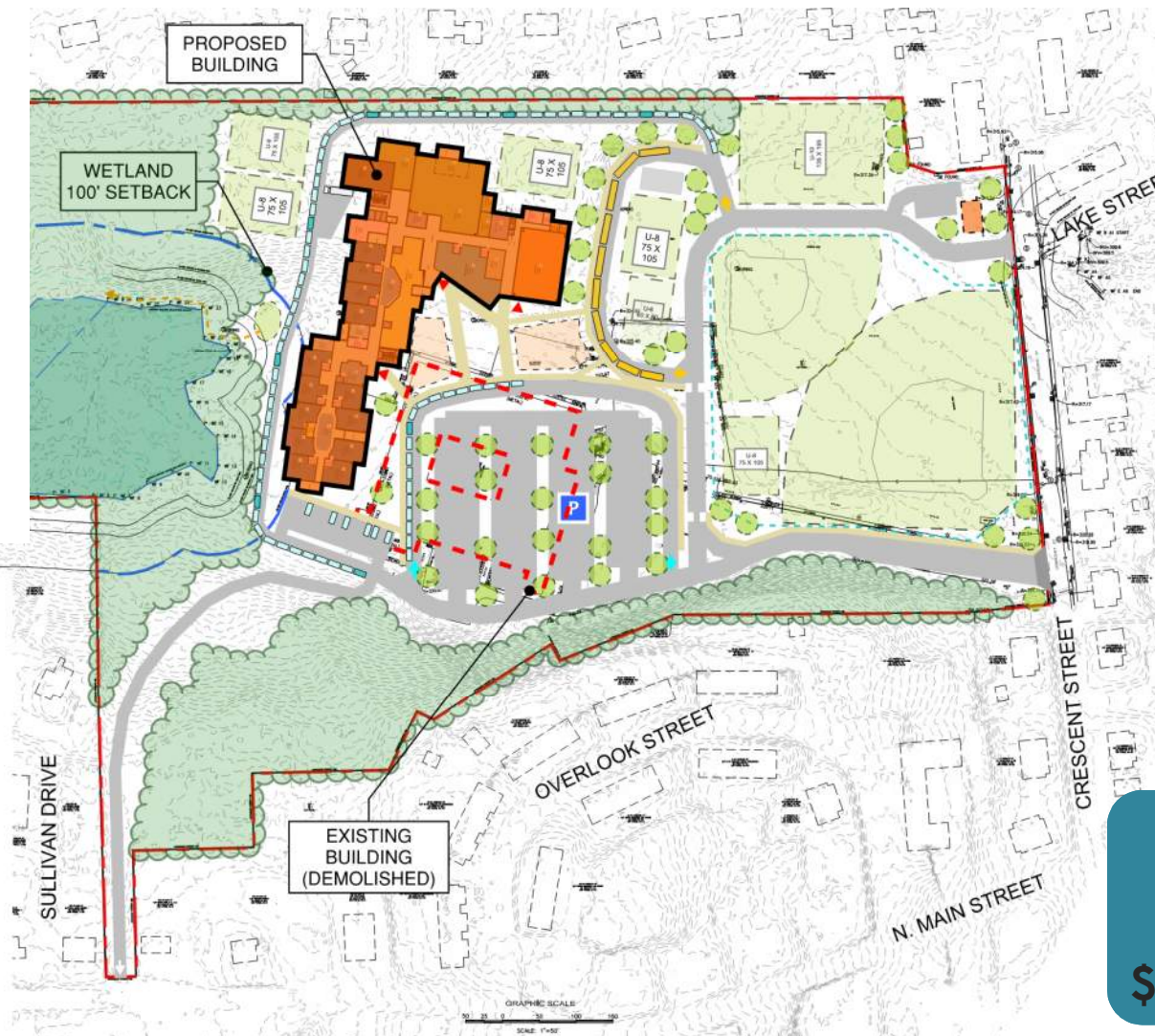
OPTION C3.1b – view from entry intersection

OPTION C3.2

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	211
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	18
CAR QUEUE	50	86
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	5
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1 + PK-K DROP
OUTDOOR LEARNING	2	3



preliminary design

C3.2

NEW/
SIDE

\$58.5M

OPTION C3.3

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES, STEPPED
- REAR/EAST EDGE OF SITE
- 3 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	212
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	20
CAR QUEUE	50	88

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK-2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	USE PK-K DROP
OUTDOOR LEARNING	2	3



preliminary design

C3.3
NEW/
SIDE
\$62.5

OPTION C5

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES
- FRONT OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	205
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	15
CAR QUEUE	50
	USE BUS LOOP
	18
	74

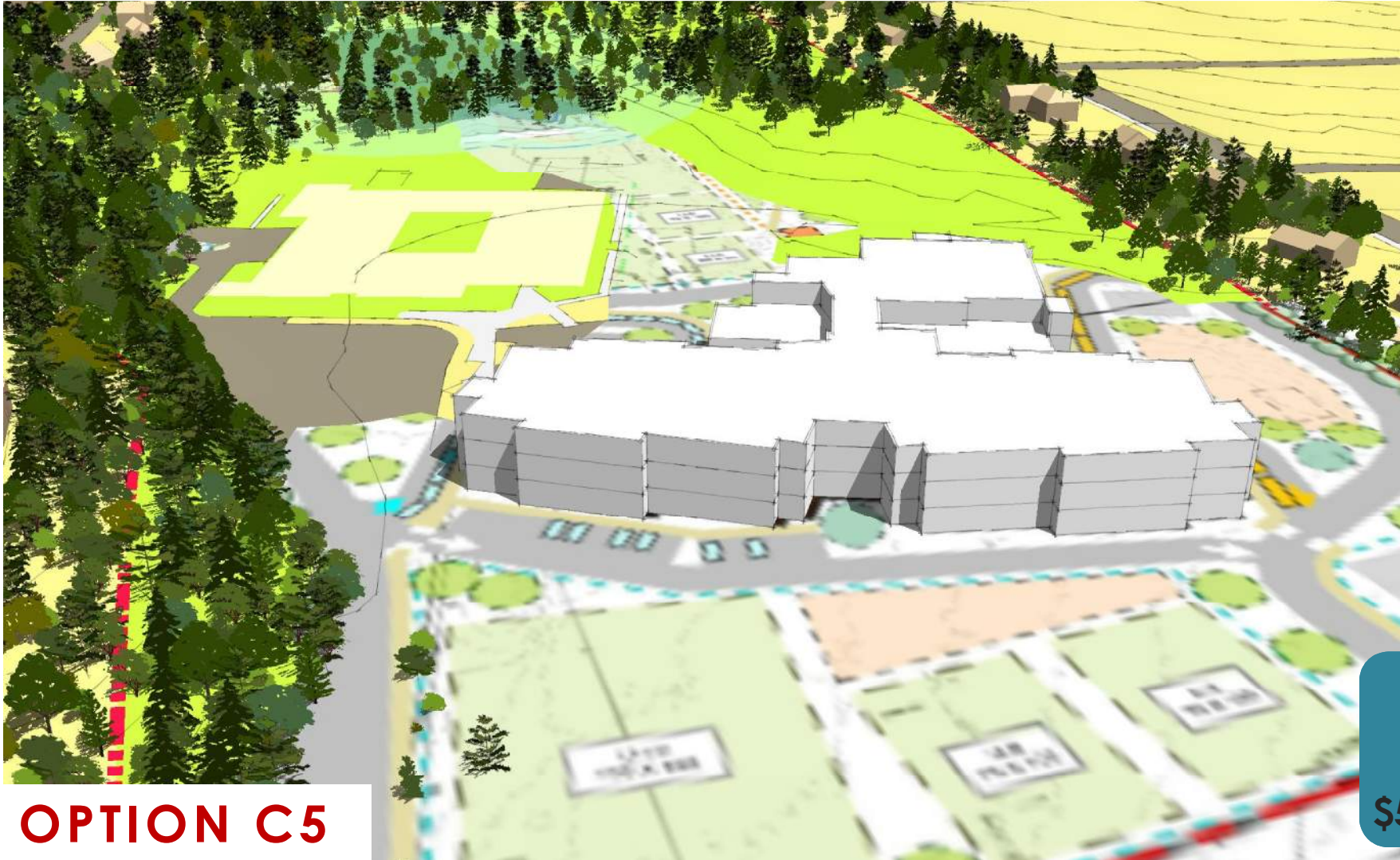
FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	4
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	2 + PK-K DROP
OUTDOOR LEARNING	2	4



preliminary design

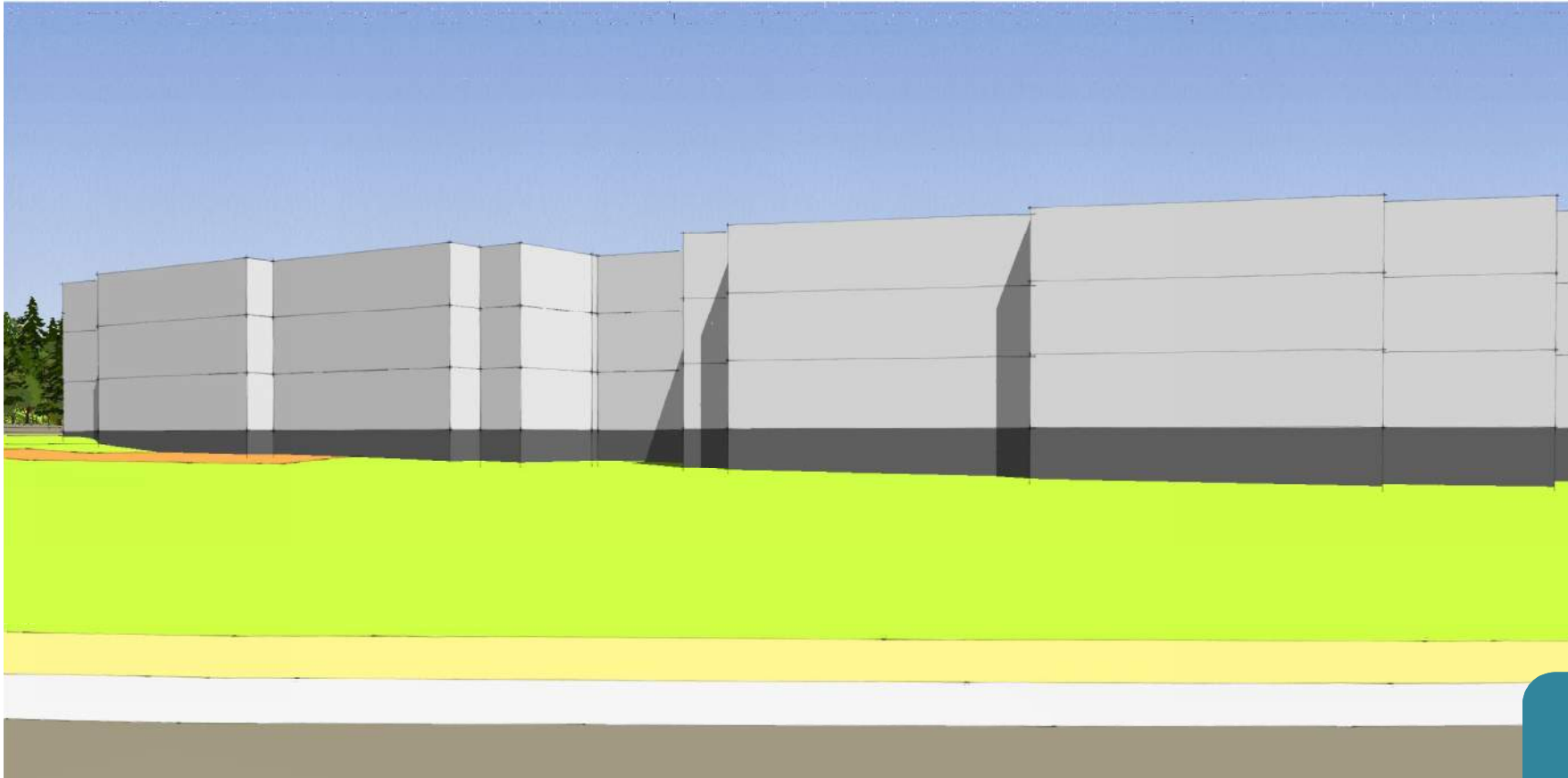
C5
NEW/
FRONT
\$55.7M



OPTION C5

preliminary design

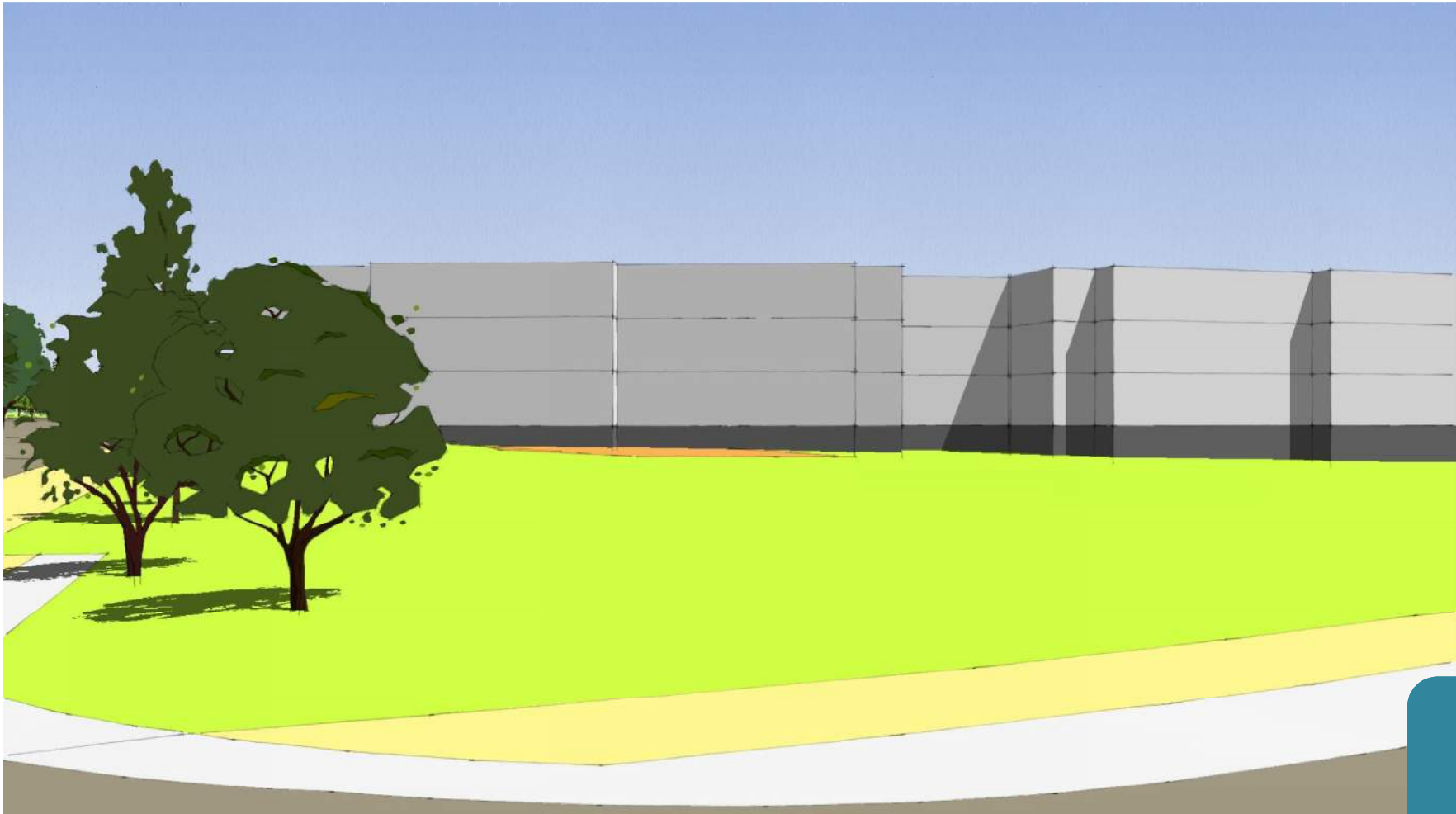
C5
NEW/
FRONT
\$55.7M



preliminary design

C5
NEW/
FRONT
\$55.7M

OPTION C5 – view from Crescent Street



preliminary design

C5
NEW/
FRONT
\$55.7M

OPTION C5 – view from site entry intersection



B2 \$40.5M



C2 \$60.0M



C3.1A \$59.9M



C3.1B \$58.0M

GROUP A
Balmer + NES
CODE/
DM ONLY
\$53.0M
total



C3.2 \$58.5M



C3.3 \$62.5M



C5 \$55.7M

OPTIONS REVIEW WITH COST TO TOWN

Estimated costs are preliminary and subject to change as the project is refined.

preferred schematic





QUESTIONS?



DORE & WHITTIER
ARCHITECTS, INC.



SELECTING THE PREFERRED OPTION

OPTIONS EVALUATION MATRIX

		Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
		CIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
Name									
1	Joseph Strazzulla	25	66	49	68	75	75	73	71
2	Melissa Walker	43	67	42	75	82	80	68	75
3	James Marzec	34	56	69	74	79	85	76	87
4	Michael LeBrasseur	52	78	64	83	88	80	78	84
5	Paul Bedigian	57	76	72	84	87	84	72	85
6	Steve Gogolinski	68	86	51	69	75	71	64	62
7	Jeff Tubbs	47	59	53	69	72	73	63	72
8	Peter L'Hommedieu	36	80	54	72	78	75	70	80
9	Jeff Lundquist	47	76	69	81	85	84	83	82
10	Andrew Chagnon	26	67	51	64	67	71	69	70
11	Spencer Pollack	32	92	88	89	97	97	80	97
12	Adam Gaudette	53	58	53	81	84	72	64	66
13	Catherine Stickney	43	69	58	75	82	80	68	75
14	Steven Von Bargaen	39	90	37	80	86	80	76	84
15	Karlene Ross	47	91	64	77	83	81	77	82
16	Jill Healy	58	84	64	76	85	84	69	67
17	Kathleen Perry	20	79	58	76	83	86	69	79
	Average	42.8	74.9	58.6	76.1	81.6	79.9	71.7	77.5

All SBC members

OPTIONS EVALUATION MATRIX

	Average	Rank
OptionA	42.8	8
OptionB2	74.9	5
OptionC2	58.6	7
OptionC3.1a	76.1	4
OptionC3.1b	81.6	1
OptionC3.2	79.9	2
OptionC3.3	71.7	6
OptionC5	77.5	3

All SBC members

OPTIONS EVALUATION MATRIX

		Option A CIP Only (Base Repair)	Option B2 510 Students New Construction @ Balmer - REAR OF SITE	Option C2 1030 Students Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	Option C3.1a 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.1b 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.2 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.3 1030 Students New Construction @ Balmer REAR OF SITE	Option C5 1030 Students New Construction @ Balmer FRONT OF SITE
Name									
1	Joseph Strazzulla	25	66	49	68	75	75	73	71
2	Melissa Walker	43	67	42	75	82	80	68	75
3	James Marzec	34	56	69	74	79	85	76	87
4	Michael LeBrasseur	52	78	64	83	88	80	78	84
5	Paul Bedigian	57	76	72	84	87	84	72	85
6	Steve Gogolinski	68	86	51	69	75	71	64	62
7	Jeff Tubbs	47	59	53	69	72	73	63	72
8	Peter L'Hommedieu	36	80	54	72	78	75	70	80
9	Jeff Lundquist	47	76	69	81	85	84	83	82
10	Andrew Chagnon	26	67	51	64	67	71	69	70
11	Spencer Pollack	32	92	88	89	97	97	80	97
	Average	42.5	73.0	60.2	75.3	80.5	79.5	72.4	78.6

Voting members only

OPTIONS EVALUATION MATRIX

	Average	Rank
OptionA	42.5	8
OptionB2	73.0	5
OptionC2	60.2	7
OptionC3.1a	75.3	4
OptionC3.1b	80.5	1
OptionC3.2	79.5	2
OptionC3.3	72.4	6
OptionC5	78.6	3

Voting members only



QUESTIONS?



DORE & WHITTIER
ARCHITECTS, INC.



**VOTE FOR THE ONE
PREFERRED OPTION**



THANK YOU



**DORE & WHITTIER
ARCHITECTS, INC.**