

# W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MA  
SCHEMATIC DESIGN


JOINT BOARDS MEETING

MAY 3, 2018



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



- 
- 1. Introductions**
  - 2. Process and Schedule**
  - 3. Design Update**
  - 4. Project Cost Update**
  - 5. Next Steps**
  - 6. Questions, Comments, Feedback**





# INTRODUCTIONS

# SCHOOL BUILDING COMMITTEE:

Joseph Strazzulla

Thomas Melia

Michael LeBrasseur

Adam Gaudette

Steven Gogolinski

Dr. Catherine Stickney

Melissa Walker

Steve Von Bargaen

Karlene Ross

Jill Healy

Kathleen Perry

Paul Bedigian

Jeffrey Tubbs

Peter L'Hommedieu

Jeff Lundquist

Andrew Chagnon

Spencer Pollock

Chair, School Building Committee

Member, Board of Selectmen

Chair, School Committee

Town Manager

Member, Finance Committee

Superintendent of Schools

School Business Manager

Director of Facilities & Operations

Principal, Balmer Elementary School

Principal, Northbridge Elementary School

Director of Pupil Personnel Services

Building, Planning, Construction Committee

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Parent Representative

study team



OWNER'S PROJECT MANAGER (OPM)

**Symmes Maini & McKee Associates**

DESIGNER (Architect) and its team of CONSULTANTS

**Dore & Whittier Architects**

CONSTRUCTION MANAGER (CM)

**Fontaine Brothers, Inc.**

PUBLIC SCHOOL CONSTRUCTION PARTNER

**Massachusetts School Building Authority (MSBA)**

study team







# PROCESS AND SCHEDULE

# MASSACHUSETTS SCHOOL BUILDING AUTHORITY (MSBA) PROCESS:

Partners with the District to support the design and construction of public school facilities that are:

- Educationally Appropriate
- Flexible
- Sustainable
- Cost-Effective

**MSBA will fund 59.21% plus incentives of eligible project costs for an approved project if accepted by the voters of Northbridge.**

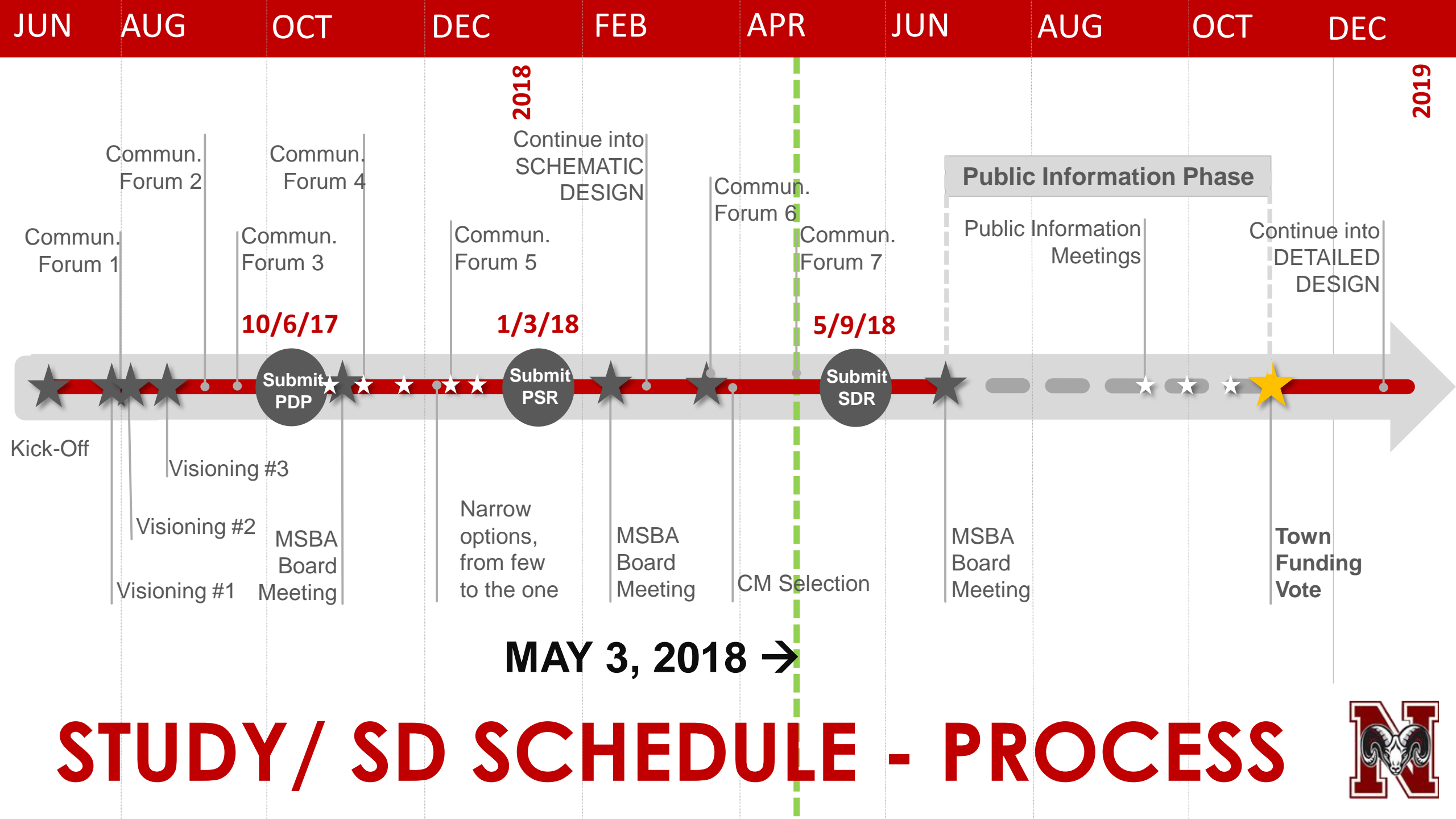


# FEASIBILITY STUDY PHASE SCOPE:

- Two grade configurations/enrollments/school sizes:
  - Grades 2-4 for 510 students – keep separate schools
  - Grades PK-5 for 1030 students – consolidate schools and return 5<sup>th</sup> grade to Elementary setting
- Conceptual design alternatives:
  - Renovation of existing (bring up to code)
  - Renovation/addition (like-new interiors)
  - New Construction







# WHAT IS THE NEED

- Need a long-term solution to resolve deteriorating school buildings
- Provide educational spaces to meet MSBA standards
- Update the school to meet Educational Program
- Provide 21<sup>st</sup> century educational spaces
- Provide schools that are safe, code-compliant, and places Northbridge can be proud of



## A SERIES (RENO ONLY)

- A1**  
2 - 4  
Balmer ES
- RENOVATIONS TO EXISTING BUILDINGS
- A2**  
PK-1<sup>st</sup>  
NES
- CODE AND DEFERRED MAINTENANCE UPGRADES
- NO EDUCATIONAL IMPROVEMENTS

Repair Only

## B SERIES (GRADE 2-4)

- B1**  
RENO/  
ADD  
Balmer ES
- B2**  
NEW/  
REAR
- B3**  
NEW/  
FRONT

Keep Separate  
Schools

## C SERIES (GRADE PK-5)

- C1**  
RENO/ADD  
DEMO CR  
Balmer ES
- C2**  
RENO/ADD  
KEEP CR  
Balmer ES
- C3**  
NEW/  
REAR
- C4**  
NEW/  
EAST-REAR
- C5**  
NEW/  
FRONT

Consolidate  
Schools

# DESIGN ALTERNATIVES





# APPROXIMATE COST TO TOWN

## A SERIES (RENO ONLY)

A1  
2 - 4  
Balmer ES  
**\$32.7M**

- RENOVATIONS TO EXISTING BUILDINGS

A2  
PK-1<sup>st</sup>  
NES  
**\$20.3M**

- CODE AND DEFERRED MAINTENANCE UPGRADES
- NO EDUCATIONAL IMPROVEMENTS

**\$ 53.0M total**

No MSBA  
Reimbursement

## B SERIES (GRADE 2-4)

B2  
NEW/  
REAR  
**\$40.5M**

**Plus \$20.3M for NES**

After MSBA  
Reimbursement

## C SERIES (GRADE PK-5)

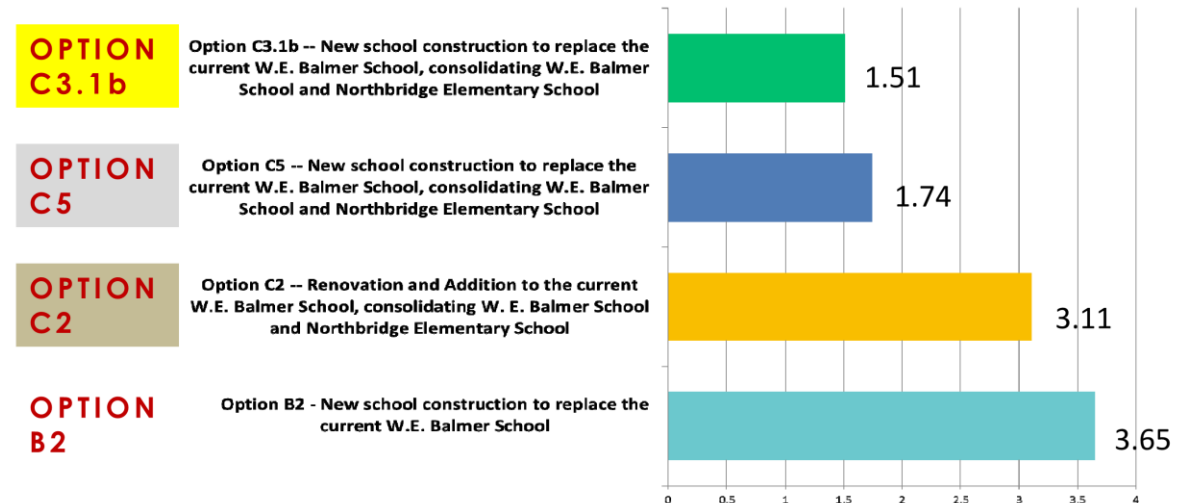
C3.1b  
NEW/  
REAR  
**\$53.4M**

After MSBA  
Reimbursement



# WHY CONSOLIDATION

- **COST ADVANTAGE:** New PK-5 school close in cost to fixing up both old (with no educational improvements)
- **TIME ADVANTAGE:** one project, 5 years; versus two projects, 15+ years? Good borrowing rates now.
- **EDUCATIONALLY APPROPRIATE:** best curriculum alignment
- FREES UP N.E.S. SITE FOR OTHER TOWN USES
- PREFERRED OPTION IN TOWN-WIDE SURVEY

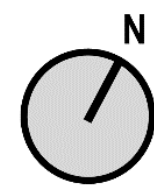




**SITE &**

**BUILDING  
DESIGN**

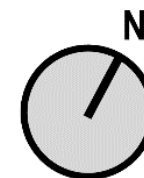




# SITE PLAN





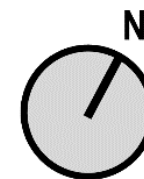
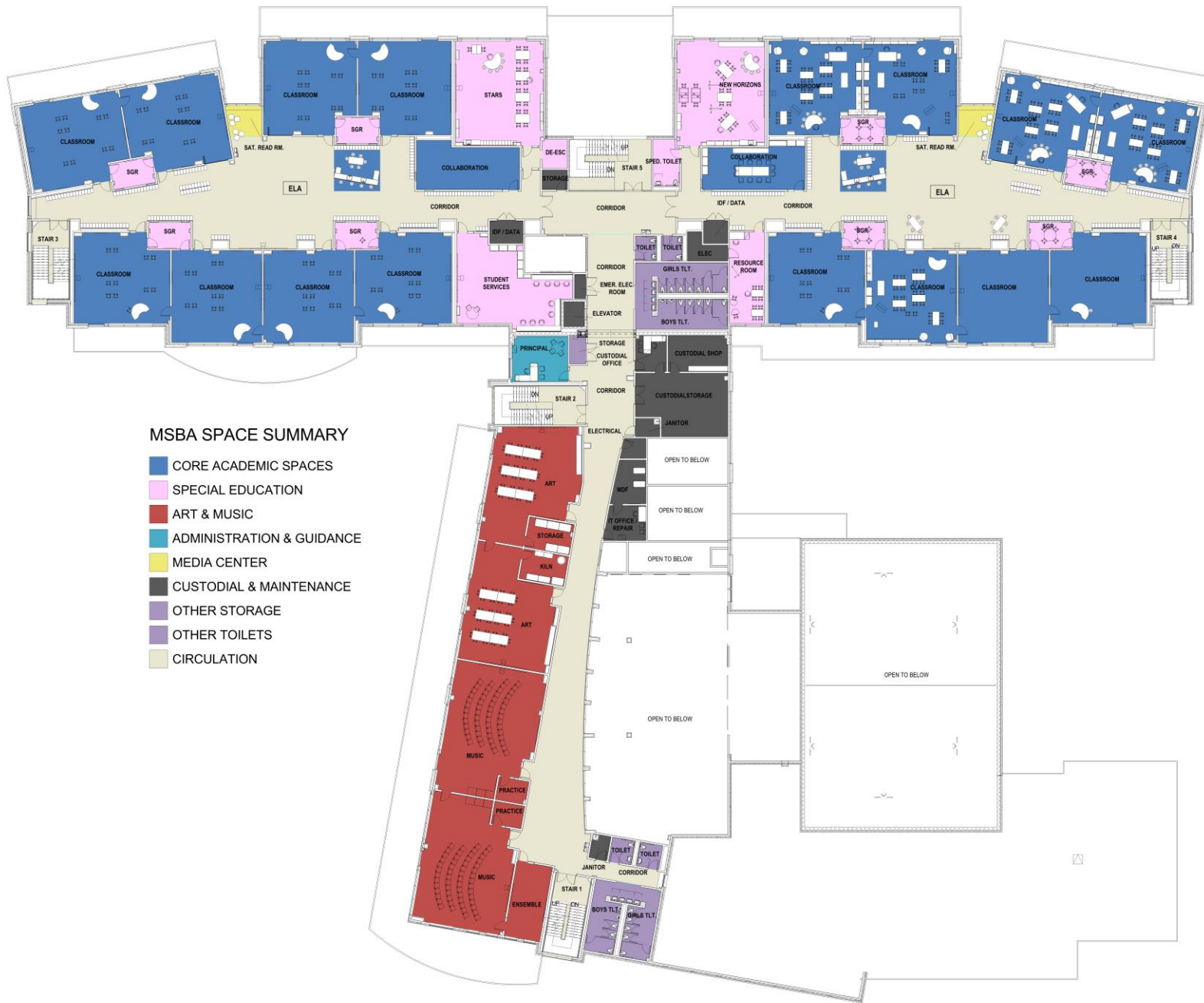


#### MSBA SPACE SUMMARY

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- VOCATIONS & TECHNOLOGY
- HEALTH & PHYSICAL EDUCATION
- DINING & FOOD SERVICE
- ADMINISTRATION & GUIDANCE
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- OTHER STORAGE
- OTHER TOILETS
- CIRCULATION

# FIRST FLOOR PLAN





# SECOND FLOOR PLAN







**MSBA SPACE SUMMARY**

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ADMINISTRATION & GUIDANCE
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- OTHER TOILETS
- CIRCULATION

The floor plan includes the following rooms and areas:

- CLASSROOM
- SGR
- SAT. READ RM.
- ELA
- COLLABORATION
- STARS
- DE-ESC
- STAIR 5
- STAIR 3
- STAIR 4
- STAIR 2
- STAIR 1
- STUDENT SERVICES
- PRINCIPAL
- JANITOR
- TITLE 1 OFFICE
- TOILET
- GIRLS TLT.
- BOYS TLT.
- ELECTRICAL
- RESOURCE ROOM
- NEW HORIZONS
- SPED. TOILET
- ROOF BELOW

- CORE ACADEMIC SPACES
- SPECIAL EDUCATION
- ADMINISTRATION & GUIDANCE
- MEDIA CENTER
- CUSTODIAL & MAINTENANCE
- OTHER TOILETS
- CIRCULATION



VIEW FROM SOUTHWEST SITE ENTRANCE



ENTRY VIEW FROM WEST PARKING LOT

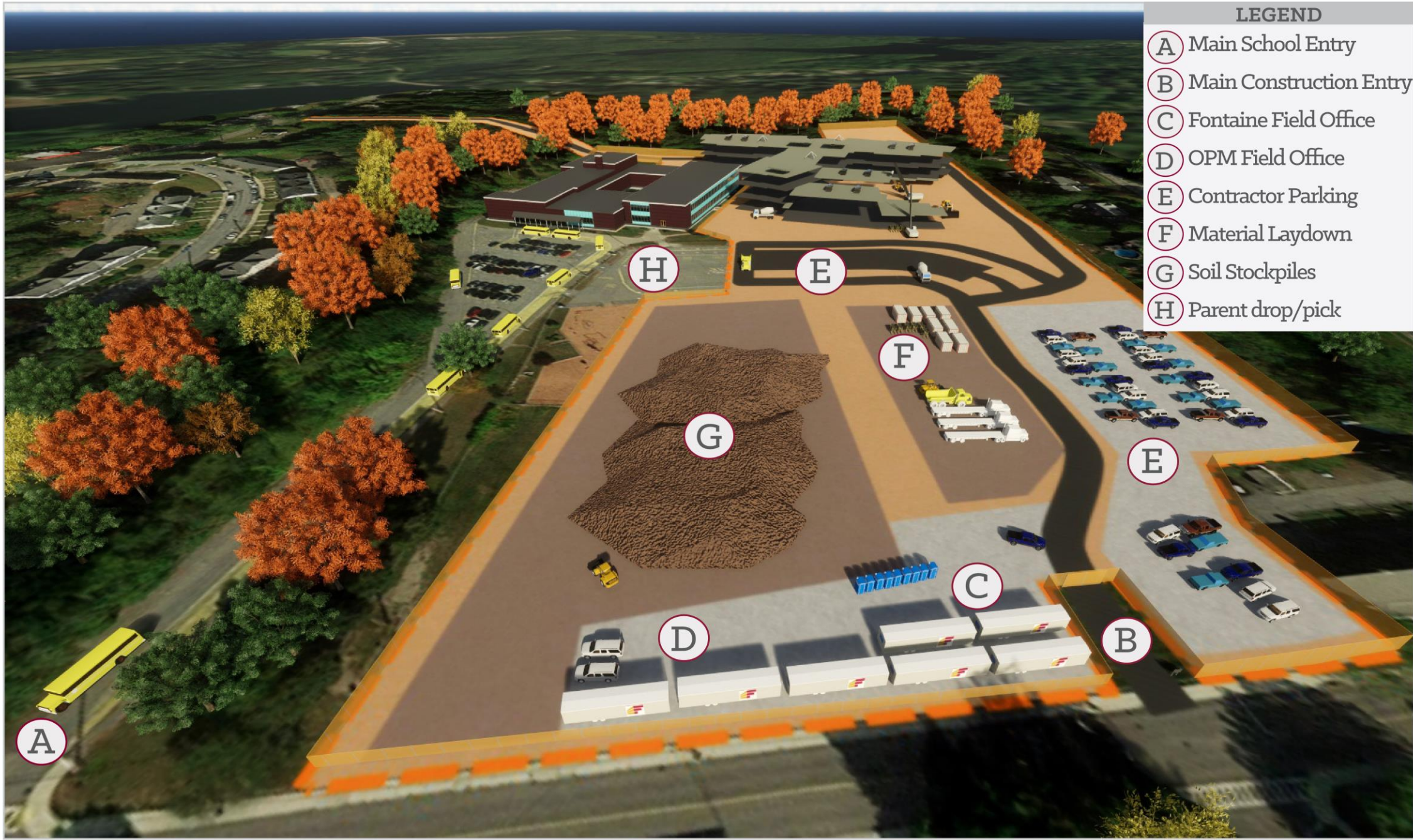




AERIAL VIEW OF COURTYARD - EAST



PHASE I NEW BUILDING CONSTRUCTION | SEPT 2019 - JUNE 2021



LEGEND	
(A)	Main School Entry
(B)	Main Construction Entry
(C)	Fontaine Field Office
(D)	OPM Field Office
(E)	Contractor Parking
(F)	Material Laydown
(G)	Soil Stockpiles
(H)	Parent drop/pick





PHASE 2 DEMOLITION/SITework | JUNE 2021 - DEC 2021







# PROJECT BUDGET



# ESTIMATED CONSTRUCTION COST COMPARISON

	PSR PHASE OPTION C3.1B (PM&C)	SD PHASE FONTAINE BROS. INC (CM)
AREA (GSF)	171,530	167,352
BUILDING	\$48,129,015	\$51,248,307
SITE WORK	\$6,935,201	\$9,415,335
MARK-UPS	\$26,388,980	\$18,829,020
<b>TOTAL</b>	<b>\$81,453,196</b>	<b>\$79,492,662</b>

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



# PROJECT REIMBURSEMENT COMPARISON

	PSR SUBMISSION OPTION C3.1B (2/15/18)	SD SUBMISSION Fontaine Bros. CM (4/20/18)
TOTAL PROJECT COST	\$105,148,101	\$100,968,194
CONSTRUCTION COST	\$81,453,196	\$79,492,662
FEES, TESTING, UTILITIES, EXPENSES	\$14,491,181	\$12,409,046
FF&E, TECHNOLOGY	\$3,502,000	\$3,502,000
CONTINGENCIES	\$5,701,724	\$5,564,486
APPROXIMATE MSBA REIMBURSEMENT	\$49,959,378	\$47,564,269
<b>APPROXIMATE COST TO THE TOWN</b>	<b>\$55,188,723</b>	<b>\$53,403,925</b>

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



# PROJECT COST BENCHMARKING

TOWN	AREA (GSF)	YEAR START CONSTRUCT'N	PROJECT COST	ESCALATION YEARS	APPROX. ESCALATION @ 3.5 YRS	ESCALATED TOTAL COST	ESCALATED TOTAL COST/SF
LUDLOW – CHAPIN ST. ES	106,250	5/1/2019	57,451,421	0.0	1.000	57,451,421	541
TAUNTON – MULCAHY ES	119,693	1/1/2019	64,971,831	0.5	1.018	66,108,838	552
IPSWICH – CHAPIN ES	123,700	3/1/2019	69,789,269	0.5	1.018	71,010,580	574
AMHERST – WILDWOOD ES	122,272	10/1/2017	67,207,225	2.0	1.070	71,911,731	588
<b>NORTHBRIDGE – BALMER ES</b>	<b>167,352</b>	<b>8/1/2019</b>	<b>100,968,194</b>	<b>0.0</b>	<b>1.000</b>	<b>100,968,194</b>	<b>603</b>
HARVARD – HILDRETH ES	81,836	1/1/2019	48,618,000	0.5	1.018	49,468,815	604
LEXINGTON – HASTINGS ES	110,000	6/1/2018	65,339,418	1.0	1.035	67,626,298	615
TISBURY ES	75,390	5/1/2019	46,567,962	0.0	1.000	46,567,962	618
MILLIS – CLYDE BROWN ES	89,852	2/1/2018	53,365,857	1.5	1.053	56,167,564	625
MARLBOROUGH – RICHER ES	108,730	3/1/2019	67,525,253	0.5	1.018	68,706,945	632
NEEDHAM – HILLSIDE ES	90,702	6/1/2018	57,862,414	1.0	1.035	59,887,599	660





# PROJECT ESTIMATED TAX IMPACT

## Northbridge Share

Rate

Term (years)

Annual Debt Service - 20/30 yr Average

Average Home Value

**Annual Tax Increase Average Home-20 yr Average**

Annual Tax Increase per \$1,000 Valuation

Total Impact Average Home over 20/30 Years

Updated SD Estimate per CM Option C3.1b Grade PK-5 New Construction 20 YEAR TERM			Updated SD Estimate per CM Option C3.1b Grade PK-5 New Construction 30 YEAR TERM		
\$53,403,925	\$53,403,925	\$53,403,925	\$53,403,925	\$53,403,925	\$53,403,925
3.00%	4.00%	5.00%	3.00%	4.00%	5.00%
20	20	20	30	30	30
\$ 3,511,308	\$ 3,791,679	\$ 4,072,049	\$ 2,607,892	\$ 2,883,812	\$ 3,159,732
\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000	\$ 301,000
<b>\$ 648.34</b>	<b>\$ 700.11</b>	<b>\$ 751.88</b>	<b>\$ 481.53</b>	<b>\$ 532.48</b>	<b>\$ 583.42</b>
\$ 2.1540	\$ 2.3260	\$ 2.4980	\$ 1.6000	\$ 1.7690	\$ 1.9380
\$ 12,967	\$ 14,002	\$ 15,038	\$ 14,446	\$ 15,974	\$ 17,503

Assumptions: Tax rate based on Fiscal 2018 assessed valuation and AVERAGE house value of \$301,000.

Yearly impact will change based upon subsequent year tax rates and valuations.



# NEXT STEPS

- **May 9, 2018 - Submit Schematic Design (SD) documents to MSBA**
- **June 27, 2018 – MSBA Board Meeting to approve project to bring to voters**
- **August 20, 2018 – Community Forum #8**
- **September 19, 2018 – Community Forum #9**
- **October 10, 2018 – Community Forum #10**
- **October 23, 2018 – Special Town Meeting Vote**
- **November 2018 – Debt Exclusion Vote**



# COMMUNITY RESOURCES

Project Website:

<https://www.nps.org/sbc>

Project Email:

[SBC@nps.org](mailto:SBC@nps.org)

