

THE NEW

W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MASSACHUSETTS



BOARD OF SELECTMEN UPDATE

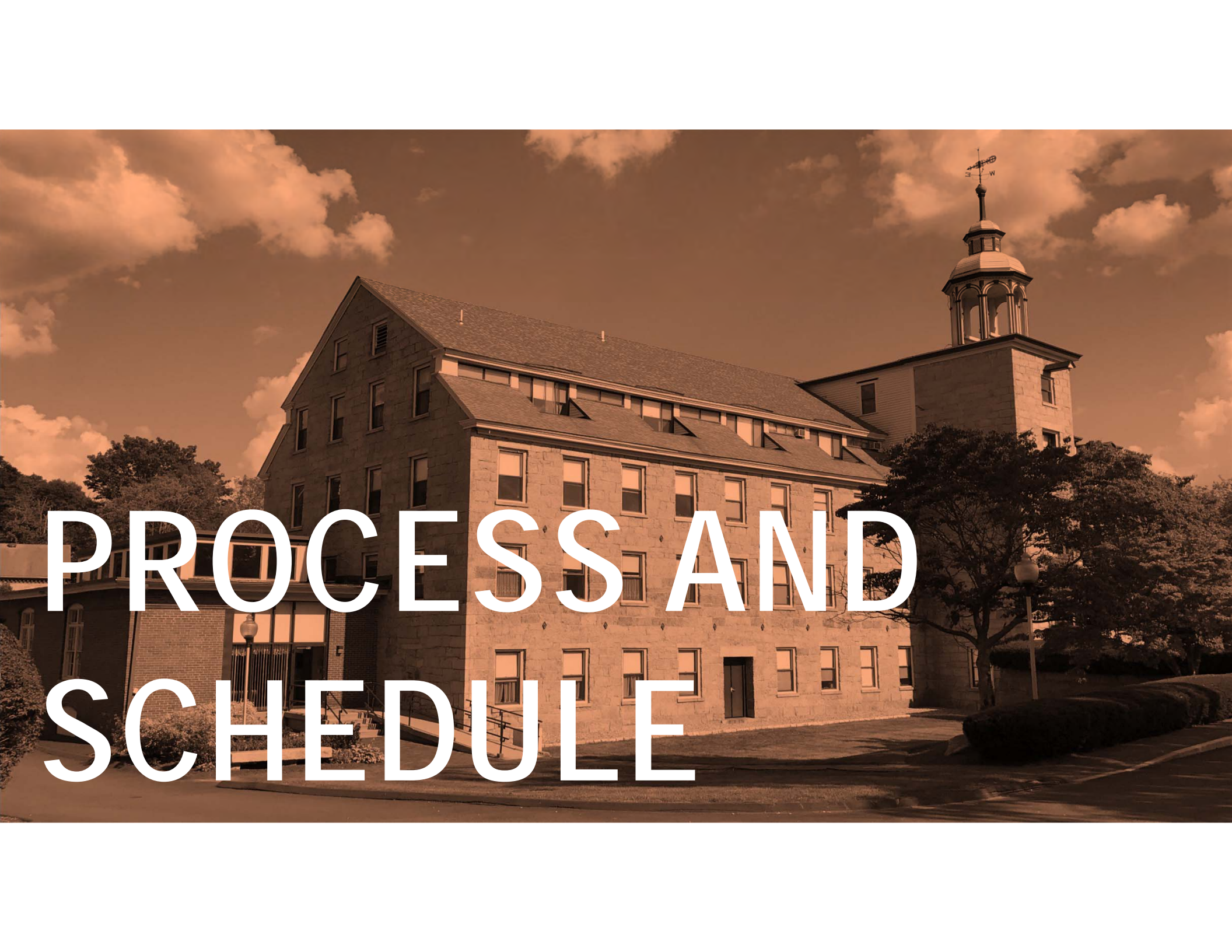
JULY 16, 2018



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



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1. Process and Schedule
 2. Site Design Update
 3. Building Design Update
 4. Construction Process Updates
 5. Project Budget Data
 6. Next Steps
 7. Questions, Comments, Feedback



PROCESS AND SCHEDULE

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 27, 2018

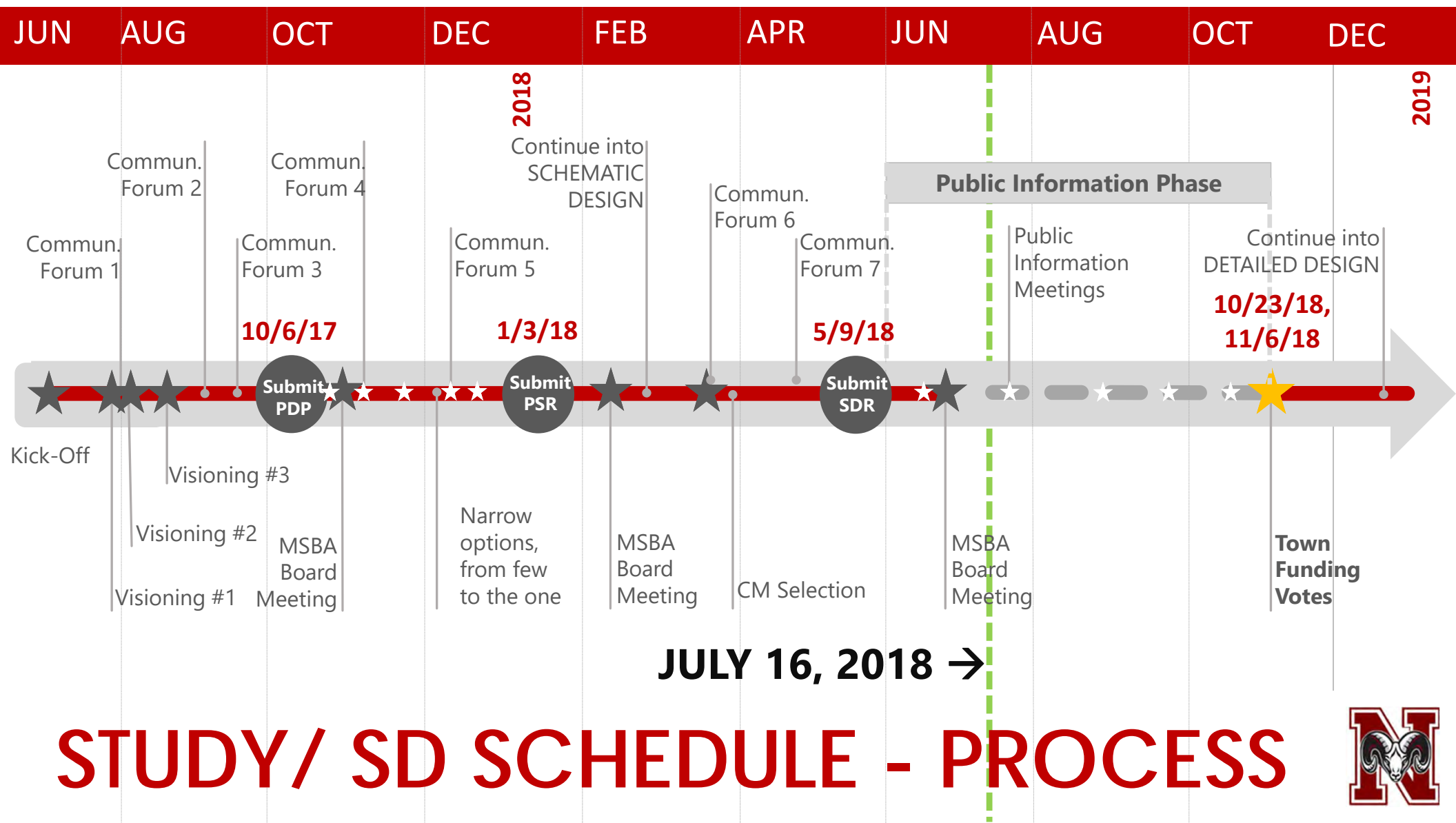
Mr. Thomas J. Melia, Vice Chairman
Northbridge Board of Selectmen
Northbridge Town Hall
7 Main Street
Whitinsville, MA 01588

Re: Town of Northbridge, W. Edward Balmer Elementary School

Dear Mr. Melia:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to approve the W. Edward Balmer Elementary School Project in the Town of Northbridge (the "Town") to replace the existing W. Edward Balmer and the Northbridge Elementary Schools with a new facility that serves grades PK-5 on the existing site of the W. Edward Balmer Elementary School.





QUESTIONS?



SITE DESIGN

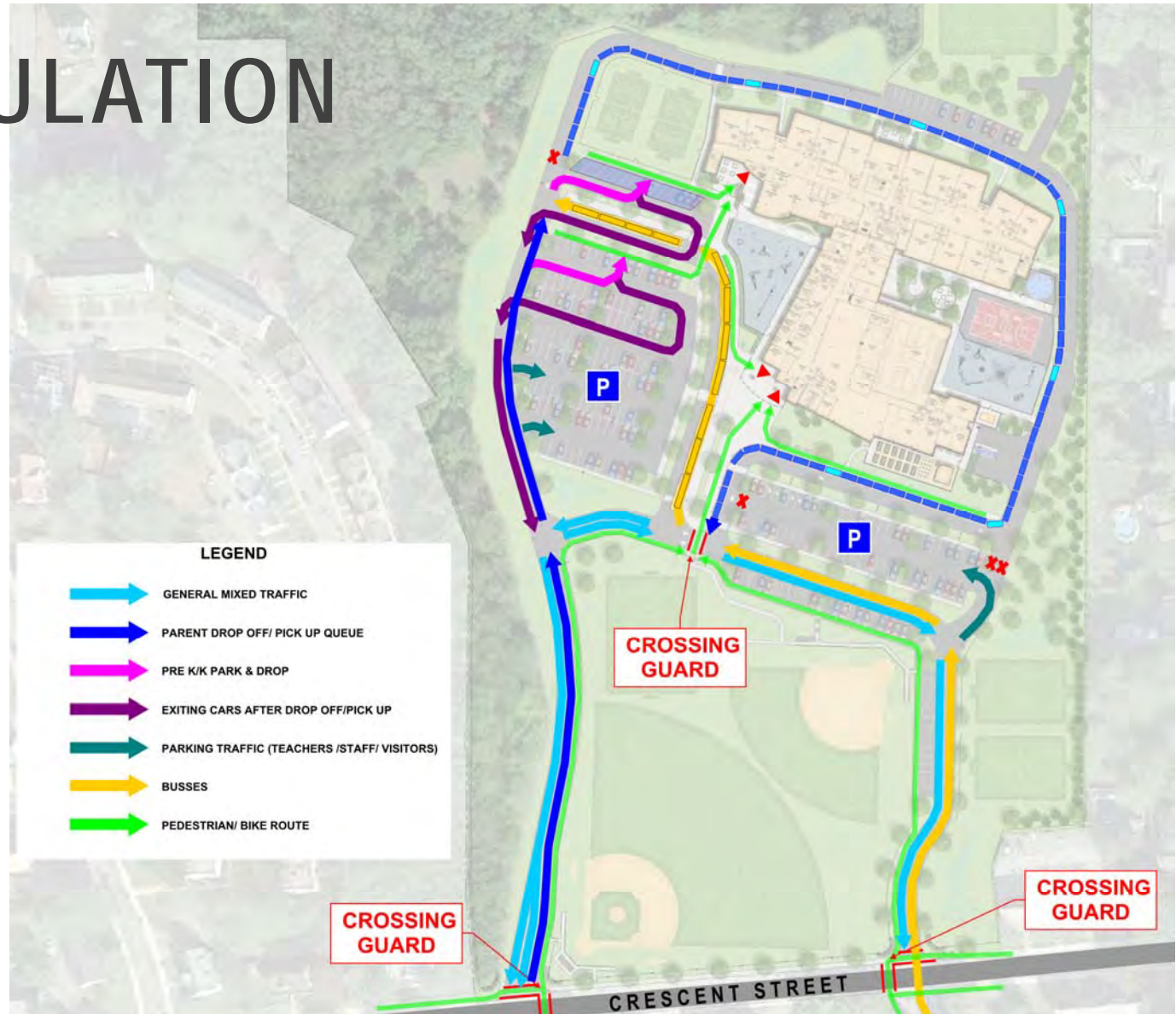
SITE PLAN



SITE CIRCULATION DIAGRAM

SEPARATED PATHS:

- Parent Drop-off
- Bus/Van
- Pre-K/ K
- Cars parking
- Pedestrian/ Bike





PROPOSED SOUND CONTROL MEASURES

- 6' wood stockade fence at property line
- Dense planting buffers
- Road cut-in and down-slope from houses
- Distance
- Trucks: No idling policy

Mechanical Equipment:

- Select quieter equipment
- Specify sound attenuators and wraps
- Use sound-absorptive rooftop equipment screens that direct sound upward

QUESTIONS?



BUILDING DESIGN



SOUTH ELEVATION VIEW – MAIN ENTRANCE



VIEW OF MAIN ENTRANCE



- Maker Space central to academic wing
- Public Circulation Spine
- Media Center with public access
- Cafeteria separated into two areas, each with "Quiet Room"
- Double-sided stage between Café 1 and Gym



VIEW OF EAST DRIVE AND GRADE 3-5 PLAYGROUND



INTERIOR VIEW OF EXTENDED LEARNING AREA

QUESTIONS?

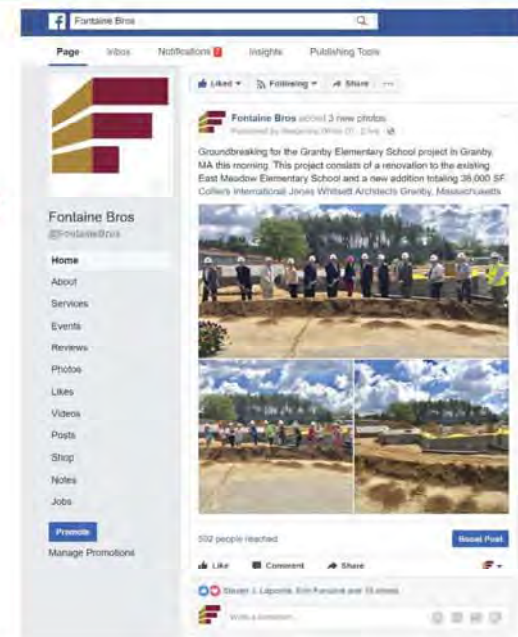


MANAGING THE CONSTRUCTION

CONSTRUCTION OVERVIEW

- CONSTRUCTION IS SCHEDULED TO **START** DURING **SUMMER VACATION 2019**
- NEW BUILDING WILL BE READY FOR THE **START** OF THE **2021-22 SCHOOL YEAR**
- **SAFETY** WILL BE A TOP PRIORITY
- CONSTRUCTION WILL BE **SEPARATED** FROM SCHOOL **ACTIVITIES**
- CURRENT **SCHOOL TRAFFIC** WILL CONTINUE **UNINTERRUPTED**
- **HIGHLY EXPERIENCED FIELD TEAM** WHO WILL BE IN **DAILY COMMUNICATION** WITH THE SCHOOL AND NEIGHBORS
- PARKING, TRAFFIC, DUST, NOISE, VIBRATION WILL ALL BE **TIGHTLY MANAGED**

W. Edward Balmer Elementary School | Town of Northbridge



Project updates will be shared with the community throughout construction.


FONTAINE BROS., INC.



SAFETY & SITE LOGISTICS

- COMMUNICATION AND SEPARATION ARE KEY TO **SAFETY**
- **BARRIERS, FENCING, AND SIGNAGE** WILL BE USED TO CLEARLY **SEPARATE THE CONSTRUCTION ZONE** FROM SCHOOL OPERATIONS
- ALL **CONSTRUCTION TRAFFIC** AND **DELIVERIES** WILL BE **PROHIBITED** DURING SCHOOL DROP OFF AND PICK UP HOURS
- ALL CONSTRUCTION PARKING WILL BE ON-SITE WITHIN THE CONSTRUCTION ZONE TO **AVOID DISRUPTION** TO NEIGHBORS
- ALL SITE **SAFETY PLANS** WILL BE DEVELOPED WITH AND APPROVED BY LOCAL PUBLIC SAFETY OFFICIALS
- ALL WORKERS WILL COMPLETE **CORI CHECK**

W. Edward Balmer Elementary School | Town of Northbridge

SAMPLE SIGNAGE

**ALL VISITORS
MUST REPORT
TO THE
FONTAINE
FIELD OFFICE**


FONTAINE BROS., INC.

IT MAY BE OUR JOBSITE
BUT IT'S THEIR
HOME AND
NEIGHBORHOOD

NO WORK BEFORE 7AM
PLEASE NO FOUL
LANGUAGE

THANK YOU!


FONTAINE BROS., INC.


FONTAINE BROS., INC.



PHASE I NEW BUILDING CONSTRUCTION | SEPT 2019 - JUNE 2021

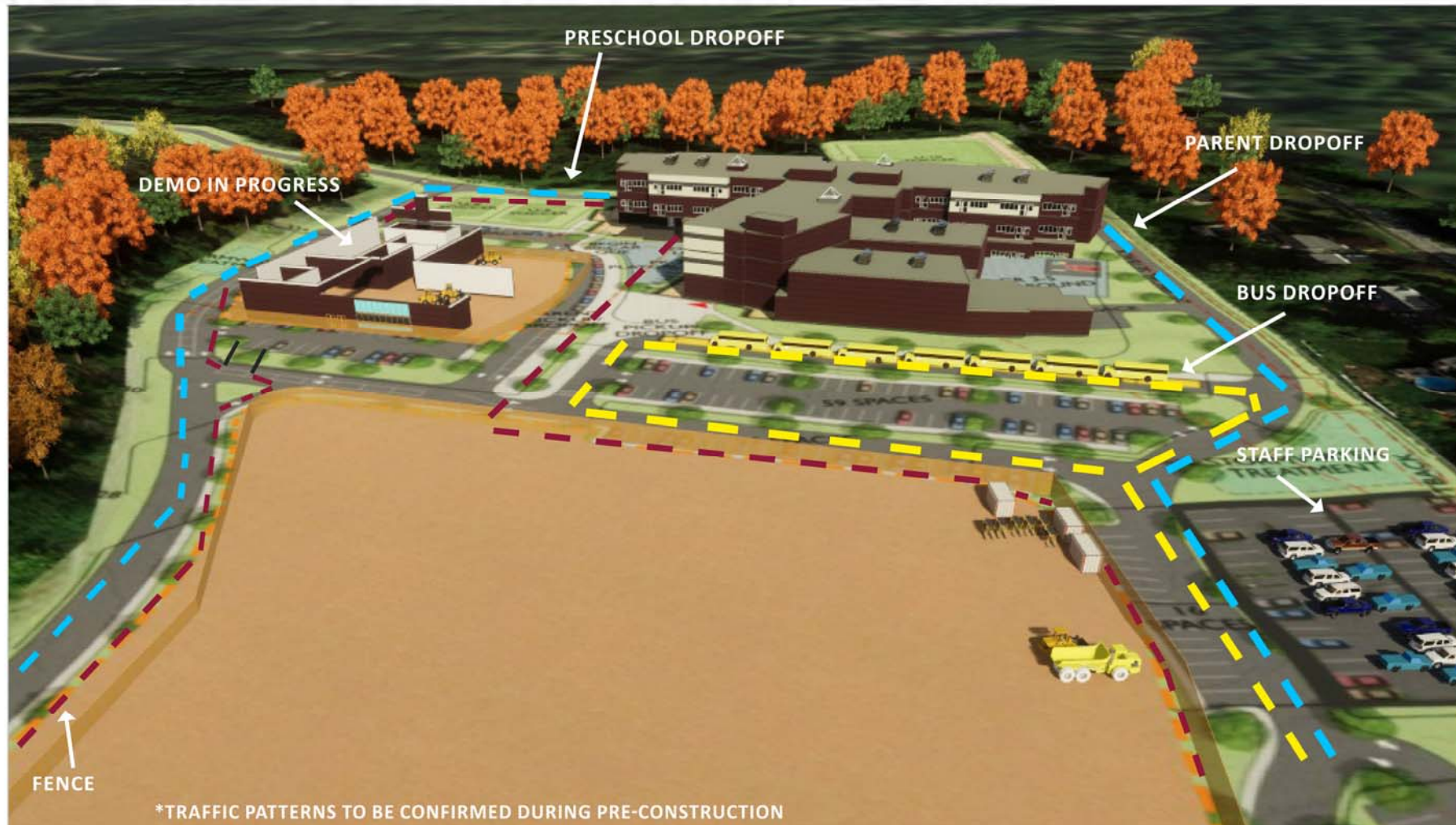


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PHASE 2 DEMOLITION/SITework | JUNE 2021 - DEC 2021

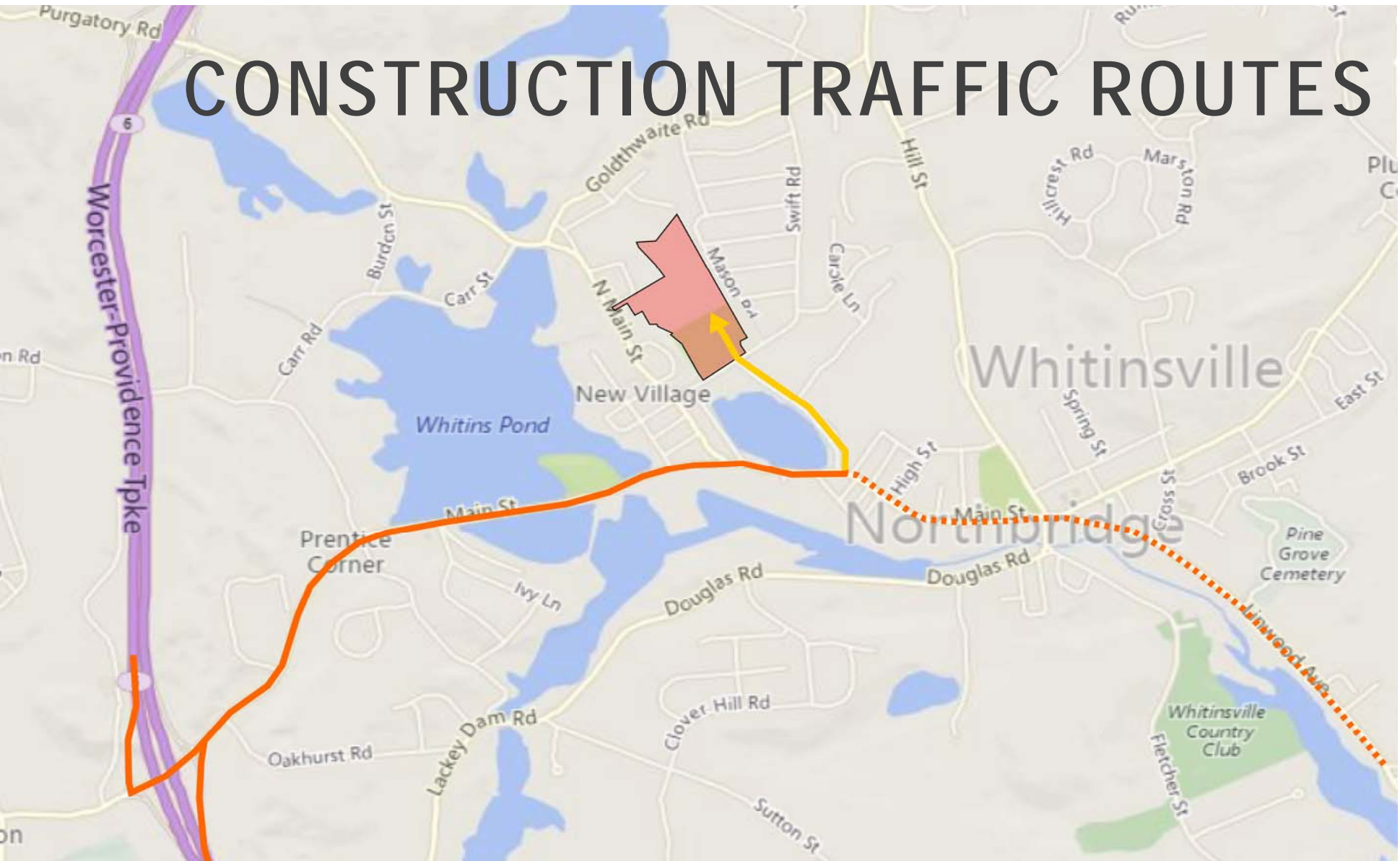


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CONSTRUCTION TRAFFIC ROUTES



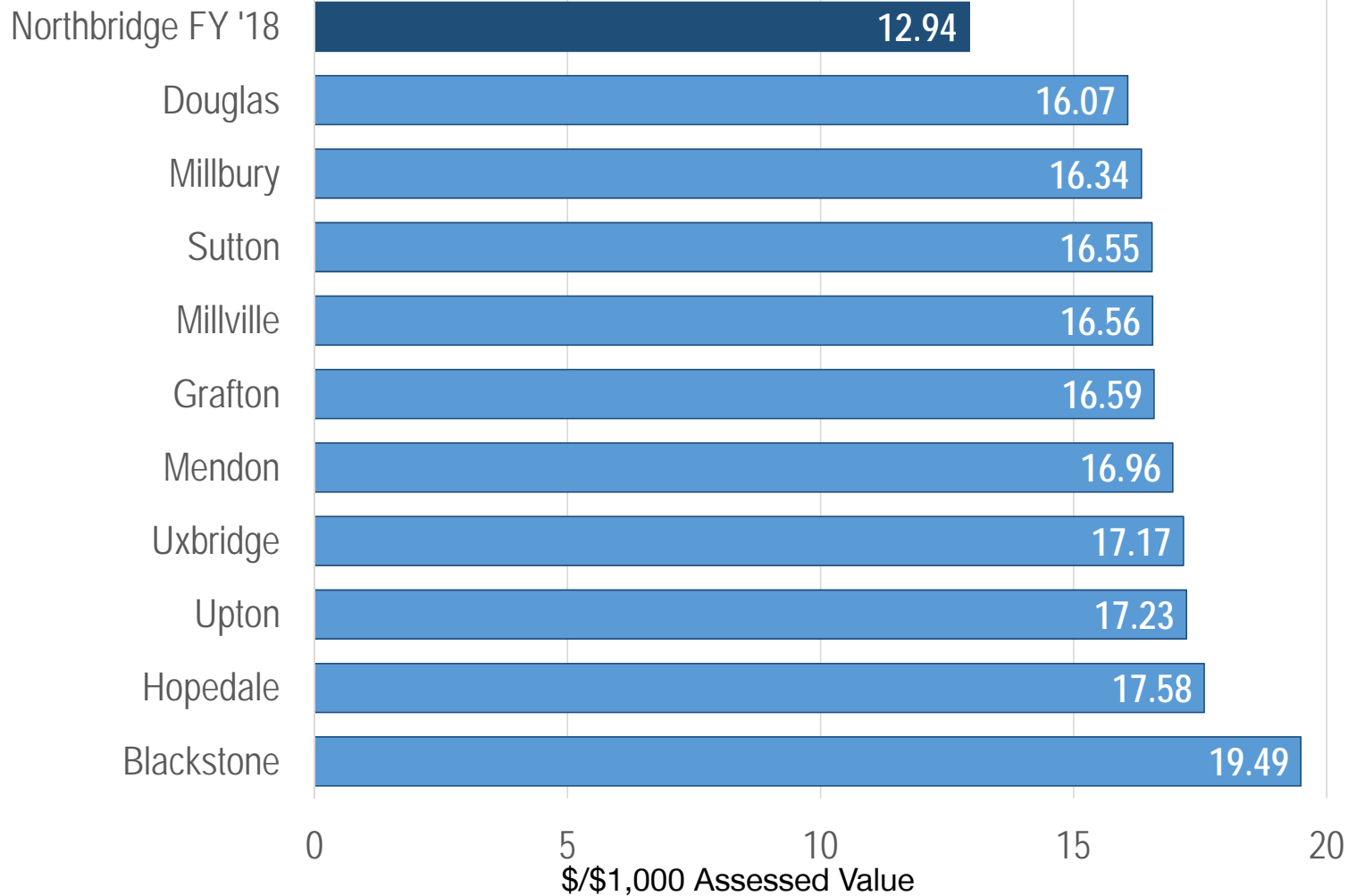
QUESTIONS?



PROJECT BUDGET

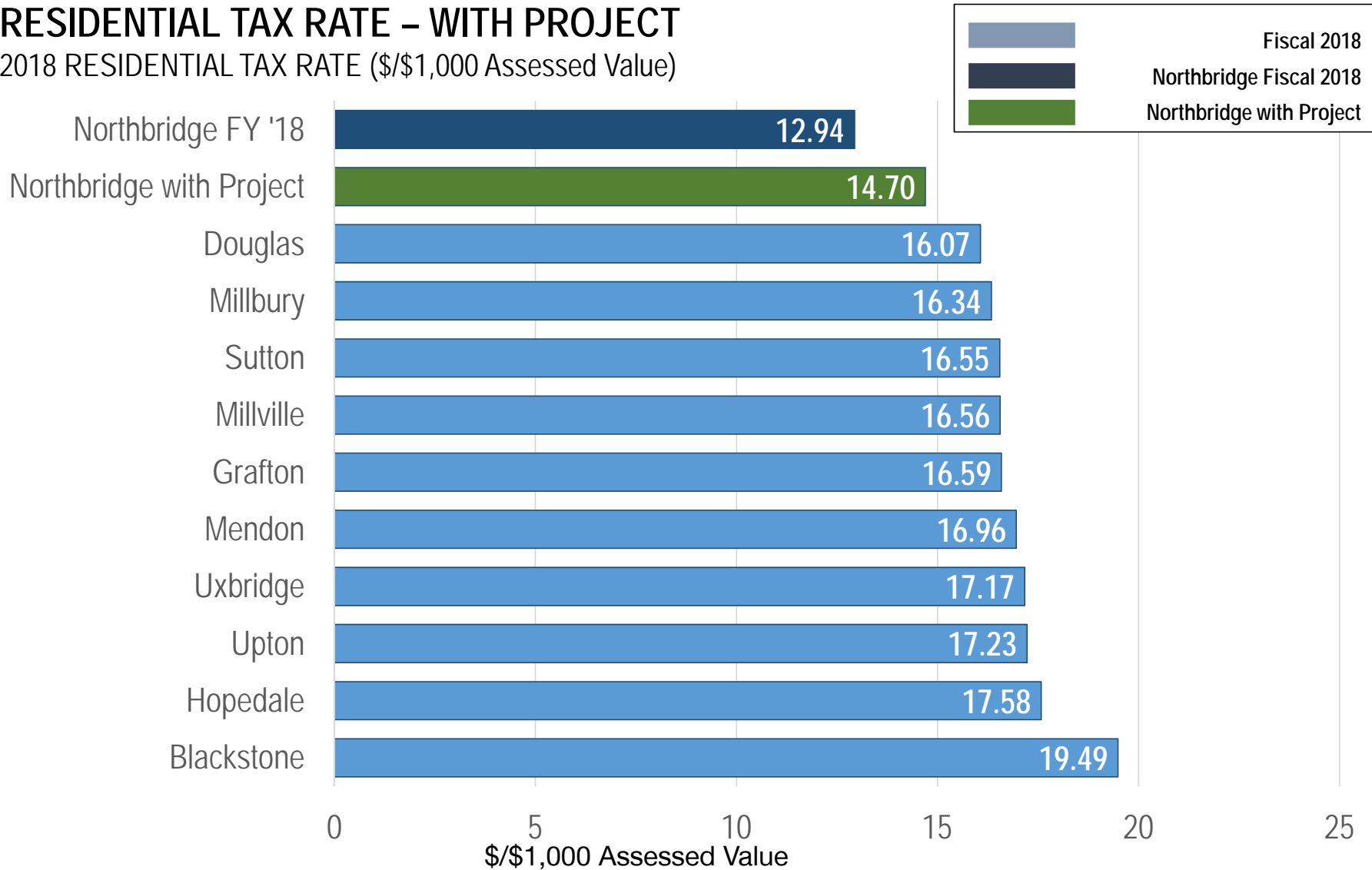
RESIDENTIAL TAX RATE – CURRENT LEVEL

2018 RESIDENTIAL TAX RATE (\$/\$1,000 Assessed Value)



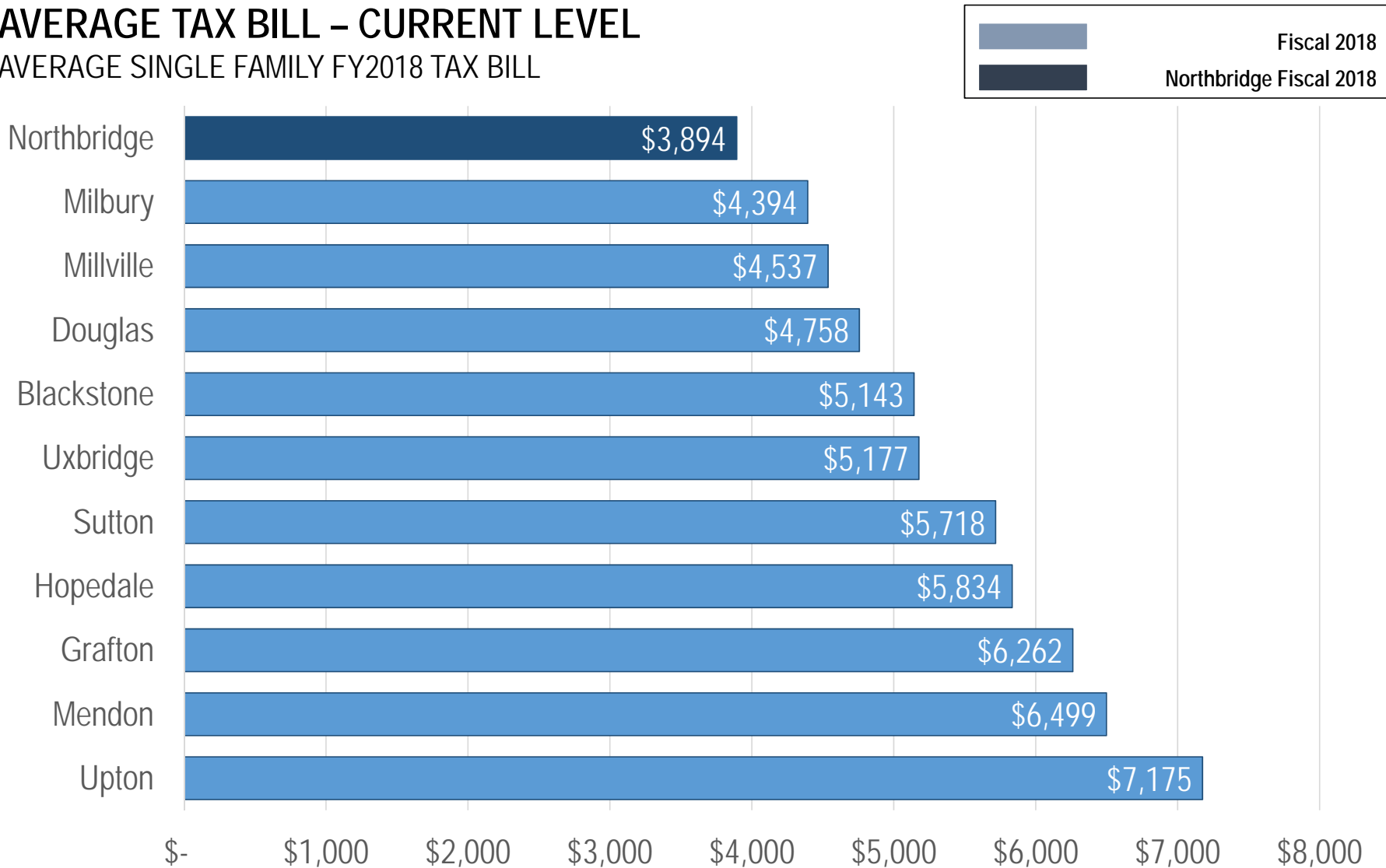
RESIDENTIAL TAX RATE – WITH PROJECT

2018 RESIDENTIAL TAX RATE (\$/\$1,000 Assessed Value)



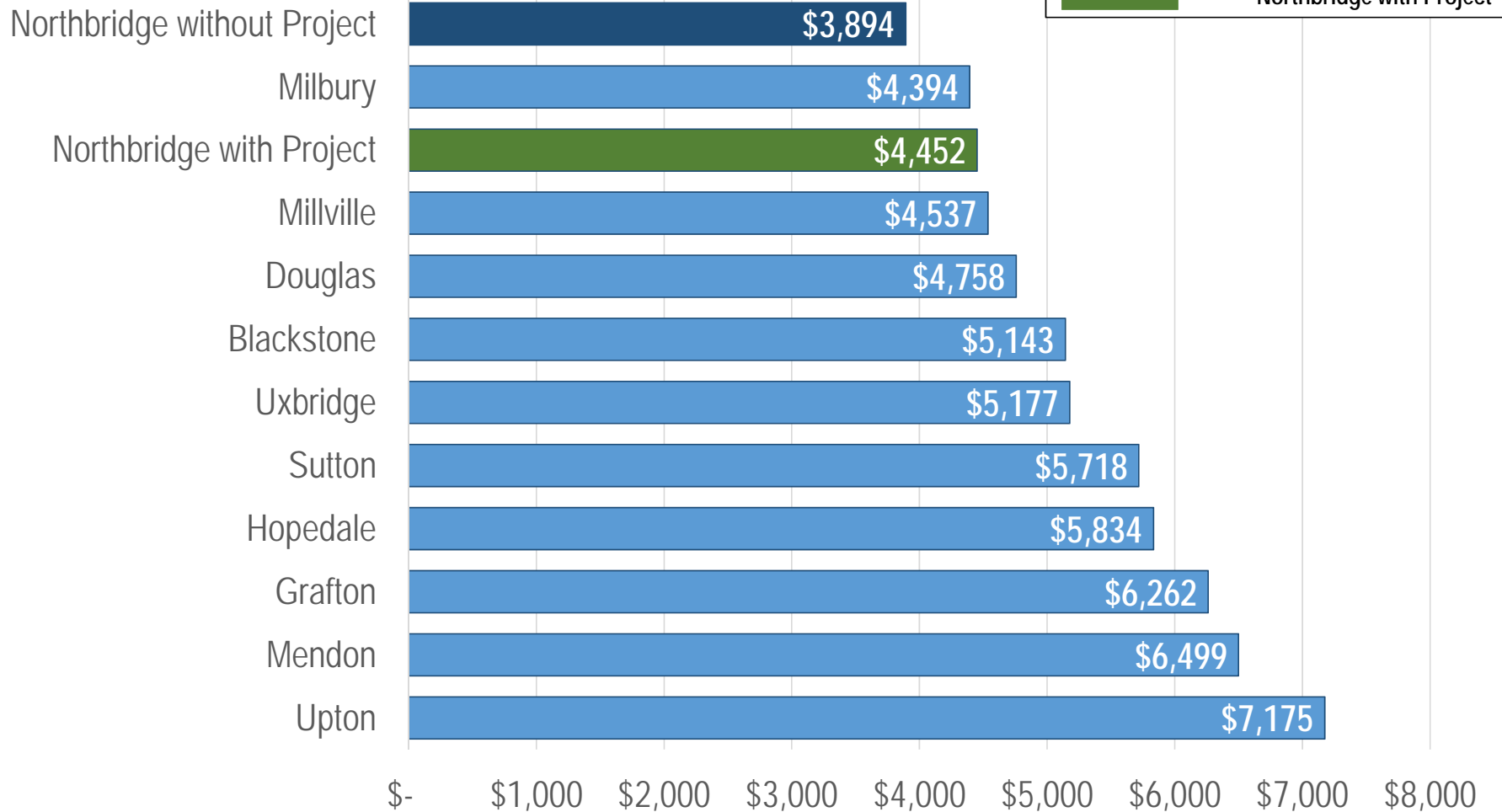
AVERAGE TAX BILL – CURRENT LEVEL

AVERAGE SINGLE FAMILY FY2018 TAX BILL

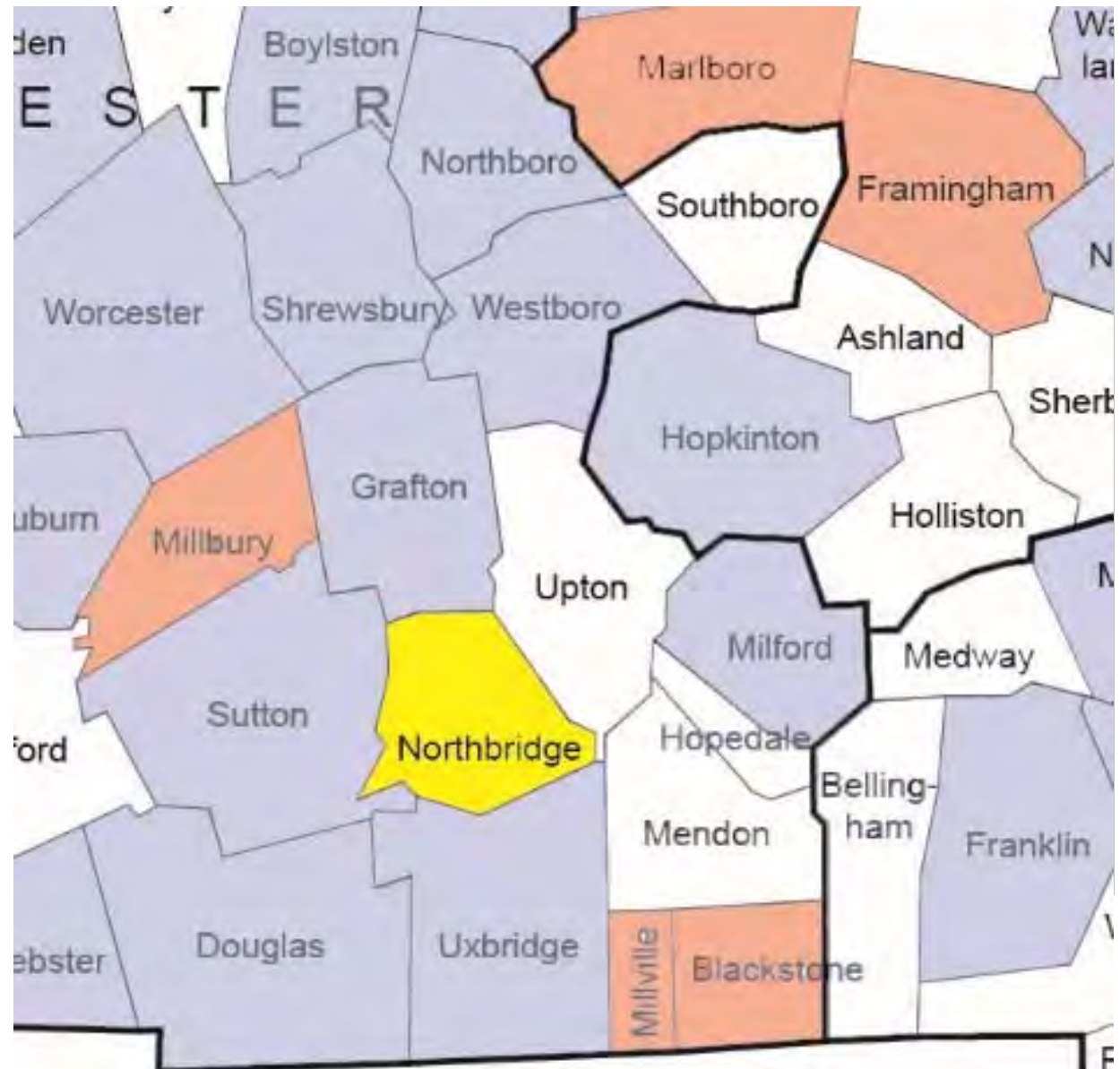
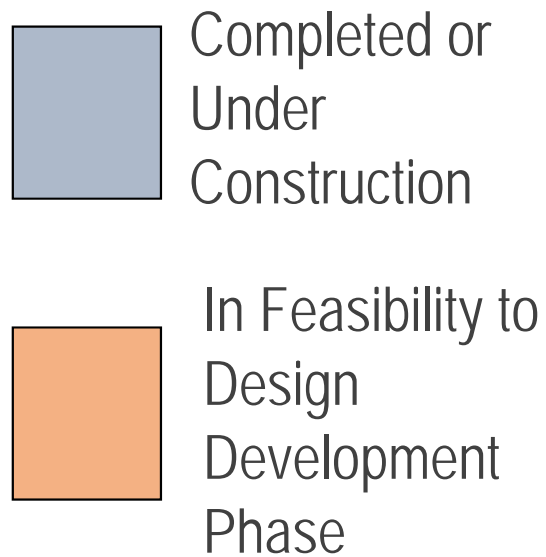


AVERAGE TAX BILL – WITH PROJECT

AVERAGE SINGLE FAMILY FY2018 TAX BILL



**MAP SHOWING
MSBA CORE PROGRAM
PROJECTS IN
NEIGHBORING TOWNS**
(within past ten years):



HOW DOES THE NEW BALMER SCHOOL COMPARE TO SIMILAR MSBA PROJECTS?

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
IPSWITCH – 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
NORTHBRIDGE – BALMER ES	167,352	8/1/2019	100,968,194	0.0	1.000	100,968,194	603
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



TOTAL PROJECT COST

CONSTRUCTION COST (BUILDING + SITE WORK+ MARK-UPS)	\$79.5M
FEES & EXPENSES	\$12.4M
FURNITURE, FIXTURES & EQUIPMENT	\$3.51M
CONTINGENCIES	\$5.56M
TOTAL	\$100.97M



DID PROJECT COST GO DOWN?

PREFERRED SCHEMATIC ESTIMATED PROJECT COST

(JANUARY 3, 2018)

\$105.2 MILLION

SCHEMATIC DESIGN ESTIMATED PROJECT COST

(MAY 6, 2018)

\$100.98 MILLION

TOTAL COST REDUCTION

\$4.22 MILLION



WHAT WILL THE MSBA GRANT BE?

	REIMBURSEMENT RATE (%)
BASE REIMBURSEMENT RATE	59.21
MAINTENANCE	1.57
CM-AT-RISK	1.00
RENOVATION	0
GREEN SCHOOLS	2.00
TOTAL	63.78 %*

* OF ELIGIBLE COSTS



WHAT WILL BE NORTHBRIDGE'S SHARE?

PROJECT COST	\$100.97M
APPROXIMATE MSBA GRANT	\$47.56M
APPROXIMATE COST TO NORTHBRIDGE	\$53.41M



QUESTIONS?

NEXT STEPS

- SUMMER 2018 - Public Information at events around town – look for our tabletop!
- August 20, 2018 – Community Forum #8 at Balmer School
- September 19, 2018 – Community Forum #9 at N.E.S.
- October 10, 2018 – Community Forum #10 at Balmer School
- October 23, 2018 – Town Meeting Vote
- November 6, 2018 – Debt Exclusion Vote



COMMUNITY RESOURCES

Project Website:

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

Project Email:

SBC@nps.org





Thank you for your attention!
Questions? Comments?

