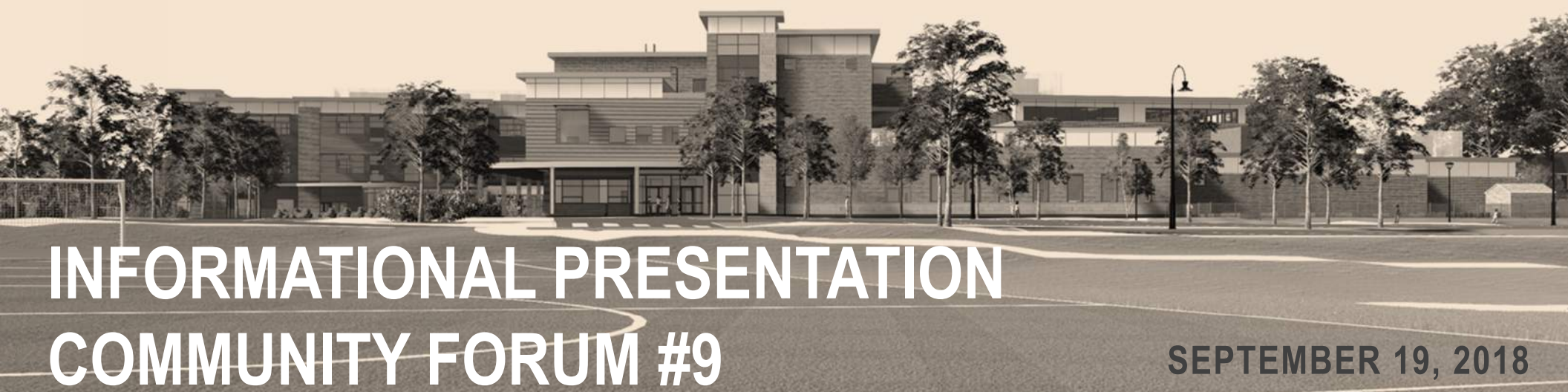


THE NEW

W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MASSACHUSETTS



INFORMATIONAL PRESENTATION COMMUNITY FORUM #9

SEPTEMBER 19, 2018



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



- 
- 1. Introduction and Project Need**
 - 2. Benefits to Students and the Community**
 - 3. The Design: Site and Building**
 - 4. Schedule and Construction**
 - 5. Project Cost**
 - 6. Vote Information and Dates**

SCHOOL BUILDING COMMITTEE:

Joseph Strazzulla

Alicia Cannon

Michael LeBrasseur

Adam Gaudette

Steven Gogolinski

Dr. Catherine Stickney

Melissa Walker

Richard Maglione

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 Comm.

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Community Member w/ Construction Experience

Parent Representative



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)



WHY DO WE NEED A NEW BALMER?

- The Balmer School is an aged facility that does not meet today's educational requirements, and requires significant upkeep, spending which will not result in long-term educational benefits.
- Northbridge residents voted to approve a Feasibility Study and seek a grant from the MSBA to address these conditions at its May 3, 2016 Special Town Meeting.
- The MSBA receives approximately 120 grant applications for capital projects annually, of which approximately 10 are approved annually.
- The MSBA has approved the project for a grant of \$47.56 million.



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.



An aerial photograph of a school campus. A large, light-colored, multi-winged building is the central focus. To its left is a large, paved parking lot. To the right of the building is a smaller, rectangular building. The campus is surrounded by a residential neighborhood with houses and streets. A road with a curve is visible on the left side of the image. The text "WHAT ARE THE EXISTING CONDITIONS OF THE SCHOOLS?" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

**WHAT ARE THE
EXISTING CONDITIONS
OF THE SCHOOLS?**

BALMER ELEMENTARY SCHOOL

Built 1968 (50 YEARS OLD)

Issues:

- Windows/ Curtain Wall
- Exterior Walls/ Thermal Insulation
- Roof patched and leaky
- Interiors cracked, worn
- Lacks handicapped accessibility
- Traffic, site circulation



BALMER ELEMENTARY SCHOOL

MEP FP Issues:

- **Original Mechanical/ Electrical/ Plumbing systems beyond expected lifespan**
- Low Efficiency Mech, Lighting
- No Sprinkler System
- Technology exposed to room



NORTHBRIDGE ELEMENTARY SCHOOL

**Built 1952/ 1983/ Modulares 2000
(66 YEARS OLD)**

Architectural Issues

- Windows Drafty / Roof Leaky
- Exterior Walls/ Insulation
- Interiors Worn, Lacks Handicapped Accessibility
- Traffic, site circulation



NORTHBRIDGE ELEMENTARY SCHOOL

MEP FP Issues:

- **Original Mechanical/ Electrical/ Plumbing systems beyond expected lifespan**
- Low Efficiency Mech, Lighting
- No Sprinkler System
- Technology exposed to room



BALMER: EXISTING FLOOR PLAN SPACE ANALYSIS



1st Floor Plan



2nd Floor Plan

MSBA SPACE NEEDS SUMMARY

- Between 90% & 110% MSBA Guideline
- Less Than 90% MSBA Guideline
- More Than 110% MSBA Guideline

**68% of
program
spaces are
undersized
by State
standards**



N.E.S. : EXISTING FLOOR PLAN SPACE ANALYSIS

MSBA SPACE NEEDS SUMMARY

- Between 90% & 110% MSBA Guideline
- Less Than 90% MSBA Guideline
- More Than 110% MSBA Guideline

1st Floor Plan



3rd Floor Plan



2nd Floor Plan



78% of program spaces are undersized by State standards



COMPARISON OF EXISTING BUILDING AREA TO PROPOSED AREA:

Grade PK-5 School (1,030 + 90 PK enrollment):

- Existing (Balmer + NES) 128,431 GSF
- Proposed (meets MSBA standard): 167,352 GSF

**EXISTING BALMER + NES SPACE
IS 23% UNDERSIZED**



QUESTIONS?



BENEFITS OF THE PROJECT TO STUDENTS AND THE COMMUNITY

THE NEW BALMER WILL BE A CONSOLIDATED PRE-K - 5 SCHOOL THAT WILL PROVIDE:

- a long-term solution to resolve deteriorating school buildings
- educational spaces to meet MSBA standards
- 21st century educational spaces
- schools that are safe, code-compliant, and places Northbridge can be proud of.



WHY IS CONSOLIDATING TWO SCHOOLS THE RIGHT THING TO DO?

- **COST ADVANTAGE:** New PK-5 school is similar cost to fixing up both old schools, with no educational improvements
- **FACILITY ADVANTAGE:** A Balmer-only Grade 2-4 project still leaves NES with high costs of maintaining a building with major educational, facility, and accessibility issues
- **TIME ADVANTAGE:** one project, 5 years; versus two projects, 15+ years?
Good borrowing rates now.
- **EDUCATIONAL ADVANTAGE:** most appropriate curriculum & age alignment, all in one building
- **OPERATIONAL ADVANTAGE:** building duplication, NES land lease eliminated



WHY SHOULD THE FIFTH GRADE RETURN TO THE ELEMENTARY SETTING?

This move will...

- **Reduce the number of building transitions for children**
- **Better align fifth graders with their peers educationally and developmentally**
- **Allow better vertical alignment of curriculum between grades**
- **Create reorganization opportunities in the Middle School, possibly vacating older, substandard spaces**



WHAT WILL HAPPEN TO NORTHBRIDGE ELEMENTARY SCHOOL?

Once the new Balmer School vote passes, the Northbridge Building, Planning, and Construction Committee will lead a study to investigate...

- Sale of the building & property
- Lease of the building
- Re-purpose and renovate the building and property for another Town use

The committee will make recommendations to the Board of Selectmen, who will ultimately decide the next use of the property.



WHAT WILL HAPPEN TO NORTHBRIDGE MIDDLE SCHOOL?

Once the 5th grade is relocated to the new Balmer, Northbridge School Committee and Administration will investigate...

- Middle School reorganization into vacated space
- Goal is to vacate oldest space in 1905 wing
- Some basic study was done as part of this project to illustrate feasibility of these moves



QUESTIONS?



**WHAT IS
THE
DESIGN?**

The committee reviewed 24 public sites and 11 privately-owned sites and concluded the Balmer site is the best because:

- LEAST COST
- DISTRICT OWNS SITE
- FLAT, BUILDABLE SITE
- LIMITED WETLANDS
- GOOD SOILS
- ALL UTILITIES ON SITE
- GOOD SITE SAFETY
- 2-WAY CIRCULATION POSSIBLE
- LOCATED NEAR POPULATION
- NO ARTICLE 97 (PARKS) ISSUES



MULTIPLE OPTIONS WERE STUDIED ON THE BALMER SITE

GROUP A
Balmer + NES
CODE
UPGRADES/
DEFERRED
MAINTENANCE
ONLY



C2



C3.1A



C3.1B



B2



C3.2



C3.3



C5



NEIGHBORHOOD TRAFFIC STUDY

- Town growth assumed as part of study
- Existing roads can handle increased traffic
- **Level of Service of intersections will remain much the same**
- 77 car queue should not interfere with traffic
- Acceptable sight distances
- No added signals warranted
- Intersection improvements recommended

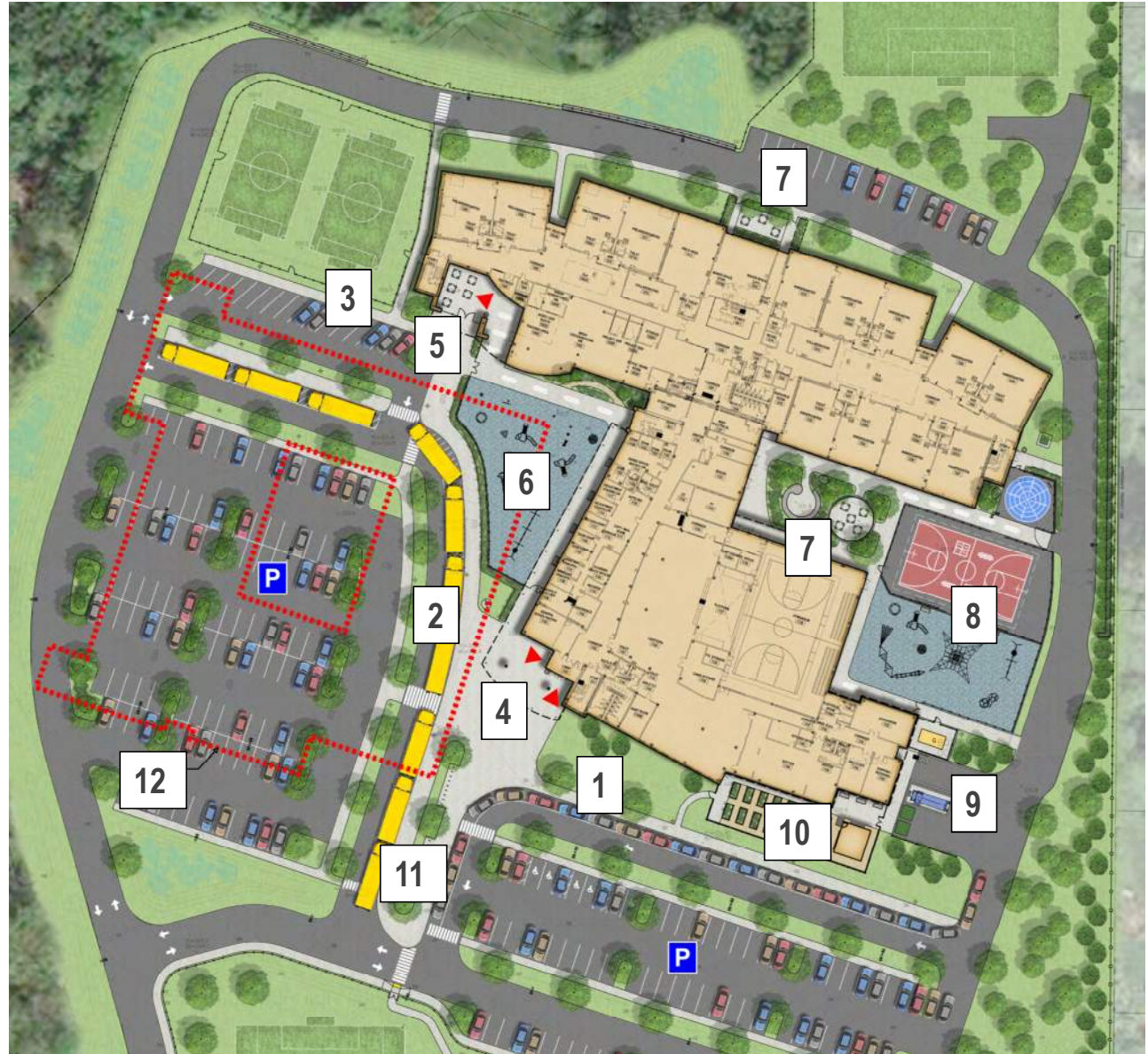


SITE PLAN



SITE PLAN DETAIL

1. Parent Drop Off
2. Bus Drop Off
3. PK-K Park & Drop
4. Main Entrance
5. PK-K Entrance
6. PK-2 Playground
7. Outdoor Learning
8. 3-5 Playground
9. Service
10. Gardens
11. Bike Parking
12. Existing Building Footprint





PROPOSED SOUND CONTROL MEASURES

- 6' wood stockade fence at property line
- Dense planting buffers
- Road bermed and down-slope from houses
- Distance
- Trucks: No idling policy
(conforms with LEED)

Mechanical Equipment:

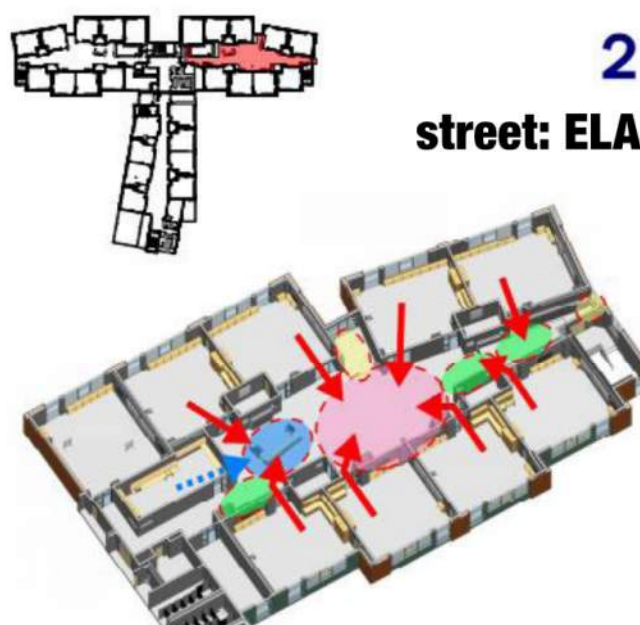
- Select quieter equipment
- Specify sound attenuators and wraps
- Use sound-absorptive rooftop equipment screens that direct sound upward



KEY FEATURES

1. Maker Space central to academic wing
2. Media Center*
3. Secured Main Entry and Administration*
4. Cafeteria/ Performance Space*
5. Double-sided stage between Café and Gym*
6. Gymnasium*

*Spaces fully air conditioned; all others have dehumidified displacement ventilation systems



MAKING A LARGER SCHOOL FEEL SMALL

1. Define small zones within the classroom
2. Classrooms relate to the Project-Based Learning Area and small zones within it
3. Grade levels function like neighborhoods; Short travel distances to specials

EXTERIOR FLY-OVER VIDEO

INTERIOR FLY-THRU VIDEO

QUESTIONS?



**HOW ARE WE GOING TO BUILD
THE NEW BALMER SCHOOL?**

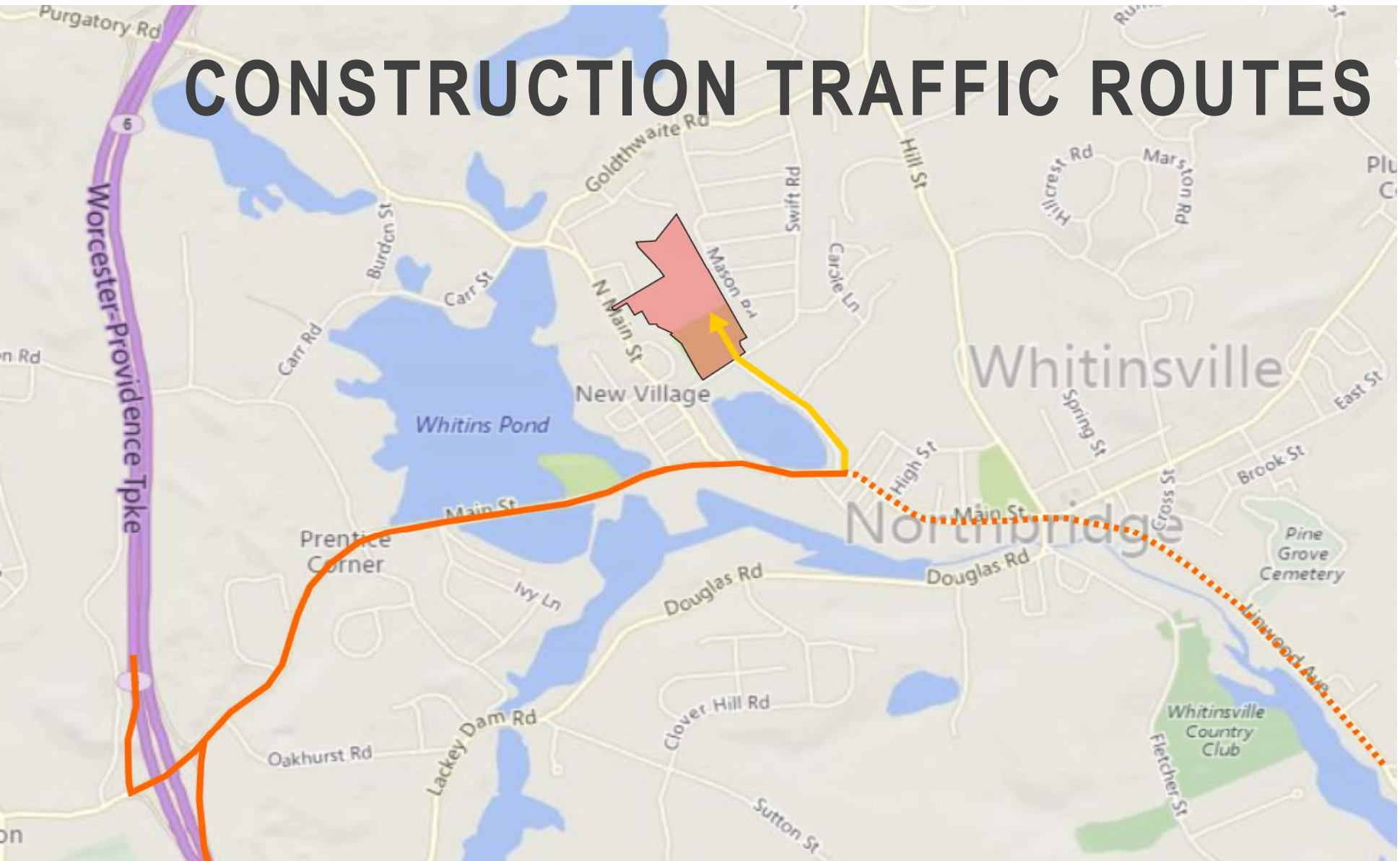
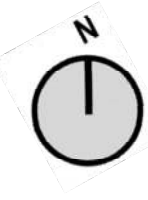


PHASE I - NEW BUILDING CONSTRUCTION: SEPT 2019 – JUNE 2021



PHASE II – DEMOLITION/ SITE WORK: JUNE 2021 - DEC 2021

CONSTRUCTION TRAFFIC ROUTES



WE WILL ENSURE

- SAFETY WILL BE A TOP **PRIORITY**
- CONSTRUCTION WILL BE **SEPARATED** FROM SCHOOL **ACTIVITIES**
- CURRENT **SCHOOL TRAFFIC** WILL CONTINUE **UNINTERRUPTED**
- DAILY **COMMUNICATION** WITH THE SCHOOL AND NEIGHBORS
- WE WILL **CLOSELY MONITOR** AND **MINIMIZE THE IMPACT OF ALL** DUST, NOISE, AND VIBRATION FOR THE NEIGHBORS AND THE SCHOOL
- 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**
- ONLY **CORI APPROVED** WORKERS WILL BE ON SITE



QUESTIONS?



HOW MUCH WILL THE
PROJECT COST?

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



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



WHAT WILL BE NORTHBRIDGE'S SHARE?

PROJECT COST	\$100.97M
REIMBURSEMENT RATE	63.78% (Overall ~47.1%)
APPROXIMATE MSBA GRANT	\$47.56M
APPROXIMATE COST TO NORTHBRIDGE	\$53.41M

Per MSBA Board of Directors approval on June 27, 2018



WHAT DOES THIS MEAN TO THE AVERAGE HOMEOWNER?

\$1.85 annual tax increase per \$1,000 valuation

\$558 per year, OR

\$46.50 per month, OR

\$1.52 per day

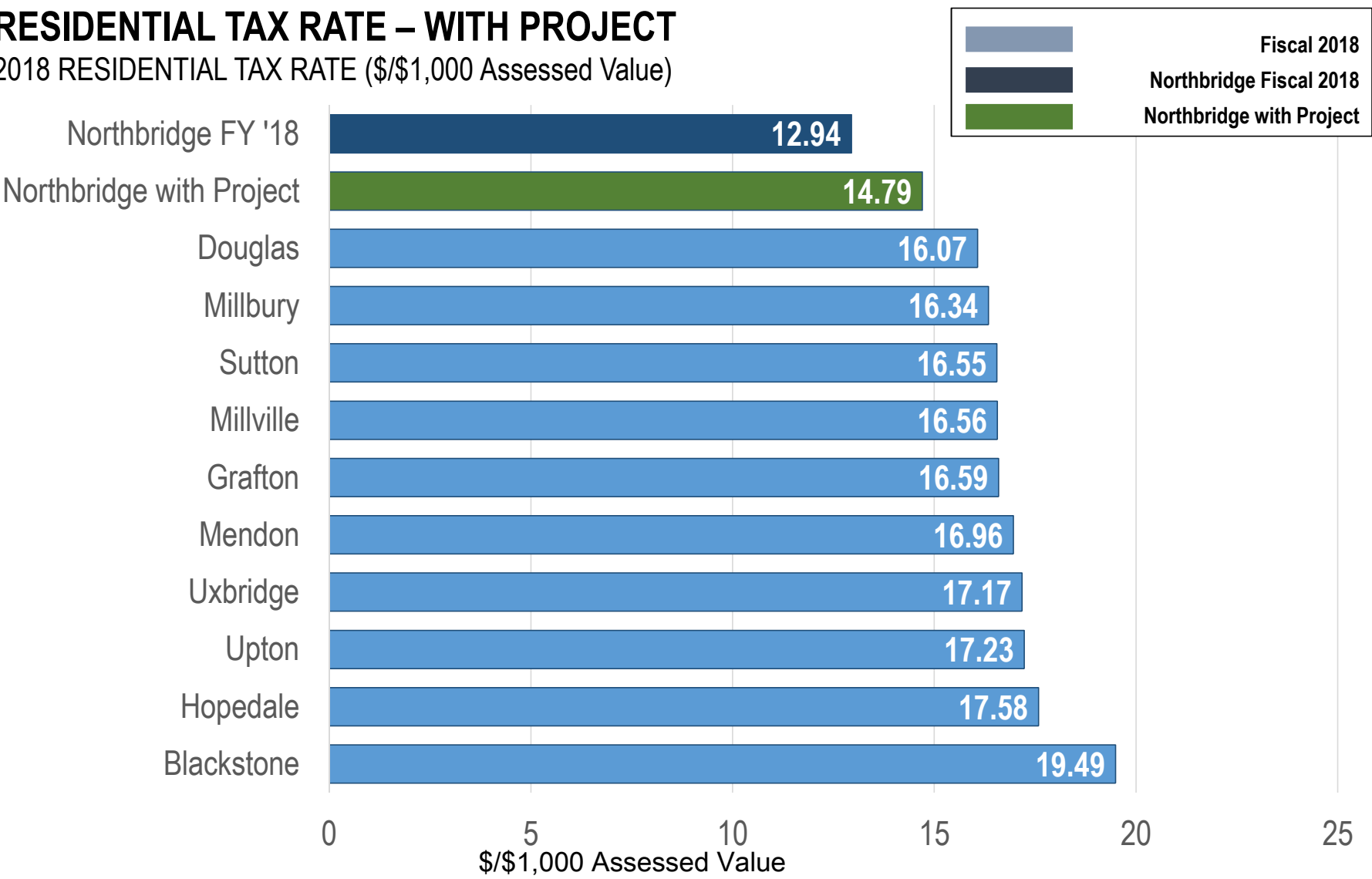
Based on 30-year bond at 4.5% interest

Average assessed homeowner value is \$301,000



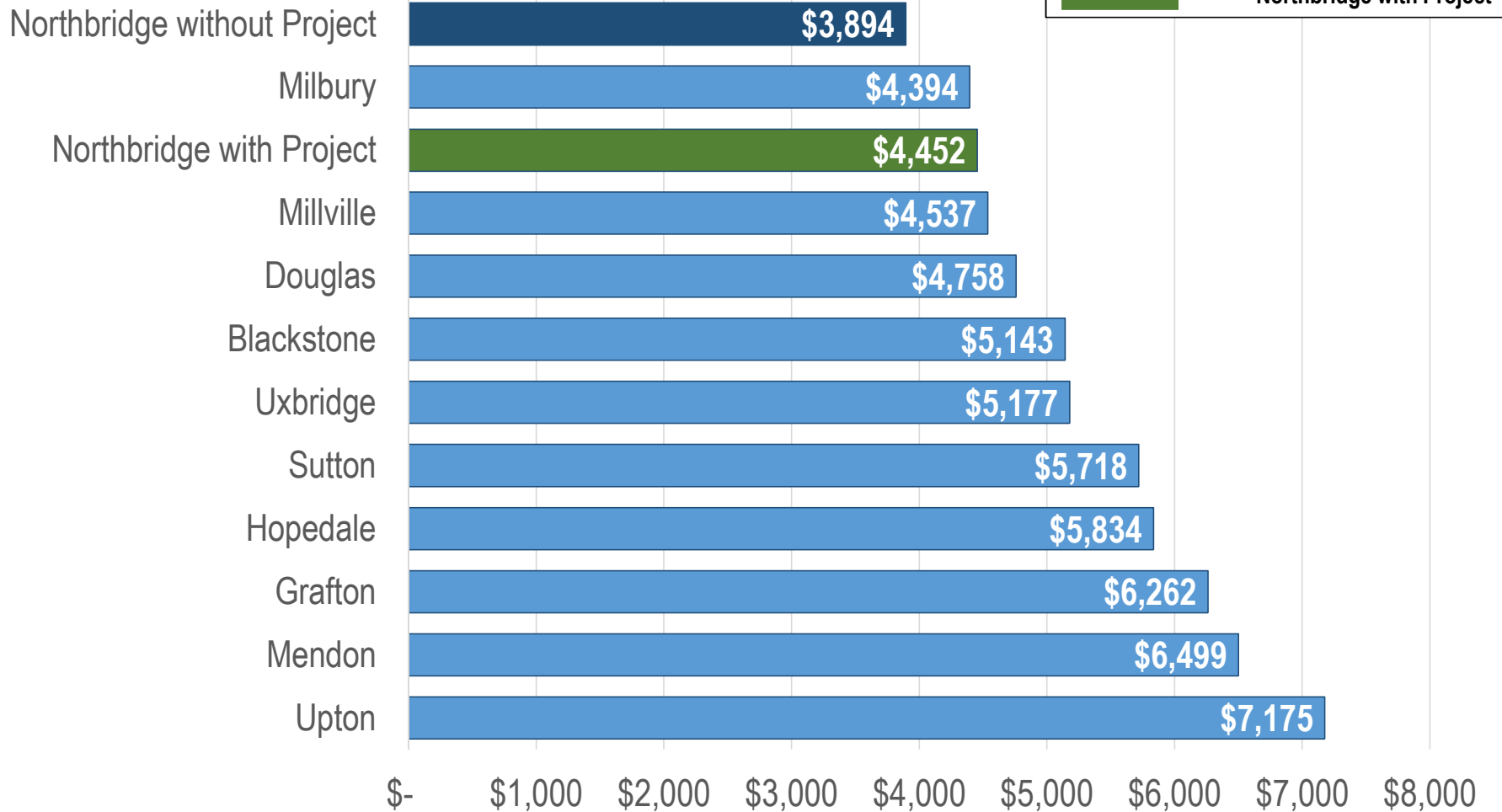
RESIDENTIAL TAX RATE – WITH PROJECT

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



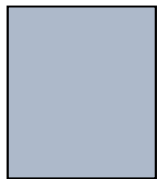
AVERAGE TAX BILL – WITH PROJECT

AVERAGE SINGLE FAMILY FY2018 TAX BILL

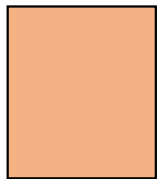


WHAT HAVE OUR NEIGHBORS BEEN DOING?

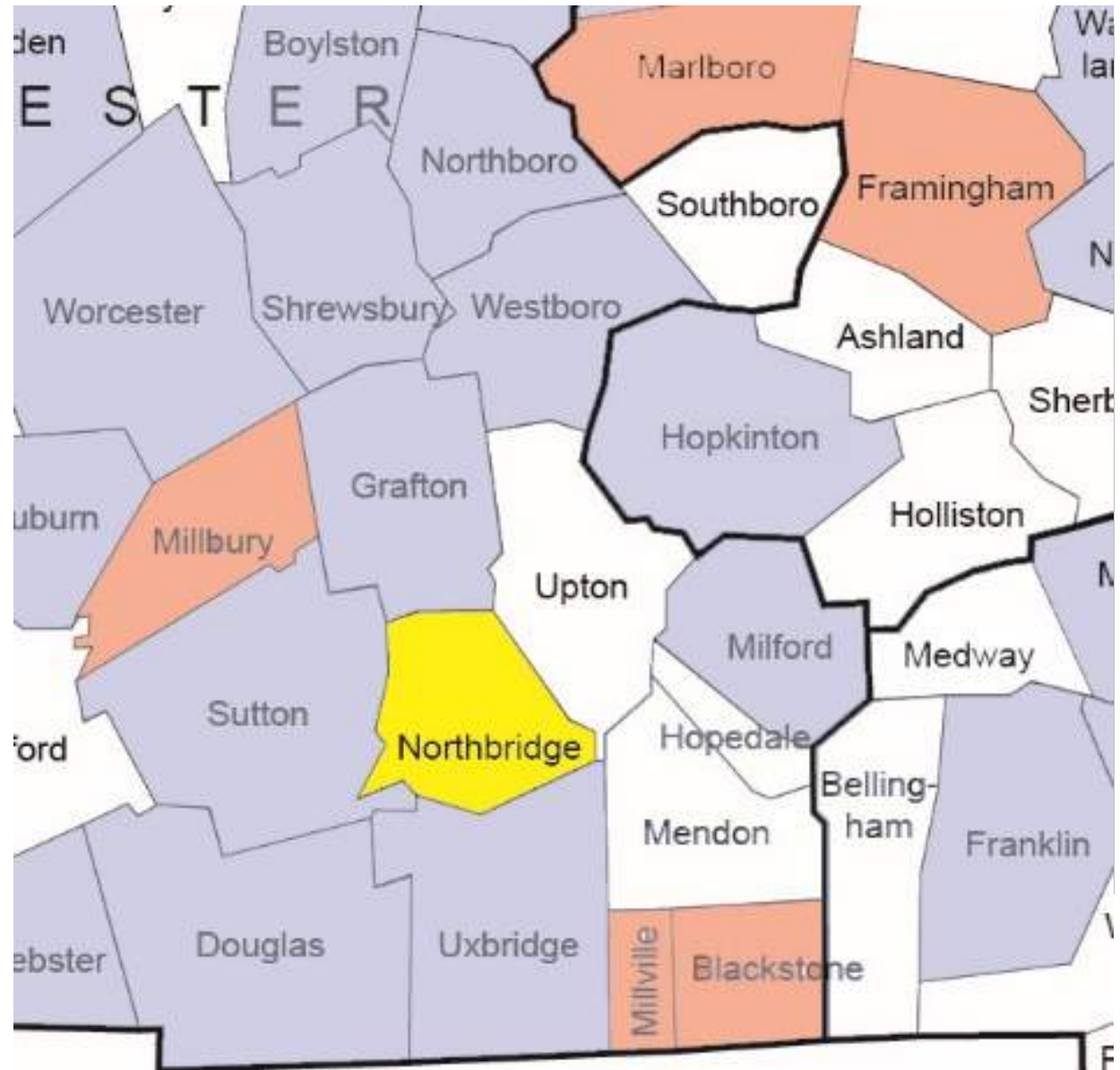
**MSBA CORE PROGRAM
PROJECTS IN
NEIGHBORING TOWNS**
(within past ten years):



Completed or
Under
Construction



In Feasibility to
Design
Development
Phase



WHAT IS THE COST OF DOING NOTHING?

REPAIRS-ONLY to Balmer	\$32.7 million
REPAIRS-ONLY to N.E.S.*	\$20.3 million
<hr/>	
TOTAL	\$53.0 million

COST TO NORTHBRIDGE
for new PK-5 School **\$53.41 million**

*does not include cost escalation past 2020 or potential reimbursement



WHAT IS THE COST OF DOING NOTHING?

If the project is voted down:

- Forgo \$47.56M in state aid reimbursement money
- Northbridge will be responsible for \$53M in repairs at Balmer and NES with little chance for state aid
- No improvement to educational environment
- Buildings not handicapped accessible
- Renovations may trigger required code upgrades



QUESTIONS?

IMPORTANT DATES

- **October 10, 2018** **Community Forum #10**
 at Balmer School, 6:00 PM
- **October 23, 2018 – Town Meeting Vote, 7:00 PM at the**
Northbridge High School Field House
- **November 6, 2018 – Debt Exclusion Vote, 7:00 AM – 8:00**
PM at the Northbridge High School Field House



OCTOBER 23, 2018 TOWN MEETING

- **WHO:** All eligible, registered Northbridge voters
- **WHERE:** Either Middle School Auditorium or High School Field House – watch local media for final location
- **WHEN:** 7:00 PM
- **WHAT:** Presentation, Q&A, Public Comment; Vote from the floor
- **Two-Thirds Majority vote required to pass the article**



NOVEMBER 6, 2018 BALLOT QUESTION

“Shall the Town of Northbridge be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bonds issued in order to pay the costs for planning, designing, constructing, originally equipping, and furnishing the new W. Edward Balmer Elementary School, serving grades PreK-5 and located at 21 Crescent Street, Whitinsville, MA, and all costs incidental and related thereto, including construction administration and project management services?”

Yes _____

No _____

- Majority vote required to pass the ballot question



COMMUNITY RESOURCES

Project Website:

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

Project Email:

SBC@nps.org





Thank you for your attention!
Questions? Comments?



DAVIDSON & WATSON
ARCHITECTS