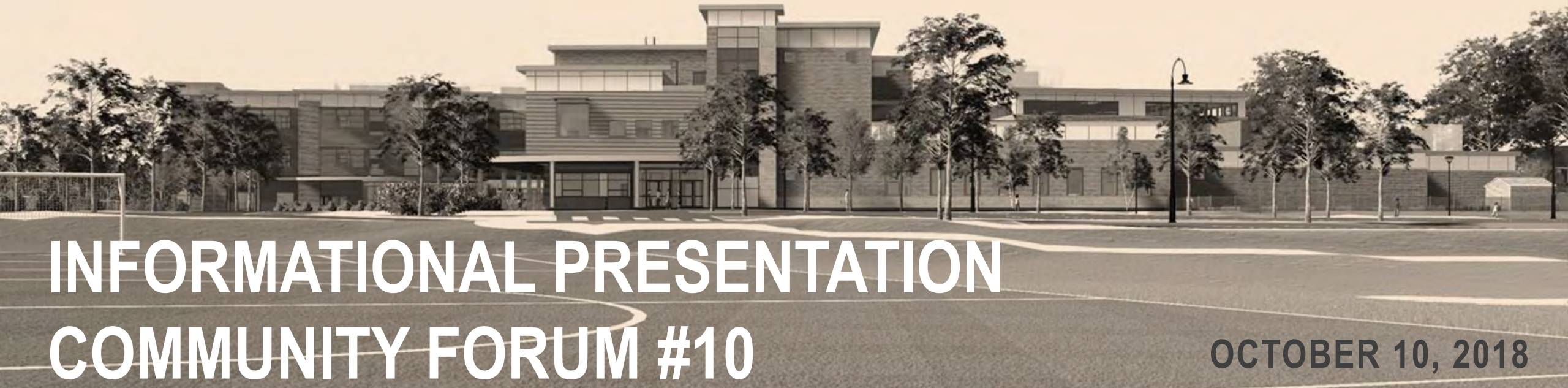


**THE NEW**

# **W. EDWARD BALMER SCHOOL**

NORTHBRIDGE, MASSACHUSETTS



## **INFORMATIONAL PRESENTATION COMMUNITY FORUM #10**

**OCTOBER 10, 2018**



**NORTHBRIDGE  
PUBLIC SCHOOLS**



**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

Gregory Rosenthal

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



# 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.



# PROJECT SUPPORT

**June 27, 2018**    **MSBA Voted Unanimously to Approve Project**

**September 25**    **School Committee Voted Unanimously to support Article 7**

**September 26**    **Finance Committee Voted Unanimously to support Article 7** (one abstention)

**October 1**    **Selectmen Voted Unanimously to support Article 7**





An aerial photograph of a school campus. The main building is a large, light-colored structure with a flat roof. To its left is a parking lot with several cars. To its right is a baseball field. The campus is surrounded by trees and a residential neighborhood with houses and streets. The text "WHAT ARE THE EXISTING CONDITIONS OF THE SCHOOLS?" is overlaid in large, white, bold letters across the center of the image.

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



# BALMER: EXISTING PHYSICAL LIMITATIONS

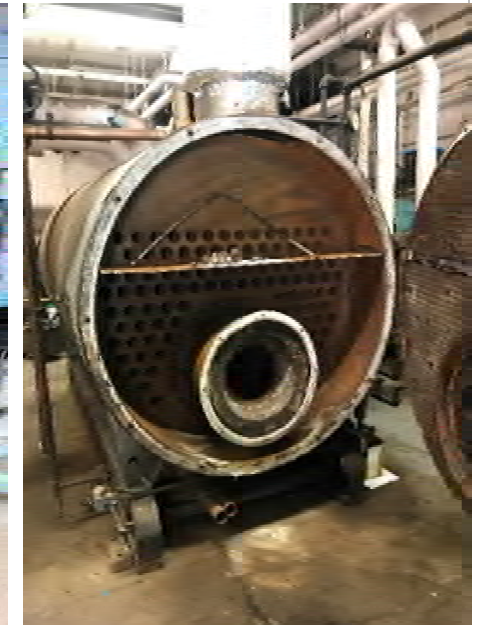
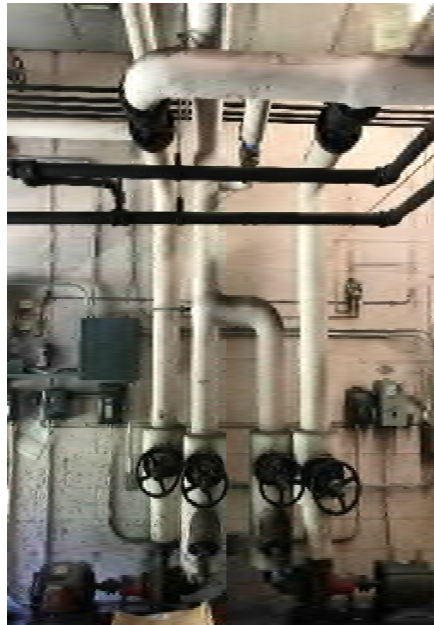
## **Built 1968** Issues:

- Windows/ Curtain Wall
- Exterior Walls/ Thermal Insulation
- Roof patched and leaky
- Ceilings/ Walls/ Floors in poor condition
- Handicap Accessibility



## **MEP FP Issues:**

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



# N.E.S. : EXISTING PHYSICAL LIMITATIONS

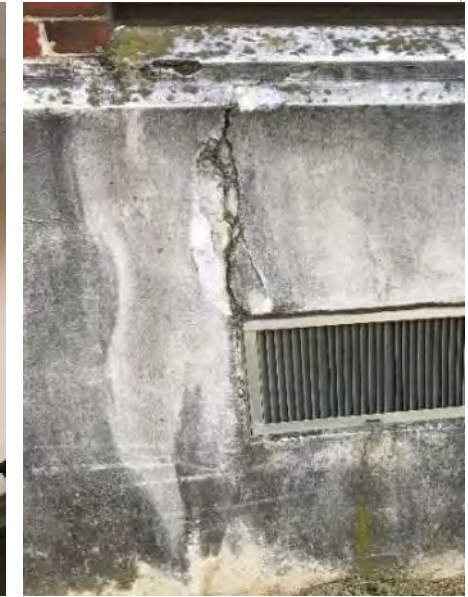
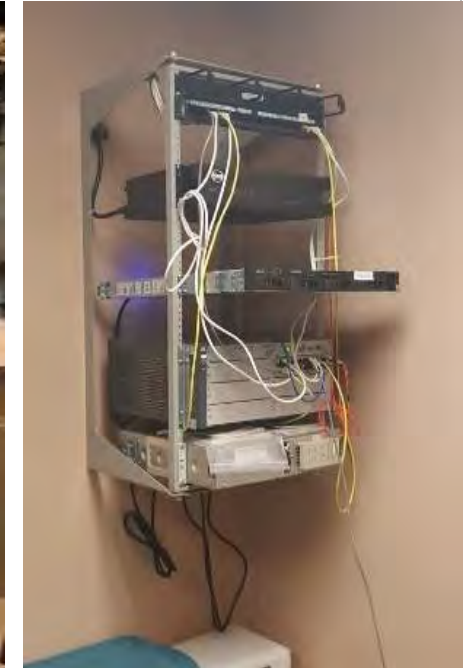
**Built 1952/ 1983/ Modulares 2000**

## Architectural Issues

- Windows Drafty / Roof Leaky
- Exterior Walls/ Insulation
- Ceilings/ Walls/ Floors in poor condition
- Handicap Accessibility

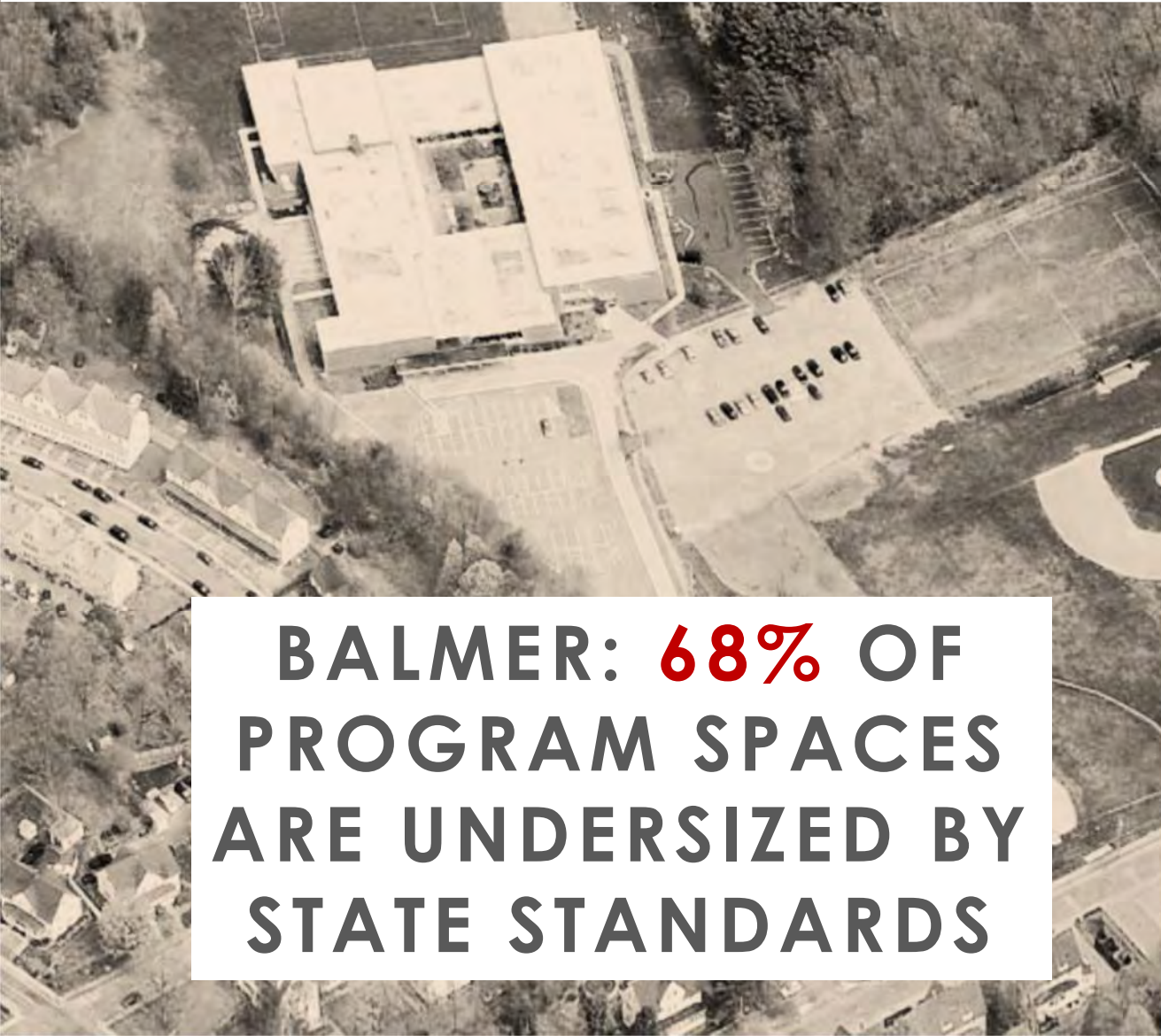
## MEP FP Issues:

- Original Mechanical/ Electrical/ Plumbing systems beyond expected lifespan
- Low Efficiency
- No Sprinkler System
- Technology exposed

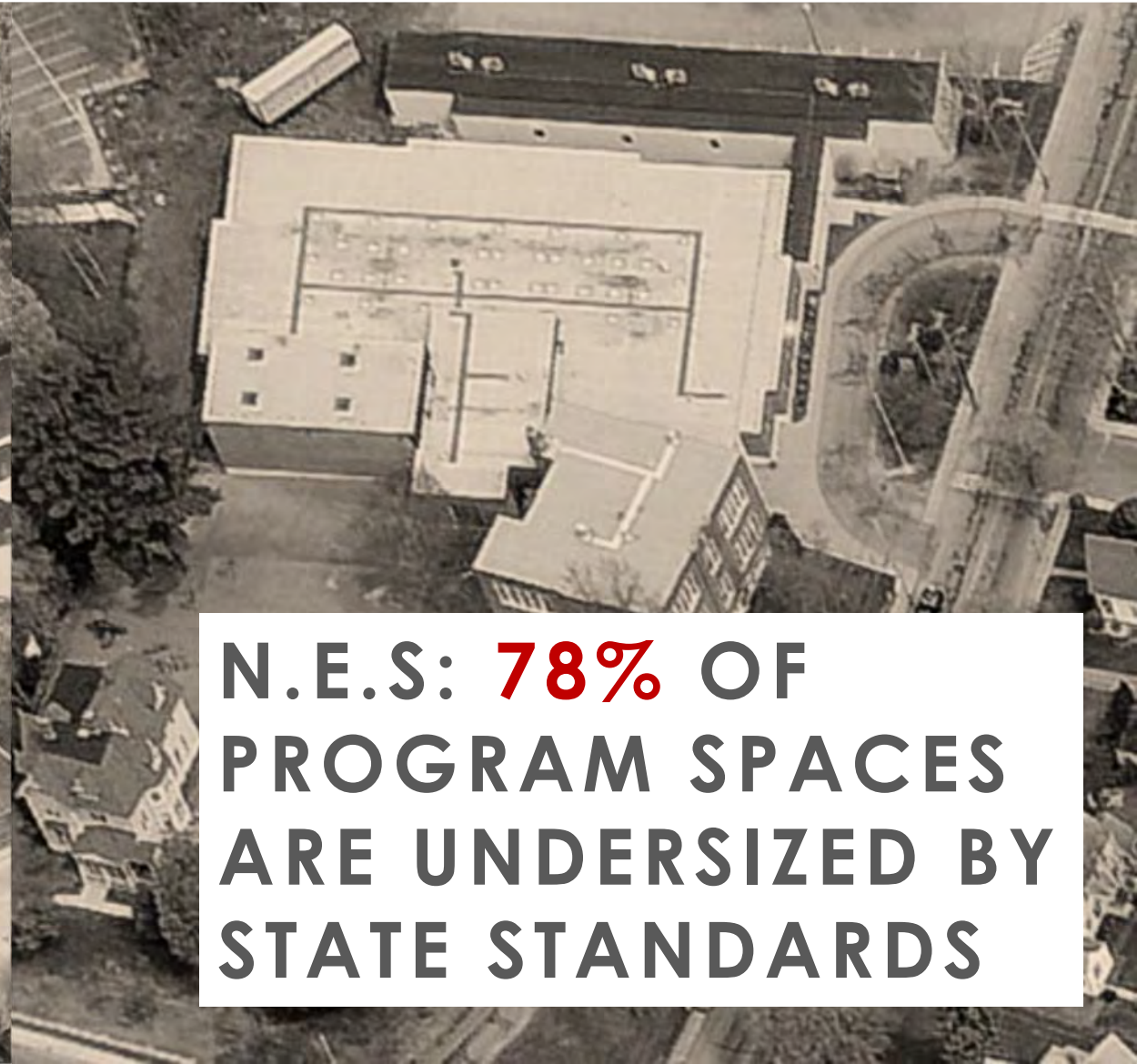




# BALMER AND N.E.S. - EXISTING EDUCATIONAL SPACE LIMITATION



BALMER: **68%** OF  
PROGRAM SPACES  
ARE UNDERSIZED BY  
STATE STANDARDS



N.E.S: **78%** OF  
PROGRAM SPACES  
ARE UNDERSIZED BY  
STATE STANDARDS

# BALMER AND N.E.S. –

## EXISTING OVERALL SPACE LIMITATIONS:

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**



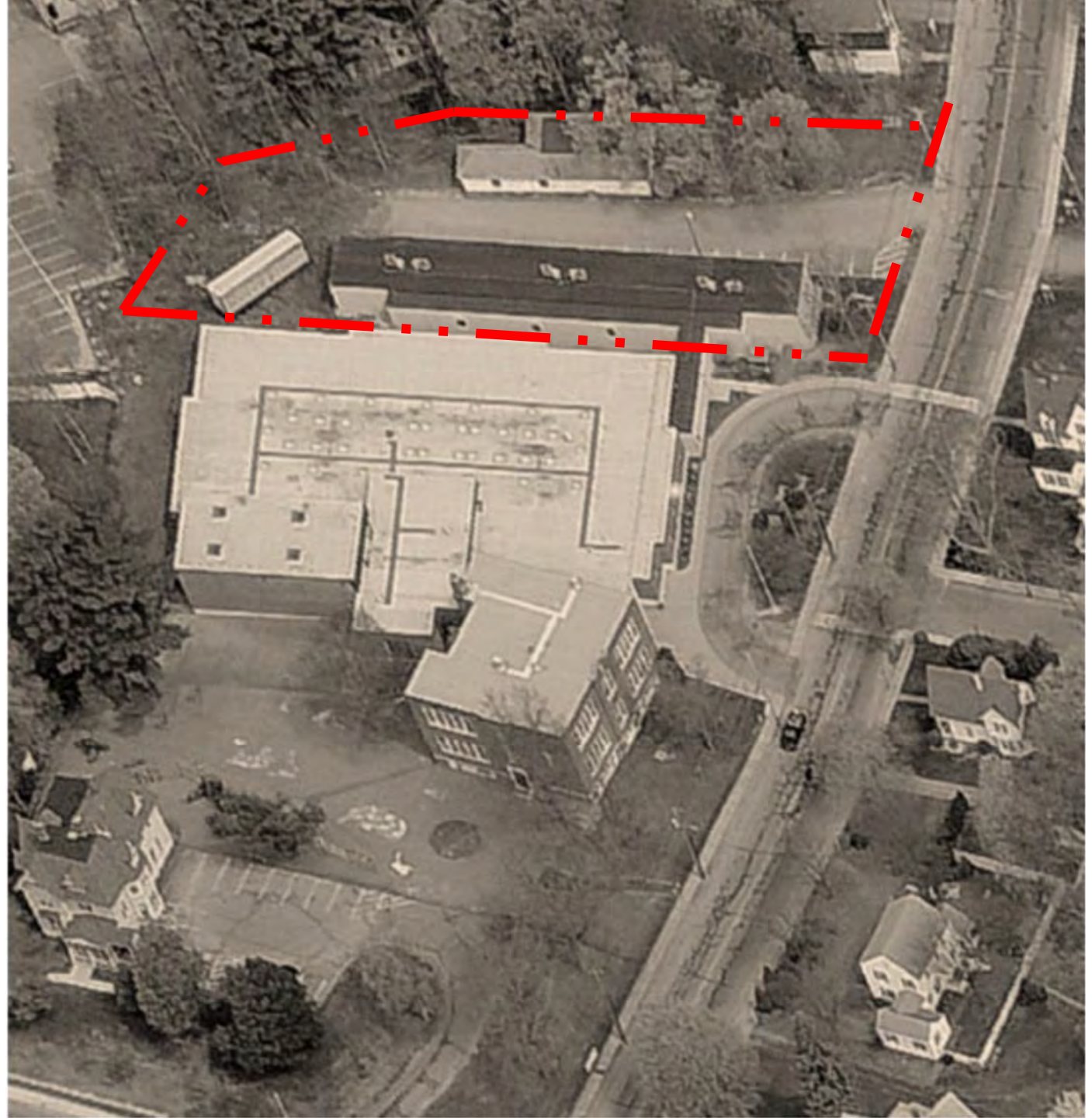


**N.E.S.**

**Modulars  
on leased  
land**

**\$27,500 per  
year**

**Goes up  
\$500/year**



**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
- 21<sup>st</sup> 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 cost is similar to the cost of 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. (2 of 5 years already elapsed)
- **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





**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**





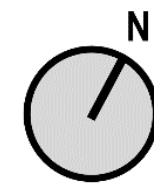
# NEIGHBORHOOD TRAFFIC STUDY

- 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





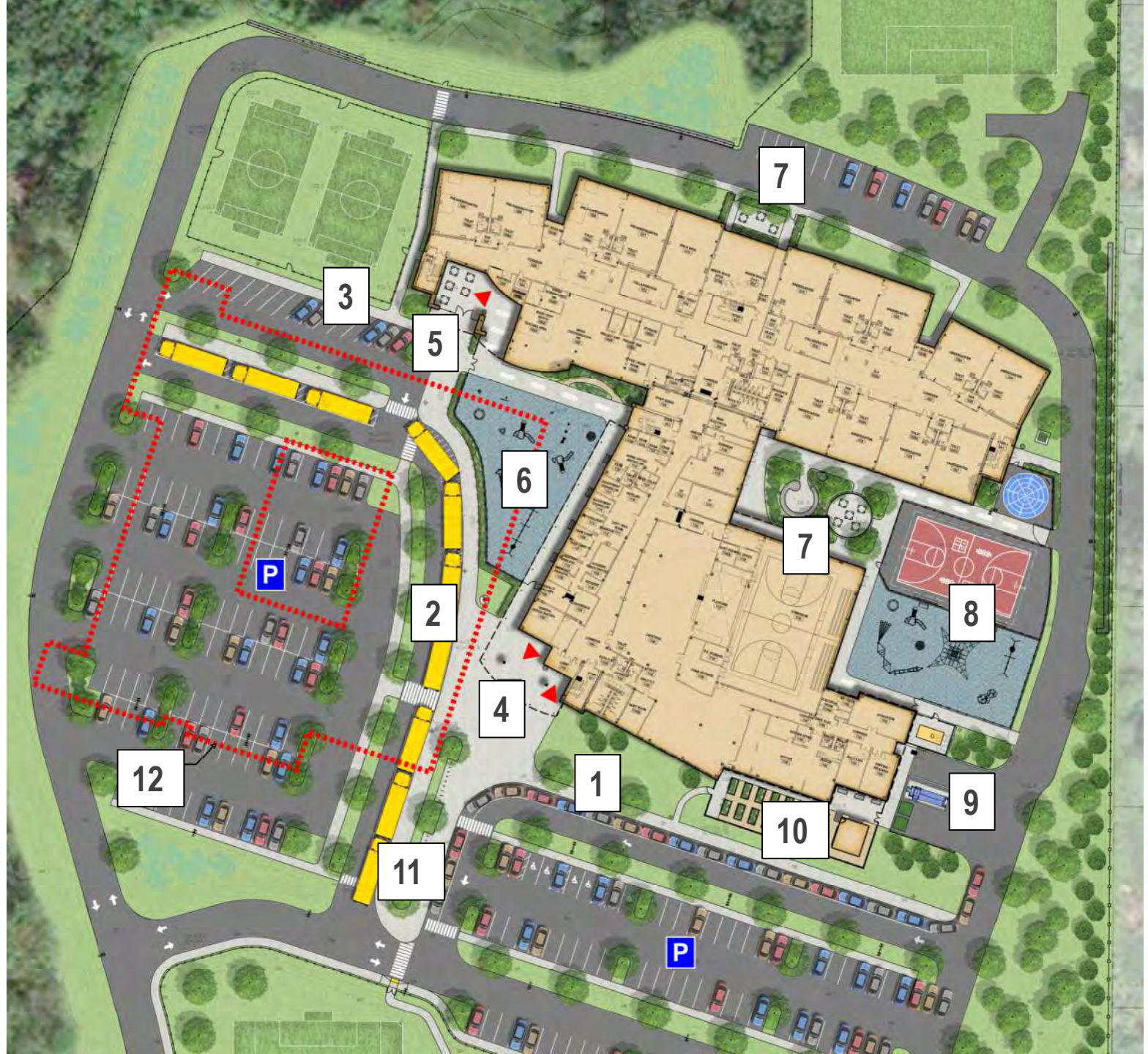
# SITE PLAN





# SITE PLAN DETAIL

1. Parent Drop Off
2. Bus Drop Off
3. PK-K Park & Drop
4. Main Entrance
5. Early Ed. 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

# EXTERIOR FLY-OVER VIDEO





# INTERIOR FLY-THRU VIDEO



**THE NEW**

# **W. EDWARD BALMER SCHOOL**

NORTHBRIDGE, MASSACHUSETTS



## **PROJECT INFORMATION VIDEO INTERIOR FLY-THROUGH**

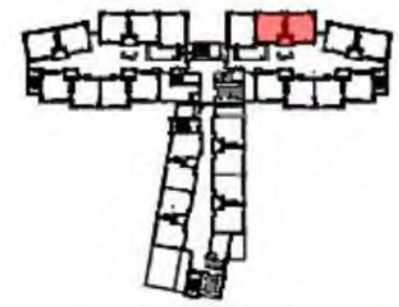
**AUGUST 20, 2018**



Massachusetts School Building Authority  
Funding, Sourcing, Sustainably and Efficiently Schools in Partnership with Local Communities

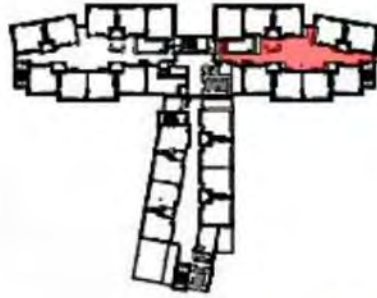






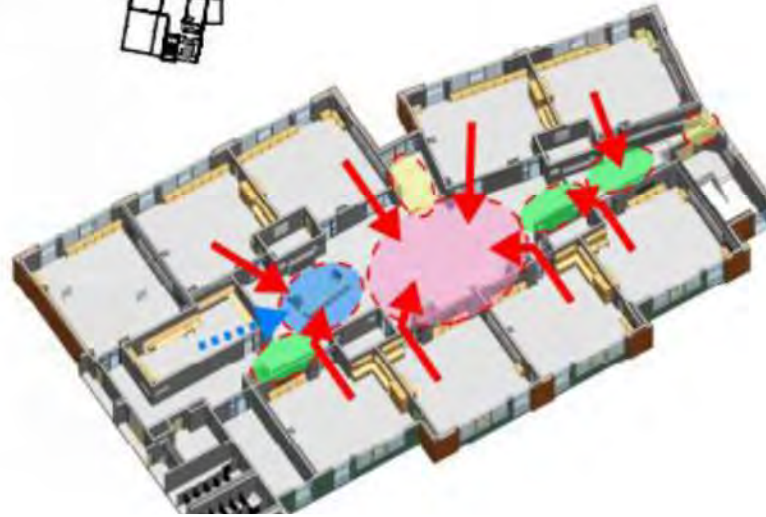
**1**

**home: room**



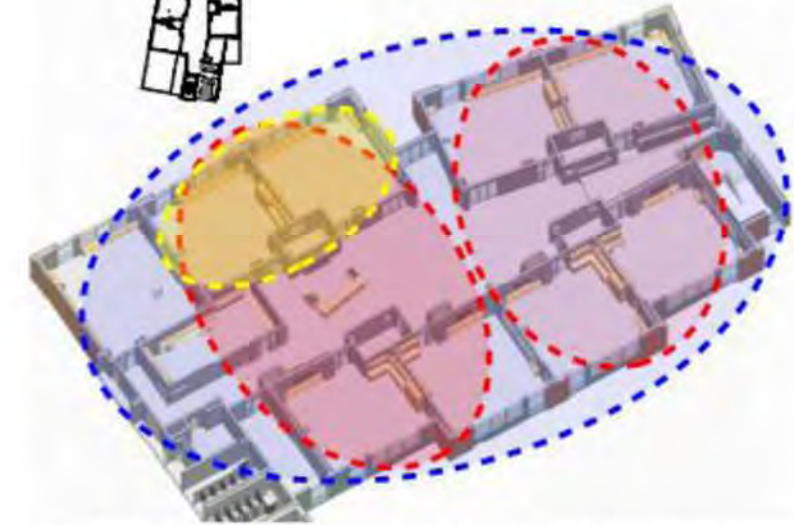
**2**

**street: ELA**



**3**

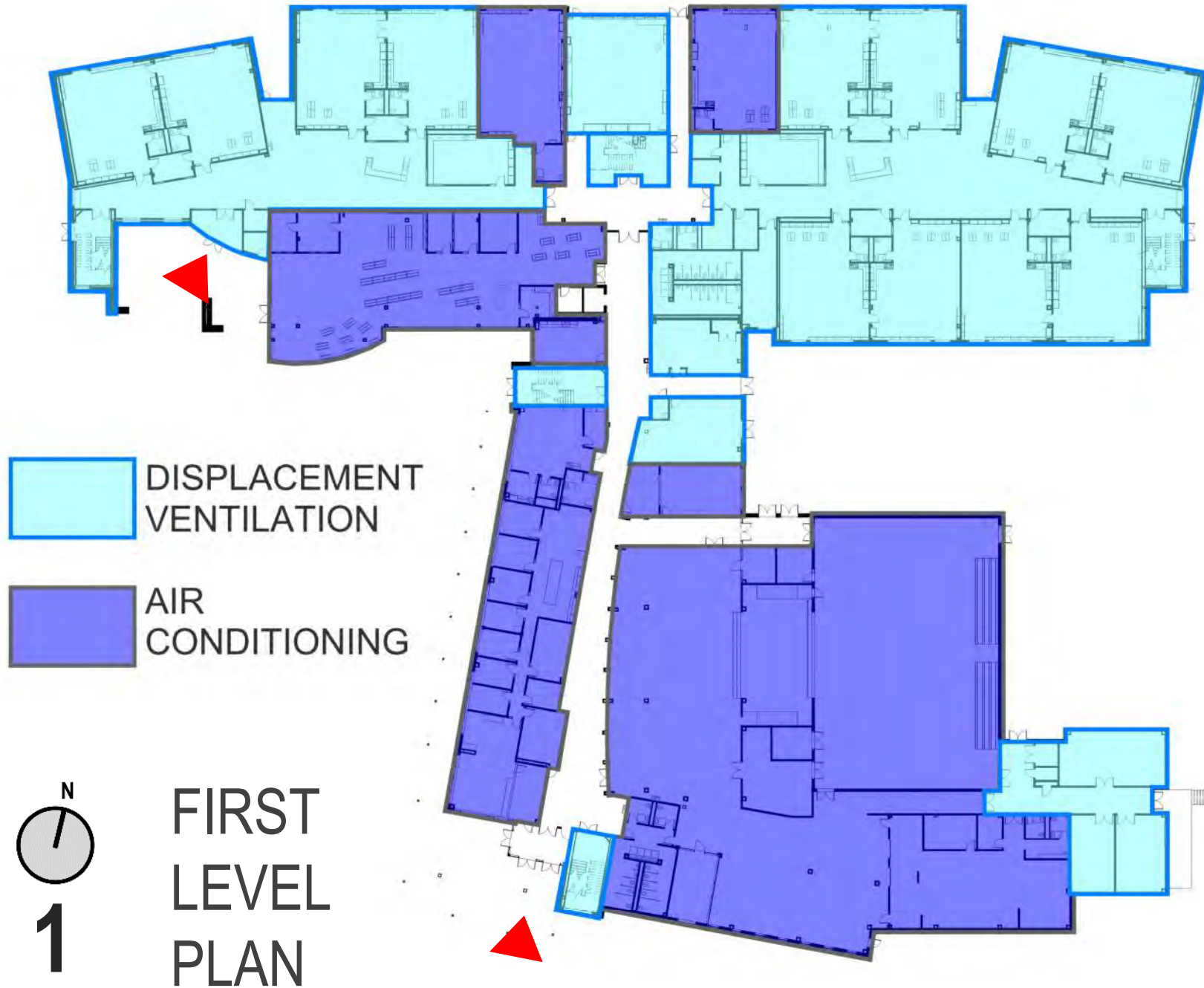
**neighborhood: SLC**



# **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





## HVAC STRATEGY

### 1. Academic wing spaces have Displacement Ventilation:

- “A/C Light”
- Dehumidification
- Night flush/pre-cooling ventilation
- Low-level supply/ ceiling return

### 2. Air Conditioning in:

- Media Center
- Administration
- Cafeteria
- Gymnasium
- Special Education classrooms

**QUESTIONS?**





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



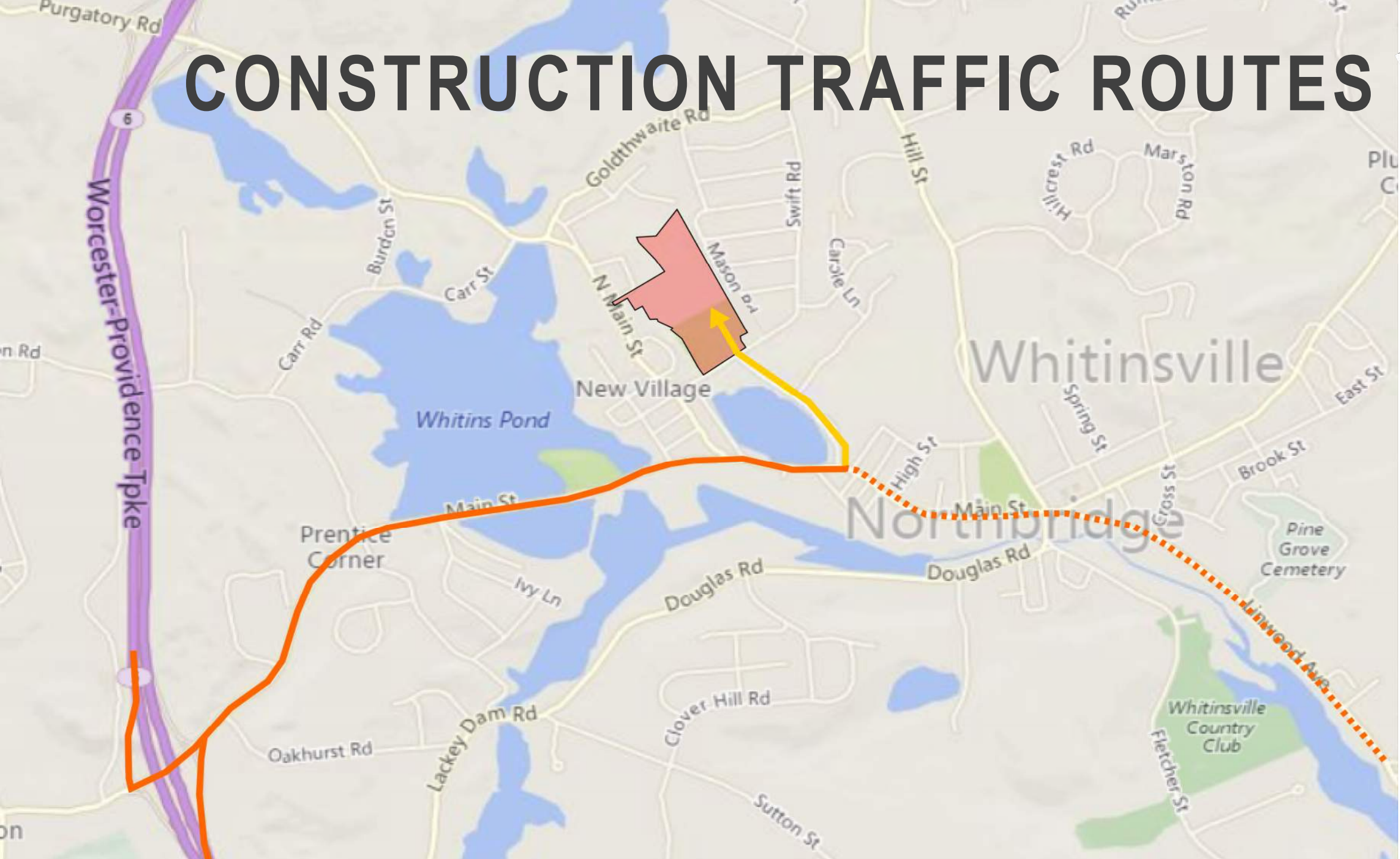
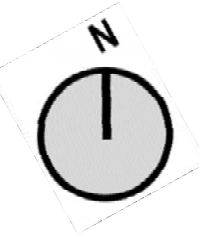
## WE WILL ENSURE

---

- 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



# CONSTRUCTION TRAFFIC ROUTES







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





Overall New Construction





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





Fall of 2021



**QUESTIONS?**



WHITINSVILLE BANK BUILDING

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
<b>TOTAL</b>	<b>\$100.97M</b>



# 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
<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





# WHAT WILL BE NORTHBRIDGE'S SHARE?

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

Per MSBA Board of Directors approval on June 27, 2018



# **WHAT DOES THIS MEAN TO THE AVERAGE HOMEOWNER?**

On average, based on a 4.5% interest rate, over the  
life of a 30-year bond:

**\$1.85 annual tax increase per \$1,000 valuation =  
\$558 per year, OR  
\$46.50 per month, OR  
\$1.52 per day**

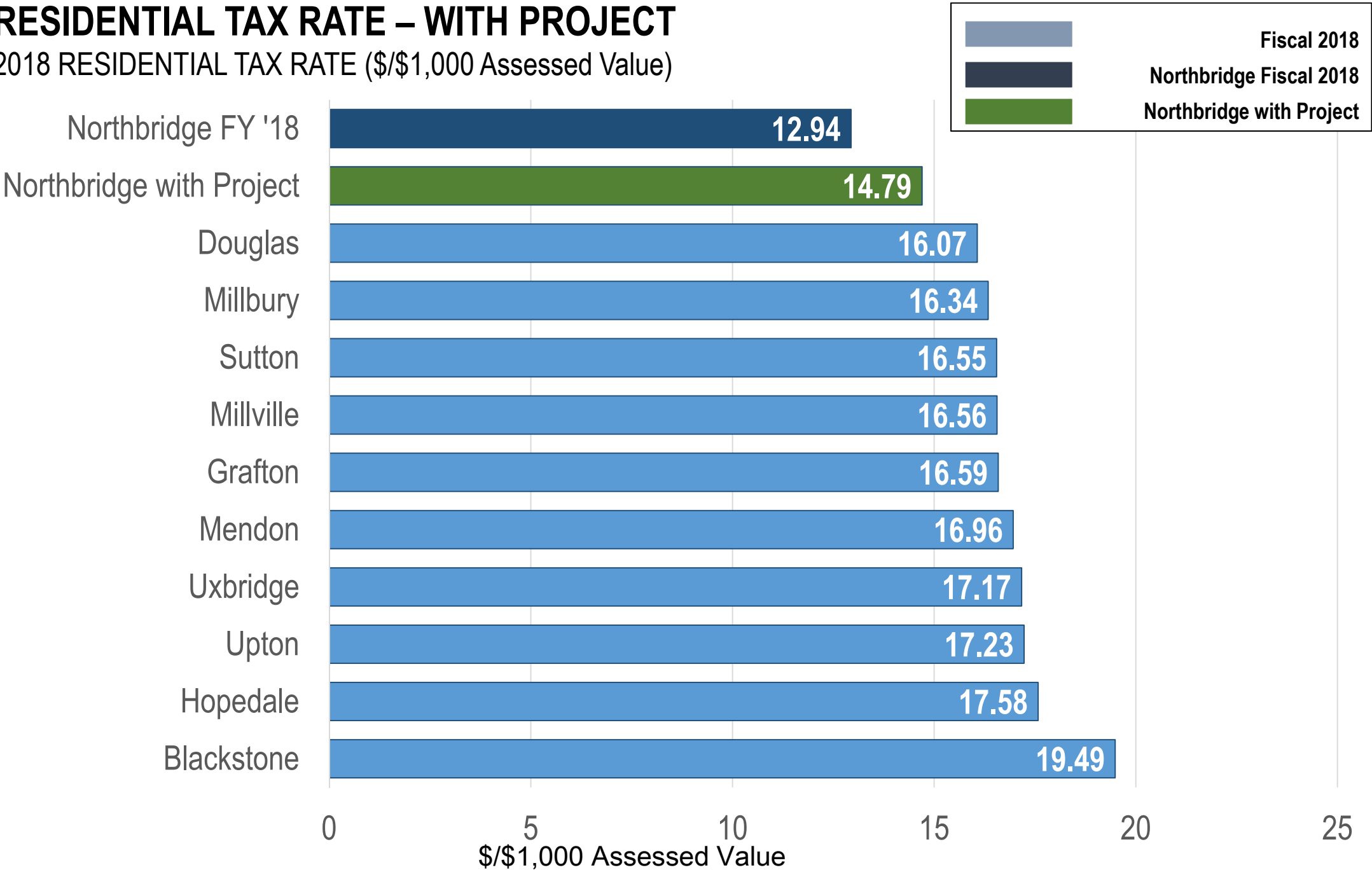
Based on the average assessed homeowner value in  
Northbridge of \$301,000.





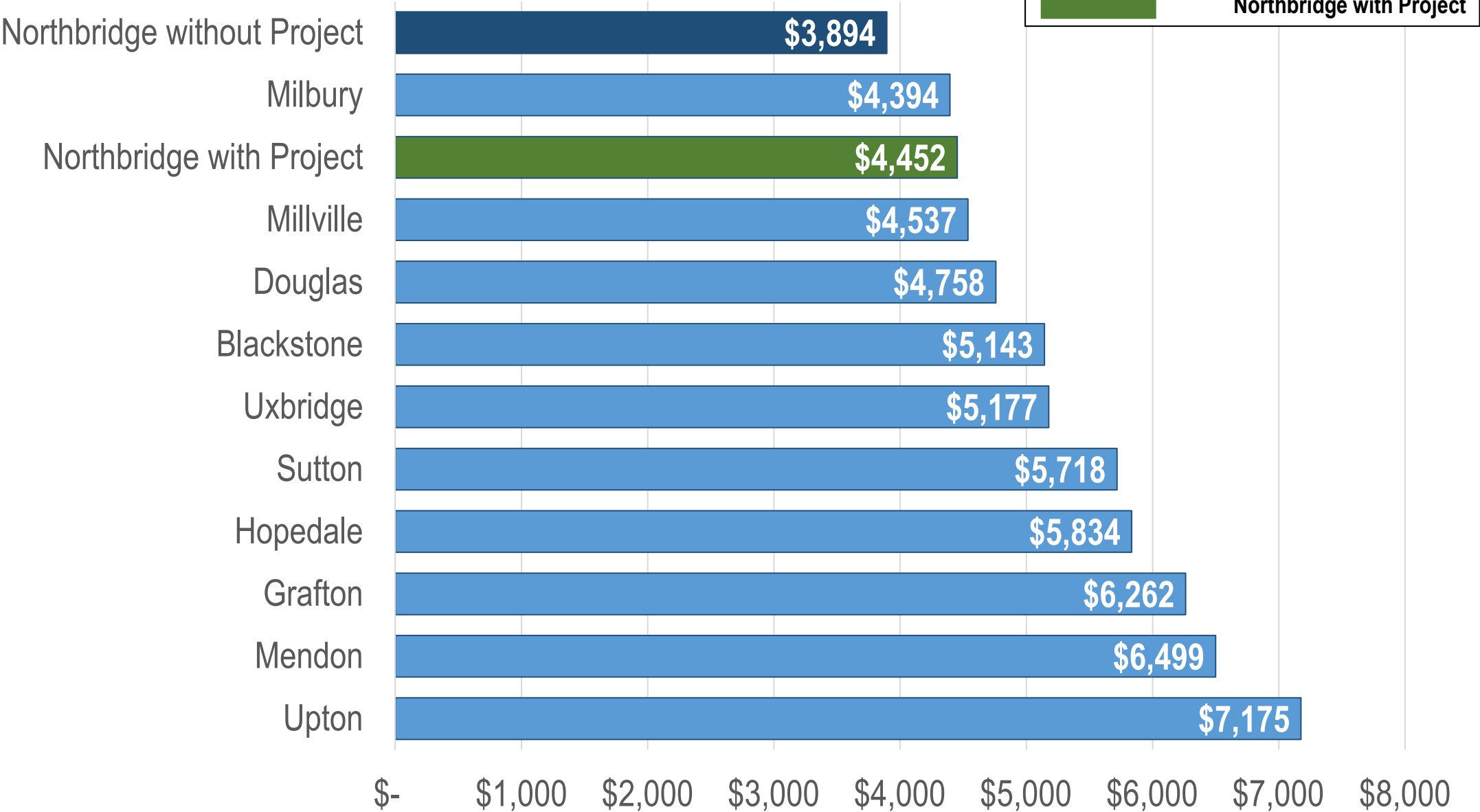
# RESIDENTIAL TAX RATE – WITH PROJECT

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



# AVERAGE TAX BILL – WITH PROJECT

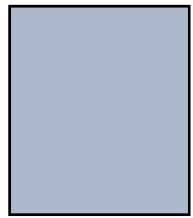
AVERAGE SINGLE FAMILY FY2018 TAX BILL



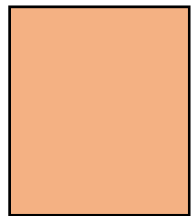


# WHAT HAVE OUR NEIGHBORS BEEN DOING?

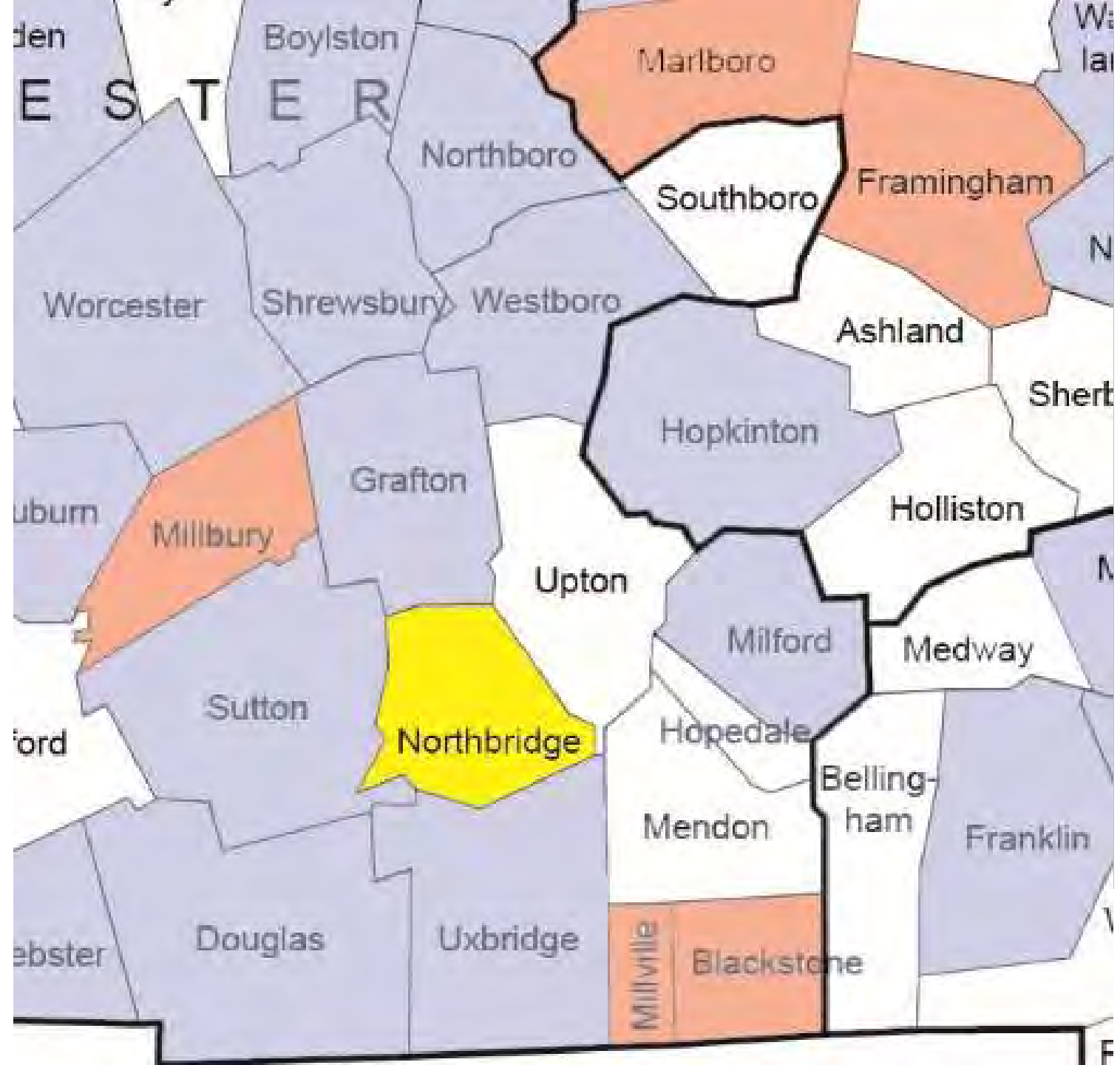
**MSBA CORE PROGRAM  
PROJECTS IN  
NEIGHBORING TOWNS**  
(within past ten years):



Completed or  
Under  
Construction



In Feasibility to  
Design  
Development  
Phase



# WHAT IS THE COST OF DOING NOTHING?

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

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 VOTE DATES

- **October 23, 2018 – Town Meeting Vote on Article 7, 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:** High School Field House
- **WHEN:** 7:00 PM
- **WHAT:** Article 7 Presentation, Q&A, Public  
Comment; Vote from the floor



# OCTOBER 23 TOWN MEETING: ARTICLE 7

## **ARTICLE 7: (School Building Committee)**

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, a sum of money to be expended under the direction of the Northbridge School Building Committee 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, which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, and for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), with the understanding that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and that any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) sixty three point seventy-eight percent (63.78%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA; or take any other action relative thereto.

- 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](mailto:SBC@nps.org)





***Thank you for your attention!***  
***Questions? Comments?***



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North Carolina at  
Charlotte