

COMMUNITY FORUM 1 AUGUST 1, 2017



Northbridge Public Schools

- 1. What is a Feasibility Study? Who is the MSBA?
- 2. Schedule and Process
- 3. Educational Planning & Visioning...so far
- 4. Existing Conditions at Balmer and Northbridge Elementary
- 5. Preliminary Assessments of Possible Sites
- 6. Questions, Comments, Feedback



Q: WHAT IS A FEASIBILITY STUDY?

- A: A study undertaken by a team comprised of:
 - SCHOOL DISTRICT (Owner)
 - OWNER'S PROJECT MANAGER (OPM)
 - DESIGNER (Architect) and its team of CONSULTANTS

The study seeks to understand the size, enrollment, grade configuration, educational requirements, location/site, and conceptual design of a proposed school building project (renovation, reno/add, or new build).

Q: A:

WHO ARE THE TEAM MEMBERS?

DISTRICT (Owner) – SCHOOL BUILDING COMMITTEE:

Joseph Strazzulla James Marzec Michael LeBrasseur Theodore Kozak Steven Gogolinski Dr. Catherine Stickney **Melissa Walker Steve Von Bargen 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 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 Community Member Community Member Community Member** Parent Representative







A: OWNER' PROJECT MANAGER (OPM)

Symmes Maini & McKee Associates

Joel Seeley, AIA, Principal



- **Q:** WHO ARE THE TEAM MEMBERS?
- A: DESIGNER (Architect) and its team of CONSULTANTS

Dore & Whittier Architects

Donald Walter, AIA, Principal

Lee Dore, Assoc. AIA, Managing Principal

Tom Hengelsberg, AIA, Project Manager

Jason Boone, ALEP, Educational Planner

Dr. Frank Locker, AIA, ALEP, Educational Planner



BCHITECTS, INC

Q: WHAT IS THE "MSBA"?

A: MASSACHUSETTS SCHOOL BUILDING AUTHORITY:

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

- Educationally Appropriate
- Flexible
- Sustainable
- Cost-Effective



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

MSBA will fund 57.11% plus incentives of eligible project cost for an approved project if accepted by the voters of Northbridge.

Q: WHAT IS IN OUR FEASIBILITY STUDY?

- A: Two grade configurations/enrollments:
 - Grades 2-4 (510 students)
 - Grades PK-5 (1030 students)
 - Size each enrollment will have a different size
 - Educational Program Requirements
 - Space Program
 - Location/site

Q: WHAT IS IN OUR FEASIBILITY STUDY?

- A: Conceptual design alternatives:
 - Renovation of existing only (bring up to code)
 - Renovation/addition (like-new interiors)
 - New Construction
 - Conceptual Cost Estimates





SCHOOL BUILDING COMMITTEE GOALS

- Educationally Appropriate
- Accessibility
- Energy Efficient
- Accommodate Special Education
- Community Use, Access
- Safety and Security
- Move 5th grade down to ES
- Cost-effective

- Sustainable/ Green
- Community Room
- Parent Resource Center
- Outdoor Learning
- Memory Garden
- Variety of Educational Spaces
- Flexible space, furniture

goals







VISIONING WORKSHOP

July 31: Visioning 1 "Developing Understanding"

8:30 AM - 12:30 PM

- Video discussion
- Snapshot of Northbridge Schools
- 21st Century Schools
- Safety and Security
- What works? What could be better?
- Learning Modalities

visioning

VISIONING WORKSHOP

August 1: Visioning 2 "Educational Definition"

8:30 AM - 12:30 PM

- Video discussion
- School Organizational Structure: Overall
- School Organizational Structure: Internal
- Innovations in Education 1-2-3

visioning

VISIONING WORKSHOP (coming next week!)

August 9: Visioning 3 "Facilities Definition"

8:30 AM - 3:30 PM

- Video discussion
- School Transformation and Development Map
- Places for Learning
- Defining Spaces
- Overall School Organization Diagrams (Size & Scale)
- Key Words, Individual Reflections
- Next Steps



OVERALL OBSERVATIONS:

- No major red flags or highly dangerous safety conditions
- Site circulation & drainage issues
- Building envelopes need upgrades/ better insulation
- Exterior curtain wall/ window issues
- Roofs aging, ready for replacement
- Many major accessibility issues
- Tired, worn interiors
- M-E-P equipment, controls, lighting, need replacement
- Haz-mat abatement needed







Site Issues

- One entry/exit
- Traffic
- Circulation
- Parking
- Paving
- Accessibility

Civil/Drainage

- Poor drainage
- Stormwater standards
- Erosion



facilities assessment



Built 1968

Architectural Issues

- Windows/ Curtain Wall
- Exterior Walls
- Foundation Walls













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Architectural Issues:

• Roof







acilities assessment







BALMER ELEMENTARY

Architectural Issues:
Interior Environment:

- Summer condensation
- Mold/mildew
- General lack of temperature control
- Drafty, leaky envelope
- Single-glazed window:

Architectural Issues:

• Floors







acilities assessment



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Architectural Issues:

• Walls



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Architectural Issues:







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Hazmat Issues

- *VAT*
- Pipe insulation
- Some ceiling tiles
- Adhesives Lab results pending





Mechanical Issues:

- HVAC systems far beyond expected life
- Need better efficiency and control
- Noisy, inefficient, hard to get parts
- Inadequate ventilation
- Poor temperature control









Electrical Issues:

Systems **far beyond** expected life, should replace:

- Fire alarm
- Generator
- Life Safety lighting
- Switch gear, wiring, panels
- GFI outlets
- Paging system
- Lighting
- Telephone







acilities assessment



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Plumbing Issues:

- Tap water
- Fixtures
- Accessibility
- Water Pressure
- Floor drains
- Roof drains



acilities assessment

Fire Protection Issues:

• No sprinkler system

Technology Issues:

District tech initiatives moving in the right direction; however need to upgrade:

- IT Room, racks
- Network hardware
- Cabling to Cat 6E
- Interactive boards
- Security systems
- Laptop carts







Kitchen Issues:

- Code violations
- Aging, inefficient equipment
- Service concept







acilities assessment





Site Issues

- Tiny loop
- Traffic
- Circulation
- Parking
- Paving
- Accessibility
- Leased Land
- No play fields

Civil/Drainage

- Poor drainage
- SW standards
- Erosion





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- W • Ex
 - Exterior Walls
 - Foundation Walls



Architectural Issues:

Roof •



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Architectural Issues

• Floors





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- Architectural Issues:
- Walls











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Hazmat

- VCT floors could be ACM
- Plaster Adhesives
- *"PYRO USA" block wall* Lab results pending









facilities assessment

NORTHBRIDGE ELEMENTARY SCHOOL

Mechanical Issues:

- HVAC systems far beyond expected life
- Need better efficiency and control
- Noisy, inefficient, hard to get parts
- Inadequate ventilation
- Poor temperature control







Electrical Issues: *Systems far beyond expected life, should replace:*

- Fire alarm
- Generator
- Life Safety lighting
- Switch gear, wiring, panels
- GFI outlets
- Paging system
- Lighting
- Telephone



acilities assessment



Plumbing Issues:

- Tap water
- Fixtures
- Accessibility
- Water Pressure
- Child Size Fixtures
- Backflow
- Leaks







Fire Protection Issues:

• No sprinkler system

Technology Issues:

District tech initiatives moving in the right direction; however need to upgrade:

- IT Room, racks
- Network hardware
- Cabling to Cat 6E
- Interactive boards
- Security systems
- Laptop carts









SITE EVALUATION CRITERIA

Building Committee reviewed all sites in Northbridge

over 8 acres

- Public sites: $24 \rightarrow$ made shortlist of 4 for further study
- Private sites: 11

 made shortlist of 3 for further study



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SITE EVALUATION CRITERIA

- Buildable Area (Acres)
- Wetlands/ Riparian Buffers/ Flood Zones
- Topography
- Soils
- Parklands/ Article 97 issues
- Site Utilities (Water, WW,

Electric)

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Two-Way Access

- Safety
- Location/Bussing
- Land Acquisition Cost

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• "Fatal Flaws"

BALMER SCHOOL (EXISTING LOCATION)



HILL STREET FARM SITE

FINDINGS: Buildable site: 29.88 acres 4 Wetlands/Riparian/Flood 4 Topo/Slopes 4 m⁽¹⁾ Soils: sandy loam mod slopes 4 unset Dr. Parkland/Art. 97 4 0* Water/WW – no sewer line Electric 1 Two-Way Access 3 Safety 4 Location/Bussing 2 1,301,988 sf Purchase Price 0 TOTAL 30 Rank 2 *potential fatal flaw APPROX. **BUILDABLE AREA 29.88 ACRES**

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Scale = 1:9.028

BALD HILL SITE - "BAD LANDS"

FINDINGS:

Topo/Slopes

Water/WW

Electric

Safety

TOTAL

Rank



RIVERDALE MEMORIAL FIELD



FINDINGS:

Buildable site: 10.83 acres	3
Wetlands/ Riparian/ Flood	4
Topo/Slopes	3
Soils: Underlying stony/ muck	2
Parkland/ Art. 97	1
Water/WW	2
Electric	2
Two-Way Access	0*
Safety	4
Location/Bussing	3
Purchase Price	4
TOTAL	28
Rank	4
*Potential fatal flaw	



200 ft Scale = 1:9,028

LINWOOD PLAYGROUND

Linwood Pond

FINDINGS: 0* Buildable site: 6.64 acres Wetlands/Riparian/Flood 4 Topo/Slopes 3 Soils: Suitable on flat area 4 Parkland/Art. 97 0* Water/WW 3 Electric 4 0* Two-Way Access Safety 2 Location/Bussing 4 289,290 sf Purchase Price 4 TOTAL 28 Rank 5 Blackstone River And Canal Heritage * Potential fatal flaws State Park **BUILDABLE AREA** nurch S 6.64 ACRES

GOAT HIL

100 m

200 ft Scale = 1:9,028



HIGH SCHOOL FIELDS



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PUCCIO SITE



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PRELIMINARY SITE ANALYSIS

BALMER ELEMENTARY SCHOOL FEASIBILITY STUDY

SITE SELECTION ANALYSIS

DORE & WHITTIER ARCHITECTS/ NITSCH ENGINEERING/ SMMA (OPM)

MAP	BLOCK SITES	NAME	ADDRESS	ACREAGE	BUILDABLE ACREAGE	LOT SIZE	WETLAND/ RIPA/ FLOOD	TOPO! SLOPES	SOILS	PARKLAND! ART. 97	WATER/ SEWER	ELECTRIC	2 WAY ACCESS	SAFETY	LOCATION! BUSSING	PURCHASE PRICE	SCORE	RANK
7	138/141	BALMER SCHOOL/VAIL FLD	21 CRESCENT STREET	29.01	16.54	4	3	3	3	4	4	4	2	4	4	4	39	1
24	205	HIGH SCHOOL FIELDS	427 LINWOOD AVE - rear portion only	56.9	19.51	٥٩	4	1	2	4	2	2	0	4	3	4	26	6
24A	56	LINWOOD PLAYGROUND	~240 PROVIDENCE ROAD	10.4	6.84	0	4	3	4	o	3	4	0	2	4	4	28	5
21	27	RIVERDALE MEM FIELD	1681 PROVIDENCE ROAD	26.1	10.83	3	4	3	2	1	2	2	0	4	3	4	28	4

PRIVATE SITES

14	15	BALD HILL SITE "BAD LANDS"	~450 CHURCH STREET	97.3	17.18	4	3	2	2	4	1	1	4	4	4	0 2	29	3
24	21	PUCCIO SITE	~585 PROVIDENCE ROAD	71.95	16.88	4	4	0	1	4	1	1	2	4	4	0 2	25	7
11	54	HILL ST FARM	~1120 HILL STREET	41.2	29.88	4	4	4	4	4	0 ³	1	3	4	2	0 2	30	2

SCORING:

4=MOST DESIRABLE 0=LEAST DESIRABLE NOTES:

¹ Must replace HS fields - cifficult to do on this site

² Subject to change once purchase cost & terms known

³ No Town sewer at this site - would need package septic treatment facility

DRAFT 2 7/27/2017



