

# W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA

School Building  
Committee Meeting

AUGUST 29, 2017



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



- 
- 1. Preliminary Space Template Review**
  - 2. Design Alternatives Update**
  - 3. Review of Q&A from Forums No. 1 and 2**
  - 4. Middle School Capacity Analysis**
  - 5. Central Office Space Needs**
  - 6. School Building Tours Update**
  - 7. Questions, Comments, Feedback**





# DESIGN ALTERNATIVES

Grade 2-4  
Option

MSBA-  
Reimbursed  
Project

Future  
Projects

## EXISTING SITE

2<sup>nd</sup> -4<sup>th</sup>  
(510)

Balmer ES

- NEW
- ADD/  
RENO

PK-1<sup>st</sup>

NES

5<sup>th</sup>-8<sup>th</sup>

NMS

9<sup>th</sup>-12<sup>th</sup>

NHS

District  
Offices

Admin Bldg.

feasibility study

# DESIGN ALTERNATIVES

## Grade PK-5 Option

MSBA-  
Reimbursed  
Project

Future  
Projects

### EXISTING SITE

PK-5  
(1030)

Balmer ES

- NEW
- ADD/  
RENO

RE-  
PURPOSED

NES

6<sup>th</sup>-8<sup>th</sup>  
Internal  
Reorg.

NMS

9<sup>th</sup>-12<sup>th</sup>

NHS

District  
Offices

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feasibility study

# PROPOSED SPACE SUMMARY (DRAFT)

Grades PK - 5 Option				PROPOSED									MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)					
W. EDWARD BALMER SCHOOL				Existing Conditions			Existing to Remain/Renovated			New			Total			Comments		
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals			
CORE ACADEMIC SPACES			25,060				0			60,500			0			45	49,550	
(List classrooms of different sizes separately)																		
Pre-Kindergarten w/ toilet			0			0	1,300	4	5,200							1,100 SF min - 1,300 SF max		
Kindergarten w/ toilet			0			0	1,300	9	11,700							1,100 SF min - 1,300 SF max		
General Classrooms - Grade 1-5			0			0	1,900	40	40,000							800 SF min - 1,000 SF max		
LEVEL 1																		
General Classrooms - Grade 1-6 - 1	790	1	790															
General Classrooms - Grade 1-6 - 3	793	1	793															
General Classrooms - Grade 1-6 - 4	1,126	1	1,126															
General Classrooms - Grade 1-6 - 5	942	1	942															
General Classrooms - Grade 1-6 - 6	931	1	931															
General Classrooms - Grade 1-6 - 7	1,123	1	1,123															
General Classrooms - Grade 1-6 - 8	867	1	867															
General Classrooms - Grade 1-6 - 9	931	1	931															
General Classrooms - Grade 1-6 - 10	875	1	875															
General Classrooms - Grade 1-6 - 11	1,022	1	1,022															
General Classrooms - Grade 1-6 - 12	941	1	941															
General Classrooms - Grade 1-6 - 13	905	1	905															
General Classrooms - Grade 1-6 - 14	938	1	938															
LEVEL 2																		
General Classrooms - Grade 1-6 - 15	1,099	1	1,099															
General Classrooms - Grade 1-6 - 16	1,049	1	1,049															
General Classrooms - Grade 1-6 - 17	873	1	873															
General Classrooms - Grade 1-6 - 18	862	1	862															
General Classrooms - Grade 1-6 - 19	878	1	878															
General Classrooms - Grade 1-6 - 20	909	1	909															
General Classrooms - Grade 1-6 - 21	866	1	866															
General Classrooms - Grade 1-6 - 22	891	1	891															
General Classrooms - Grade 1-6 - 23	866	1	866															
General Classrooms - Grade 1-6 - 24	882	1	882															
General Classrooms - Grade 1-6 - 25	875	1	875															
General Classrooms - Grade 1-6 - 26	1,207	1	1,207															
General Classrooms - Grade 1-6 - 27	1,079	1	1,079															
Computer Lab	540	1	540															
Teacher Planning Space							250	7	1,750									
Commons																		
Maker Space/Project Room PK-K, 1-2							550	2	1,100									
Maker Space/Project Room 3-4-5							750	1	750									
SPECIAL EDUCATION			3,896	0			13,365			0			11,070					
(List rooms of different sizes separately)																		
Self-Contained Sped for PK							1,300	1	1,300									
Self-Contained SPED - toilet for PK							120	1	120									
Self-Contained SPED - toilet/change/show/kitchen							140	1	140									
Self-Contained SPED (Intensive) - C/P	1,018	1	1,018				1,000	4	4,000									
Self-Contained SPED - toilet (C/P)	106	1	106				60	3	180									
OT/PT Room	587	1	587															
OT/PT Storage	214	1	214															
Toilet (Boys)	157	1	157															
PT / Adaptive PE							500	3	500									
OT Room							200	1	200									
MSBA Guidelines				45			49,550											
1,200			4			4,800										1,100 SF min - 1,300 SF max		
1,200			8			9,600										1,100 SF min - 1,300 SF max		
950			37			35,150										800 SF min - 1,000 SF max		



# PROPOSED SPACE SUMMARY (DRAFT)

## Grade 2-4 Option (510 enrollment):

- Existing (Balmer): 71,871 GSF
- Proposed (meets MSBA standard): 93,207 GSF

## Grade PK-5 Option (1030 enrollment):

- Existing (Balmer + NES) 128,431 GSF
- Proposed (meets MSBA standard): 175,410 GSF



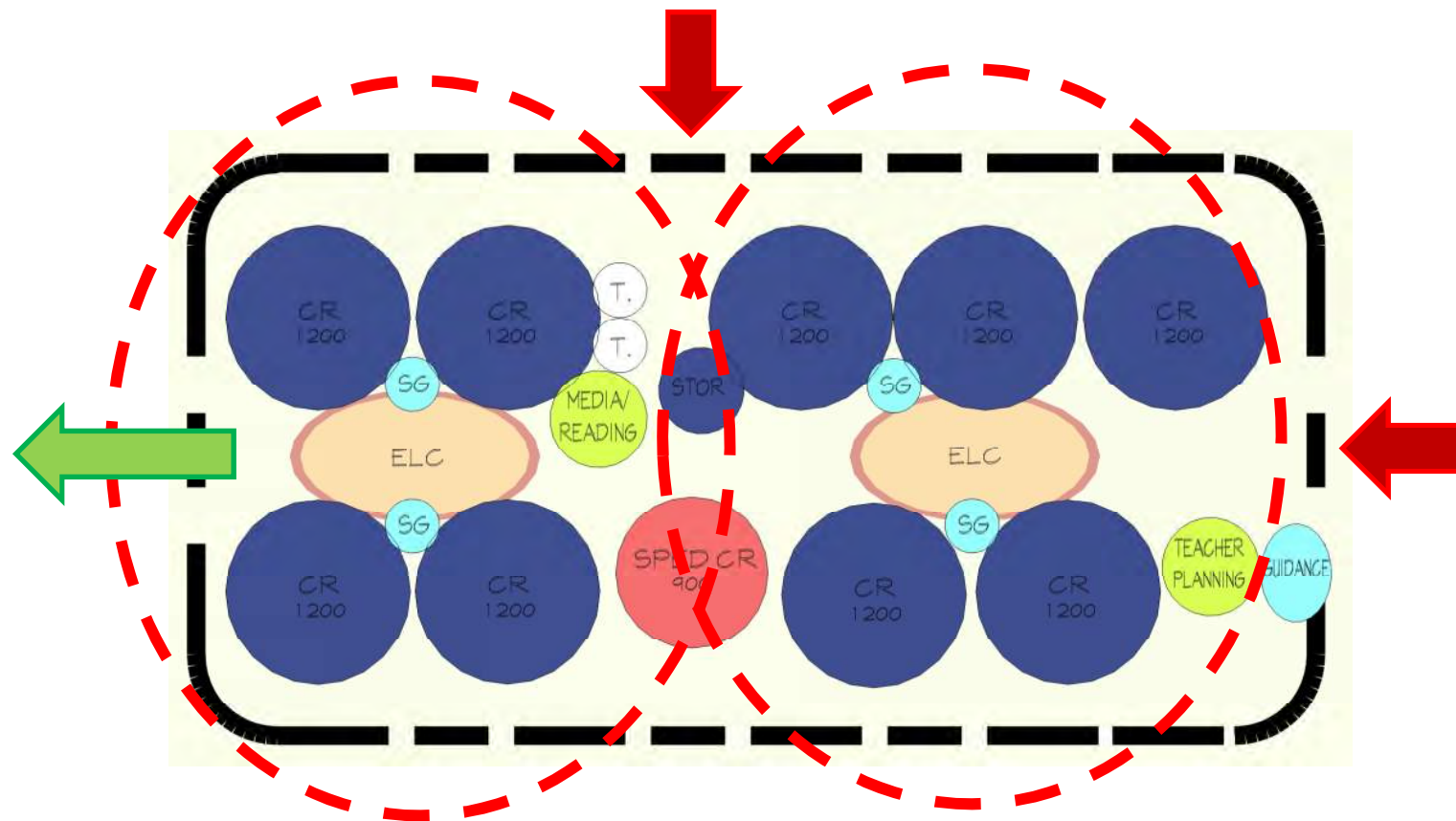


A topographic map of a region, likely in the Northeast, showing various geographical features and roads. The map includes labels for roads such as Central Turnpike, Sutton Street, School Street, Quaker Street, Main Street, and Linwood Avenue. It also shows several ponds and reservoirs, including Rockdale Pond, Riverdale Pond, Carpenter Reservoir, and Rice City Pond. Other features include Upton State Forest, Blackstone River and Canal Heritage State Park, and West Hill Dam Park. The map is overlaid with a large red text box.

# DESIGN ALTERNATIVES UPDATE







preliminary planning



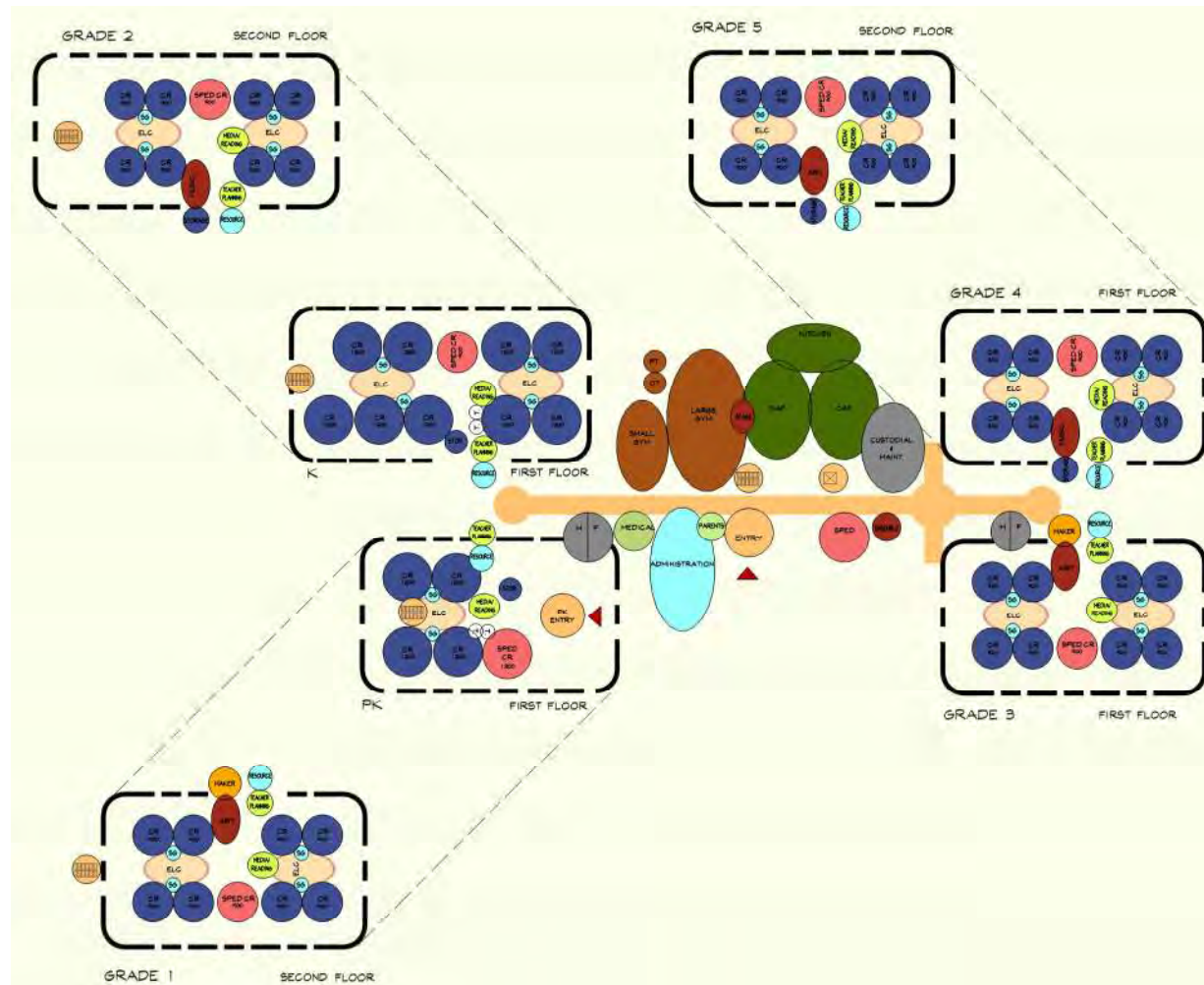
**BUILDING BLOCK – 'HOUSE' BUBBLE DIAGRAM**











**GRADES PK-5 – “LINEAR” BUBBLE DIAGRAM**

preliminary planning



# OPTION PK-5 - A

## LEGEND

1. VAIL FIELD
2. RAIN GARDEN
3. BUS DROP OFF
4. PLAYGROUND
5. UPPER SCHOOL
6. CORE SPACES
7. LOWER SCHOOL
8. DRY SWALE
9. CAR DROP OFF
10. PLAY FIELD
11. WETLAND
12. NATURE TRAIL
13. PATHWAY
14. OUTDOOR  
LEARNING

NEW CONSTRUCTION – PK-5, TWO STORIES





# OPTION PK-5 - B

## LEGEND

1. PLAY FIELDS
2. PLAYGROUND
3. OUTDOOR LEARNING
4. UPPER SCHOOL
5. CORE SPACES
6. LOWER SCHOOL
7. BUS DROP OFF
8. CAR DROP OFF
9. RAIN GARDEN
10. NEW VAIL FIELD
11. WETLAND
12. NATURE TRAIL
13. PATHWAY

NEW CONSTRUCTION – PK-5, TWO STORIES



preliminary site planning



# OPTION

## 2-4 - A

### LEGEND

1. VAIL FIELD
2. RAIN GARDEN
3. BUS DROP OFF
4. PLAYGROUND
5. GRADE 2 (1 ST.)
6. CORE SPACES
7. GRADE 3-4 (2 ST)
8. DRY SWALE
9. CAR DROP OFF
10. PLAY FIELD
11. WETLAND
12. NATURE TRAIL
13. PATHWAY
14. OUTDOOR LEARNING



**NEW CONSTRUCTION – 2-4, TWO STORIES**





# OPTION 2-4 - B

## LEGEND

1. PLAY FIELDS
2. PLAYGROUND
3. LEARNING GARDEN
4. GRADE 2 (1 ST.)
5. CORE SPACES
6. GRADE 3-4 (2 ST.)
7. BUS DROP OFF
8. CAR DROP OFF
9. RAIN GARDEN
10. NEW VAIL FIELD
11. WETLAND
12. NATURE TRAIL
13. PATHWAY

NEW CONSTRUCTION – 2-4, TWO STORIES



preliminary site planning





# OPTION PK-5 - C

## LEGEND

1. VAIL FIELD
2. BUS DROP OFF
3. PLAYGROUND
4. CAR DROP OFF
5. LOWER SCHOOL
6. CORE SPACES
7. UPPER SCHOOL
8. LEARNING GARDEN
9. WETLAND
10. NATURE TRAIL
11. ONE-WAY OUT
12. MAIN ENTRANCE

**ADD-RENO – PK-5, TWO STORIES**





# **Q & A FROM FORUM ONE**

## Questions & Answers from Forum #1 – 8/1/17

**Q: Why can't we just fix up the existing school?**

**A:** The MSBA requires that the District study a range of options, one of which would be addressing code issues and deferred maintenance items only. This option does not address any educational program issues and is not reimbursable by the MSBA.

Other options that must be studied, which also address important educational program issues, include:

- Renovation
- Renovation / Addition
- New Construction





## Questions & Answers from Forum #1 – 8/1/17

**Q: What about the Middle School? Is that part of the study?**

**A:** In the PK-5 grade configuration, the 5th grade would be removed from the Middle School and added to a new or reno/add elementary school. That is the only way this study affects the Middle School.

The District will determine, on a parallel track with the study, what to do with the vacated middle school space, and is considering its options.



## Questions & Answers from Forum #1 – 8/1/17

**Q: How many options are presented to the townspeople for vote, and do they get to vote for their preferred option?**

**A:** Several options are being studied, for each grade configuration (2-4 or PK-5). Ultimately these several options are down-selected to one Preferred Option through community feedback at multiple public forums and presentations.

The single preferred option will then be brought to the MSBA and the voters for approval in the Fall of 2018.



## Questions & Answers from Forum #1 – 8/1/17

**Q: Is it true that if the PK-5 option is selected, it would address the issues at both Balmer School and Northbridge Elementary School?**

**A: Yes. If the PK-5 configuration is selected, this would mean the populations of Balmer and NES would be combined into one new school, or a renovated school with a major addition.**

**This would take NES out of service as a school building, and the building and/or site could be repurposed for another town use.**





## Questions & Answers from Exit Tickets - Forum #1 – 8/1/17

**Q: How are sites for athletic fields selected?**

**A: Athletic field sites have not been selected yet. They are included in the overall site and building design process.**

The School Building Committee is committed to developing a design with no net loss of current athletic field space.



## Questions & Answers from Exit Tickets - Forum #1 – 8/1/17

**Q: Will the new or renovated school provide an improved indoor environment? Things like:**

- Healthy materials
- Good indoor air quality and adequate ventilation
- Natural lighting and views

**A: As we progress into the detailed design, all of these issues will be addressed.**



## Questions & Answers from Exit Tickets - Forum #1 – 8/1/17

**Q: How will ideas about the school be communicated to the public, to allow people to understand the project and support it?**

**A: The School Building Committee has created a Public Relations subcommittee, who will be tasked with informing the public about the project and strengthening support in the community.**

The main vehicles will be more public forums like this one—throughout the process—as well as other forms of media and person-to-person communication.





## Questions & Answers from Exit Tickets - Forum #1 – 8/1/17

**Q: If the Balmer site is selected for the project, what would be the logistics for holding classes at Balmer during the construction period?**

**A: The design team and Building Committee are studying those logistics as a key part of the project design, with the goal of minimizing disruption to every extent possible.**





# QUESTIONS FROM FORUM TWO

## Questions & Comments from Forum #2 – 8/28/17

- Q: How did the enrollment get developed?**
- Q: What happens if Special Education population increases?**
- Q: Can details behind enrollment projection be shared?**
- Q: When does “green” technology get studied/incorporated?**
- Q: If the study project proceeds, what are the future needs of the MS and HS?**
- Q: What is the contingency plan if this project does not move forward?**





## Questions & Comments from Forum #2 – 8/28/17

Q: Can the project cost be broken down to personal impact?

Q: Can corporate sponsors be sought for certain aspects of the project?

Q: How could NES be repurposed for the benefit of the town? Could it be made into a fire station?

C: There has to be straight talk and accuracy at the town meeting. Get the numbers right. Overcome trust issues in members of the public.





# NMS CAPACITY AND CENTRAL ADMIN OFFICE

# MIDDLE SCHOOL CAPACITY ANALYSIS

## Existing Space 5-8 (735 enrollment):

Existing NSF: 96,979 NSF

Existing GSF: 234,437 GSF

(2.42 Grossing Factor)

## Proposed Space 6-8 (~551 enrollment):

Existing NSF: 96,979 NSF

5<sup>th</sup> Grade - 7,536 NSF

Existing NSF: 89,443 NSF

Existing GSF: 234,437 GSF

space planning





# MIDDLE SCHOOL CAPACITY ANALYSIS

Option discussed: move 5<sup>th</sup> grade to Balmer, relocate all classes in 1908 wing to former 5<sup>th</sup> grade area; “mothball” 1908 wing.

## **Proposed Space 6-8 (~551 enrollment):**

Existing NSF: 96,979 NSF

5<sup>th</sup> Grade - 7,536 NSF

Existing NSF: 89,443 NSF

Existing GSF: 234,437 GSF

**Taking 1908 building offline - 42,079 GSF**

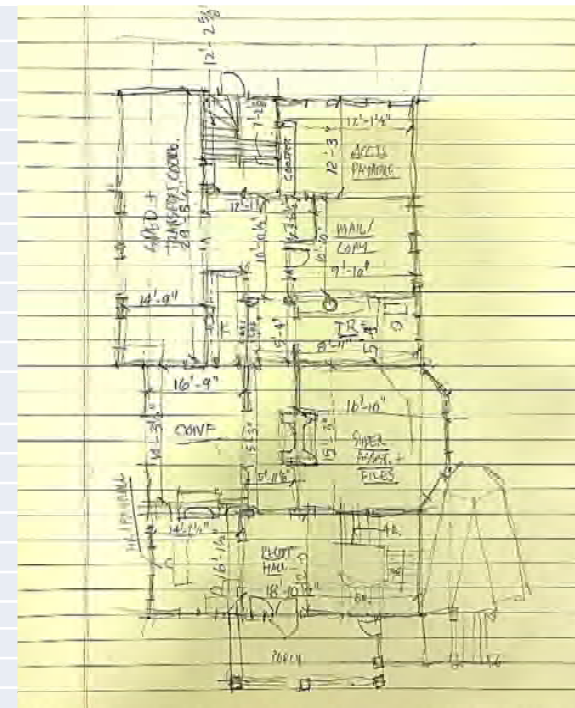
Existing NSF w/out 1908 192,358 GSF

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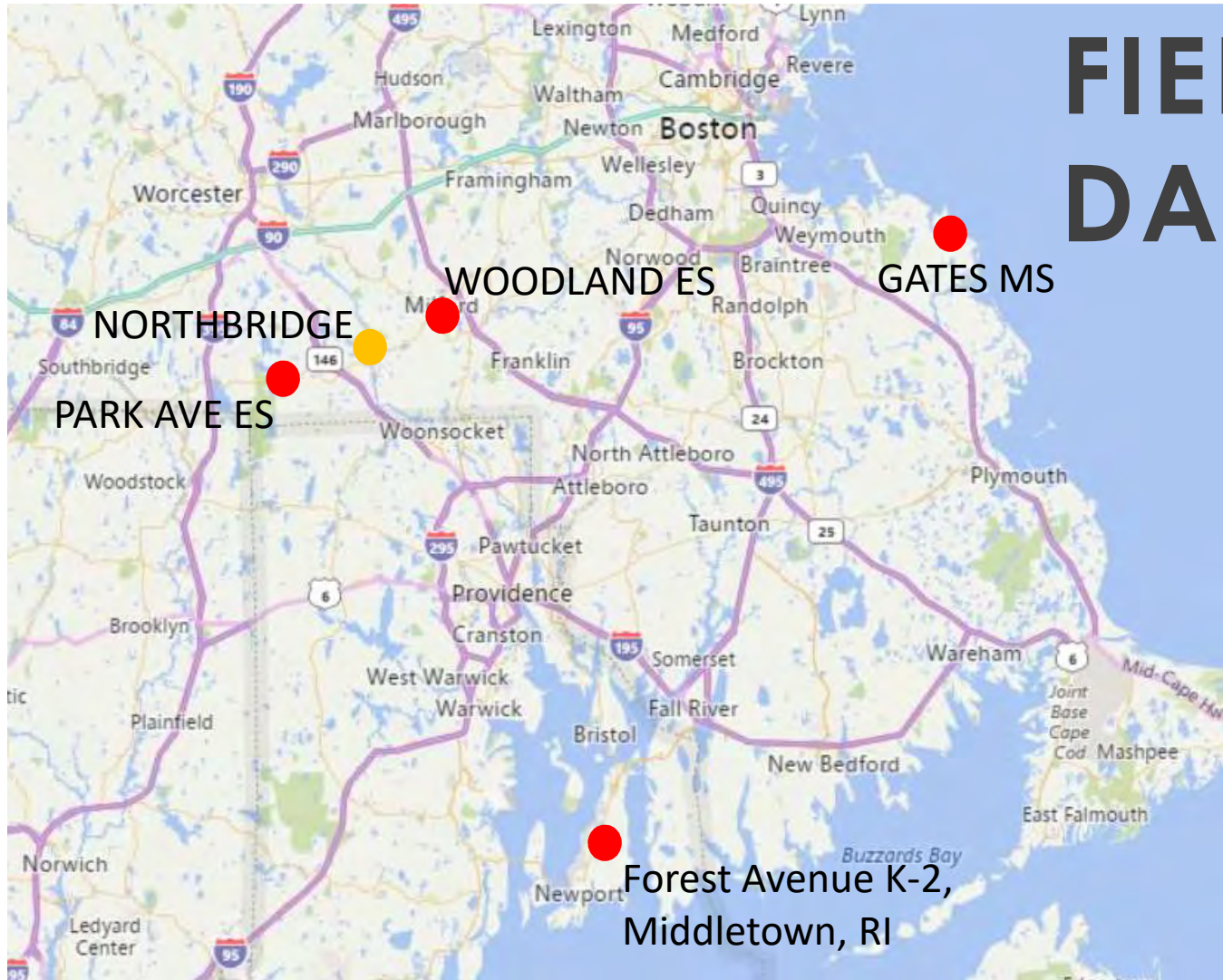
# ADMINSTRATION SPACE ANALYSIS

Northbridge Public Schools	DRAFT			
District Offices Program Worksheet				
29-Aug-17				
Room	Existing Square Footage	Proposed	Notes/Comments	
Reception Hall	227	500		
H.R./ Payroll Office (2 desks)	229	250		
Conference Room	239	500		
Superintendent's Admin. Assist. / Files	257	250		
Toilet Room	48	60		
Mail / Copy Room	107	150		
Sped. & Transport Coord. Office (3 desks plus files)	438	500		
Accounts Payable Office	149	150		
Corridor #1	90		in gross multiplier	
Corridor #2	197		in gross multiplier	
Curriculum Director Office	229	250		
Waiting Room/ Stair Hall	227		in gross multiplier	
C.F.O. Office	240	250		
Superintendent's Office	257	350		
Pupil Personnel Director (SPED)	270	250		
Toilet Room	49		in gross multiplier	
Sever Room	76	150		
Facilities Director Office	123	225		
Instructional Technologist Office (2 desks)	164		verify these positions move to ES or are they different	
I.T. Support Office	162	150		
Records Storage (Attic - approx)	940	1500		
TOTAL NET SF	4,718 NSF	5,485 NSF		
GROSS Multiplier (mech/bathrooms/wall thickness, etc.)		1.5		
Total Gross SF		8,228 GSF		



space planning





# FIELD TRIP DATES?

**FRIDAYS**

**SEPT**

**8**

**15**

**29**

**FULL DAY/  
HALF DAY?**



**ALT 1:**

Meet at NHS 7:30 AM

7:45 – 8:10 drive to Webster

8:15 – 9:15 tour Park Ave School

9:20 – 10:05 drive to Milford

10:10 – 11:10 tour Woodland School

11:15 - 12:35 drive to Scituate village

12:40 – 1:40 lunch in Scituate village

Drive 5 mins to Gates

1:50 – 3:00 tour Gates Intermediate School

3:10 – 4:40 drive to back to Whitinsville

This leaves out Forest Ave School, and perhaps that can be another out-and-back trip, another day.

# FIELD TRIP DATES?

**FRIDAYS**

**SEPT**

**8**

**15**

**29**

**FULL DAY/  
HALF DAY?**

## **ALT 2: Ambitious and not as preferred**

Meet at NHS 7:30 AM

7:45 – 8:15 drive to Milford

8:20 – 9:20 tour Woodland School

9:30 – 10:50 drive to Scituate

11:00 – 12:00 tour Gates Intermediate School

12:00 – 1:00 lunch in Scituate village.

1:00 – 1:40 drive to Middletown, RI

1:45 – 2:15 tour Forest Ave School

2:20 – 3:50 drive to back to Whitinsville

Webster Park Ave is a 20 minute drive from Whitinsville – perhaps that could be done as a quick trip on another day, adjacent to a meeting so we already have the herd in tow?

# **FIELD TRIP DATES?**

**FRIDAYS**

**SEPT**

**8**

**15**

**29**

**FULL DAY/  
HALF DAY?**

# FIELD TRIP DATES?

## ALT 3

Two half-day trips with lunch, two separate days:

Webster – Middletown RI

And

Milford - Scituate

**FRIDAYS**

**SEPT**

**8**

**15**

**29**

**FULL DAY/  
HALF DAY?**



THANK YOU



DORE & WHITTIER  
ARCHITECTS, INC.