

**PROJECT MINUTES**

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	9/19/2017
Re:	School Building Committee Meeting	Meeting No:	11
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

## Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
✓	James Marzec	Representative of the Board of Selectmen	Voting Member
✓	Michael LeBrasseur	Chairman, School Committee	Voting Member
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
✓	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
✓	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
✓	Spencer Pollock	Parent Representative	Voting Member
	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
✓	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
✓	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
✓	Lee Dore	D & W, Architect	
	Don Walter	D & W, Architect	
	Jason Boone	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
11.1	Record	Call to Order, 6:37 PM, meeting opened.
11.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
11.3	J. Seeley	<p>A motion was made by J. Marzec and seconded by M. LeBrasseur to approve the 9/13/2017 School Building Committee meeting minutes with the following correction:</p> <ol style="list-style-type: none"> <li>1. The original Middle School Wing is 1905, not 1908.</li> </ol> <p>Motion passed unanimous by those attending, one abstention.</p>
11.4	Record	L. Dore indicated the Park Avenue and Gates Schools were LEED certified Gold under LEED-S, not the current LEED-S-Version 4.
11.5	L. Dore	L. Dore will complete the US EPA Preliminary Energy Target analysis for Balmer and NES and present at the next Committee meeting.
11.6	T. Hengelsberg	<p>T. Hengelsberg presented an overview of Community Forum No. 3 and a listing of the comments from the breakout session, attached.</p> <p>Comments Summary:</p> <ol style="list-style-type: none"> <li>1. The C Series Grades PreK-5 Options were identified as the best path forward by the attendees.</li> <li>2. A 5 year total cost of ownership to maintain the Balmer and NES as compared to a new building was requested. <i>T. Hengelsberg will develop for Committee review.</i></li> <li>3. A cost to maintain both Balmer and NES for the additional period between a new building construction duration and a phased renovation construction duration was requested. <i>T. Hengelsberg will develop for Committee review.</i></li> </ol>
11.7	T. Hengelsberg C. Stickney	<p>T. Hengelsberg presented an overview of the meeting with the Northbridge Police and Fire Departments held on 9/19/2017.</p> <p>Discussion Summary:</p> <ol style="list-style-type: none"> <li>1. A meeting is to be scheduled with the Northbridge Safety Committee. <i>T. Hengelsberg to schedule a meeting with the Northbridge Safety Committee.</i></li> <li>2. Providing sufficient off-site vehicle queue length for parent drop-off/pick-up was stressed by the NPD. <i>T. Hengelsberg and C. Stickney to determine amount of parent vehicles to be accommodated for the PreK-5 Options.</i></li> <li>3. Both the NPD and FPD recommended developing a 4-way intersection with Lake Street and the new entry drive.</li> <li>4. T. Hengelsberg to type and distribute the meeting minutes.</li> </ol>
11.8	T. Hengelsberg C. Stickney L. Dore	<p>Middle School Capacity Analysis</p> <ol style="list-style-type: none"> <li>1. T. Hengelsberg to confirm Case 1 – Move 5<sup>th</sup> grade to elementary school, move Central Office to Middle School, is still achievable with a 1.70 efficiency factor.</li> </ol>

Item #	Action	Discussion
		<ol style="list-style-type: none"> <li>C. Stickney to provide a listing of the net spaces and their minimum sizes that currently occupy the 1905 Wing and L. Dore to re-evaluate Case 2 - Move 5<sup>th</sup> grade to elementary school, keep Central Office at 87 Linwood, take 1905 Wing off-line, with those spaces and determine if achievable.</li> </ol>
11.9	Record	L. Dore distributed and reviewed a draft Updated Evaluation Matrix, attached. The Matrix will be utilized in the PSR phase to assist the Committee in deciding the One Preferred Option.
11.10	T. Hengelsberg L. Dore	<p>T. Hengelsberg presented and reviewed the updated Design Options, attached, as follows:</p> <ol style="list-style-type: none"> <li>Option A1 - Repair Only – Balmer Elementary School</li> <li>Option A2 - Repair Only – Northbridge Elementary School</li> <li>Option B1 – Grade 2-4 Renovation/Addition</li> <li>Option B2 – Grade 2-4 New Construction - Back</li> <li>Option B3 – Grade 2-4 New Construction - Front</li> <li>Option C1 – Grade PK-5 Renovation/Addition – New CR Wing</li> <li>Option C2 – Grade PK-5 Renovation/Addition – Exist CR Wing</li> <li>Option C3 – Grade PK-5 New Construction - Back</li> <li>Option C4 – Grade PK-5 New Construction - Side</li> <li>Option C5 - Grade PK-5 New Construction - Front</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>T. Hengelsberg to flip the bus and parent drop-off locations in Options B3 and C5.</li> <li>T. Hengelsberg to add the Pre-K drop-off/pick parking lot to all Options.</li> <li>J. Tubbs asked (prior meeting) if D&amp;W can review the settlement issues in the existing building and determine if renovating the classroom wing is viable. <i>T. Hengelsberg to review and provide direction.</i></li> <li>L. Dore indicated D&amp;W is exploring tightening up the floor plan layout of Option C4.</li> <li>J. Strazzulla asked if there are any zoning restrictions that would affect any of the options? <i>T. Hengelsberg indicated the 3-story options are above the 35 foot height limit, but that municipal buildings are exempt from local zoning, by the so-called Dover Amendment.</i></li> <li>A. Chagnon cautioned that height may not be exempt by the Dover Amendment. <i>T. Hengelsberg to confirm if height is exempt by the Dover Amendment.</i></li> <li>A. Chagnon asked if the School Administration is comfortable with the 3-story options? <i>C. Stickney indicated yes, the Educational Leadership Team is very comfortable with the 3-story options.</i></li> <li>P. Bedigian agrees that the intersection with Lake Street and the new entry drive should be a 4-way intersection.</li> </ol>

Item #	Action	Discussion
		<p>10. K. Ross indicated the disruption to education in a Phased Renovation and Addition project is significant compared with a new construction project.</p> <p>11. J. Lundquist indicated performing asbestos abatement is much more difficult and costly in a Phased Renovation and Addition project than a new construction project.</p> <p>12. The C Series PreK-5 Options are preferable and Option C3 is preferable over Option C5 relative to disruption to Balmer school, parent queue length and safety.</p> <p>D&amp;W will continue refining the Options.</p>
11.11	J. Strazzulla Committee	<p>L. Dore distributed and reviewed the updated Construction Cost estimates, attached for the B Series Options, which were corrected to reflect the 89,463 GSF. J. Seeley distributed and reviewed the updated Total Project Cost, Reimbursement Rate, MSBA Grant and Cost to Town, Tax Impact estimates and Construction Schedule for all the options, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. J. Marzec recommends the Committee present its progress to the Selectmen soon. <i>J. Strazzulla to present the Committee's progress to the Selectmen at their 9/25/2017 meeting.</i></li> <li>2. J. Strazzulla to present the Committee's progress to the Finance Committee at their 9/20/2017 meeting.</li> <li>3. J. Strazzulla indicated the attendees at Community Forum No. 3 stressed that the cost for the B Series Grade 2-4 Options needed to have the A Series NES Repair cost added to them, for an apples to apples comparison to the C Series PreK-5 Options.</li> <li>4. A. Chagnon indicated that the NES cost could be higher than presented, which are in 2019 dollars, due to escalation.</li> <li>5. M. LeBrasseur indicated that over the course of the 20 year bond, the average homeowner will pay approximately \$16,000, which is the same, whether a new Grade 2-4 Balmer plus a Repair-Only NES or a new consolidated Grade PreK-5 school.</li> <li>6. J. Lundquist suggested that the Committee should identify possible outcomes for the disposition of NES should a Grade PreK-5 option be the selected option. <i>Committee members to develop a list of possible outcomes for the disposition of NES should a Grade PreK-5 option be the selected option.</i></li> <li>7. The C Series PreK-5 Options are preferable relative to overall cost impact.</li> </ol>
11.12	J. Seeley	<p>J. Seeley distributed and reviewed a draft Community Survey, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. Question 1 - Add Northbridge Homeowner</li> <li>2. Question 2 – delete</li> </ol>

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		<p>3. Question 3 – Change to “Maintain current configuration ...”</p> <p>4. Question 4 – Change topics to “Cost, Education, Sustainability, Traffic, Community Use and Accessibility”</p> <p>5. Question 5 – OK</p> <p>6. Question 6 – OK</p> <p>7. New Question – add before Question 6, “How do you receive your information on Town and School news?”</p> <p>J. Seeley to update and forward to the Committee for review and approval.</p>
11.13	<p>C. Stickney</p> <p>Committee</p> <p>J. Seeley</p> <p>J. Strazzulla</p> <p>T. Hengelsberg</p> <p>M. LeBrasseur</p>	<p>The PR subcommittee update:</p> <p>1. A “Contact Us with Any Questions” to be added to the Project Website, C. Stickney to follow-up.</p> <p>2. J. Strazzulla provided a listing of upcoming meetings/events and asked for Committee Volunteers to attend:</p> <ul style="list-style-type: none"> <li>a. 9/20/2017 Finance Committee Meeting</li> <li>b. 9/25/2017 Selectmen Meeting</li> <li>c. 9/29/2017 PTA Meeting</li> <li>d. 10/2/2017 Historical Society</li> </ul> <p><i>Committee volunteers to coordinate with M. LeBrasseur.</i></p> <p>3. J. Seeley to develop a Shared Calendar for the Committee to track upcoming meetings/events.</p> <p>4. J. Strazzulla to coordinate a joint meeting with the Selectmen, School Committee and Finance Committee.</p> <p>5. C. Stickney to coordinate a meeting with the Council on Aging.</p> <p>6. C. Stickney asked Committee members to provide a listing of any upcoming events that can be added to the PR Calendar.</p> <p><i>Committee members to send their events list to M. LeBrasseur.</i></p> <p>7. T. Hengelsberg to develop a handout flyer and poster boards for distribution at upcoming events.</p> <p>8. J. Seeley to develop a FAQ for the project website.</p> <p>9. J. Strazzulla to review if there is a Seniors Tax Abatement.</p> <p>10. M. LeBrasseur asked the Committee to provide direction on a list of Talking Points.</p> <p><i>Committee members to send their Talking Points list to M. LeBrasseur.</i></p> <p>10. J. Strazzulla asked the PR Subcommittee to create an Email Mailing List of community members that provided their email addresses to receive Project Information via email on the Exit Tickets from the Community Forums.</p> <p><i>M. LeBrasseur will follow-up.</i></p> <p>11. J. Marzec recommends the PR Subcommittee schedule neighborhood meetings to help get the information out to the community.</p>

Item #	Action	Discussion
		12. J. Marzec recommends the PR Subcommittee schedule meetings with apartment developments to help get the information out to the community.
11.14	Record	Public Comments - None
11.15	J. Seeley	<p>Old or New Business –</p> <ol style="list-style-type: none"> <li>1. K. Ross indicated that Community Forum No. 4 will need to be held at Balmer and Community Forum No. 5 will need to be held at NES due to a conflict with the PTA Book Fare. <i>J. Seeley to update the Meetings and Agendas Schedule for the PSR Phase.</i></li> <li>2. J. Lundquist asked if the Geotech, Geo-Environmental, Hazardous Materials and Traffic Reports can be distributed to the Committee for review? <i>T. Hengelsberg indicated yes, however, once they have been reviewed by D&amp;W for completeness/correctness.</i></li> </ol>
11.16	Record	Next <b>SBC Meeting: October 3, 2017 at 6:30 pm</b> at the High School Media Center.
11.17	Record	<b>Community Forum No. 4: October 30, 2017 at 6:00 pm</b> at the Balmer Elementary School Library.
11.18	Record	A Motion was made by A. Chagnon and seconded by M. LeBrasseur to adjourn the meeting. No discussion, voted unanimously.


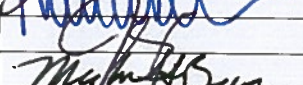
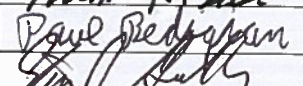
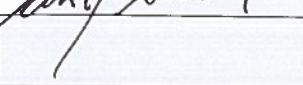
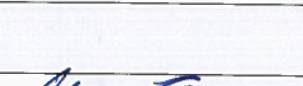
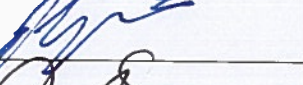

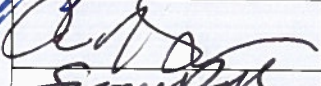
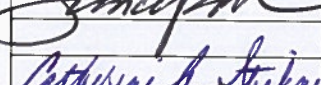
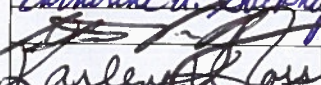
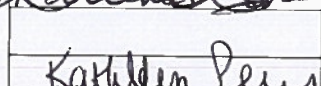
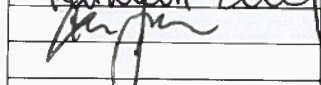
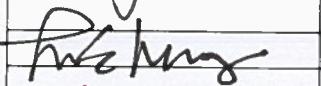
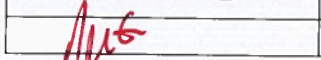
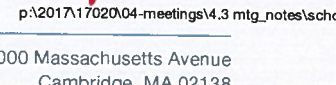
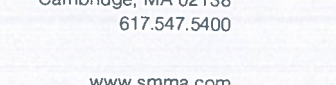

Attachments: Agenda, draft Updated Evaluation Matrix, Construction Cost estimates, Total Project Cost, Reimbursement Rate, MSBA Grant and Cost to Town, Tax Impact estimates, Construction Schedule, draft Community Survey, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes



## PROJECT MEETING SIGN-IN SHEET

Project: W. Edward Balmer Elementary School Feasibility Study Project No.: 17020  
 Prepared by: Joel Seeley Meeting Date: 9/19/2017  
 Re: School Building Committee Meeting Meeting No: 11  
 Location: High School Media Center Time: 6:30pm  
 427 Linwood Avenue, Whitinsville, MA  
 Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	<a href="mailto:jstrazzulla@nps.org">jstrazzulla@nps.org</a>	Chairman, School Building Committee
	Melissa Walker	<a href="mailto:mwalker@nps.org">mwalker@nps.org</a>	School Business Manager, MCPPO
	James Marzec	<a href="mailto:james.r.marzec@gmail.com">james.r.marzec@gmail.com</a>	Member, Board of Selectmen, CEO
	Michael LeBrasseur	<a href="mailto:mlebrasseur@nps.org">mlebrasseur@nps.org</a>	Chairman, School Committee
	Paul Bedigian	<a href="mailto:bedigianps@cdmsmith.com">bedigianps@cdmsmith.com</a>	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	<a href="mailto:steve@gogolinskicpa.com">steve@gogolinskicpa.com</a>	Representative of the Finance Committee
	Jeffrey Tubbs	<a href="mailto:jtubbs@charter.net">jtubbs@charter.net</a>	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	<a href="mailto:PLHommedieu@shawmut.com">PLHommedieu@shawmut.com</a>	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	<a href="mailto:jlundquist@therichmondgroup.com">jlundquist@therichmondgroup.com</a>	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	<a href="mailto:achagnon@parecorp.com">achagnon@parecorp.com</a>	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	<a href="mailto:spencerpollock22@gmail.com">spencerpollock22@gmail.com</a>	Parent Representative
	Adam Gaudette	<a href="mailto:agaudette@northbridgemass.org">agaudette@northbridgemass.org</a>	Town Manager
	Dr. Catherine Stickney	<a href="mailto:cstickney@nps.org">cstickney@nps.org</a>	Superintendent of Schools, NPS
	Steve Von Bargaen	<a href="mailto:svonbargaen@nps.org">svonbargaen@nps.org</a>	Building Maintenance Local Official
	Karlene Ross	<a href="mailto:kross@nps.org">kross@nps.org</a>	Principal, W. Edward Balmer Elementary School
	Jill Healy	<a href="mailto:jhealy@nps.org">jhealy@nps.org</a>	Principal, Northbridge Elementary School
	Kathleen Perry	<a href="mailto:kperry@nps.org">kperry@nps.org</a>	Director of Pupil Personnel Services
	Lee P. Dore	<a href="mailto:lpdore@DoreandWhittier.com">lpdore@DoreandWhittier.com</a>	Dore & Whittier Architects
	Donald M Walter	<a href="mailto:dwalter@DoreandWhittier.com">dwalter@DoreandWhittier.com</a>	Dore & Whittier Architects
	Jason Boone	<a href="mailto:jboone@DoreandWhittier.com">jboone@DoreandWhittier.com</a>	Dore & Whittier Architects
	Thomas Hengelsberg	<a href="mailto:thengelsberg@DoreandWhittier.com">thengelsberg@DoreandWhittier.com</a>	Dore & Whittier Architects
	Rani Philip	<a href="mailto:rphilip@DoreandWhittier.com">rphilip@DoreandWhittier.com</a>	Dore & Whittier Architects
	Joel Seeley	<a href="mailto:jseeley@smma.com">jseeley@smma.com</a>	SMMA

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## Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	9/19/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	11
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Community Forum No. 3 Findings
5. Community Survey
6. Design Alternatives Evaluation
7. PR Subcommittee Update
8. New or Old Business
9. Committee Questions
10. Public Comments
11. Next Meeting:
  - October 3, 2017
12. Adjourn



## DRAFT

PM&C Estimate

Dated 9/12/17 (B-series updated 9/18/17)

SF	Option	Costs	Cost/SF
71,871	<b>Option A1 - Repair Only Balmer ES</b>	Construction Cost	\$26,136,536
		Fees, Testing, Utilities, and Expenses	\$4,748,432
		FFE/Technology	\$0
		Contingencies	\$1,829,558
		<b>total</b>	<b>\$32,714,526 \$455</b>
56,560	<b>Option A2 - Repair Only NES</b>	Construction Cost	\$15,825,918
		Fees, Testing, Utilities, and Expenses	\$3,326,499
		FFE/Technology	\$0
		Contingencies	\$1,107,814
		<b>total</b>	<b>\$20,260,231 \$358</b>
89,463	<b>Option B1 - Grade 2-4 Renovation/Addition</b>	Construction Cost	\$43,942,763
		Fees, Testing, Utilities, and Expenses	\$8,292,273
		FFE/Technology	\$1,734,000
		Contingencies	\$3,075,993
		<b>total</b>	<b>\$57,045,029 \$638</b>
89,463	<b>Option B2 - Grade 2-4 New Construction - Back</b>	Construction Cost	\$47,511,518
		Fees, Testing, Utilities, and Expenses	\$8,854,055
		FFE/Technology	\$1,734,000
		Contingencies	\$3,325,806
		<b>total</b>	<b>\$61,425,379 \$687</b>
89,463	<b>Option B3 - Grade 2-4 New Construction - Front</b>	Construction Cost	\$46,861,099
		Fees, Testing, Utilities, and Expenses	\$8,766,248
		FFE/Technology	\$1,734,000
		Contingencies	\$3,280,277
		<b>total</b>	<b>\$60,641,624 \$678</b>
172,845	<b>Option C1 - Grade PK-5 Renovation/Addition - New CR wing</b>	Construction Cost	\$83,661,928
		Fees, Testing, Utilities, and Expenses	\$14,829,360
		FFE/Technology	\$3,502,000
		Contingencies	\$5,856,335
		<b>total</b>	<b>\$107,849,623 \$624</b>
172,845	<b>Option C2 - Grade PK-5 Renovation/Addition - Exist CR Wing</b>	Construction Cost	\$79,133,659
		Fees, Testing, Utilities, and Expenses	\$14,218,044
		FFE/Technology	\$3,502,000
		Contingencies	\$5,539,356
		<b>total</b>	<b>\$102,393,059 \$592</b>
172,845	<b>Option C3 - Grade PK-5 New Construction - Back</b>	Construction Cost	\$81,091,681
		Fees, Testing, Utilities, and Expenses	\$14,442,377
		FFE/Technology	\$3,502,000
		Contingencies	\$5,676,418
		<b>total</b>	<b>\$104,712,476 \$606</b>
172,845	<b>Option C4 - Grade PK-5 New Construction - Side</b>	Construction Cost	\$88,085,064
		Fees, Testing, Utilities, and Expenses	\$15,386,484
		FFE/Technology	\$3,502,000
		Contingencies	\$6,165,954
		<b>total</b>	<b>\$113,139,502 \$655</b>
172,845	<b>Option C5 - Grade PK-5 New Construction - Front</b>	Construction Cost	\$80,541,890
		Fees, Testing, Utilities, and Expenses	\$14,368,155
		FFE/Technology	\$3,502,000
		Contingencies	\$5,637,932
		<b>total</b>	<b>\$104,049,977 \$602</b>

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	Option A1 - Repair Only Balmer ES	Option A2 - Repair Only NES	Option B1 - Grade 2-4 Renovation/ Addition	Option B2 - Grade 2-4 New Construction - Back	Option B3 - Grade 2-4 New Construction - Front	Option C1 - Grade PK-5 Renovation/ Addition - New CR wing	Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing	Option C3 - Grade PK-5 New Construction - Back	Option C4 - Grade PK-5 New Construction - Side	Option C5 - Grade PK-5 New Construction - Front
Base Reimbursement Rate	NA	NA	57.11	57.11	57.11	57.11	57.11	57.11	57.11	57.11
Maintenance	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
CM @ Risk	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Renovation	0.00	0.00	4.02	0.00	0.00	0.73	2.08	0.00	0.00	0.00
Green Schools	0.00	0.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Total Reimbursement Rate	0	0	65.13	61.11	61.11	61.84	63.19	61.11	61.11	61.11

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PM&C Estimate  
Dated 9/12/17 (B-Series updated 9/18/17)

	Option A1 - Repair Only Balmer ES	Option A2 - Repair Only NES	Option B1 - Grade 2-4 Renovation/ Addition	Option B2 - Grade 2-4 New Construction - Back	Option B3 - Grade 2-4 New Construction - Front	Option C1 - Grade PK-5 Renovation/ Addition - New wing	Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing	Option C3 - Grade PK-5 New Construction - Back	Option C4 - Grade PK-5 New Construction - Side	Option C5 - Grade PK-5 New Construction - Front
Total Project Cost	\$32,714,526	\$20,260,231	\$57,045,029	\$61,425,379	\$60,641,624	\$107,849,623	\$102,393,059	\$104,712,476	\$113,139,502	\$104,049,977
Approximate MSBA Reimbursement	\$0	\$0	\$24,762,504	\$23,987,726	\$23,922,882	\$46,518,887	\$46,814,054	\$45,800,346	\$46,501,839	\$45,745,225
Approximate Cost to the Town	\$32,714,526	\$20,260,231	\$32,282,525	\$37,437,653	\$36,718,742	\$61,330,736	\$55,579,005	\$58,912,130	\$66,637,663	\$58,304,752
Summary of Approximate Ineligible Costs										
Site Costs	na	na	\$4,134,513	\$3,554,143	\$2,877,318	\$178,504	\$1,581,059	\$1,222,348	\$708,916	\$651,896
Building Costs	na	na	\$12,240,818	\$15,827,418	\$15,852,616	\$27,574,225	\$22,030,958	\$23,769,077	\$31,281,881	\$23,789,221
Asbestos Flooring Abatement	na	na	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
FFE/Technology over \$2,400/student	na	na	\$510,000	\$510,000	\$510,000	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000
Legal Fees, Moving Expenses, Contingencies	na	na	\$1,957,711	\$2,100,461	\$2,074,444	\$3,666,477	\$3,485,346	\$3,563,667	\$3,843,403	\$3,541,676
	\$0	\$0	\$19,023,042	\$22,172,022	\$21,494,378	\$32,629,206	\$28,307,363	\$29,765,092	\$37,044,200	\$29,192,793

**DRAFT - FOR DISCUSSION PURPOSES ONLY**

Northridge Share															
Option A1 - Repair Only Balmer ES		Option A2 - Repair Only NES	Option B1 - Grade 2-4 Renovation/ Addition		Option B2 - Grade 2-4 New Construction		Option B3 - Grade 2-4 New Construction		Option C1 - Grade PK-5 Renovation/ Addition - New CR wing		Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing		Option C3 - Grade PK-5 New Construction	Option C4 - Grade PK-5 New Construction	Option C5 - Grade PK-5 New Construction
\$32,714,526	\$20,260,231	\$32,282,525	\$37,437,653	\$36,718,742	\$61,330,736	\$55,579,005	\$58,912,130	\$66,637,663	\$58,304,752						
5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
\$ 2,494,483	\$ 1,544,843	\$ 2,461,543	\$ 2,854,621	\$ 2,799,804	\$ 4,676,469	\$ 4,237,899	\$ 4,492,050	\$ 5,081,122	\$ 4,445,737						
\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000						
\$ 457.77	\$ 283.50	\$ 451.73	\$ 523.87	\$ 513.81	\$ 858.20	\$ 777.72	\$ 824.36	\$ 932.46	\$ 815.86						
\$ 1.6119	\$ 0.9982	\$ 1.5906	\$ 1.8446	\$ 1.8092	\$ 3.0218	\$ 2.7384	\$ 2.9027	\$ 3.2833	\$ 2.8727						
\$ 9.155	\$ 5.670	\$ 9.034	\$ 10.477	\$ 10.276	\$ 17.163	\$ 15.554	\$ 16.487	\$ 18.649	\$ 16.317						

Assumptions: Tax rate based on Fiscal 2017 assessed valuation and AVERAGE house value of \$284,000. Yearly impact will change based upon subsequent year tax rates and valuations.



Northbridge - Balmer ES  
Design Options  
Northbridge, MA

19-Sep-17

**PDP Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
<b>OPTION B1 - GRADE 2-4 (510 STUDENTS)</b>				
RENOVATION TO BALMER ES		71,871	\$260.00	\$18,686,460
NEW ADDITION		17,592	\$340.00	\$5,981,280
HAZMAT REMOVALS				\$1,185,000
SITework				\$4,803,386
SUB-TOTAL	Jan-20	89,463	\$342.67	\$30,656,126
ESCALATION	9.33%			\$2,860,217
DESIGN AND PRICING CONTINGENCY	10%			\$3,065,613
SUB-TOTAL WITH CONTINGENCY & ESCALATION	Jan-20	89,463	\$408.91	\$36,581,956
GENERAL CONDITIONS - 3 YRS				\$2,880,000
GENERAL REQUIREMENTS	4.00%			\$1,463,278
BONDS	1.00%			\$365,820
INSURANCE	1.75%			\$640,184
PERMIT				NIC
GMP CONTINGENCY	2%			\$731,639
CM FEE	3%			\$1,279,886
<b>TOTAL OF CONSTRUCTION - OPTION B1</b>	Jan-20	89,463	\$491.18	<b>\$43,942,763</b>



**Northbridge - Balmer ES**

Design Options

Northbridge, MA

19-Sep-17

**PDP Estimate****OPTION B2 - GRADE 2-4 (510 STUDENTS)**

NEW SCHOOL		89,463	\$310.00	\$27,733,530
HAZMAT REMOVALS				\$1,185,000
DEMOLISH EXISTING BUILDING		71,871	\$6.00	\$431,226
SITework				\$4,716,068
SUB-TOTAL	Jan-20	89,463	\$380.78	\$34,065,824
ESCALATION	9.33%			\$3,178,341
DESIGN AND PRICING CONTINGENCY	10%			\$3,406,582
SUB-TOTAL WITH CONTINGENCY & ESCALATION	Jan-20	89,463	\$454.39	\$40,650,747
GENERAL CONDITIONS - 2 YRS				\$1,920,000
GENERAL REQUIREMENTS	4.00%			\$1,626,030
BONDS	1.00%			\$406,507
INSURANCE	1.75%			\$711,388
PERMIT				NIC
GMP CONTINGENCY	2%			\$813,015
CM FEE	3%			\$1,383,831
<b>TOTAL OF CONSTRUCTION - OPTION B2</b>	Jan-20	89,463	\$531.07	<b>\$47,511,518</b>

**Northbridge - Balmer ES**

Design Options

Northbridge, MA

19-Sep-17

**PDP Estimate****OPTION B3 - GRADE 2-4 (510 STUDENTS)**

NEW SCHOOL		89,463	\$310.00	\$27,733,530
HAZMAT REMOVALS				\$1,185,000
DEMOLISH EXISTING BUILDING		71,871	\$6.00	\$431,226
SITework				\$4,229,462
SUB-TOTAL	Jan-20	89,463	\$375.34	\$33,579,218
ESCALATION	9.33%			\$3,132,941
DESIGN AND PRICING CONTINGENCY	10%			\$3,357,922
SUB-TOTAL WITH CONTINGENCY & ESCALATION	Jan-20	89,463	\$447.90	\$40,070,081
GENERAL CONDITIONS - 2 YRS				\$1,920,000
GENERAL REQUIREMENTS	4.00%			\$1,602,803
BONDS	1.00%			\$400,701
INSURANCE	1.75%			\$701,226
PERMIT				NIC
GMP CONTINGENCY	2%			\$801,402
CM FEE	3%			\$1,364,886
<b>TOTAL OF CONSTRUCTION - OPTION B3</b>	Jan-20	89,463	\$523.80	<b>\$46,861,099</b>

## Preliminary Ev; Preliminary Evaluation of Alternatives - Balmer School

Revised 9-18-17

(1 = least successful, 5 = Most Successful)

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## Preliminary Ev; Preliminary Evaluation of Alternatives - Balmer School

Revised 9-18-17

(1 = least successful, 5 = Most Successful)

WEIGHT		Option A1 Balmer ES	Option A2 NES	Option B1 510 Students	Option B2 510 Students	Option B3 510 Students	Option C1 1030 Students	Option C2 1030 Students	Option C3 1030 Students	Option C4 1030 Students	Option C5 1030 Students	Option C6 1030 Students
		CIP Only	CIP Only	Renovation/ Addition @ Balmer	New Construction @ Balmer - REAR OF SITE	New Construction @ Balmer - FRONT OF SITE	Renovation/ Addition @ Balmer - DEMO EXIST ACADEMIC WING	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer	New Construction @ Balmer	New Construction @ Balmer	New Construction @ Balmer
2	4.5 Location of Site Features											
	Weighted Score	0	0	0	0	0	0	0	0	0	0	0
		CIP Only	CIP Only	Renovation/ Addition @ Balmer	New Construction @ Balmer - REAR OF SITE	New Construction @ Balmer - FRONT OF SITE	Renovation/ Addition @ Balmer - DEMO EXIST ACADEMIC WING	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer	New Construction @ Balmer	New Construction @ Balmer	New Construction @ Balmer

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## SUB-TOTALS

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ID	Task Name	Duration	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023
1	MSBA PREREQUISITES	434 days	3/9/2015	11/9/2016								
4	RETAIN OPM	45 days	1/30/2017	4/3/2017								
10	RETAIN DESIGNER	80 days	3/8/2017	6/27/2017								
20	FEASIBILITY STUDY (FS)	166 days	6/27/2017	2/14/2018								
21	Develop Preliminary Design Program (PDP)	74 days	6/27/2017	10/6/2017								
22	Community Presentations	52 days	7/27/2017	10/6/2017								
23	Grade Reconfiguration Public Meetings	31 days	8/25/2017	10/6/2017								
24	Submit PDP to MSBA Staff	0 days	10/6/2017	10/6/2017								
25	Develop Preferred Schematic Report (PSR)	64 days	10/6/2017	1/3/2018								
26	Community Presentations	64 days	10/6/2017	1/3/2018								
27	Grade Configuration Public Meetings	64 days	10/6/2017	1/3/2018								
28	Submit PSR to MSBA FAS	0 days	1/3/2018	1/3/2018								
29	MSBA Board Meeting	0 days	2/14/2018	2/14/2018								
30	SCHEMATIC DESIGN (SD)	95 days	2/14/2018	6/27/2018								
31	Develop Schematic Design	61 days	2/14/2018	5/9/2018								
32	Community Presentations	61 days	2/14/2018	5/9/2018								
33	Submit Schematic Design to MSBA	0 days	5/9/2018	5/9/2018								
34	MSBA Board Meeting	0 days	6/27/2018	6/27/2018								
35	LOCAL APPROPRIATION											
36	Town Meeting	21 days	9/17/2018	10/15/2018								
37	Debt Exclusion Vote	24 days	10/15/2018	11/15/2018								
38	DESIGN AND CONSTRUCTION (TBD)											
39	Design Documentation	239 days	11/15/2018	10/15/2019								
40	Bidding and Award	22 days	11/15/2019	12/16/2019								
41	Construction	957 days	12/16/2019	8/15/2023								
42	Option B1: Renovation and Addition - Grades 2-4	701 days	12/16/2019	8/22/2022								
43	Phased Renovations and Additions	701 days	12/16/2019	8/22/2022								
44	Option B2: New Construction - Back - Grades 2-4	524 days	12/16/2019	12/16/2021								
45	Building	436 days	12/16/2019	8/16/2021								
46	Demo/Site Work	88 days	8/17/2021	12/16/2021								
47	Option B3: New Construction - Front - Grades 2-4	524 days	12/16/2019	12/16/2021								
48	Building	436 days	12/16/2019	8/16/2021								
49	Demo/Site Work	88 days	8/17/2021	12/16/2021								
50	Option C1: Phased Renovation and Additions - Grades PreK-5 - New Classroom Wing	957 days	12/16/2019	8/15/2023								
51	Phased Renovations and Additions	957 days	12/16/2019	8/15/2023								
52	Option C2: Phased Renovation and Additions - Grades PreK-5 - Existing Classroom Wing	957 days	12/16/2019	8/15/2023								
53	Phased Renovations and Additions	957 days	12/16/2019	8/15/2023								
54	Option C3: New Construction - Back - PreK-5	784 days	12/16/2019	12/15/2022								
55	Building	696 days	12/16/2019	8/15/2022								
56	Demo/Site Work	89 days	8/15/2022	12/15/2022								
57	Option C4: New Construction - Side - Grades PreK-5	784 days	12/16/2019	12/15/2022								
58	Building	696 days	12/16/2019	8/15/2022								
59	Demo/Site Work	89 days	8/15/2022	12/15/2022								
60	Option C5: New Construction - Front - Grades PreK-5	784 days	12/16/2019	12/15/2022								
61	Building	696 days	12/16/2019	8/15/2022								
62	Demo/Site Work	89 days	8/15/2022	12/15/2022								



# W. Edward Balmer Elementary School Feasibility Study

## School Building Committee Community Survey

As the School Building Committee prepares its recommendation for a Preferred Schematic Design to the Massachusetts School Building Authority, it is important that we hear from you.

Please complete the following short survey; the results will help guide the decision-making process as the School Building Committee continues its important work.

**1. Please select all stakeholder groups that apply to you.**

- ☐ Student
- ☐ Parent
- ☐ Northbridge Resident
- ☐ Northbridge Registered Voter
- ☐ Northbridge Business Owner
- ☐ Northbridge Elected Official
- ☐ Northbridge Public Schools employee
- ☐ Other (please specify) \_\_\_\_\_

**2. Does the current W. Edward Balmer Elementary School building hold sentimental value to you?**

- ☐ Yes
- ☐ No

**3. Which of the following options do you support as being the most needed?**

- ☐ Keep a separated Grades PreK-1 school, a Grades 2-4 school and the 5<sup>th</sup> Grade in the Middle School
- ☐ Consolidate Grades PreK-5 into one school

**4. What is the most important consideration in the decision-making process for recommending a capital school building project to the Northbridge Community for approval? Please rank the following priorities with 1 being the most important and 6 being the least important.**

<input type="text"/>	Cost – minimal impact to taxpayers
<input type="text"/>	Education – greatest benefit to all learners
<input type="text"/>	Separate Schools – maintain separate Grades PreK-1 and Grades 2-4 schools
<input type="text"/>	Consolidation – one consolidated PreK through Grade 5 elementary school
<input type="text"/>	Grade 5 – relocation from Northbridge Middle School to an elementary school setting
<input type="text"/>	Grade 5 – maintain current Grade 5 through Grade 8 at the Northbridge Middle School

## W. Edward Balmer Elementary School Feasibility Study

### School Building Committee Community Survey

5. Is there another important consideration that is not listed above? If so, please explain.

6. How can the School Building Committee improve communication with the public regarding this project and state grant?

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