

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	10/3/2017
Re:	School Building Committee Meeting	Meeting No:	12
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
12.1	Record	Call to Order, 6:34 PM, meeting opened.
12.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
12.3	Record	A motion was made by J. Marzec and seconded by P. Bedigian to approve the 9/19/2017 School Building Committee meeting minutes. Motion passed unanimous by those attending.
12.4	Record	Warrant No. 4 was reviewed. A motion was made by J. Marzec and seconded by M. LeBrasseur to approve Warrant No. 4. No discussion, motion passed unanimous.
12.5	Record	J. Seeley distributed and reviewed the Budget Status Report, dated 8/31/2017 attached.
12.6	Record	J. Seeley distributed and reviewed the updated Meetings and Agendas Schedule for the PSR Phase, attached.
12.7	L. Dore	L. Dore to complete the US EPA Preliminary Energy Target analysis for Balmer and NES and present at the next Committee meeting.
12.8	T. Hengelsberg	T. Hengelsberg to develop a 5 year total cost of ownership to maintain the Balmer and NES as compared to the cost of a new building estimate, for Committee review.
12.9	T. Hengelsberg	T. Hengelsberg to develop a cost estimate to maintain both Balmer and NES for the additional period between a new building construction duration and a phased renovation construction duration for Committee review.
12.10	T. Hengelsberg	T. Hengelsberg to type and distribute the minutes from the meeting with the Northbridge Police and Fire Departments held on 9/19/2017.
12.11	T. Hengelsberg	T. Hengelsberg to schedule a meeting with the Northbridge Safety Committee.
12.12	T. Hengelsberg C. Stickney	T. Hengelsberg and C. Stickney to determine the amount of parent vehicles to be accommodated in the on-site vehicle queue length for parent drop-off/pick-up for the PreK-5 Options.
12.13	Committee	Committee members to develop a list of possible outcomes for the disposition of NES should a Grade PreK-5 option be the selected option.
12.14	T. Hengelsberg C. Stickney L. Dore	Middle School Capacity Analysis <ol style="list-style-type: none"> 1. T. Hengelsberg to confirm Case 1 – Move 5th grade to elementary school, move Central Office to Middle School, is still achievable with a 1.70 efficiency factor. 2. 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 5th grade to elementary school, keep Central Office at 87 Linwood, take 1905 Wing off-line, with those spaces and determine if achievable.
12.15	T. Hengelsberg	T. Hengelsberg provided an update on the following site investigation consultancies: <ol style="list-style-type: none"> 1. Geotechnical Investigation – the borings are complete with initial findings indicating dense rocky soil with many boulders. Only 5 of the 8 planned borings were completed due to the drilling progress being impeded by the boulders. Water table in one of the borings was measured four feet below grade. 2. Geoenvironmental investigation – the review is complete with no adverse findings. There may need to be additional investigation in and around the underground fuel oil tank in the schematic design phase.

Item #	Action	Discussion
		<p>3. Wetland flagging and survey – the flagging and survey is complete. The boundary of the wetlands in the back of the school is more southerly than shown on the MA-GIS, by about 60-65 feet. The design options will be adjusted in the PSR phase to accommodate the surveyed boundary.</p> <p>Committee Questions:</p> <p>1. J. Tubbs asked if the committee can receive a copy of the survey? <i>T. Hengelsberg indicated yes, D&W will forward a copy to the Committee..</i></p>
12.16	Record	<p>T. Hengelsberg reviewed the updated Space Template for the grade 2-4 and grade PK-5 options, attached. The grade PK-5 option was reduced by 1,500 GSF due to a space duplication. The cost estimates will be adjusted in the PSR phase.</p>
12.17	T. Hengelsberg L. Dore	<p>T. Hengelsberg presented and reviewed the updated Design Options including Total Project Cost, Cost to Town, Tax Impact and Construction Durations, attached, as follows:</p> <ol style="list-style-type: none"> Option A1 - Repair Only – Balmer Elementary School Option A2 - Repair Only – Northbridge Elementary School 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 <p>Committee Discussion:</p> <ol style="list-style-type: none"> J. Tubbs asked if D&W reviewed the settlement issues in the existing building to determine if renovating the classroom wing is viable. <i>T. Hengelsberg indicated renovating is viable, the cracking is not settlement related, mostly due to temperature and shrinkage cracks.</i> T. Hengelsberg to confirm if building height is exempted by the Dover Amendment. J. Tubbs asked if the renovation and addition construction cost estimates included the cost impact for phased and temporary construction? <i>T. Hengelsberg indicated yes the estimates included the costs.</i> S. Von Barga asked if the bus loop and parent vehicle loop were connected in Option C-5? <i>T. Hengelsberg indicated no, to allow student access to the fields with-out having to cross a roadway and also to keep the two loops segregated for traffic safety. A gated drive connection could be added.</i> P. L'Hommedieu asked if the construction duration of Option C-4 should be longer due to the added partial demolition and construction phase? <i>T. Hengelsberg indicated no, the added partial demolition and constriction phase should be able to be completed coincident with the final sitework phase.</i>

Item #	Action	Discussion
		<p>6. P. Bedigian asked if the surveyed wetland line will force the new building in Option C3 to overlap with the existing Balmer footprint? <i>L. Dore indicated D&W is reviewing. The new building shape may need to be modified to ensure that construction can occur outside the footprint of the existing Balmer.</i></p> <p>7. P. Bedigian asked if a portion of the wetlands can be filled? <i>A. Chagnon recommended that all Options be developed so as to not require any wetlands filling due to cost, permitting and replication requirements.</i></p> <p>8. S. Pollock asked if MA Natural Species has been contacted to confirm there are no impacts? <i>T. Hengelsberg indicated the environmental permitting consultant reviewed their on-line documents and found no impacts, but he will confirm that they will contact MA natural Species to confirm the findings.</i></p> <p>Each Committee member provided comments on the relative merits of each option. Upon discussion, the following votes were taken:</p> <p>A motion was made by J. Marzec and seconded by J. Lundquist to eliminate Option B1 from further consideration. No discussion, motion passed unanimous.</p> <p>A motion was made by P. Bedigian and seconded by A. Chagnon to eliminate Option B3 from further consideration. No discussion, motion passed unanimous.</p> <p>A motion was made by J. Marzec and seconded by A. Gaudette to eliminate Option C1 from further consideration. No discussion, motion passed unanimous.</p> <p>A motion was made by J. Marzec and seconded by P. Bedigian to eliminate Option C4 from further consideration. No discussion, motion passed unanimous.</p> <p>A motion was made by M. LeBrasseur and seconded by J. Marzec to further develop Options B2, C2, C3 and C5 in the PSR Phase. No discussion, motion passed unanimous.</p>
12.18	Record	<p>A Motion was made by J. Marzec and seconded by M. LeBrasseur to approve the PDP Submittal and authorize submission to the MSBA. No discussion, motion passed unanimous.</p>
12.19	J. Seeley	<p>J. Seeley distributed and reviewed the updated draft FAQ, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. M. LeBrasseur provided comments on questions 2, 9 and 11. <i>J. Seeley to incorporate the comments on questions 2, 9 and 11.</i> 2. J. Seeley to develop a list of acronyms and definitions for PR Subcommittee distribution and posting on the Project Website. <p>The Committee approves the FAQ, with the incorporation of the comments, for PR Subcommittee distribution and posting on the Project Website.</p>
12.20	J. Seeley C. Stickney	<p>J. Seeley distributed and reviewed the updated draft Community Survey, attached.</p> <p>Committee Discussion:</p>

Item #	Action	Discussion
		<ol style="list-style-type: none"> 1. Question 3 – Change to Traffic definition to “Improve site circulation and neighborhood traffic” 2. C. Stickney to have survey translated in several languages and provide to J. Seeley to include in the electronic survey. 3. Hardcopies to be provided to Library, Community Center, Senior Center and Town Hall. 4. Survey to be posted on Project website, Town Website and emailed out by the school administration. 5. Target start date is 10/12/2017 and target end date is 10/26/2017. <p>The Committee approves the survey, with the incorporation of the Question 3 comment, for hardcopy distribution and posting on the Project Website and Town Website.</p>
12.21	T. Hengelsberg J. Strazzulla	<p>The agenda for the Joint Boards meeting on 10/12/2017 was reviewed.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. T. Hengelsberg to forward the powerpoint to J. Strazzulla prior to the meeting for issuing to the Boards and requesting any questions they may have. 2. C. Stickney asked if this was an information sharing meeting or a meeting requesting the Boards support? <i>J. Strazzulla indicated both.</i> 3. A. Chagnon stressed the presentation needs to clearly articulate the MSBA requirements for a cost effective, sustainable and educationally appropriate solution.
12.22	Committee J. Strazzulla T. Hengelsberg M. LeBrasseur	<p>The PR subcommittee update:</p> <ol style="list-style-type: none"> 1. A “Contact Us with Any Questions” has been added to the Project Website. 2. M. LeBrasseur to issue a Google.Docs PR Calendar for upcoming meetings/events. 3. C. Stickney indicated the meeting with Council on Aging is scheduled for 11/14/2017 at 9:00am. 4. Committee members to provide a listing of any upcoming events that can be added to the PR Calendar. <i>Committee members to send their events list to M. LeBrasseur.</i> 5. T. Hengelsberg to develop a handout flyer and poster boards for distribution at upcoming events. 6. T. Hengelsberg to develop the flyer and poster boards for Community Forum No. 4. 7. J. Strazzulla to review next steps in raising the Seniors Tax Abatement to the maximum level.

Item #	Action	Discussion
		<p>8. M. LeBrasseur distributed and reviewed the PR Subcommittee 10/2/2017 meeting minutes asked the Committee to provide direction on the list of Talking Points. <i>Committee members to send their comments on the Talking Points list to M. LeBrasseur.</i></p> <p>9. J. Strazzulla to develop a generic calendar for press release issuances.</p>
12.23	Record	Public Comments - None
12.24	J. Seeley	<p>Old or New Business –</p> <p>1. J. Tubbs asked if copies if the PDP submission will be distributed to the Committee for review? <i>T. Hengelsberg indicated yes, 4 copies will be provided to the Committee.</i></p>
12.25	Record	Next SBC Meeting: October 17, 2017 at 6:30 pm at the High School Media Center.
12.26	Record	Community Forum No. 4: October 30, 2017 at 6:00 pm at the Balmer Elementary School Library.
12.27	Record	A Motion was made by A. Chagnon and seconded by M. LeBrasseur to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Budget Status Report, updated Meetings and Agendas Schedule, updated draft Community Survey, updated draft FAQ, Powerpoint


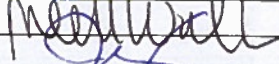
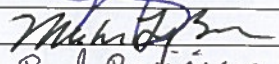
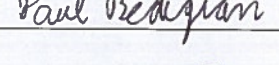


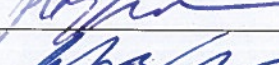

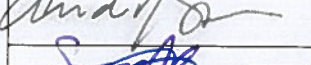

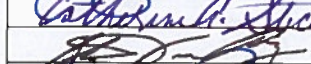
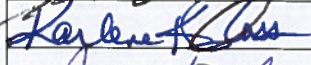
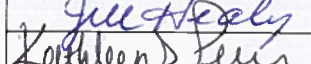


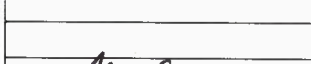

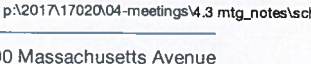

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: W. Edward Balmer Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: High School Media Center
 427 Linwood Avenue, Whitinsville, MA

Project No.: 17020
 Meeting Date: 10/3/2017
 Meeting No: 12
 Time: 6:30pm

Distribution: Attendees, (MF)

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

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Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	10/3/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	12
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Evaluate Refined Construction Alternatives and Costs
5. Vote to Submit PDP and Top 3-4 Alternatives
6. Review FAQ
7. Review Community Survey
8. Prepare for Joint Boards Meeting
9. PR Subcommittee Update
10. New or Old Business
11. Committee Questions
12. Public Comments
13. Next Meeting:
 - October 17, 2017
14. Adjourn

**SCHOOL BUILDING COMMITTEE
W. EDWARD BALMER ELEMENTARY SCHOOL**

All meetings held at the
High School Media Center at 6:30 PM
unless otherwise noted

MEETINGS SCHEDULE AND AGENDAS
August 29, 2017 Updated September 28, 2017

DATE	AGENDA
<i>Feasibility Study Phase (PSR)</i>	
October 12, 2017	JOINT MEETING OF BOARD OF SELECTMEN, SCHOOL COMMITTEE, FINANCE COMMITTEE AND SCHOOL BUILDING COMMITTEE - 7:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL MEDIA CENTER
October 17, 2017	SCHOOL BUILDING COMMITTEE MEETING Review Preferred Alternative Goals Update on Construction Alternatives Prepare for Community Forum
October 30, 2017	COMMUNITY FORUM NO. 4 - 6:00 to 8:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
November 7, 2017	SCHOOL BUILDING COMMITTEE MEETING Review Community Forum Comments Update on Construction Alternatives Structural Narrative Review MEP Systems Narrative Review Review MSBA Comments on PDP Submission
November 21, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Sustainable Design Goals Update on Construction Alternatives Review Cost Models Prepare for Community Forum
December 5, 2017	COMMUNITY FORUM NO. 5 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA
December 6, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives Discuss the One Preferred Option Review Cost Models
December 19, 2017	SCHOOL BUILDING COMMITTEE MEETING Decide the One Preferred Construction Alternative Vote to Submit Preferred Schematic Report to MSBA
January 3, 2018	SUBMIT PREFERRED SCHEMATIC REPORT PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Comtd to Date	Budget Balance	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
FEASIBILITY STUDY AGREEMENT											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 200,000.00	\$ (75,000.00)	\$ 125,000.00	\$ 125,000.00	100%	\$ -	\$ 24,000.00	19%	\$ 101,000.00	\$ 101,000.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 525,000.00	\$ (100,000.00)	\$ 425,000.00	\$ 425,000.00	100%	\$ -	\$ 66,666.66	16%	\$ 358,333.34	\$ 358,333.34
0003-0000	Environmental & Site	\$ 40,000.00	\$ 110,000.00	\$ 150,000.00	\$ 55,050.00	37%	\$ 94,950.00	\$ -	0%	\$ 55,050.00	\$ 150,000.00
0004-0000	Other	\$ 10,000.00	\$ 65,000.00	\$ 75,000.00	\$ 855.00	1%	\$ 74,145.00	\$ 855.00	100%	\$ -	\$ 74,145.00
	SUBTOTAL	\$ 775,000.00		\$ 775,000.00	\$ 605,905.00		\$ 169,095.00	\$ 91,521.66	15%	\$ 514,383.34	\$ 683,478.34

W. Edward Balmer Elementary School Northbridge Public Schools

FAQs

1. Why are we performing a Feasibility Study?

The nearly 50 year old Balmer Elementary School has served the community well. The school has reached a point that it no longer meets today's building codes, has inefficient and inoperable systems and does not support our educational curriculum. The Massachusetts School Building Authority (MSBA) has visited the school and agrees. The Feasibility Study is to investigate these conditions and develop a cost effective, sustainable and educationally appropriate solution to the aging Balmer School. The School Building Committee has no preconceived solutions and they will investigate renovation, renovation and addition, and new construction options.

2. How long has the Feasibility Study been underway?

This process commenced over 8 years ago in January 2009 with the submission of the Statement of Interest (SOI) for the W. Edward Balmer Elementary School to the MSBA by the Selectmen and School Committee. The MSBA reviewed the SOI and in March 2016 agreed that a Feasibility Study should be undertaken on the Balmer School. The Town and the MSBA executed an agreement for the Feasibility Study in November 2016 which has been overseen by the School Building Committee for the past year.

3. What is the role of the Massachusetts School Building Authority (MSBA)

The MSBA is the state authority that administers and funds a program of grants for Massachusetts school projects. The MSBA mandates a multi-step rigorous study and approval process encompassed within the Feasibility Study and will provide Northbridge a grant of up to 57.11% of the Feasibility Study costs.

4. What options have been studied?

Ten design alternatives were discussed and evaluated over the course of eleven (11) School Building Committee meetings, several Northbridge Academic Leadership Team meetings, and three (3) community forums. The committee focused on the following criteria when developing the options: educational benefits, size of building, cost, minimal disruption during construction, community access, transportation, and student transitions. The ten design alternatives explored were:

- Option A1 – Repair-Only – Balmer Elementary School
- Option A2 – Repair-Only – Northbridge Elementary School
- Option B1 - Reno / Add Grade 2-4 Balmer Elementary School for 510 students
- Option B2 – New Grade 2-4 Balmer Elementary School for 510 students
- Option B3 – New Grade 2-4 Balmer Elementary School for 510 students
- Option C1 - Reno / Add Consolidated Grade PreK-5 Elementary School for 1,030 students

- Option C2 - Reno / Add Consolidated Grade PreK-5 Elementary School for 1,030 students
- Option C3 – New Consolidated PreK-5 Elementary School for 1,030 students
- Option C4 – New Consolidated PreK-5 Elementary School for 1,030 students
- Option C5 – New Consolidated PreK-5 Elementary School for 1,030 students

5. Why not just repair the Balmer School?

The repair-only option consisting of renovations to meet the building code and replacing the aged existing building systems is just as costly to the Town as new construction or comprehensive renovation and additions. The repair-only option has no educational improvements and therefore is not eligible for a reimbursement grant from the MSBA.

6. Why should the 5th grade be returned to the elementary school?

Moving the fifth grade to a PreK-5 school eases student transition to middle school. Fifth grade students are more developmentally age-appropriate to an elementary setting and are more like their elementary peers than their middle school peers. Additionally, much of our curriculum matches the grade bands PreK-5 and 6-8 evident in the Massachusetts State Curriculum Frameworks.

7. What will happen to the Middle School?

Creating a 6-8 middle school will allow teachers and staff to more intentionally focus curriculum, programs, and activities to meet the unique needs of early adolescent learners. The School Building Committee is reviewing options for the space vacated by the fifth grade students. Some of the options being reviewed are relocating Central Office to the Middle School, relocating students out of the 1905 wing and closing the 1905 wing.

8. What will the Options cost?

The total project cost to Northbridge for just repairing the Balmer Elementary School and the Northbridge Elementary School is estimated to be \$32.7 and \$20.3 million dollars respectively. This Option does not have any educational improvements and is not eligible for a reimbursement grant from the MSBA. The cost to the Town for the Grade 2-4 Balmer School Options range from \$29.0 to \$34.6 million dollars, plus an additional \$20.3 million dollars to repair the Northbridge Elementary School. The cost to Northbridge for the Consolidated PreK-5 Elementary School Options range from \$55.6 to \$66.6 million dollars after the MSBA grant.

	Repair Only	Grades 2-4 Options			PreK-5 Options				
	A1/A2	B1	B2	B3	C1	C2	C3	C4	C5
Northbridge Elementary School	\$20.3M	\$20.3M	\$20.3M	\$20.3M	---	---	---	---	---
Balmer Elementary School	\$32.7M	\$29.0M	\$34.6M	\$33.8M	\$61.3M	\$55.6M	\$58.9M	\$66.6M	\$58.3M
Total	\$53.0M	\$49.3M	\$54.9M	\$54.1M	\$61.3M	\$55.6M	\$58.9M	\$66.6M	\$58.3M

9. What is included in the total project cost?

The total project cost estimate includes all construction costs - site work, playgrounds, and demolition of the existing school. It also includes new furniture and educational technology equipment, building fees, testing costs and any construction contingencies.

10. Is now the right time to build?

Due to a slowly improving economy, borrowing costs are still at historic lows and, due to the very competitive building climate, construction costs remain low. These costs, however, are currently on the rise and a delay will increase project costs. While we do have a commitment from MSBA for 57.11% of eligible costs for this project, there is no guarantee of this level of State grant should the project not pass and be required to start over.

11. What if the project is not approved by the Town?

The Town would lose millions of dollars in State grant funding to resolve the deteriorating conditions of the 50 year old W. Edward Balmer Elementary School. The Town would still have to spend over \$32 million in significant capital improvements in the upcoming years to address deficiencies and bring the building up to Code without addressing educational programming. One hundred percent of these costs would be paid by the Town.

12. If the new building does not pass, can we use the State money to just repair the existing building?

No, reimbursement from the MSBA is only intended for use on a building project that meets the MSBA requirements.

13. When will the Town be voting to approve the project?

A Town Meeting is anticipated in Fall 2018 to approve the funding for the project. The ballot vote is anticipated thereafter to approve the exclusion of the costs from the so called Proposition 2 ½.

14. What happens if the project is approved by the taxpayers?

The project is moved into the design development phase during which the design and drawings are further refined. This is followed by the construction documents phase when the construction bid documents are prepared by the architect. Construction would start in Late Fall 2019 with completion date ranges from summer 2021 to 2023, depending on the Option chosen.

15. Why can't the Town start construction earlier?

If the Town votes in late Fall 2018 for the project to move forward, it takes approximately 10 months to complete the design development and construction documents. After that, there is a bid/award phase that requires an additional 2 months. This results in a late Fall 2019 construction start.

16. Will ongoing use of Balmer Elementary be impacted during construction of the new school?

No, if a New Construction Option is selected, the distance between construction activity and the day-to-day functions of the existing school is adequate to ensure safety and no disruption of the educational process. A fenced-off construction zone, with a dedicated construction vehicles access, will be constantly monitored for safety. If a Renovation and Addition Option is chosen, the construction will be phased and isolated to minimize impact on teaching and learning.

For questions and comments, please email: sbc@nps.org

**For additional information, please visit the project website at:
<https://www.nps.org/sbc>**

W. Edward Balmer Elementary School Feasibility Study

School Building Committee Community Survey

September 28, 2017

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 Homeowner
- ☐ Northbridge Business Owner
- ☐ Northbridge Elected Official
- ☐ Northbridge Public Schools Employee
- ☐ Other (please specify) _____

2. Which option do you feel is the most appropriate and beneficial for our students and community?

- ☐ Maintain current configuration of a Grades PreK-1 school, a Grades 2-4 school and the 5th Grade in the Middle School
- ☐ Consolidate Grades PreK-5 into one school

3. 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"/>	Sustainability – Most energy efficient and green facility
<input type="text"/>	Traffic – Minimal traffic impact to school neighborhood
<input type="text"/>	Community Use – Beneficial for community use of school and site
<input type="text"/>	Construction Impact – Least impact to teaching and learning

W. Edward Balmer Elementary School Feasibility Study

School Building Committee Community Survey

September 28, 2017

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

5. How do you receive your information on Town and School news?

- ☐ Blackstone Valley Tribune
- ☐ Worcester Telegram and Gazette
- ☐ NPS Facebook
- ☐ Other Town/School Facebook
- ☐ ConnectEd
- ☐ Northbridge PTA
- ☐ NPS YouTube
- ☐ NCTV
- ☐ NPS Website – NPS.org
- ☐ Town Website – northbridgemass.org
- ☐ Other (please specify) _____

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

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	Joint Meeting of Board of Selectmen, School Committee, Finance Committee, and School Building Committee	Meeting Date:	10/12/2017
Meeting Location:	High School Media Center 427 Linwood Avenue, Whitinsville, MA	Meeting Time:	7:00 PM
Prepared by:	Joel G. Seeley	Meeting No.	1
Distribution:	Committee Members (MF)		

1. Call to Order
2. Feasibility Study Progress Report
3. Committee Questions
4. Public Comments
5. Adjourn

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY NORTHBRIDGE, MA

School Building Committee

OCTOBER 3, 2017

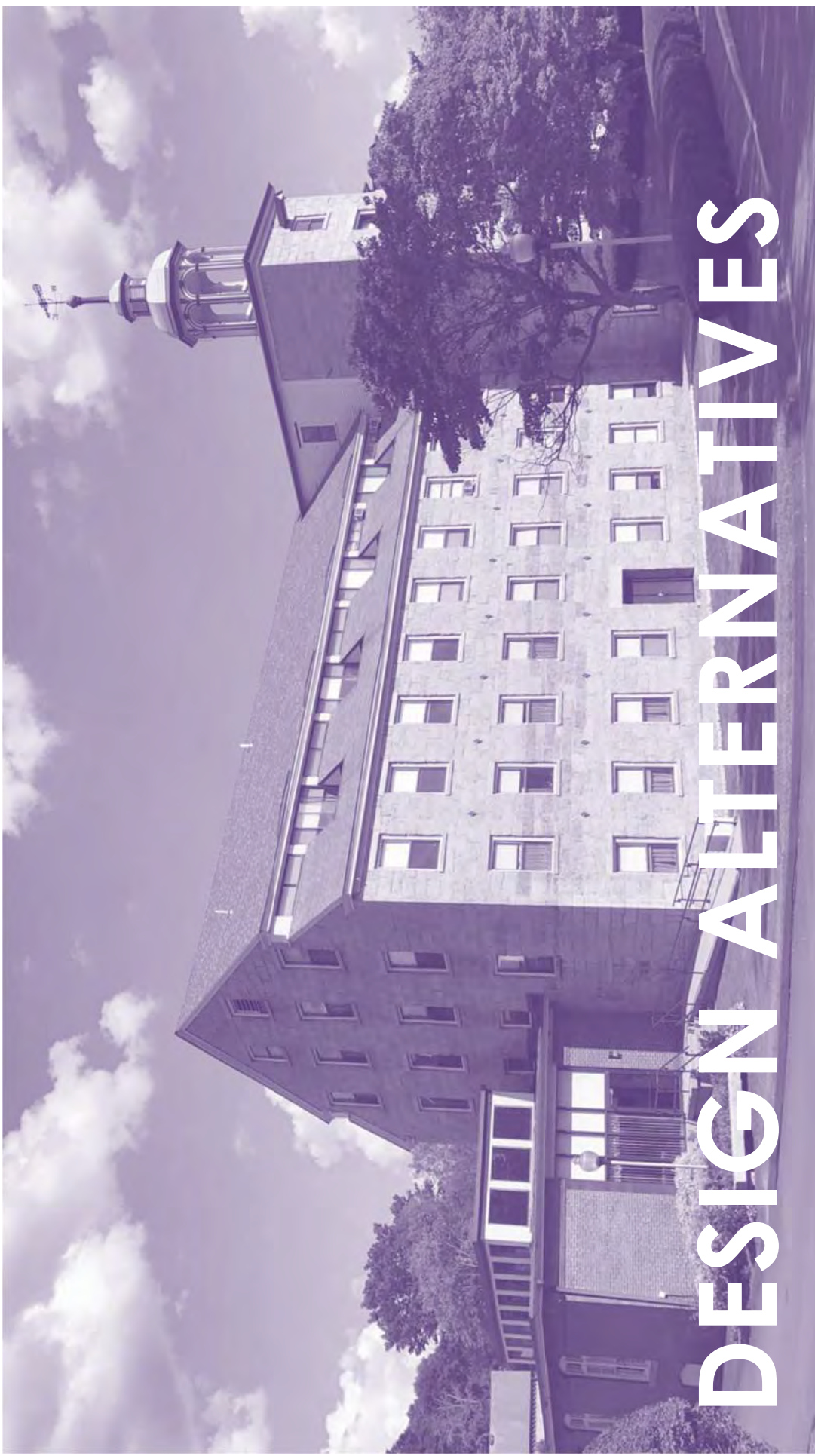


Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



agenda

1. **Refined Design Alternatives Review**
2. **Conceptual Cost Estimate Review**
3. **Selection of Design Alternatives to advance
to Preferred Schematic Report (PSR) Phase**
4. **Questions, Comments, Feedback**



SPACE PROGRAM UPDATE

Grade 2-4 Option (510 enrollment):

- Existing (Balmer): 71,871 GSF
- Proposed (meets MSBA standard): 89,463 GSF

Grade PK-5 Option (1030 enrollment):

- Existing (Balmer + NES) 128,431 GSF
- Proposed (meets MSBA standard): **171,345 GSF**
(-1500 GSF)



A SERIES (RENO ONLY)

- RENOVATIONS TO EXISTING BUILDINGS
- CODE AND DEFERRED MAINTENANCE UPGRADES
- NO EDUCATIONAL IMPROVEMENTS

A1

2 - 4

Balmer ES

A2

PK-1st

NES

**NON- MSBA-
Reimbursed
Projects**

B SERIES (GRADE 2-4)

B1

RENO/
ADD

Balmer ES

B2

NEW/
REAR

B3

NEW/
FRONT

**MSBA-
Reimbursed
Projects**

C SERIES (GRADE PK-5)

C1

RENO/ADD
DEMO CR

Balmer ES

C2

RENO/ADD
KEEP CR

Balmer ES

C3

NEW/
REAR

C4

NEW/
EAST-REAR

C5

NEW/
FRONT

**MSBA-
Reimbursed
Projects**

preliminary design



DESIGN ALTERNATIVES

OPTION A – CODE AND DEFERRED MAINTENANCE UPGRADES

To extend the life of the building, this renovation-only option addresses:

- deferred maintenance
- code deficiencies
- life safety issues
- basic functional deficiencies
- Does not address education
- This work is not MSBA-reimbursable



BALMER + NES TOTAL PROJECT COST = \$53.0 M

Estimated costs are preliminary and subject to change as the project is refined.

preliminary design



OPTION B1

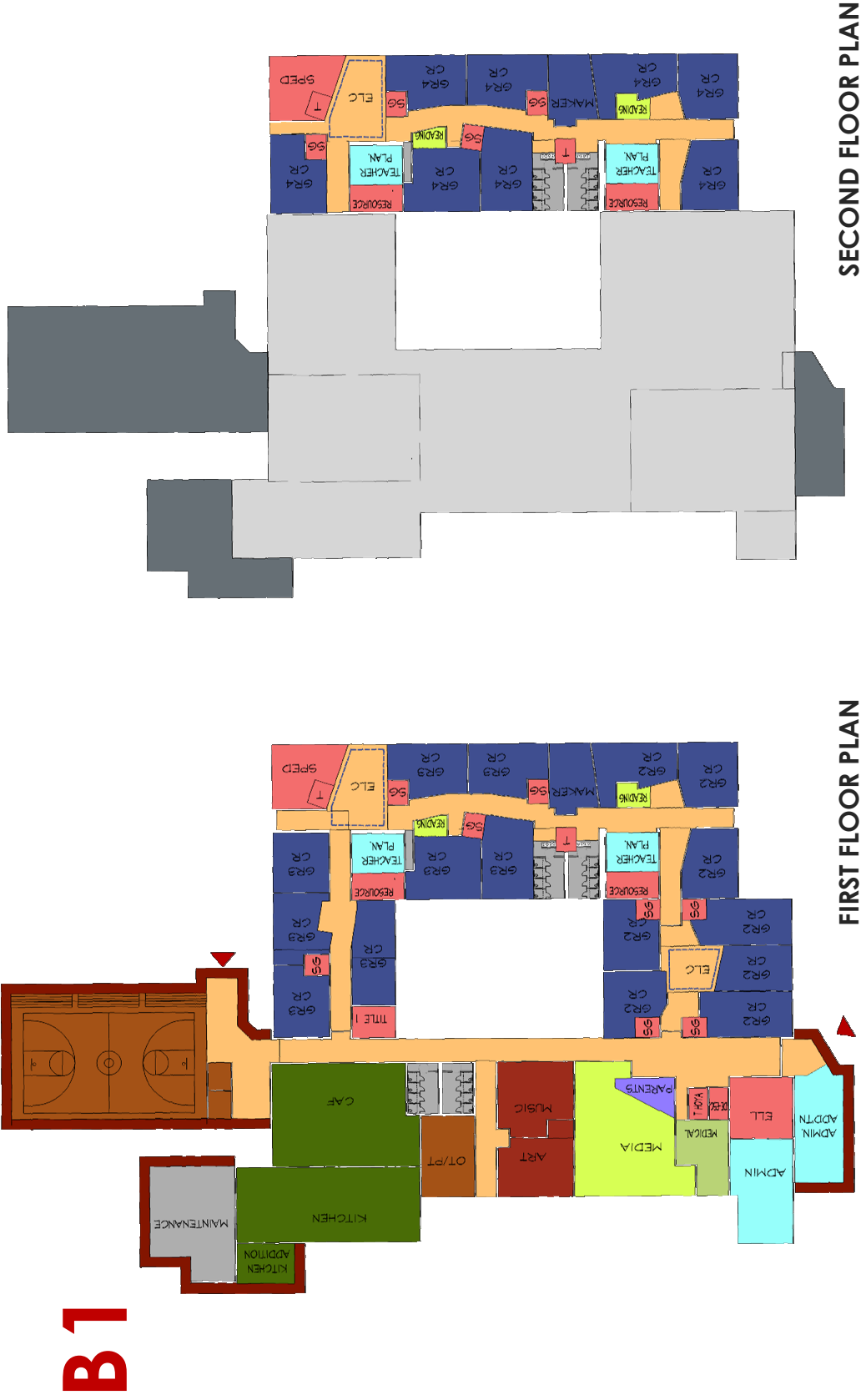
- 2-4 (510)
- ADD/RENO
- ONE STORY
- ADDITION
- 3 YEAR
- DURATION

\$57.1M

Estimated costs are preliminary and subject to change as the project is refined.

preliminary design





OPTION B2

- 2-4 (510)
- NEW CONSTRUCT.
- 2 STORIES
- REAR OF SITE
- 2 YEAR DURATION

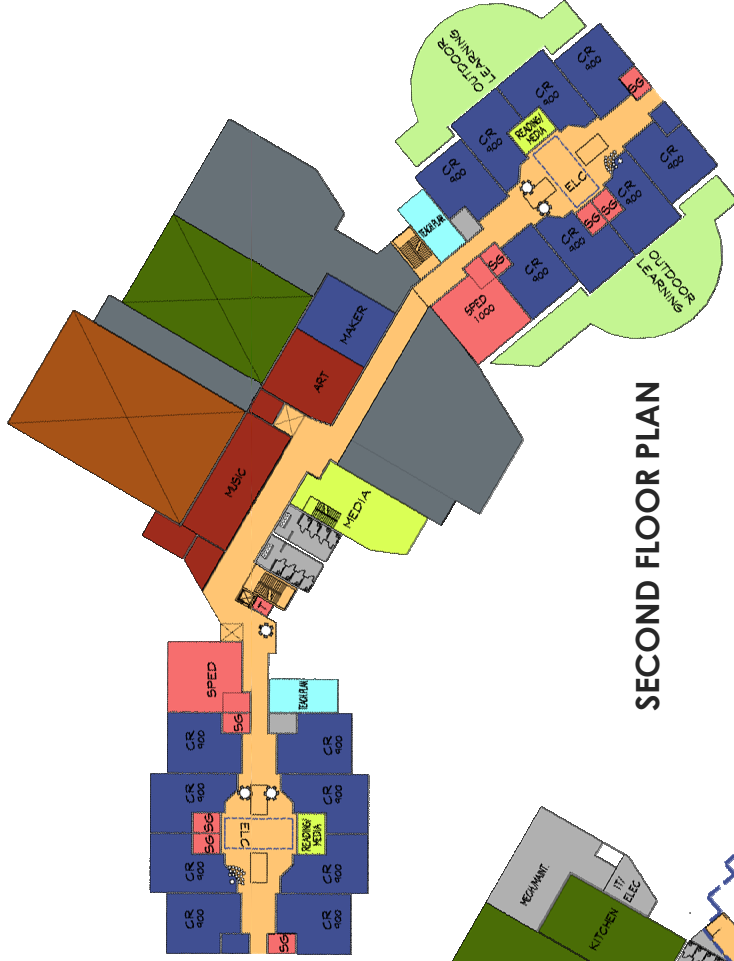
\$61.5M

Estimated costs are preliminary and subject to change as the project is refined.



preliminary design





SECOND FLOOR PLAN



FIRST FLOOR PLAN

OPTION B3

- 2-4 (510)
- NEW CONSTRUCT.
- 2 STORIES
- FRONT OF SITE
- 2 YEAR DURATION

\$60.6M

Estimated costs are preliminary and subject to change as the project is refined.



preliminary design





OPTION C1

- PK-5 (1,030)
- ADD/RENO-
DEMO
- TWO STORY
ADDITIONS
- 4 YEAR
DURATION

\$107.9M

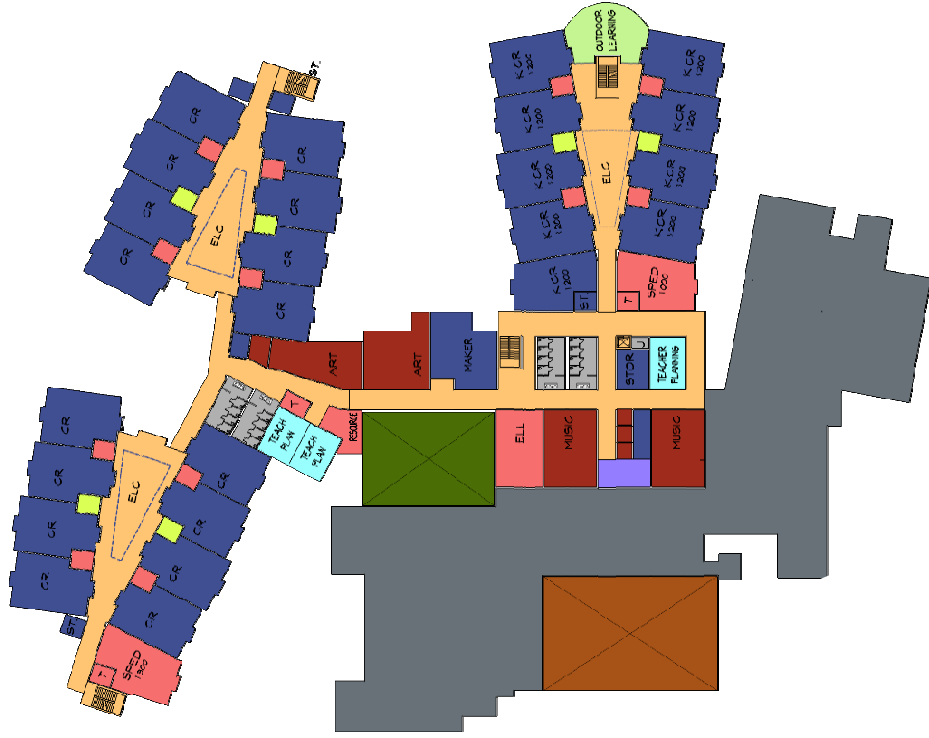
Estimated costs are preliminary and subject to change as the project is refined.

preliminary design

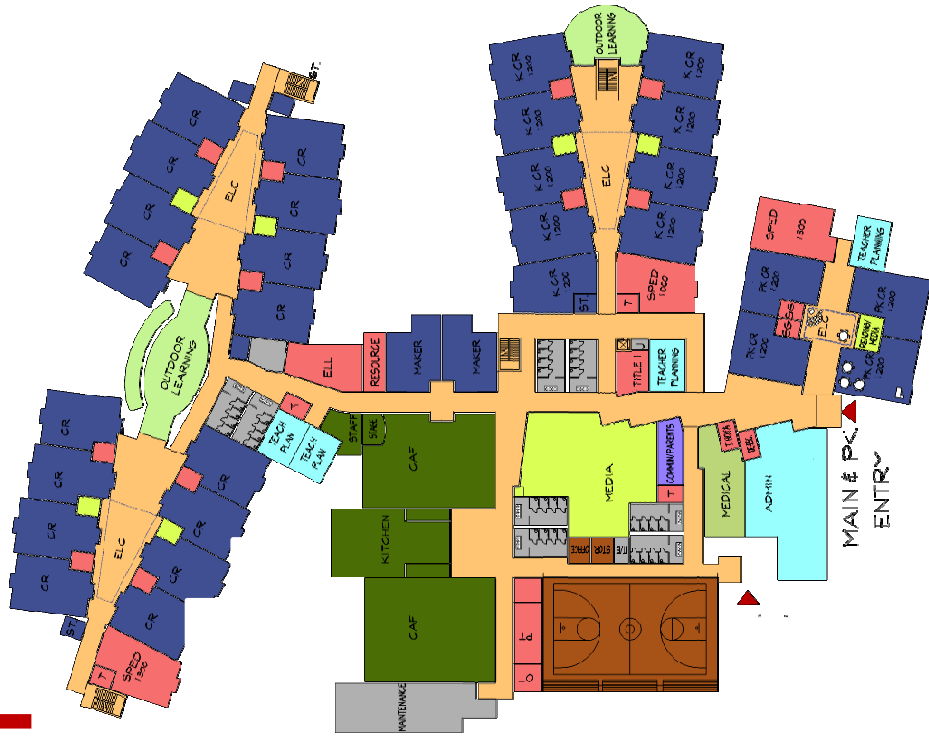


C1

preliminary design



SECOND FLOOR PLAN



FIRST FLOOR PLAN

OPTION C2

- PK-5 (1,030)
- ADD/RENO-KEEP
- TWO STORY ADDITIONS
- 4 YEAR DURATION

\$102.4M

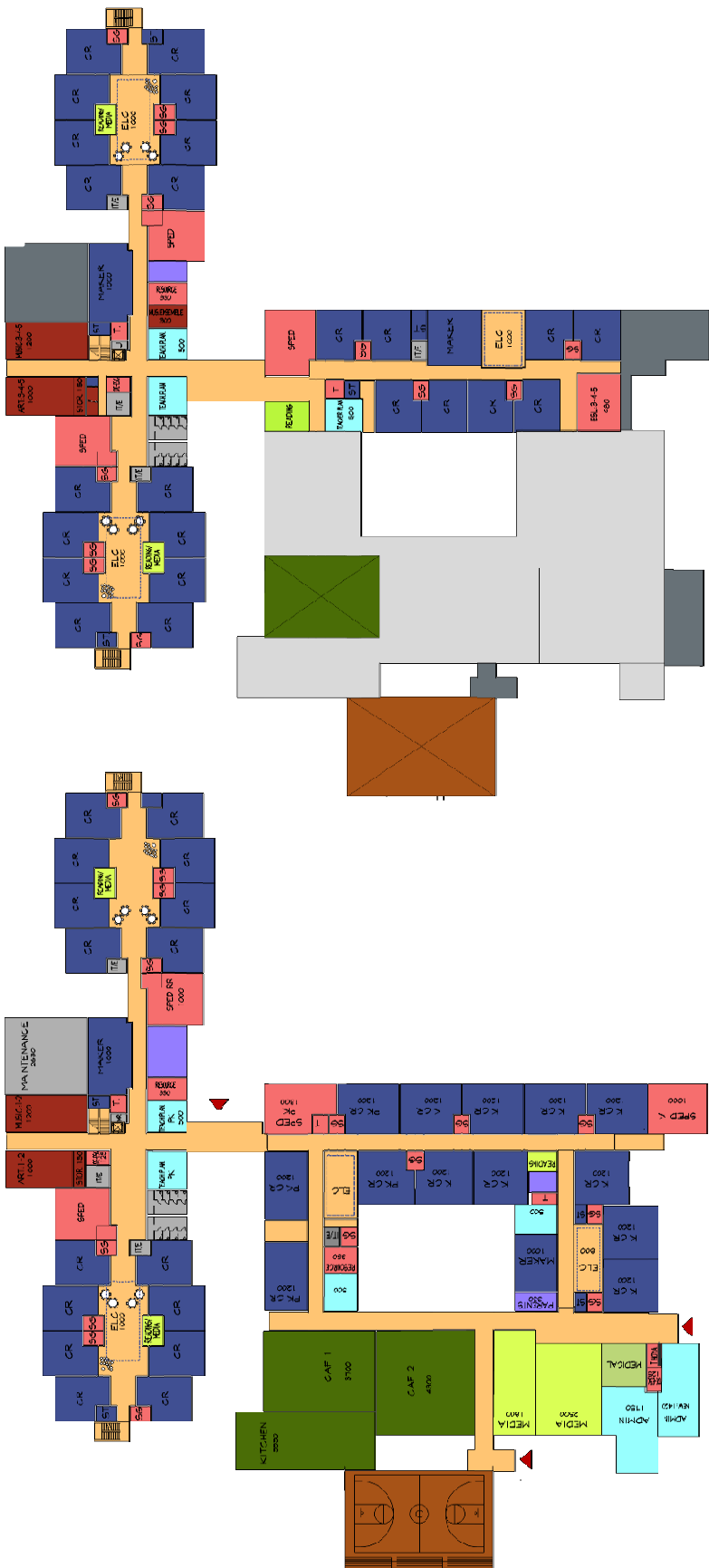
Estimated costs are preliminary and subject to change as the project is refined.

preliminary design



C2

preliminary design



FIRST FLOOR PLAN

SECOND FLOOR PLAN

OPTION C3

- PK-5 (1,030)
- NEW CONSTRUCT.
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION

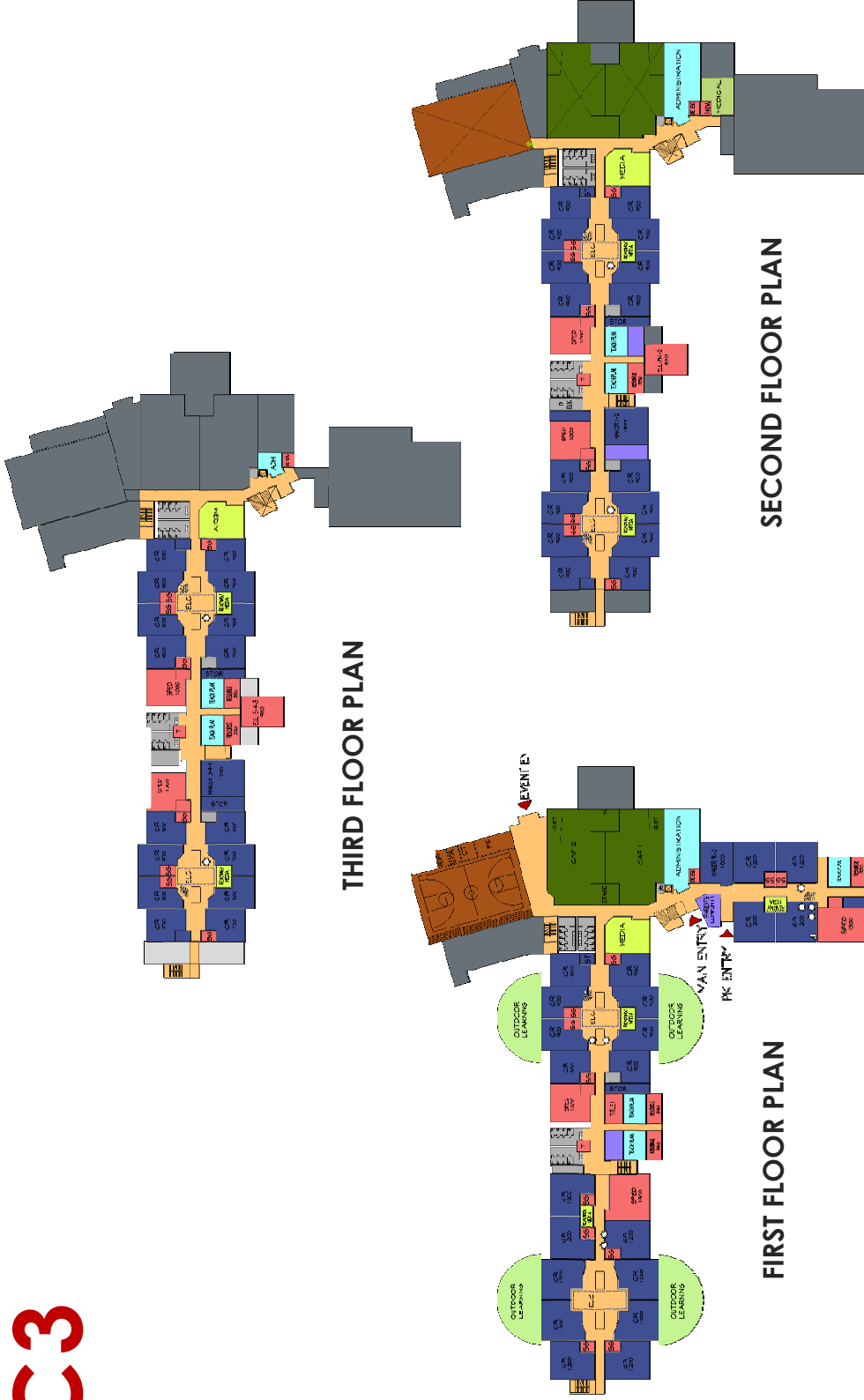
\$104.7M

Estimated costs are preliminary and subject to change as the project is refined.



preliminary design





OPTION C4

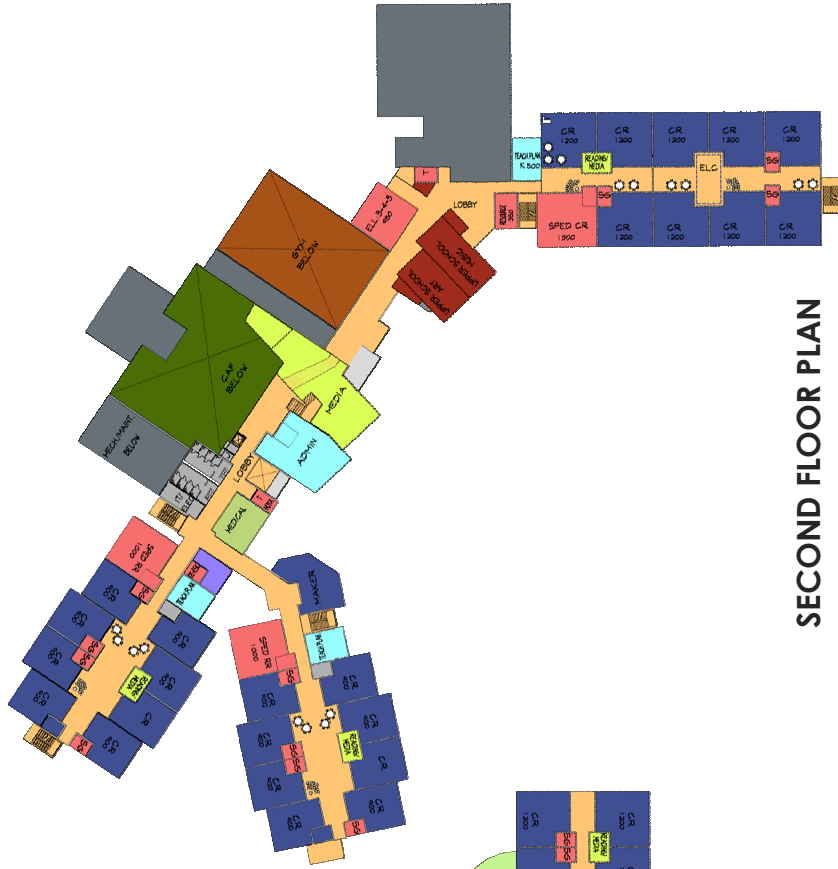
- PK-5 (1,030)
- NEW CONSTRUCT.
- 2 STORIES
- SIDE OF SITE
- 3 YEAR DURATION

\$113.1M

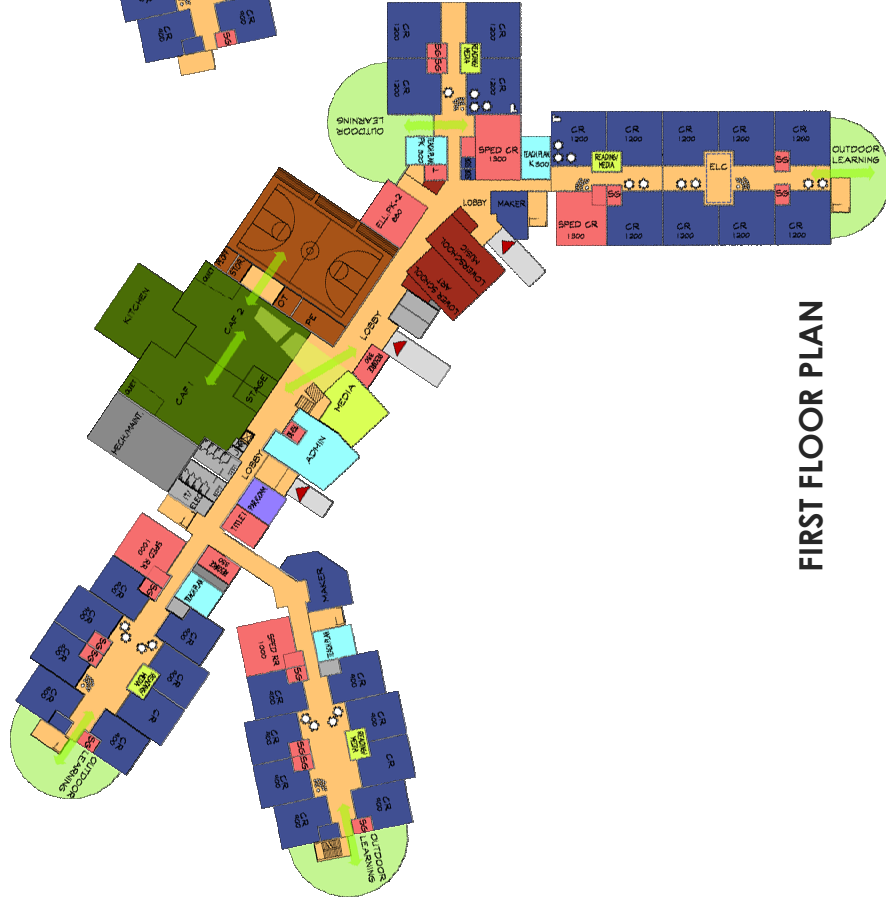
Estimated costs are preliminary and subject to change as the project is refined.

preliminary design





SECOND FLOOR PLAN



FIRST FLOOR PLAN

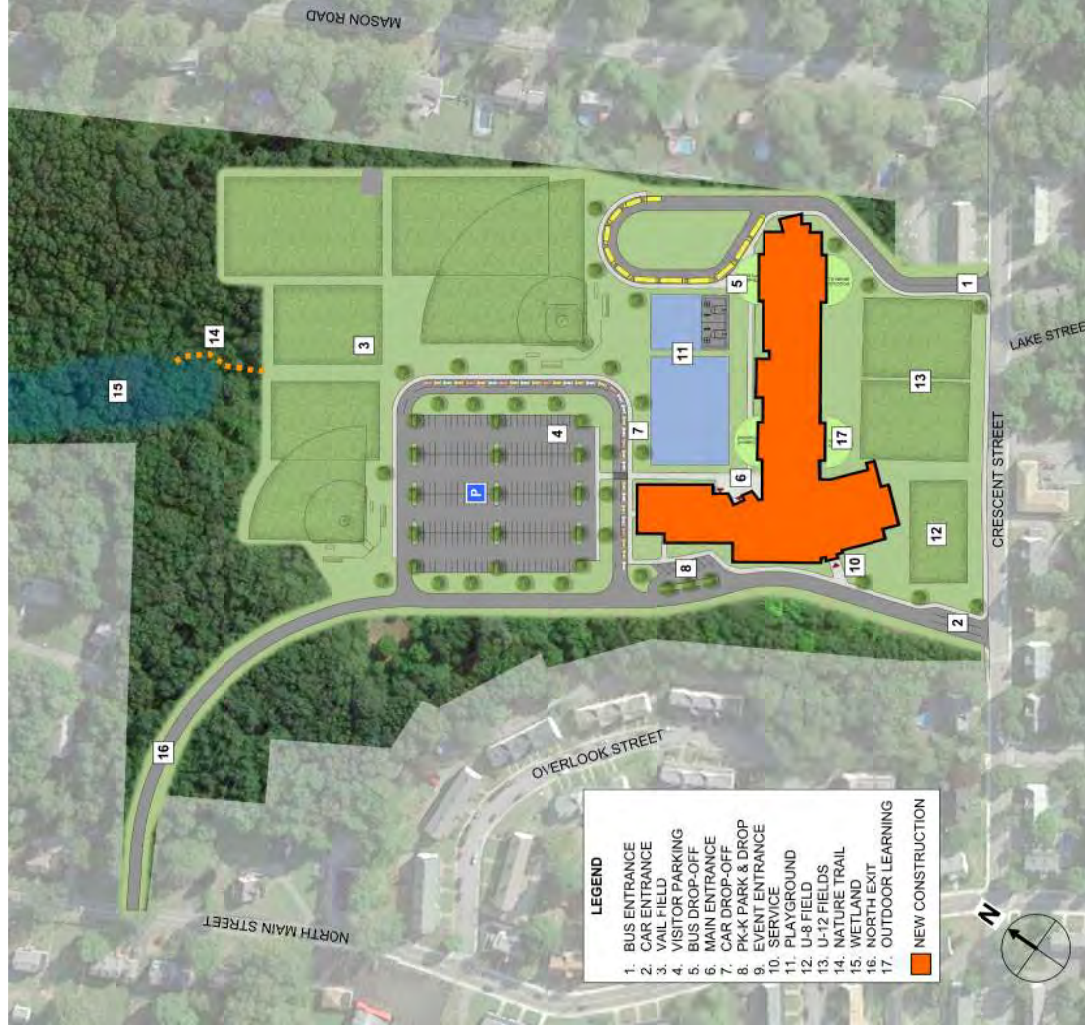
C4

OPTION C5

- PK-5 (1,030)
- NEW CONSTRUCT.
- 3 STORIES
- FRONT OF SITE
- 3 YEAR DURATION

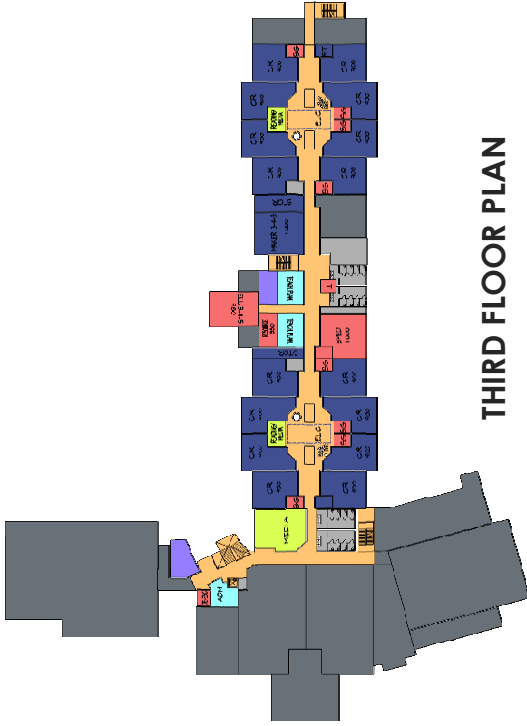
\$104.1M

Estimated costs are preliminary and subject to change as the project is refined.

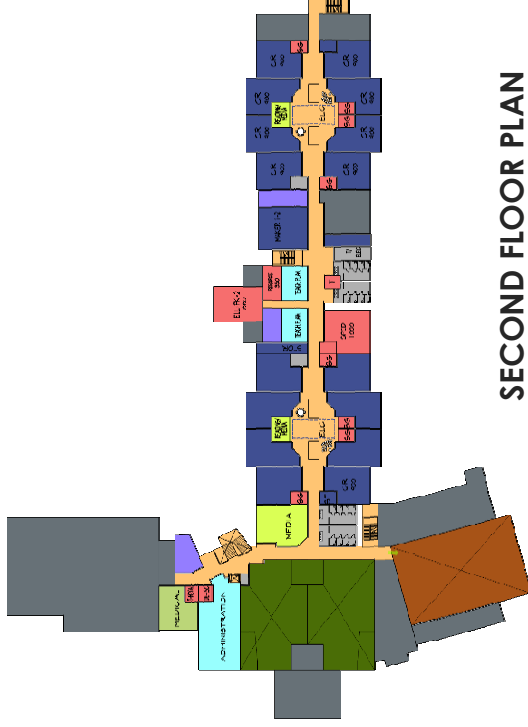


preliminary design

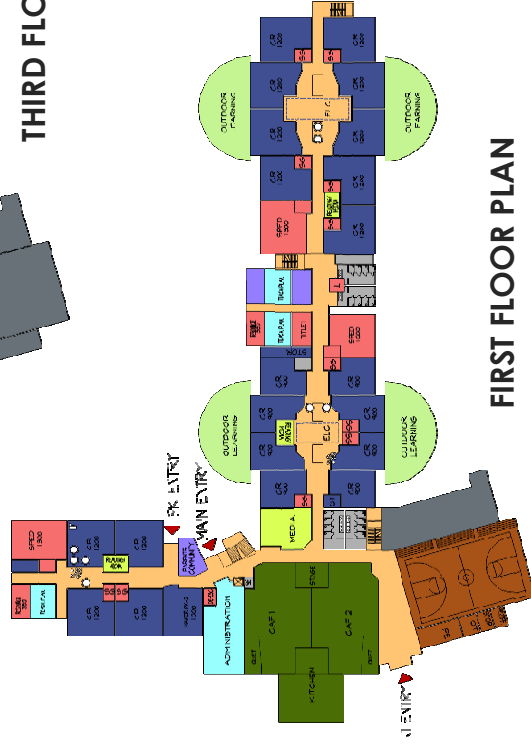




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



DORE & WHITTIER
ARCHITECTS, INC.



CONCEPTUAL COST ESTIMATES

MSBA REIMBURSEMENT PROCESS

- MSBA is the state authority that administers and funds a grant program for Massachusetts school projects.
- MSBA mandates a rigorous, multi-step study and approval process.
- MSBA will reimburse all Eligible Costs, at the mandated District Base Rate (57.11% for Northbridge), plus bonus points.
- Examples of Ineligible Costs include:
 - Site costs over 8%
 - Building costs over \$326/SF
 - Asbestos flooring abatement
 - FF&E/ Technology costs over \$2,400 per student
 - Legal Fees, Moving Expenses, Construction contingencies over 1% for new construction or 2% for renovations.
 - Classroom modular used for temporary swing space

preliminary costs



A SERIES (RENO ONLY)

A1
2 - 4
Balmer ES
\$32.7M

- RENOVATIONS TO EXISTING BUILDINGS

A2
PK-1st
NES
\$20.3M

- CODE AND DEFERRED MAINTENANCE UPGRADES
- NO EDUCATIONAL IMPROVEMENTS

\$ 53.0M total

NON-MSBA -
Reimbursed
Project(s)

B SERIES (GRADE 2-4)

B1
RENO/
ADD
\$57.1M

B2
NEW/
REAR
\$61.5M

B3
NEW/
FRONT
\$60.6M

MSBA -
Reimbursed
Project

C SERIES (GRADE PK-5)

C1
RENO/ADD
DEMO CR
\$107.9M

C2
RENO/ADD
KEEP CR
\$102.4M

C3
NEW/
REAR
\$104.7M

C4
NEW/
EAST-REAR
\$113.1M

C5
NEW/
FRONT
\$104.1M

MSBA -
Reimbursed
Project

preliminary costs



CONCEPTUAL PROJECT COST ESTIMATES

Estimated costs are preliminary and subject to change as the project is refined.

A SERIES (RENO ONLY)

- A1**
2 - 4
Balmer ES
0
• RENOVATIONS
TO EXISTING
BUILDINGS
- A2**
PK-1st
NES
0
• CODE AND
DEFERRED
MAINTENANCE
UPGRADES
- 0**
• NO
EDUCATIONAL
IMPROVEMENTS

**NON-MSBA -
Reimbursed
Project(s)**

B SERIES (GRADE 2-4)

- B1**
RENO/
ADD
65.13%
- B2**
NEW/
REAR
61.11%
- B3**
NEW/
FRONT
61.11%

**MSBA - Reimbursed
Project
(of eligible costs)**

C SERIES (GRADE PK-5)

- C1**
RENO/ADD
DEMO CR
61.84%
- C2**
RENO/ADD
KEEP CR
63.19%
- C3**
NEW/
REAR
61.11%
- C4**
NEW/
EAST-REAR
61.11%
- C5**
NEW/
FRONT
61.11%

**MSBA - Reimbursed
Project
(of eligible costs)**

preliminary costs



PRELIMINARY REIMBURSEMENT RATES

Estimated costs are preliminary and subject to change as the project is refined.

A SERIES (RENO ONLY)

A1
2 - 4
Balmer ES
• RENOVATIONS
TO EXISTING
BUILDINGS
\$32.7M

• CODE AND
DEFERRED
MAINTENANCE
UPGRADES

A2
PK-1st
NES
• NO
EDUCATIONAL
IMPROVEMENTS
\$20.3M

\$ 53.0M total

NON-MSBA -
Reimbursed
Project(s)

B SERIES (GRADE 2-4)

B1
RENO/
ADD
\$32.2M

B2
NEW/
REAR
\$37.4M

B3
NEW/
FRONT
\$36.7M

MSBA -
Reimbursed
Project

C SERIES (GRADE PK-5)

C1
RENO/ADD
DEMO CR
\$61.3M

C2
RENO/ADD
KEEP CR
\$55.6M

C3
NEW/
REAR
\$58.9M

C4
NEW/
EAST-REAR
\$66.6M

C5
NEW/
FRONT
\$58.3M

MSBA -
Reimbursed
Project

APPROXIMATE COST TO TOWN

Estimated costs are preliminary and subject to change as the project is refined.



preliminary costs

A SERIES (RENO ONLY)

A1
2 - 4

\$457.77

← 20-YR AVERAGE
ANNUAL TAX
IMPACT, AVERAGE
HOME*

\$1.61

Balmer

A2

PK-1st

\$283.50

\$.998

← AVERAGE
ANNUAL TAX
INCREASE PER
\$1000 VALUATION

NES

B SERIES (GRADE 2-4)

B1

RENO/ADD

\$450.11

\$1.59

B2

NEW/REAR

\$523.87

\$1.85

B3

NEW/FRONT

\$513.81

\$1.81

C SERIES (GRADE PK-5)

C1

RENO/ADD

\$858.20

\$3.02

C2

RENO/ADD

\$777.72

\$2.74

C4

NEW/EAST

\$932.46

\$3.28

C3

NEW/REAR

\$824.36

\$2.90

C5

NEW/FRONT

\$815.86

\$2.87

APPROXIMATE TAX IMPACTS

* AVERAGE HOMESTEAD VALUE = \$284,000, FY 2017 VALUATION

ASSUMPTIONS: BOND RATE 5% TERM 20 YEARS

Estimated costs are preliminary and subject to change as the project is refined

preliminary costs





DORE & WHITTIER
ARCHITECTS, INC.



EVALUATION OF OPTIONS



B1 \$29.0M



B2 \$34.6M



C1 \$61.3M



C3 \$58.9M

GROUP A
Balmer + NES
CODE/ DM
ONLY
\$53.0M
total



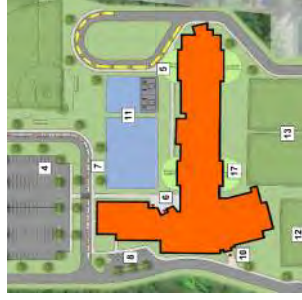
B3 \$33.8M



C2 \$55.6M



C4 \$66.6M



C5 \$58.3M

OPTIONS REVIEW WITH COST TO TOWN

Estimated costs are preliminary and subject to change as the project is refined.



KEY ISSUES FOR EVALUATION

- Provides educational benefits to greatest number of students
 - Add/reno versus New Construction
 - Grades 2-4 versus PK-5
- Educational impacts:
 - Phasing
 - Duration
 - Complexity
- Site Planning:
 - Building Location (front, side, back of site)
 - Circulation
 - Parking
 - Site Amenities
- Project Cost





DORE & WHITTIER
ARCHITECTS, INC.

QUESTIONS?

NEXT STEPS

- School Building Committee meetings are every two weeks. Meetings and agendas are posted on the District's website.
- Sept/October 2017 – SBC to select top three options and vote to submit PDP report to MSBA
- October 6, 2017 – Submit Preliminary Design Program (PDP) to MSBA
- October 30, 2017 – Community Forum #4 at Balmer Cafeteria
- December 5, 2017 – Community Forum #5 at NES Library
- January 3, 2018 – Submit Preferred Schematic Report (PSR) to MSBA
- May 9, 2018 - Submit Schematic Design (SD) documents to MSBA
- June 27, 2018 – MSBA board meeting to approve project to bring to voters
- Fall 2018 – Town Vote

process





THANK YOU



DORE & WHITTIER
ARCHITECTS, INC.



GROUP A
Balmer + NES
CODE/ DM
ONLY
\$53.0M
total



OPTIONS REVIEW WITH PROJECT COST

Estimated costs are preliminary and subject to change as the project is refined.