

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	12/5/2017
Re:	School Building Committee Meeting	Meeting No:	16
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	
	Thomas Hengelsberg	D & W, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
16.1	Record	Call to Order, 6:30 PM, meeting opened.
16.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
16.3	Record	A motion was made by M. LeBrasseur and seconded by S. Gogolinski to approve the 11/7/17 School Building Committee meeting minutes. Motion passed unanimous by those attending, one abstention.
16.4	Record	A motion was made by J. Marzec and seconded by M. LeBrasseur to approve the 11/21/17 School Building Committee meeting minutes. Motion passed unanimous by those attending, one abstention.
16.5	J. Seeley	J. Seeley distributed and reviewed the updated Meetings and Agendas Schedule for the PSR Phase, attached. Committee Discussion: 1. J. Seeley to change the 12/19/17 CM Prequalification Subcommittee meeting to 5:30pm.
16.6	J. Seeley J. Strazzulla	J. Seeley distributed and reviewed the Draft Meetings and Agendas Schedule for the Schematic Design Phase, attached. Committee Discussion: 1. J. Seeley to change the 3/13/18 SBC meeting to 3/12/18. 2. J. Seeley to change the 3/13/18 Community Forum No. 6 to 3/12/18. 3. J. Seeley to change the 4/24/18 Community Forum No. 7 to 4/23/18. 4. J. Strazzulla will send a poll to the Committee for the 4/17/18 SBC meeting for quorum.
16.7	Record	J. Seeley distributed and reviewed the Project Budget Status, attached.
16.8	Record	J. Seeley distributed and reviewed D&W Amendment No. 8, dated 12/5/17 and attached, for Geotechnical Consulting Services in the amount of \$25,943.50 to be charged against ProPay Code budget 0003-0000, which has a balance of \$73,740.00. The Committee discussed in detail. Committee Discussion: 1. J. Strazzulla asked what other services are expected? <i>L. Dore indicated the topographic survey, which is estimated to be \$30-35,000.</i> 2. P. Bedigian asked if these services will include the test pits and borings in the wooded and sloped areas on the east side of the property? <i>L. Dore indicated yes the test pits and borings are included.</i> A motion was made by M. LeBrasseur and seconded by J. Marzec to approve D&W Amendment No. 8, dated 12/5/17 and recommend signature by J. Marzec. No discussion, motion passed unanimous.
16.9	Record	Warrant No. 6 was reviewed. A motion was made by J. Marzec and seconded by M. LeBrasseur to approve Warrant No. 6. No discussion, motion passed unanimous.

Item #	Action	Discussion
16.10	T. Hengelsberg	T. Hengelsberg will provide direction to the Committee on which three intersections the traffic consultant will be collecting counts at.
16.11	L. Dore	L. Dore will calculate of the energy cost to operate the new facility as compared to the energy cost to operate the existing Balmer and NES in the Schematic Design Phase.
16.12	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, at the completion of the PSR Phase.
16.13	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, at the completion of the PSR phase.
16.14	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee on the appropriate parent vehicle queue length for the PreK-5 Options recommended by the traffic consultant, based on the parent survey of those parents that drop-off/pick-up at Balmer and NES.
16.15	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.
16.16	T. Hengelsberg	T. Hengelsberg to incorporate the key take-aways of the Middle School Capacity Analysis, into the Community Forum No. 5 presentation.
16.17	Record	J. Seeley posted the list of acronyms and definitions on the Project Website.
16.18	Record	J. Seeley distributed and reviewed the updated FAQ Sheet, dated 11/27/17 incorporating new question no. 17. The updated FAQ Sheet has been posted on the Project Website.
16.19	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the structural engineer and D&W would consider prefabricated panel systems.
16.20	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the Fire Alarm Audio message will be through the PA System or the FA speakers.
16.21	Record	J. Seeley indicated the Response Document to the MSBA comments on the PDP Submission has been submitted to MSBA and posted on the Project Website.
16.22	T. Hengelsberg	<p>L. Dore presented and reviewed the updated Design Options and Phasing Plans, attached.</p> <ol style="list-style-type: none"> Option B2 – Grade 2-4 New Construction – Back/Side Option C2 – Grade PK-5 Renovation/Addition – Exist CR Wing Option C3.1a – Grade PK-5 New Construction – Back/Side/Overlap Option C3.1b – Grade PK-5 New Construction – Back/Side Option C3.2 – Grade PK-5 New Construction – Back/Side Option C3.3 – Grade PK-5 New Construction – Back/Side Option C5 - Grade PK-5 New Construction - Front <p>Committee Discussion:</p> <ol style="list-style-type: none"> T. Hengelsberg to confirm if building height is exempted by the Dover Amendment. S. Pollock asked (prior meeting) if MA Natural Species has been contacted to confirm there are no impacts?

Item #	Action	Discussion
		<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>
16.23	J. Seeley	<p>J. Seeley distributed and reviewed the 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"> 1. P. L'Hommedieu asked if the construction cost estimates can be sent to the Committee? <p><i>J. Seeley to forward the construction cost estimates to the Committee.</i></p>
16.24	L. Dore Committee	<p>L. Dore reviewed the Evaluation Matrix categories and descriptions.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. L. Dore to send out an updated Evaluations Matrix with just the Cost to Town in the Cost category. 2. Committee members to fill out the matrix and email to L. Dore by 12/11/17. 3. L. Dore will compile all the scoring for the next Committee meeting.
16.25	J. Seeley C. Stickney	<p>J. Seeley distributed and reviewed the draft Community-Wide Survey No. 2 for Committee review, attached. The survey will be released 12/6/2017 and close 12/15/2017. Survey is approved.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Seeley to forward a Word version to C. Stickney for translation. 2. C. Stickney to distribute hardcopies to the Library, Community Center, Senior Center and Town Hall. 3. Survey to be posted on Project website, Town Website and emailed out by the school administration.
16.26	Record	J. Seeley distributed and reviewed the Community Forum No. 5 Flyer. The agenda was reviewed. There will be a presentation by J. Strazzulla, J. Seeley and L. Dore, followed by a breakout session to discuss and gain community feedback on the options.
16.27	J. Strazzulla L. Dore	<p>The PR subcommittee update:</p> <ol style="list-style-type: none"> 1. J. Strazzulla to review next steps in raising the Seniors Tax Abatement to the maximum level. 2. J. Strazzulla to develop a generic calendar for press release issuances. 3. Census Mailing – J. Strazzulla indicated the postage cost will be approximately \$1,200. The Committee approves the expense. L. Dore to update the flyer to include SD Phase Community Forum dates, refine the cost data and add a printed date. 4. J. Strazzulla indicated a meeting with the Blackstone Valley Chamber of Commerce will be held on 1/10/18 5. K. Ross indicated a school-based community meeting will be held on 12/11/18.
16.28	Record	Public Comments - None

Item #	Action	Discussion
16.29	Record	Old or New Business - None
16.30	Record	Community Forum No. 5: December 11, 2017 at 6:00 pm at NES
16.31	Record	Next SBC Meeting: December 19, 2017 at 6:30 pm at the High School Media Center.
16.32	Record	A Motion was made by J. Marzec and seconded by J. Lundquist to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, updated Meetings and Agendas Schedule for PSR Phase, Draft Meetings and Agendas Schedule for the Schematic Design Phase, Project Budget Status, Total Project Cost, Reimbursement Rate, MSBA Grant and Cost to Town, Tax Impact estimates and Construction Schedule, draft Community-Wide Survey No. 2, Community Forum No. 5 Flyer, Powerpoint

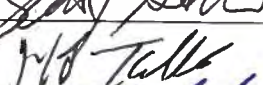
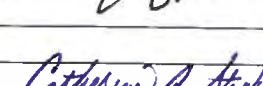
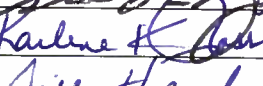
The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

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: 12/5/2017
 Meeting No: 16
 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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1000 Massachusetts Avenue
 Cambridge, MA 02138
 617.547.5400

www.smma.com

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	12/5/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	16
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes: November 7, 2017 and November 21, 2017
3. Approval of Invoices and Commitments
4. Review Schematic Design Phase Schedule
5. Review of Design Alternative Cost Models
6. Evaluate Design Alternatives
7. Discuss the One Preferred Option
8. Review Community-wide Survey No. 2
9. Prepare for Community Forum No. 5
10. PR Subcommittee Update
11. New or Old Business
12. Committee Questions
13. Public Comments
14. Next Meeting: December 19, 2017
15. Adjourn

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**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 November 22, 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 LIBRARY
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 Review Construction Delivery Methods
November 21, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Sustainable Design Goals Update on Construction Alternatives Preliminary Options Evaluation Review Construction Delivery Method
December 5, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives Review Cost Models Options Evaluation Discuss the One Preferred Option Prepare for Community Forum
December 11, 2017	COMMUNITY FORUM NO. 5 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA
December 19, 2017	SCHOOL BUILDING COMMITTEE MEETING Decide the One Preferred Construction Alternative Vote to Submit Preferred Schematic Report to MSBA
December 19, 2017	CM PREQUALIFICATION MEETING @ 7:30 PM Review Draft RFQ
January 3, 2018	SUBMIT PREFERRED SCHEMATIC REPORT PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

**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
November 22, 2017**

DATE	AGENDA
<i>Schematic Design Phase (SD)</i>	
January 9, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING Approve RFQ
January 16, 2018	CM INFORMATIONAL MEETING
January 16, 2018	SCHOOL BUILDING COMMITTEE MEETING Review Schematic Design Phase Schedule and Deliverables Prepare for MSBA FAS Meeting
January 30, 2018	SCHOOL BUILDING COMMITTEE MEETING Review Updated Site and Floor Plans Review Preliminary Exterior Imagery Prepare for MSBA Board Meeting
February 6, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING Prequalify CM Firms to Receive RFP
February 27, 2018	CM SELECTION SUBCOMMITTEE Review CM Proposals
<i>February 14, 2018</i>	<i>MSBA BOARD MEETING</i>
March 6, 2018	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Board Meeting Review Updated Site Plan and Floor Plans Review Updated Exterior Imagery Review Preliminary Mechanical and Electrical Systems Review Updated Sustainable Design Features Review Preliminary Building Sections Prepare for Community Forum No. 6
March 7, 2018	CM SELECTION SUBCOMMITTEE CM Interviews
March 13, 2018	SCHOOL BUILDING COMMITTEE MEETING @ 5:30 PM Prequalification Committee to Recommend CM Firm
March 13, 2018	COMMUNITY FORUM NO. 6 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA

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

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

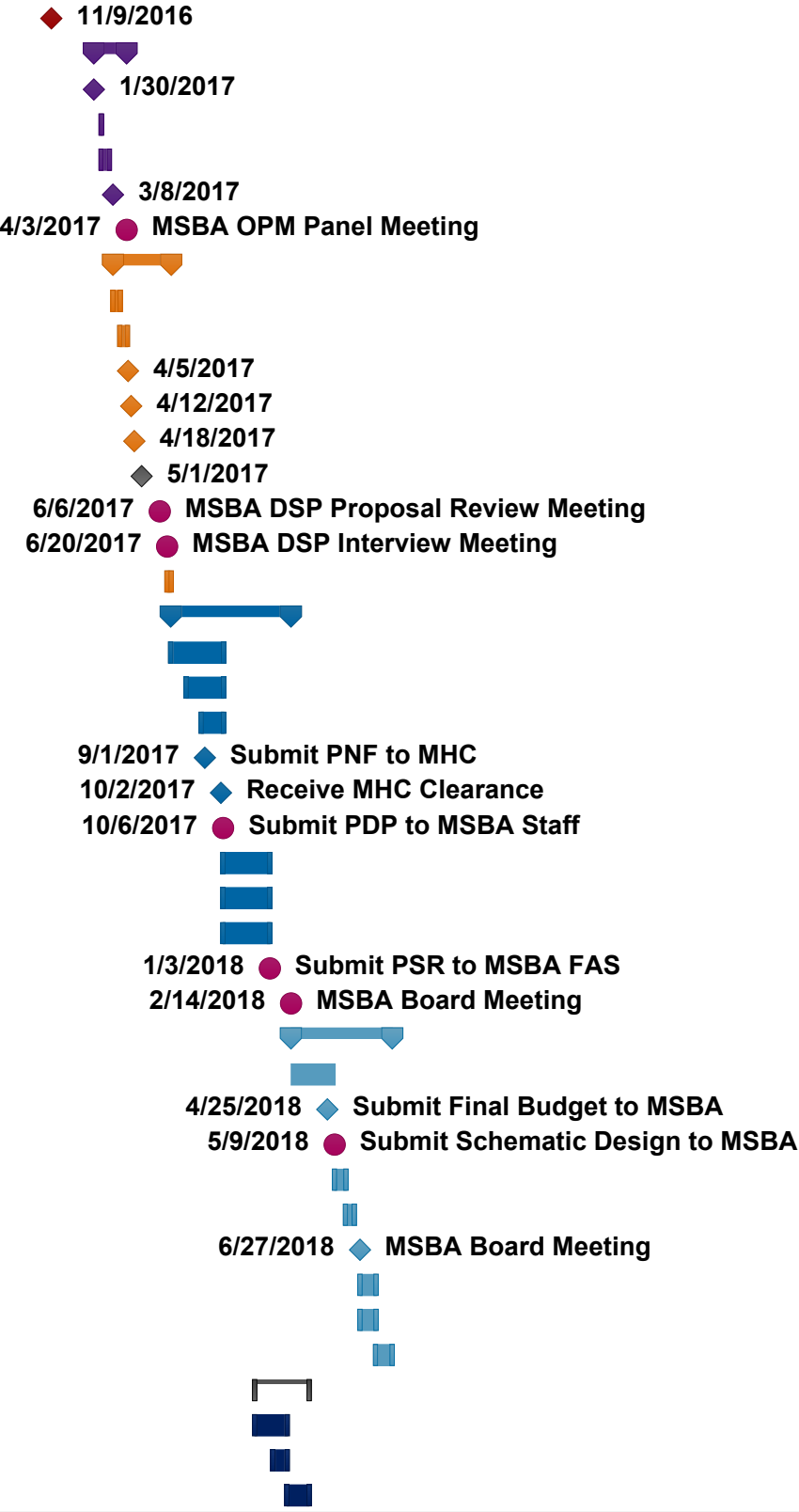
**MEETINGS SCHEDULE AND AGENDAS
November 22, 2017**

DATE	AGENDA
March 20, 2018	SCHOOL BUILDING COMMITTEE MEETING
	CM Introduction
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Preliminary Structural Systems
	Review Preliminary Technology Systems
	Review Preliminary FFE Layout
April 3, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Final Mechanical and Electrical Systems
	Review Final Sustainable Design Features
April 17, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Final Site Plan, Floor Plans and Elevations
	Final Project Cost
	Final Project Schedule
	Vote to submit Schematic Design Cost Estimate to MSBA
April 24, 2018	COMMUNITY FORUM NO. 7 - 6:00 to 8:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
April 25, 2018	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
May 1, 2018	SCHOOL BUILDING COMMITTEE MEETING - 7:00 PM
	Vote to submit Schematic Design Package to MSBA
May 9, 2018	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

W. Edward Balmer Elementary School
Feasibility Study
Preliminary Project Schedule - PSR Submission



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								
2	Original Statement of Interest (SOI) Submission	0 days	3/9/2015	3/9/2015								
3	MSBA Invite into Eligibility	0 days	11/9/2016	11/9/2016								
4	RETAIN OPM	45 days	1/30/2017	4/3/2017								
5	Submit OPM Proposals	0 days	1/30/2017	1/30/2017								
6	OPM Interview	1 day	2/13/2017	2/13/2017								
7	Negotiate OPM Contract	12 days	2/13/2017	2/28/2017								
8	Submit Documents to MSBA OPM Panel	0 days	3/8/2017	3/8/2017								
9	MSBA OPM Panel Meeting	0 days	4/3/2017	4/3/2017								
10	RETAIN DESIGNER	80 days	3/8/2017	6/27/2017								
11	Draft Designer RFS and Submit to MSBA	10 days	3/8/2017	3/21/2017								
12	MSBA Approve Draft RFS	11 days	3/21/2017	4/4/2017								
13	Submit to Central Register	0 days	4/5/2017	4/5/2017								
14	Notice in Central Register	0 days	4/12/2017	4/12/2017								
15	Briefing Session	0 days	4/18/2017	4/18/2017								
16	Submit Designer Proposals	0 days	5/1/2017	5/1/2017								
17	MSBA DSP Proposal Review Meeting	0 days	6/6/2017	6/6/2017								
18	MSBA DSP Interview Meeting	0 days	6/20/2017	6/20/2017								
19	Negotiate Designer Contract	6 days	6/20/2017	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 PNF to MHC	0 days	9/1/2017	9/1/2017								
25	Receive MHC Clearance	0 days	10/2/2017	10/2/2017								
26	Submit PDP to MSBA Staff	0 days	10/6/2017	10/6/2017								
27	Develop Preferred Schematic Report (PSR)	64 days	10/6/2017	1/3/2018								
28	Community Presentations	64 days	10/6/2017	1/3/2018								
29	Grade Configuration Public Meetings	64 days	10/6/2017	1/3/2018								
30	Submit PSR to MSBA FAS	0 days	1/3/2018	1/3/2018								
31	MSBA Board Meeting	0 days	2/14/2018	2/14/2018								
32	SCHEMATIC DESIGN (SD)	139 days	2/14/2018	8/27/2018								
33	Develop Schematic Design	61 days	2/14/2018	5/9/2018								
34	Submit Final Budget to MSBA	0 days	4/25/2018	4/25/2018								
35	Submit Schematic Design to MSBA	0 days	5/9/2018	5/9/2018								
36	MSBA SD Comments	16 days	5/9/2018	5/30/2018								
37	Respond to MSBA SD Comments	13 days	5/30/2018	6/15/2018								
38	MSBA Board Meeting	0 days	6/27/2018	6/27/2018								
39	PS&B Agreement Execution	23 days	6/27/2018	7/27/2018								
40	DESE Review	23 days	6/27/2018	7/27/2018								
41	MSBA Review of DESE Submittal	22 days	7/27/2018	8/27/2018								
42	CONSTRUCTION MANAGER (CM)	75 days	12/6/2017	3/20/2018								
43	IG Application and Approval	45 days	12/6/2017	2/6/2018								
44	RFQ Process	20 days	1/10/2018	2/6/2018								
45	RFP Process	31 days	2/6/2018	3/20/2018								

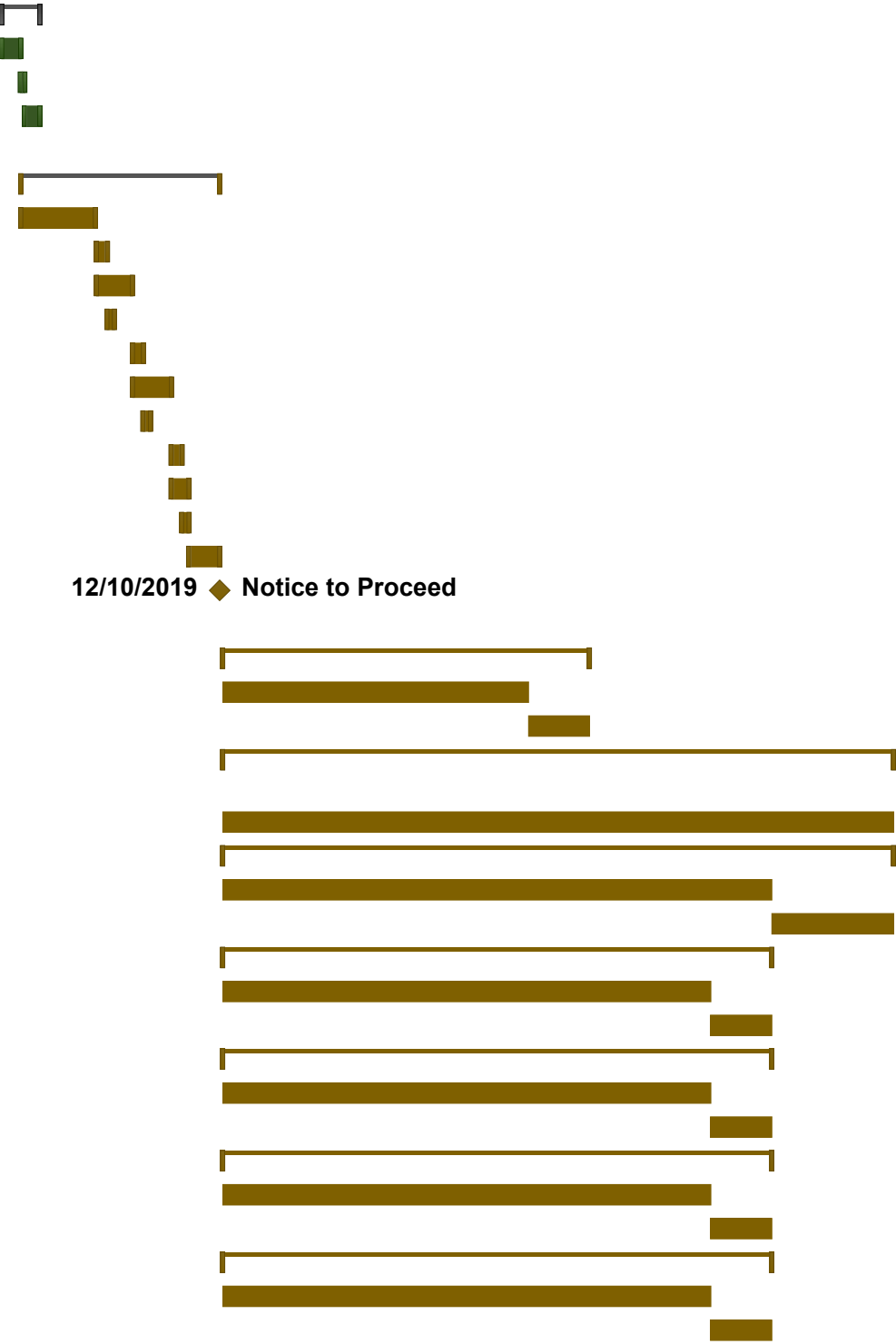


W. Edward Balmer Elementary School
Feasibility Study
Preliminary Project Schedule - PSR Submission

PROJECT MANAGEMENT



ID	Task Name	Duration	Start	Finish	2016	2017	2018	2019	2020	2021	2022	2023
46	LOCAL APPROPRIATION	55 days	10/1/2018	12/15/2018								
47	Local Appropriation	28 days	10/1/2018	11/7/2018								
48	Certification of Votes Sent to MSBA	7 days	11/7/2018	11/15/2018								
49	Project Funding Agreement Execution	23 days	11/15/2018	12/15/2018								
50	DESIGN AND CONSTRUCTION	1244 days	11/8/2018	8/15/2023								
51	Design and Documentation	283 days	11/8/2018	12/10/2019								
52	Design Development	107 days	11/8/2018	4/5/2019								
53	MSBA Review of DD Submission	16 days	4/8/2019	4/29/2019								
54	60% Construction Documents	52 days	4/8/2019	6/18/2019								
55	Incorporate MSBA DD Comments	11 days	4/29/2019	5/13/2019								
56	MSBA Review of 60% CD Submission	16 days	6/19/2019	7/10/2019								
57	90% Construction Documents	56 days	6/19/2019	9/4/2019								
58	Incorporate MSBA 60% CD Comments	11 days	7/10/2019	7/24/2019								
59	MSBA Review of 90% CD Submission	16 days	9/4/2019	9/25/2019								
60	100% Construction Documents	26 days	9/4/2019	10/9/2019								
61	Incorporate MSBA 90% CD Comments	11 days	9/25/2019	10/9/2019								
62	Bidding and Award/GMP	44 days	10/9/2019	12/9/2019								
63	Notice to Proceed	0 days	12/10/2019	12/10/2019								
64	Construction	957 days	12/16/2019	8/15/2023								
65	Option B2: New Construction - Back - Grades 2-4	524 days	12/16/2019	12/16/2021								
66	Building	436 days	12/16/2019	8/16/2021								
67	Demo/Site Work	88 days	8/17/2021	12/16/2021								
68	Option C2: Phased Renovation and Additions - Grades PreK-5 - Existing Classroom Wing	957 days	12/16/2019	8/15/2023								
69	Phased Renovations and Additions	957 days	12/16/2019	8/15/2023								
70	Option C3.1a: New Construction - Back - PreK-5	957 days	12/16/2019	8/15/2023								
71	Building	784 days	12/16/2019	12/15/2022								
72	Demo/Site Work	173 days	12/16/2022	8/15/2023								
73	Option C3.1b: New Construction - Back - PreK-5	784 days	12/16/2019	12/15/2022								
74	Building	696 days	12/16/2019	8/15/2022								
75	Demo/Site Work	89 days	8/15/2022	12/15/2022								
76	Option C3.2: New Construction - Side - PreK-5	784 days	12/16/2019	12/15/2022								
77	Building	696 days	12/16/2019	8/15/2022								
78	Demo/Site Work	89 days	8/15/2022	12/15/2022								
79	Option C3.3: New Construction - Side - PreK-5	784 days	12/16/2019	12/15/2022								
80	Building	696 days	12/16/2019	8/15/2022								
81	Demo/Site Work	89 days	8/15/2022	12/15/2022								
82	Option C5: New Construction - Front - Grades PreK-5	784 days	12/16/2019	12/15/2022								
83	Building	696 days	12/16/2019	8/15/2022								
84	Demo/Site Work	89 days	8/15/2022	12/15/2022								



Project Budget Status

Updated: 11/30/2017

Feasibility and Schematic Design Phase	MSBA ProPay Code	FSA Agreement 3/22/2017	Budget Revision 7/31/2017	Current Budget	Vendor	Committed	Balance
OPM	0001-0000	\$ 200,000.00	\$ (75,000.00)	\$ 125,000.00	SMMA	\$ 125,000.00	\$ -
DESIGNER	0002-0000	\$ 525,000.00	\$ (100,000.00)	\$ 425,000.00	D&W	\$ 425,000.00	\$ -
Environmental and Site	0003-0000	\$ 40,000.00	\$ 110,000.00	\$ 150,000.00	D&W	\$ 102,203.50	\$ 47,796.50
Other	0004-0000	\$ 10,000.00	\$ 65,000.00	\$ 75,000.00		\$ 1,719.94	\$ 73,280.06
Total Budget		<u>\$ 775,000.00</u>		<u>\$ 775,000.00</u>		<u>\$ 653,923.44</u>	\$ 121,076.56

Environmental & Site Project Budget Status

Updated: 11/30/2017

Feasibility and Schematic Design Phase	Vendor	Amendment No.	Current Budget	Consultant Fee	Designer Markup	Total Fee	Balance
Environmental and Site							
Geotechnical Engineering Services	Lahlaf Geotechnical Consulting	001		\$ 11,995.00	\$ 1,200.00	\$ 13,195.00	
Geo-Environmental Consulting Services	FS Engineers	002		\$ 9,350.00	\$ 935.00	\$ 10,285.00	
Preliminary Traffic Assessment	Nitsch Engineering	003		\$ 9,000.00	\$ 900.00	\$ 9,900.00	
Site Survey and Wetland Delineation	Nitsch Engineering	004		\$ 13,500.00	\$ 1,350.00	\$ 14,850.00	
Building Hazardous Materials Assessment	Universal Environmental Consultants	005		\$ 6,200.00	\$ 620.00	\$ 6,820.00	
Hydrant Water Pressure/Volume Testing	VAV International, Inc.	006		\$ 1,100.00	\$ 310.00	\$ 1,410.00	
Traffic Study	Nitsch Engineering	007		\$ 18,000.00	\$ 1,800.00	\$ 19,800.00	
Geotechnical Engineering Services	Lahlaf Geotechnical Consulting	008		\$ 23,585.00	\$ 2,358.50	\$ 25,943.50	
TOTAL			\$ 150,000.00			\$102,203.50	\$47,796.50
Projected in Schematic Design Phase:							
Geotechnical Engineering	Lahlaf Geotechnical Consulting						\$ 20,000.00
Site Survey	Nitsch Engineering						\$ 20,000.00
Hazardous Materials Assessment	Universal Environmental Consultants						\$ 15,000.00
Traffic Assessment	Nitsch Engineering						\$ 15,000.00

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PM&C Estimate
 Dated 12/1/17

SF	Option	Costs	Cost/SF
71,871	Option A1 - Repair Only Balmer ES	Construction Cost	\$26,162,939
		Fees, Testing, Utilities, and Expenses	\$4,751,997
		FFE/Technology	\$0
		Contingencies	\$1,831,406
		total	\$32,746,342
56,560	Option A2 - Repair Only NES	Construction Cost	\$15,832,586
		Fees, Testing, Utilities, and Expenses	\$3,327,399
		FFE/Technology	\$0
		Contingencies	\$1,108,281
		total	\$20,268,266
89,283	Option B2 - Grade 2-4 New Construction - Back	Construction Cost	\$52,062,899
		Fees, Testing, Utilities, and Expenses	\$9,468,491
		FFE/Technology	\$1,734,000
		Contingencies	\$3,644,403
		total	\$66,909,793
171,530	Option C2 - Grade PK-5 Renovation/Addition - Exist CR Wing	Construction Cost	\$84,356,025
		Fees, Testing, Utilities, and Expenses	\$14,923,063
		FFE/Technology	\$3,502,000
		Contingencies	\$5,904,922
		total	\$108,686,010
171,530	Option C3.1a - Grade PK-5 New Construction - Back	Construction Cost	\$83,350,421
		Fees, Testing, Utilities, and Expenses	\$14,747,307
		FFE/Technology	\$3,502,000
		Contingencies	\$5,834,529
		total	\$107,434,257
171,530	Option C3.1b - Grade PK-5 New Construction - Back	Construction Cost	\$81,453,196
		Fees, Testing, Utilities, and Expenses	\$14,491,181
		FFE/Technology	\$3,502,000
		Contingencies	\$5,701,724
		total	\$105,148,101
171,530	Option C3.2 - Grade PK-5 New Construction - Side	Construction Cost	\$81,858,580
		Fees, Testing, Utilities, and Expenses	\$14,545,908
		FFE/Technology	\$3,502,000
		Contingencies	\$5,730,101
		total	\$105,636,589
171,530	Option C3.3 - Grade PK-5 New Construction - Side	Construction Cost	\$85,556,706
		Fees, Testing, Utilities, and Expenses	\$15,045,155
		FFE/Technology	\$3,502,000
		Contingencies	\$5,988,969
		total	\$110,092,830
171,530	Option C5 - Grade PK-5 New Construction - Front	Construction Cost	\$79,335,426
		Fees, Testing, Utilities, and Expenses	\$14,205,283
		FFE/Technology	\$3,502,000
		Contingencies	\$5,553,480
		total	\$102,596,189

DRAFT
PM&C Estimate
Dated 12/1/17

	Option B2 - Grade 2-4 New Construction - Back	Option C2 - Grade PK-5 Renovation/Addition - Exist CR Wing	Option C3.1a - Grade PK-5 New Construction - Back	Option C3.1b - Grade PK-5 New Construction - Back	Option C3.2 - Grade PK-5 New Construction - Side	Option C3.3 - Grade PK-5 New Construction - Side	Option C5 - Grade PK-5 New Construction - Front
SF	89,283	171,530	171,530	171,530	171,530	171,530	171,530
Building							
Renovation	\$ -	\$ 18,057,848 \$105	\$ -	\$ -	\$ -	\$ -	\$ -
Additions	\$ -	\$ 28,117,128 \$164	\$ -	\$ -	\$ -	\$ -	\$ -
New Construction	\$ 26,965,628 \$302	\$ -	\$ 46,630,239 \$272	\$ 46,512,789 \$271	\$ 46,777,785 \$273	\$ 49,435,980 \$288	\$ 46,512,789 \$271
Building HazMat	\$ 1,185,000 \$13	\$ 1,185,000 \$7	\$ 1,185,000 \$7	\$ 1,185,000 \$7	\$ 1,185,000 \$7	\$ 1,185,000 \$7	\$ 1,185,000 \$7
Building Demolition	\$ 431,226 \$5	\$ -	\$ 646,839 \$4	\$ 431,226 \$3	\$ 431,226 \$3	\$ 431,226 \$3	\$ 431,226 \$3
Building Trade Cost	\$ 28,581,854 \$320	\$ 47,359,976 \$276	\$ 48,462,078 \$283	\$ 48,129,015 \$281	\$ 48,394,011 \$282	\$ 51,052,206 \$298	\$ 48,129,015 \$281
Sitework							
Site Preparation	\$ 2,282,433	\$ 934,867	\$ 1,786,615	\$ 2,286,615	\$ 2,286,615	\$ 2,182,411	\$ 1,015,914
Site Improvements	\$ 3,150,479	\$ 3,243,299	\$ 3,302,152	\$ 3,302,152	\$ 3,302,152	\$ 3,369,626	\$ 3,237,917
Mechanical Utilities	\$ 886,158	\$ 1,052,916	\$ 1,120,834	\$ 1,116,434	\$ 1,120,834	\$ 1,159,406	\$ 1,019,526
Electrical Utilities	\$ 210,000	\$ 210,000	\$ 250,000	\$ 230,000	\$ 250,000	\$ 230,000	\$ 150,000
Site Trade Cost	\$ 6,529,070	\$ 5,441,082	\$ 6,459,601	\$ 6,935,201	\$ 6,959,601	\$ 6,941,443	\$ 5,423,357
Total Trade Cost	\$ 35,110,924	\$ 52,801,058	\$ 54,921,679	\$ 55,064,216	\$ 55,353,612	\$ 57,993,649	\$ 53,552,372
General Conditions	\$ 2,880,000	\$ 5,760,000	\$ 5,040,000	\$ 4,320,000	\$ 4,320,000	\$ 4,320,000	\$ 4,320,000
General Requirements	\$ 1,760,462	\$ 3,309,306	\$ 2,753,773	\$ 2,760,920	\$ 2,775,430	\$ 2,907,802	\$ 2,685,116
Bonds	\$ 440,115	\$ 661,861	\$ 688,443	\$ 690,230	\$ 693,858	\$ 726,950	\$ 671,279
Insurance	\$ 770,202	\$ 1,158,257	\$ 1,204,776	\$ 1,207,902	\$ 1,214,251	\$ 1,272,163	\$ 1,174,738
Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee	\$ 1,320,346	\$ 1,985,584	\$ 2,065,330	\$ 2,070,690	\$ 2,081,573	\$ 2,180,851	\$ 2,013,837
Design Contingency	\$ 5,740,636	\$ 8,632,973	\$ 8,979,695	\$ 9,002,999	\$ 9,050,316	\$ 9,481,962	\$ 8,755,813
GMP Contingency	\$ 880,231	\$ 1,323,723	\$ 1,376,887	\$ 1,380,460	\$ 1,387,715	\$ 1,453,901	\$ 1,342,558
Escalation	\$ 3,159,983	\$ 4,752,095	\$ 4,942,951	\$ 4,955,779	\$ 4,981,825	\$ 5,219,428	\$ 4,819,713
Phasing Premium	\$ 16,951,975	\$ 31,554,967	\$ 28,428,742	\$ 26,388,980	\$ 26,504,968	\$ 27,563,057	\$ 25,783,054
Total Construction Cost	\$ 52,062,899 \$583	\$ 84,356,025 \$492	\$ 83,350,421 \$486	\$ 81,453,196 \$475	\$ 81,858,580 \$477	\$ 85,556,706 \$499	\$ 79,335,426 \$463

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	Option A1 - Repair Only Balmer ES	Option A2 - Repair Only NES	Option B2 - Grade 2-4 New Construction - Back	Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing	Option C3.1a - Grade PK-5 New Construction - Back	Option C3.1b - Grade PK-5 New Construction - Back	Option C3.2 - Grade PK-5 New Construction - Side	Option C3.3 - 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
Maintenance	0.00	0.00	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
Renovation	0.00	0.00	0.00	2.09	0.00	0.00	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
Total Reimbursement Rate	0	0	61.11	63.2	61.11	61.11	61.11	61.11	61.11

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PM&C Estimate
Dated 12/1/17

	Option A1 - Repair Only Balmer ES	Option A2 - Repair Only NES	Option B2 - Grade 2-4 New Construction - Back	Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing	Option C3.1a - Grade PK-5 New Construction - Back	Option C3.1b - Grade PK-5 New Construction - Back	Option C3.2 - Grade PK-5 New Construction - Side	Option C3.3 - Grade PK-5 New Construction - Side	Option C5 - Grade PK-5 New Construction - Front
Total Project Cost	\$32,746,342	\$20,268,266	\$66,909,793	\$108,686,010	\$107,434,257	\$105,148,101	\$105,636,589	\$110,092,830	\$102,596,189
Approximate MSBA Reimbursement	\$0	\$0	\$26,454,696	\$48,679,112	\$47,521,677	\$47,134,192	\$47,174,707	\$47,544,477	\$46,922,598
Approximate Cost to the Town	\$32,746,342	\$20,268,266	\$40,455,097	\$60,006,898	\$59,912,580	\$58,013,909	\$58,461,882	\$62,548,353	\$55,673,591
Summary of Approximate Ineligible Costs									
Site Costs	na	na	\$6,569,493	\$2,211,341	\$3,963,985	\$4,840,804	\$4,844,144	\$4,491,561	\$2,608,593
Building Costs	na	na	\$14,077,495	\$24,552,607	\$20,842,097	\$18,389,089	\$18,791,722	\$22,847,534	\$18,500,349
Asbestos Flooring Abatement	na	na	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
FFE/Technology over \$2,400/student	na	na	\$510,000	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000	\$1,030,000
Legal Fees, Moving Expenses, Contingencies	na	na	\$2,282,516	\$3,694,241	\$3,654,017	\$3,578,128	\$3,594,343	\$3,742,268	\$3,493,417
	\$0	\$0	\$23,619,504	\$31,668,189	\$29,670,099	\$28,018,021	\$28,440,209	\$32,291,363	\$25,812,359

DRAFT - FOR DISCUSSION PURPOSES ONLY

	Option A1 - Repair Only Balmer ES	Option A2 - Repair Only NES	Option B2 - Grade 2-4 New Construction - Back	Option C2 - Grade PK-5 Renovation/ Addition - Exist CR Wing	Option C3.1a - Grade PK-5 New Construction - Back	Option C3.1b - Grade PK-5 New Construction - Back	Option C3.2 - Grade PK-5 New Construction - Back	Option C3.3 - Grade PK-5 New Construction - Back	Option C5 - Grade PK-5 New Construction - Front
Northbridge Share	\$32,746,342	\$20,268,266	\$40,455,097	\$60,006,898	\$59,912,580	\$58,013,909	\$58,461,882	\$62,548,353	\$55,673,591
Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Term (years)	20	20	20	20	20	20	20	20	20
Yearly Payment-20 yr Average	\$ 2,496,909	\$ 1,545,455	\$ 3,084,701	\$ 4,575,526	\$ 4,568,334	\$ 4,423,561	\$ 4,457,719	\$ 4,769,312	\$ 4,245,111
Average Home Value	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000	\$ 284,000
Annual Tax Increase Average Home-20 yr Average	\$ 458.22	\$ 283.61	\$ 566.09	\$ 839.68	\$ 838.36	\$ 811.79	\$ 818.06	\$ 875.24	\$ 779.04
Annual Tax Increase per \$1,000 Valuation	\$ 1.6134	\$ 0.9986	\$ 1.9933	\$ 2.9566	\$ 2.9520	\$ 2.8584	\$ 2.8805	\$ 3.0818	\$ 2.7431
Impact Average Home-20 Years	\$ 9,164	\$ 5,672	\$ 11,321	\$ 16,793	\$ 16,767	\$ 16,235	\$ 16,361	\$ 17,504	\$ 15,580

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.

W. Edward Balmer Elementary School Feasibility Study

School Building Committee Community Survey No. 2

December 1, 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. The School Building Committee has narrowed the options to four final designs. Which of the following design alternatives provides the Northbridge Community the best long-term plan for educating its elementary school children? Please rank the following options with 1 being the best long term solution and 4 being the least.**

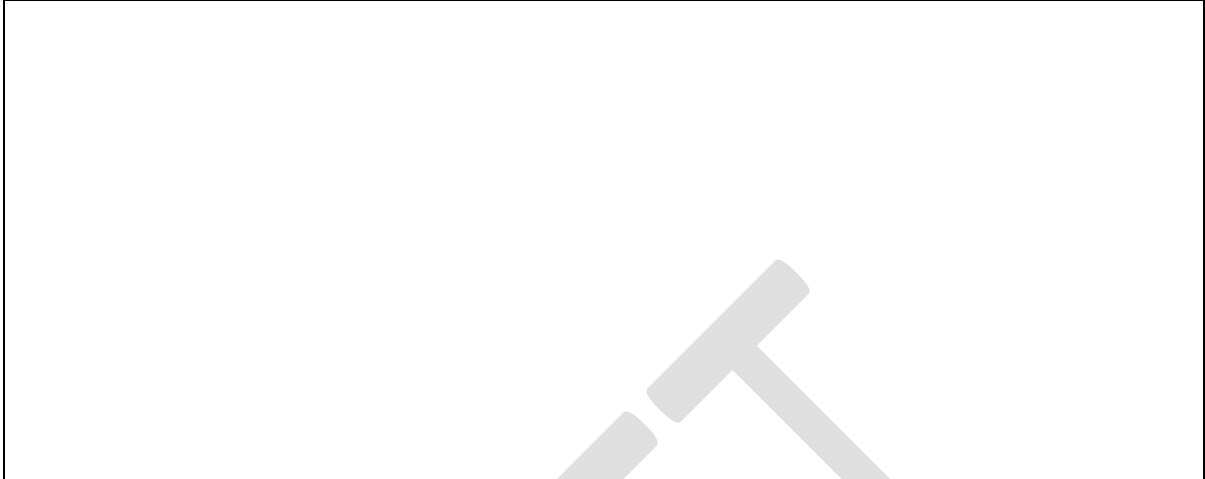
<input type="text"/>	<p>1. Option B2 – New school construction to replace the current W.E. Balmer School</p> <ul style="list-style-type: none">• Houses grades 2 through 4 (510 students)• 2 year estimated project duration• New building located on rear/east edge of the current Balmer site• 2 story building• Initial estimated cost to the taxpayers of Northbridge of \$40.5M• Continues need for ongoing maintenance/code upgrades to the Northbridge Elementary School at estimated cost to the taxpayers of Northbridge of \$20.3M
<input type="text"/>	<p>2. Option C2 -- Renovation and Addition to the current W.E. Balmer School, consolidating W. E. Balmer School and Northbridge Elementary School</p> <ul style="list-style-type: none">• Houses grades Pre-K through 5 (1,030 students)• 4 year estimated project duration (phased student occupancy)• New building addition located to the east of current Balmer School• 2 story addition• Initial estimated cost to the taxpayers of Northbridge of \$60.0M• Allows for the repurposing of the current Northbridge Elementary School and property at the discretion of the town/town voters.
<input type="text"/>	<p>3. Option C3.1b -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School</p> <ul style="list-style-type: none">• Houses grades Pre-K through 5 (1,030 students)• 3 year estimated project duration• New building located to the rear/east of current Balmer site• 3 story building• Initial estimated cost to the taxpayers of Northbridge of \$58.0M• Allows for the repurposing of the current Northbridge Elementary School and property at the discretion of the town/town voters.
<input type="text"/>	<p>4. Option C5 -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School</p> <ul style="list-style-type: none">• Houses grades Pre-K through 5 (1,030 students)• 3 year estimated project duration• New building located on the front of the current Balmer site (with front entrance at the rear of the building)• 3 story building• Initial estimated cost to the taxpayers of Northbridge of \$55.7M• Allows for the repurposing of the current Northbridge Elementary School and property at the discretion of the town/town voters.

W. Edward Balmer Elementary School Feasibility Study

School Building Committee Community Survey No. 2

December 1, 2017

2. Please provide any additional feedback you have on any of these specific options



3. 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) _____

4. Please check all the following ways in which you've learned about the status of the project

- ☐ Attended a Community Forum or School Building Committee meeting
- ☐ Watched a Community Forum or School Building Committee meeting on Video/194
- ☐ Visited and reviewed information on the School Building Committee's website
- ☐ Read article(s) in local newspaper
- ☐ Viewed information shared on Facebook or other social media channels
- ☐ Discussed information with others in town
- ☐ Have seen notices around town regarding forums
- ☐ Have not seen/heard much about the project
- ☐ Other (please specify) _____

NORTHBRIDGE PUBLIC SCHOOLS

W. EDWARD BALMER SCHOOL

Join us for our fifth community meeting on

December 11, 2017

*To learn about development of the project and
to share your thoughts on a new or renovated school!*

We still want to hear from you!

QUICK RECAP

Catch up on what you might have missed:

- Condition of the Facilities
- Space Needs
- Educational Needs & Vision

REVIEW OUR PROGRESS

Design Alternatives:

- Review design refinements
- Review updated Cost Estimates
- Express your preference for an option

SHARE YOUR THOUGHTS

Have an impact! Provide input...

- Here at this meeting
- Written comments afterward
- Community-Wide Survey #2

PROCESS AND SCHEDULE

Find out where we are in the process:

- Learn about upcoming steps
- Preferred Schematic Report submission



Sample Design Alternative Under Study - Subject to Change



Sample Design Alternative Interior Study - Subject to Change

MEETING LOCATION: Northbridge Elementary School Cafeteria

30 Cross Street, Whitinsville

December 11 - 6:00 – 8:00 PM

CHILD CARE WILL BE PROVIDED

Project Website: www.nps.org/sbc Project Email: sbc@nps.org

SPONSORED BY THE BALMER SCHOOL BUILDING COMMITTEE

SMMA – Owner's Project Manager

Dore & Whittier Architects

IN PARTNERSHIP WITH THE MASSACHUSETTS SCHOOL BUILDING AUTHORITY



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?

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. Northbridge Selectmen and School Committee first submitted a Statement of Interest (SOI) for the W. Edward Balmer Elementary School to the MSBA requesting to be admitted into the program in 2009. The MSBA reviewed the SOI and in March 2016 agreed that a Feasibility Study should be undertaken on the Balmer School.

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 building fees, construction-related testing costs, construction contingencies and new furniture and educational technology equipment.

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 miss the opportunity to receive 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.

17. Will there be a Ballot Question Committee or PAC, in support of the project?

Traditionally, citizens in support of ballot questions can form Ballot Question Committees to garner support. This group would operate separate from the School Building Committee.

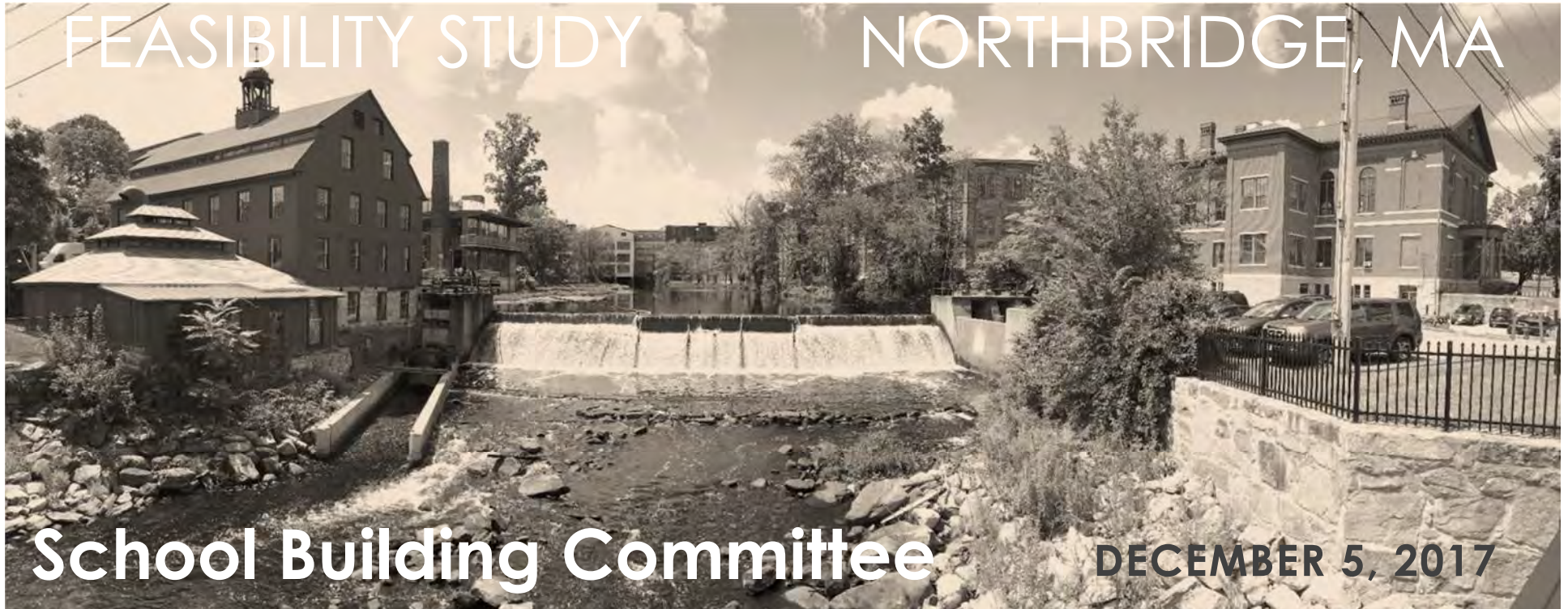
For questions and comments, please email: sbc@nps.org

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

W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA



School Building Committee

DECEMBER 5, 2017



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

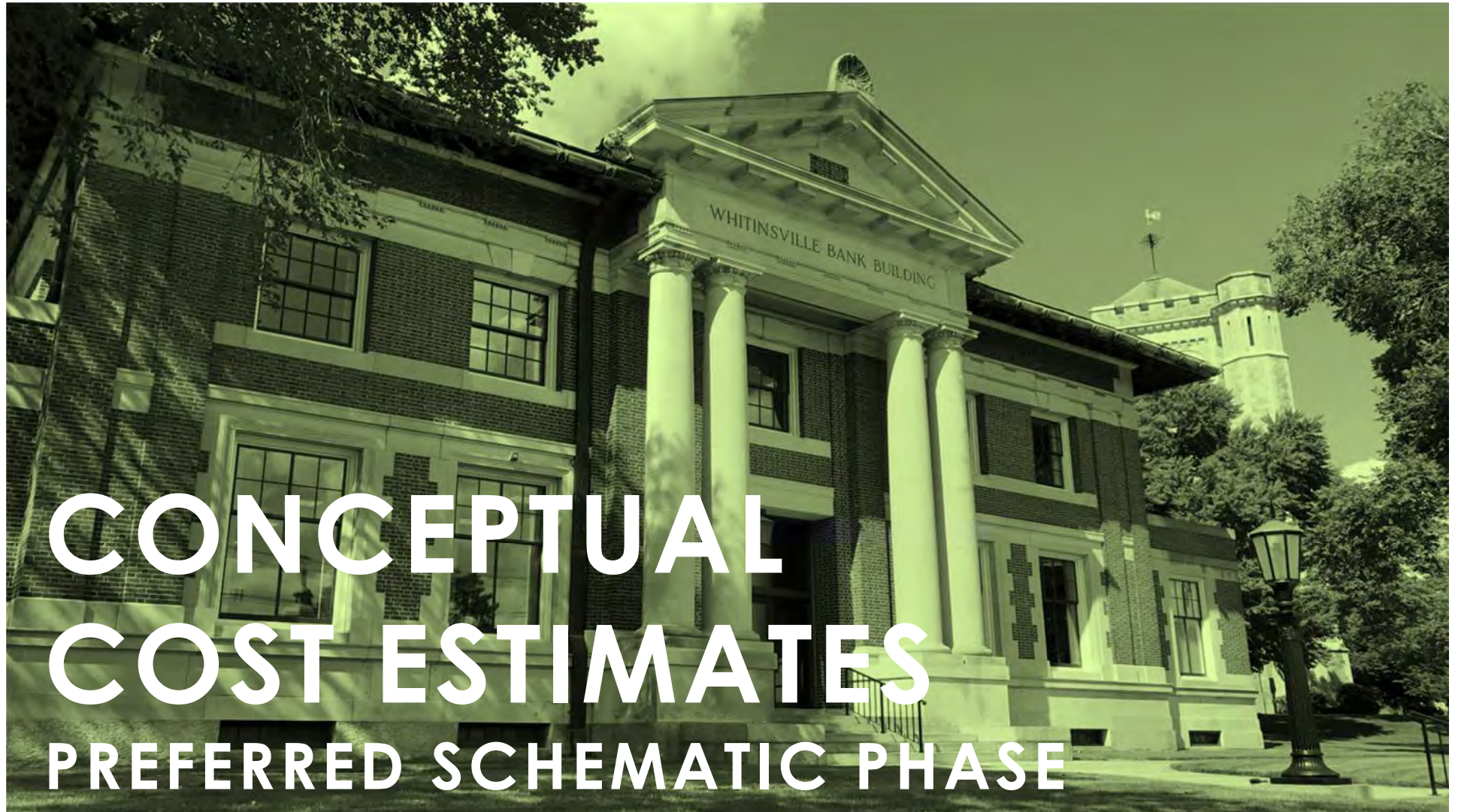


- 
- 1. Schematic Design Phase - Proposed Schedule**
 - 2. Design Alternatives Cost Models**
 - 3. Review of Design Alternatives**
 - 4. Options Selection Matrix – The Preferred Option**
 - 5. Questions, Comments, Feedback**

DATE	AGENDA
Schematic Design Phase (SD)	
January 9, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING
	Approve RFQ
January 16, 2018	CM INFORMATIONAL MEETING
January 16, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Schematic Design Phase Schedule and Deliverables
	Prepare for MSBA FAS Meeting
January 30, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Updated Site and Floor Plans
	Review Preliminary Exterior Imagery
	Prepare for MSBA Board Meeting
February 6, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING
	Prequalify CM Firms to Receive RFP
February 27, 2018	CM SELECTION SUBCOMMITTEE
	Review CM Proposals
February 14, 2018	MSBA BOARD MEETING
March 6, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review MSBA Board Meeting
	Review Updated Site Plan and Floor Plans
	Review Updated Exterior Imagery
	Review Preliminary Mechanical and Electrical Systems
	Review Updated Sustainable Design Features
	Review Preliminary Building Sections
	Prepare for Community Forum No. 6
March 7, 2018	CM SELECTION SUBCOMMITTEE
	CM Interviews
March 13, 2018	SCHOOL BUILDING COMMITTEE MEETING @ 5:30 PM
	Prequalification Committee to Recommend CM Firm
March 13, 2018	COMMUNITY FORUM NO. 6 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA

DATE	AGENDA
March 20, 2018	SCHOOL BUILDING COMMITTEE MEETING
	CM Introduction
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Preliminary Structural Systems
	Review Preliminary Technology Systems
	Review Preliminary FFE Layout
April 3, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Final Mechanical and Electrical Systems
	Review Final Sustainable Design Features
April 17, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Final Site Plan, Floor Plans and Elevations
	Final Project Cost
	Final Project Schedule
	Vote to submit Schematic Design Cost Estimate to MSBA
April 24, 2018	COMMUNITY FORUM NO. 7 - 6:00 to 8:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
April 25, 2018	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
May 1, 2018	SCHOOL BUILDING COMMITTEE MEETING - 7:00 PM
	Vote to submit Schematic Design Package to MSBA
May 9, 2018	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

SCHEMATIC DESIGN PHASE PROPOSED SCHEDULE



CONCEPTUAL COST ESTIMATES PREFERRED SCHEMATIC PHASE



A SERIES (RENO ONLY)

A1
2 - 4
Balmer ES
\$32.7M

- RENOVATIONS TO EXISTING BUILDINGS
- CODE AND DEFERRED MAINTENANCE UPGRADES

A2
PK-1st
NES
\$20.3M

- NO EDUCATIONAL IMPROVEMENTS

\$ 53.0M total

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

B SERIES (GRADE 2-4)

B2
NEW/
REAR
\$66.9M

**MSBA-
Reimbursed
Project**

C SERIES (GRADE PK-5)

C2
RENO/ADD
KEEP EXISTG.
\$108.7M

C3.1a
NEW/
REAR
\$107.4M

C3.1b
NEW/
REAR
\$105.2M

C3.2
NEW/
SIDE
\$105.6M

C3.3
NEW/
SIDE
\$110.1M

C5
NEW/
FRONT
\$102.6M

**MSBA-
Reimbursed
Project**

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
- CODE AND DEFERRED MAINTENANCE UPGRADES

A2
PK-1st
NES
0

- NO EDUCATIONAL IMPROVEMENTS

0

NON-MSBA-
Reimbursed
Project(s)

B SERIES (GRADE 2-4)

B2
NEW/
REAR
61.11%

MSBA- Reimbursed
Project
(of eligible costs)

C SERIES (GRADE PK-5)

C2
RENO/ADD
KEEP EXISTG.
63.2%

C3.1a
NEW/
REAR
61.11%

C3.1b
NEW/
REAR
61.11%

C3.2
NEW/
SIDE
61.11%

C3.3
NEW/
SIDE
61.11%

C5
NEW/
FRONT
61.11%

MSBA- Reimbursed
Project
(of eligible 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
\$32.7M

- RENOVATIONS TO EXISTING BUILDINGS
- CODE AND DEFERRED MAINTENANCE UPGRADES

A2
PK-1st
NES
\$20.3M

- NO EDUCATIONAL IMPROVEMENTS

\$ 53.0M total

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

B SERIES (GRADE 2-4)

B2
NEW/
REAR
\$40.5M

**AFTER MSBA
REIMBURSEMENT**

C SERIES (GRADE PK-5)

C2
RENO/ADD
KEEP EXISTG.
\$60.0M

C3.1a
NEW/
REAR
\$59.9M

C3.1b
NEW/
REAR
\$58.0M

C3.2
NEW/
SIDE
\$58.5M

C3.3
NEW/
SIDE
\$62.5

C5
NEW/
FRONT
\$55.7M

**AFTER MSBA
REIMBURSEMENT**

APPROXIMATE COST TO TOWN

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



A SERIES (RENO ONLY)

A1
2 - 4
\$458.22
\$1.61
Balmer

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

A2
PK-1st
\$283.61
\$.998
NES

← AVERAGE
ANNUAL TAX
INCREASE PER
\$1000 VALUATION

B SERIES (GRADE 2-4)

B2
NEW/REAR
\$566.09
\$1.99

C SERIES (GRADE PK-5)

C2
RENO/ADD
\$839.68
\$2.96

C3.1a
NEW/REAR
\$838.36
\$2.95

C3.1b
NEW/REAR
\$811.79
\$2.85

C3.2
NEW/SIDE
\$818.06
\$2.88

C3.3
NEW/SIDE
\$875.24
\$3.08

C5
NEW/FRONT
\$779.04
\$2.74

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



QUESTIONS?



DORE & WHITTIER
ARCHITECTS, INC.

SELECTED DESIGN ALTERNATIVES AND COSTS





OPTION B2

B2
NEW/
REAR
\$40.5M

OPTION B2

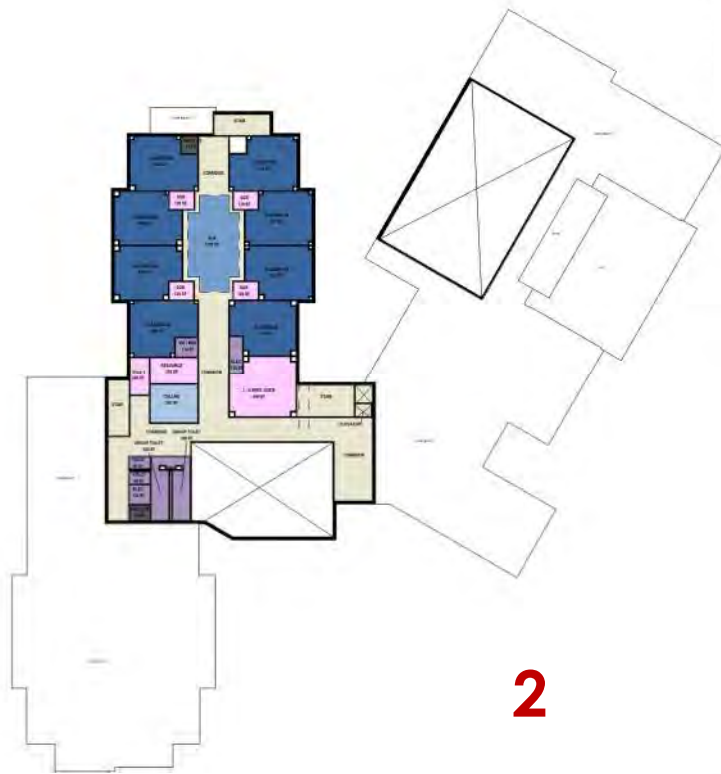
- GRADES 2-4 (510)
- NEW BUILD
- 2 STORIES
- REAR/EAST EDGE OF SITE
- 2 YEAR DURATION

SITE PROGRAM		
PROGRAM		DESIGN
PARKING	100	116
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	0	0
CAR QUEUE	50	72
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	6
U-6 SOCCER	1	2
PK- 2 PLAYGROUND	0	0
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1
OUTDOOR LEARNING	2	3



preliminary design

B2
NEW/
REAR
\$40.5M



OPTION B2

- 2-4 (510)



preliminary design

B2
NEW/
REAR
\$40.5M

OPTION B2

PROS

- Good solar orientation
- Good program fit, satisfies program requirements
- Clean replacement project - no swing space needed
- Good drop-off design for busses and cars, and queue length
- Extra play fields
- Safety: Admin has commanding view of site
- Shorter project duration, minimal impact on existing operation

CONS

- Does not provide benefit to most number of students
- Does not fix NES issues
- Grades 2-3 paired but 4 on its own
- Intensive cut/fill site work
- Paired with a future NES project, will be more money overall in long run

ALL C-SERIES OPTIONS HAVE...

- Required site elements replaced/reconstituted
- Separate bus and car loops
- PK-K park and drop lot
- Public/private separation: core versus academic wings
- Grade pairings aligned by floor level: PK-K; 1-2; 3-4-5
- Grade pairings not separated by core
- All space summary program elements present
- Extended learning areas
- Outdoor learning areas
- Shared program centrally located
- Special education integrated





OPTION C2

C2
RENO/ADD
KEEP EXISTG.
\$60.0M

OPTION C2

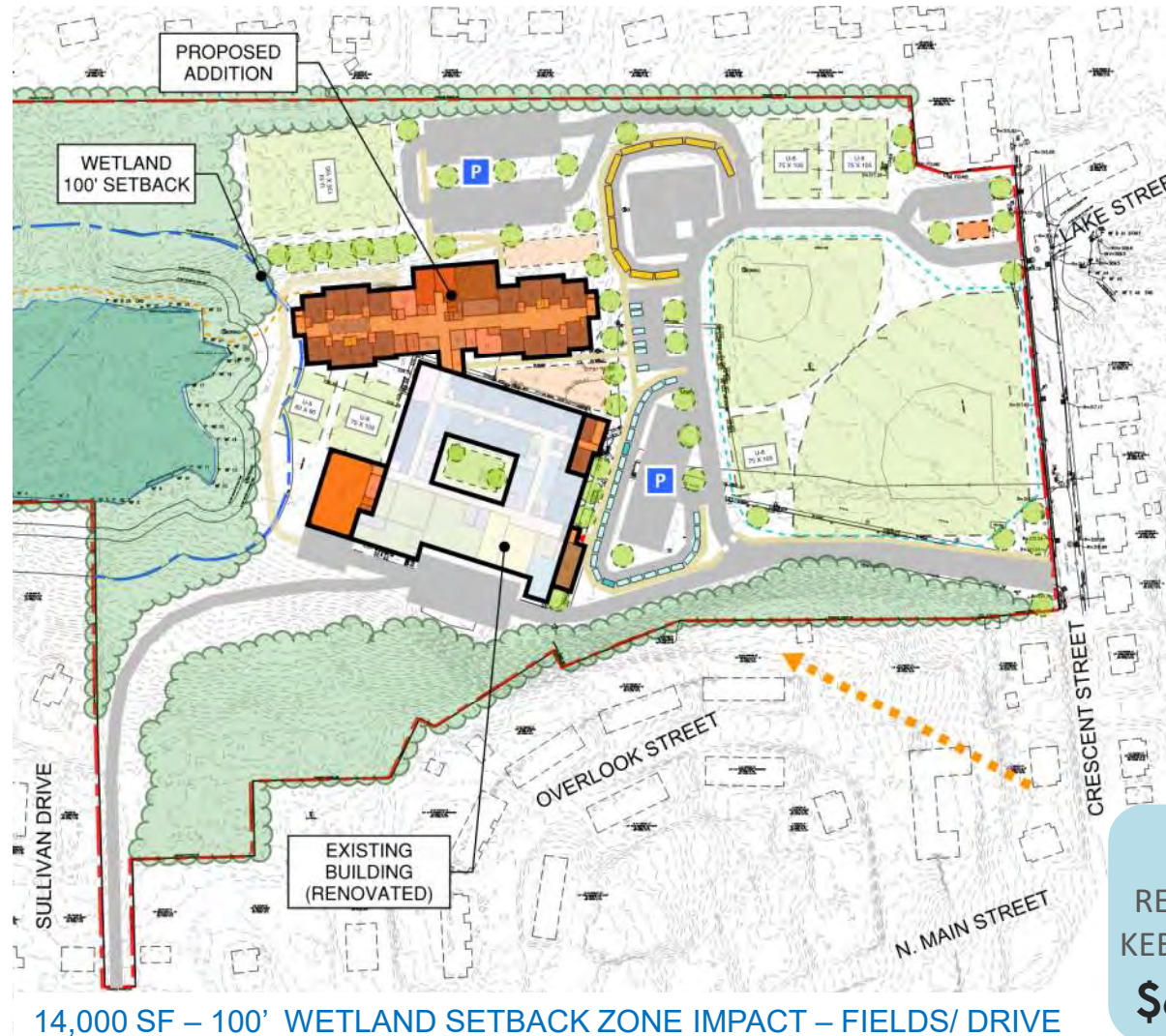
- GRADES PK-5 (1,030)
- ADD/RENO
- 2 STORY ADDITIONS
- EXISTING SITE
- 4 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	248
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	12
CAR QUEUE	50	26

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	4
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	USE PK-K DROP
OUTDOOR LEARNING	2	4



preliminary design

C2
RENO/ADD
KEEP EXISTG.
\$60.0M

preliminary design

C2

RENO/ADD
KEEP EXISTG.

\$60.0M



1



2

OPTION C2

- PK-5 (1,030)

OPTION C2

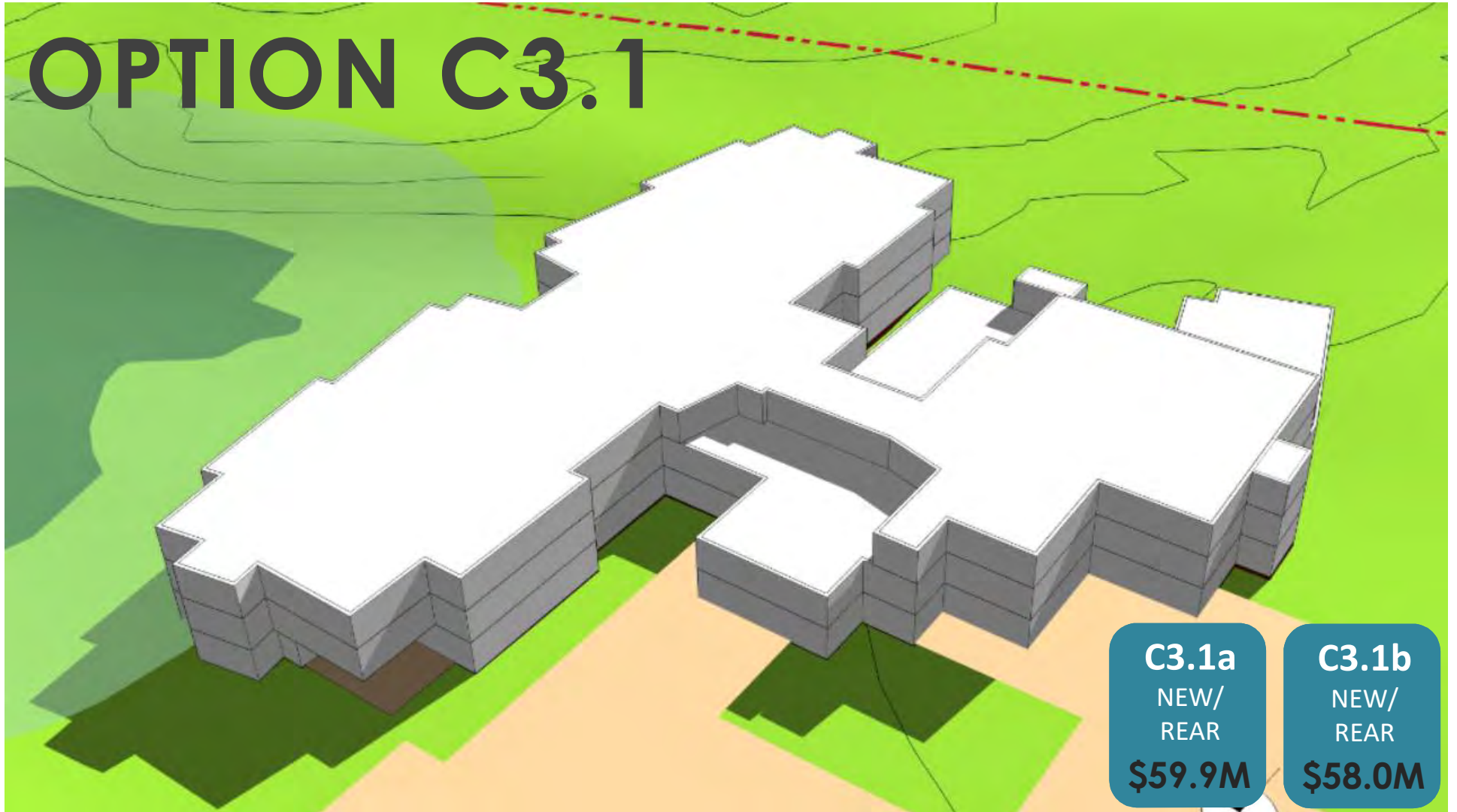
PROS

- Reused existing building
- Phased to avoid need for leased modular swing space
- Additions define interesting exterior landscape spaces
- Additions avoid wetlands and topography

CONS

- Compromises in plan layout and adjacencies
- Complex phased add/reno could disrupt education
- Poor solar orientation
- Many site plan compromises: circulation, car & bus drop-offs tight and far from entry, parking distant & fragmented, small play-grounds, no ring road; car queue line short
- Safety: Admin has no view of parking, bus loop
- 4 year duration longest of options; risk of delays due to complexity

OPTION C3.1



OPTION C3.1a

- GRADES PK-5 (1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3.5 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	221
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	15
CAR QUEUE	50	78
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1 + PK-K DROP
OUTDOOR LEARNING	2	3



preliminary design

C3.1a
NEW/
REAR
\$59.9M

OPTION C3.1b

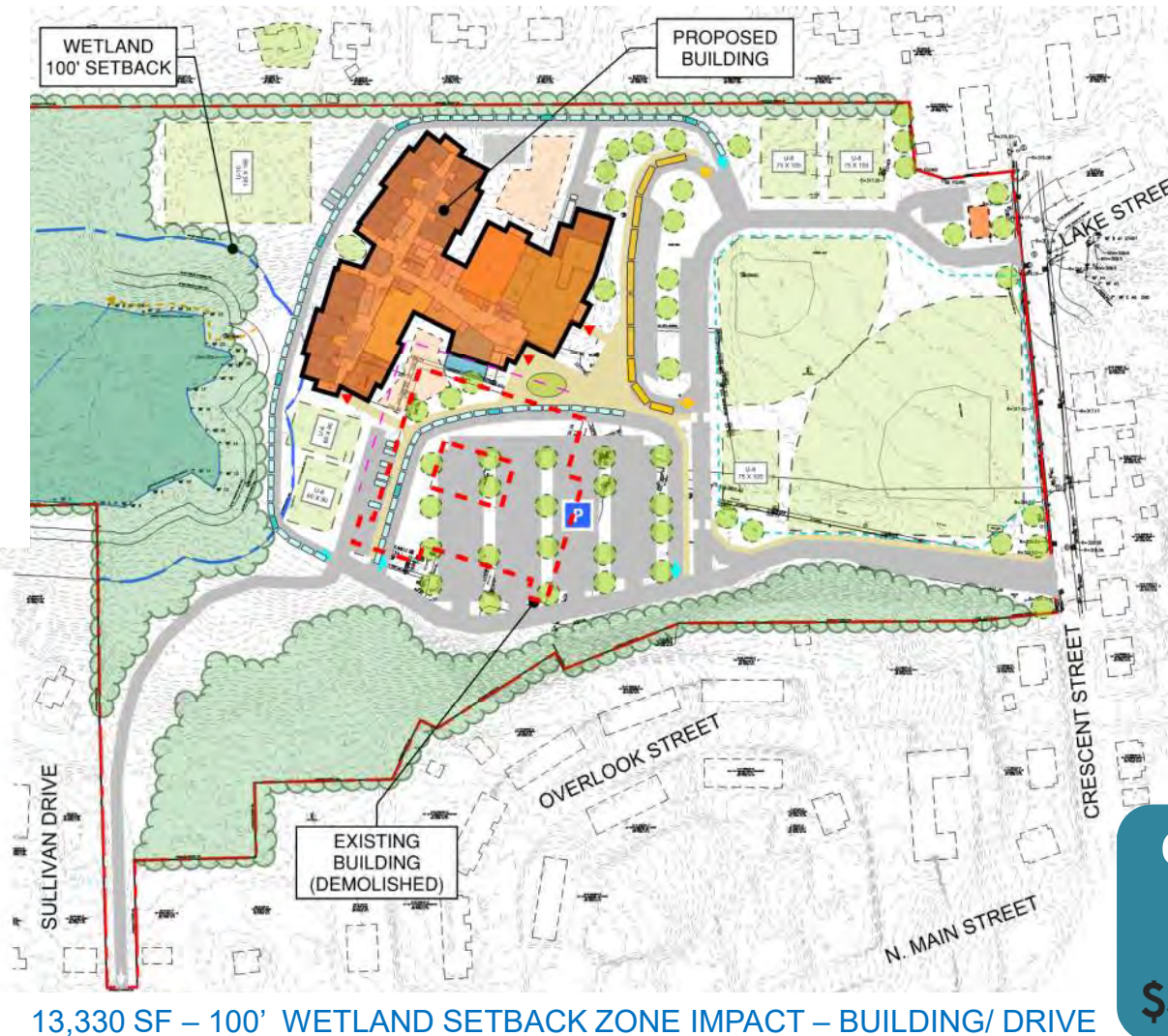
- GRADES PK-5 (1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	205
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	15
CAR QUEUE	50
	USE BUS LOOP
	20
	83

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK-2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1
OUTDOOR LEARNING	2	3
	USE PK-K DROP	



preliminary design

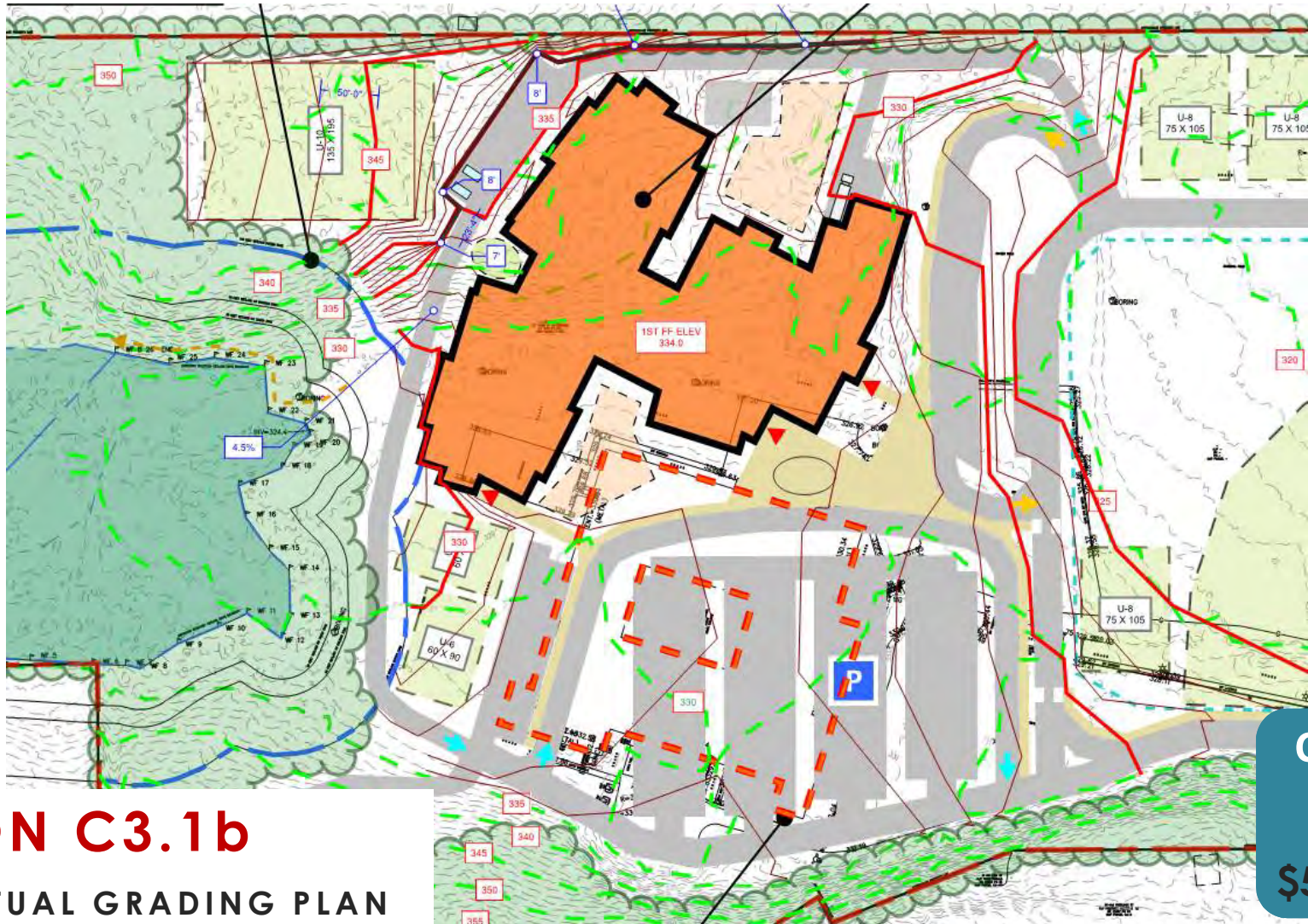
C3.1b

NEW/
REAR

\$58.0M

OPTION C3.1b

CONCEPTUAL GRADING PLAN



preliminary design

C3.1b
NEW/
REAR
\$58.0M



3



2



1

OPTION C3.1

- PK-5 (1030)

C3.1a
NEW/
REAR
\$59.9M

C3.1b
NEW/
REAR
\$58.0M

preliminary design



OPTION C3.1A

PROS

- Compact, logical plan with good adjacencies
- Dynamic extended learning spaces touch nearly all classrooms
- Excellent solar orientation
- Phased project means no leased swing space
- Good design for bus and car drop-off, car queue good
- Outdoor learning opps good
- Safety: Admin has good view of site

CONS

- Phased takedown project increases duration, impacts on school operations
- Car queue line could be clearer, needs more design
- New construction close to existing building
- Upper playground distant from building
- Intensive site work, grading

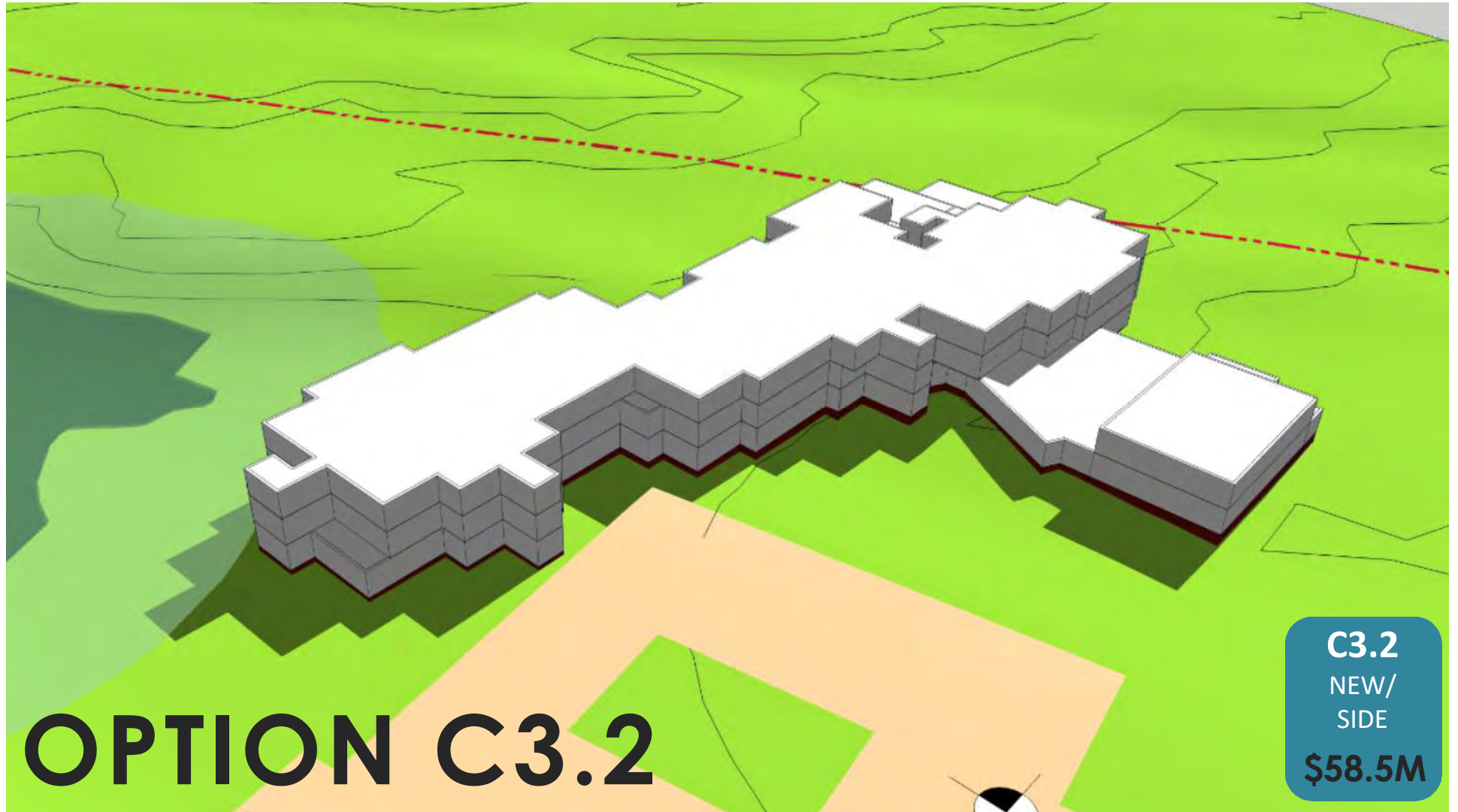
OPTION C3.1 B

PROS

- Compact, logical plan with good adjacencies
- Dynamic extended learning spaces touch nearly all classrooms
- Excellent solar orientation
- Clean new construction means no leased space
- Good design for bus and car drop-off, car queue good
- Outdoor learning opps good
- Safety: Admin has good view of site

CONS

- New construction close to existing building
- Car queue line could be clearer, needs more design
- Some play fields distant from building
- Intensive site work, cut/ fill, grading



OPTION C3.2

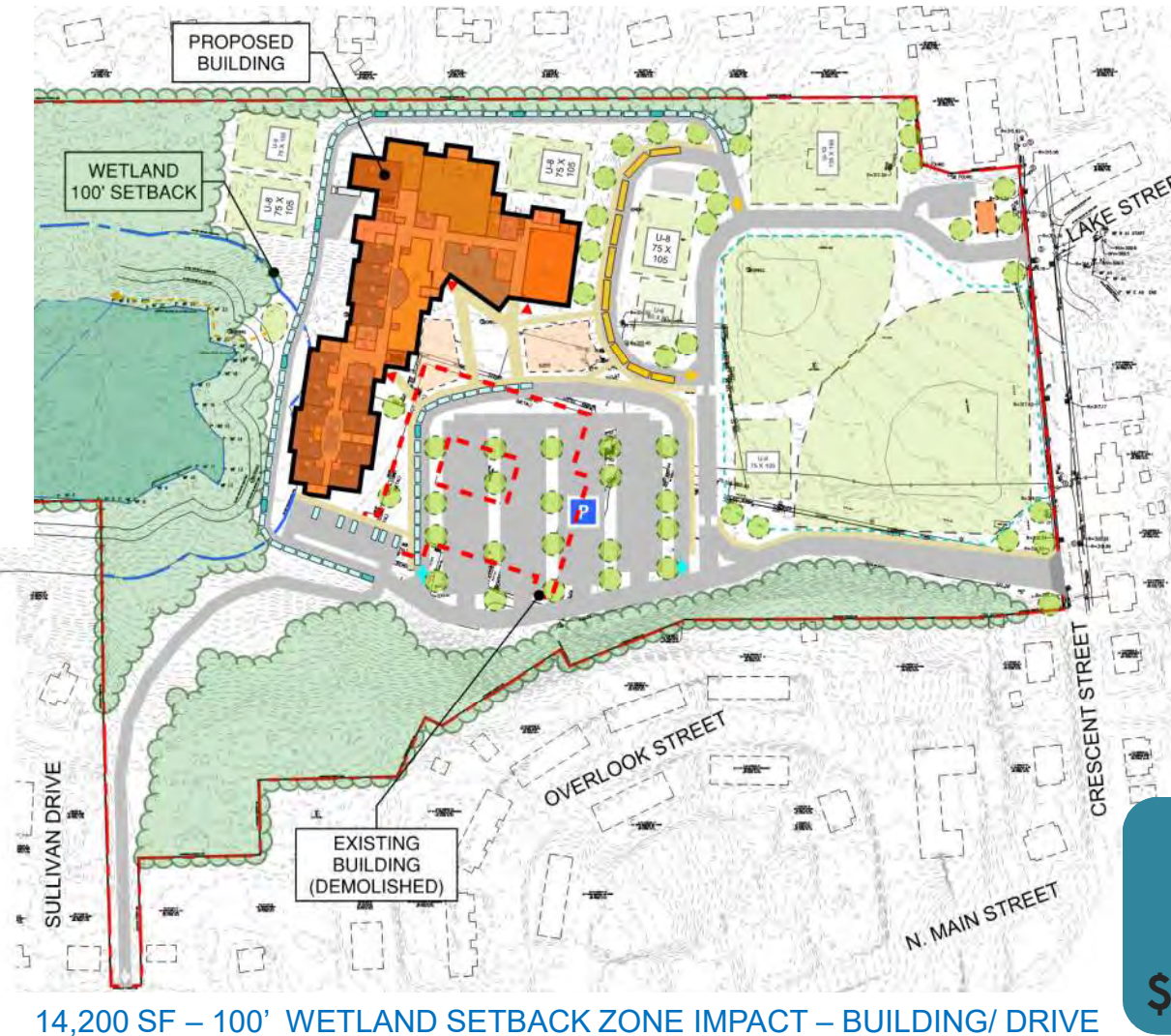
C3.2
NEW/
SIDE
\$58.5M

OPTION C3.2

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

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	211
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	18
CAR QUEUE	50	86
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	5
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	1 + PK-K DROP
OUTDOOR LEARNING	2	3



preliminary design

C3.2

NEW/
SIDE

\$58.5M



OPTION C3.2

- PK-5 (1030)

preliminary design

C3.2
NEW/
SIDE
\$58.5M

OPTION C3.2

PROS

- Good neighborhood feel
- Large mass broken into smaller pods, mediates scale
- Excellent solar orientation
- Clean project means no leased swing space, minimal impact to students
- Logical design for bus and car drop-off, car queue good
- Playgrounds in forecourt
- Safety: Admin has good view of site

CONS

- Elongated plan means longer travel times
- Cafeteria in back, gym in front of building
- Playfield locations fragmented
- Not the best outdoor learning spaces
- New construction close to existing building
- Intensive site work, grading



C3.3

NEW/
SIDE

\$62.5

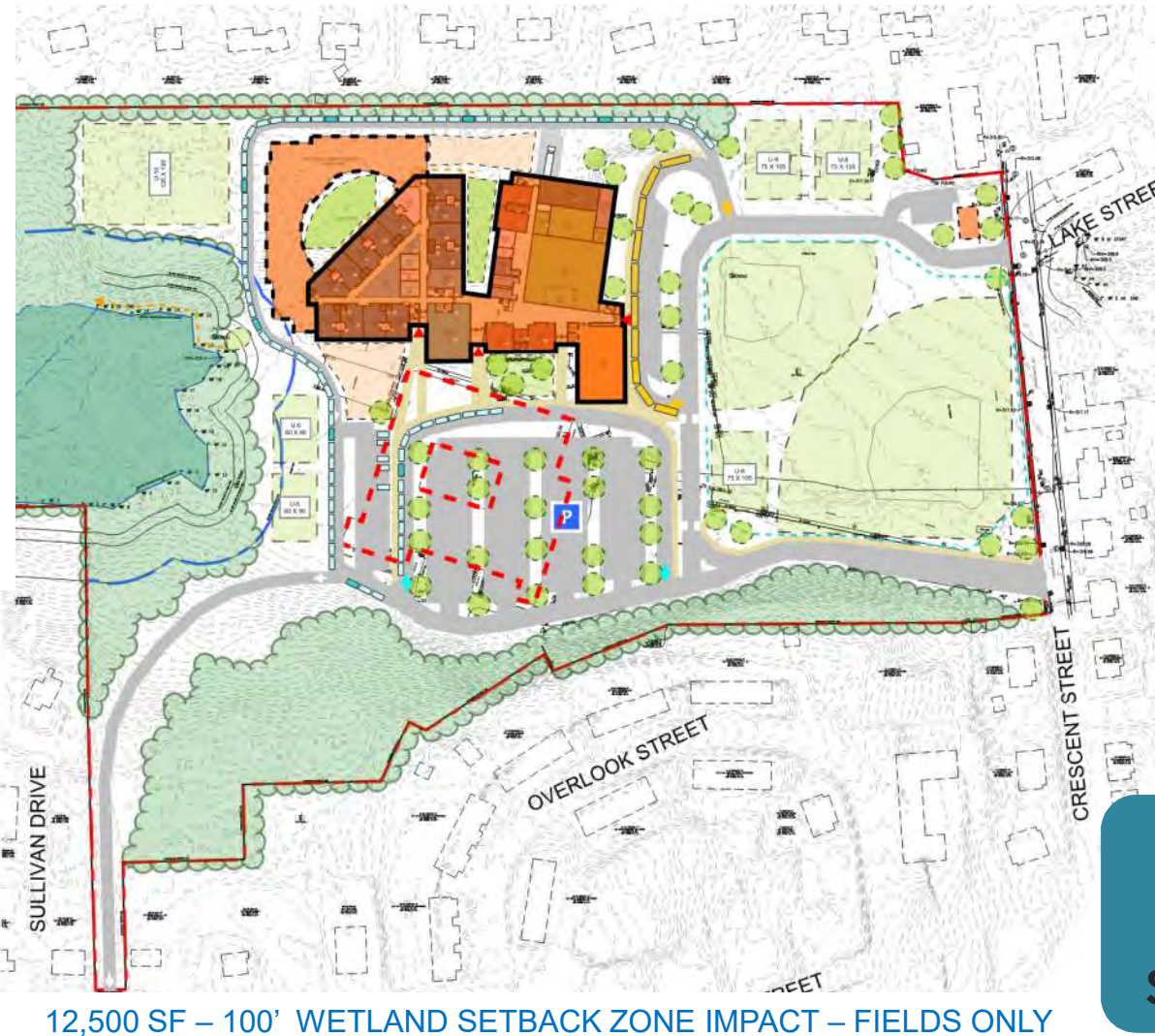
OPTION C3.3

OPTION C3.3

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES, STEPPED
- REAR/EAST EDGE OF SITE
- 3 YEAR DURATION

SITE PROGRAM

	PROGRAM	DESIGN
PARKING	205	212
BUSSES, 30'	3	3
BUSSES, 40'	7	7
VANS	4	USE BUS LOOP
PK-K PARK/DROP	15	20
CAR QUEUE	50	88
FIELDS & SITE AMENITIES		
BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	3
U-6 SOCCER	1	1
PK-2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	USE PK-K DROP
OUTDOOR LEARNING	2	3

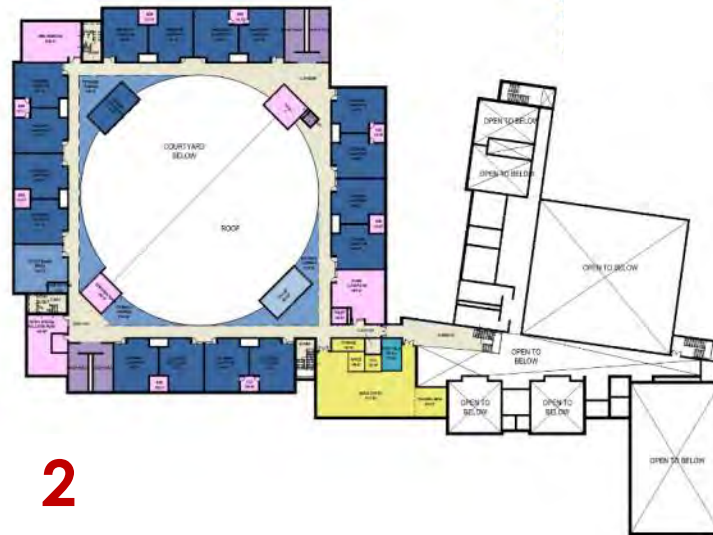


preliminary design

C3.3
NEW/
SIDE
\$62.5

preliminary design

C3.3
NEW/
SIDE
\$62.5



2



1



3

OPTION C3.3

- PK-5 (1,030)

OPTION C3.3

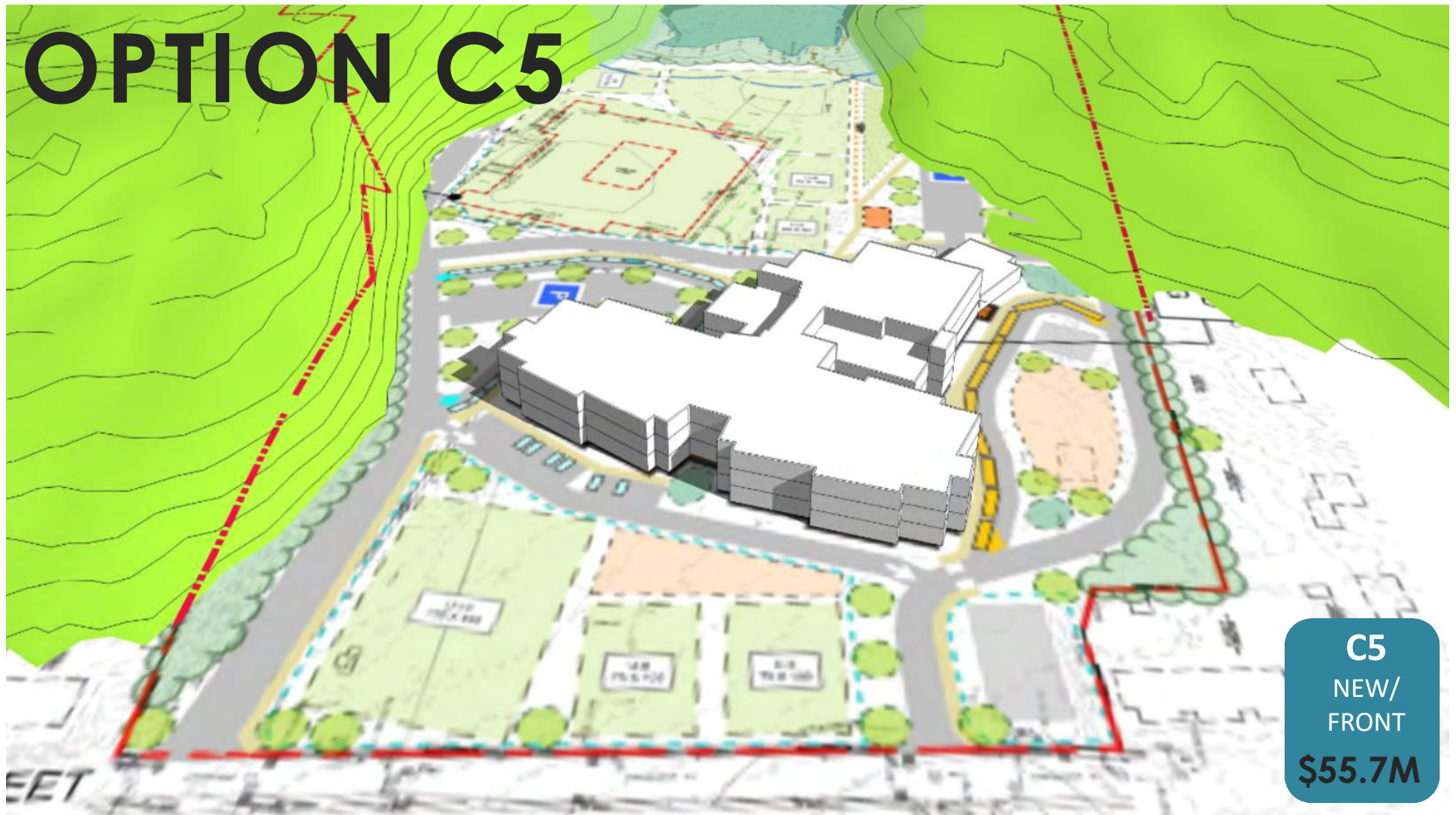
PROS

- Clean replacement project allows Balmer to function
- Built into hillside to save earthwork
- Logical drop-off design for busses and cars, queue good
- Media center central, 2nd floor
- Dynamic, central outdoor learning space
- Arts plaza
- Good relationships to playgrounds & most fields

CONS

- 5th grade somewhat isolated
- Extended learning area (ELA) shapes not practical
- Some classrooms do not have “frontage” on ELAs
- Solar orientation mixed
- Admin has view of parking and car drop, but not rest of site
- Intensive sitework, cut/fill
- More complex foundations

OPTION C5



C5
NEW/
FRONT
\$55.7M

OPTION C5

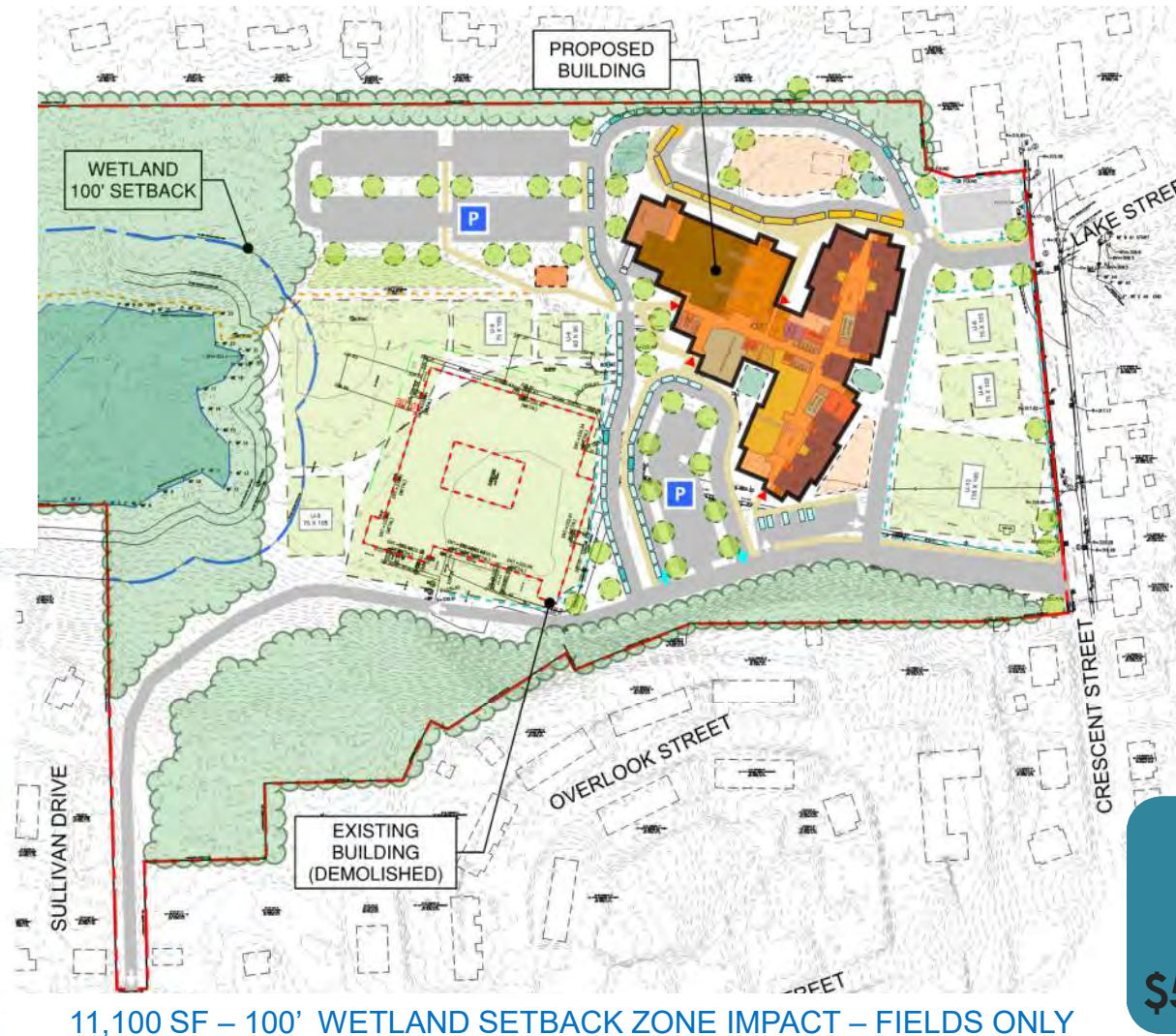
- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES
- FRONT OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	205
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	15
CAR QUEUE	50
	USE BUS LOOP
	18
	74

FIELDS & SITE AMENITIES

BASEBALL	1	1
SOFTBALL	1	1
U-10 SOCCER	1	1
U-8 SOCCER	3	4
U-6 SOCCER	1	1
PK- 2 PLAYGROUND	1	1
3-5 PLAYGROUND	1	1
PAVED PLAY AREA	1	2 + PK-K DROP
OUTDOOR LEARNING	2	4



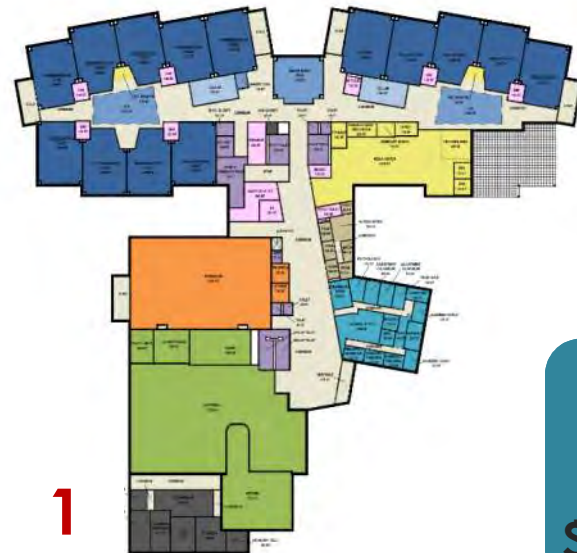
preliminary design

C5
NEW/
FRONT
\$55.7M

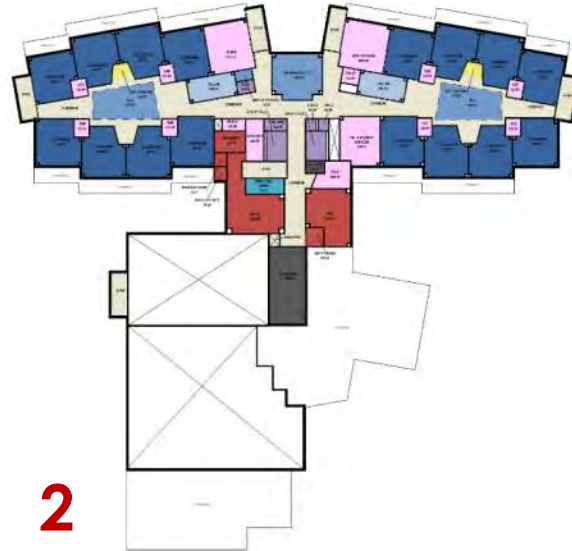
preliminary design

C5
NEW/
FRONT
\$55.7M

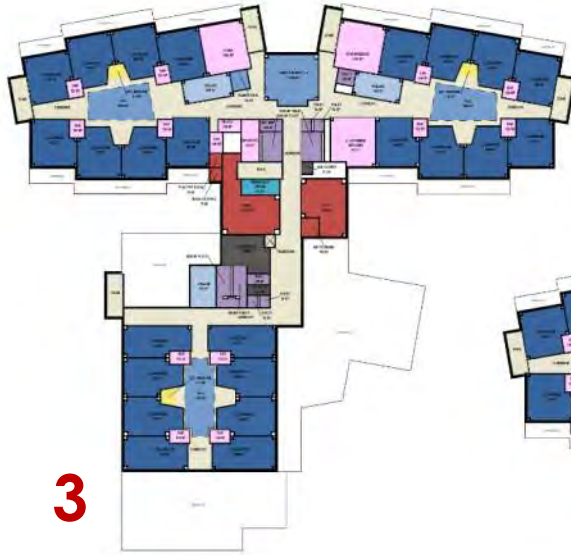
1



2



3



OPTION C5

- PK-5 (1030)

OPTION C5

PROS

- Compact, logical plan with good adjacencies
- Dynamic extended learning spaces
- The best solar orientation
- Clean new construction well away from existing building
- Least amount of grading & site work
- Playfields make green space in front of building
- Least amount of disruption during construction

CONS

- Building at front of site could be a scale issue for some
- Design for bus and car drop-off, car queue not ideal
- Some parking remote from building entrance
- Outdoor learning spaces not ideal, distant from woods
- Safety: Admin has no view of site entrance or bulk of parking



SELECTING THE PREFERRED OPTION

OPTIONS EVALUATION MATRIX

PSR - Evaluation Matrix

Northbridge, MA - Balmer Elementary School MSBA Study

Preliminary Evaluation of Alternatives - Balmer School

(1 = least successful, 5 = Most Successful)

Revised 11-30-17

WEIGHT			Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
			CIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
30	1. Education									
15	1.1	Provides greatest benefit to most number of students								
6	1.2	Satisfies the Space Program								
6	1.3	Satisfies the Spatial Adjacencies								
4	1.4	Impact to Students During Construction								
3	1.5	Classroom Solar Orientation								
Weighted Score			0	0	0	0	0	0	0	0

PSR - Evaluation Matrix

Northbridge, MA - Balmer Elementary School MSBA Study

Preliminary Evaluation of Alternatives - Balmer School

(1 = least successful, 5 = Most Successful)

Revised 11-30-17

WEIGHT		Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
		QIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
10	2. Scale to Neighborhood Context, Swing Space, and Permitting								
5	2.1 Building Scale to Site								
5	2.2 Swing Space Not Required								
2	2.3 Permitting (time, difficulty)								
	Weighted Score	0	0	0	0	0	0	0	0
10	3. Site Circulation								
5	3.1 Separation of Cars, Buses, Vans, and Pedestrians								
5	3.2 Parking								
1	3.4 Provides Sufficient Space for Parent Queue								
	Weighted Score	0	0	0	0	0	0	0	0

Preliminary Evaluation of Alternatives - Balmer School

(1 = least successful, 5 = Most Successful)

Revised 11-30-17

WEIGHT		Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
		CIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
10	4. Site Features								
2	4.1 Provides Outdoor Play Fields / Area								
2	4.2 Provides an Opportunity / Location for a Handscape Play Area								
2	4.3 Provides an opportunity for outdoor learning places								
2	4.4 Provides Area for Age-appropriate Play Structure(s)								
2	4.5 Location of Site Features								
	Weighted Score	0	0	0	0	0	0	0	0
10	5. Safety & Security Features								
	Weighted Score	0	0	0	0	0	0	0	0

PSR - Evaluation Matrix

Northbridge, MA - Balmer Elementary School MSBA Study

Revised 11-30-17

Preliminary Evaluation of Alternatives - Balmer School

(1 = least successful, 5 = Most Successful)

WEIGHT			Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
			QIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
10	6. Time to Completion									
	6.1	Construction Duration								
4	6.2	Impact on existing school operation during construction								
3	6.3	Risk of schedule delays due to complexity of construction phasing								
Weighted Score			0	0	0	0	0	0	0	0

SUB-TOTALS

0

0

0

0

0

0

0

0

Preliminary Evaluation of Alternatives - Balmer School

(1 = least successful, 5 = Most Successful)

Revised 11-30-17

WEIGHT			Option A	Option B2 510 Students	Option C2 1030 Students	Option C3.1a 1030 Students	Option C3.1b 1030 Students	Option C3.2 1030 Students	Option C3.3 1030 Students	Option C5 1030 Students
			QIP Only (Base Repair)	New Construction @ Balmer - REAR OF SITE	Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer REAR OF SITE	New Construction @ Balmer FRONT OF SITE
20	7. Cost									
5	7.1	Total Project Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Score								
8	7.2	Total Construction Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Score								
2	7.3	Swing Space	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Score								
10	7.4	Total Cost to Town	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		Score								
		Weighted Score	0	0	0	0	0	0	0	0
100	GRAND TOTALS		0	0	0	0	0	0	0	0

FINAL RANKINGS



THANK YOU



DORE & WHITTIER
ARCHITECTS, INC.

<i>DOLLAR FIGURES IN MILLIONS</i>	OPTIONS										
	A1	B1	B2	B3	C1	C2	C3			C4	C5
PDP Construction Cost Estimate	\$41.9	\$41.1	\$44.9	\$44.2	\$83.7	\$79.1	\$81.1			\$88.1	\$80.5
PDP Project Cost Estimate ¹	\$53.0	\$53.6	\$58.3	\$57.5	\$107.9	\$102.4	\$104.7			\$113.1	\$104.1
	A1		B2			C2	C3.1a	C3.1b	C3.2	C3.3	C5
PSR Construction Cost Estimate	\$41.9		\$52.1			\$84.3	\$83.3	\$81.4	\$81.8	\$85.6	\$79.3
PSR Project Cost Estimate ¹	\$53.0		\$66.9			\$108.7	\$107.4	\$105.2	\$105.6	\$110.1	\$102.6
Construction Cost Difference between PDP and PSR	\$0.0		\$7.2			\$5.2	\$2.2	\$0.3	\$0.7	\$4.5	(\$1.2)
Project Cost Difference between PDP and PSR	\$0.0		\$8.6			\$6.3	\$2.7	\$0.5	\$0.9	\$5.4	(\$1.5)

PDP TO PSR COMPARISON OF PROJECT COST ESTIMATES

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

preferred schematic

