

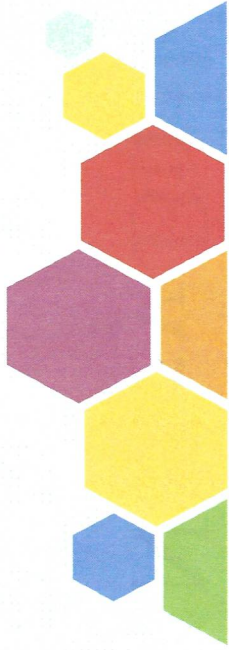
Neary Building Project

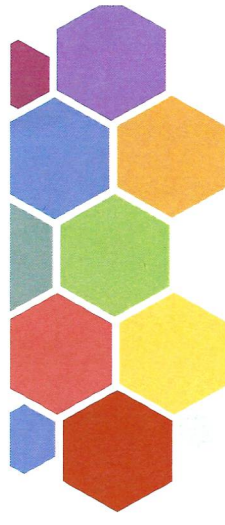
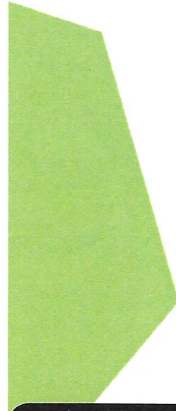
Article 1 - Special Town Meeting

May 10, 2025



Why do we need to do something?





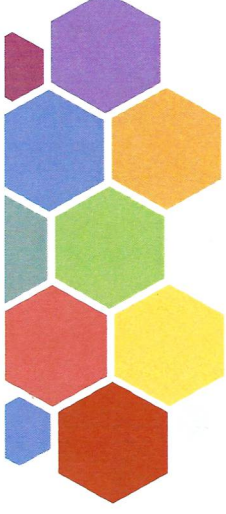
Nearby Existing Conditions

Major Building Systems:

- **Electrical system** - Outdated and undersized, with a limited ability to update larger systems such as HVAC and kitchen equipment.
- **Roof** - Leaks, needed to be replaced for years. In 2021, the roof consultant recommended replacement within five years.
- **Windows** - Original to the building, single pane inefficient, recommend replacement ASAP
- **HVAC** - Equipment and controls are significantly outdated, with no ability to control the climate in the building with the exception of the library, main office and isolated classrooms.

Building Envelope:

- **Asbestos abatement** - Asbestos has been detected in various forms throughout the building, windows, pipe insulation, wall paneling, ceiling panels and tile floors, need to comply with abatement regulations.



Neary Existing Conditions

ADA Compliance:

2021 Southborough ADA Compliance Study found the building needs to be brought into compliance, including but not limited to bathroom facilities, window heights, width of doorways, the height of doorknobs, and access ramps to the building and parking lots.

Building Security, Student and Staff Safety:

Not designed for today's safety and security standards.

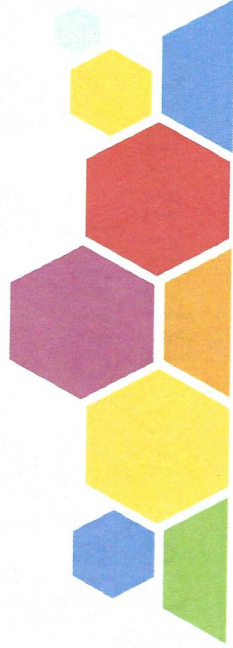
No fire sprinkler systems currently in the building.



Current Conditions Video

Neary has seen no major capital investment since opening in the 1970's, outside of regular maintenance and addition of a few permanent modular classrooms.

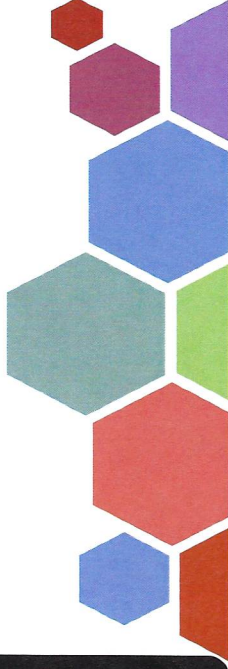
Grade-Level Configuration Evaluation - 2021-2022 School Research Subcommittee



Capital Planning - School Research Subcommittee Background

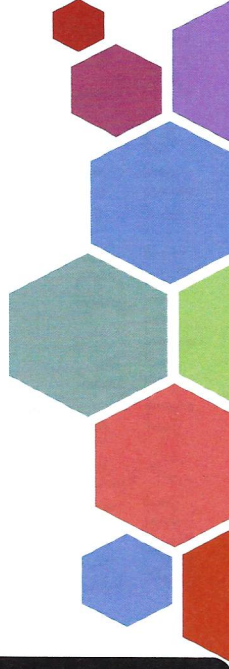
- School Research Subcommittee formed in September 2020.
- Representatives from Capital Planning, Advisory, and Southborough School Committee, plus school administration.
- School Research Subcommittee finished its work and made final presentation to Southborough K -8 School Committee in Feb 2022, which informed decision to initiate Neary Statement of Interest process with MSBA.

- Included **significant demographic analysis to ensure we had appropriate understanding of current and future enrollment trends with two independent demographic studies.**



School Research Subcommittee Recommendations

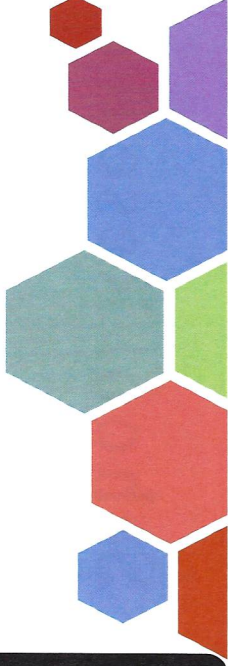
- Finding: Consolidating three elementary schools into two (Finn and Woodward) with Neary closing does not work using current enrollment.
- Recommendation: Do not move Grade 5 to Trotter. While space exists at Trotter in terms of the building occupancy permit to add Grade 5, this scenario was not recommended based on educational reasons.
- Recommendation: Consolidate elementary grades into two elementary schools – fixes arguably one of the most discussed topics among parents of school aged children that there are too many transitions. Would consolidate the operations of K -8 into three facilities and resolve almost all major capital needs for the schools for the next 20+ years.
- Bonus feature but not a driving factor: consolidation would provide the Town with room to solve current space issues for Town departments. (Using the closed school building and provide excess space to allow disposal of older buildings before costly repairs are needed).



Why didn't the NBC study the option of moving grade five to the P. Brent Trotter Middle School?

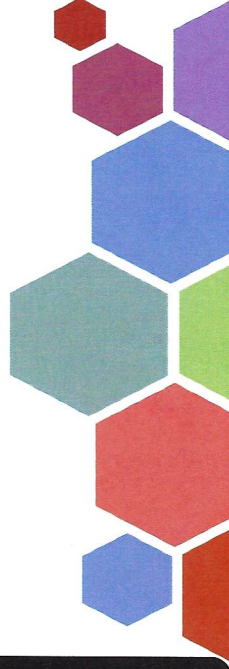
The Capital Planning Committee – School Research Subcommittee, in 2021, studied adding grade five to the P. Brent Trotter Middle School as part of its evaluation of grade –level configuration options. Although the space does exist at Trotter it was not recommended for further study for the following reasons:

1. Developmental Responsiveness
2. Academics and Teaching and Learning
3. Educator Licensure
4. Operational Challenges
5. Not designed for grades, including a segregated grade

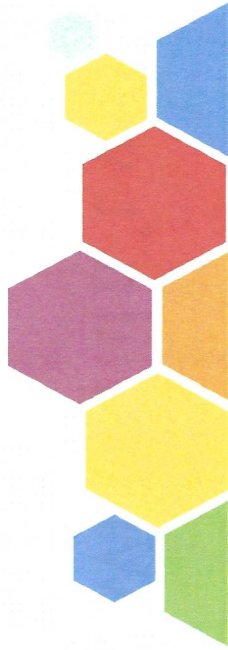


Why didn't we look at Finn?

- Our application to the MSBA was limited to Grades 2 through 5.
- Any project on the Neary site that we hope to receive some MSBA funding for must conform to those grades.
- The Neary site was chosen due to its central location in town, adjacency to the existing Trottier Middle School (including shared use of its facilities such as auditorium), and ability to expand the potential footprint of the structure or reconfigure the location on the site.



MSBA Process



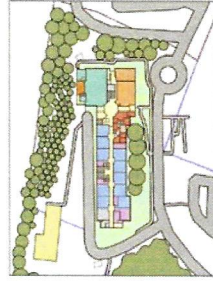
Studied 12 Options

PDP Alternatives

**A.1: BASE REPAIR
NEARY SITE
(305 ENROLLMENT)**



**A.2: BASE REPAIR
WOODWARD SITE
(305 ENROLLMENT)**



**B.1: ADD/RENO
NEARY SITE
(305 ENROLLMENT)**



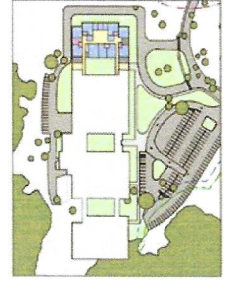
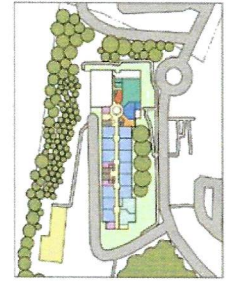
**B.2: ADD/RENO
NEARY SITE
(450 ENROLLMENT)**



**B.3: ADD/RENO
WOODWARD SITE
(450 ENROLLMENT)**



**B.4: ADD/RENO
NEARY SITE
(610 ENROLLMENT)**



FIRST FLOOR

SECOND FLOOR

Studied 12 Options

PDP Alternatives - Cont.

**B.5: ADD/RENO
WOODWARD SITE
(610 ENROLLMENT)**



FIRST FLOOR

**C.1: NEW CONSTRUCTION
NEARY SITE
(305 ENROLLMENT)**



**C.2: NEW CONSTRUCTION
NEARY SITE
(450 ENROLLMENT)**



**C.3: NEW CONSTRUCTION
WOODWARD SITE
(450 ENROLLMENT)**



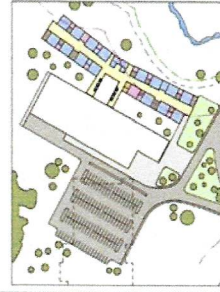
**C.4: NEW CONSTRUCTION
NEARY SITE
(610 ENROLLMENT)**



**C.5: NEW CONSTRUCTION
WOODWARD SITE
(610 ENROLLMENT)**



SECOND FLOOR



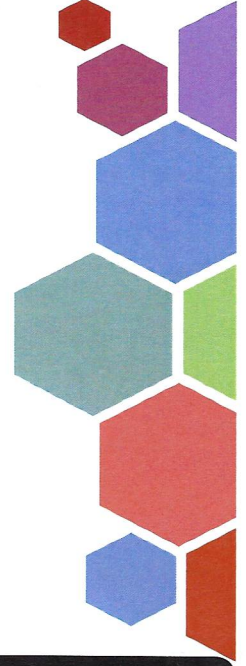
Narrowed to Three Options

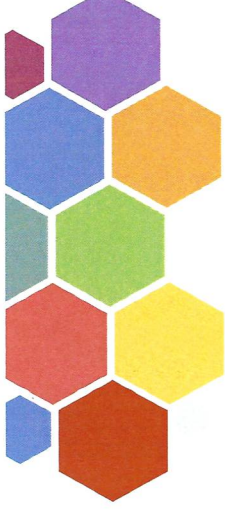
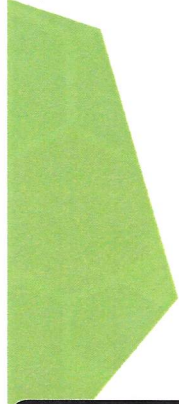
Option 1: _____
New Construction
Grades 4-5 (305)

Option 2:
Add / Reno
Grades 2-5 (610)

Option 3:
New Construction
Grades 2 -5 (610)

Preferred Design Selected by NBC
After extensive work by the Neary Building Committee,
the preferred option is **new construction on Neary Site**
(Grades two through five).

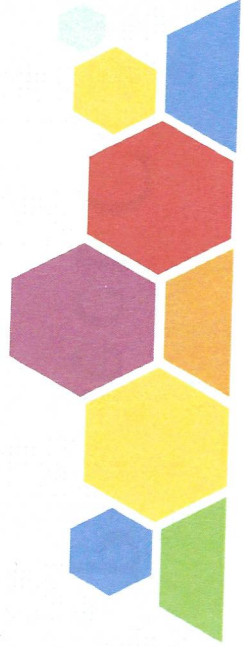




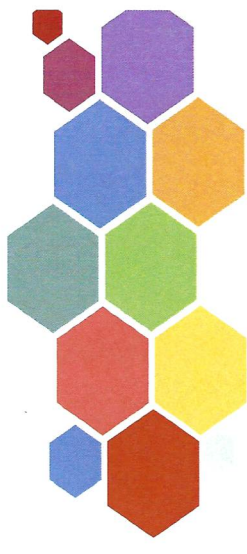
Major Factors in NBC Vote

- **Educational benefits** of the four -grade school vs. two -grade school - Substantial educational benefits expected from a modern school that allows current best practices in teaching including student support services.
- **Economy of scale** - Preliminary cost estimate indicated that a four grade school would cost about 50% more than a two grade school – not double. -

Project Cost and Funding



Project Cost



Gross estimate project cost as of 3-31-25	\$108,517,025
Less: Expected MSBA grant	(\$35,279,062)
Less: Expected geothermal energy credit savings	(\$5,035,697)
Net estimated project cost to Town	\$68,202,266
Estimated annual debt service*	\$4,070,000
Less: Expected K-8 staffing efficiencies	(\$1,195,354)
Net Estimated Annual Cost of Project	\$2,874,646

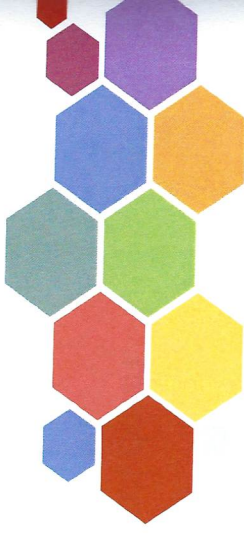
* Permanent 30-year bond with a projected interest rate 4.25 %

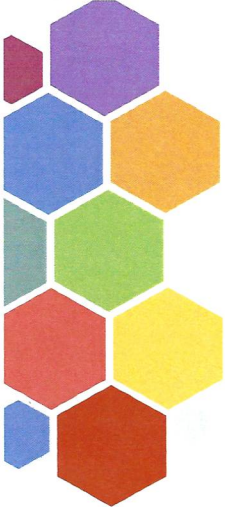
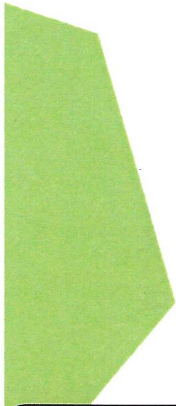
Standalone anticipated residential real estate taxes owed in the first full year of permanent bond with an average home value projection of \$1,175,301 (as of FY31)* = \$602. Current estimated home value for FY25 is \$957,546.

How Much is this Going to Cost Me?



QR Code allows you to enter your address and see your projected tax bill with and without this project





History of Project Cost

Date of Cost Projection	Estimated <u>Town Share of</u> Total Project Cost
5/9/2024	\$123,000,000
7/23/2024	\$107,811,301
8/8/2024	\$84,745,036
2/13/2025	\$70,442,765
3/28/2025	\$68,202,266

All efforts were and continue to be made to bring the cost of the project down.