



The Town of Southborough

Special Town Meeting

Monday, March 2, 2026

Southborough School Committee Presentation

Neary Today

- Learning spaces limit flexible instruction and small-group support
- Accessibility barriers mean not all students can fully access their school
- Aging systems affect comfort, air quality, and reliability
- Space constraints impact student services, intervention, and inclusion
- Safety and infrastructure gaps create risk and disruption

Requirements for the Future

- A safe, fully accessible learning environment for every child
- Spaces designed for collaboration, support, and engagement
- Reliable building systems - consistent learning, fewer disruptions
- Dedicated space for reading/math support, counseling, and student services so students receive help when they need it
- Updated safety, security, and life-safety protections

Article One: School Committee Unanimously Supports

**Goal: Funds studies that develop 2-3 options for renovating Neary.
Grade configuration would not change in the near term.**

- Requests funding up to \$175,000 from free cash
- Funds a professional feasibility study and schematic design of Neary
 - Evaluates a minimum of two options:
 - Comprehensive renovation
 - Targeted code compliance plan to extend building life
 - Provides engineering/architectural analysis, cost estimates, and design concepts
 - This vote does NOT approve construction
 - Requires a majority vote

Neary has sufficient space, but requires

Current Neary “provides the required square footage to meet the educational goals”

[Source: ArrowStreet: Preliminary Design Program](#)

- Replace failed roof & fix water leaks
 - Roof is 16 years past 20 year life
- Exterior leaks
- Upgrade overloaded electrical service
 - Citations from building commissioner
 - Frequent breaker trips
- Upgrade heating/cooling (HVAC)
 - No cooling, heat uneven, inefficient
 - Does not meet Energy code
- Installation of fire suppression system
 - Not required in 1969 - life safety today
- Asbestos removal/containment
- Accessibility updates
 - Americans with Disabilities Act
 - Individuals with Disabilities Education Act

Neary Gymnasium: Two Small Gymnasiums





Non-Working Kitchen: Food is Prepared at Trottier



Freezer No-Longer is in Operation



**Electrical Insufficient for today's
modern classroom: 4 outlets per classroom**



**Entrance to Special Education Room
Pictured in Next Slide**



Hallway Leading to Special Education Space (Not ADA Compliant)



Special Education (Former Dressing Room)



Music Spaces



No Storage for Instruments



Music Space (Access to Room Pictured in Next Slide - Not ADA Compliant)



Music Room: Asbestos Tiled Ceiling



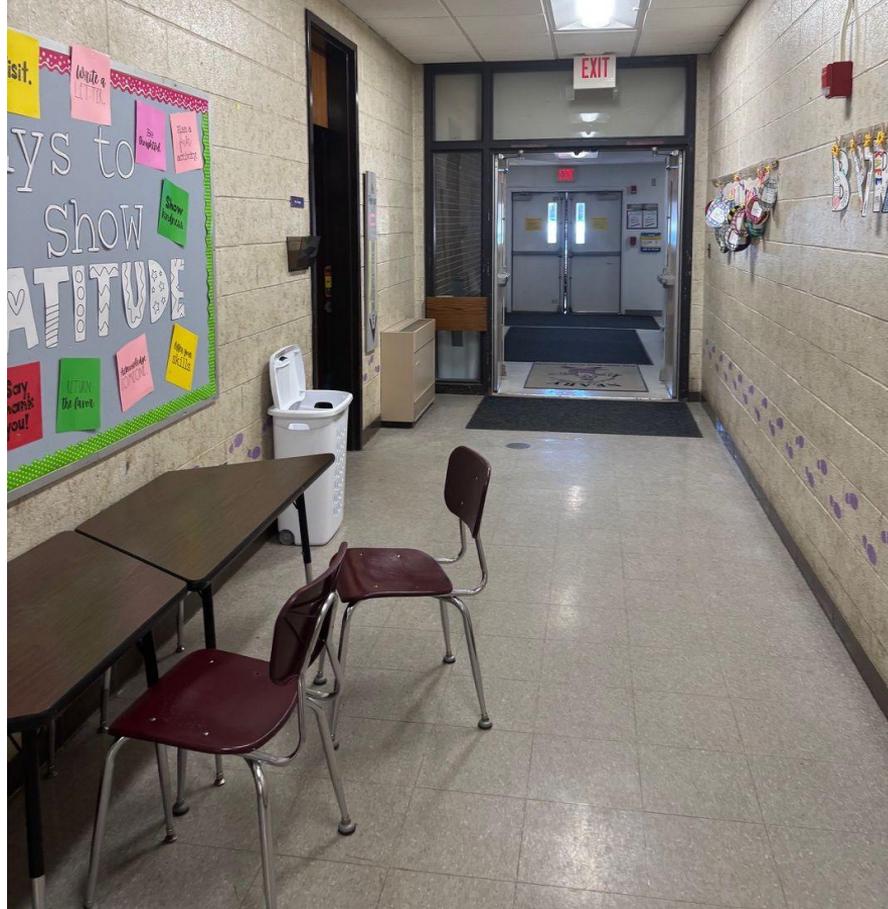
Art Space: No Storage, Size of a Standard Classroom



Bathroom Entrances: Not ADA Compliant



Office Spaces: Former Closets



Hallway Leading to Modulares Installed in 2009



Typical Classroom



Failed Roof: Stucco Cracking



Failed Roof: Stucco Breaking Loose

Failed Roof: 1/3 of the Roof is Detached





**Classroom Univents: Original to 1968
Natural Gas Fired Boilers - Installed in 2009**

Article Two: School Committee Unanimously Opposes

Funds studies that propose replacing Neary with additions to Trottier and Finn

- Requests funding up to \$500,000 from free cash
- Funds site studies of Trottier and Finn to ensure additions are viable (\$260,000);
if the sites are viable, then
- Funds a professional study and schematic design of additions to Trottier and Finn and provides engineering/architectural analysis, cost estimates, and design concepts (\$240,000)
 - This vote does NOT approve additions
 - Requires a Majority Vote

Article Three: School Committee Unanimously Opposes

Funds study to replace Neary with renovation and addition to Finn: (Grades K-3)

- Requests funding up to \$324,000*, from Free Cash
- Funds a Feasibility Study to evaluate a Finn renovation and expansion of the existing facility to accommodate grades PreK-3. The study includes schematic design, architectural and engineering work, preliminary site development plans, and cost estimates.
 - This vote does NOT approve construction for renovation and expansion
 - Requires a Majority Vote to Pass

***If Article 2 passes, the site study cost (\$80,000) is subtracted from the funding request of \$324,000. The new funding request would be \$244,000**

Article Four: School Committee Unanimously Supports

Funds immediate replacement of Neary roof, ADA upgrades, code compliance study

Roof Presentation from SoCoTec, Roofing Consultant

Funding Method: Authorize the Town to **borrow and appropriate \$6,850,000*** for the purpose of funding costs associated with the replacement or repair of the roof and associated Americans with Disabilities Act (ADA) upgrades at Neary

If Article 1 passes, the ADA funding would be removed from the Article 4 funding request.

ADA Cost: (\$2,100,000)

Roof Replacement Cost: \$4,500,000

Goal: Protect the building, and prevent further deterioration.

Can students ‘fit’ in the three schools if Neary is closed?

- **Town Established a PreK-8 School Building Committee**
 - School Space Needs Working Group
- **Analyzed space by programs and various scenarios, including closing Neary**
 - Space by Space Analysis
- **Findings:**
 - Trottier, Woodward, and Finn do not have the space to add a grade level without impacting educational programs students, currently experience. E.g. Art, Music, Physical Education, Special Education, Meeting Spaces, Office Spaces, etc.
 - Trottier requires an approximately 10,000 to 12,000 Sq. Ft. addition to add fifth grade, which would allow the current level of programming.
 - Finn requires an 9,000 to 11,000 Sq. Ft. addition to add second grade, which would allow the current level of programming.
- **The answer is No**