

# Needham Public Schools Master Plan

08.31.2023



# 2023

Updated 08/31/23

6 Years

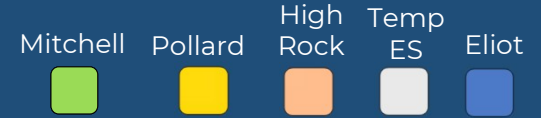
8 Years

12 Years

16 Years

24 Years

30 Years



### Pollard School First - Mitchell School - 3 Sections

**\$465.8 M (C1a)**

**\$462.0 M (C2)**



C

- Slowest completion of new Mitchell School
- Best scale for Mitchell site
- Mitchell moves to high rock – avoids cost of temp. school
- Second fastest resolution of all issues
- Second fastest resolution of Pollard and High Rock School issues
- Assumes MSBA participation in all projects (not reflected in estimated cost)

### Pollard School First (non-MSBA) - Mitchell - 3 Sections

**\$442.3 M (D1a)**

**\$438.5 M (D2)**



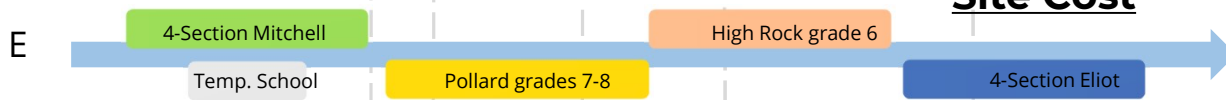
D

D

- Second slowest completion of new Mitchell School
- Best scale for Mitchell site
- Mitchell students move to High Rock School – avoids cost of temp. school
- Fastest resolution of all issues
- Fastest resolution of Pollard & High Rock School issues
- Lowest overall cost
- Assumes MSBA participation in only the Mitchell School project (not reflected in estimated cost)

### Mitchell School - 4 Sections

**\$500.7 M +  
Site Cost**

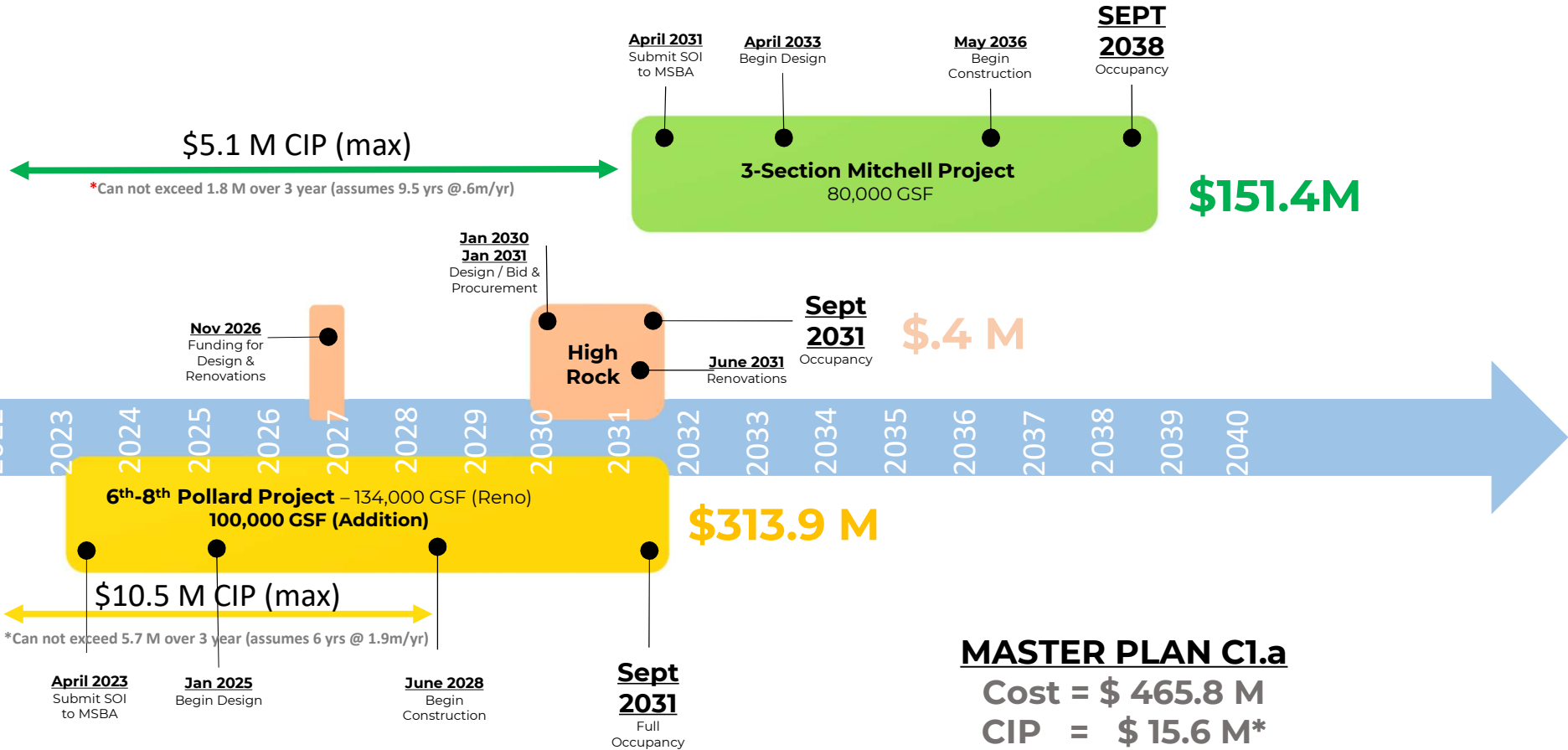


E

E

- Fastest completion of new Mitchell School
- Slowest resolution of all issues
- Appropriate scale for Mitchell site
- Temp. elementary school is needed
- Delays resolution of High Rock & Pollard issues
- Delays ideal classroom count until Eliot School addition is accomplished
- Assumes MSBA participation in all projects (not reflected in estimated cost)
- Unknown site costs for High Rock and Eliot

# C1a. Pollard as 1<sup>st</sup> Project (MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2<sup>nd</sup> Project (MSBA)



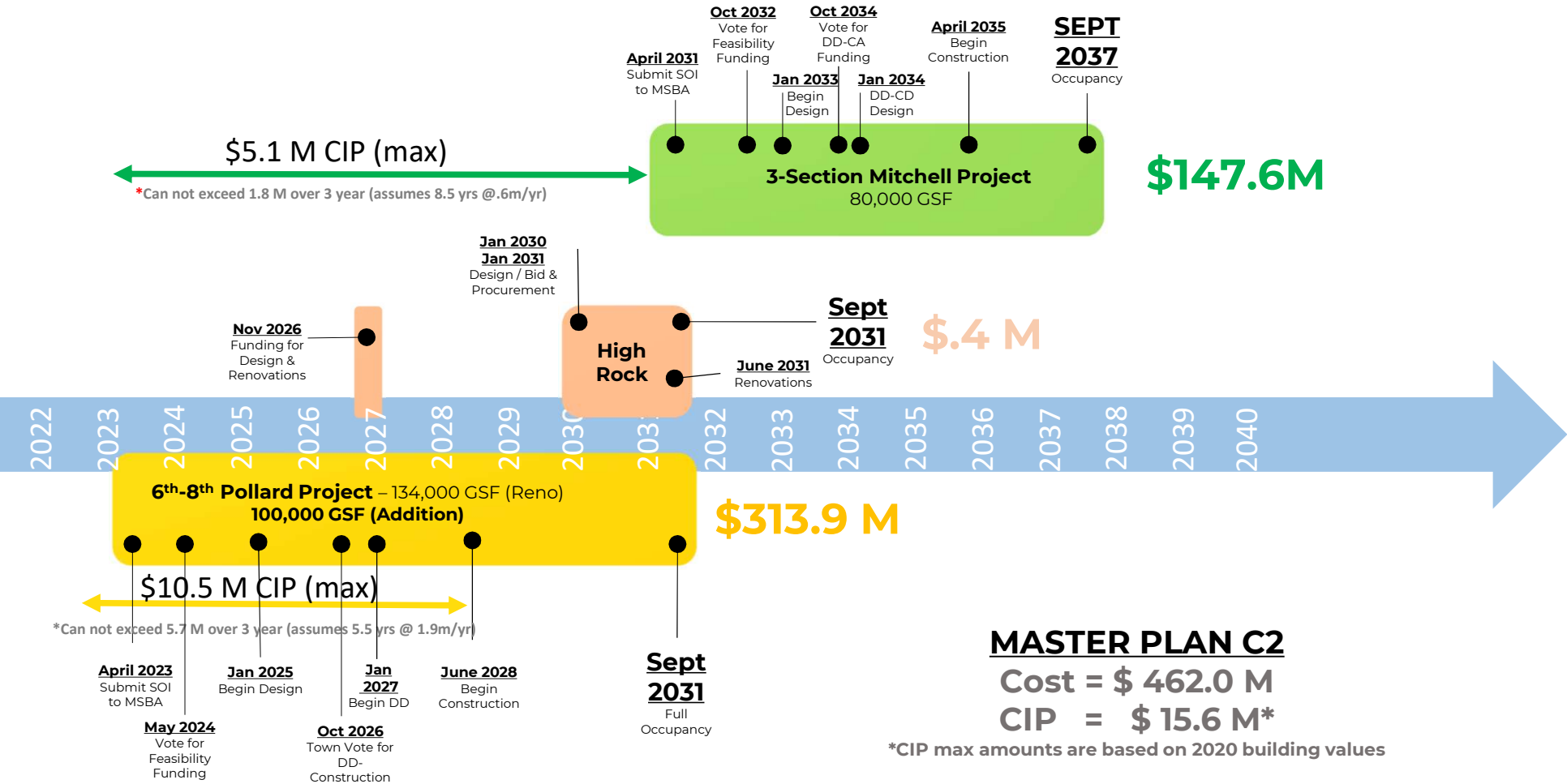
## MASTER PLAN C1.a

Cost = \$ 465.8 M

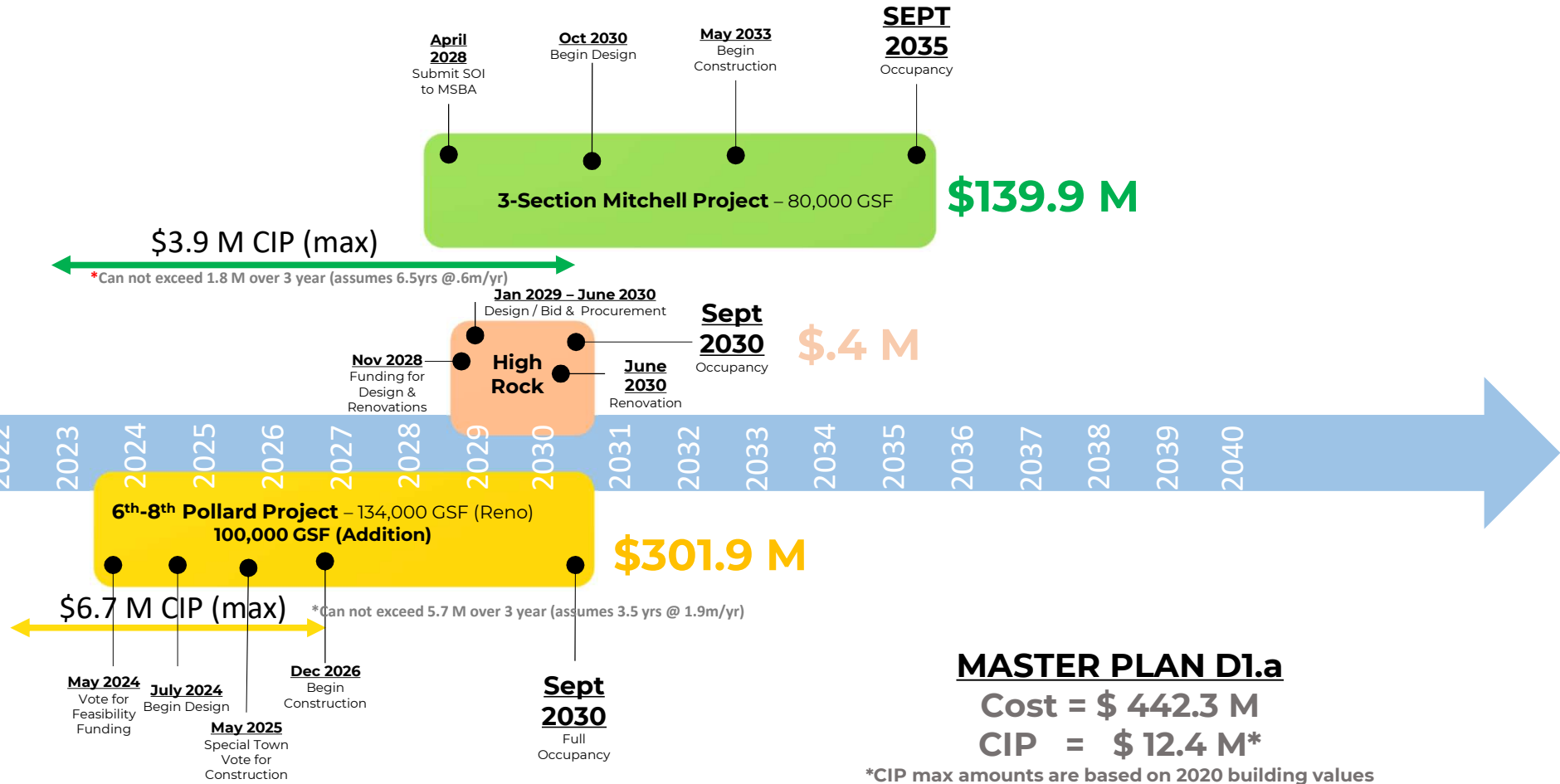
CIP = \$ 15.6 M\*

\*CIP max amounts are based on 2020 building values

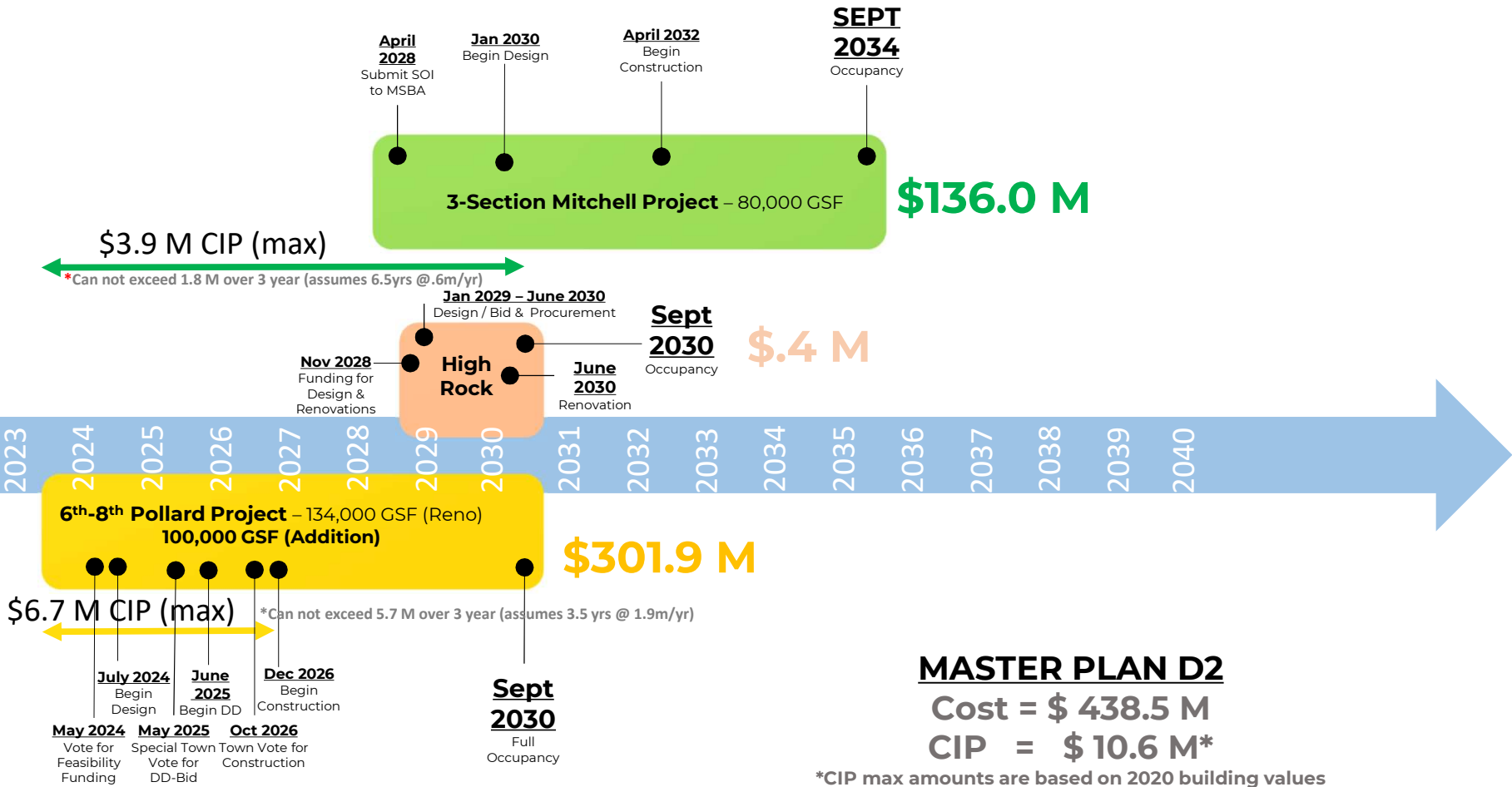
# C2 Pollard as 1<sup>st</sup> Project (MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2<sup>nd</sup> Project Non-MSBA



# D1a. Pollard as 1<sup>st</sup> Project (non-MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2<sup>nd</sup> Project (MSBA)



## D2. Pollard as 1<sup>st</sup> Project (non-MSBA) 6-8 School / High Rock as Elementary/ Mitchell as 2<sup>nd</sup> Project (non-MSBA)



**April 2028**  
Submit SOI to MSBA

**Jan 2030**  
Begin Design

**April 2032**  
Begin Construction

**SEPT 2034**  
Occupancy

**3-Section Mitchell Project – 80,000 GSF**

**\$136.0 M**

**\$3.9 M CIP (max)**

\*Can not exceed 1.8 M over 3 year (assumes 6.5yrs @.6m/yr)

**Jan 2029 – June 2030**  
Design / Bid & Procurement

**Sept 2030**  
Occupancy

**\$.4 M**

**Nov 2028**  
Funding for Design & Renovations

**High Rock**

**June 2030**  
Renovation

2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040

**6<sup>th</sup>-8<sup>th</sup> Pollard Project – 134,000 GSF (Reno) / 100,000 GSF (Addition)**

**\$301.9 M**

**\$6.7 M CIP (max)**

\*Can not exceed 5.7 M over 3 year (assumes 3.5 yrs @ 1.9m/yr)

**July 2024**  
Begin Design

**June 2025**  
Begin DD

**Dec 2026**  
Begin Construction

**Sept 2030**  
Full Occupancy

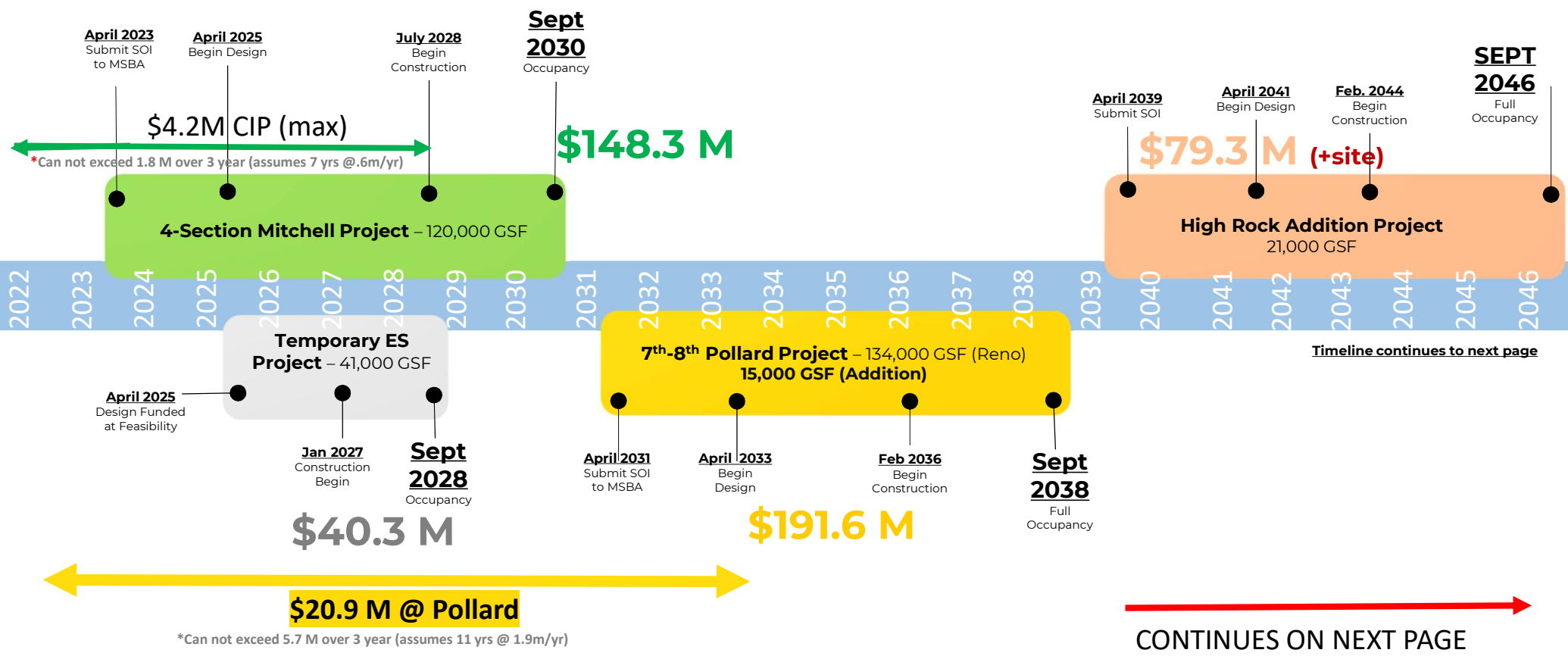
**May 2024**  
Vote for Feasibility Funding

**May 2025**  
Special Town Vote for DD-Bid

**Oct 2026**  
Town Vote for Construction

# E. Status Quo (grade configuration)

## Mitchell: 1<sup>st</sup> MSBA / Pollard: 2<sup>nd</sup> MSBA / High Rock: 3<sup>rd</sup> MSBA / Eliot



**April 2023**  
Submit SOI to MSBA

**April 2025**  
Begin Design

**July 2028**  
Begin Construction

**Sept 2030**  
Occupancy

**April 2039**  
Submit SOI

**April 2041**  
Begin Design

**Feb. 2044**  
Begin Construction

**SEPT 2046**  
Full Occupancy

**April 2025**  
Design Funded at Feasibility

**Jan 2027**  
Construction Begin

**Sept 2028**  
Occupancy

**April 2031**  
Submit SOI to MSBA

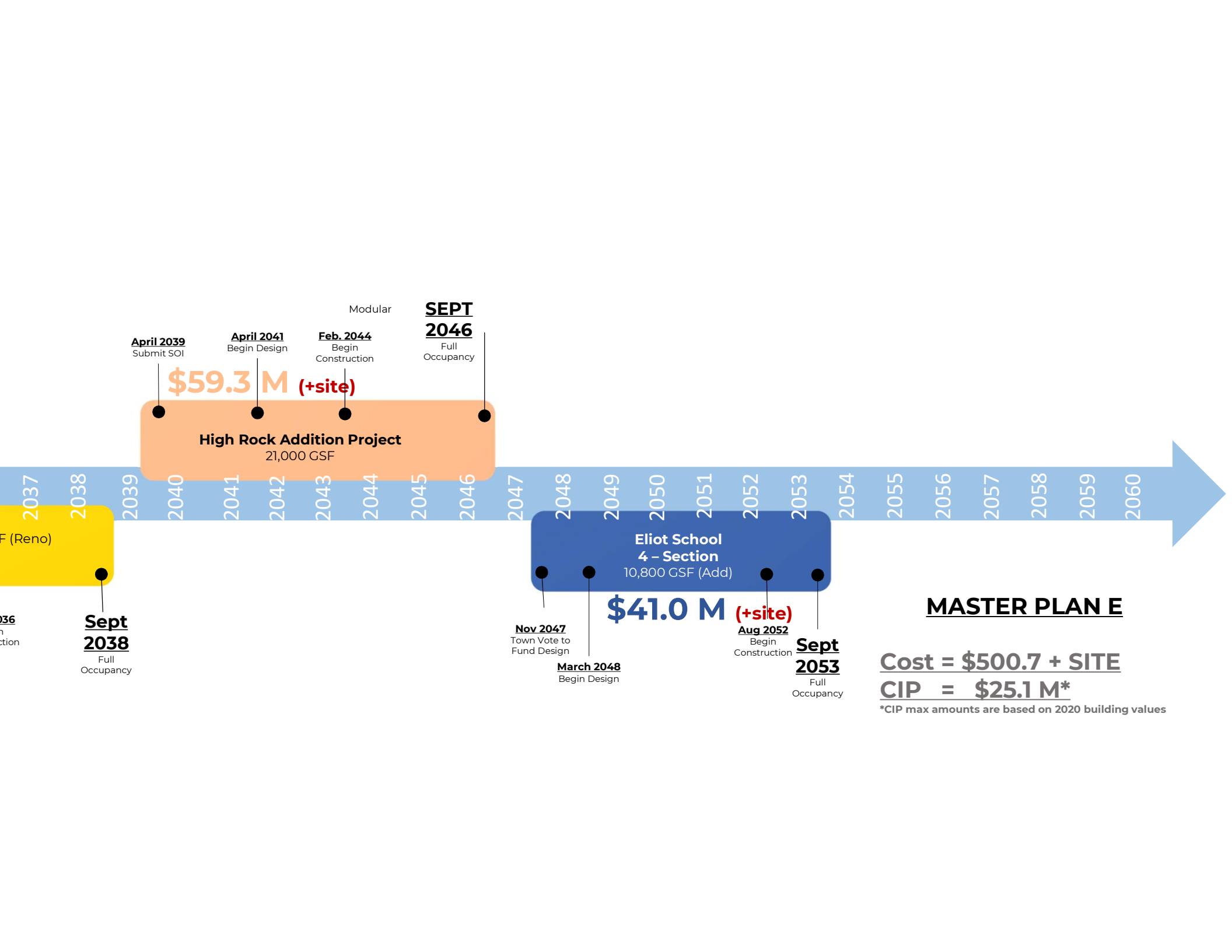
**April 2033**  
Begin Design

**Feb 2036**  
Begin Construction

**Sept 2038**  
Full Occupancy

**\$20.9 M @ Pollard**

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**MASTER PLAN E**

**Cost = \$500.7 + SITE**  
**CIP = \$25.1 M\***

\*CIP max amounts are based on 2020 building values