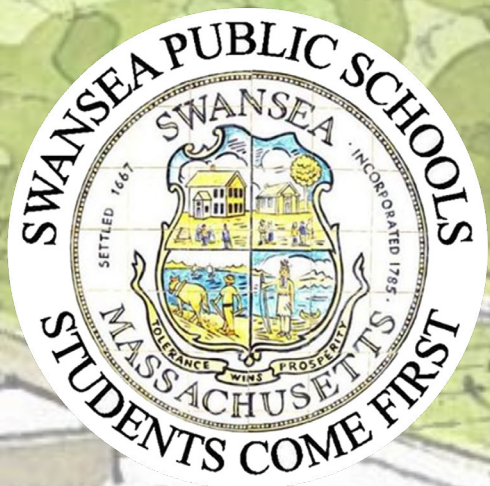




Joseph Case Junior High School



PMA Consultants

**FINE GOLD
ALEXANDER**
ARCHITECTS

COMMUNITY OUTREACH | FALL 2026

SCHOOL BUILDING COMMITTEE MEMBERS

Thomas Rodrigues Jr., SBC Chair

Eric Graham, SBC Vice-Chair

Scott Holcomb, Superintendent of Schools

Sarah Carlson, Vice Chair Swansea
Advisory & Finance Board

James Carvalho, School Committee

Christopher Coelho, Facilities Manager,
Swansea Public Schools

Dr. Tammy Greene, Instructional Technology
Coach, Swansea Public Schools

Grant Hajder, Physical Education Teacher,
Swansea Public Schools

Mitch Ruscitti, Town Administrator

Richard Looker, Swansea Advisory &
Finance Board

Robert Medeiros, Swansea Board of Selectman

Scott Olobri, Assistant Superintendent/Facilities
Manager Swansea Highway Dept.

Nicholas Overy, Principal, Joseph Case Junior
High School

Anthony Palladino, Athletic Director, Swansea
Public Schools

Joanne Rebelo, Director of Finance, Swansea
Public Schools

Sean Scanlon, Director of Student Services,
Swansea Public Schools

Elizabeth White, Assistant Superintendent
of Schools

PROJECT INFORMATION

New Joseph Case Junior High School

Configuration: Grades 6 through 8

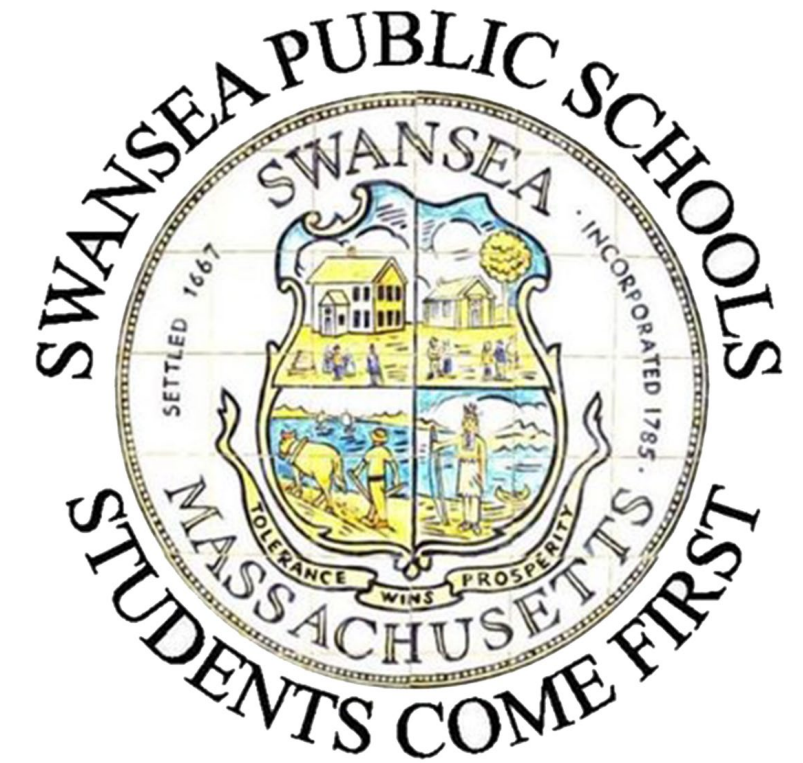
Location: JCHS site (0 wood street)

Enrollment: Designed to serve 510 students

Cost: Total Project Budget \$149M

Based on multiple votes by the School Building Committee, this project scope:

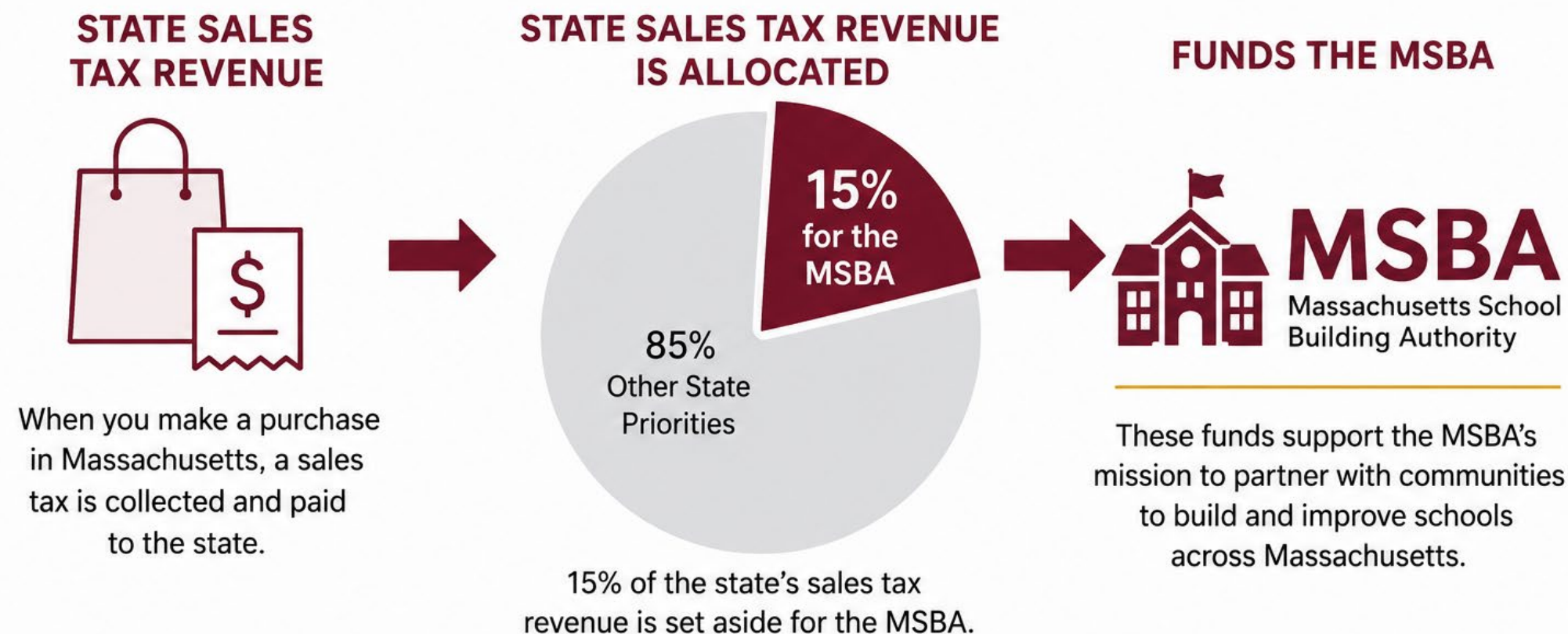
- has been submitted to the MSBA (Massachusetts School Building Authority - the state funding agency)
- received unanimous support by the MSBA Board of Directors at the at their 12/12/2025 Board Meeting
- at this time, this is the only MSBA supported solution



THE MSBA OPPORTUNITY

HOW THE MSBA IS FUNDED

15% OF STATE SALES TAX REVENUE

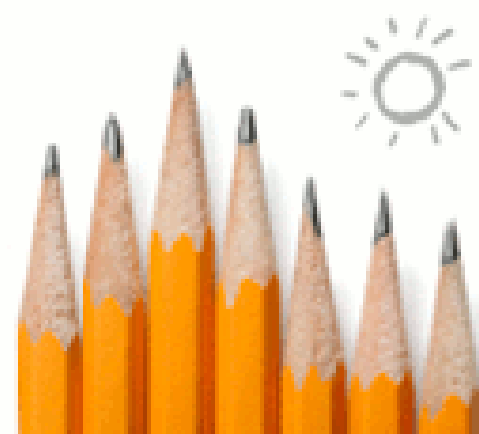


In short: 15% of state sales tax revenue is dedicated to the MSBA, helping create high-quality learning environments for students across the Commonwealth.

The **Massachusetts School Building Authority** is an independent state authority that partners with cities and towns across the Commonwealth to fund the construction and renovation of public school buildings.

It is funded primarily through a dedicated portion of the statewide sales tax, creating a system that **returns state-generated tax revenue directly back to local communities** in the form of safer, more modern, and more efficient schools.

By reimbursing a significant share of eligible project costs, the MSBA helps communities **reduce the local property tax burden** while ensuring students benefit from high-quality educational facilities.



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

PROJECT GOALS

- **Right-sized learning** facility that meets the needs of Swansea's educational program
- Create a **High School/Junior High School campus** that is inclusive to all
- **Shared community spaces** including the sports fields, walking path, auditorium and gymnasium
- Meets the **needs of the district** for the next 50+ years
- An **energy-efficient building** to serve students for generations
- **Spaces for collaboration and shared learning** that respond to the educational program

EXISTING JOSEPH CASE JUNIOR HIGH SCHOOL – 1927 and 1950s



EXISTING JOSEPH CASE JUNIOR HIGH SCHOOL – 1927 and 1950s



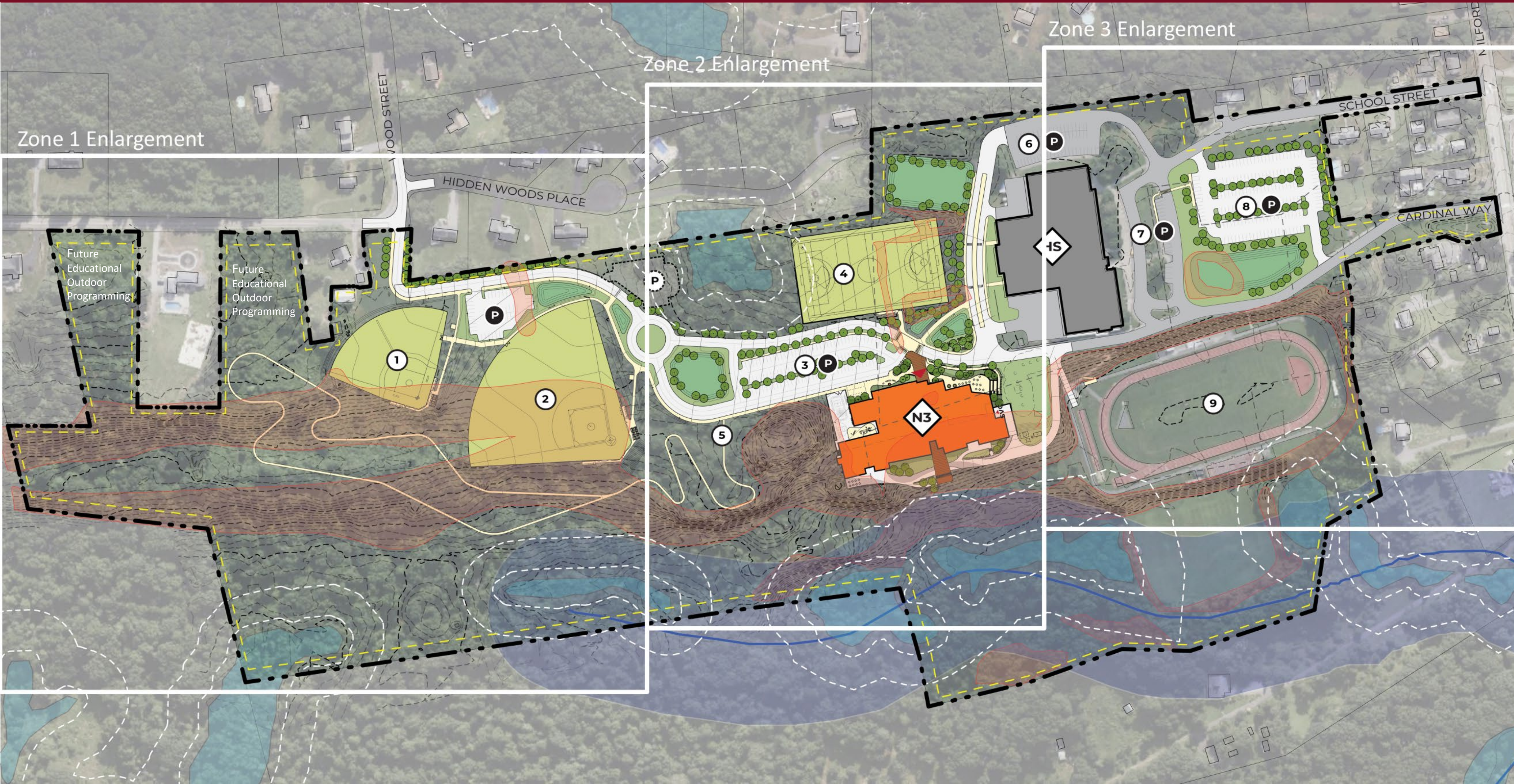
Moments in History in 1927

- Transatlantic Flight: Charles Lindbergh flew his plane, the Spirit of St. Louis, from New York to Paris in May
- Babe Ruth: Hit a record 60 home runs in a single baseball season
- Great Mississippi Flood: One of the most disruptive river floods in US history
- End of Model T: Ford produced its final Model T after a run of 5 million vehicles

EXISTING JOSEPH CASE JUNIOR HIGH SCHOOL – 1927 and 1950s



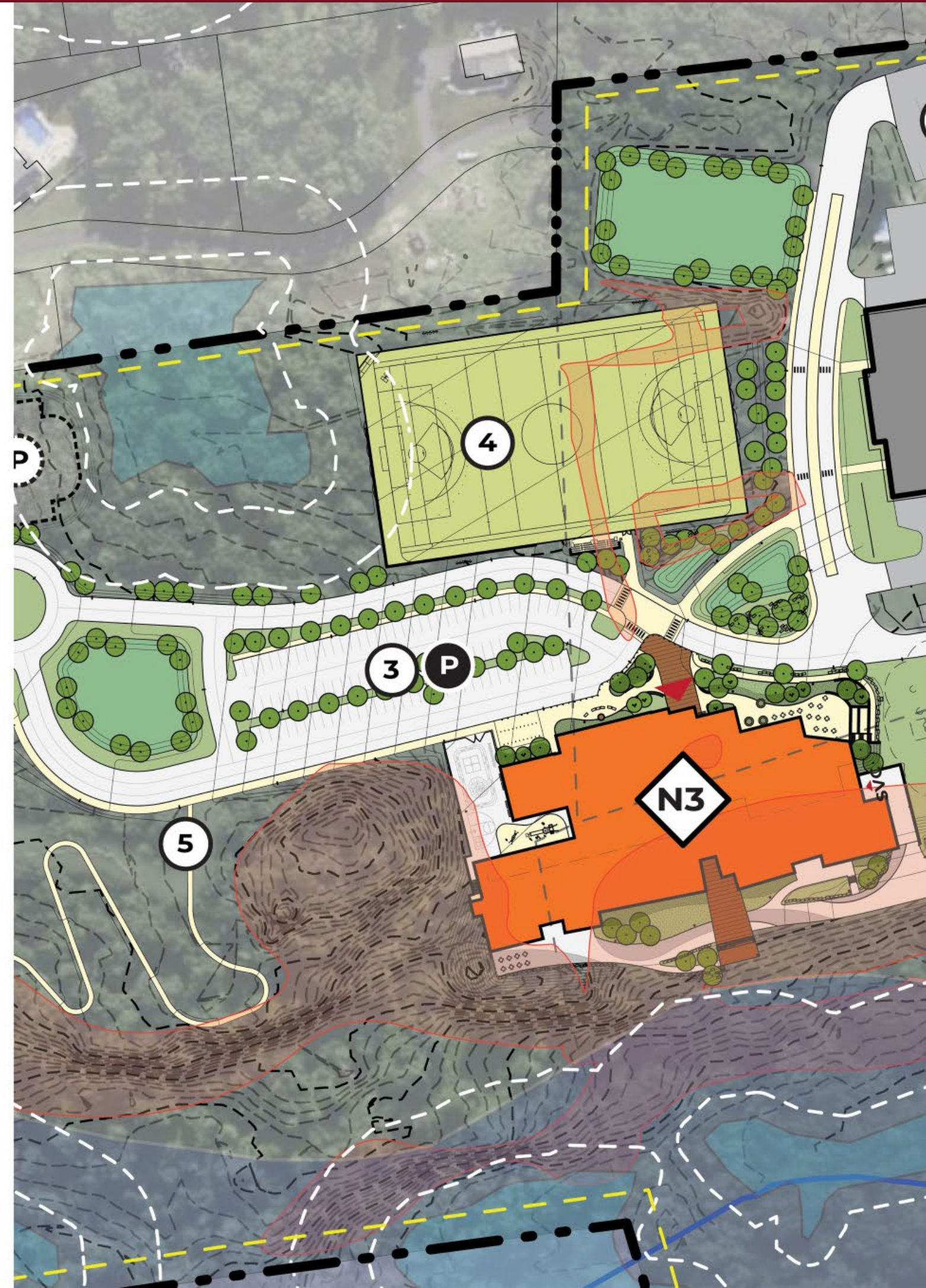
PREFERRED OPTION: SITE PLAN



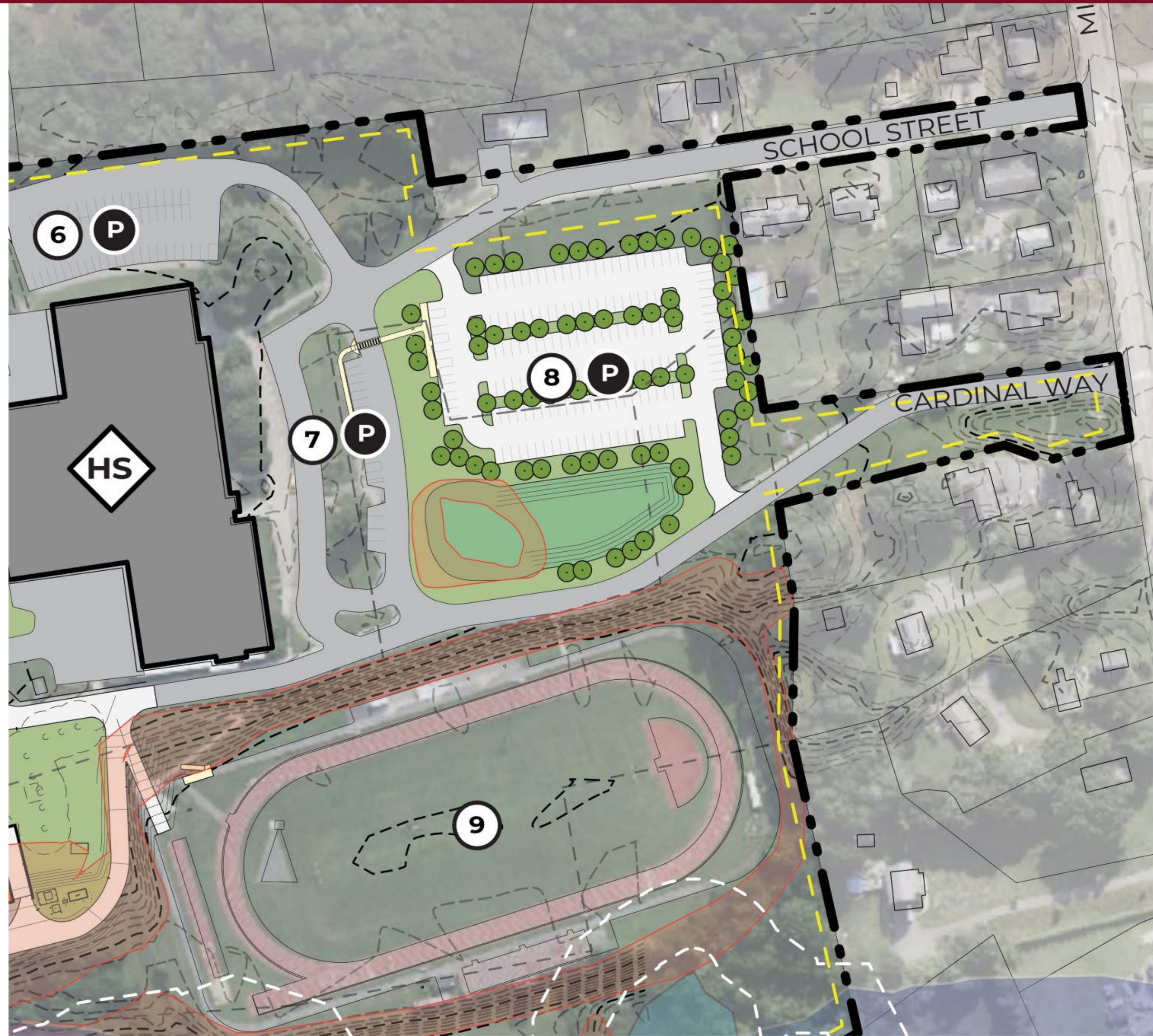
SITE PLAN – ZONE 1 ENLARGEMENT



SITE PLAN – ZONE 2 ENLARGEMENT

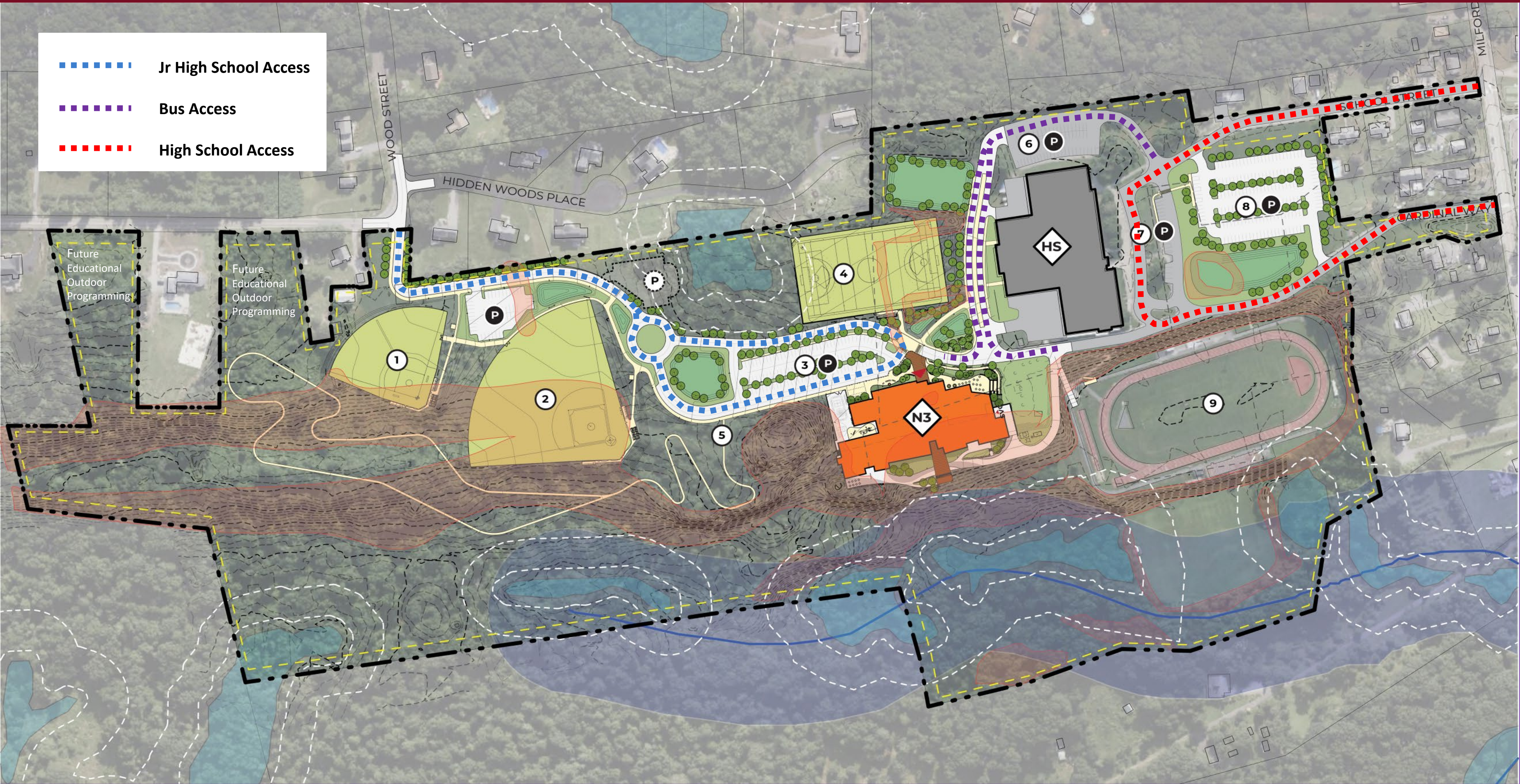


SITE PLAN – ZONE 3 ENLARGEMENT



SCHEMATIC TRAFFIC PLAN

- Jr High School Access
- Bus Access
- High School Access



EXTERIOR RENDERING



EXTERIOR RENDERING



EXTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING



TOTAL PROJECT COSTS

Construction Budget: **\$117,030,279**

Total Project Budget: **\$149,723,734**

MSBA Reim. + Rebates: **\$61,444,746**

Swansea Share: **\$88,278,988**

For tax impacts please:

Scan the QR code or go to

www.swanseaschools.org/page/msba-joseph-case-jr-high-building-project

Note: use your property's tax assessed value using the link on the website



TAX IMPACT SCENARIOS

- ❖ PROJECT FUNDING AUTHORIZATION IS A FOR MAXIMUM (NOT-TO-EXCEED) BUDGET AMOUNT
- ❖ MSBA REIMBURSEMENT PAYMENTS ARE MONTHLY: THE DISTRICT IS ONLY REQUIRED TO BOND ITS OWN SHARE OF THE PROJECT COST
- ❖ TAX IMPACT PROJECTIONS ASSUME 100% CONTINGENCY UTILIZATION WHICH IS NOT TYPICAL

INTEREST RATE [30 YEAR MUNICIPAL BOND - LEVEL DEBT STRUCTURE]



QUARTERLY TAX IMPACT ON AVG SINGLE FAMILY HOME
(\$494,954 ASSESSED VALUE)

COMMUNITY QUESTIONS:

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“Why are we building a new Junior High School vs. High School?”

- A statement of interest was selected by the MSBA for the Joseph Case Junior High School **only**
- A combined project with the High School would not be eligible for MSBA funding
- The High School is not undersized; therefore, it would be better suited for renovation

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- Existing school would **require renovations** and **replacement** of building systems
- Renovations to bring building up to current building codes would:
 - Cost upwards of **\$98 million**
 - Require phasing and be **disruptive to education** during the renovation process
 - **not** be supported by the MSBA
 - **not** improve or meet the district educational plan
 - Incur **costs for swing space** during construction

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- Alternate classrooms or building additions would be required to accommodate enrollment growth

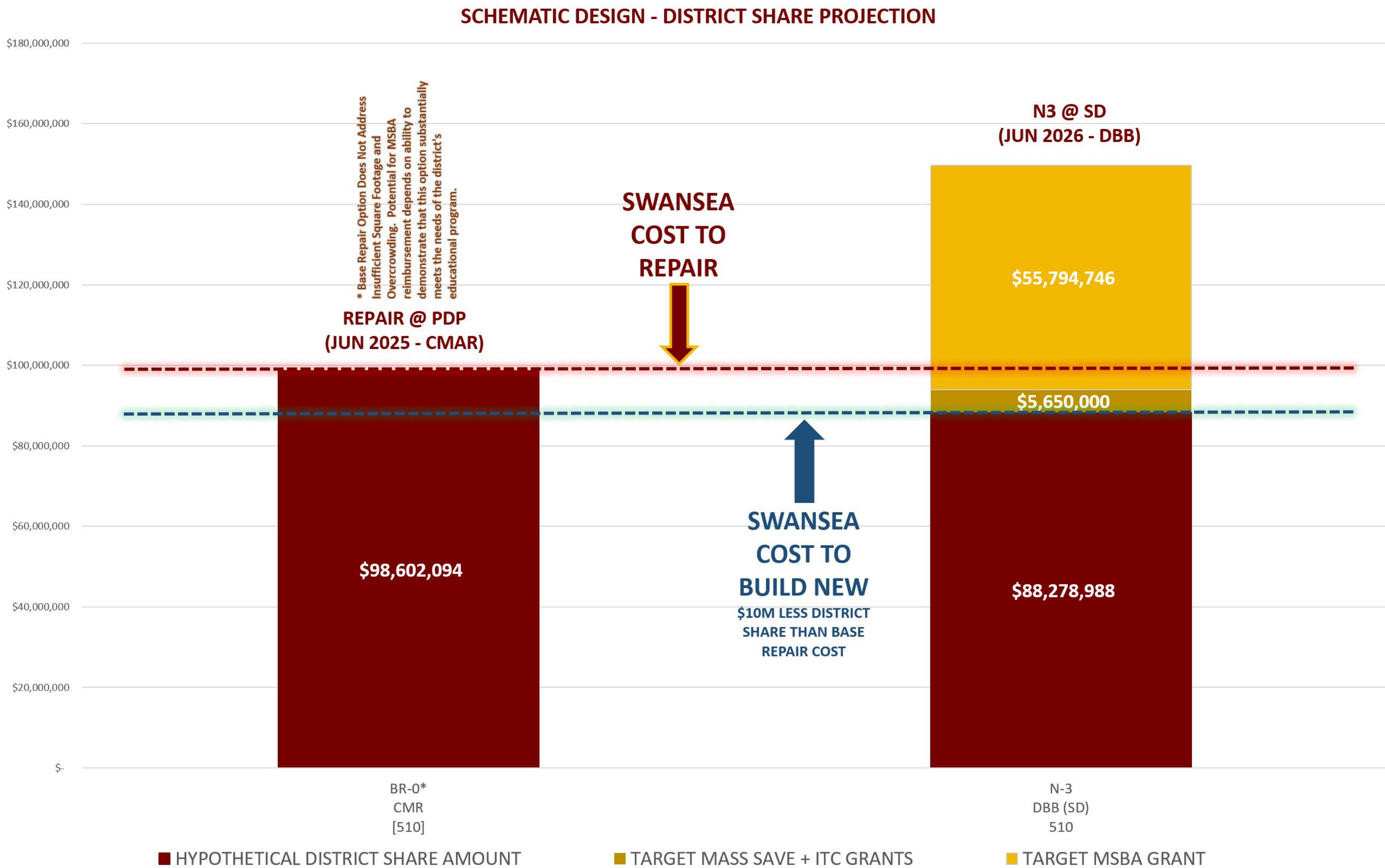
CODE COMPLIANCE REQUIREMENTS

- ☐ **Accessibility (MA Architectural Access Board, 521 CMR 3.3):** Any renovation costing **30% or more** of the building’s assessed value requires the *entire* building to meet full accessibility standards, including wider doorways, accessible restrooms, and compliant pathways. The current plumbing systems lack low-flow fixtures and handicap-accessible features, requiring a complete overhaul.
- ☐ **Energy Efficiency (2021 IECC with MA Amendments):** The building’s walls and roof lack proper insulation and vapor barriers, failing to meet stringent U-value requirements for energy efficiency. Replacing windows and other fenestration would also **need to comply with these codes**.
- ☐ **Structural Upgrades (MA State Building Code, 780 CMR):** Adding modern systems, like new air handler units for ventilation, would increase roof loads, requiring reinforcement for dead, snow, and wind uplift (780 CMR 606.2.1.1, 707.3.2). Seismic upgrades, including steel shear bracing and seismic clips, are mandatory if the **work area exceeds 50%** of the floor area (780 CMR 303.7).
- ☐ **Fire Safety (MA Fire Prevention Code, 148 CMR S.26G):** Major alterations affecting over **33% of the building’s floor area** require a full sprinkler system, adding significant cost and complexity.

Assessed Value	30% Building’s Assessed Value
\$10,135,000	\$3,040,500

*The base repair cost estimate presented is in current (2025) dollars and assumes the project timeline aligns with the preferred solution being voted upon. For an actual project, a fully detailed design would be required, with anticipated cost escalation values applied year-over-year consistent with Massachusetts construction market trends.

COST TO RENOVATE VS BUILD NEW



ESTIMATED RENOVATION COSTS

Breakdown of \$98M:

- Construction: \$64,143,992
- Phased Project Premiums: \$7,292,421
- Project Soft Costs (20%): \$14,442,378
- Contingencies: \$10,985,827

Total Project Budget: \$98,602,094

Foundations	\$367,096
Superstructure	\$116,210
Exterior Closure	\$3,958,799
Roofing	\$1,520,532
Interior Construction	\$1,705,882
Staircases	\$176,460
Finishes	\$2,923,911
Conveying Systems	\$510,000
Plumbing	\$2,458,713
HVAC	\$6,462,295
Fire Protection	\$750,386
Electrical	\$5,919,462
Equipment	\$199,920
Furnishings	\$652,624
Selective Demolition	\$1,173,269
Sitework	\$10,516,898
Markups	\$9,053,210
Contingencies and Escalation	\$15,678,325
	\$64,143,992

COMMUNITY QUESTIONS:

“What has been done to reduce project costs?”

Value by Design Examples:

- Reducing the Auditorium space from 5,000 NSF to 4,333 NSF
- Reducing the amount of glass from 25% at PSR to 22% at SD
- Right-sized every space; reducing the overall GSF from 116,342 GSF to 114,707 GSF
- Right-sized the HVAC system to align with lower GSF
- Reduced the capacity of the stand-by generator
(life safety, kitchen cold storage, freeze protection, and IT only)
- Removed the need for a fire pump
- Reduced one elevator from 3-stop to 2-stop. Using direct door access and roof stairs
- Modified “stage” into performance platform in Auditorium; same level as first floor
- Minimized number of loose lintels, and associated flashings, in the window design(s)
- Simplified Energy-code detailing at all exterior wall transitions (TEDl compliance)

COMMUNITY QUESTIONS:

“What has been done to reduce project costs?”

Value by Design Examples (continue):

- Removed construction of acoustic practice room within the Music Room, and specified pre-engineered practice rooms
- Removed metal wall cladding systems for an all-masonry exterior design
- Reduced the amount of skylight area (all learning spaces have natural daylighting)
- Removed roof parapets along main roof perimeter
- Combined two (2) stairs into one(1) in the center of the school
- Simplified the foundations / structure (more compact shape of spaces)
- Reduced exterior wall perimeter area (more compact shape of spaces)
- Removed interior rainwater horizontal piping runs and designed perimeter roof rain leaders
- Added surface area drainage systems (rain gardens and detention basins) to reduce the size of underground drain structures

COMMUNITY QUESTIONS:

“What has been done to reduce project costs?”

Value by Design Examples (continue):

- Reduced the amount of site retaining walls, and are using 3:1 slopes
- Relocated the “future addition” approach to remove grading required

In short, the project cost has been reduced by over \$3,000,000

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- Swansea will need to **reapply for state funding** which takes **years** during which time **costs continue to rise**
- The MSBA will **not participate in costs** for a second feasibility study, therefore **costs will be 100% the Town's responsibility**

WHY IS THIS THE RIGHT PROJECT FOR SWANSEA?

- ✓ Partially **funded by the MSBA** and rebates for ~\$61M
- ✓ Provides spaces to **support educational plan** for grades 6-8
- ✓ Moves students out of the old, undersized facilities to a **shared high school campus**
- ✓ Addresses campus wide circulation, parking, safety, security, recreational and athletic needs



CRITICAL UPCOMING DATES

SEP 16, 2026: JCJHS Building Tours and Community Forum

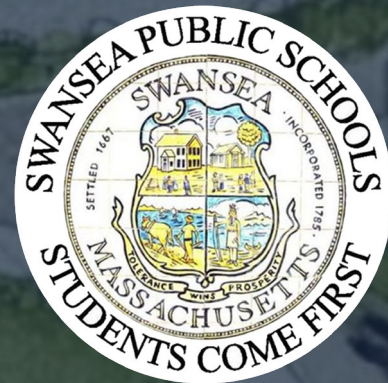
OCT 14, 2026: JCJHS Building Tours and Community Forum

★ **OCT 19, 2026: TOWN MEETING** (Appropriation of Funds – 2/3 majority required)

OCT 28, 2026: MSBA Board Approval of Project Scope & Budget

★ **NOV 03, 2026: BALLOT VOTE** (Authorization of Borrowing – Simple majority required)

View



PMA Consultants

**FINE GOLD
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ARCHITECTS

Thank you!

QUESTIONS? | THANK YOU!
SWANSEA@PMACONSULTANTS.COM