

\$325.4 Million + Interest = 36 Years of Debt

THE MOST EXPENSIVE MIDDLE SCHOOL IN MASSACHUSETTS HISTORY

WE ALREADY HAVE EXCELLENT SCHOOLS



POLLARD MIDDLE SCHOOL Grades 7-8

Ranked #11 in Massachusetts Overall Score **97.9/100**



HIGH ROCK MIDDLE SCHOOL Grade 6

Awarded School of Recognition, MA DESE 2025

Ranked #15 in Massachusetts Overall Score **97.06/100**

Why overspend a half-billion dollars on one school?

What are residents saying about the proposed \$325.4M School?

"High Rock was the best school experience my kid ever had. Then our Pollard teachers taught him well. I want to improve the schools we now have. There has got to be a better way to do this."

"We can't talk about affordability and this project at the same time. I worry I will not be able to live here. It will force people out of town."

"Resources should go to teaching talent, not inflated buildings."

"There's other deferred maintenance everywhere that should be attended to NOW."

BOTTOM LINE:

Vote NO in November → Vote YES in April for a right-sized plan.

Review the facts. - Share with 10 neighbors.



WHAT IT WILL COST YOU

Increased taxes every year until 2064

**Property Taxes + 2.5% Increase Compounded Annually
+ Proposed Override Costs (see below)**

\$ 1.541 M
Home Value

~\$2,065/year (peak)

\$ 2.2 M
Home Value

~\$2,948/year (peak)

Local businesses face even greater increases

2028 - 2064 - THREE DECADES OF DEBT



MSBA Memorandum to Needham

"The MSBA ...considers its stance on **core classroom space critical to its mission** of supporting the construction of successful school projects ... that meet current and future educational demands.

The MSBA does not want to see **this critical component of education suffer** at the expense of larger or grander spaces that are not directly involved in the education of students."

July, 2026

FAQ'S – “Pollard and the Right Sized Way Forward”

Do we need to invest in Pollard?

We should improve Pollard. We should also meet other town needs- Mitchell, Stephen Palmer, roads, bridges, sewer infrastructure, and Quiet Zones. Overbuilding a huge new middle school crowds out the ability to address other projects- for decades. Affordability is also important to town residents.

Why is the current design so expensive?

- We did not set a budget.
- It exceeds MSBA size guidelines by 64,575 gsf sf.
- \$100,000,000 in non-MSBA reimbursable costs.
- It includes four story, 42 foot glass walled atrium.
- It includes glass skywalks.

How big is this school?

- 265,572 gsf - four-stories- 1,335 students.
- 84,700 sf larger than Pollard and High Rock combined- a 47% sf increase.

Are there other options?

Yes. Seven other plans were proposed- including completely renovating Pollard. In fact, the Select Board recommended an option that built a new 6-8 building quicker, kept students out of construction and cost \$45 million less. Even the current proposal could be right sized.

Are we too far along to change now?

The "Sunk Cost Fallacy" warns us to stop rather than continue forward with a bad project. Here, much of the completed work will still help us do the right thing. The MSBA could even allow us to extend the application. The town's portion is so great, we could still improve Pollard- even without MSBA funding.

Are operating costs included in the override?

No. \$1.6 million cost increases have been projected so far, without including any additional staff.

HOW EXPENSIVE IS THIS PROPOSAL?

The most expensive tax override in town history. More than ALL past overrides since 1988 combined: High School • Sunita • Newman • Eliot • Broadmeadow • High Rock • Public Safety Building • Library • and more. . . . More than a FULL YEAR of Needham's entire town operating budget.



THE PROPOSED POLLARD MIDDLE SCHOOL

Same Educational Program, Bigger Building, Less of What Students Need.

THE POLLARD PROPOSAL	GUIDELINES TODAY
 1,335 Students 100's more than peer communities	 Fewer core classrooms 9 fewer than MSBA guidelines Fewer than we have now
 One Huge 6 - 8 building 265,572 gross sf 64,575 sf above MSBA guidelines 47% sf larger than we have now	 Smaller Cafeteria Smaller than MSBA guidelines
 Same Educational Program	 Smaller Media Center Smaller than MSBA guidelines Smaller than we have now
 High Rock Shuttered With remaining debt	 Fewer Art Rooms Two fewer than we have now
 No Funding for Mitchell Or other town projects	 Fewer Music Rooms Fewer than we have now
 42 Foot Glass Wall Atrium Suspended glass bridges	 No Locker Rooms Loss of two we have now
 Loss of Trees Loss of greenspace	 Larger Class Sizes For increased enrollment



Letters to Select Board Members, “I am writing to express my opposition to the proposal ... in its current form.

While I am a strong advocate for public education, an overly expensive facility project is not the best way to support student outcomes in Needham.

I would rather see town resources directed toward hiring and retaining top-tier teaching talent and ensuring any child who wishes to take advanced courses has the access to do so. . . “

Sincerely, Needham Resident (see more letters at NRTZ.ORG)