

\$325.4 Million + Interest = 36 Years of Debt

THE MOST EXPENSIVE MIDDLE SCHOOL IN MASSACHUSETTS HISTORY

NEEDHAM ALREADY HAS 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 NEEDHAM RESIDENTS ARE SAYING ABOUT THIS 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 have now. 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."

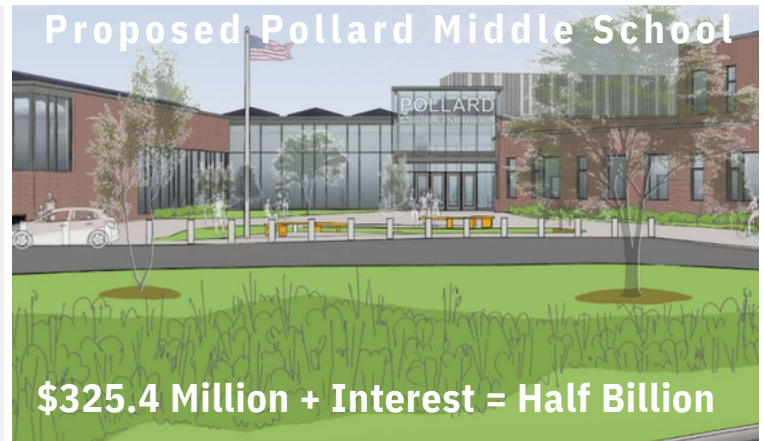
"Resources should go to teaching talent, not inflated buildings."

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

BOTTOM LINE:

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

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 Massachusetts School Building Authority (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”

HOW EXPENSIVE IS THIS PROPOSAL?

The most expensive tax override in town history.

More than ALL past overrides combined since 1988:
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.

Do we need to invest in Pollard?

We do. 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
any other projects- for decades. Affordability is also
important, to all town residents.

Why is the current design so expensive?

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

How big is this school?

- **265,572 gsf - four-stories- 1,335 students.**
- It is 51,897 sf larger than Pollard plus High Rock.

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 6-8th
grade 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 not to go forward on a
bad project just because we've invested in it.** Here, the
cost of staying on course is too high. Much of the completed
work would still help us move forward. The MSBA could
allow us to extend our application timeline. The town's
portion of this project is so high, we could still spend less
even without MSBA funds.

Are operating costs included in the override?

No. \$1.6 million in operating cost increases have been
projected so far- without additional school staff or a
plan to pay the costs.



THE PROPOSED POLLARD MIDDLE SCHOOL

Huge Building, Same Educational Program, 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	 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)