

THE NEW W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MASSACHUSETTS



SCHOOL BUILDING COMMITTEE MEETING

MARCH 5, 2019



Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities



AGENDA

DD Progress Report

- Additional Soils Testing Results

Development of Site and Building Design:

- Final Site Plan
- Final Floor Plans
- Final Elevations

Architectural Equipment and Specialties

Review of Sound Treatment to Mechanical Equipment



DD PROGRESS REPORT

2/27 Working Group Meeting to present DD interiors package

2/27 – 3/5

- Continue with revisions for final DD Set
- Continue review of Minutes items to ensure inclusion in project
- Continue to incorporate User Group comments in pricing documents
- Conference Call with Fire Chief, Fire Protection, & Civil Engineers
- Environmental consultant ongoing lab work & writing up additional building materials testing for abatement and demolition
- Ongoing Mechanical/ Acoustical design work



GEO-ENVIRO CONSULTANT REPORT

- The surface soil testing program consisted of submitting five (5) soil samples for laboratory analysis for the following RCRA 8 Metals: silver, arsenic, barium, cadmium, chromium, mercury, lead, and selenium.
- Screened for total volatile organic compounds (VOCs) – none detected
- No RCRA 8 Metals were reported in excess of Massachusetts Contingency Plan (MCP) RCS-1 Reportable Concentrations.
- The observed soils at the sampled locations appear to be suitable for reuse on-site (from an environmental standpoint only), or for offsite transport and disposal consistent with the anti-degradation provisions contained in the MCP at 310 CMR 40.0032(3).

“The arsenic and lead concentrations in the 5 soil samples are consistent with natural background conditions.”



DD UPCOMING SCHEDULE

- 3/12 DD Draft Estimate Due
- 3/13-14 Team reviews Draft Estimate
- 3/15 DD Draft Estimate Reconciliation
Consider VE as necessary
- 3/18 DD Final Estimate Due
- 3/19 SBC reviews Final DD Estimate
Vote to approve, amend, etc.
- 3/27 Finalized DD documents from Consultants
- 4/2 Review final DD documents
Vote to submit to MSBA
- 4/3 Submit Conservation Committee permit package
- 4/5 Submit DD document package to MSBA
- 4/9 Submit Planning permit package



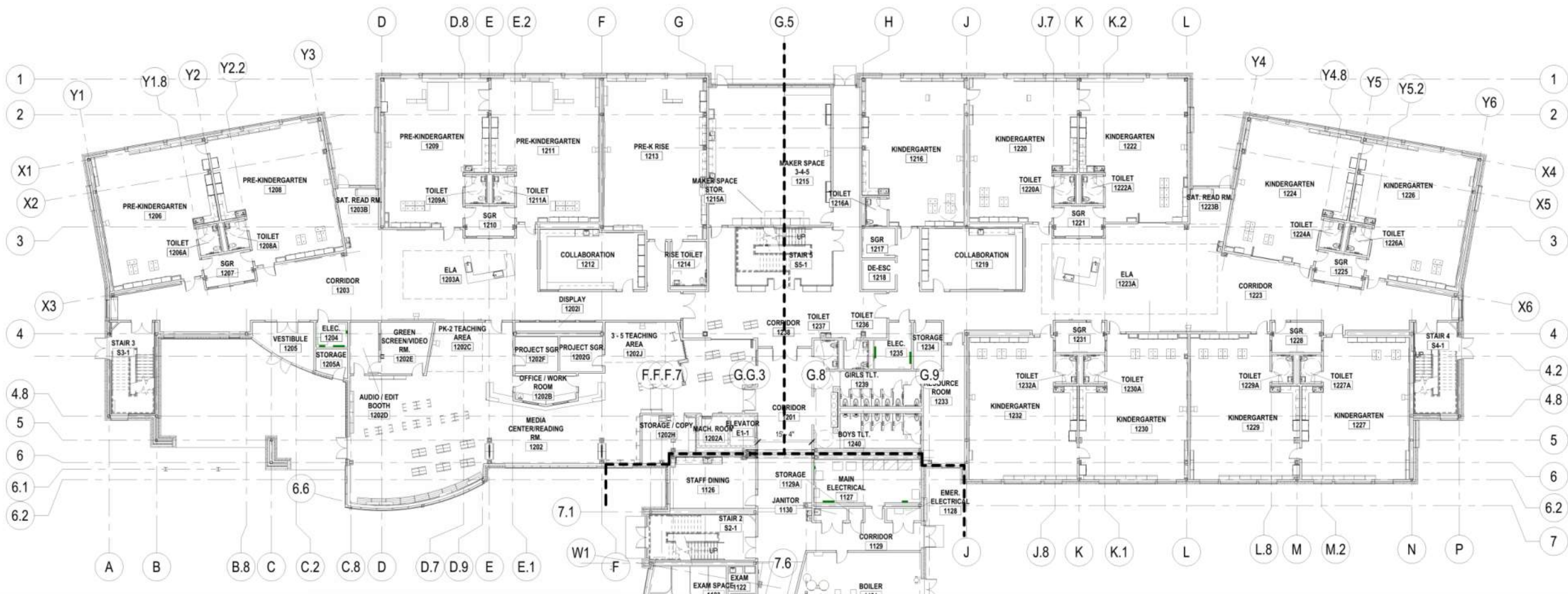


FINAL DD DESIGN DOCUMENTS

DD SITE & LANDSCAPE DESIGN PLAN

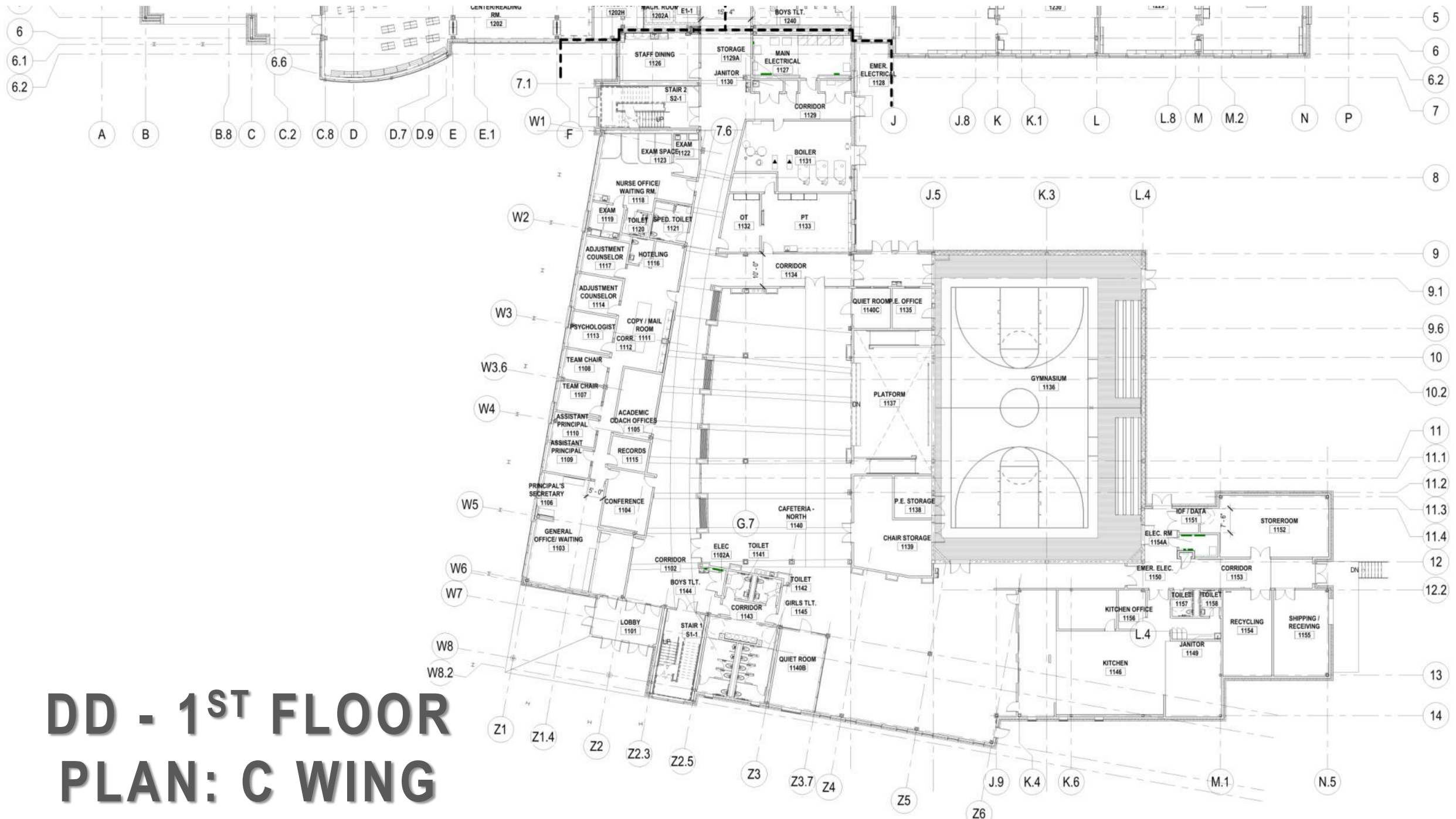
- 246 parking spaces



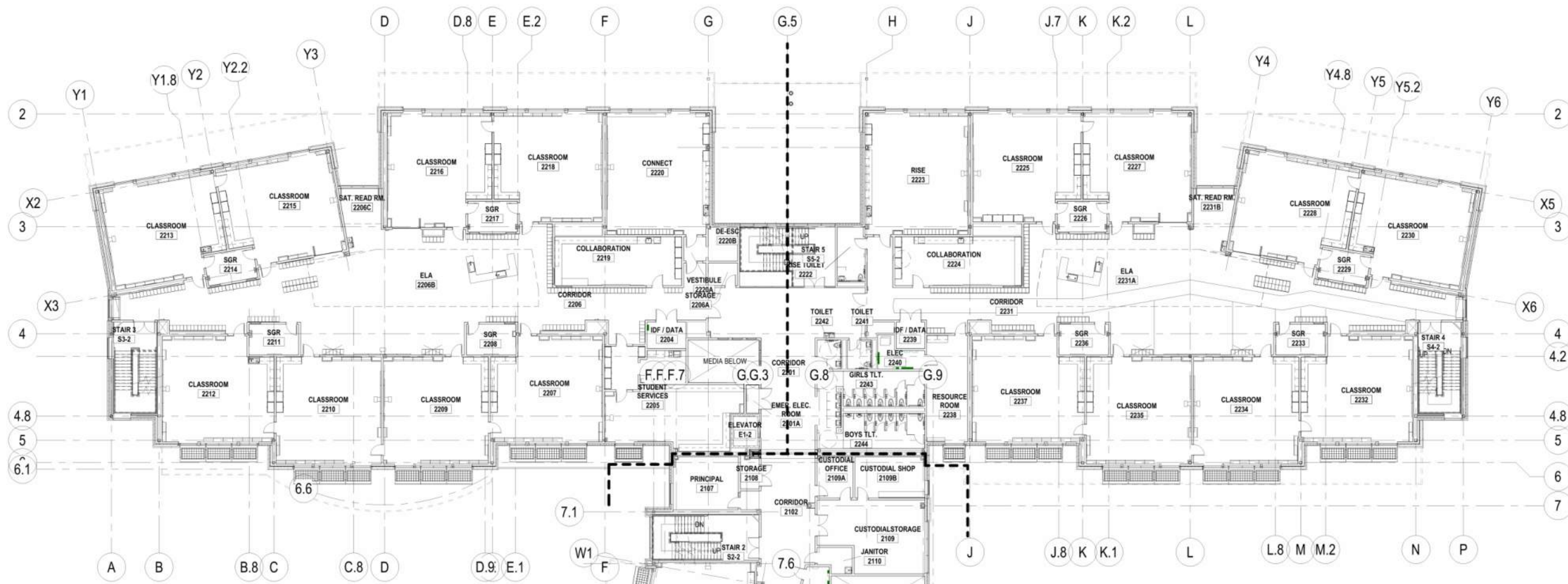


DD - 1ST FLOOR PLAN: A-B WINGS





DD - 1ST FLOOR
PLAN: C WING

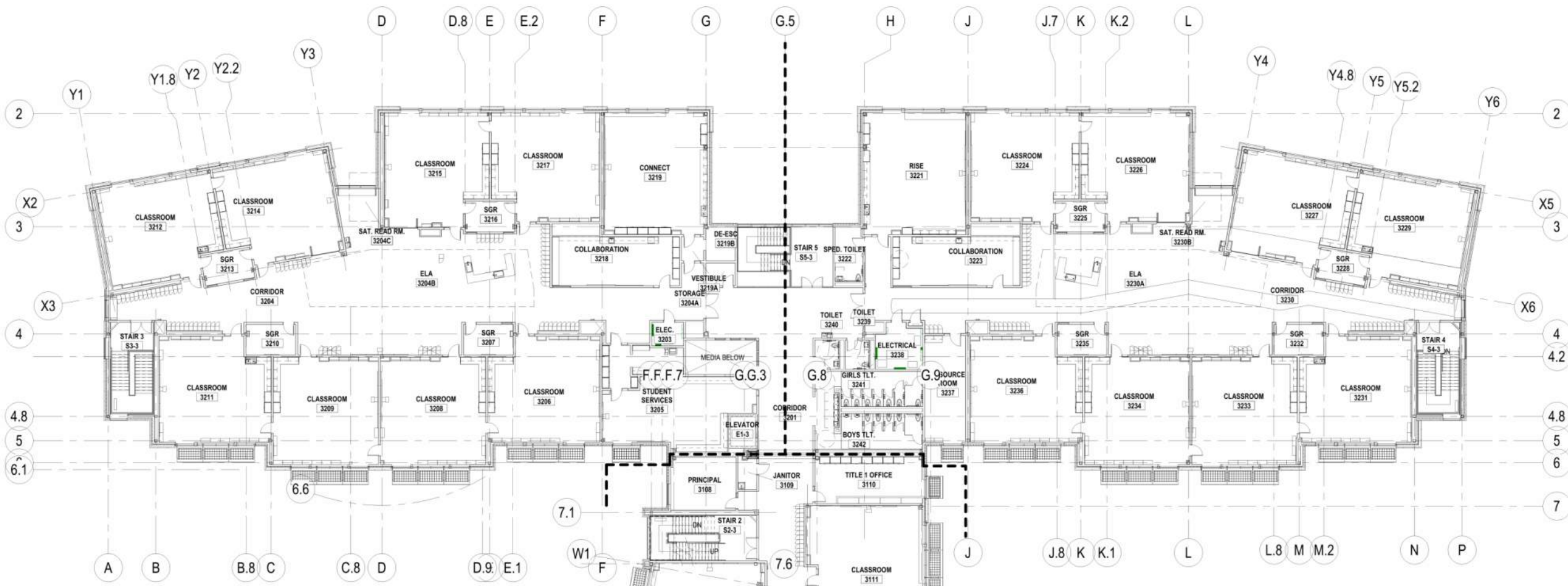


DD – 2ND FLOOR PLAN: A-B WINGS



DD – 2ND FLOOR PLAN: C WING





DD – 3RD FLOOR PLAN: A-B WINGS





**DD – 3RD FLOOR
PLAN: C WING**



APPROACH TO
MAIN ENTRANCE



AERIAL VIEW OF GRADES PK-2 PLAYGROUND



VIEW OF PRE-K ENTRANCE

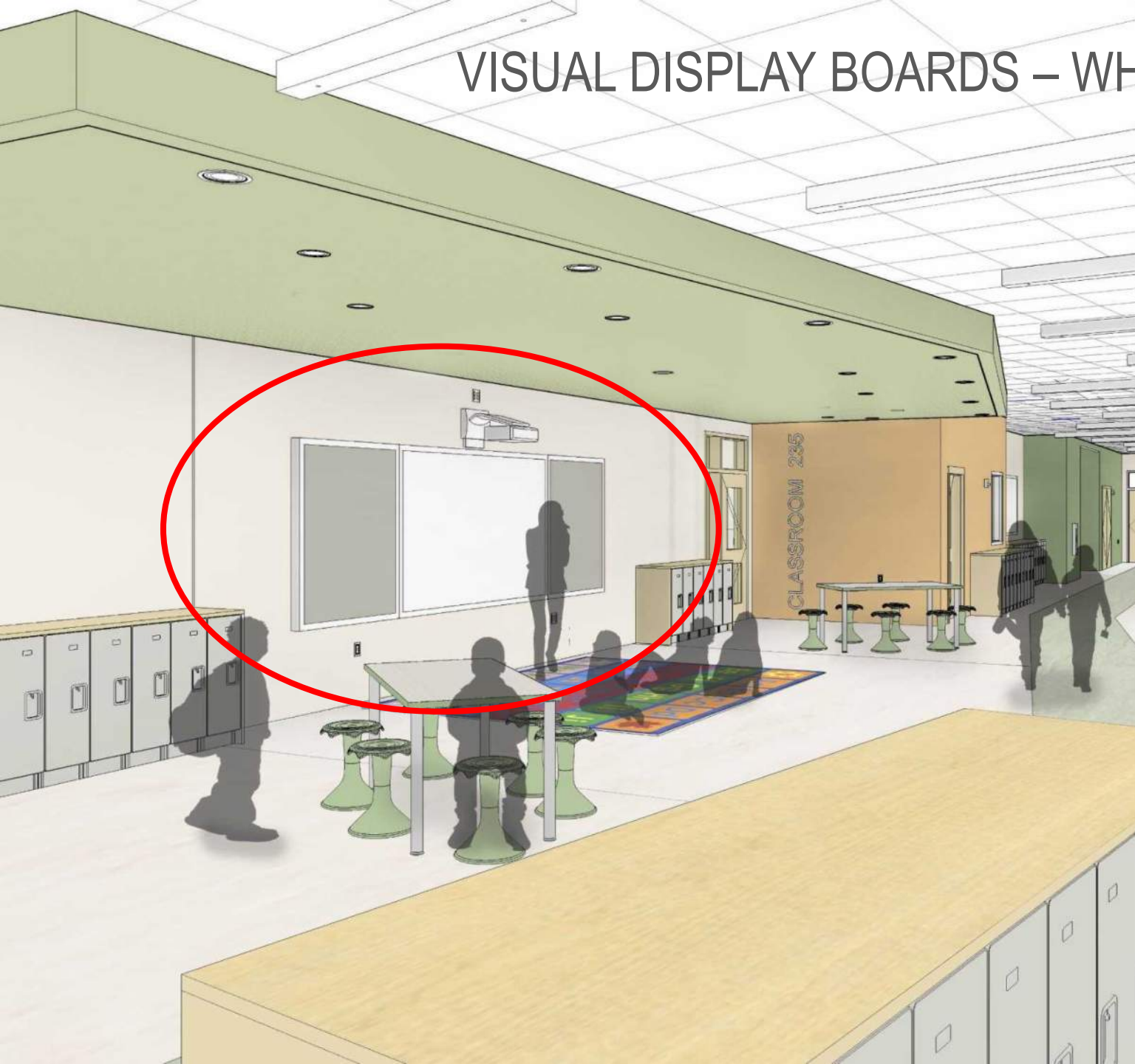


OVERALL SOUTHWEST AERIAL VIEW



ARCHITECTURAL EQUIPMENT & SPECIALTIES (highlights)

VISUAL DISPLAY BOARDS – WHITEBOARDS AND TACK BOARDS



- WBs - white enamel on steel
- TBs – colored cork

VISUAL DISPLAY BOARDS – TACKLESS PAPER RAILS





TOILET COMPARTMENTS

- SOLID PLASTIC
- Cleanable, washable, no rust
- Recycled content
- Will specify low to floor

FOLDING PANEL PARTITIONS: GYM/ PLATFORM OPENING



- Modernfold 932 Series BOD
- 3 inch thick
- STC-50 rating
- High abuse panel face material:
black felted fabric on platform
side, laminate on Gym side
- Mechanical operation

LOCKERS

- Metal is in base estimate
- Also looking at solid plastic – similar selling points to plastic toilet partitions.





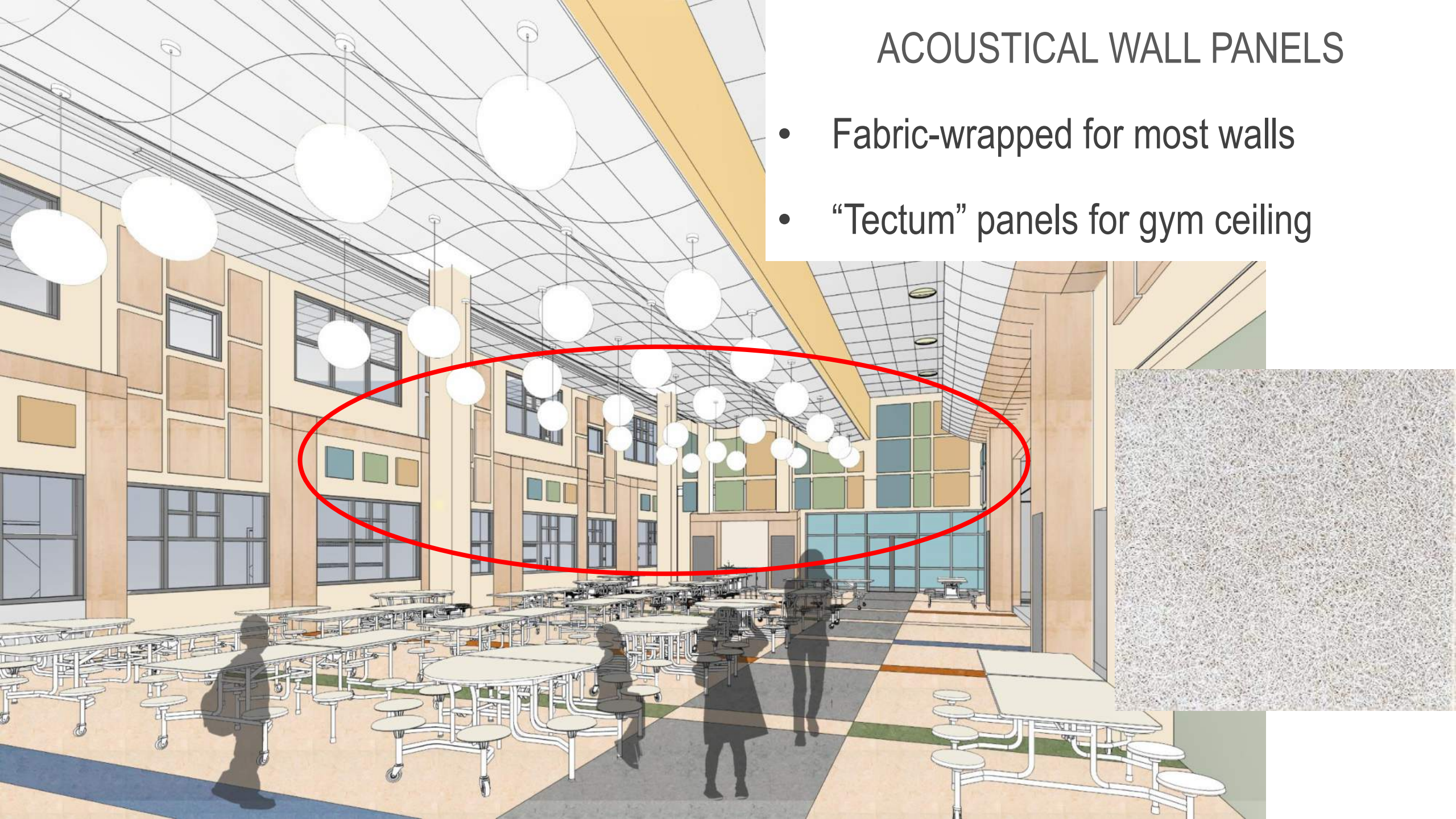
MANUFACTURED WOOD CASEWORK

- Standard and custom options
- Following design directives of Working Group & User Groups



ACOUSTICAL WALL PANELS

- Fabric-wrapped for most walls
- “Tectum” panels for gym ceiling





MECHANICAL ACOUSTICAL TREATMENT



PROPOSED SOUND CONTROL MEASURES

- 6' wood stockade fence at property line
- Dense planting buffers
- Road bermed and down-slope from houses
- Distance
- Trucks: No idling policy
(conforms with LEED)

Mechanical Equipment:

- Select quieter equipment
- Specify sound attenuators and wraps
- Use sound-absorptive rooftop equipment screens that direct sound upward

ACOUSTICAL CONSULTANT APPROACH

- Measure background noise levels at key points on site:
 - Neighbors' back yards/ houses
 - Property line at each residence
- MA DEP policy– no more than +10dB louder than existing background noise
- >10 dB becomes design goal
- Employ design strategies as listed



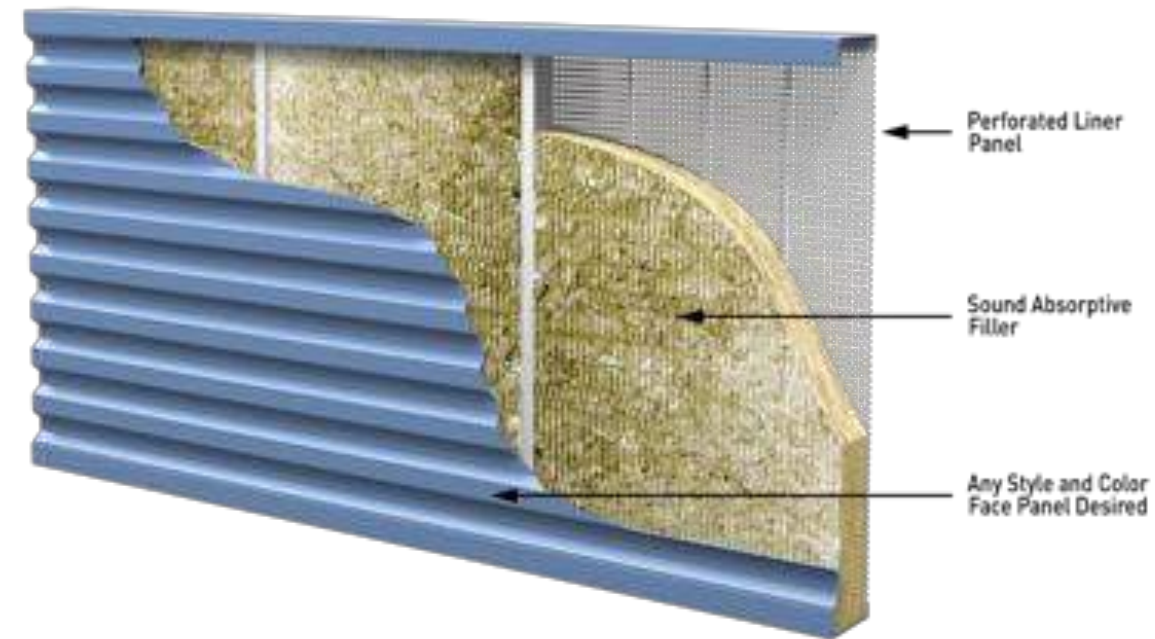


LOUVERED ROOFTOP EQUIPMENT
SCREENS





SOUND-ABSORPTIVE ROOFTOP EQUIPMENT SCREENS





OTHER ACOUSTICAL TREATMENT IDEAS

- Quieter units
- Sound chimneys
- Curb-supported acoustical screens



Thank You!