

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	12/19/17
Re:	School Building Committee Meeting	Meeting No:	17
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
	James Marzec	Representative of the Board of Selectmen	Voting Member
✓	Michael LeBrasseur	Chairman, School Committee	Voting Member
✓	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
✓	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
✓	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
✓	Spencer Pollock	Parent Representative	Voting Member
✓	Adam Gaudette	Town Manager	Non-Voting Member
✓	Dr. Catherine Stickney	Superintendent of Schools	Non-Voting Member
✓	Steve Von Bargaen	Building Maintenance Local Official	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
✓	Kathleen Perry	Director of Pupil Personnel Services	Non-Voting Member
✓	Lee Dore	D & W, Architect	
	Thomas Hengelsberg	D & W, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
17.1	Record	Call to Order, 6:30 PM, meeting opened.
17.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
17.3	Record	A motion was made by A. Chagnon and seconded by P. Bedigian to approve the 12/5/17 School Building Committee meeting minutes. Motion passed unanimous by those attending.
17.4	J. Seeley	<p>J. Seeley distributed and reviewed the Draft Meetings and Agendas Schedule for the Schematic Design Phase, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Seeley to change the 1/9/18 CM Prequalification Subcommittee meeting to 1/16/18 at 5:30pm. 2. J. Seeley to add the 1/10/18 Blackstone Valley Chamber of Commerce meeting to the schedule.
17.5	Record	<p>J. Seeley distributed and reviewed D&W Amendment No. 9, dated 12/19/17 and attached, for Topographical Survey Services in the amount of \$39,600.00 to be charged against ProPay Code budget 0003-0000, which has a balance of \$47,796.50. The Committee discussed in detail.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. M. LeBrasseur asked if this will leave \$8,196.50 left in the 0003-0000 ProPay Budget? <i>J. Seeley indicated yes, plus \$73,280.06 in the Other (Owner's Contingency) Budget.</i> <p>A motion was made by M. LeBrasseur and seconded by P. Bedigian to approve D&W Amendment No. 9, dated 12/19/17 and recommend signature by J. Marzec. No discussion, motion passed unanimous.</p>
17.6	L. Dore	L. Dore will calculate of the energy cost to operate the new facility as compared to the energy cost to operate the existing Balmer and NES in the Schematic Design Phase.
17.7	Committee	Committee members to develop a list of possible outcomes for the disposition of NES should a Grade PreK-5 option be the selected option.
17.8	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the structural engineer and D&W would consider prefabricated panel systems.
17.9	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the Fire Alarm Audio message will be through the PA System or the FA speakers.
17.10	Record	J. Strazzulla provided an overview of the Community Forum No. 5 presentation and breakout session findings, attached. There was a smaller turnout than prior Forums but the attendees were knowledgeable of the project and process. The feedback from the breakout sessions indicated Option C3.1b was the preferred option followed by Option C5.
17.11	Record	J. Seeley provided an overview of the Community-Wide Survey No. 2 results, attached. The results indicated Option C3.1b was the preferred option followed by Option C5.

Item #	Action	Discussion
17.12	Record	L. Dore provided an overview of the Options Evaluation Matrix completed by the Committee. The results indicated Option C3.1b was the preferred option followed by Option C2.
17.13	Record	<p>L. Dore presented and reviewed the Design Options and Costs, attached, as follows.</p> <ol style="list-style-type: none"> Option B2 – Grade 2-4 New Construction – Back/Side Option C2 – Grade PK-5 Renovation/Addition – Exist CR Wing Option C3.1a – Grade PK-5 New Construction – Back/Side/Overlap Option C3.1b – Grade PK-5 New Construction – Back/Side Option C3.2 – Grade PK-5 New Construction – Back/Side Option C3.3 – Grade PK-5 New Construction – Back/Side Option C5 - Grade PK-5 New Construction – Front <p>Committee Discussion:</p> <ol style="list-style-type: none"> K. Ross indicated the Balmer teachers indicated they preferred Option C3.1b. K. Perry indicated Option C3.1b offered more opportunities for inclusion within the small learning communities. C. Stickney indicated C3.1b meets the goals established in the Educational Program. A. Chagnon indicated Option C5 is \$2.3 million less than Option C3.1b and questioned whether the massing and safety concerns with Option C5 can be overcome. C. Stickney indicated the high visibility of the front approach from the administration offices in Option C3.1b cannot be achieved in Option C5, which has the administration offices facing the back of the site. C. Stickney indicated ease of public access to the fields in front of the school in Option C3.1b cannot be achieved in Option C5, in which the public will have to drive behind the school to the fields. J. Healy indicated the parking lot in C5 is remote from the school and the student entry from the bus loop is not at the main building entry. P. L'Hommedieu indicated he believes the Option C5 concerns can be rectified for much less than the \$2.3 million difference to Option C3.1b. P. Bedigian indicated the cost delta may not be that high as the project is further defined. A. Gaudette asked if the cost difference between Option C3.1b and C5 was mainly in the site grading along the east property line? <i>L. Dore indicated yes, the estimate is carrying a significant ledge removal cost in Option C3.1b. This ledge amount will be verified by the borings and test pits scheduled in the coming weeks.</i> M. LeBrasseur indicated Option C3.1b is the 2nd least costly option, representing a \$32/year tax difference from Option C5. <p>A motion was made by P. Bedigian and seconded by M. LeBrasseur to approve Option C3.1b as the Preferred Option. No discussion, motion passed unanimous.</p>

Item #	Action	Discussion
17.14	Record	A Motion was made by A. Chagnon and seconded by M. LeBrasseur to approve the PSR Submittal and authorize submission to the MSBA. No discussion, motion passed unanimously.
17.15	J. Strazzulla	The PR subcommittee update: <ol style="list-style-type: none">1. J. Strazzulla to review next steps in raising the Seniors Tax Abatement to the maximum level.2. J. Strazzulla to develop a generic calendar for press release issuances.
17.16	Record	Public Comments <ol style="list-style-type: none">1. A resident indicated support for the Committee's work and stressed that public safety is a priority concern for the community.
17.17	Record	Old or New Business - None
17.18	Record	Next SBC Meeting: January 9, 2018 at 6:30 pm at the High School Media Center.
17.19	Record	A Motion was made by A. Chagnon and seconded by P. Bedigian to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Meetings and Agendas Schedule for the Schematic Design Phase, Powerpoint

The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: W. Edward Balmer Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: High School Media Center
 427 Linwood Avenue, Whitinsville, MA

Project No.: 17020
 Meeting Date: 12/19/2017
 Meeting No: 17
 Time: 6:30pm

Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	jstrazzulla@nps.org	Chairman, School Building Committee
	Melissa Walker	mwalker@nps.org	School Business Manager, MCPPO
	James Marzec	james.r.marzec@gmail.com	Member, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Chairman, School Committee
	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	steve@gogolinskicpa.com	Representative of the Finance Committee
	Jeffrey Tubbs	jtubbs@charter.net	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	PLHommedieu@shawmut.com	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	jlundquist@therichmondgroup.com	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Adam Gaudette	agaudette@northbridgemass.org	Town Manager
	Dr. Catherine Stickney	cstickney@nps.org	Superintendent of Schools, NPS
	Steve Von Bargaen	svonbargaen@nps.org	Building Maintenance Local Official
	Karlene Ross	kross@nps.org	Principal, W. Edward Balmer Elementary School
	Jill Healy	jhealy@nps.org	Principal, Northbridge Elementary School
	Kathleen Perry	kperry@nps.org	Director of Pupil Personnel Services
	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
	Donald M Walter	dwalter@DoreandWhittier.com	Dore & Whittier Architects
	Jason Boone	jboone@DoreandWhittier.com	Dore & Whittier Architects
	Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
	Rani Philip	rphilip@DoreandWhittier.com	Dore & Whittier Architects
	Joel Seeley	jseeley@smma.com	SMMA

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1000 Massachusetts Avenue
 Cambridge, MA 02138
 617.547.5400

www.smma.com

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	12/19/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	17
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Public Comments
3. Approval of Minutes
4. Approval of Invoices and Commitments
5. Review Community-wide Survey No. 2 Results
6. Review Community Forum No. 5 Findings
7. Evaluate Design Alternatives
8. Vote the One Preferred Construction Alternative
9. Vote to Submit Preferred Schematic Report to MSBA
10. PR Subcommittee Update
11. New or Old Business
12. Committee Questions
13. Next Meeting: January 9, 2018
14. Adjourn

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

**SCHOOL BUILDING COMMITTEE
W. EDWARD BALMER ELEMENTARY SCHOOL**

All meetings held at the
High School Media Center at 6:30 PM
unless otherwise noted

MEETINGS SCHEDULE AND AGENDAS
August 29, 2017 *Updated December 11, 2017*

DATE	AGENDA
<i>Feasibility Study Phase (PSR)</i>	
October 12, 2017	JOINT MEETING OF BOARD OF SELECTMEN, SCHOOL COMMITTEE, FINANCE COMMITTEE AND SCHOOL BUILDING COMMITTEE - 7:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL MEDIA CENTER
October 17, 2017	SCHOOL BUILDING COMMITTEE MEETING Review Preferred Alternative Goals Update on Construction Alternatives Prepare for Community Forum
October 30, 2017	COMMUNITY FORUM NO. 4 - 6:00 to 8:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL LIBRARY
November 7, 2017	SCHOOL BUILDING COMMITTEE MEETING Review Community Forum Comments Update on Construction Alternatives Structural Narrative Review MEP Systems Narrative Review Review MSBA Comments on PDP Submission Review Construction Delivery Methods
November 21, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Sustainable Design Goals Update on Construction Alternatives Preliminary Options Evaluation Review Construction Delivery Method
December 5, 2017	SCHOOL BUILDING COMMITTEE MEETING Update on Construction Alternatives Review Cost Models Options Evaluation Discuss the One Preferred Option Prepare for Community Forum
December 11, 2017	COMMUNITY FORUM NO. 5 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA
December 19, 2017	CM PREQUALIFICATION MEETING @ 5:30 PM Review Draft RFQ
December 19, 2017	SCHOOL BUILDING COMMITTEE MEETING Decide the One Preferred Construction Alternative Vote to Submit Preferred Schematic Report to MSBA
January 3, 2018	SUBMIT PREFERRED SCHEMATIC REPORT PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

**SCHOOL BUILDING COMMITTEE
W. EDWARD BALMER ELEMENTARY SCHOOL**

All meetings held at the
High School Media Center at 6:30 PM
unless otherwise noted

MEETINGS SCHEDULE AND AGENDAS
October 30, 2017 *Updated December 11, 2017*

DATE	AGENDA
<i>Schematic Design Phase (SD)</i>	
January 9, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING Approve RFQ
January 16, 2018	CM INFORMATIONAL MEETING
January 16, 2018	SCHOOL BUILDING COMMITTEE MEETING Review Schematic Design Phase Schedule and Deliverables Prepare for MSBA FAS Meeting
January 30, 2018	SCHOOL BUILDING COMMITTEE MEETING Review Updated Site and Floor Plans Review Preliminary Exterior Imagery Prepare for MSBA Board Meeting
February 6, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING Prequalify CM Firms to Receive RFP
February 27, 2018	CM SELECTION SUBCOMMITTEE Review CM Proposals
<i>February 14, 2018</i>	<i>MSBA BOARD MEETING</i>
March 6, 2018	SCHOOL BUILDING COMMITTEE MEETING Review MSBA Board Meeting Review Updated Site Plan and Floor Plans Review Updated Exterior Imagery Review Preliminary Mechanical and Electrical Systems Review Updated Sustainable Design Features Review Preliminary Building Sections Prepare for Community Forum No. 6
March 7, 2018	CM SELECTION SUBCOMMITTEE CM Interviews
March 12, 2018	SCHOOL BUILDING COMMITTEE MEETING @ 5:30 PM Prequalification Committee to Recommend CM Firm
March 12, 2018	COMMUNITY FORUM NO. 6 - 6:00 to 8:00 PM - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA

**SCHOOL BUILDING COMMITTEE
W. EDWARD BALMER ELEMENTARY SCHOOL**

All meetings held at the
High School Media Center at 6:30 PM
unless otherwise noted

MEETINGS SCHEDULE AND AGENDAS
October 30, 2017 Updated December 11, 2017

DATE	AGENDA
March 20, 2018	SCHOOL BUILDING COMMITTEE MEETING
	CM Introduction
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Preliminary Structural Systems
	Review Preliminary Technology Systems
	Review Preliminary FFE Layout
April 3, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Final Mechanical and Electrical Systems
	Review Final Sustainable Design Features
April 17, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Final Site Plan, Floor Plans and Elevations
	Final Project Cost
	Final Project Schedule
	Vote to submit Schematic Design Cost Estimate to MSBA
April 23, 2018	COMMUNITY FORUM NO. 7 - 6:00 to 8:00 PM - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
April 25, 2018	SUBMIT SCHEMATIC DESIGN COST ESTIMATE TO MSBA
May 1, 2018	SCHOOL BUILDING COMMITTEE MEETING - 7:00 PM
	Vote to submit Schematic Design Package to MSBA
May 9, 2018	SUBMIT SCHEMATIC DESIGN PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

Memorandum

To:	W. Edward Balmer Elementary School Building Committee	Date:	12/19/2017
From:	Joel G. Seeley	Project No.:	17020
Project:	W. Edward Balmer Elementary School		
Re:	Designer Amendment No. 9: Land Survey Services		
Distribution:	School Building Committee (MF)		

DESIGNER AMENDMENT NO. 9: LAND SURVEY SERVICES

FEE: \$39,600.00

REASON: Provide land survey services for the existing Balmer Elementary School site.

BUDGET AVAILABILITY: This Amendment would be funded out of the Environmental & Site Budget, ProPay Code 0003-0000, which has the current balance of \$47,796.50.

ATTACHMENT F

CONTRACT FOR DESIGNER SERVICES

AMENDMENT NO. 9

WHEREAS, the Town of Northbridge ("Owner") and Dore & Whittier Architects, Inc., (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the W. Edward Balmer Elementary School Project (Project Number 201502140001) at the W. Edward Balmer Elementary School on June 26, 2017 "Contract"; and

WHEREAS, effective as of December 19, 2017, the Parties wish to amend the Contract:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Designer to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:

	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$200,000.00	\$102,203.50	\$39,600.00	\$341,803.50
Schematic Design Phase	\$225,000.00			\$225,000.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
Total Fee	\$425,000.00	\$102,203.50	\$39,600.00	\$566,803.50

This Amendment is a result of: Provide Land Surveying Services for the existing Balmer Elementary School site.

ProPay Code: 0003-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA

Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA

Amended Schedule \$ NA

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

OWNER

James R. Marzec

(print name)

Board of Selectmen, Town of Northbridge

(print title)

By _____

(signature)

Date _____

DESIGNER

Lee P. Dore

(print name)

Principal / Vice President, Dore & Whittier Architects

(print title)

By _____

(signature)

Date _____

December 11, 2017



DORE & WHITTIER
ARCHITECTS, INC.

Mr. Joel Seeley, AIA
COO, Executive Vice President
Symmes Maini & McKee Associates Project Management
1000 Massachusetts Avenue
Cambridge, MA 02138

Project: Balmer Elementary School FS/SD - #17-0759

Subject: ASR #9

Dear Joel,

As we have been directed by the School Building Committee to study the existing Balmer Elementary School site, we are moving forward with site-specific study of that location.

In accordance with contract Article 8, please accept the following fee proposal for additional consulting services, for the lump sum fee amount as follows:

Land Surveying Services	Nitsch Engineering Consulting Inc.	\$36,000.00
• Detailed property line and topographical surveys		

In accordance with contract Article 9, Dore & Whittier Architects hereby submits a fee for coordination of these additional services in the amount of 10%, or	\$3,600.00
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TOTAL, ASR #9	\$39,600.00
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Please see the attached consultant's proposal which details scope of services and schedule.
Note that all other provisions of the prime contract remain in force.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.

Architects • Project Manager

Lee P. Dore, Assoc, AIA, CSI, LEED AP, MCPPO
Principal

cc. DWA Dist.
file.

ARCHITECTS
PROJECT MANAGERS

260 Merrimac Street Bldg 7
Newburyport, MA 01950
978.499.2999 ph
978.499.2944 fax

212 Battery Street
Burlington, VT 05401
802.863.1428 ph
802.863.6955

www.doreandwhittier.com

VERIFICATION/AUTHORIZATION OF ADDITIONAL SERVICES (CONTRACT AMENDMENT #1)

Project Name: Balmer School

Nitsch Project Number: 12260.2 Date: 12/08/17

Client: Dore & Whittier

Client Mailing Address: 212 Battery Street
Burlington, VT 05401

Nitsch Engineering PM: MEV

Description of change and services to be performed: Detailed property line and topographic surveys.

Instruction Received From: Thomas Hengelsberg
How: email
Date: 11/13/17

Project Schedule: ☒ Increase ☐ Decrease ☐ No Change

Fee Change:	Present Fee	Fee Change	Revised Fee
Survey:	<u>\$13,500</u>	<u>\$36,000</u>	<u>\$49,500</u>
Civil:	<u> </u>	<u> </u>	<u> </u>
Transportation:	<u> </u>	<u> </u>	
Total:	<u>\$48,500</u>		

Client Authorization

By: _____

Title: _____

Date: _____

If we do not receive a response, Nitsch Engineering will assume you have approved this Additional Service.

Nitsch Distribution:	<u>MEV</u>	<u>DRS</u>	<u> </u>
	Project Manager	PIC	Billing File

Note: Nitsch Engineering Terms and Conditions of original contract, dated June 26, 2017, apply with this contract revision.

Attach scopes and all assumptions, if applicable.

Q:\12260 Balmer Elem\Contract\Survey\12260.2 Task 2\12260.2 AS Form_Task 2.docx

December 8, 2017

Mr. Lee P. Dore, Assoc. AIA, LEED AP, MCPPO
Principal
Dore & Whittier
212 Battery Street
Burlington, VT 05401

RE: Nitsch Proposal #12260.2
Balmer Elementary
Land Surveying Services
Additional Services
Northbridge, MA

Dear Lee,

Nitsch Engineering is pleased to submit this Additional Services proposal to you (the Client) for professional land surveying services associated with the proposed new Balmer Elementary School in Northbridge, Massachusetts. Nitsch Engineering understands that you are requesting detailed topographic and property line data within the proposed work area shown on the attached Survey Limits Sketch.

This letter summarizes our scope, assumptions, schedule, and fee.

SCOPE OF ADDITIONAL SERVICES

Nitsch Engineering will provide professional land surveying services to accomplish the following tasks:

EXISTING CONDITIONS SURVEY

1. Perform property research at the Town offices, the Worcester County Registry of Deeds, and the Massachusetts Land Court for record data on the locus property, abutting properties, and easements;
2. Perform office calculations to determine the location of property lines and easements of record within the detailed survey limits;
3. Perform survey locations to verify existing site horizontal and/or vertical control as previously established. If none exist, or should client prefer, we will perform Global Positioning Systems (GPS) observations to establish Massachusetts State Plane (NAD 83) horizontal coordinates and NAVD 1988 vertical datum for the project site and set four (4) benchmarks onsite;
4. Perform a detailed field topographic and location survey of approximately 24 acres of the site, as shown on the attached Survey Limits Sketch. The topographic information will be collected in a manner suitable to prepare 1-foot contours for site design purposes and will include the location of observable surface improvements within the survey limits, such as edge of pavement, curbing, sidewalks, driveway entrances, walls, visible surface utilities, utility poles, overhead wires, shutoffs, valves, call boxes, signs, landscape areas, buildings, building entrances, finished floors at doorway entrances, wetland flags, and exterior steps. Topographic features in non-vegetated areas will be obtained by our Phantom 4 Pro drone;
5. Obtain pipe size, material, and rim and invert elevations, for accessible sewer and drain structures within the survey limits;

SCOPE OF ADDITIONAL SERVICES – continued

6. Perform research at the gas, water, sewer, telephone, electric, cable television, and steam utility companies/departments to obtain record data on utilities in the adjacent streets and services to the property. The American Society of Civil Engineers (ASCE) has defined four (4) quality levels for depicting underground utility lines (see document CI/ASCE 38-02). Each level contains the information from the lower levels (e.g., Level C includes Level D; Level A includes Levels B, C, and D). A summary of the Quality Levels are as follows: Quality Level A – locations based on actual excavation and verification, Quality Level B – locations based on surface geophysical methods and remote sensing techniques, Quality Level C – locations based on visible above-ground utility features, Quality Level D – locations based on existing records and/or oral recollections. The survey will show utilities to Quality Level C; and
7. Prepare an AutoCAD drawing (.DWG), in Release 2016 or compatible version at a scale of 1 inch=20 feet, utilizing Nitsch Engineering file format and drafting standards.

PROPOSED BUILDING STAKING

1. Review proposed building location and verify orientation to existing base mapping;
2. Perform calculations necessary to stake proposed building on the ground; and
3. Perform field staking of proposed building on the ground.

WORK NOT INCLUDED IN THE SCOPE OF ADDITIONAL SERVICES

1. Setting lot corners or other monumentation.
2. Performing construction layout, preparing record plans, or performing other Construction Phase services.
3. Performing advanced subsurface investigation, such as Ground Penetrating Radar (GPR) or Test Pits to locate utilities.

ASSUMPTIONS

1. Any revisions requested by the Client or other approving authorities after commencement of the survey will be considered Additional Services.
2. Regarding the utility information, Nitsch Engineering will indicate the structures and locations of utilities which are indicated on plans provided by utility companies/departments and/or that are observable on the ground surface during the survey. Nitsch Engineering does not guarantee the validity or completeness of the data from others.
3. Any pertinent information concerning the property lines, easements, or agreements affecting the property, including but not limited to: deeds and plans, title reports, written or verbal agreements, adverse claims and knowledge of monuments existing, removed, or disturbed, will be provided by the Client.

ASSUMPTIONS – continued

4. The Client will indemnify and hold harmless Nitsch Engineering and its officers, agents, and employees with regard to any errors or omissions within any record document from which information was obtained, in whole or in part, and incorporated into documents prepared by Nitsch Engineering.
5. The Client will provide a copy of the deed and plan of locus.
6. The Client is responsible for providing and arranging open and uninterrupted access to the site prior to Nitsch Engineering's arrival. Should access not be supplied, Additional Services will be required.
7. Zoning information is to be provided by the Client. Nitsch Engineering will not render a zoning opinion or determine compliance or non-compliance with Zoning.
8. The site is not subject to Article 97 of the Massachusetts Constitution.
9. Horizontal and/or vertical datum conversions will not be required. Any conversions will require an Additional Services agreement.
10. The client will obtain permission from the owner and assist with the coordination, for Nitsch to utilize our Phantom 4 Pro drone.
11. Only one (1) staking of the proposed building will be performed.

TIME AND MANNER

Nitsch Engineering is prepared to begin work within 14 days upon receipt of this executed Additional Services proposal and anticipates substantial completion within 45 working, not calendar, days thereafter. The completion of field tasks will be subject to weather conditions affecting the required field work.

COMPENSATION

Compensation for the Additional Services provided will be in accordance with the Standard Contract Terms of Nitsch Engineering's executed agreement with the Client, dated June 26, 2017. The costs for these services is \$36,000 and will be billed on a lump-sum basis. Costs will not be incurred by Nitsch Engineering beyond this amount without verbal approval from the Client. Expenses are included in the above-listed fees.

Mr. Lee P. Dore, Assoc. AIA, LEED AP, MCPPO: Nitsch Proposal #12260.2P (Additional Services)
December 8, 2017
Page 4 of 4

We look forward to working with you on this project. Should the conditions of this Additional Services proposal meet with your approval, please sign the Client Authorization section below and return this Additional Services proposal to us for our files. If Nitsch Engineering is authorized to commence and/or continue providing its services on the project, either verbally or in writing, prior to the full execution of a written contract, such authorization will be deemed an acceptance of this Additional Services proposal, and all such services will be provided and compensated for in accordance with the terms and conditions contained herein as though this Additional Services proposal were fully executed by the Client.

If you have any questions, please call.

Very truly yours,

Nitsch Engineering, Inc.

Mark Violette

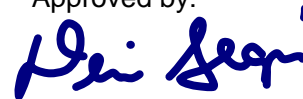
Mark E. Violette, PLS
Senior Project Manager

MEV/mma

Enclosures: Survey Limits Sketch

Q:\12260 Balmer Elem\Contract\Survey\12260.2 Task 2\12260.2_Task2 Survey Proposal.docx

Approved by:



Denis R. Seguin, PLS
Vice President – Land Surveying

CLIENT AUTHORIZATION

This Additional Services proposal is hereby accepted by the Client as evidenced by the execution hereof, and such a person so executing the same on behalf of the Client does hereby warrant full authority to act for, in the name of, and on behalf of the Client.

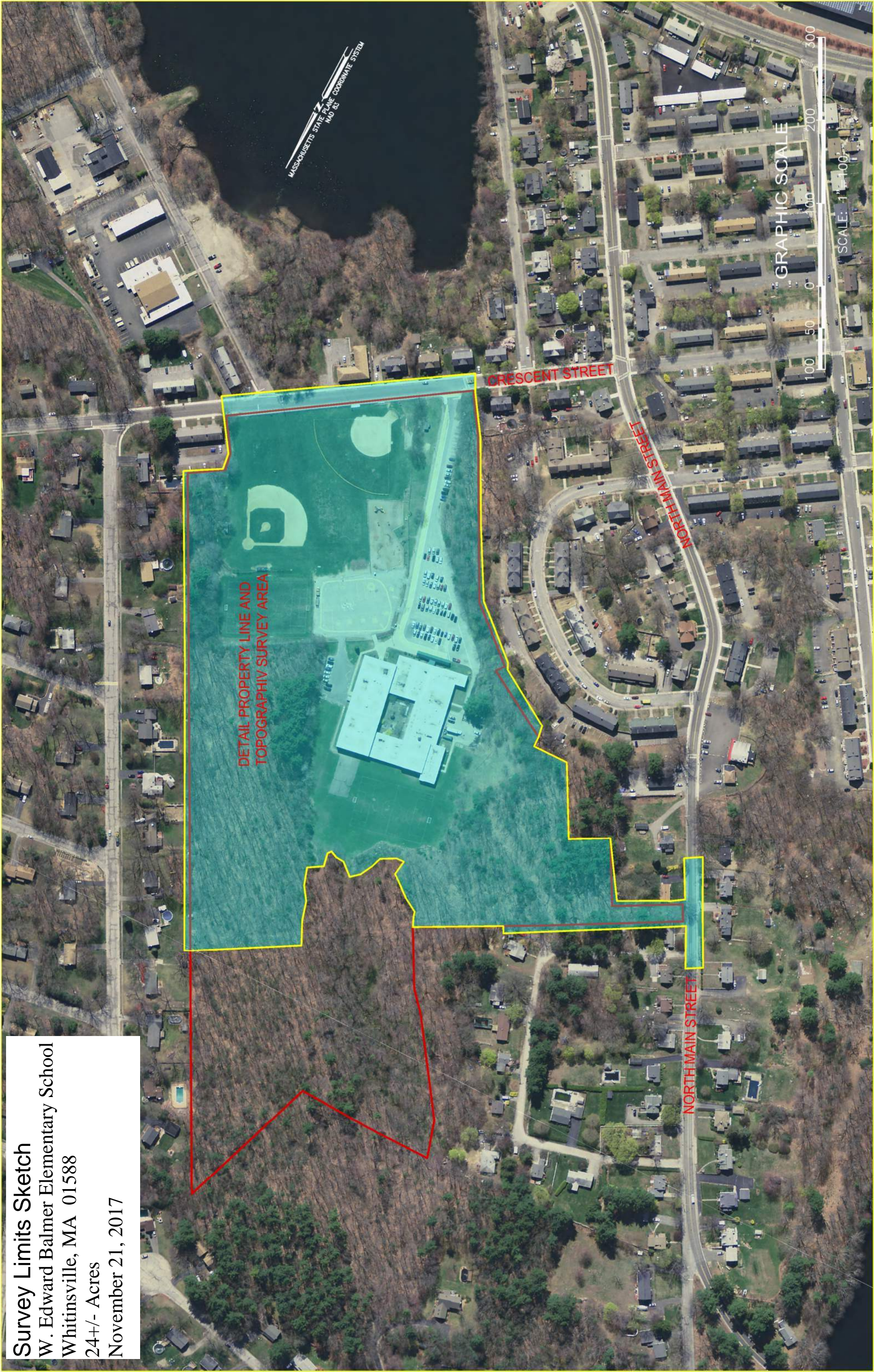
Such acceptance provides full authorization for Nitsch Engineering to proceed with providing the Scope of Additional Services under the terms and conditions stated herein.

Signature

Date

Printed Name and Title

Survey Limits Sketch
W. Edward Balmer Elementary School
Whitinsville, MA 01588
24+/- Acres
November 21, 2017



Q2. Please provide any additional feedback you have on any of these specific options

1. Rear of the site is imperative for safety
2. C3.3 Student bee allergies - poor side effect of great space we don't use 1/2 of the school year. Very concerned about only 1 cafe for 1000 students. They only have so long to eat. More students - more noise. Kids are learned how to be social; too many kids in 1 cafe --> 1. anxiety, 2. too loud - regardless of snazzy spots
3. New build, will field replacements be addressed. Many sports utilize Balmer/Vail fields.
4. The combining of both schools makes most sense/ most cost effective. Maybe NES could be future site of a new fire station!
5. A new elementary school in the town of Northbridge is long overdue. It is imperative that the voters of this town choose Option C5 so the students, teachers and staff can experience a proper environment that is conducive to working, teaching and learning.
6. A Pre-K to 5 is the best option as you can eliminate another older building. The NES can be used for another town resource such as a Public Safety Complex. I would also see about being able to move some of the Administration Building into the new building as well.
7. There needs to be better education of this project with all town board volunteers. Was recently at a Conservation Commission meeting and one member of their board was telling the other members of the board that the project is a waste of time and back in "1988" they had enough schools but the town closed too many buildings. Person also stated that they didnt care what the option was, they would vote no so their taxes do not go up!
8. Curious about tax increase for town's people. Those 60 million dollar figures won't fly in this town with huge tax increase.
9. Your proposals for the combined school building will raise taxes 20% in one year and will stay there for the next 20 years. My social security does not increase 20%!
10. ☐ don't like having over 1000 kids in one building however it doesn't seem to make sense to spend tons of money on NES.
11. C3.1b and C5 are practically tied in my opinion.... makes a lot more sense for school administrators and police to make decision of front or back, based on ease of long term crime/vandalism prevention. Please, please no to the other 'options'!
12. I think it is very beneficial to keep the age range in the school small. Having pre-k through grade 5 introduces a lot of new concerns.
13. Greatly prefer including NES in the plan
14. Love combining all grades to 1 school
15. NES can't continue to exist in its current state. The 2nd floor is such a disgrace
16. I assume improved traffic flow will be part of whatever redesign is selected.
17. n/a
18. I believe consolidating prek through 5 in the same building would enhance the educational experience and outcomes for students.
19. None
20. having the kids in one school the best way possible
21. Both schools need long term solutions
22. Town should Offset the Cost of School Project. Hard sell, \$700-\$800 dollars a year to Prop Tax Bill, unless Offsets. 1. Solar Farms on Town Owned Land, suggestively bring in an extra \$300,000 dollars a year for 30 years. Partner with the group that wants to put a Solar Farm on on Quaker and Pullard Rd, Special Town Meeting in February 2018., for that project. 2. Audit all Town owned land, while it is a Sellers market, maybe sell some of the

land to offset cost of the new School project? 3. Sell advertisement space, in all Town mailing correspondence. Like the Registry of Motor Vehicle does in it Registration renewals. Help Offset cost of School. 4. Seek additional State Aid for project from our State Representatives, and Congressman Jim McGovern's Office also. 5. Seek MEMA and FEMA Grants, if it is to be used as an Emergency Shelter for the Town?

23. A new building and consolidation will is clearly the economical choice. Heating and powering one building as opposed to two as well as the other infrastructure items will save in the long run.
24. \$60 million is outrageous for this community.
25. All these solutions are too expensive.
26. Other options needed. Ridiculous amount of money for only addressing 1 issue
27. None
28. N/a
29. Haven't been attending meeting but following along from home
30. Solutions which consolidate Balmer and the Elementary Schools are better than the one which does not. Otherwise we'll be doing this all again as the Elementary school falls down. Also, when planning parking esuring that there is plenty of room for SAFE parent pick up will be important as school bus fees go up and the 5th graders are not included in the state law that says they have to be bussed at no extra cost.
31. New is better then reno

W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY NORTHBRIDGE, MA

School Building Committee Meeting

DECEMBER 19, 2017



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



agenda

1. **Forum #5 and Survey #2 - Results and Discussion**
2. **Design Alternatives and Costs Review**
3. **Options Matrix Review of Tabulation**
4. **Vote on the One Preferred Alternative**
5. **Questions, Comments, Feedback**



FORUM #5 AND SURVEY #2 RESULTS

FORUM #5 DISCUSSION:

- Good questions and discussion
 - “B2- academically/ fiscally bad choice.”
 - “C2 – huge disruption, and there are much better options.”
 - “C3.2 – lost academic time with travel in building.”
 - “Academic compromises with C3.3”
 - “With C5, don’t like front of site for safety reasons.”



FORUM #5 DISCUSSION:

- Discussed location of building on the site
- Discussed property values and the role schools play
 - “The time to build is now – costs are stable, reimbursement rate is high.”
- Three breakout group discussions:
 - Two tables favored Option C3.1b
 - “Front runner.” “Less disruption, no phased takedown.”
 - One table favored Option C5
 - “Better for neighborhood.”



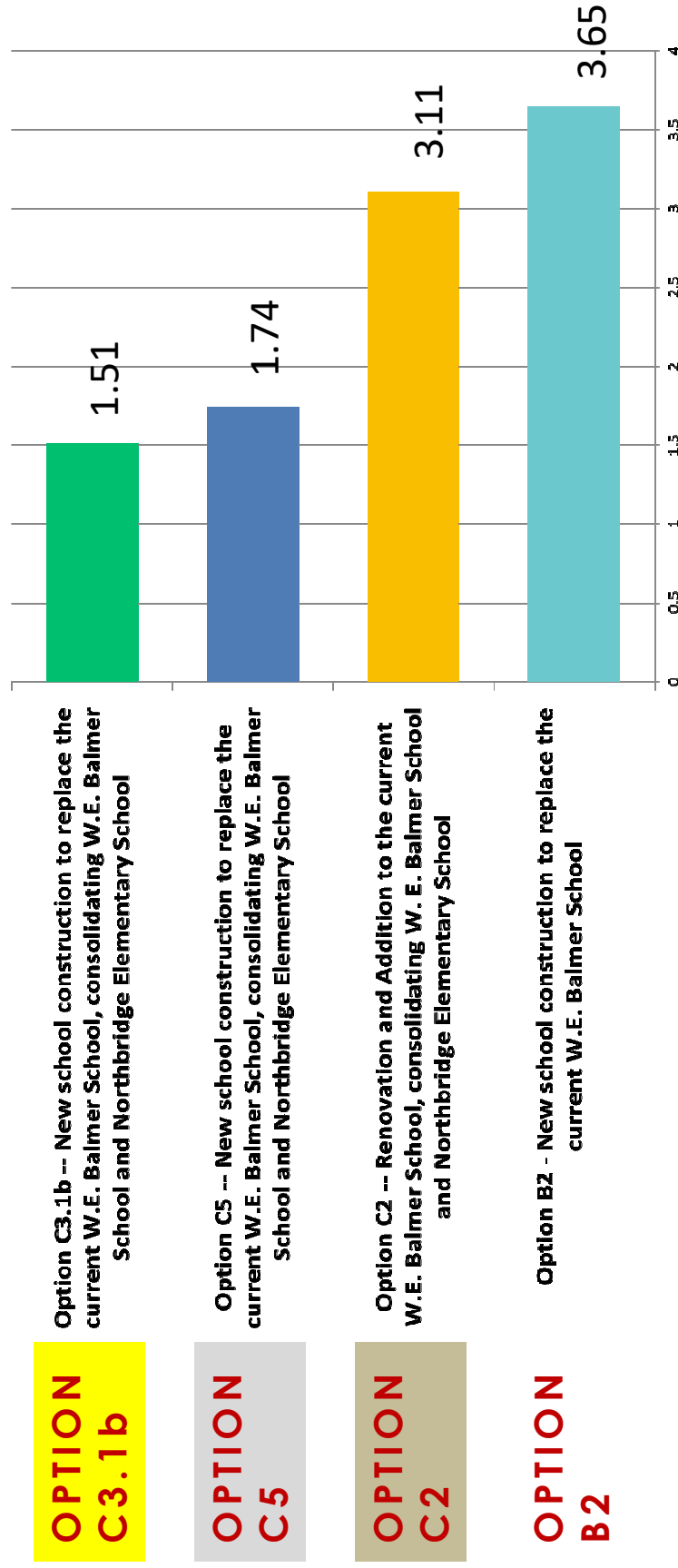


SURVEY #2 DISCUSSION:

- 85 responses – web and paper
- Good cross-section of population
- Survey results overwhelmingly favor

Option C3.1b

SURVEY #2 Q1 The School Building Committee has narrowed the options to four final designs. Which of the following design alternatives provides the Northbridge Community the best long-term plan for educating its elementary school children? Please rank the following options with 1 being the best long-term solution and 4 being the least.



SURVEY #2 Q1 Results

	1 Most Favorable	2 Favorable	3 Less Favorable	4 Least Favorable	Total	Score
Option C3.1b -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School	55% 47	39% 33	6% 5	0% 0	85	1.51
Option C5 -- New school construction to replace the current W.E. Balmer School, consolidating W.E. Balmer School and Northbridge Elementary School	35% 30	58% 49	5% 4	2% 2	85	1.74
Option C2 -- Renovation and Addition to the current W.E. Balmer School, consolidating W. E. Balmer School and Northbridge Elementary School	5% 4	4% 3	68% 58	24% 20	85	3.11
Option B2 - New school construction to replace the current W.E. Balmer School	5% 4	0% 0	21% 18	74% 63	85	3.65

**OPTION
C3.1b**

**OPTION
C5**

**OPTION
C2**

**OPTION
B2**

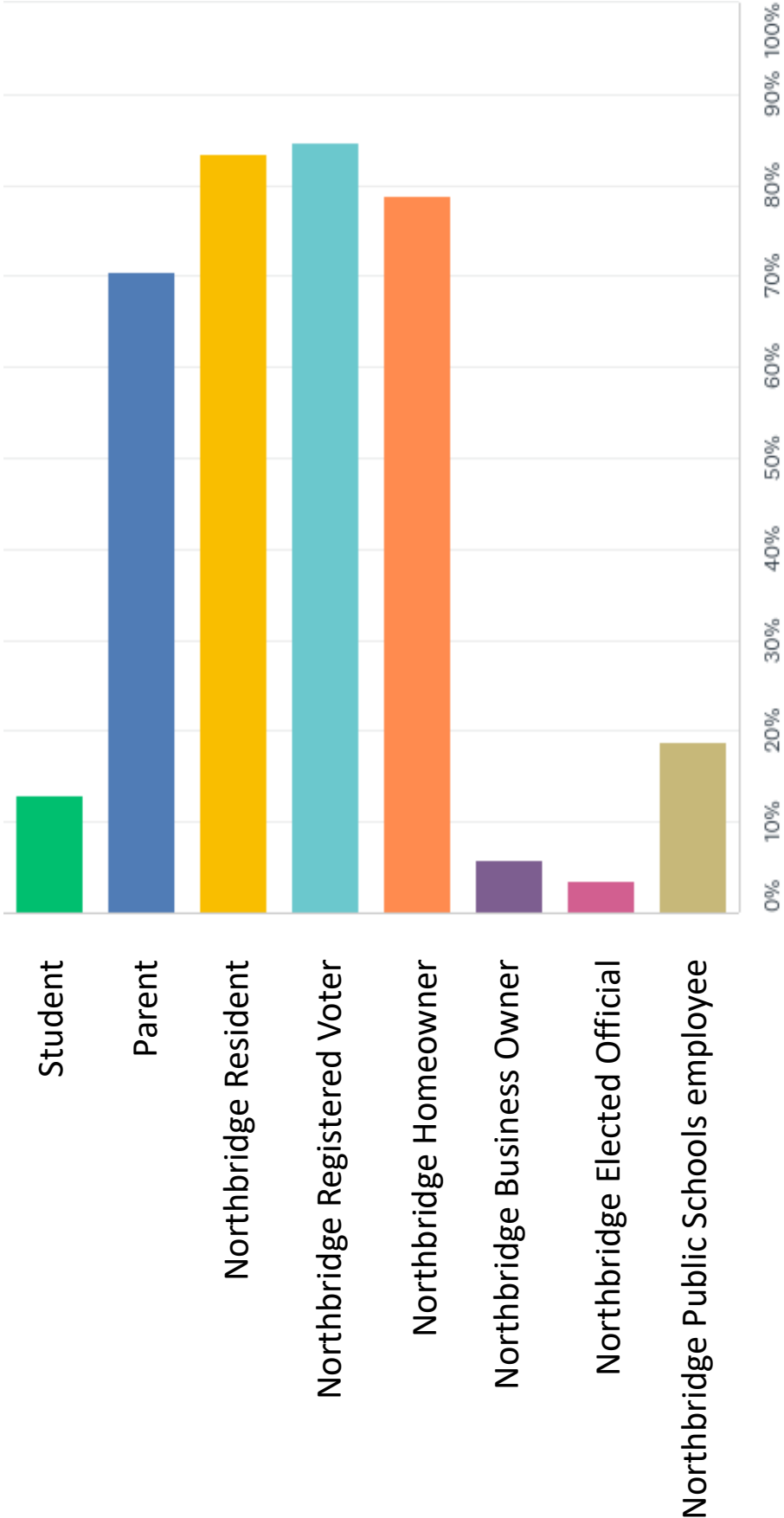
SURVEY #2 Q2 Please provide any additional feedback you have on any of these specific options.

- [Building at] rear of the site is imperative for safety
- The combining of both schools makes sense/most cost effective. Maybe NES could be future site of a new fire station!
- A PreK to 5 is the best option as you can eliminate another older building. The NES can be used for another town resource such as a Public Safety Complex. [Evaluate moving] ...the Administration Offices into the new building as well.
- Curious about tax increase for town's people. Those 60 million dollar figures won't fly in this town with huge tax increase.

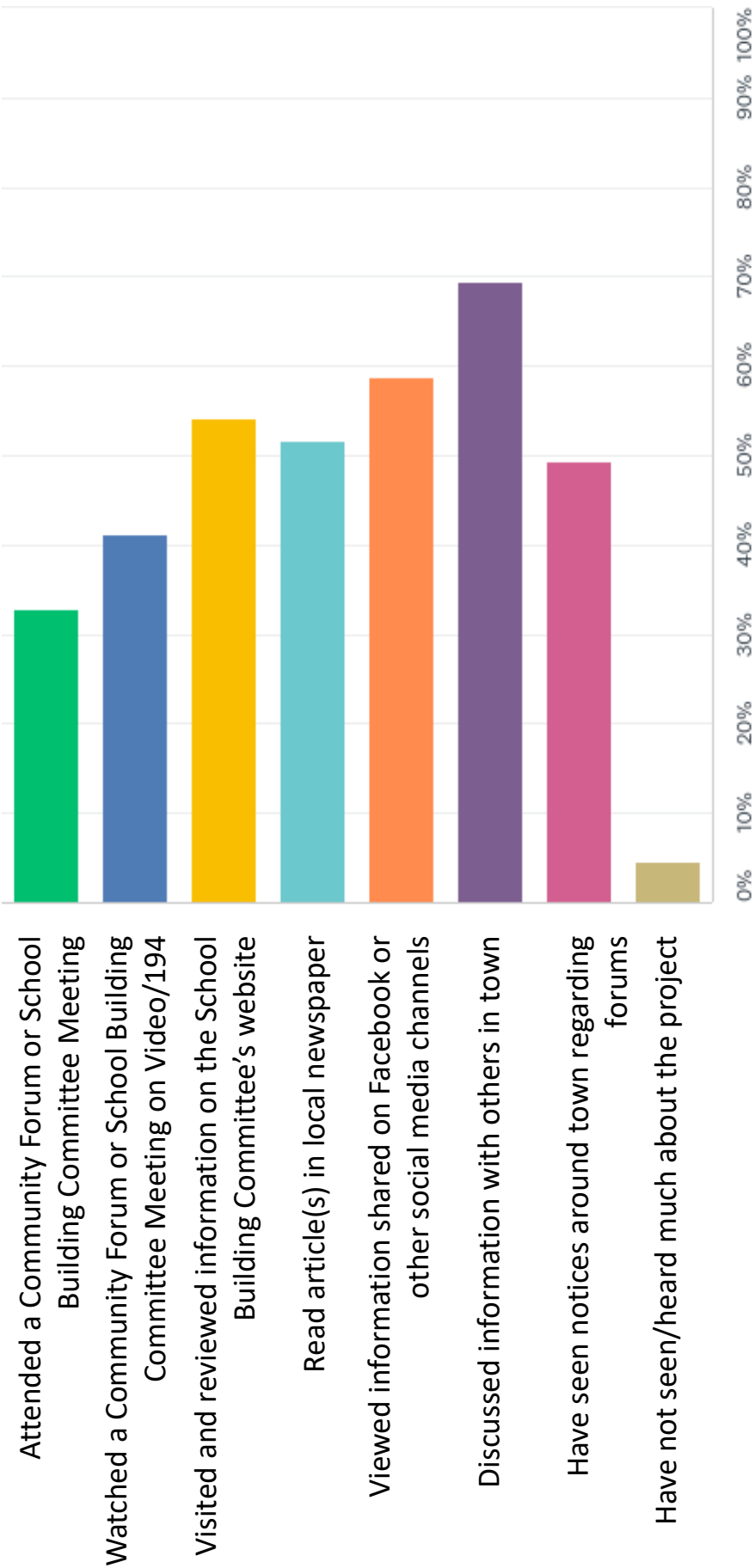
SURVEY #2 Q2 Please provide any additional feedback you have on any of these specific options.

- Proposals for the combined school building will raise taxes 20% in one year and will stay there for the next 20 years. My social security does not increase 20%!
- C3.1b and C5 are practically tied in my opinion... makes a lot more sense for school administrators and police to make decision of front or back, based on ease of long term crime/vandalism prevention. Please, please no to the other “options”!
- I believe consolidating PreK through 5 in the same building would enhance the educational experience and outcomes for students.
- Both schools need long term solutions.

SURVEY #2 Q3 Please select all stakeholder groups that apply to you.



SURVEY #2 Q4 Please check all the following ways in which you've learned about the status of the project.





SELECTED DESIGN OPTIONS AND COSTS

OPTION B2

- GRADES 2-4 (510)
- NEW BUILD
- 2 STORIES
- REAR/EAST EDGE OF SITE
- 2 YEAR DURATION



preliminary design

B2

NEW/
REAR

\$40.5M

SITE PROGRAM

PROGRAM	DESIGN
PARKING	116
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	0
CAR QUEUE	72
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	6
PK-2 PLAYGROUND	2
3-5 PLAYGROUND	0
PAVED PLAY AREA	1
OUTDOOR LEARNING	1
	3

OPTION C2

- GRADES PK-5 (1,030)
- ADD/RENO
- 2 STORY ADDITIONS
- EXISTING SITE
- 4 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	248
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
PK-K PARK/DROP	15
CAR QUEUE	50
USE BUS LOOP	
	12
	26
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2
USE PK-K DROP	
	4



preliminary design

C2

RENO/ADD
KEEP EXISTG.

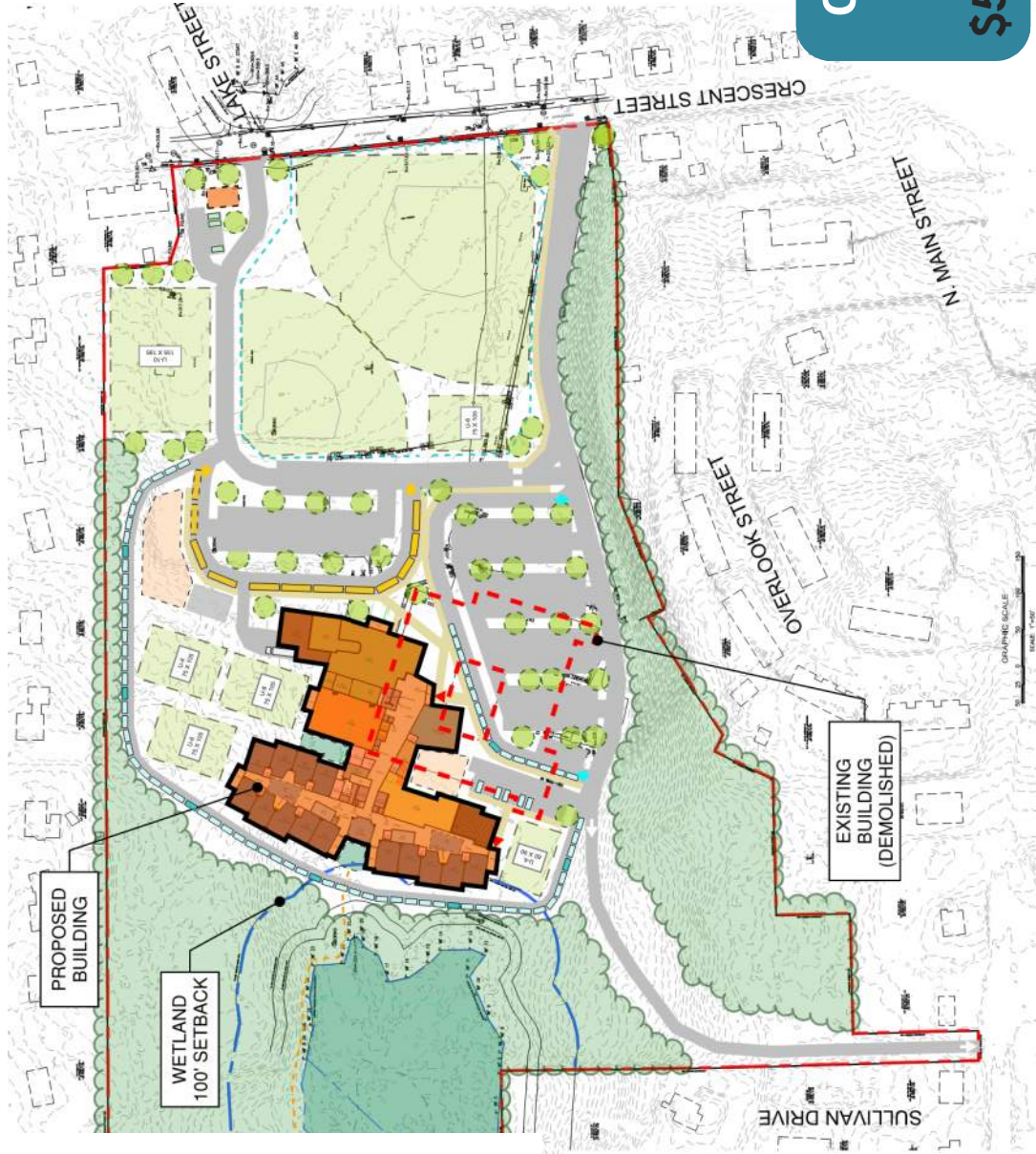
\$60.0M

OPTION C3.1a

- GRADES PK-5 (1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3.5 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	205
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
USE BUS LOOP	15
PK-K PARK/DROP	15
CAR QUEUE	50
	78
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2
1 + PK-K DROP	3



preliminary design

C3.1a

NEW/
REAR

\$59.9M

OPTION C3.1b

- GRADES PK-5 (1,030)
- PHASED NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION



SITE PROGRAM

PROGRAM	DESIGN
PARKING	212
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
USE BUS LOOP	20
PK-K PARK/DROP	83
CAR QUEUE	
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2
USE PK-K DROP	3

preliminary design

C3.1b

NEW/
REAR

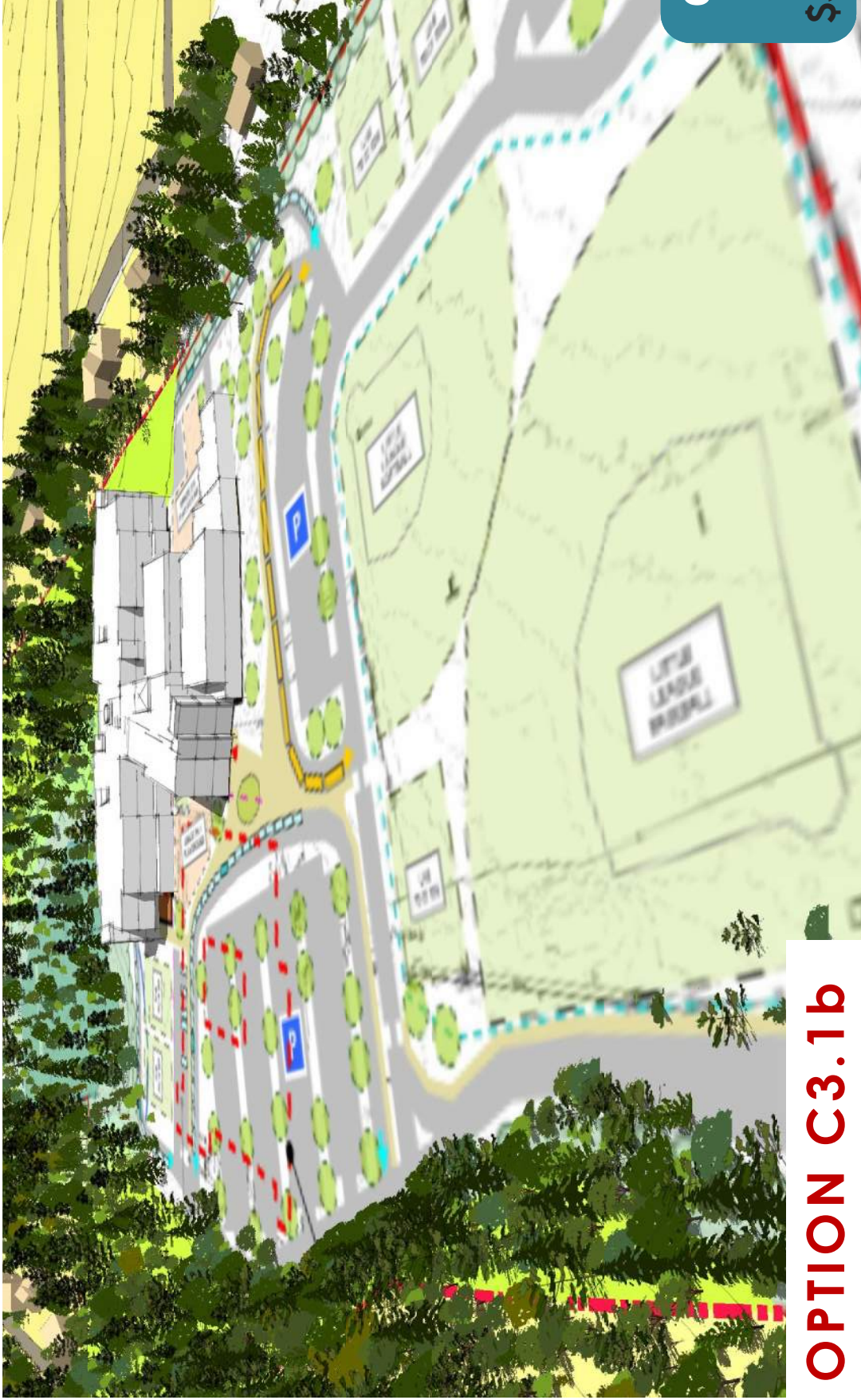
\$58.0M

preliminary design

C3.1b

NEW/
REAR

\$58.0M



OPTION C3.1b



preliminary design

C3.1b

NEW/
REAR

\$58.0M

OPTION C3.1b – view from Crescent Street



preliminary design

C3.1b
NEW/
REAR

\$58.0M

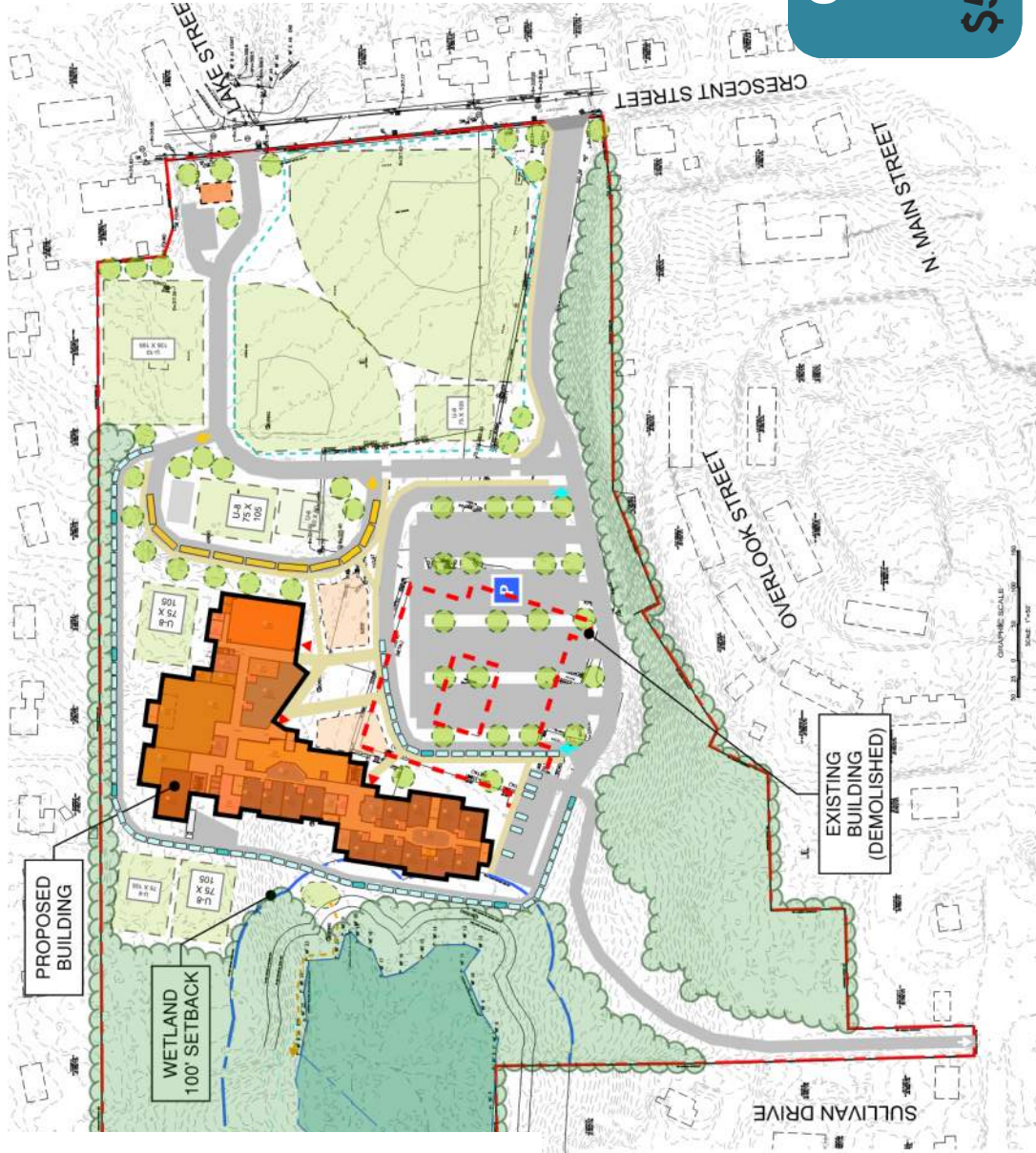
OPTION C3.1b – view from entry intersection

OPTION C3.2

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES
- REAR OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	211
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
USE BUS LOOP	
PK-K PARK/DROP	15
CAR QUEUE	50
	18
	86
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2
1 + PK-K DROP	3



preliminary design

C3.2

NEW/
SIDE

\$58.5M

OPTION C3.3

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES, STEPPED
- REAR/EAST EDGE OF SITE
- 3 YEAR DURATION

SITE PROGRAM

PROGRAM	DESIGN
PARKING	212
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
USE BUS LOOP	
PK-K PARK/DROP	15
CAR QUEUE	20
	88
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
USE PK-K DROP	
OUTDOOR LEARNING	2
	3



preliminary design

C3.3

NEW/
SIDE

\$62.5

OPTION C5

- GRADES PK-5 (1,030)
- NEW BUILD
- 3 STORIES
- FRONT OF SITE
- 3 YEAR DURATION



preliminary design

C5
NEW/
FRONT
\$55.7M

SITE PROGRAM

PROGRAM	DESIGN
PARKING	209
BUSSES, 30'	3
BUSSES, 40'	7
VANS	4
USE BUS LOOP	18
PK-K PARK/DROP	74
CAR QUEUE	
FIELDS & SITE AMENITIES	
BASEBALL	1
SOFTBALL	1
U-10 SOCCER	1
U-8 SOCCER	3
U-6 SOCCER	1
PK-2 PLAYGROUND	1
3-5 PLAYGROUND	1
PAVED PLAY AREA	1
OUTDOOR LEARNING	2
	2 + PK-K DROP

preliminary design

C5
NEW/
FRONT
\$55.7M

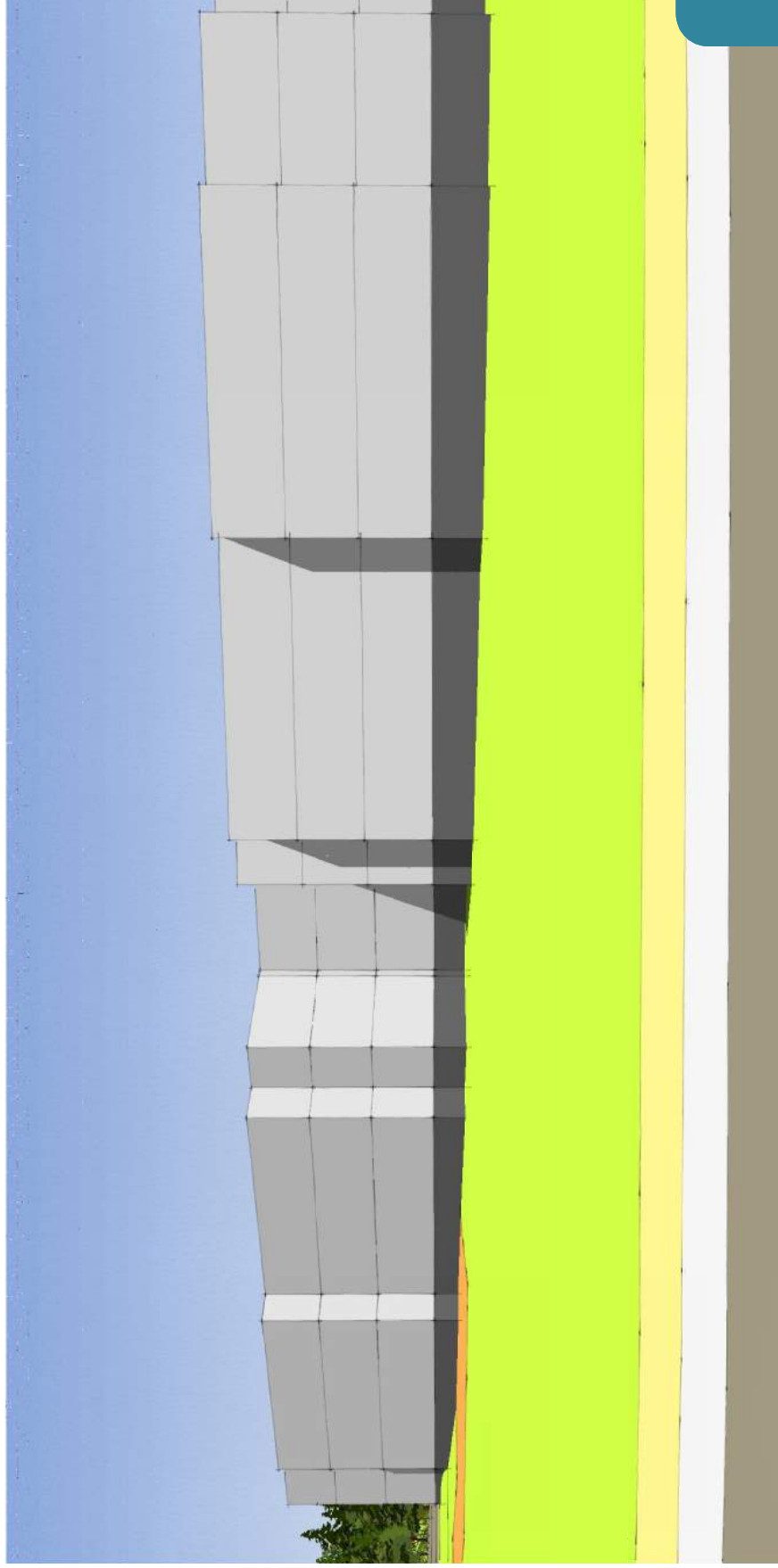


OPTION C5

preliminary design

C5
NEW/
FRONT
\$55.7M

OPTION C5 – view from Crescent Street





preliminary design

C5
NEW/
FRONT
\$55.7M

OPTION C5 – view from site entry intersection



B2 \$40.5M



C2 \$60.0M



C3.1A \$59.9M



C3.1B \$58.0M

GROUP A
Balmer + NES
CODE/
DM ONLY
\$53.0M
total



C3.3 \$62.5M



C3.2 \$58.5M



C5 \$55.7M

preferred schematic



OPTIONS REVIEW WITH COST TO TOWN

Estimated costs are preliminary and subject to change as the project is refined.



DORE & WHITTIER
ARCHITECTS, INC.

QUESTIONS?



SELECTING THE PREFERRED OPTION

OPTIONS EVALUATION MATRIX

	Name	Option A CIP Only (Base Repair)	Option B2 510 Students New Construction @ Balmer - REAR OF SITE	Option C2 1030 Students Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	Option C3.1a 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.1b 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.2 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.3 1030 Students New Construction @ Balmer REAR OF SITE	Option C5 1030 Students New Construction @ Balmer FRONT OF SITE
1	Joseph Strazzulla	25	66	49	68	75	75	73	71
2	Melissa Walker	43	67	42	75	82	80	68	75
3	James Marzec	34	56	69	74	79	85	76	87
4	Michael LeBrasseur	52	78	64	83	88	80	78	84
5	Paul Bedigian	57	76	72	84	87	84	72	85
6	Steve Gogolinski	68	86	51	69	75	71	64	62
7	Jeff Tubbs	47	59	53	69	72	73	63	72
8	Peter L'Hommedieu	36	80	54	72	78	75	70	80
9	Jeff Lundquist	47	76	69	81	85	84	83	82
10	Andrew Chagnon	26	67	51	64	67	71	69	70
11	Spencer Pollack	32	92	88	89	97	97	80	97
12	Adam Gaudette	53	58	53	81	84	72	64	66
13	Catherine Stickney	43	69	58	75	82	80	68	75
14	Steven Von Bergen	39	90	37	80	86	80	76	84
15	Karlene Ross	47	91	64	77	83	81	77	82
16	Jill Healy	58	84	64	76	85	84	69	67
17	Kathleen Perry	20	79	58	76	83	86	69	79
	Average	42.8	74.9	58.6	76.1	81.6	79.9	71.7	77.5

All SBC members

OPTIONS EVALUATION MATRIX

Average		Rank
OptionA	42.8	8
OptionB2	74.9	5
OptionC2	58.6	7
OptionC3.1a	76.1	4
OptionC3.1b	81.6	1
OptionC3.2	79.9	2
OptionC3.3	71.7	6
OptionC5	77.5	3

All SBC members

OPTIONS EVALUATION MATRIX

Name		Option A CIP Only (Base Repair)	Option B2 510 Students New Construction @ Balmer - REAR OF SITE	Option C2 1030 Students Renovation/ Addition @ Balmer - KEEP & RENO ACADEMIC WING	Option C3.1a 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.1b 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.2 1030 Students New Construction @ Balmer REAR OF SITE	Option C3.3 1030 Students New Construction @ Balmer REAR OF SITE	Option C5 1030 Students New Construction @ Balmer FRONT OF SITE
1	Joseph Strazzulla	25	66	49	68	75	75	73	71
2	Melissa Walker	43	67	42	75	82	80	68	75
3	James Marzec	34	56	69	74	79	85	76	87
4	Michael LeBrasseur	52	78	64	83	88	80	78	84
5	Paul Bedigian	57	76	72	84	87	84	72	85
6	Steve Gogolinski	68	86	51	69	75	71	64	62
7	Jeff Tubbs	47	59	53	69	72	73	63	72
8	Peter L'Honniedieu	36	80	54	72	78	75	70	80
9	Jeff Lundquist	47	76	69	81	85	84	83	82
10	Andrew Chagnon	26	67	51	64	67	71	69	70
11	Spencer Pollack	32	92	88	89	97	97	80	97
	Average	42.5	73.0	60.2	75.3	80.5	79.5	72.4	78.6

Voting members only

OPTIONS EVALUATION MATRIX

OptionA	Average		Rank
	42.5		
	73.0		
	60.2		
	75.3		
OptionC3.1a			4
OptionC3.1b	80.5		1
OptionC3.2	79.5		2
OptionC3.3	72.4		6
OptionC5	78.6		3

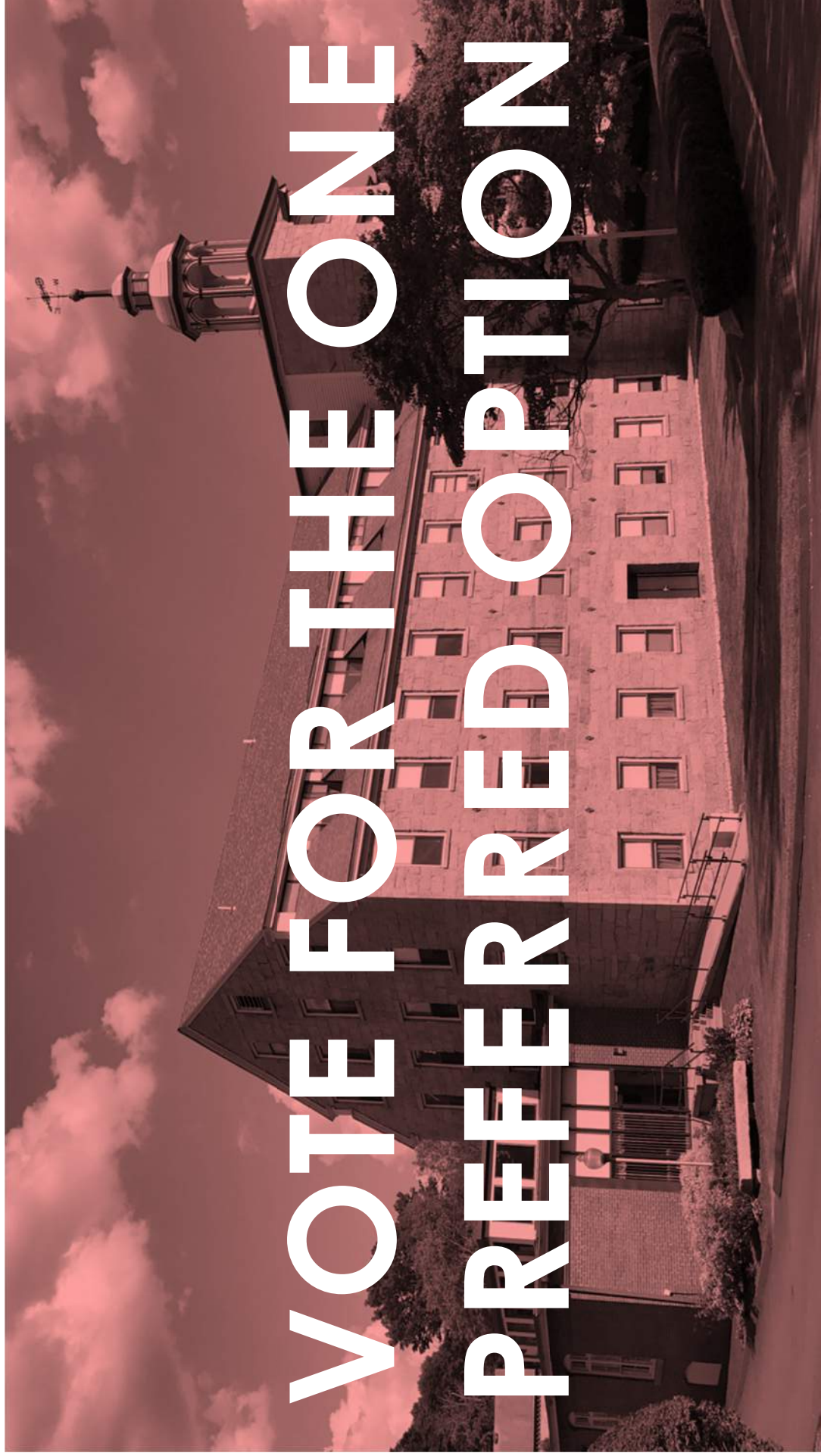
Voting members only



DORE & WHITTIER
ARCHITECTS, INC.

QUESTIONS?

VOTE FOR THE ONE PREFERRED OPTION





DORE & WHITTIER
ARCHITECTS, INC.

THANK YOU