

**PROJECT MINUTES**

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	7/25/2017
Re:	School Building Committee Meeting	Meeting No:	6
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	Chairman, Board of Selectmen	Voting Member
	Michael LeBrasseur	Member, 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
	Theodore Kozak	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	
✓	Don Walter	D & W, Architect	
	Jason Boone	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
6.1	Record	Call to Order, 6:59 PM, meeting opened.
6.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
6.3	Record	J. Strazzulla introduced S. Von Barga as the District's new Director of Facilities and member of the School Building Committee.
6.4	Record	A motion was made by P. Bedigian and seconded by S. Pollock to approve the 6/26/17 School Building Committee meeting minutes. Motion passed unanimous by those attending.
6.5	Record	J. Seeley distributed and reviewed the updated Meetings and Agenda Schedule for the PDP Phase, attached.
6.6	J. Marzec	J. Marzec to coordinate with Town Counsel to provide an opinion on the Riverdale Memorial Field, High School Play Fields and the Linwood Playground sites with respect to Article 97.
6.7	J. Strazzulla	J. Strazzulla indicated the Town recently obtained a property and he will add to the Town-Owned Land characteristics spreadsheet for review by the Committee.
6.8	Record	T. Hengelsberg distributed and reviewed the minutes from the Educational Leadership Team meeting, dated 7/6/17 and attached.
6.9	Record	T. Hengelsberg distributed and reviewed the agendas for the Educational Visioning Workshops, attached. Three Workshops are scheduled: 1) 7/31/17 between 8:30am and 12:30pm, 2) 8/1/17 between 8:30am and 12:30pm, and 3) 8/9/17 between 8:30am and 3:30pm. All Workshops will be held in the NHS Media Center.
6.10	Record	<p>T. Hengelsberg presented a powerpoint of the findings of the existing conditions analysis of Balmer and NES, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>J. Strazzulla asked if D&amp;W will be producing a cost estimate for the repairs required at each school? <i>L. Dore indicated yes, that as part of the MSBA requirements, one of the Options to be developed and estimated is a Repair Only Option, that is an option that only addresses current system deficiencies, code compliance and accessibility issues.</i></li> </ol>
6.11	J. Seeley Committee	<p>T. Hengelsberg presented a powerpoint of the preliminary findings of the study sites, attached.</p> <ol style="list-style-type: none"> <li>Balmer Site, including Vail Field</li> <li>Riverdale Memorial Field - (Map 21, Block 27)</li> <li>High School Play Fields- (Map 24, Block 204)</li> <li>Linwood Playground - (Map 24A, Block 56)</li> <li>Hill Street Farm - (Map 11, Block 54)</li> <li>Puccio Site - (Map 24, Block 21)</li> <li>Bald Hill - (Map 14, Block 15)</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>S. Pollock asked if there could be two separate vehicular access drives for Balmer?</li> </ol>

Item #	Action	Discussion
		<p><i>T. Hengelsberg indicated the easement off North Main Street is narrow and between two residences and may be difficult to traverse with large vehicles and busses. The most likely way to obtain two separate vehicular access drives is to have both access from Crescent Street, as wide apart as possible, but both will be studied.</i></p> <p>2. J. Strazzulla indicated the private parcels may not be correctly ranked as high as shown since they will be required to be purchased.</p> <p>3. P. Bedigian indicated the same concern and that having an option that leaves a closed Balmer for the Town to have to address would lower their ranking as well.</p> <p>4. J. Strazzulla indicated losing fields without replacing them would lower the ranking of the small public parcels as well.</p> <p>5. K. Ross asked if an Impact to Student Learning criteria can be added for each site?  <i>L. Dore indicated that would be more applicable once the seven potential sites are reduced in number and design options, whether renovations, renovations/additions or new construction, are developed.</i></p> <p>6. S. Pollock asked if reducing the amount of potential sites is typical at this stage of the study?  <i>L. Dore indicated if there are sites that are clearly more viable than others, or vis-versa, than yes it is appropriate to reduce the quantity at this stage.</i></p> <p>J. Seeley to forward the presentation to the Committee for review. The Committee to be prepared to provide direction at the next Committee meeting on the continued viability of each site.</p>
6.12	Committee Members J. Seeley L. Dore	<p>The PR subcommittee update:</p> <p>1. C. Stickney distributed and reviewed the flyer and poster board advertisement, attached, for Community Forum No. 1 to be held at the Balmer Cafeteria on 8/1/17 between 6:00pm and 8:00pm. The poster boards have been placed in the Senior Center, Library, Town Hall, NES, NHS, Central Administration, Community Center and the Food Pantry. C. Stickney suggested the Forum utilize the "Exit Ticket" tool that the School Committee uses for public input at the conclusion of the Forum.</p> <p>2. C. Stickney indicated the student video taping of the tour of Balmer and NES has been posted on the High School Youtube channel.</p> <p>3. C. Stickney indicated NCTV will be assisting in the development of an additional video tour.</p> <p>4. The tour of Balmer and NES by Committee members was held on 7/15/2017 at 9:00am with the following Committee member impressions:  <i>S. Gogolinski: The condition of NES was an eye opener</i>  <i>P. L'Hommedieu: Had been in Balmer and NES multiple times, but had not really understood the aged condition of each.</i></p>

Item #	Action	Discussion
		<i>S. Pollock: Had seen a lot of pictures of the conditions, but seeing the lack of ventilation, the lack of storage and the repurposed locker rooms put the conditons in better perspective.</i>  5. PR Subcommittee is working on a more formal PR program to discuss at the next Committee meeting.  6. K. Ross indicated research is underway to confirm if this year is Balmer school's 50 <sup>th</sup> anniversary. A Parent Meeting scheduled for 8/24/17 will be an opportunity to distribute information on the Study, including flyers and poster board advertisements for Community Forum No. 2, scheduled for 8/28/17.  7. J. Strazzulla requests two additional committee members join C. Stickney, M. LeBrasseur and A. Chagnon on the PR Subcommittee.
6.13	Record	J. Seeley provided an overview of the MSBA Kick-off meeting held on 7/25/17.
6.14	Record	Next <b>SBC Meeting: July 31, 2017 at 6:30 pm</b> at the High School Media Center.
6.15	Record	A Motion was made by P. Bedigian and seconded by J. Strazzulla to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Updated Meetings and Agenda Schedule for the PDP Phase, Educational Leadership Team meeting minutes, Educational Visioning Workshops agendas, Flyer for Community Forum No. 1, Powerpoint



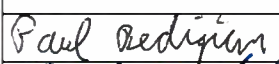




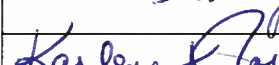
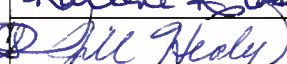

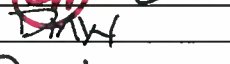
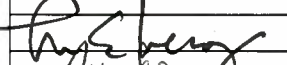
The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

## 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: 7/25/2017  
 Meeting No: 6  
 Time: 6:30pm

Distribution: Attendees, (MF)

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

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## Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	7/25/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	6
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Introduction of Steve Von Bargaen
3. Approval of Minutes
4. Educational Visioning Planning Update
5. Discussion of Existing Conditions
6. Discussion of Alternative Sites
7. PR Subcommittee Update
  - Formalize Public Relations Committee
  - Video Tour Update
  - July 15 Tour Committee Observations
  - Balmer 50<sup>th</sup> Upcoming Events
8. Preparation for Community Forum No. 1
9. New or Old Business
10. Committee Questions
11. Public Comments
12. Next Meeting:
  - August 1, 2017 at 6:00 PM – Community Forum No. 1 – Educational Visioning and Existing Conditions
  - July 31, 2017
13. Adjourn

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1000 Massachusetts Avenue  
Cambridge, MA 02138  
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[www.smma.com](http://www.smma.com)

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**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**  
**May 26, 2017 Updated July 10, 2017**

DATE	AGENDA
<b>Feasibility Study Phase (PDP)</b>	
June 26, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Introduction of Architects
	Approval of Architect's Proposal
	Discussion of Project Goals
	Discussion of Detailed Schedule
	Discussion of Alternative Sites
July 15, 2017	SCHOOL BUILDING COMMITTEE MEETING - 9:00 AM TOUR OF W. EDWARD BALMER SCHOOL & NORTHBRIDGE ELEMENTARY SCHOOL
July 25, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Discussion of Educational Programming
	Discussion of Existing Conditions
	Alternative Site Analysis
July 31, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Community Forum No. 1 Findings
	Alternative Site Analysis Update
	Discussion of Construction Alternatives
August 1, 2017	COMMUNITY FORUM NO. 1 - 6:00 to 8:00 PM - EDUCATIONAL VISIONING AND EXISTING CONDITIONS - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
August 15, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Educational Program Update
	Existing Conditions Update
	Alternative Site Analysis Update
	Construction Alternatives Update
August 28, 2017	COMMUNITY FORUM NO. 2 - 6:00 to 8:00 PM - CONSTRUCTION ALTERNATIVES - NORTHBRIDGE ELEMENTARY SCHOOL CAFETERIA
August 29, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Community Forum No. 2 Findings
	Construction Alternatives Updates
	Discussion of Sustainable Design Goals
	Alternative Site Analysis Update
September 5, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Construction Alternatives Update
	Discussion of Cost Models
September 18, 2017	COMMUNITY FORUM NO. 3 - 6:00 to 8:00 PM - UPDATED CONSTRUCTION ALTERNATIVES - W. EDWARD BALMER ELEMENTARY SCHOOL CAFETERIA
September 19, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Review Community Forum No. 3 Findings
	Construction Alternatives Update
	Discussion of Cost Models
October 3, 2017	SCHOOL BUILDING COMMITTEE MEETING
	Evaluate Refined Construction Alternatives
	Review Cost Models
	Vote to Submit PDP and Top 3 Alternatives
October 6, 2017	SUBMIT PDP PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED



*NORTHBRIDGE PUBLIC SCHOOLS*  
**W. EDWARD BALMER SCHOOL**

*Join us for a community meeting on*

***August 1, 2017***

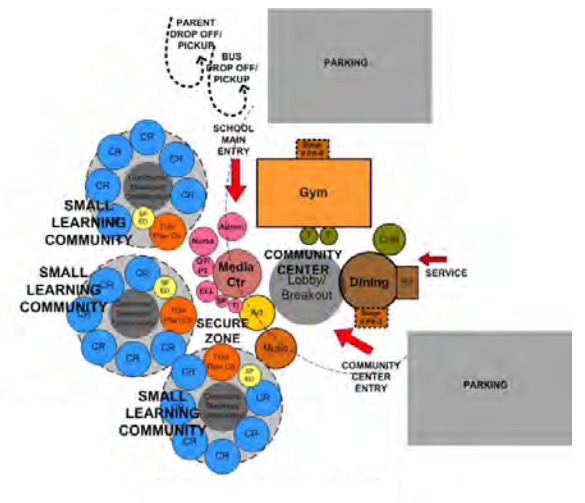
*To learn about and share your thoughts on  
a new or renovated school project!*

***We want to hear from you!***

***EDUCATIONAL PROGRAMMING***

Review the first visioning sessions of:

- how a new school might be organized
- the steps taken so far to develop the educational program
- grades served and school size



***EXISTING SCHOOL CONDITIONS***

Gain an understanding of:

- what condition the existing elementary schools are in now
- what environment educators and students are working in
- what is needed just to bring buildings up to code

***PROCESS AND SCHEDULE***

Find out:

- what is the MA School Building Authority (MSBA)
- how the Town is partnering with the MSBA
- what is the project schedule and process



**MSBA Building Process**

Steps primarily for:



***FEASIBILITY STUDY***

Learn about:

- what is a Feasibility Study and what is its scope
- the steps required to develop the study

***MEETING LOCATION:***

***W. Edward Balmer School Cafeteria 21 Crescent Street, Whitinsville***

***August 1 - 6:00 – 8:00 PM***

Project Website: <https://www.nps.org/w-edward-balmer-school-building-project>

SPONSORED BY THE BALMER SCHOOL BUILDING COMMITTEE



SMMA – Owner's Project Manager

Dore & Whittier Architects





# MEETING MINUTES 1



**DATE OF MEETING:** July 6, 2017

**PROJECT:** W. EDWARD BALMER ES FEASIBILITY STUDY

**PROJECT NO.:** 17-0759

**SUBJECT:** LEADERSHIP TEAM MEETING

**ATTENDING:**

Don Walter - DWA	Tim McCain – NHS AP
Lee Dore - DWA	Steve Von Bargaen – Dir Facilities & Ops.
Tom Hengelsberg - DWA	Kathy Perry - Dir of Pupil Personnel Svcs
Jason Boone - DWA	Jill Healy – NES
Giovanna Chaisson - DWA	John Zywiec – NMS
Frank Locker – FL Edu. Planning	Amy McKinstry – Dir of Curriculum
Joel Seeley – SMMA (OPM)	Theresa Gould – Balmer ES
	Karlene Ross – Principal, Balmer ES
	Catherine Stickney – Superintendent
	Bob O'Brien – NMS
	Melissa Walker – Business Mgr.

ITEM	MINUTES	ACTION/ WHO	STATUS / DATE
01-1	Welcome and thanks was given to all participants for their time and commitment to this process.		Closed
01-2	MSBA Feasibility Study Process Overview: Tom Hengelsberg gave a brief overview of the Feasibility Study process, referring to a graphic time line. Major steps are submission of Preliminary Design Program (PDP), Preferred Schematic Report (PSR), and Schematic Design submission. The design team will take a two-track approach in the beginning of feasibility phase, looking at the existing conditions of the buildings involved – Balmer ES and Northbridge ES, with limited look at NMS 5 <sup>th</sup> grade – and at the same time conduct educational visioning and planning activities.		Closed
01-3	Joel Seeley gave dates for public meetings to report to the community on this process and hopefully get input from community members: <del>July 31</del> <u>August 1</u> at Balmer ES; Aug 28 at Northbridge ES; and Sept 18 at Balmer.	DWA to produce posters for <u>Aug 1</u> by 7/14.	Open
01-4	Leadership Team's goal/objectives for project: Frank Locker led the main part of the meeting, soliciting the Team's hopes and concerns for the project. [Mr. Locker's notes are attached.]	FL to include these notes in ed plan record.	Closed

ARCHITECTS  
PROJECT MANAGERS

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Newburyport, MA 01950  
978.499.2999 ph  
978.499.2944 fax

212 Battery Street  
Burlington, VT 05401  
802.863.1428 ph  
802.863.6955

01-5	Visioning Session Agendas: Content and Expectations: The main obstacle, as always, is too much good content, not enough time. It was agreed that the sessions will be: July 31: 8:30 am – 12:30 pm Aug 1: 8:30 am – 12:30 pm Aug 9: 8:30 am – 3:30 pm Discussion on fine points of agendas continued after the larger group broke up with Superintendent's core team.	FL to finalize agendas within 48 hrs. [Final Agendas attached.]	Closed
01-6	Existing space uses at BES/NES: Tom Hengelsberg handed out basic floor plan drawings of each ES to the respective principals, and asked them to fill in the current uses of each space on the plan.	BES and NES principals to return these drawings no later than 3 weeks.	Open

The above is intended to be an accurate summation of this meeting. Please contact me with any additions, deletions, and/or corrections, for incorporation into these minutes. After 10 days, we will accept these minutes as an accurate summary of our discussion and enter them into the permanent record of the project.

Sincerely,

**DORE & WHITTIER ARCHITECTS, INC.**  
 Architects ■ Project Managers

TOM HENGELSBERG, AIA, NCARB, LEED AP, MCPPO  
 PROJECT MANAGER

c: Attendees  
 File

# NORTHBRIDGE ELEMENTARY SCHOOLS

W. EDWARD BALMER SCHOOL + NORTHBRIDGE ELEMENTARY SCHOOL

Educational Visioning

Notes Educator Workshop 6<sup>th</sup> July 2017

DRAFT 10<sup>th</sup> July 2017



A group of approximately 12 central office and building educational leaders met with the design team to create a foundation understanding for the project. Comments by topic area follow:

## Hopes

- Create building that is inclusive
  - Barrier free
  - Now the Handicapped Classroom is off the Gym
- As energy-efficient as possible
  - Show efficiencies when the building is being designed
    - ✓ Show payback
  - Northbridge has been designated as a “green community”
    - ✓ Beyond intent, it is not clear what that fully means
    - ✓ MSBA guidelines have had some revisions recently in their calculation of credits for sustainability
      - ) The Dore and Whittier (D&W) team will research both local and MSBA aspects of this issue
- Toilets
  - At Balmer elementary School (BES), two have been converted to offices
- Summer Programs
  - There are many
  - Hope they can be comfortably housed in the future building
  - They are moved to modular classrooms due to available air conditioning
  - The state of the art in sustainability does not rely on air conditioning, but dehumidified displacement air distributed slowly in mass volumes. It feels almost like air conditioning for considerably less energy consumption
  - Special education spaces might need air conditioning due to the needs of students served
- Spl Ed needs
  - Enhanced audio is very important
  - D&W regularly specify enhanced audio, such as “SoundField”
    - ✓ Often in all instructional spaces
    - ✓ Research shows teachers have fewer sick days with enhanced audio
- Public Meetings
  - Hope for hugely transparent project
- Concern for pushback
  - Community needs to see the community benefits of any proposed Options
  - There is history in the town
    - ✓ Partly about money
    - ✓ Partly historical tradition
      - ) Schools are believed to get “all the money” but always want more
  - Other town facilities need improvement, so this project will be perceived as competition
  - Frank Noted the first day of Visioning is first day of Marketing
    - ✓ Select participants with future roles as spokespersons in mind
    - ✓ Ask “nay-sayers” to participate
  - Make sure community knows we have looked at all reasonable Options
    - ✓ Lots of time to be thorough
    - ✓ Lots of meetings are needed with the public
  - Designing for multiple uses of facilities or inclusion of outside user spaces could increase community acceptance and support. Could include:
    - ✓ Senior Center
    - ✓ A Community Space, perhaps



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Educational Visioning

Notes Educator Workshop 6<sup>th</sup> July 2017

DRAFT 10<sup>th</sup> July 2017



- ) Theater to rent
    - ) Beginning Bridges Preschool
    - ) Parent Resource Center
    - ) Senior Citizen Resource Center
  - o MSBA guidelines say that if there is no school use, funding will be all at local cost
- The new building designs will have a public side and a secure side to protect students and educators
- Space needs will be developed with reference to the MSBA Space Summary:
  - o The design team will modify the MSBA template to make it appropriate for Balmer/Northbridge
- The Ed Plan written by district with input from the architect
  - o It is a narrative about current and future programs and services
  - o MSBA revised the formatting and expectations on Feb 2016. Samples of completes submissions are available on their website
    - ✓ For all options, variations in Ed Plan will be necessary
      - ) PK-5
      - ) 2-4
      - ) Could be done with a base Ed Plan and variations for each of the Options
      - ) Include the impact on middle school (MS) of dropping 5<sup>th</sup> Grade to the elementary years

## Concerns

- Age of both buildings
  - o Electrical systems outdated
    - ✓ Not adequate
- Security and safety
  - o Need lockdown procedures clarified
    - ✓ Day 1 Workshop will address this issue

## Grade Options

- Lots of apprehension now re 5<sup>th</sup> Grade in the MS
  - o Parents are concerned about the influence of MS students
- The educators want to move 5<sup>th</sup> to the elementary school (ES) for educational reasons, as educational deliveries are more like elementary than middle
  - o The MS is not bursting now
- Lots of MS is old (1905), needs repair
- Repurpose 1905 building to District Offices
- 5<sup>th</sup> Grade now isolated in MS
  - o Better to have 5<sup>th</sup> as role models for ES
- If PK-1/2-4
  - o Sequential schools are hard for collaboration among educators
    - ✓ Discontinuities in data occur
    - ✓ 4 to 5, big gap in test scores results
  - o PK-5 supports continuity and collaboration
    - ✓ Fewer transitions
    - ✓ 5<sup>th</sup> Grade curriculum framework will look more like 6<sup>th</sup>
- NES and Balmer have shared PTAs
  - o Therefore one school exists in their minds
- Neighborhood schools
  - o Not in recent history in Northbridge, therefore not much of a concern



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Educational Visioning

Notes Educator Workshop 6<sup>th</sup> July 2017

DRAFT 10<sup>th</sup> July 2017



- 1,000 vs 500 students
  - Feedback from some community members
    - ✓ Doing only one building does not solve problem and may be not biggest problem, at Northbridge Elementary
  - Expected costs
    - ✓ 500 students: \$50M
    - ✓ 1,030 students: \$100M
- Show how the PK-5 Option solves many issues
- Enrollments
  - Slowly declining
  - Available space in existing buildings can be repurposed, such as for district administration
- Pre-K
  - In future expected to be between 75 and 100/120 children
  - Now dropped enrollment
  - Recently added full-day options due to available space
- Could a Grade 2-4 school become 2-5 school during design?
  - Yes, yes, there are precedents
    - ✓ Would need town leadership to advocate
  - Or make a smaller PK-5 smaller, and add to it later
    - ✓ If Northbridge wants to be a PK-5 District, set it up now

## Sites

- Originally four public sites were identified
  - Balmer
  - MS
  - Riverdale/Goulet/Rockwood
  - Lynnwood
- Three possible private sites were identified
  - A Pk-12 campus would be ideal
    - But not very feasible
- Community will want to maintain playfields at Balmer
  - Town owns the fields
  - MSBA limits site cost reimbursement to 8% of total cost
- One educator liked how Dore & Whittier showed how to change traffic flow



# NORTHBRIDGE ELEMENTARY SCHOOLS

W. EDWARD BALMER SCHOOL + NORTHBRIDGE ELEMENTARY SCHOOL

Educational Visioning

3 Days Agendas

DRAFT 10<sup>th</sup> July 2017



## DAY 1

31<sup>st</sup> July 2017

### DEVELOPING UNDERSTANDING

- 8:30 Welcome/Introductions/Workshop Guidelines  
Catherine Stickney, Superintendent  
Frank Locker, PhD
- 8:40 Discussion of Pre-Workshop Videos  
Whole group discussion
- 9:00 Snapshot of Northbridge elementary schools  
School/district representative
- 10:00 21<sup>st</sup> Century Schools 1  
Presentation  
What's important/not important for future teaching and learning at our elementary schools?  
Small group discussions, report out
- 10:10 BREAK
- 11:10 21<sup>st</sup> Century Schools 2  
Presentation  
What's important/not important for future teaching and learning at our elementary schools?  
Small group discussions, report out
- 11:20 Safety + Security  
Presentation  
Whole group discussion
- 11:30 What Works at Our Elementary School(s)? What Could be Better?  
Whole group discussion
- 12:05 Learning Modalities  
Individual vote
- 12:30 ADJOURN





# NORTHBRIDGE ELEMENTARY SCHOOLS

W. EDWARD BALMER SCHOOL + NORTHBRIDGE ELEMENTARY SCHOOL

Educational Visioning

3 Days Agendas

DRAFT 10<sup>th</sup> July 2017



## DAY 2

1<sup>st</sup> August 2017

### EDUCATIONAL DEFINITION

8:30 Welcome Back

Catherine Stickney

Frank Locker

Videos

Whole group discussion

8:40 School Organizational Structure: Overall

Small group discussions, report out

9:50 School Organizational Structure: Internal

Small group discussions, report out

11:00 BREAK

11:10 EACH TABLE TEAM PICKS 1

Innovations in Education 1: Innovations in Education 2: Innovations in Education 3:

Project-Based Learning Making Things to Learn Mastery/Adaptive Learning

Small group discussions, report out

12:25 Homework assignment: School in 2037

12:30 ADJOURN



# NORTHBRIDGE ELEMENTARY SCHOOLS

W. EDWARD BALMER SCHOOL + NORTHBRIDGE ELEMENTARY SCHOOL

Educational Visioning

3 Days Agendas

DRAFT 10<sup>th</sup> July 2017



## DAY 3

9<sup>TH</sup> August 2017

### FACILITIES DEFINITION

- 8:30 Welcome Back  
Catherine Stickney  
Frank Locker  
Videos  
Whole group discussion
- 8:40 Homework reviewed: School in 2037  
Whole group discussion
- 8:55 School Transformation + Development Map  
Micro Team discussions, report out
- 10:40 Places for Learning  
Small group discussions, report out
- 11:55 LUNCH + Lunch Theater  
Video + Reflections. How does this apply to us?  
Whole group discussion
- 12:25 Defining Spaces  
Small group discussions, report out
- 1:30 Overall School Organization Diagrams  
2-4 and PK-5 options  
Whole group discussion
- 3:00 Key Words  
Individual reflections, report out
- 3:20 Next Steps  
Catherine Stickney  
Architect  
OPM
- 3:30 ADJOURN





# W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA

SMMA



## SCHOOL BUILDING COMMITTEE MEETING

JULY 25, 2017

**July 25, 2017**

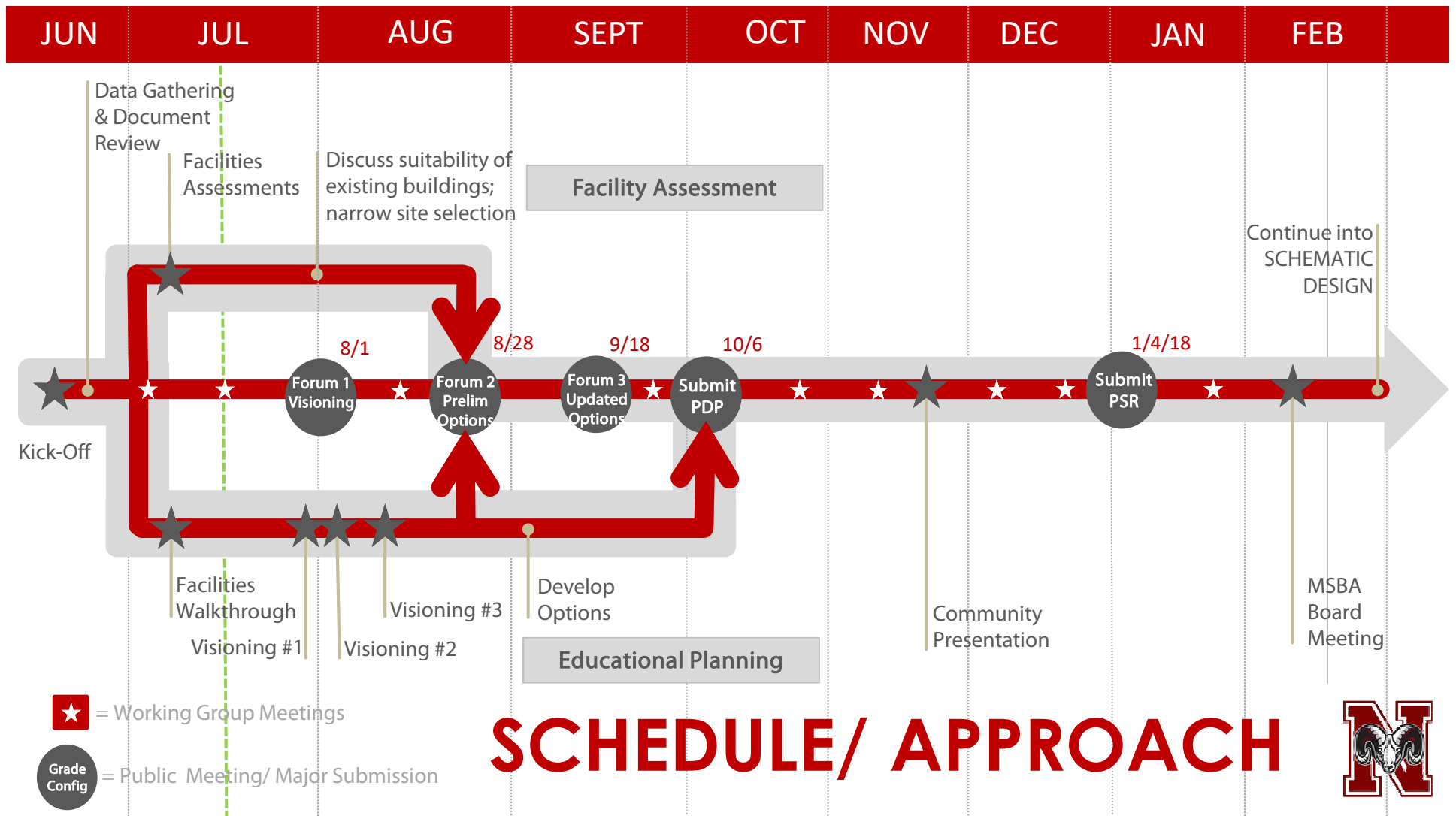
- **Update of Educational Planning & Visioning/ Schedule**
- **Review of Existing Conditions Assessments**
- **Review of Preliminary Site Assessments**







# VISIONING UPDATE





## VISIONING WORKSHOPS AND MEETINGS SCHEDULED

July 31: **Visioning 1 “Developing Understanding”**

**8:30 AM – 12:30 PM**

July 31: **SBC Meeting 6:30 PM – report out day’s results**

August 1: **Visioning 2 “Educational Definition”**

**8:30 AM – 12:30 PM**

August 1: **Community Forum #1 – report out V1&V2 results,  
gather at-large community input**

visioning

## VISIONING WORKSHOPS AND MEETINGS SCHEDULED

August 9: **Visioning 3 “Facilities Definition”**

**8:30 AM – 3:30 PM**

August 15: **SBC Meeting**

- **report out V3 results**
- **tie together visioning activities**
- **conclusions and take-aways**
- **next steps for writing the education program**

visioning



# OVERALL OBSERVATIONS:

- **No major red flags or highly dangerous safety conditions**
- Site circulation & drainage issues
- Building envelopes need upgrades/ better insulation
- Exterior curtain wall/ window issues
- Roofs aging, ready for replacement
- Many major accessibility issues
- Tired, worn interiors
- M-E-P equipment, controls, lighting, need replacement
- Haz-mat abatement needed, both buildings



facilities assessment





# BALMER ELEMENTARY SCHOOL



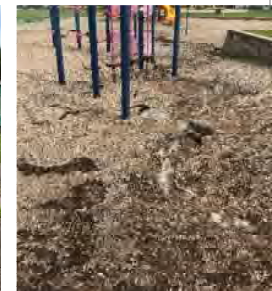
# BALMER ELEMENTARY SCHOOL

## Site

- *Narrow entrance*
- *Bus line up cramped for 17 busses*
- *Car drop off circulation through parking*
- *Inadequate parking*
- *Poor circulation/ one entry-exit*
- *Paving, playground, walks in poor condition*
- *Courtyard overgrown, needs maintenance*

## Civil/Drainage

- *Poor drainage north (rear) field often wet*
- *Drainage does not meet MA DEP standards*
- *Erosion of playground from paving runoff*
- *Advise snaking storm drains with camera*



facilities assessment





# BALMER ELEMENTARY SCHOOL

1968

## Architecture

### Windows:

- *Original Single glazed wall highly inefficient*
- *Spandrel panels rusting & leaking*
- *Sealants and gaskets degraded and peeling*



### Exterior Walls:

- *Brick in very good condition; few cracks*
- *Some staining/algae/lichen growth due to wetting*
- *Failing sealants*
- *Spalling concrete at loading dock*



facilities assessment



# BALMER ELEMENTARY SCHOOL

## Architecture

### Roof:

- *Sarnafil membrane roof in fair to good condition*
- *Many patches due to holes created by shoveling snow*
- *Minor ponding and a few soft spots*
- *Original flashings with a few issues*



facilities assessment

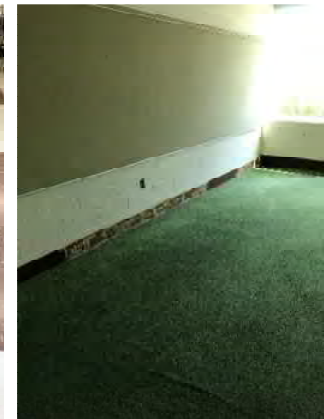


# BALMER ELEMENTARY SCHOOL

## Architecture

### Interior Environment:

- *Summer – north classrooms and other spaces often have condensation on floors, leading to mildew growth. Dehumidifiers run in hot, humid weather. Decontamination often necessary in August before school starts.*
- *Computer lab overheated even with AC unit*
- *General lack of temperature control in winter*
- *Day and night setting only on leaky pneumatic controls*
- *Drafty windows and doors with leaking air seals*
- *Single-glazed windows hot in shoulder months, cold in winter. Added heat mirror coating has done little to address this.*

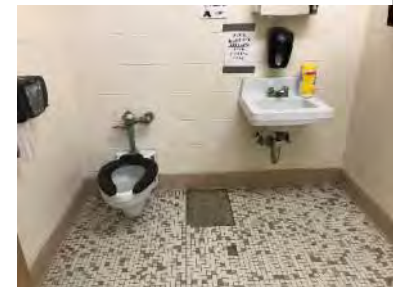
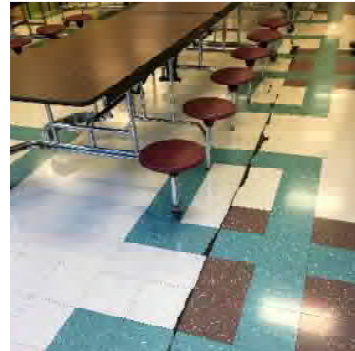


# BALMER ELEMENTARY SCHOOL

## Architecture

### Floors:

- *Vinyl asbestos tile (VAT) in most spaces, some friable*
- *Wood gym floor in poor condition*
- *Lobby terrazzo cracked*
- *VAT worn at pivot points (doors, stairs)*
- *Mosaic tile dingy, many missing sections*
- *Kitchen quarry tile good condition*
- *Missing/detached base, many locations*



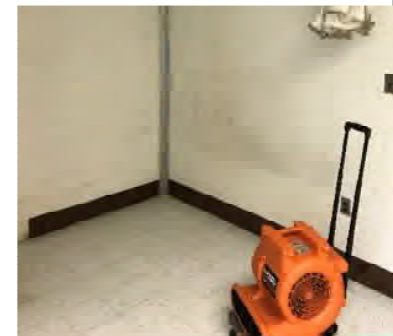


# BALMER ELEMENTARY SCHOOL

## Architecture

### Walls:

- *Settlement cracks in CMU walls, some out of plane*
- *Peeling paint on some GWB walls*
- *Whole building needs fresh paint – walls are grimy*
- *Wear and tear normal for older building*
- *Toilet room glazed tile in fair to good condition*

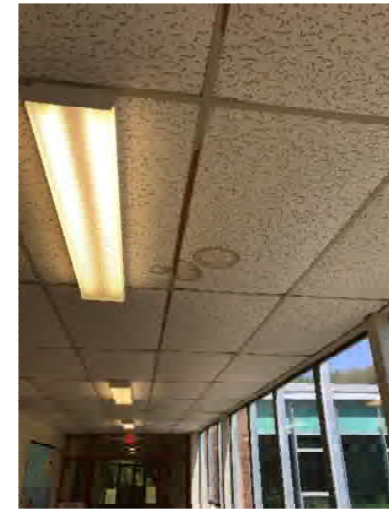


# BALMER ELEMENTARY SCHOOL

## Architecture

### Ceilings:

- *Most ceiling tiles are sagging*
- *Water stains from leaks in most spaces*
- *Many damaged tiles*
- *Most grids are yellowed and discolored*
- *Main entrance updated recently*



facilities assessment





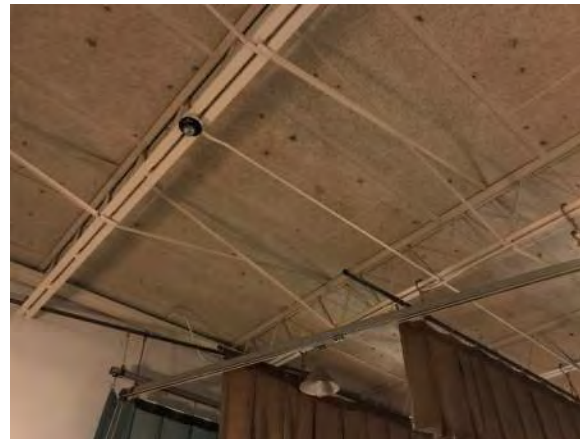
# BALMER ELEMENTARY SCHOOL

## Structure

- *Structure is performing well*
- *Cracks in CMU walls are normal, of no major concern*
- *Concrete spalling at foundation*
- *No signs of major settlement*
- *Roof cut recommended to verify deck condition*

## Hazmat

- *VAT*
- *Friable pipe insulation*
- *Spline ceiling tile in cafetorium?*
- *Pending thorough analysis*



# BALMER ELEMENTARY SCHOOL

## Mechanical:

- *General: HVAC systems **far beyond** expected life and most equipment requires updating.*
- *Boilers working but inefficient*
- *Unit vents original, noisy, inefficient, no CO<sub>2</sub> DCV, hard to get parts*
- *No supplemental HW terminal units*
- *Gym (2) AHUs inefficient, lack control*
- *Cafetorium uses unit vents! Should have AHU/RTU w/ DCV*
- *Inadequate ventilation, temp control; leaky pneumatic system – replace with DDC*
- *DHWH, pneum. compressor recently replaced!*
- *Need to remove abandoned fuel oil UST*



# BALMER ELEMENTARY SCHOOL

## Electrical:

- *Fire alarm system non-compliant*
- *Generator in poor condition, requires replacement*
- *Life Safety lighting is non-code-compliant, requires upgrades*
- *Electrical distribution in poor condition, requires upgrades*
- *GFI protection non-compliant, should be corrected*
- *Lighting inefficient, in poor condition, needs LED upgrades*
- *Inadequate convenience receptacles - many extension cords/ plug strips creating a fire hazard*
- *Paging system updated, but wiring + speakers in poor condition*
- *Telephone system antiquated. District-standardized, expandable VOIP system should be provided*



facilities assessment

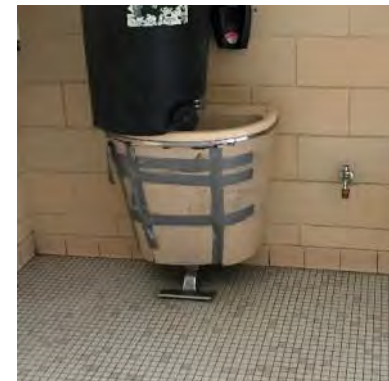




# BALMER ELEMENTARY SCHOOL

## Plumbing:

- *Tap water labeled non-potable*
- *Many fixtures should be changed out for water-efficient type*
- *Some accessibility improvements made, but many TRs not accessible*
- *Many drinking fountains not accessible, inefficient, lack pressure*
- *Gang sinks in TRs original, very poor condition or not functional*
- *Floor drain too high, does not drain*
- *Original drainage plumbing should be snaked with camera*
- *Roof drains set too high – no sump*



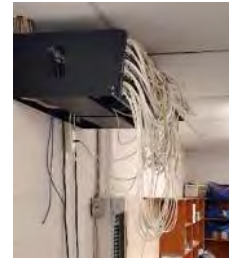
facilities assessment



# BALMER ELEMENTARY SCHOOL

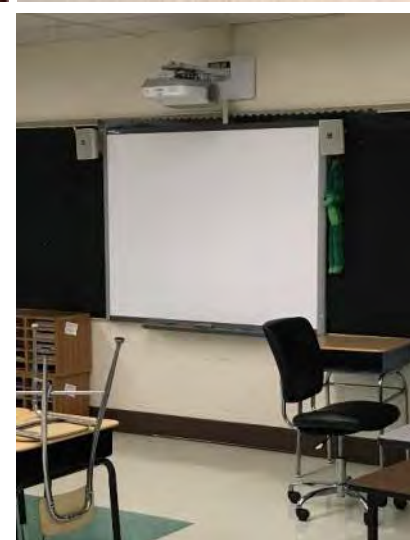
## Fire Protection:

- *No sprinkler system, will be required with any renovations over 7,500 SF*
- *Need pressure & flow test at nearest street hydrant*
- *Fire alarm pull stations antiquated*



## Technology:

- *District tech initiatives are correct foundational steps; however:*
- *Need dedicated IT Main Distribution Room, upgrade racks. Racks now located in closets, within classrooms*
- *Exposed network cabling; in need of upgrade to Cat 6E*
- *Interactive boards of various vintages, need upgrades*
- *Network switching, wireless (WAN) in good condition, continue with upgrades*
- *Security systems recently upgraded, v. good condition.*



# BALMER ELEMENTARY SCHOOL

## Kitchen:

- *Original walk-in cooler and freezer to be replaced with health code-compliant, efficient units. Presence of wood, zinc galvanized, and cement stucco finishes within are code violations.*
- *Ceiling must be a smooth, cleanable surface*
- *Aging, inefficient equipment due for replacement*
- *Exposed utilities difficult to keep clean*
- *Grease trap seals shot, must be re-caulked each time trap is cleaned*
- *Washer in food prep space - code violation*





# NORTHBRIDGE ELEMENTARY SCHOOL



# NORTHBRIDGE ELEMENTARY SCHOOL

## Site

- *No bus loop; curbside drop-off/ pick up?*
- *Car drop off loop inadequate*
- *Grossly inadequate parking*
- *Poor circulation*
- *Paving, playground, walks in fair condition*
- *No play fields adjacent, hardscape only*

## Civil/Drainage

- *Rear yard drain is dry well, overflows into gym*
- *Front loop drain clogged, may also be dry well?*
- *Erosion of yard, swings from paving runoff*
- *Advise snaking storm drains with camera*



# NORTHBRIDGE ELEMENTARY SCHOOL

**1952/ 1983/ Modulares 2000**

## Architecture

### Windows:

- *'52 original wood single glazed sash highly inefficient, poor condition*
- *'83 aluminum, likely non-thermal, no Low E glass; functional*
- *Some sealants fair condition*

### Exterior Walls:

- *Brick in generally good condition; few cracks*
- *Typical cracks at '83 foundation*
- *Spalling/failing parging at concrete*
- *'52 add-on garage poor condition*
- *Modulares fair/poor condition, rot*



facilities assessment





# NORTHBRIDGE ELEMENTARY SCHOOL

## Architecture

### '52 Roof:

- *Gray membrane in poor condition*
- *Many patches*
- *Top ply worn down to fabric scrim in many places*

### '83 Roof:

- *Generally fair to good condition*
- *Minor ponding and a few soft spots*
- *Original flashings with a few issues*
- *Poor drainage on link to '52 bldg.*
- *Loose insulation anchors - punctures*

### '08 Modulares roof:

- *Generally good condition*
- *Sheet drains to gutters, fair condition*



# NORTHBRIDGE ELEMENTARY SCHOOL

## Architecture

### Floors:

- *Vinyl composition tile (VCT) in most spaces, could be ACM, several areas delaminated*
- *Concrete gym floor in fair condition, non-resilient bad for kids' joints*
- *Mosaic tile dingy, mismatched sections*
- *Missing/detached base, many locations*
- *Wood stage floor in poor condition*



facilities assessment



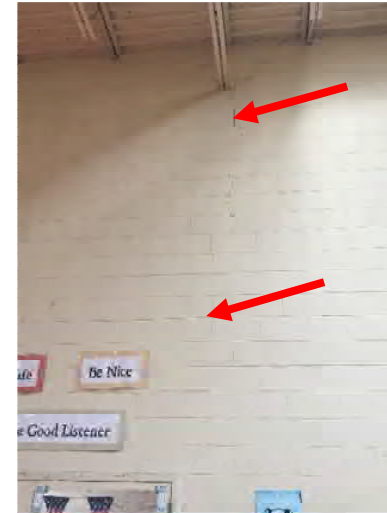


# NORTHBRIDGE ELEMENTARY SCHOOL

## Architecture

### Walls:

- *Settlement cracks in CMU walls, several locations*
- *Peeling paint on some GWB walls – poor adhesion*
- *Whole building needs fresh paint – walls are worn, chipped, and grimy*
- *Wear and tear normal for older building*
- *Woodwork in '52 has expected wear & tear*
- *'52 doors in poor condition*



facilities assessment

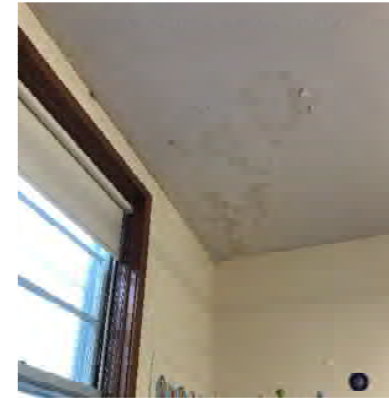


# NORTHBRIDGE ELEMENTARY SCHOOL

## Architecture

### Ceilings:

- '52 plaster ceilings in fair to good condition; a few leak areas
- Basement leak has damaged plaster
- '83 Most ceiling tiles are sagging
- Water stains from leaks in most spaces
- Many damaged tiles
- Soot stains on many tiles near air diffusers



# NORTHBRIDGE ELEMENTARY SCHOOL

## Structure

- *Structure is performing well*
- *Cracks in CMU walls are normal, of no major concern*
- *Minor concrete spalling/cracking at foundation*
- *No signs of major settlement*
- *Roof cut recommended to verify deck condition in soft locations*

## Hazmat

- *VCT, but still could be ACM*
- *Plaster ingredients?*
- *“PYRO USA” block wall ‘52 attic*
- *Pending thorough analysis*



# NORTHBRIDGE ELEMENTARY SCHOOL

## Mechanical:

- *General: HVAC systems **far beyond** service life and most equipment requires updating.*
- *Boilers code-compliant but inefficient*
- *Unit vents original, noisy, inefficient, no CO<sub>2</sub> DCV, hard to get parts*
- *Steam radiators with improvised covers in '52; no supplemental HW terminal units in some spaces*
- *Gym and Cafetorium horiz. unit vents inefficient, lack control. Should have AHU/ RTU w/ DCV*
- *Inadequate ventilation (none in some '52 spaces and corridors), erratic temp control*
- *Leaky pneumatic system – replace with DDC*
- *Need to remove abandoned fuel oil UST*

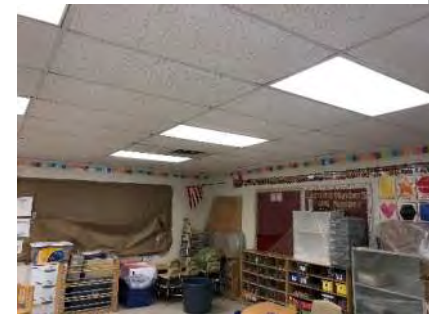




# NORTHBRIDGE ELEMENTARY SCHOOL

## Electrical:

- *Fire alarm system non-compliant*
- *Emergency lighting is battery units which vary in condition.*
- *Electrical distribution in poor condition, requires upgrades*
- *GFI protection non-compliant, should be corrected*
- *Lighting inefficient, in poor condition, needs LED upgrades*
- *Inadequate convenience receptacles - many extension cords/ plug strips creating a fire hazard*
- *Paging system updated, however existing wiring and speakers in poor condition*
- *Telephone system antiquated. District-standardized, expandable VOIP system should be provided*
- *No emergency/ standby generator*

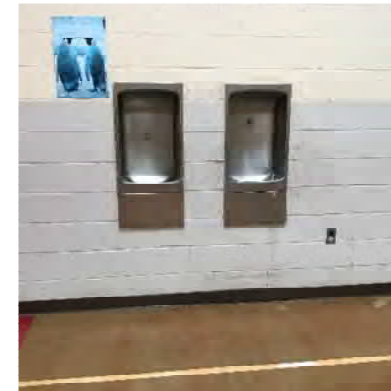




# NORTHBRIDGE ELEMENTARY SCHOOL

## Plumbing:

- *Most fixtures should be changed out for water-efficient type*
- *Some accessibility improvements made, but many TRs not accessible*
- *Only one TR has child-size fixtures*
- *Many drinking fountains not accessible, inefficient, lack pressure, wrong height*
- *Plumbing leaks traced to interstitial space*
- *Janitor sink has chemical dispenser, no backflow preventer*
- *Original drainage plumbing should be snaked with camera*



# NORTHBRIDGE ELEMENTARY SCHOOL

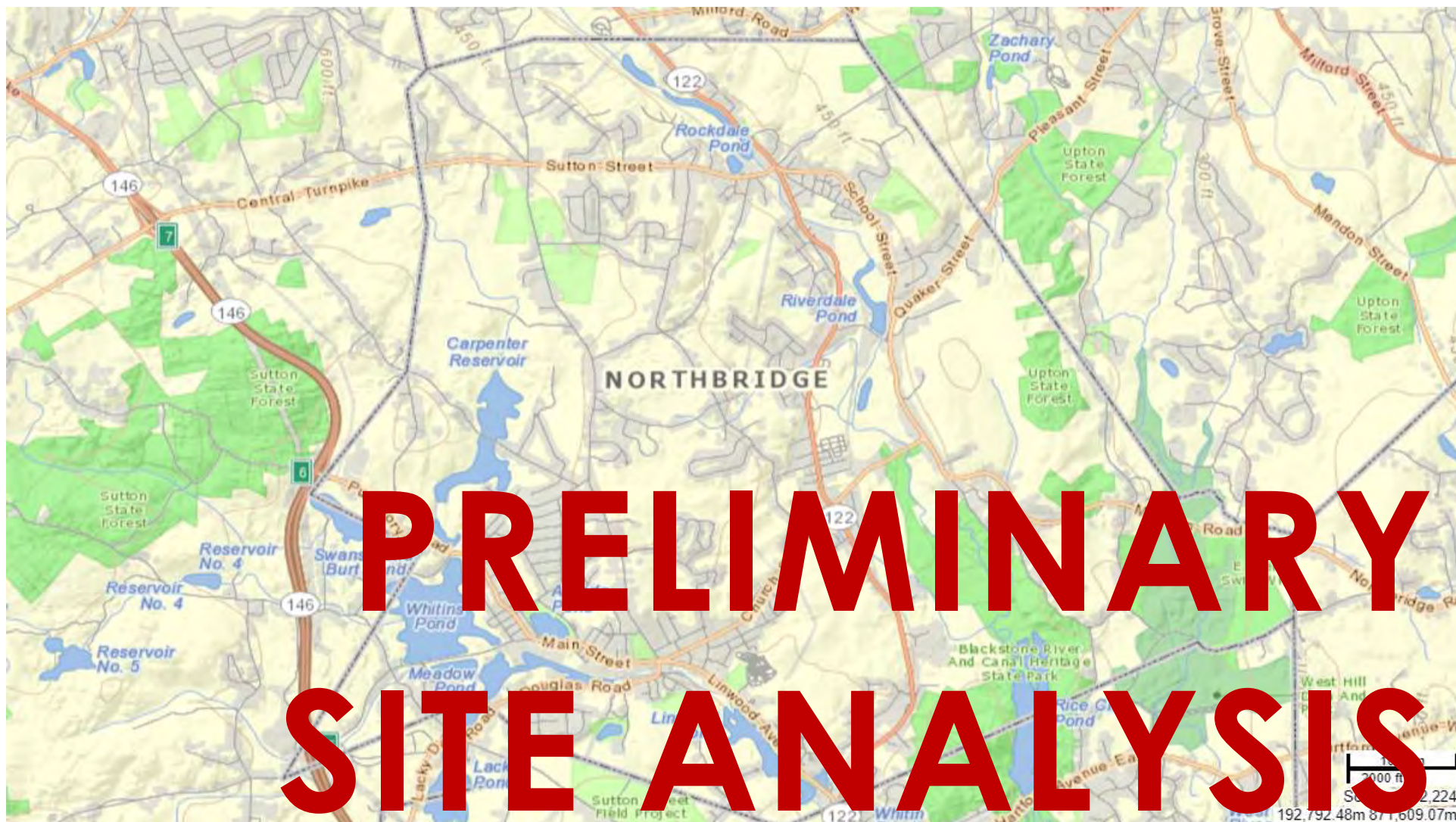
## Fire Protection:

- *No sprinkler system, will be required with any renovations over 7,500 SF*
- *Need pressure & flow test at nearest street hydrant*

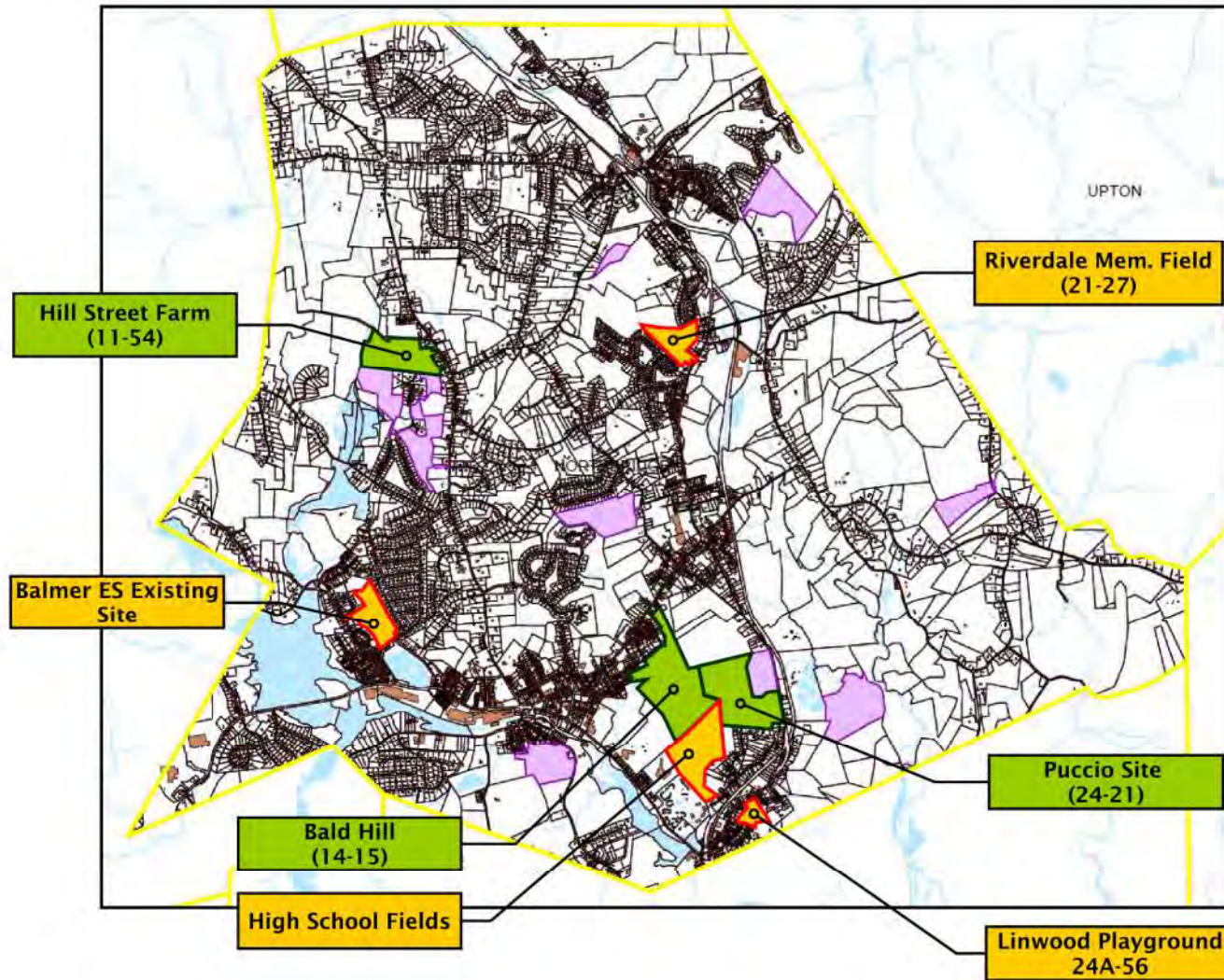
## Technology:

- *District initiatives are correct foundational steps; however:*
- *Need dedicated IT Main Distribution Room, upgrade racks. Racks now located in open (e.g. next to leaking washer )*
- *Exposed network cabling; in need of upgrade to Cat 6E*
- *Interactive boards of various vintages, need upgrades*
- *Network switching, wireless (WAN) in good condition, continue with upgrades*
- *Security systems recently upgraded, v. good condition.*

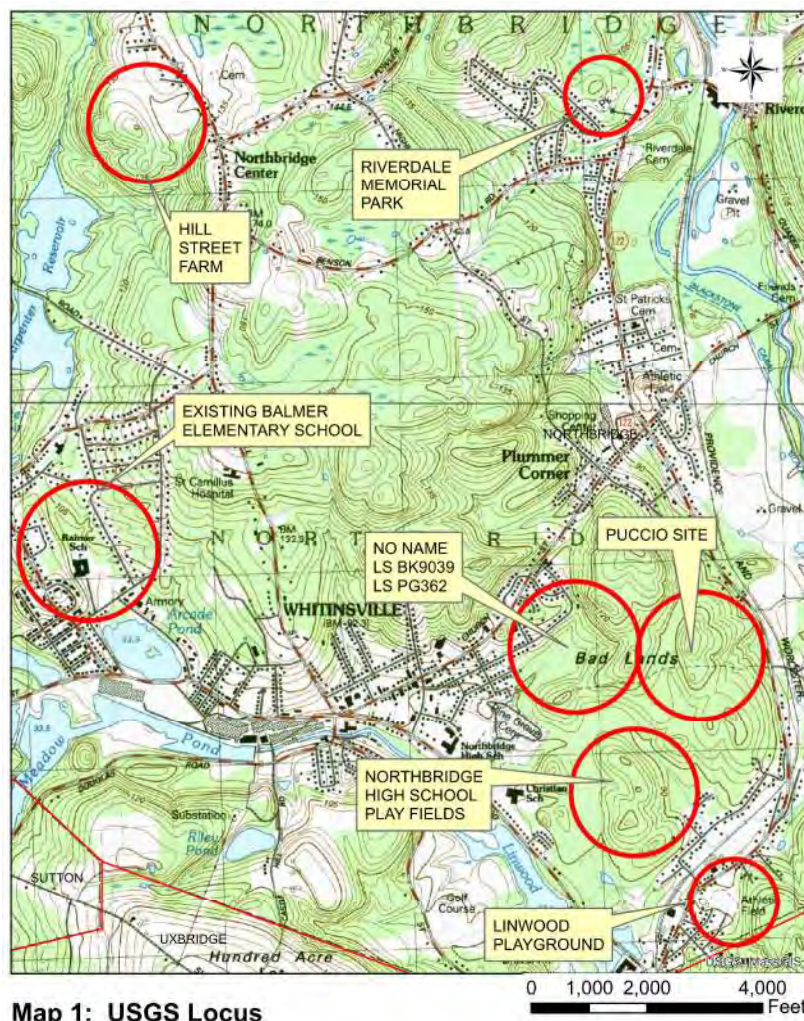








preliminary site analysis



**Map 1: USGS Locus**  
Balmer Elementary School  
Northridge, MA



## **SITE EVALUATION CRITERIA**

- **Buildable Area (Acres)**
- **Wetlands/ Riparian Buffers/  
Flood Zones**
- **Topography**
- **Soils**
- **Parklands/ Article 97 issues**
- **Site Utilities (Water, WW,  
Electric)**
- **Two-Way Access**
- **Safety**
- **Location/ Bussing**
- **Land Acquisition Cost**
- **Potential “Fatal Flaws”**



# TYPICAL SITE ANALYSIS MAPS



**Map 2A: DEP Wetlands Map**  
Existing Balmer Elementary School  
Northbridge, MA



**Map 3A: FEMA**  
Existing Balmer Elementary School  
Northbridge, MA

preliminary site analysis

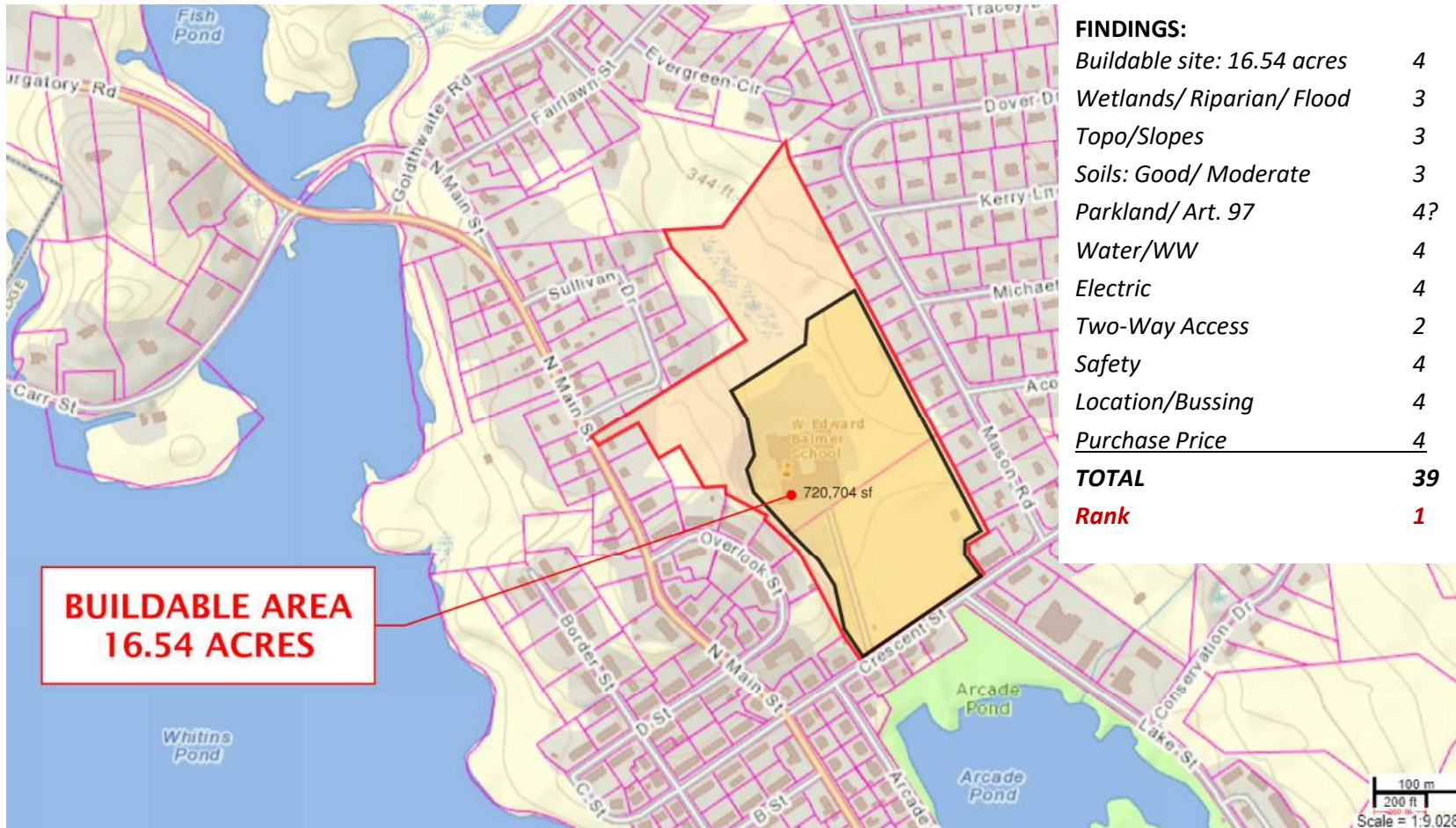




# preliminary site analysis



# BALMER SCHOOL (EXISTING LOCATION)



<b>FINDINGS:</b>	
Buildable site: 16.54 acres	4
Wetlands/ Riparian/ Flood	3
Topo/Slopes	3
Soils: Good/ Moderate	3
Parkland/ Art. 97	4?
Water/WW	4
Electric	4
Two-Way Access	2
Safety	4
Location/Bussing	4
Purchase Price	4
<b>TOTAL</b>	<b>39</b>
<b>Rank</b>	<b>1</b>

preliminary site analysis

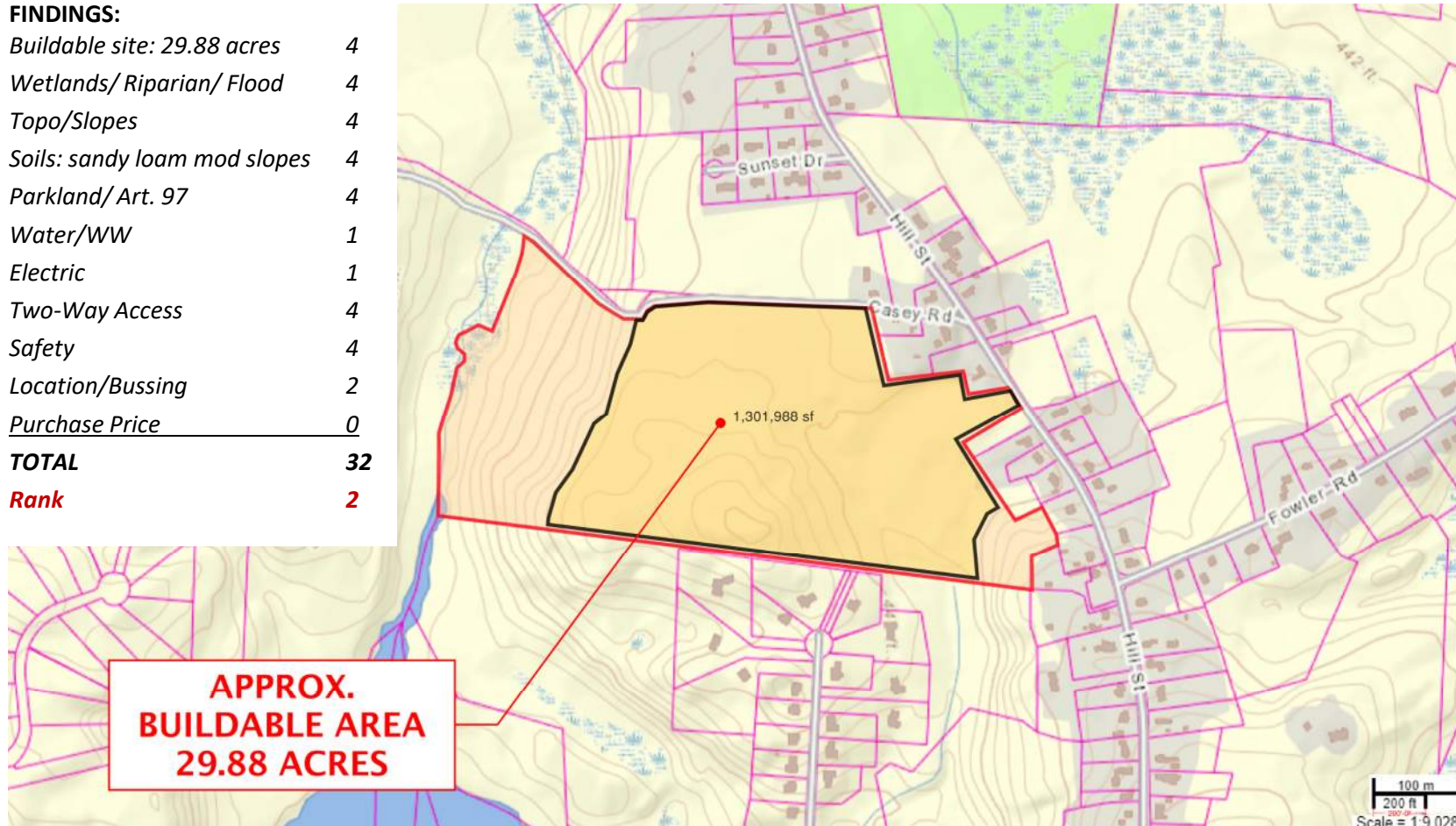




# HILL STREET FARM SITE

## FINDINGS:

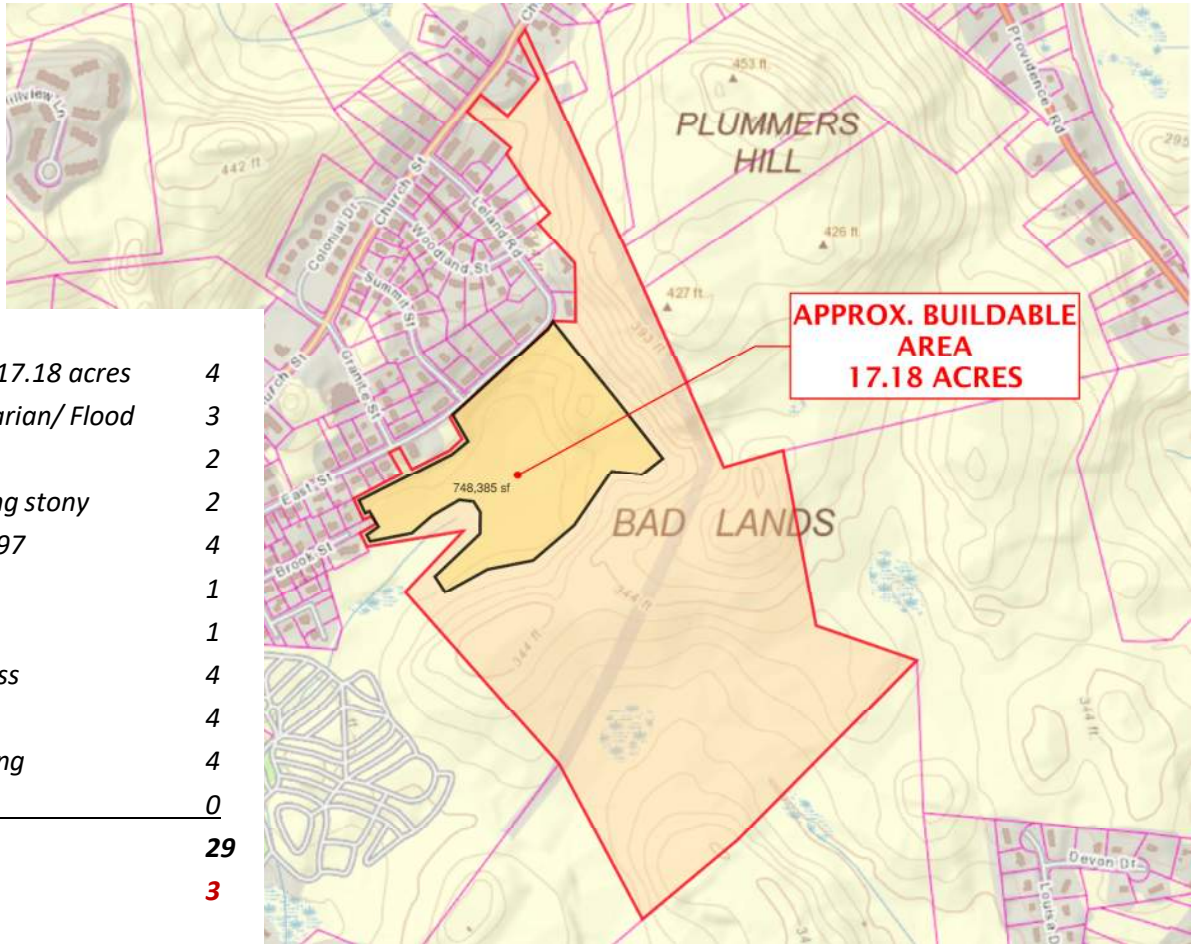
Buildable site: 29.88 acres	4
Wetlands/ Riparian/ Flood	4
Topo/Slopes	4
Soils: sandy loam mod slopes	4
Parkland/ Art. 97	4
Water/WW	1
Electric	1
Two-Way Access	4
Safety	4
Location/Bussing	2
Purchase Price	0
<b>TOTAL</b>	<b>32</b>
<b>Rank</b>	<b>2</b>



# BALD HILL SITE - “BAD LANDS”

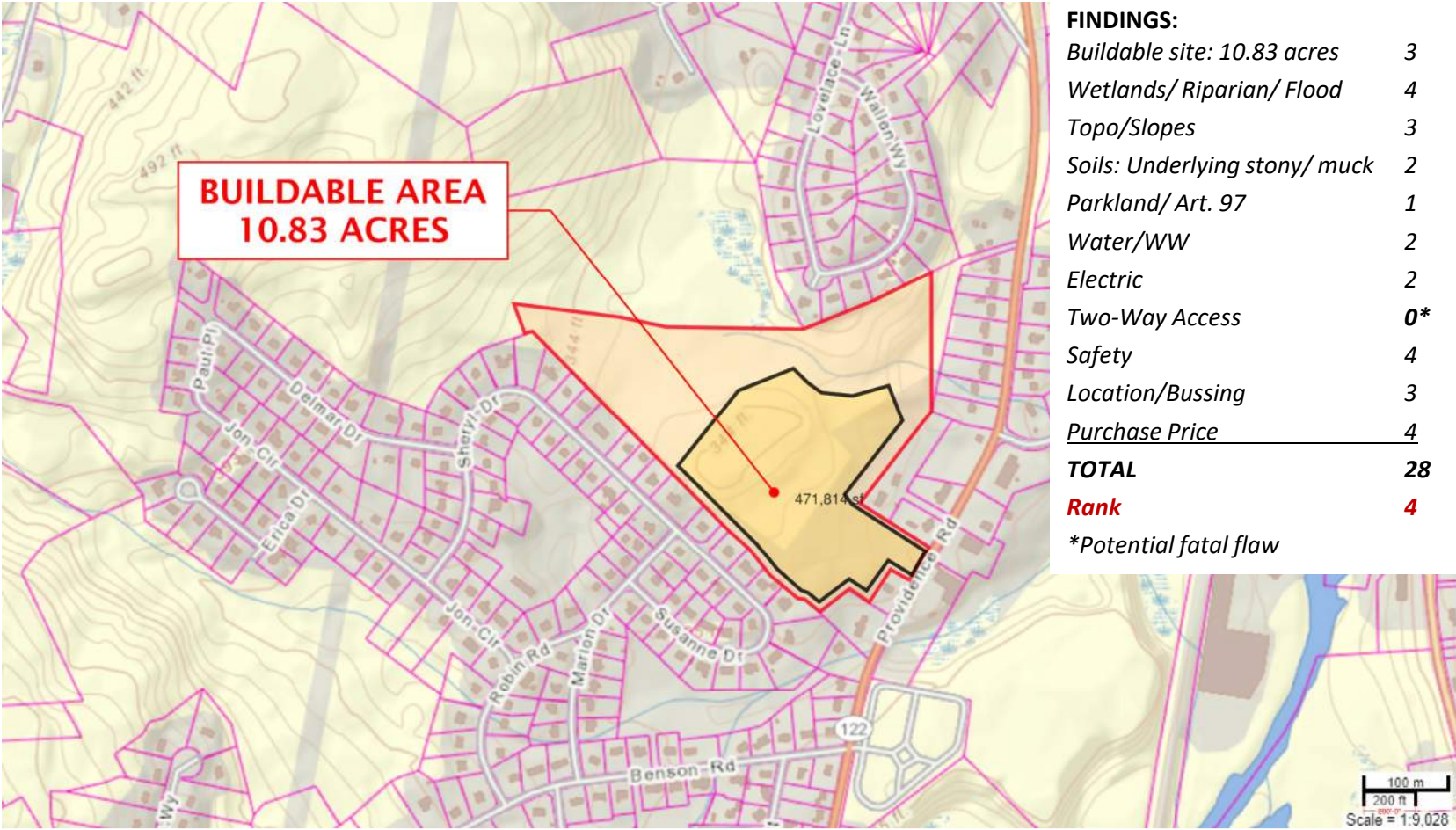
**FINDINGS:**

Buildable site: 17.18 acres	4
Wetlands/ Riparian/ Flood	3
Topo/Slopes	2
Soils: Underlying stony	2
Parkland/ Art. 97	4
Water/WW	1
Electric	1
Two-Way Access	4
Safety	4
Location/Bussing	4
Purchase Price	0
<b>TOTAL</b>	<b>29</b>
<b>Rank</b>	<b>3</b>





# RIVERDALE MEMORIAL FIELD



# LINWOOD PLAYGROUND

## FINDINGS:

Buildable site: 6.64 acres	0*
Wetlands/ Riparian/ Flood	4
Topo/Slopes	3
Soils: Suitable on flat area	4
Parkland/ Art. 97	0*
Water/WW	3
Electric	4
Two-Way Access	0*
Safety	2
Location/Bussing	4
Purchase Price	4
<b>TOTAL</b>	<b>28</b>
<b>Rank</b>	<b>5</b>
* Potential fatal flaws	



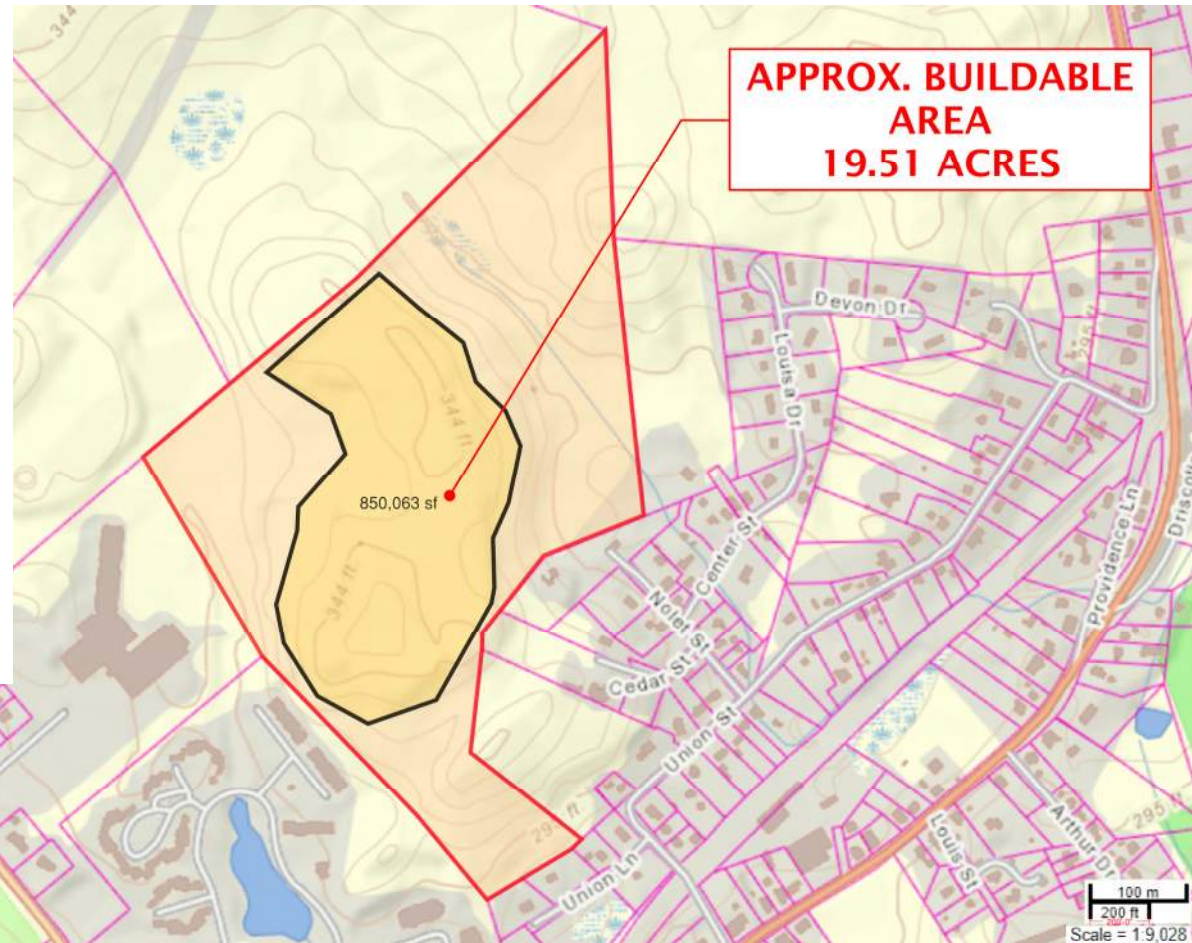


# HIGH SCHOOL FIELDS

## FINDINGS:

Buildable site: 16.54 acres	0*
Wetlands/ Riparian/ Flood	4
Topo/Slopes	1
Soils: Underlying stony	2
Parkland/ Art. 97	4
Water/WW	2
Electric	2
Two-Way Access	0*
Safety	4
Location/Bussing	3
Purchase Price	4
<b>TOTAL</b>	<b>26</b>
<b>Rank</b>	<b>6</b>

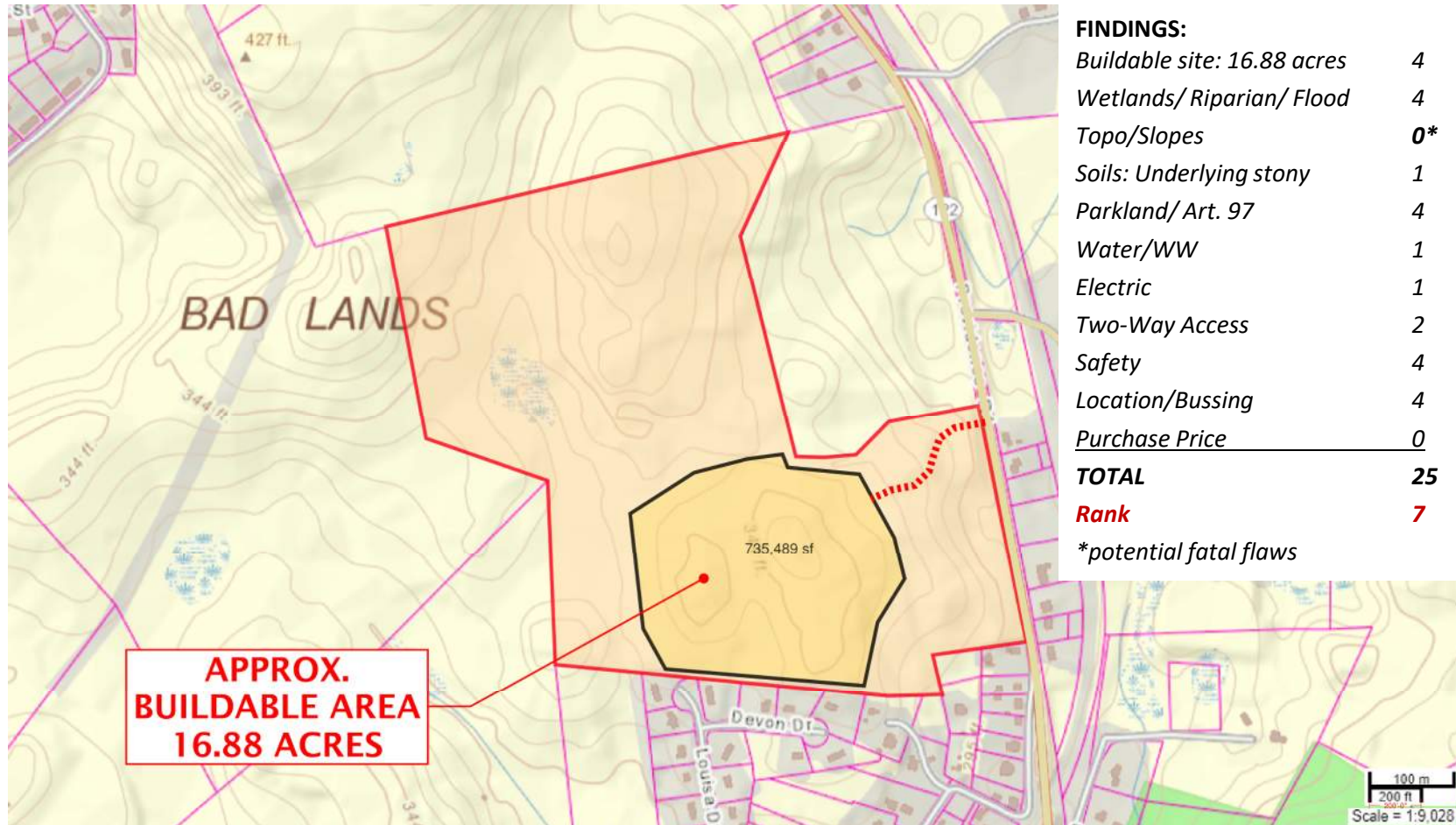
\* Potential fatal flaws



preliminary site analysis



# PUCCIO SITE



preliminary site analysis



# PRELIMINARY SITE ANALYSIS

## BALMER ELEMENTARY SCHOOL FEASIBILITY STUDY

### SITE SELECTION ANALYSIS

DRAFT 1

7/24/2017

DORE & WHITTIER ARCHITECTS/ NITSCH ENGINEERING/ SMMA (OPM)

MAP	BLOCK	NAME	ADDRESS	ACREAGE	BUILDABLE ACREAGE	LOT SIZE	WETLAND/ RIPARIAN FLOOD	TOPO/ SLOPES	SOILS	PARKLAND/ ART. 97	WATER/ SEWER	ELECTRIC	2 WAY ACCESS	SAFETY	LOCATION/ Bussing	PURCHASE PRICE	SCORE	RANK
<b>PUBLIC SITES</b>																		
7	138/141	BALMER SCHOOL/VAIL FLD	21 CRESCENT STREET	29.01	18.54	4	3	3	3	4	4	4	2	4	4	4	39	1
24	205	HIGH SCHOOL FIELDS	427 LINWOOD AVE - <i>rear portion only</i>	58.9	19.51	0	4	1	2	4	2	2	0	4	3	4	26	6
24A	56	LINWOOD PLAYGROUND	~240 PROVIDENCE ROAD	10.4	6.64	0	4	3	4	0	3	4	0	2	4	4	28	5
21	27	RIVERDALE MEM FIELD	1681 PROVIDENCE ROAD	28.1	10.83	3	4	3	2	1	2	2	0	4	3	4	28	4

### PRIVATE SITES

14	15	BALD HILL SITE "BAD LANDS"	~450 CHURCH STREET	97.3	17.18	4	3	2	2	4	1	1	4	4	4	0	29	3
24	21	PUCCIO SITE	~585 PROVIDENCE ROAD	71.95	18.88	4	4	0	1	4	1	1	2	4	4	0	25	7
11	54	HILL ST FARM	~1120 HILL STREET	41.2	29.88	4	4	4	4	4	1	1	4	4	2	0	32	2

SCORING:

4=MOST DESIRABLE

0=LEAST DESIRABLE





QUESTIONS?



DORE & WHITTIER  
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**THANK YOU**



**DORE & WHITTIER  
ARCHITECTS, INC.**