

**PROJECT MINUTES**

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	1/30/18
Re:	School Building Committee Meeting	Meeting No:	19
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
19.1	Record	Call to Order, 6:36 PM, meeting opened.
19.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
19.3	Record	A motion was made by A. Chagnon and seconded by P. Bedigian to approve the 1/16/18 School Building Committee meeting minutes. Motion passed unanimous by those attending.
19.4	J. Seeley	<p>J. Seeley distributed and reviewed the updated Meetings and Agendas Schedule for the Schematic Design Phase, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. J. Seeley to change the SBC meeting on 3/6/18 at 6:30pm to 2/28/18 at 6:30pm</li> <li>2. J. Seeley to change the CM Prequalification Subcommittee meeting on 3/7/18 at 5:30pm to 3/6/18 at 6:30pm.</li> <li>3. J. Seeley to change the Community Forum No. 6 location to Whitinsville Social Library.</li> <li>4. J. Seeley to change the Community Forum No. 6 location to Northbridge Senior Center.</li> </ol>
19.5	L. Dore	L. Dore will calculate 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.
19.6	Committee	Committee members to develop a list of possible outcomes for the disposition of NES.
19.7	T. Hengelsberg	T. Hengelsberg to provide direction to the Committee if the structural engineer and D&W would consider prefabricated panel systems.
19.8	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.
19.9	J. Seeley	T. Hengelsberg provided a copy of the Traffic Report to the Committee. The need for the access drive to N. Main Street was discussed. The Committee agreed to defer the discussion until the CM is brought on board. J. Seeley to add the topic to a future agenda.
19.10	Record	<p>T. Hengelsberg presented and reviewed the consolidated Imagery Scorecard for the Landscape and Building Context Images, attached. The Committee agrees with the scorecard findings.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. C. Stickney asked that the building exterior aesthetic relate to mills and architecture of the valley.</li> </ol>
19.11	J. Seeley	<p>J. Seeley provided an overview of the MSBA FAS meeting, held on 1/24/18, and the follow-up conference call with MSBA staff on 1/26/18.</p> <p>MSBA indicated the Community Resource Center room would not be eligible for reimbursement.</p> <p>The MSBA would like supplemental information on the Maker Spaces and the Extended Learning Spaces in order to determine eligibility for reimbursement. MSBA indicated that once the District provides the supplemental information, a meeting will be scheduled to</p>

Item #	Action	Discussion
		<p>review MSBA's determination of eligibility. J. Seeley to schedule the meeting as soon as possible after submission of the District's supplemental information.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>J. Strazzulla asked if the Community Resource Center function can be accommodated in a shared room? <i>C. Stickney indicated yes. The functions served would be for the Bridges program, PTA, Senior Center partnering amongst others.</i></li> </ol> <p>A Motion was made by A. Chagnon and seconded by P. Bedigian to delete the Community Resource Center room from the project. No discussion, motion passed unanimous.</p>
19.12	Record	J. Seeley reviewed the MSBA Board of Directors meeting, scheduled for 2/14/18.
19.13	T. Hengelsberg M. Walker	<p>T. Hengelsberg presented updated Site Circulation and Traffic diagrams, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>A. Chagnon expressed concern with the traffic intersection on the loop road near the PreK parking lot, with conflicting entering and exiting vehicles. <i>T. Hengelsberg will review alternate designs with the Traffic Engineer.</i></li> <li>A. Gaudette asked if the vehicle queue length for the PreK parking lot was sufficient so that the cars won't back up onto the loop road? <i>T. Hengelsberg indicated the assumption is the lot will be just for PreK use, but will review with the Traffic Engineer.</i></li> <li>P. Bedigian asked if the bus queue length was sufficient so that cars won't be stopped from proceeding up onto the loop road by the busses backing up? <i>T. Hengelsberg indicated the queue can accommodate 7 full-size busses and 3 small busses. The requirement is for 14 full-size busses and 3 small busses, however the driveway will be 24 feet wide to allow cars to pass. T. Hengelsberg will review with the Traffic Engineer.</i></li> <li>M. Walker will review the amount of students living outside the one mile transportation requirement to confirm the possible bus count requirement.</li> <li>K. Ross asked if the crosswalk placements across Crescent Street can be reviewed for walkers and bikers. <i>T. Hengelsberg will review with the Traffic Engineer.</i></li> </ol>
19.14	T. Hengelsberg	<p>T. Hengelsberg presented updated Floor Plans, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>J. Tubbs asked D&amp;W to confirm a possible dead-end corridor at the entry to the academic wing. <i>T. Hengelsberg to confirm.</i></li> <li>J. Tubbs asked if there was a wall along the corridor adjacent to the cafeteria to control the noise on each floor? <i>T. Hengelsberg indicated partially, the Acoustical Consultant to confirm the extent.</i></li> <li>J. Strazzulla asked if the whole school can fit into the gymnasium?</li> </ol>

Item #	Action	Discussion
		<p><i>T. Hengelsberg to confirm with a seating layout.</i></p> <p>4. J. Strazzulla asked if the central 3-story stair is enclosed?  <i>T. Hengelsberg indicated yes, but with as much transparency as the code allows.</i></p> <p>5. P. L'Hommedieu expressed concern with potential cost to construct and weatherproof the amount of building geometry changes shown.  <i>T. Hengelsberg indicated D&amp;W will continue to look to simplify the plans.</i></p> <p>The Committee indicated the floor plan layouts are acceptable.</p>
19.15	J. Strazzulla J. Seeley	<p>The PR subcommittee update:</p> <p>1. J. Strazzulla will review next steps in raising the Seniors Tax Abatement to the maximum level and develop a generic calendar for press release issuances.</p> <p>2. J. Seeley and J. Strazzulla to develop a press release on the MSBA Board meeting results.</p>
19.16	Record	Public Comments - none
19.17	Record	Old or New Business - None
19.18	Record	Next <b>SBC Meeting: February 28, 2018 at 6:30 pm</b> at the High School Media Center.
19.19	Record	A Motion was made by M. LeBrasseur and seconded by J. Tubbs to adjourn the meeting. No discussion, motion passed unanimous.

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




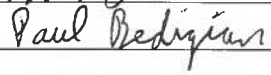
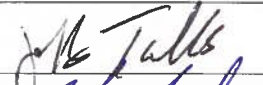
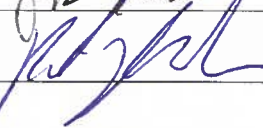

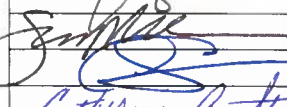
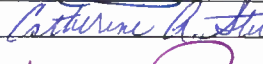
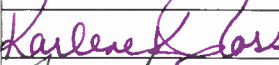
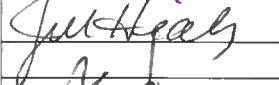
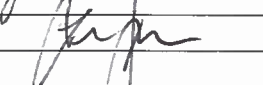
The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

## 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: 1/30/2018  
 Meeting No: 1819  
 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>	Member, Board of Selectmen, CEO
	Michael LeBrasseur	<a href="mailto:mlebrasseur@nps.org">mlebrasseur@nps.org</a>	Chairman, 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@vertexeng.com">achagnon@vertexeng.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
	Adam Gaudette	<a href="mailto:agaudette@northbridgemass.org">agaudette@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
	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
	Rani Philip	<a href="mailto:rphilip@DoreandWhittier.com">rphilip@DoreandWhittier.com</a>	Dore & Whittier Architects
	Joel Seeley	<a href="mailto:jseeley@smma.com">jseeley@smma.com</a>	SMMA

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1000 Massachusetts Avenue  
 Cambridge, MA 02138  
 617.547.5400

[www.smma.com](http://www.smma.com)

## Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	1/30/2018
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	19
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Updated Site and Floor Plans
5. Review MSBA FAS Meeting Findings
6. Prepare for MSBA Board Meeting
7. PR Subcommittee Update
8. New or Old Business
9. Committee Questions
10. Public Comments
11. Next Meeting: March 6, 2018 or February 28, 2018
12. Adjourn

**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 January 22, 2018*

DATE	AGENDA
<b><i>Schematic Design Phase (SD)</i></b>	
January 10, 2018	BLACKSTONE CHAMBER OF COMMERCE MEETING - 6:00 PM
January 16, 2018	CM INFORMATIONAL MEETING - 3:30 PM
January 16, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING - 5:30 PM
	Review Draft RFP
January 16, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Schematic Design Phase Schedule and Deliverables
	Prepare for MSBA FAS Meeting
January 30, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING - 5:30 PM
	Progress Review of Qualifications
	Finalize RFP
January 30, 2018	SCHOOL BUILDING COMMITTEE MEETING
	Review Updated Site and Floor Plans
	Review Preliminary Exterior Imagery
	Prepare for MSBA Board Meeting
February 7, 2018	CM PREQUALIFICATION SUBCOMMITTEE MEETING - 5:30 PM
	Prequalify CM Firms to Receive RFP
February 27, 2018	CM SELECTION SUBCOMMITTEE - 5:30 PM
	Review CM Proposals
<i>February 14, 2018</i>	<i>MSBA BOARD MEETING</i>
March 6, 2018 or February 28, 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 or March 6, 2018	CM SELECTION SUBCOMMITTEE - 5:30 PM
	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 January 22, 2018***

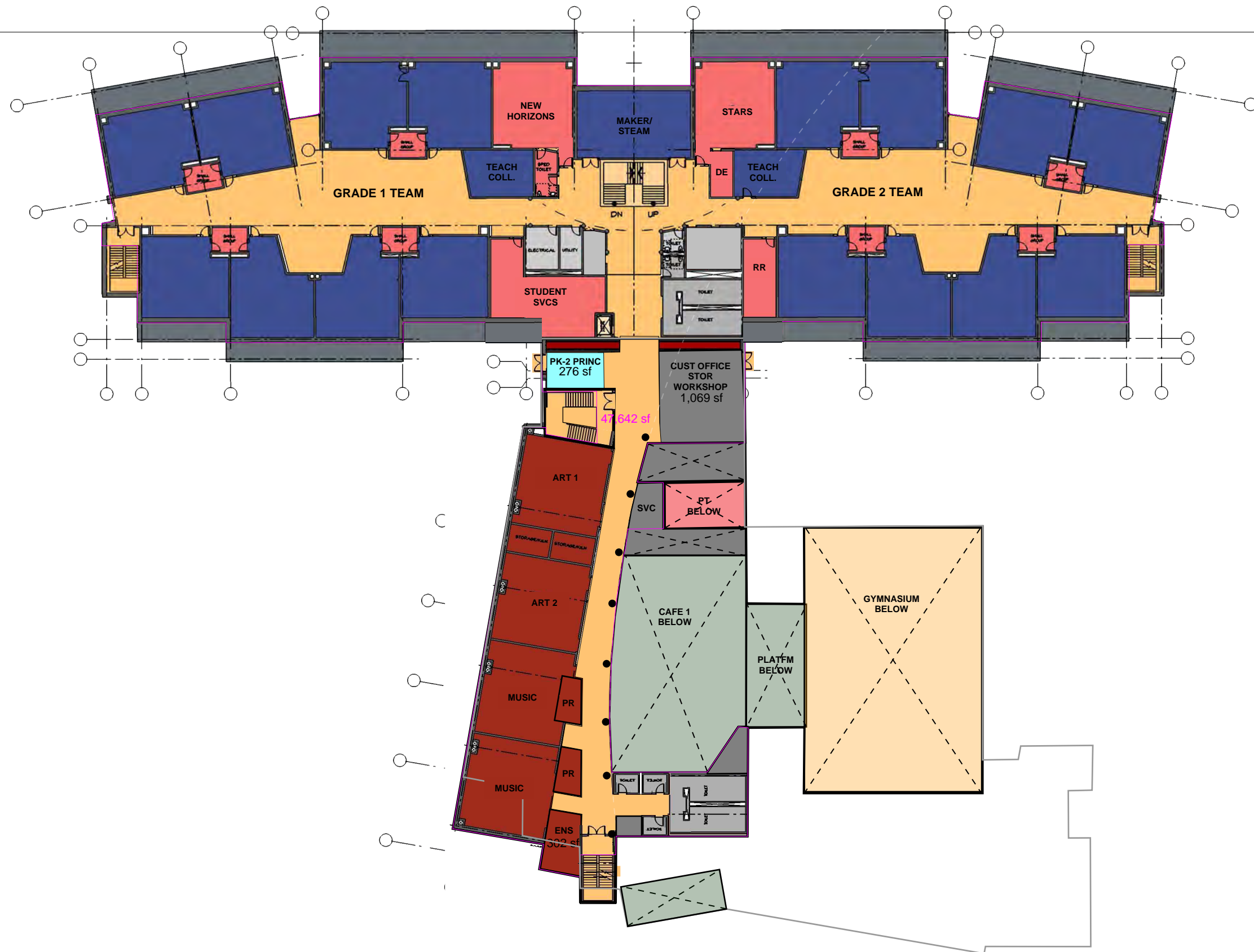
<b>DATE</b>	<b>AGENDA</b>
March 20, 2018	SCHOOL BUILDING COMMITTEE MEETING
	CM Introduction
	Review Progress Site Plan and Floor Plans
	Review Updated Exterior Elevations
	Review Preliminary Structural Systems
	Review Preliminary Technology Systems
	Review Preliminary FFE Layout
April 3, 2018	SCHOOL 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 <b>May Need to Change</b>	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





FIRST FLOOR PLAN





**SECOND FLOOR PLAN**





THIRD FLOOR PLAN





# W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY  
NORTHBRIDGE, MA

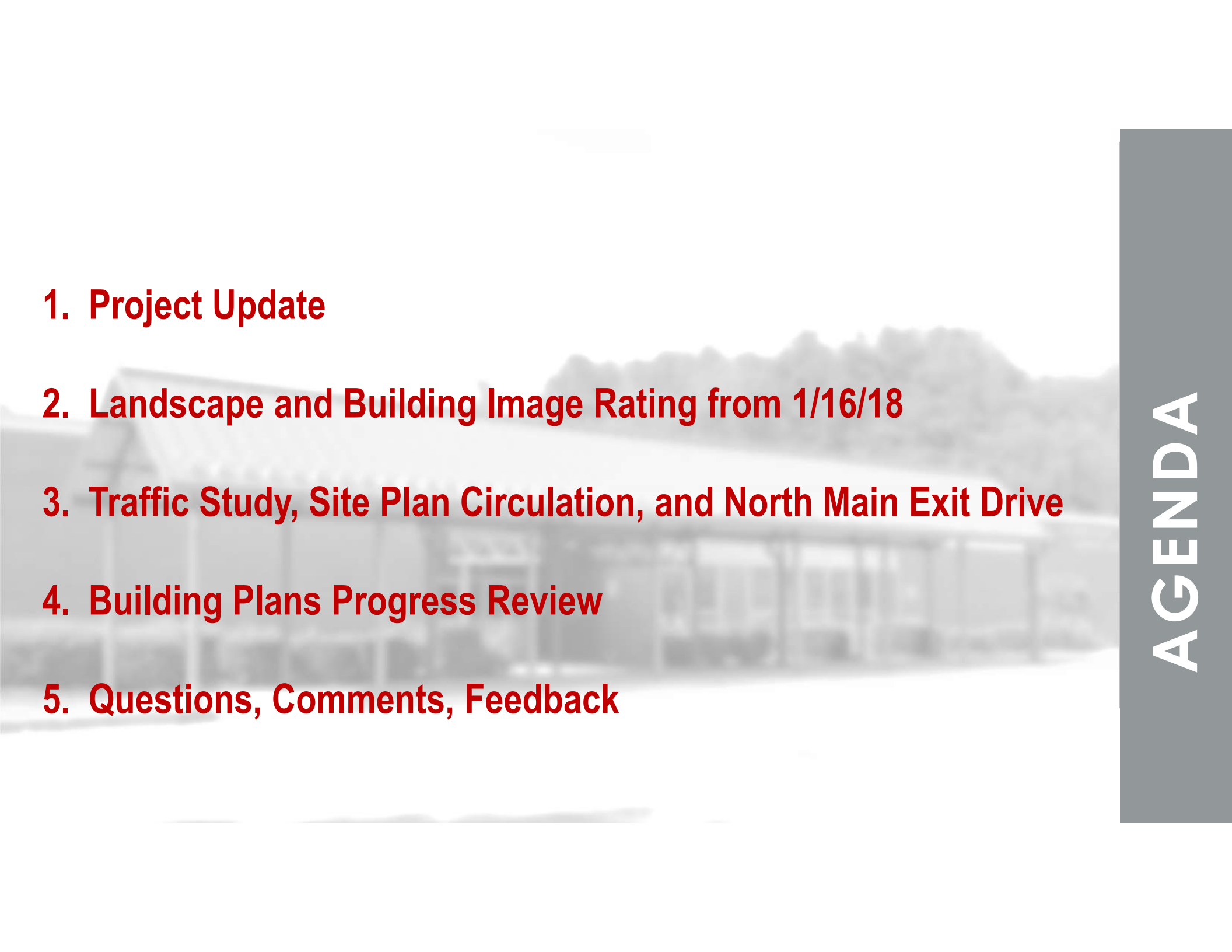
SCHOOL BUILDING COMMITTEE  
MEETING

JANUARY 30, 2018



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



- 
- 1. Project Update**
  - 2. Landscape and Building Image Rating from 1/16/18**
  - 3. Traffic Study, Site Plan Circulation, and North Main Exit Drive**
  - 4. Building Plans Progress Review**
  - 5. Questions, Comments, Feedback**

1.

PROJECT UPDATE

# PROJECT UPDATE

1. Consultants' Kick-Off meeting 1/17:
  - LEED energy efficiency plan tweaked to meet MSBA requirement
  - Site plan design discussions
2. MSBA: FAS Meeting 1/24 and PSR Conference Call 1/26:
  - Need to provide more description for utilization of Maker Spaces – how do they support the Education Plan, schedule, staffing?
3. Final Traffic Study Report 1/26 Distributed to SBC
  - Fate of North Main Street exit drive





*Questions?*

SMMA  
Project Management





# 2.

DESIGN IMAGES  
RATING TALLY

## SCORING COLOR CODE

**50+**

**top three bolded**

40+

30+

**DESIGN IMAGES PREFERENCE TALLY**

	Image Memo	1	2	3	4	5	CUMUL SCORE
1	Manassas ES, VA Entry Plaza	2	4	24			30
2	West Parish School, Gloucester, MA entry	1		3	28	15	47
3	New Sandy Hook School, CT rain garden	6	4		20		30
4	Manassas ES, VA Interior Courtyard ferns	1	14	6	4	5	30
5	Jones Whitsett/ Western MA yard		4	12	20	5	41
6	Manassas ES, VA Interior Courtyard gardens		2	9	16	20	47
7	Kompan play structure/synthetic surface		2	6	16	25	49
8	Wood play structure - Castle- older grades	5	6	12			23
9	Wood play structure ship - West Parish - wood fiber surf	4	2	12	12		30
10	Younger grades plastic play structure/synthetic surf.			6	16	30	52
11	Younger grades wooden play structure/wood fiber surf.	2	6	15		5	28
12	Accessible equip - lay-down swing	1		9	24	15	49
13	Accessible equip - roll-on merry go round			6	28	20	54
14	Accessible equip - ramp & bridge to activity zone			6	24	25	55
15	Accessible equip - rolling hand buttons/ wood fiber surface		6	12	20	5	43
16	Accessible equip - Woodland School/ramp (Kompan?)		2	6	20	25	53
17	Musical playground equipment		4		28	20	52
18	Hardscape with stenciled play games		4	9	8	30	51
19	Natural playground/ accessible slides/ using topo	1	4	21	8	5	39
20	Natural playground/ wooden members/ custom work	2	10	18			30
21	Natural playground/ "driftwood on beach"	2	12	12	4		30
22	New Sandy Hook School, CT interior courtyard/ amphithr	1	6	6	16	10	39
23	Outdoor CRs: grass amphi/wood bench/ stone circles		4	6	32	10	52
24	Outdoor Education: Kitchen Gardens/volunteer caveat		6	6	20	15	47
25	Special Ed/ Sensory Gardens/ Butterfly Gardens		4	12	16	15	47
26	Outdood Education: drainage basins & rain gardens	2	6	12	12	5	37
27	Outdoor Learning: Nature Trails development	3		6	12	25	46
28	Outdoor Fitness Gym: trail for Vail Field	4	8	12		5	29



# LANDSCAPE IMAGES

Main Entry Plaza /  
Drop off

lantern announces entry





## Playground equipment – older grades



## Playground equipment – younger grades

technical play – absorptive surface



# Accessible playground equipment

12



14



13



15





# BUILDING IMAGES

	Image Memo	1	2	3	4	5	CUMUL SCORE
1	West Parish School - Contemporary but Timeless			8	28	20	52
2	New Sandy Hook - step down scale	3	6	18	4		31
3	New Sandy Hook - "happy cheerful inspiring"	3	6	18		5	32
4	New Sandy Hook - balance between safety & openness	2	4	8	20	10	42
5	Jones Whittsett/ Western MA/ Entry	2	18	8			26
6	JCJ - Burgess ES, CT Entry	2	2	15	16	5	40
7	JCJ - unknown ES, CT Entry	2	2	15	16	5	40
8	Clinton, MA ES - Neighborhood context		2	12	24	10	48
9	New Balmer PK-5 entry "factory" image side of entry	4	10	12	4		30
10	New Balmer PK-5 entry "factory" image front entry	3	12	9	4		28
11	Thompson ES, Arlington, MA, HMFH/ "happy, cheerful,."		6	15	18	10	47
12	New Balmer PK-5 entry "visual texture" side of entry	6	8		8		22
13	New Balmer PK-5 entry "visual texture" front entry	6	8		12		26
14	West Parish School - Massing used to mediate scale			6	36	15	57
15	West Parish School - building meets landscape			9	24	20	53
16	Jones Whittsett/ Western MA/ Side yard	2	2	8	24	10	44
17	West Parish School - back passage landscape			9	28	15	52
18	Hillside School, Needham/ base w/ lighter mall abv		6	15	8	15	44
19	Hillside School, Needham/ mass and void announce entry	2	4	12	12	10	40
20	Hillside School, Needham/ mass elements express SLCs	1	8	12	12	10	41
21	Hillside School, Needham/ bldg steps up two story entry		4	15	16	10	45
22	New Sandy Hook School/ rear courtyard/ outdoor learning		12	12	12		36
23	Unknown school/ stone piers	2	8	12	12		34
24	New Sandy Hook School/ rear courtyard/ stone walls			21	24		45
25	Field School, Weston MA internal courtyard steps	7	6	9			22
26	Field School, Weston MA internal courtyard landscape	7	6	9			22
27	Field School, Weston MA entry canopy	7	6	9			22
28	Unknown School/ courtyd w/ geometric, natural, color	4	8	12	12		34
29	ES, Sweden/ Outside-Inside/ natural light	6	8	6		5	25
30	Unknown School/ courtyd plain Jane landscape		4	8	28	10	48
31	Unknown School/ courtyd fun w/ racetrack		2	9	28	10	49
32	French school, outdoor learning roof terrace	2	4	18	12		36
33	Wellington ES, Belmont MA - rich natural matts./sustain.	2	10	15		5	32
34	Wellington ES, Belmont MA - natural matts./scale issue	5	12	6			23
35	Estabrook School, Lexington MA - express program on ext.	2	4	15	16		37
36	Estabrook School, Lexington MA - announce entry	2	12	8	12		32
37	Estabrook School, Lexington MA - step massing, scale	2		24	12		38
38	Estabrook School, Lexington MA - light shelves, shading		4	18	16	5	43
39	Woodland School, Milford MA - facade pop-outs, color front	2		12	20	10	44
40	Woodland School, Milford MA - entry: void between solids	2		8	28	15	51
41	Woodland School, Milford MA - facade pop-outs, color rear	2		9	24	10	45





*Contemporary but timeless*





*Massing* used to mediate scale





15



17

How does the building meet the landscape?



*Questions?*

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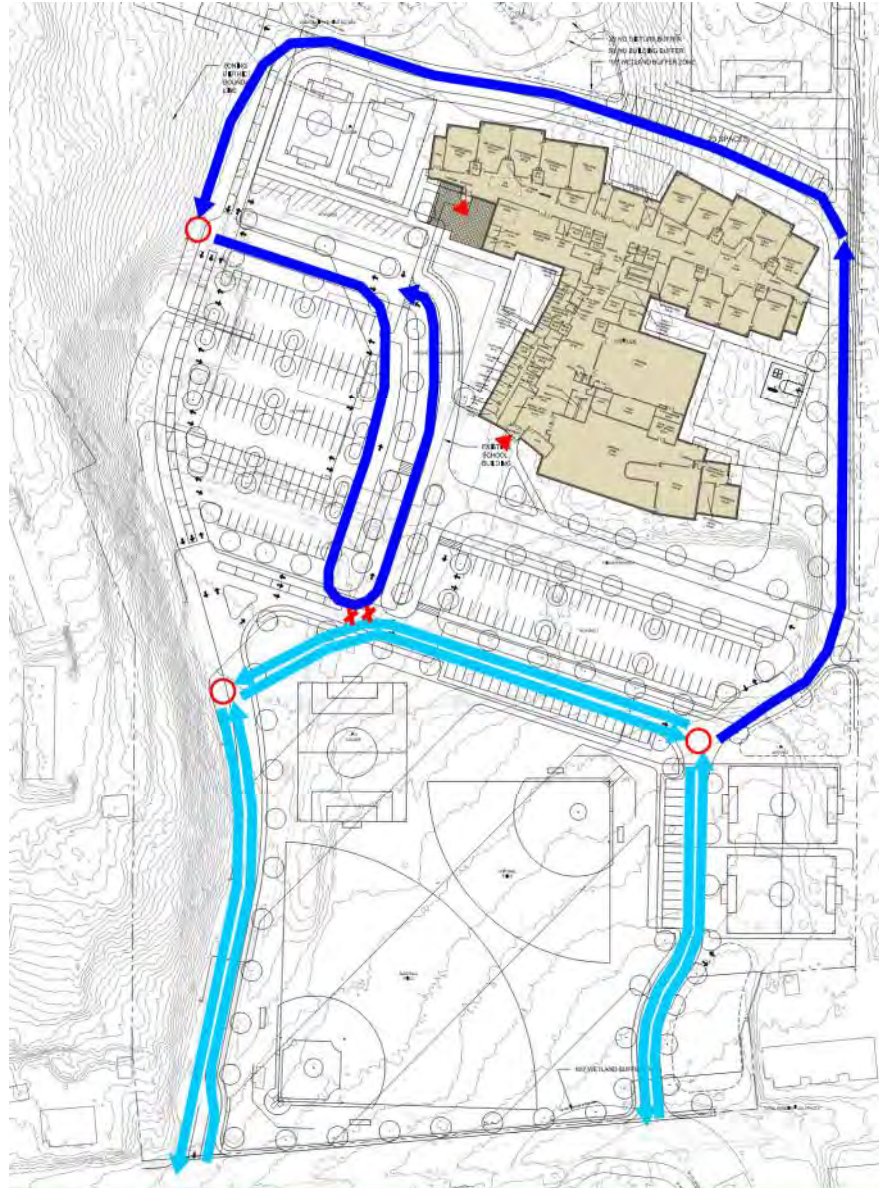


**3.**

**SITE & TRAFFIC  
REVIEW**

1

# SITE CIRCULATION

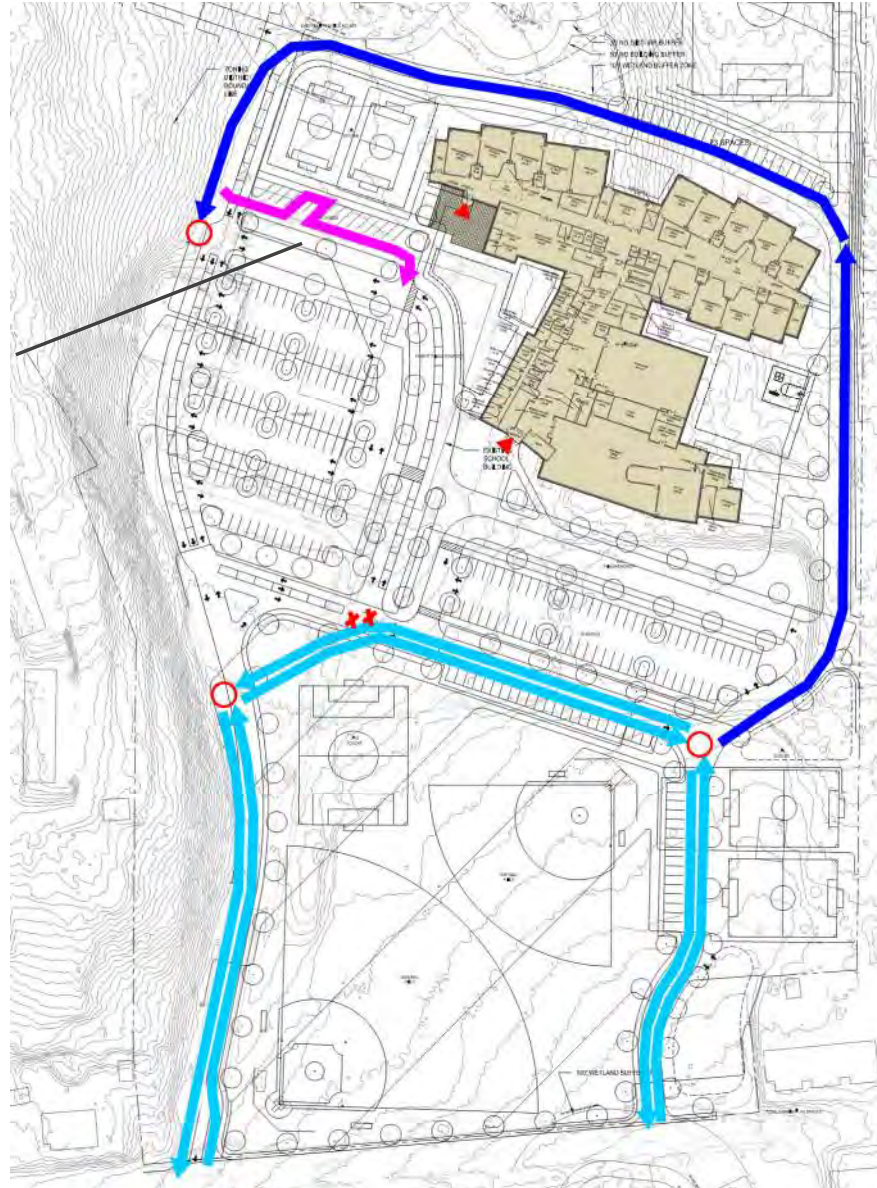


DROP-OFF/  
PICK-UP  
QUEUE  
CIRCULATION



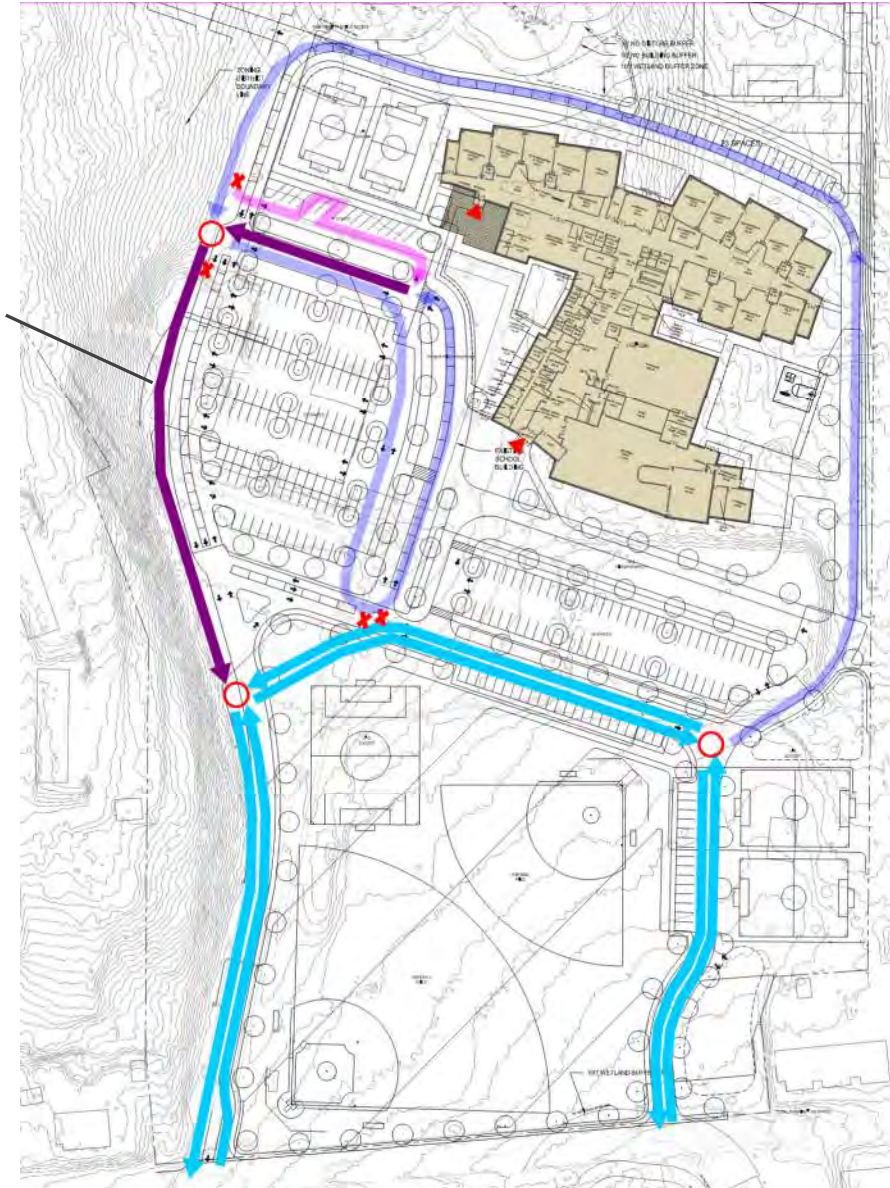
PRE-K/ K  
PARK-AND-DROP  
CIRCULATION

SITE  
CIRCULATION



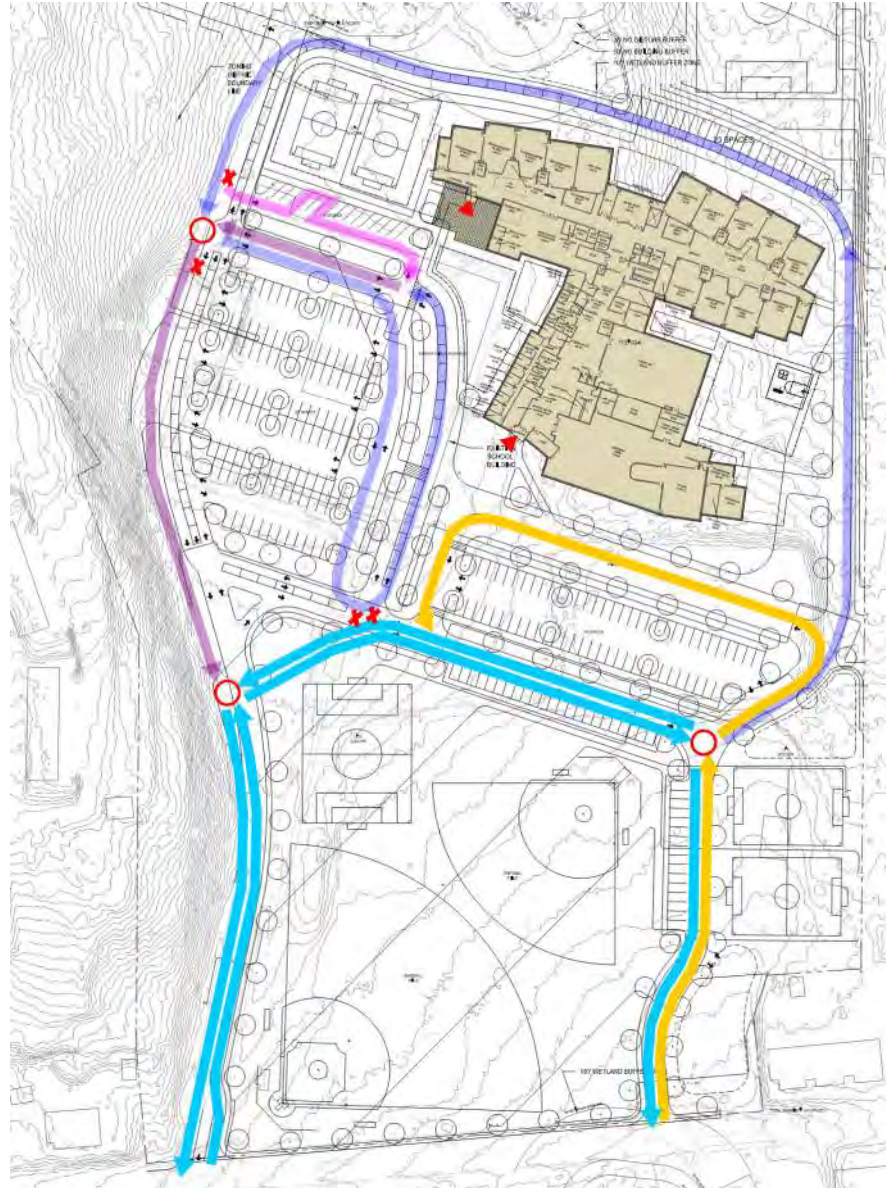
ALL PARENT  
VEHICLES  
EXITING  
CIRCULATION

SITE  
CIRCULATION





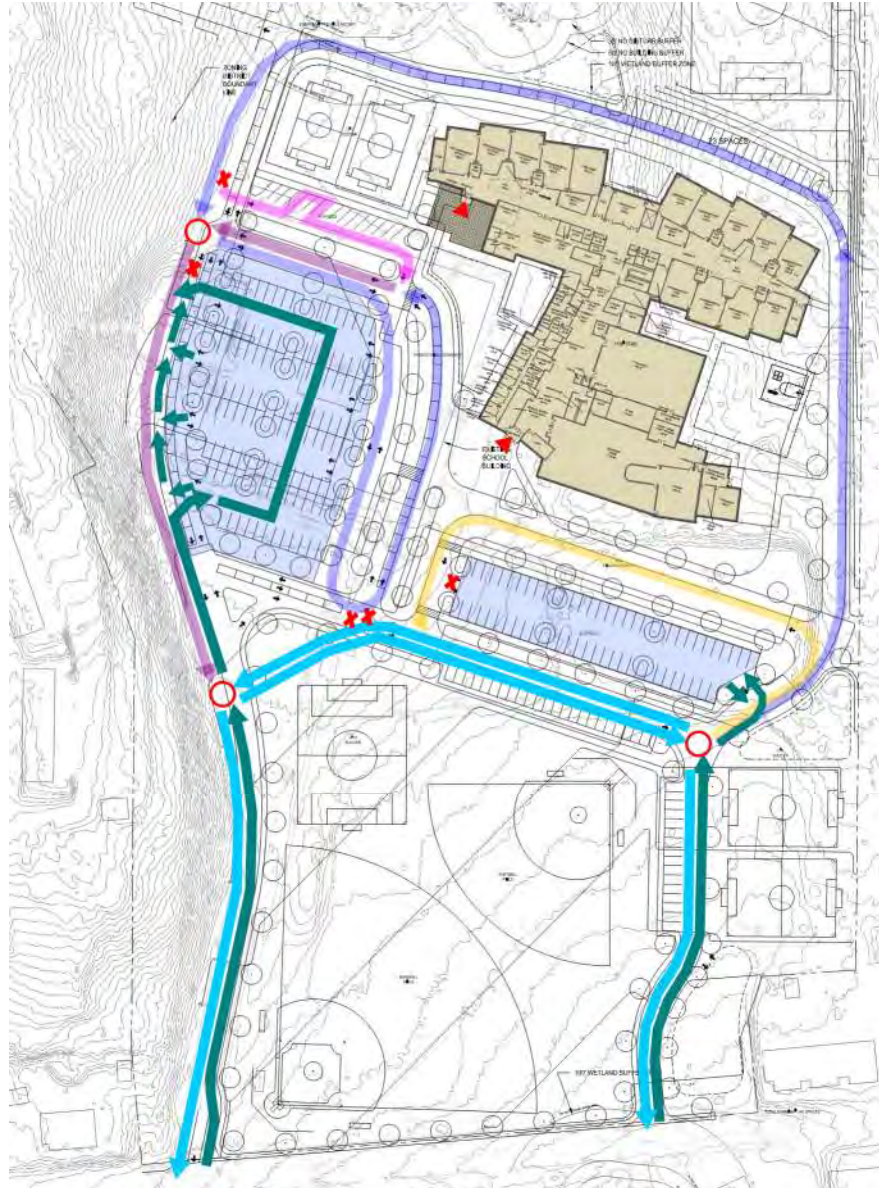
# SITE CIRCULATION



# BUS CIRCULATION

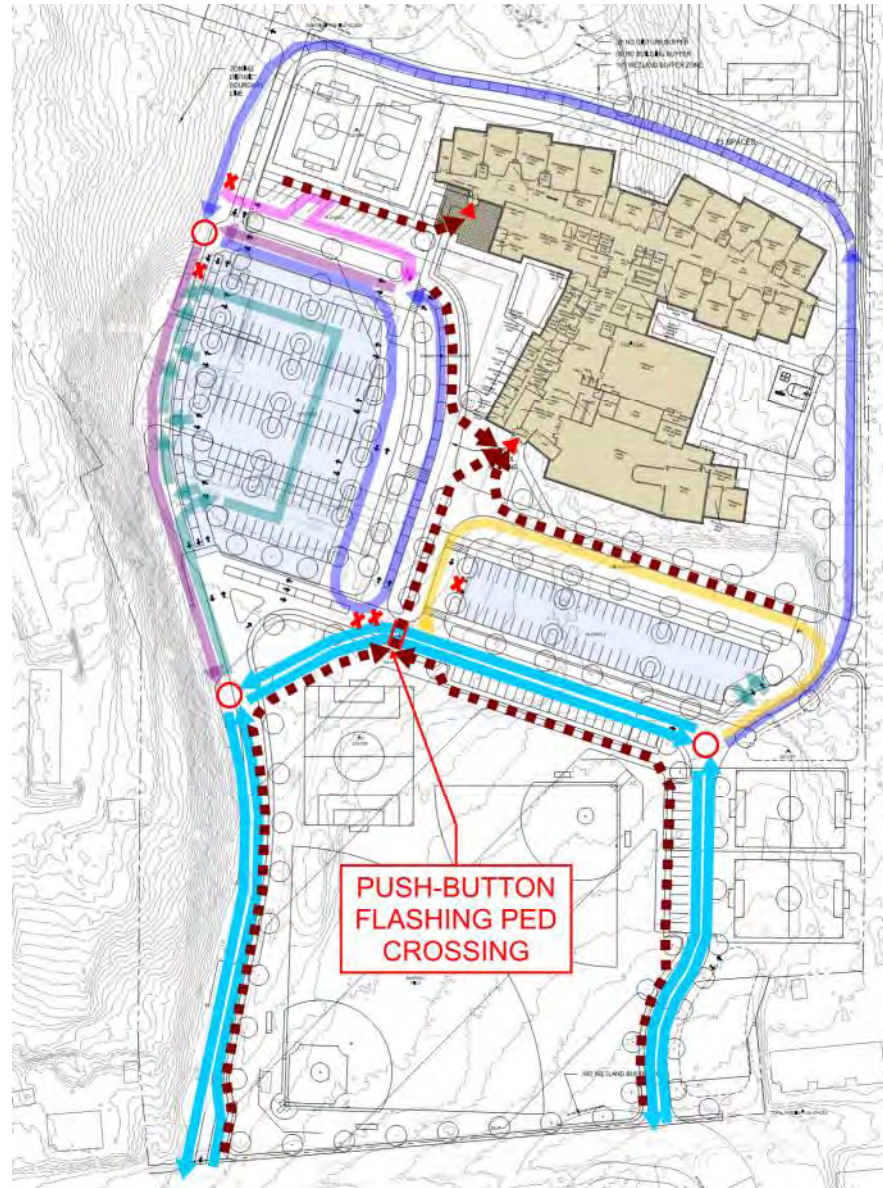
# PARKING CIRCULATION

# SITE CIRCULATION





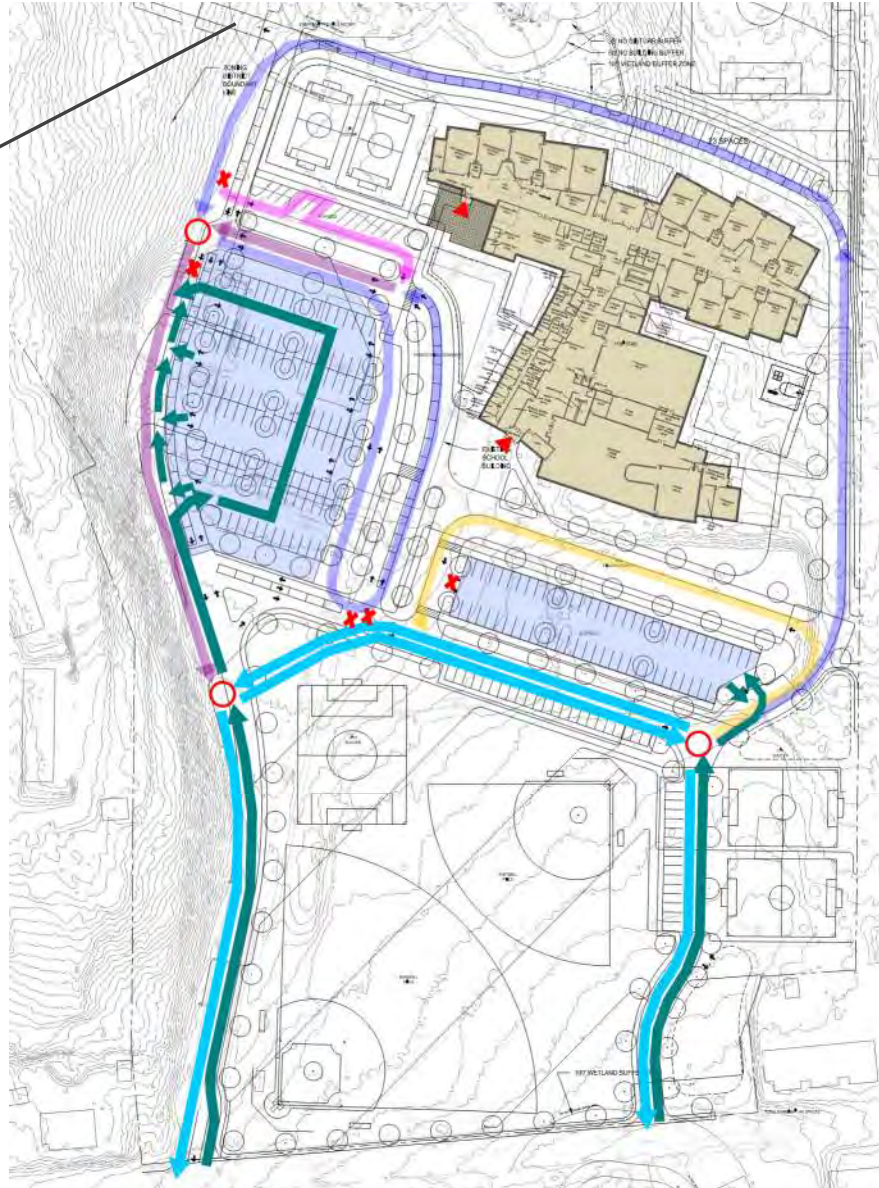
# SITE CIRCULATION



# BIKE/ PEDESTRIAN CIRCULATION

Note: North Main exit drive does not make any difference in function at other exits.

## NORTH MAIN ST EXIT DRIVE



- CHOICES:
- Keep in project
- Remove from project
- Keep in project as bike/ped path only
- Wait for CM input





Roundabout used  
as turning  
movement for queue

## ALTERNATE SITE PLAN - ROUNDABOUT

### BENEFITS:

- Smaller footprint, less complicated
- Works equally for peak and off-peak
- Typical traffic features

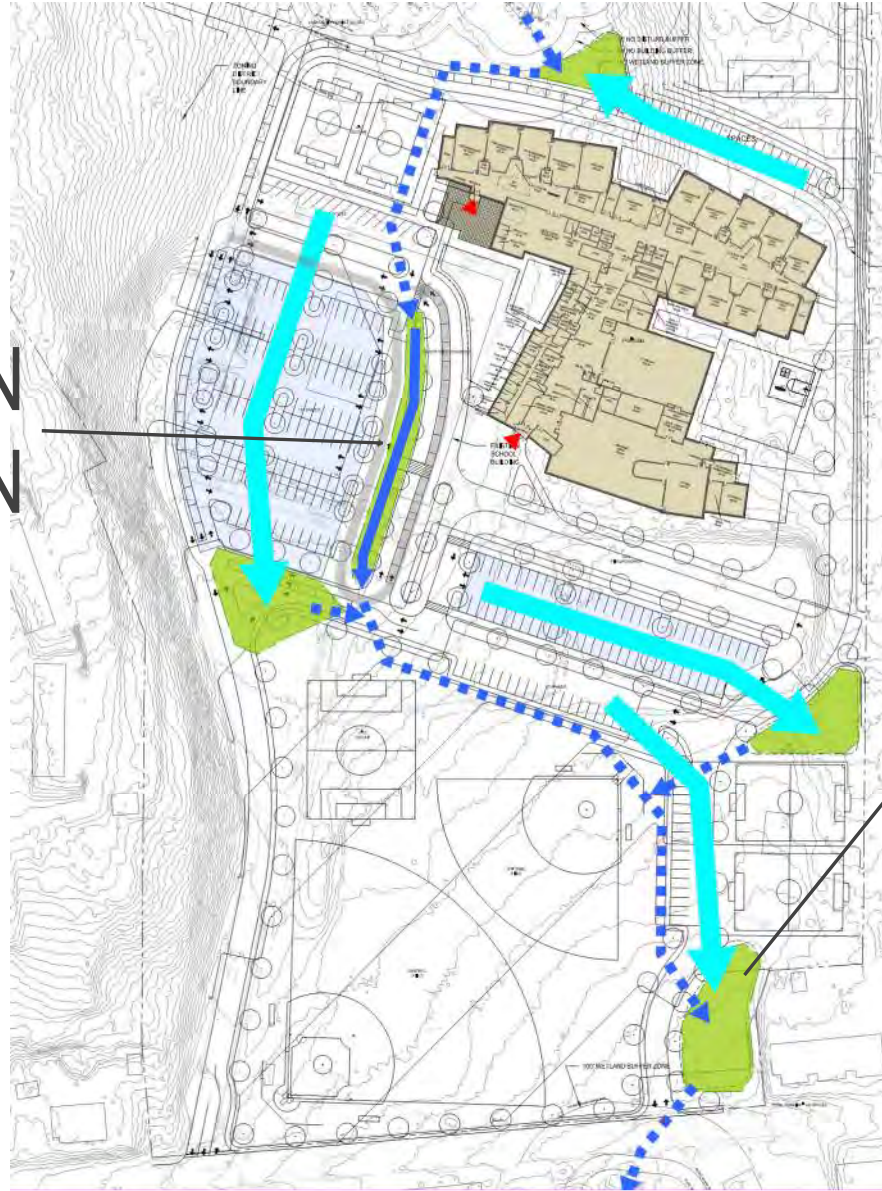
### DRAWBACKS:

- Roundabout?
- Blocks cross-traffic
- Cheating

**\*UNDER DISCUSSION\***

**DEMONSTRATION  
RAIN GARDEN**

**CIVIL  
ENGINEERING**



**STORMWATER  
PRE-  
TREATMENT**





*Questions?*

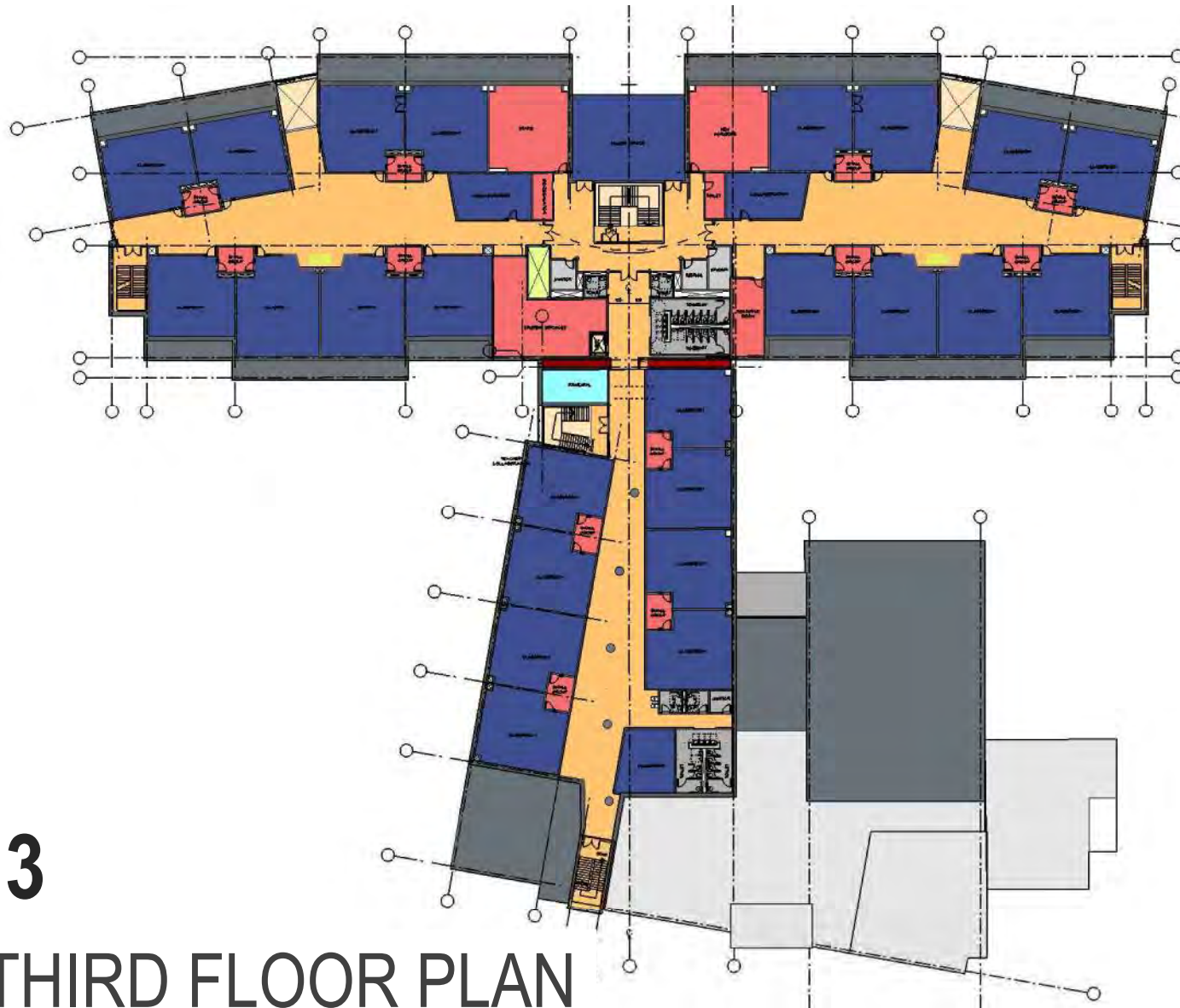
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**4.**

**DESIGN PROGRESS  
REVIEW**





- Slid Gym east
- Aligned 5<sup>th</sup> grade classrooms
- Established better 5<sup>th</sup> grade extended learning area
- Simplified geometry
- Main "open" stair at crossing
- "Well" stair central to principals' offices

3

THIRD FLOOR PLAN

# 1

## FIRST FLOOR PLAN



- Learning communities split to let in light
- Cafeteria now two areas
- Stage between Café 1 and Gym
- Café 1 is two-story space
- Mech/Electric Rooms on 1<sup>st</sup> level

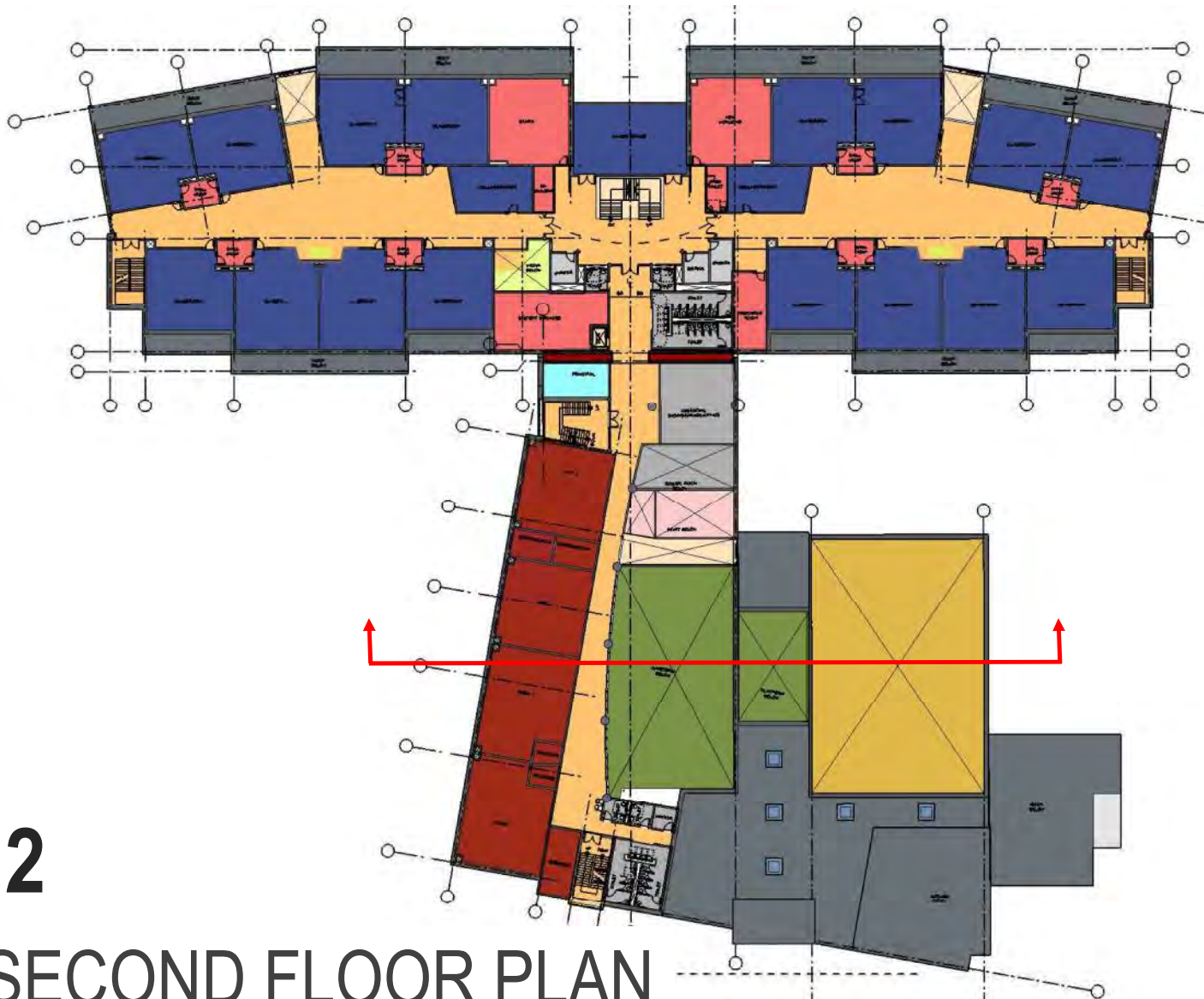


- Seating plan accommodates 460 students per seating session (layout to be refined)
- Large space divided into two main areas
- Each area offers open and more enclosed seating options

# 1

## CAFETERIA FLOOR PLAN



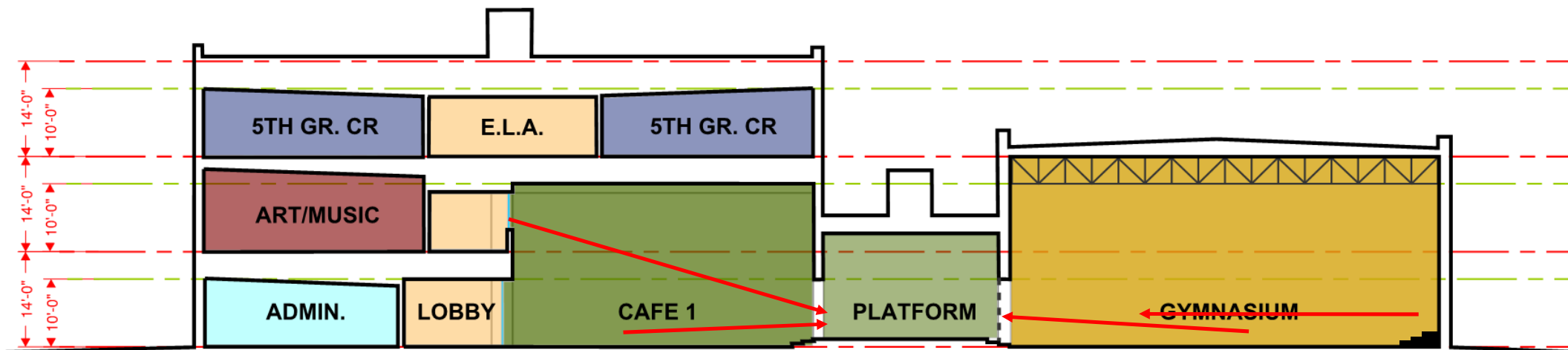


- Art/Music on balcony looking over Cafe1, at stage
- Special education room issues fixed
- Maker spaces still central
- Visual/spatial connection to library
- Custodial storage and shop central to building

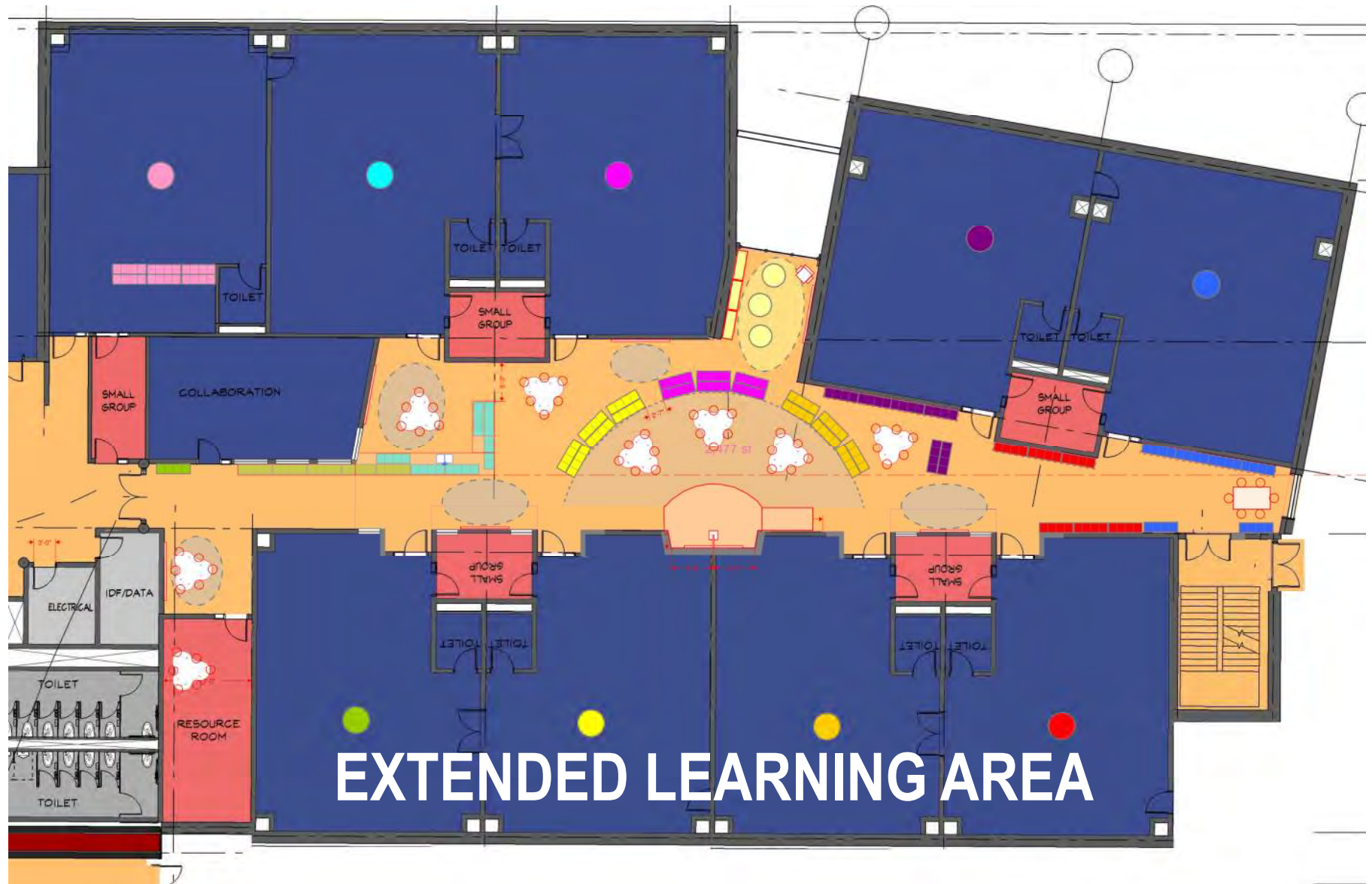
2

SECOND FLOOR PLAN

- Floors related through vertical spaces
- Sense of wonder and discovery – multiple views
- Dual utility of platform – Café/Gym



BUILDING SECTION THRU “PUBLIC” WING







***THANK YOU!***

**SMMA**  
Project Management

