

PROJECT MINUTES

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	7/31/2017
Re:	School Building Committee Meeting	Meeting No:	7
Location:	High School Media Center	Time:	7:04pm
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
	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
7.1	Record	Call to Order, 6:30 PM, meeting opened.
7.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
7.3	Record	A motion was made by S. Gogolinski and seconded by P. Bedigian to approve the 7/25/17 School Building Committee meeting minutes. Motion passed unanimous by those attending, one abstention.
7.4	Record	J. Seeley distributed and reviewed the Project Budget Status, dated 6/30/17 and attached herein.
7.5	J. Seeley	<p>J. Seeley distributed and reviewed FSA Budget Revision Request No. 1, dated 7/31/17 adjusting the budget line items of the executed FSA to align with the final negotiated fee amounts for the Designer and OPM, with the balances re-allocated to the Environmental/Site and Other (Owner's Contingency) budget line items.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. J. Strazzulla asked if a \$75,000 contingency is sufficient? <i>J. Seeley indicated yes, as there is a \$150,000 budget for environmental and site consultancies, which will be awarded on an as needed basis.</i> 2. J. Strazzulla indicated J. Marzec is the CEO and M. LeBrasseur is the chair of the School Committee. <i>J. Seeley to correct and re-issue the form for signature.</i> <p>A motion was made by P. Bedigian and seconded by A. Chagnon to approve FSA Budget Revision Request No. 1, dated 7/31/17 and recommend signature by J. Marzec, C. Stickney and M. LeBrasseur. No discussion, motion passed unanimous.</p>
7.6	Record	<p>Warrant No. 2 was reviewed.</p> <p>Committee Questions:</p> <ol style="list-style-type: none"> 1. A. Chagnon asked for an update on the MSBA ProPay process. <i>M. Walker provided an update on the MSBA ProPay process.</i> <p>A motion was made by A. Chagnon and seconded by S. Pollock to approve Warrant No. 2. No discussion, motion passed unanimous.</p>
7.7	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.
7.8	Record	J. Strazzulla indicated the land made recently available for the Town to obtain was privately purchased, no further action required on this parcel.
7.9	T. Hengelsberg L. Dore J. Strazzulla Record	<p>T. Hengelsberg presented a powerpoint of the preliminary findings of the study sites, attached.</p> <ol style="list-style-type: none"> 1. Balmer Site, including Vail Field 2. Riverdale Memorial Field - (Map 21, Block 27) 3. High School Play Fields- (Map 24, Block 204) 4. Linwood Playground - (Map 24A, Block 56) 5. Hill Street Farm - (Map 11, Block 54) 6. Puccio Site - (Map 24, Block 21)

Item #	Action	Discussion
		<p>7. Bald Hill – (Map 14, Block 15)</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> J. Strazzulla asked if D&W has determined where the town sanitary sewer main ends with respect to the Hill Street Farm site? <i>T. Hengelsberg indicated the High School Site study indicated the main extended to the St. Camillus Health Center, but will research if that is still current.</i> A. Chagnon asked if D&W has researched if there is a wellhead protection zone in the vicinity of the Hill Street Farm site? <i>L. Dore indicated D&W will research and provide direction.</i> J. Healy asked how was the 4 rating for safety established for the Hill Street Farm site? <i>T. Hengelsberg indicated some of the criteria used were: 1) the potential distance a proposed building could be from bordering roadways, 2) the extent of traffic on bordering roadways, and 3) the ability of the site to support full visibility around a proposed building.</i> S. Gogolinski asked if an approximate cost to purchase the Hill Street Farm site could be developed? <i>J. Strazzulla will research and determine if the site could be purchased and if so, what an approximate cost would be.</i> J. Strazzulla asked if the town-owned parcel adjacent to the Puccio site had the same topographic and soil makeup issues as the Puccio site? <i>T. Hengelsberg indicated the USGS maps indicate they would be similar.</i> A. Chagnon indicated the Linwood Playground site appears to be significantly undersized and a project would displace existing playfields. A. Chagnon indicated the High School Play Fields site has perennial stream crossings and would displace existing playfields. A. Chagnon indicated all options other than the existing Balmer site leave a closed Balmer school for the town to deal with. <p>A motion was made by P. Bedigian and seconded by S. Gogolinski to approve the Balmer Site, including Vail Field, as the preferred site, unless a fatal flaw is discovered by D&W. No discussion, motion passed unanimous.</p>
7.10	T. Hengelsberg	D&W to develop and submit proposals for limited preliminary wetlands/survey, hazardous materials inspection, geotechnical, geoenvironmental and traffic consultancies for the Balmer site.
7.11	Record	L. Dore provided an update on the Day 1 Educational Visioning Workshop, held 7/31/17. Two more Workshops are scheduled: 1) 8/1/17 between 8:30am and 12:30pm, and 2) 8/9/17 between 8:30am and 3:30pm. All Workshops will be held in the NHS Media Center.
7.12	Record L. Dore	<p>The PR subcommittee update:</p> <ol style="list-style-type: none"> The PR subcommittee will be working with NCTV to develop an additional video tour of Balmer and NES.

Item #	Action	Discussion
		<ol style="list-style-type: none">2. PR Subcommittee is working on a more formal PR program to discuss at the next Committee meeting.3. Balmer school's 50th anniversary date is being confirmed. 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. <p>A motion was made by A. Chagnon and seconded by P. Bedigian to appoint M. LeBrasseur, C. Stickney, A. Chagnon, P. L'Hommedieu, S. Pollock and K. Perry to the PR Subcommittee with M. LeBrasseur as chairman. No discussion, motion passed unanimous.</p>
7.13	Record	Next SBC Meeting: August 15, 2017 at 6:30 pm at the High School Media Center.
7.14	Record	A Motion was made by M. Walker and seconded by P. L'Hommedieu to adjourn the meeting. No discussion, voted unanimously.

Attachments: Agenda, Project Budget Status, Powerpoint

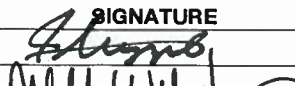
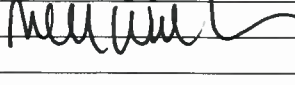




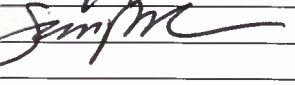
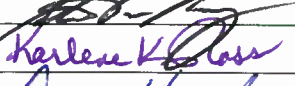

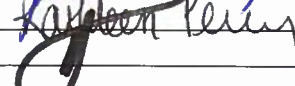
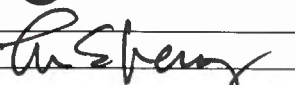
The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

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: 7/31/2017
 Meeting No: 7
 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	Chairman, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Member, 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@parecorp.com	Member of community with architecture, engineering and/or construction experience.
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Theodore Kozak	tkozak@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
	Joel Seeley	jseeley@smma.com	SMMA

p:\2017\17020\04-meetings\4.3 mtg_notes\school building committee\07-2017_31july-schoolbuildingcommittee\schoolbuildingcommitteemeetingsign-in sheet_31july2017.docx

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	7/31/2017
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	7
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Alternate Site Analysis Update
5. Educational Visioning Planning Update
6. PR Subcommittee Update
 - Formalize Public Relations Committee
7. New or Old Business
8. Committee Questions
9. Public Comments
10. Next Meeting:
 - August 1, 2017 at 6:00 PM – Community Forum No. 1 – Educational Visioning and Existing Conditions
 - August 15, 2017
11. Adjourn

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

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"> J. Strazzulla asked if D&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>
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"> Balmer Site, including Vail Field Riverdale Memorial Field - (Map 21, Block 27) High School Play Fields- (Map 24, Block 204) Linwood Playground - (Map 24A, Block 56) Hill Street Farm - (Map 11, Block 54) Puccio Site - (Map 24, Block 21) Bald Hill - (Map 14, Block 15) <p>Committee Discussion:</p> <ol style="list-style-type: none"> S. Pollock asked if there could be two separate vehicular access drives for Balmer?

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> <ol style="list-style-type: none"> J. Strazzulla indicated the private parcels may not be correctly ranked as high as shown since they will be required to be purchased. 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. J. Strazzulla indicated losing fields without replacing them would lower the ranking of the small public parcels as well. 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> 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>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> <ol style="list-style-type: none"> 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. C. Stickney indicated the student video taping of the tour of Balmer and NES has been posted on the High School Youtube channel. C. Stickney indicated NCTV will be assisting in the development of an additional video tour. 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>

Item #	Action	Discussion
		<p><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></p> <p>5. PR Subcommittee is working on a more formal PR program to discuss at the next Committee meeting.</p> <p>6. K. Ross indicated research is underway to confirm if this year is Balmer school's 50th 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.</p> <p>7. J. Strazzulla requests two additional committee members join C. Stickney, M. LeBrasseur and A. Chagnon on the PR Subcommittee.</p>
6.13	Record	J. Seeley provided an overview of the MSBA Kick-off meeting held on 7/25/17.
6.14	Record	Next SBC Meeting: July 31, 2017 at 6:30 pm 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

TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Comtd to Date	Budget Balance	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
	FEASIBILITY STUDY AGREEMENT										
0001-0000	OPM Feasibility Study/Schematic Design	\$ 200,000.00	\$ (75,000.00)	\$ 125,000.00	\$ 125,000.00	100%	\$ -	\$ 7,200.00	6%	\$ 117,800.00	\$ 117,800.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 525,000.00	\$ (100,000.00)	\$ 425,000.00	\$ 425,000.00	100%	\$ -	\$ -	0%	\$ 425,000.00	\$ 425,000.00
0003-0000	Environmental & Site	\$ 40,000.00	\$ 110,000.00	\$ 150,000.00	\$ -	0%	\$ 150,000.00	\$ -	#DIV/0!	\$ -	\$ 150,000.00
0004-0000	Other	\$ 10,000.00	\$ 65,000.00	\$ 75,000.00	\$ -	0%	\$ 75,000.00	\$ -	#DIV/0!	\$ -	\$ 75,000.00
	SUBTOTAL	\$ 775,000.00		\$ 775,000.00	\$ 550,000.00		\$ 225,000.00	\$ 7,200.00	1%	\$ 542,800.00	\$ 767,800.00

**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
Feasibility Study Phase (PDP)	
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



W. EDWARD BALMER SCHOOL

FEASIBILITY STUDY

NORTHBRIDGE, MA

SMMA



SCHOOL BUILDING COMMITTEE MEETING

JULY 31, 2017

July 31, 2017

- **Update of Educational Planning & Visioning**
- **Review of Preliminary Site Assessments**



agenda



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

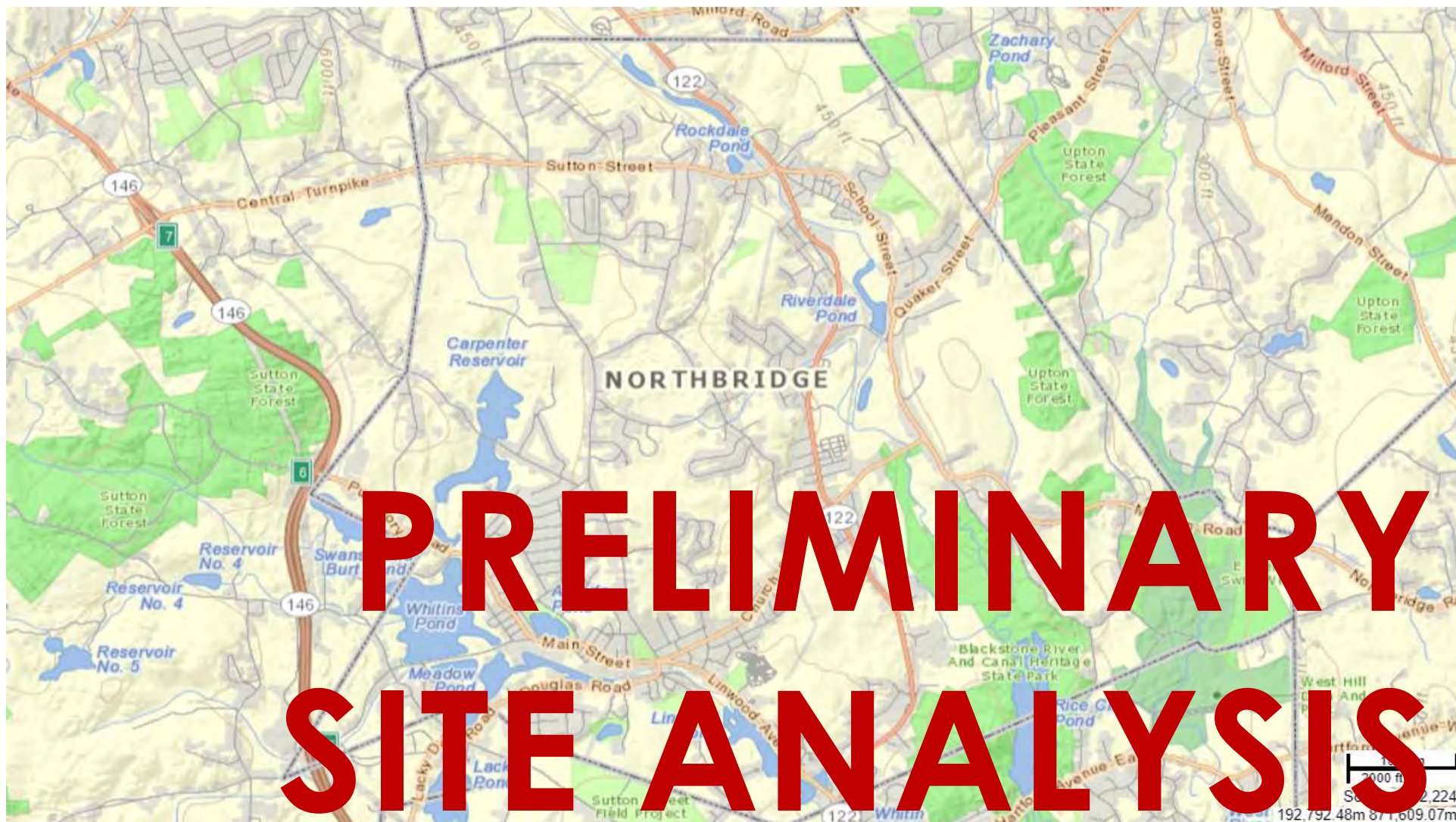
August 9: **Visioning 3 “Facilities Definition”**

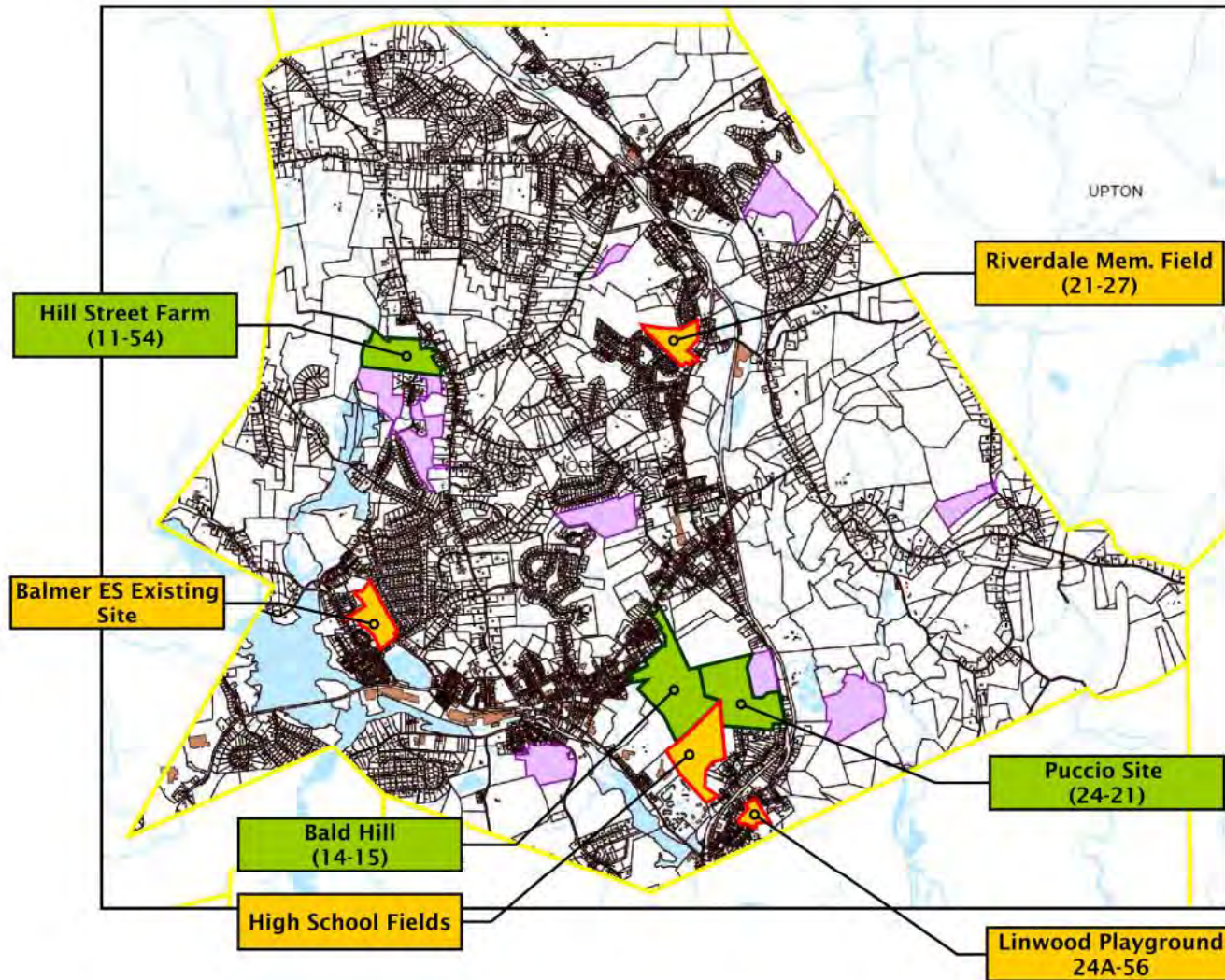
8:30 AM – 3:30 PM

August 15: **SBC Meeting**

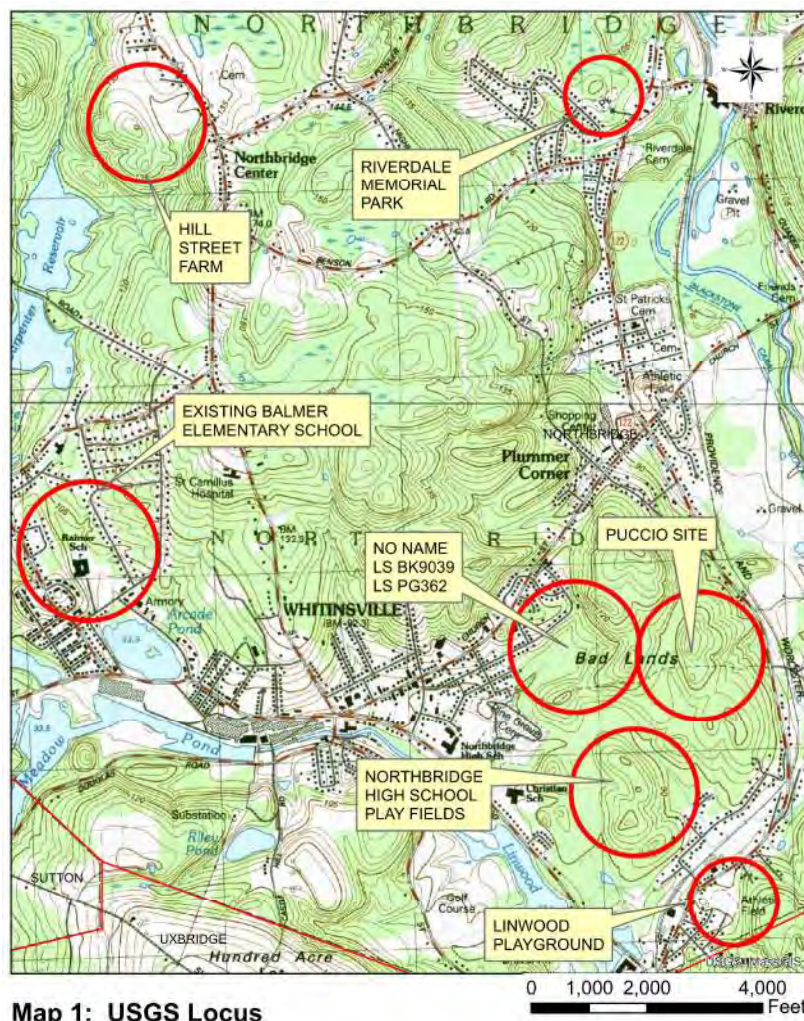
- **report out V3 results**
- **tie together visioning activities**
- **conclusions and take-aways**
- **next steps for writing the education program**

visioning





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

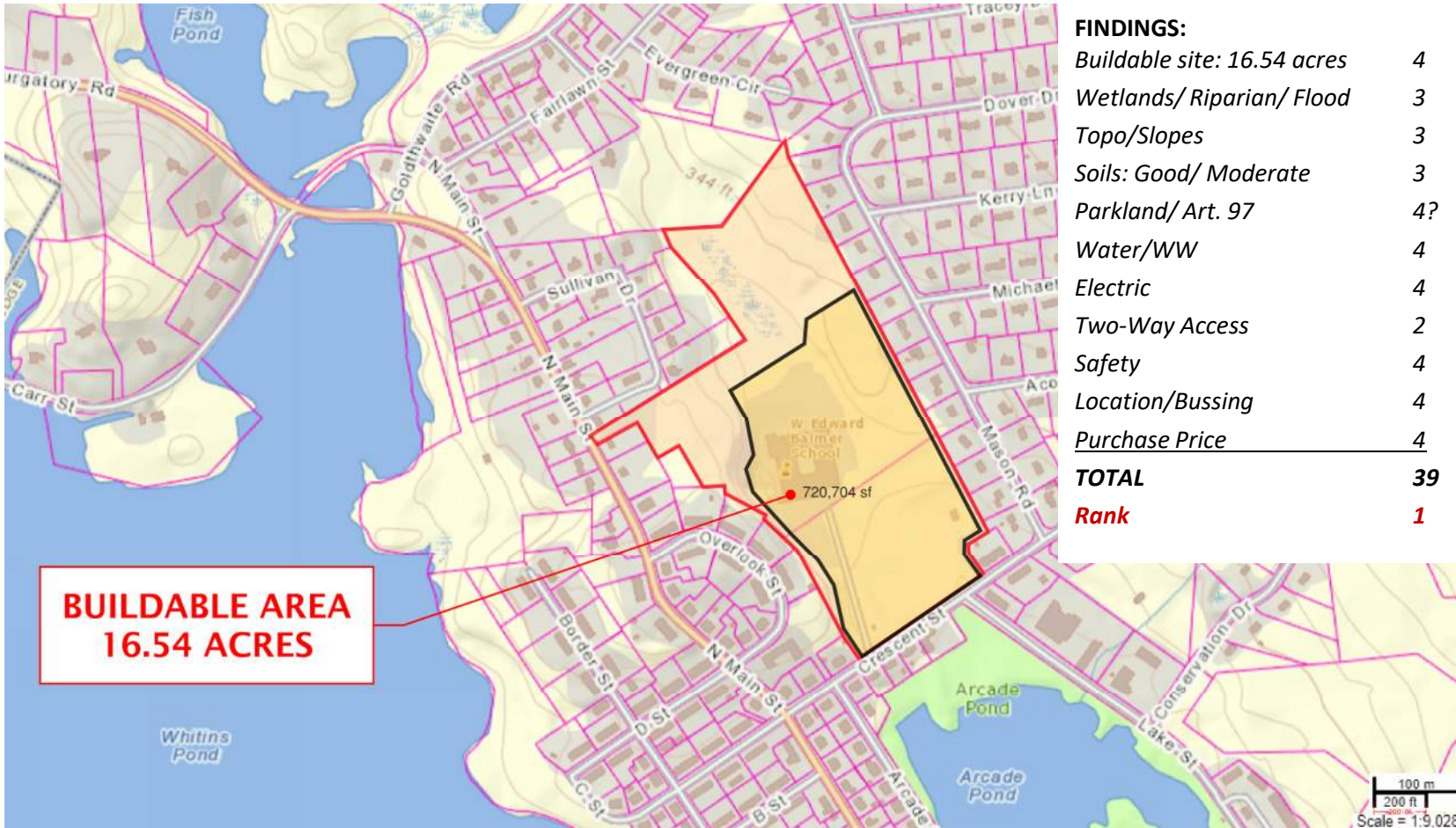
preliminary site analysis



preliminary site analysis



BALMER SCHOOL (EXISTING LOCATION)



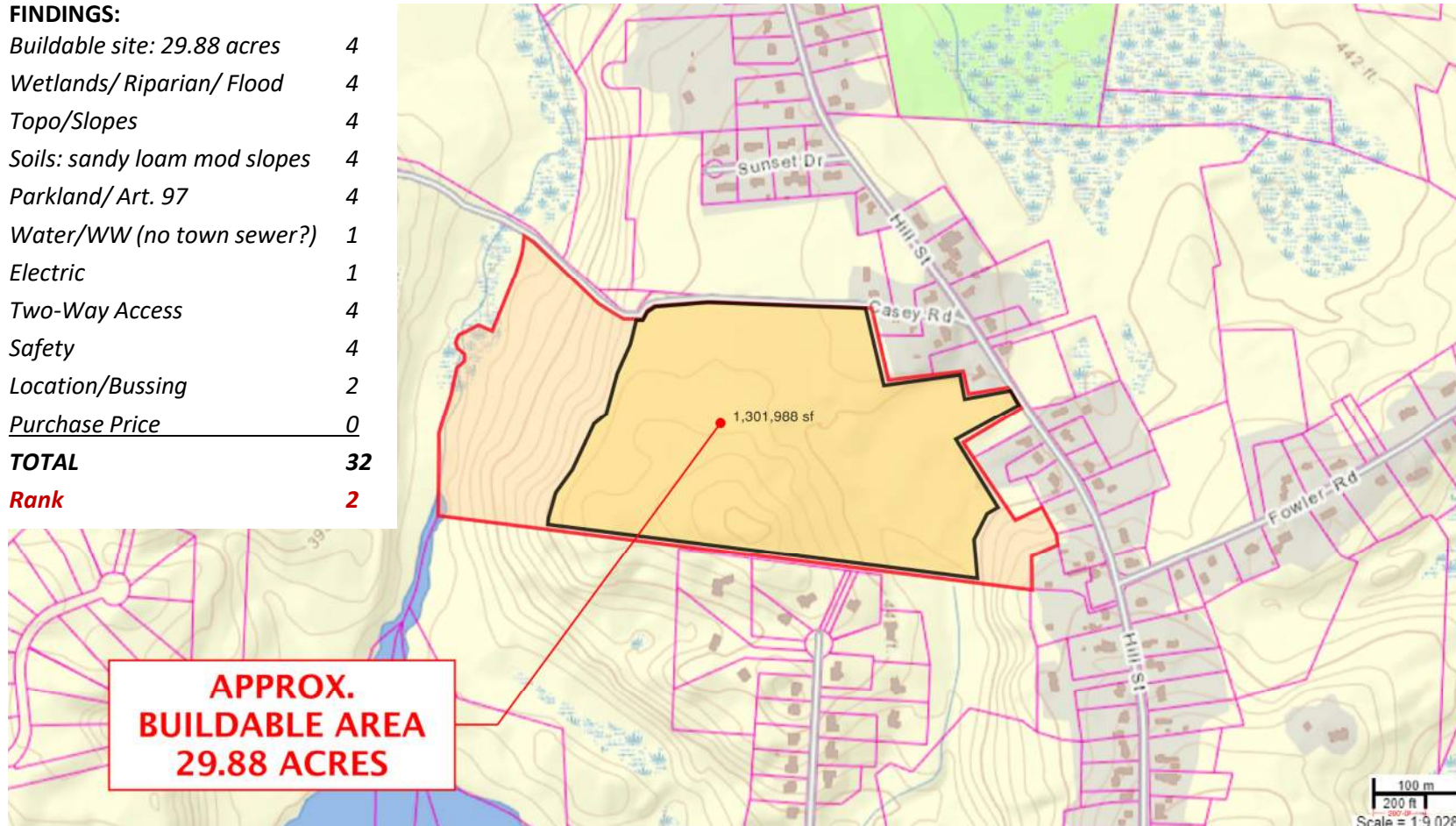
preliminary site analysis



HILL STREET FARM SITE

FINDINGS:

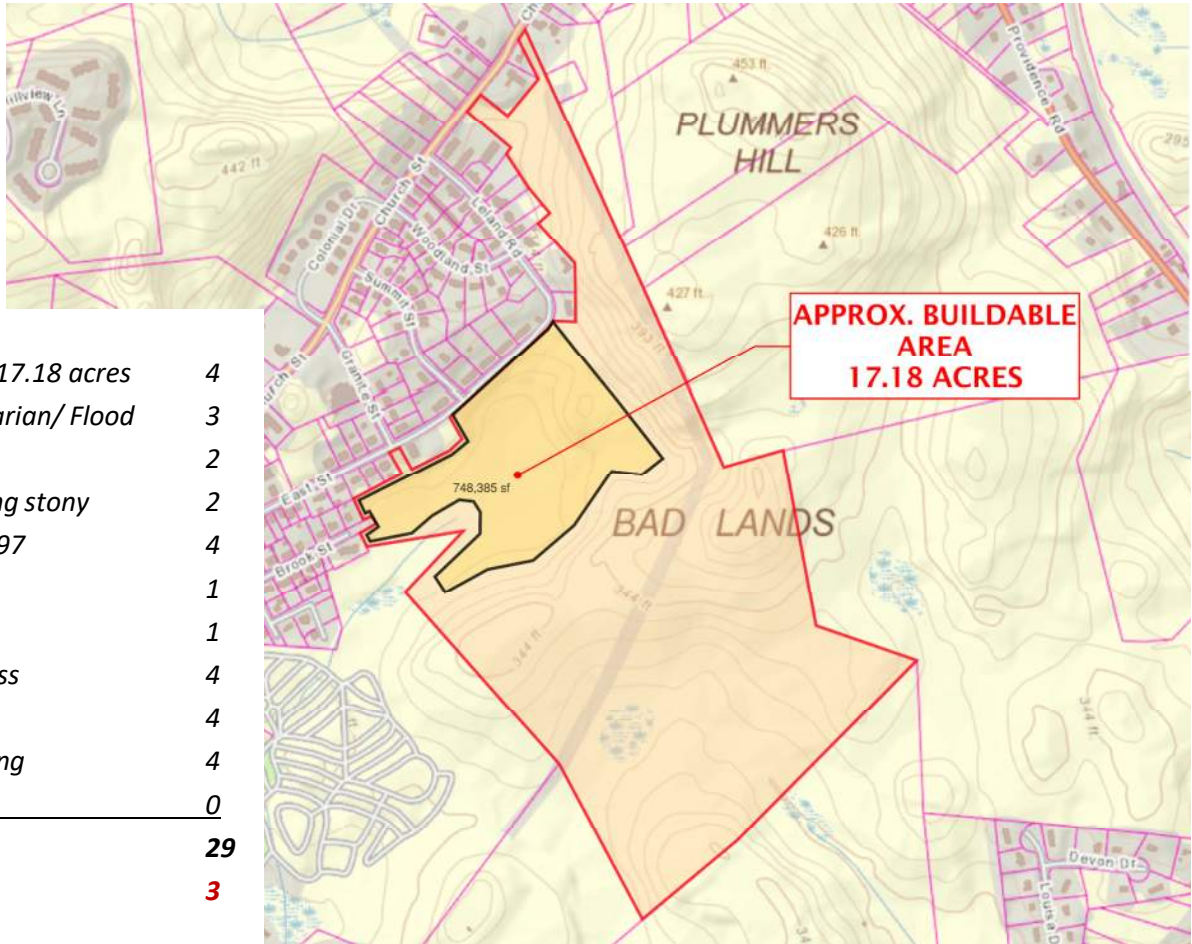
Buildable site: 29.88 acres	4
Wetlands/ Riparian/ Flood	4
Topo/Slopes	4
Soils: sandy loam mod slopes	4
Parkland/ Art. 97	4
Water/WW (no town sewer?)	1
Electric	1
Two-Way Access	4
Safety	4
Location/Bussing	2
Purchase Price	0
TOTAL	32
Rank	2



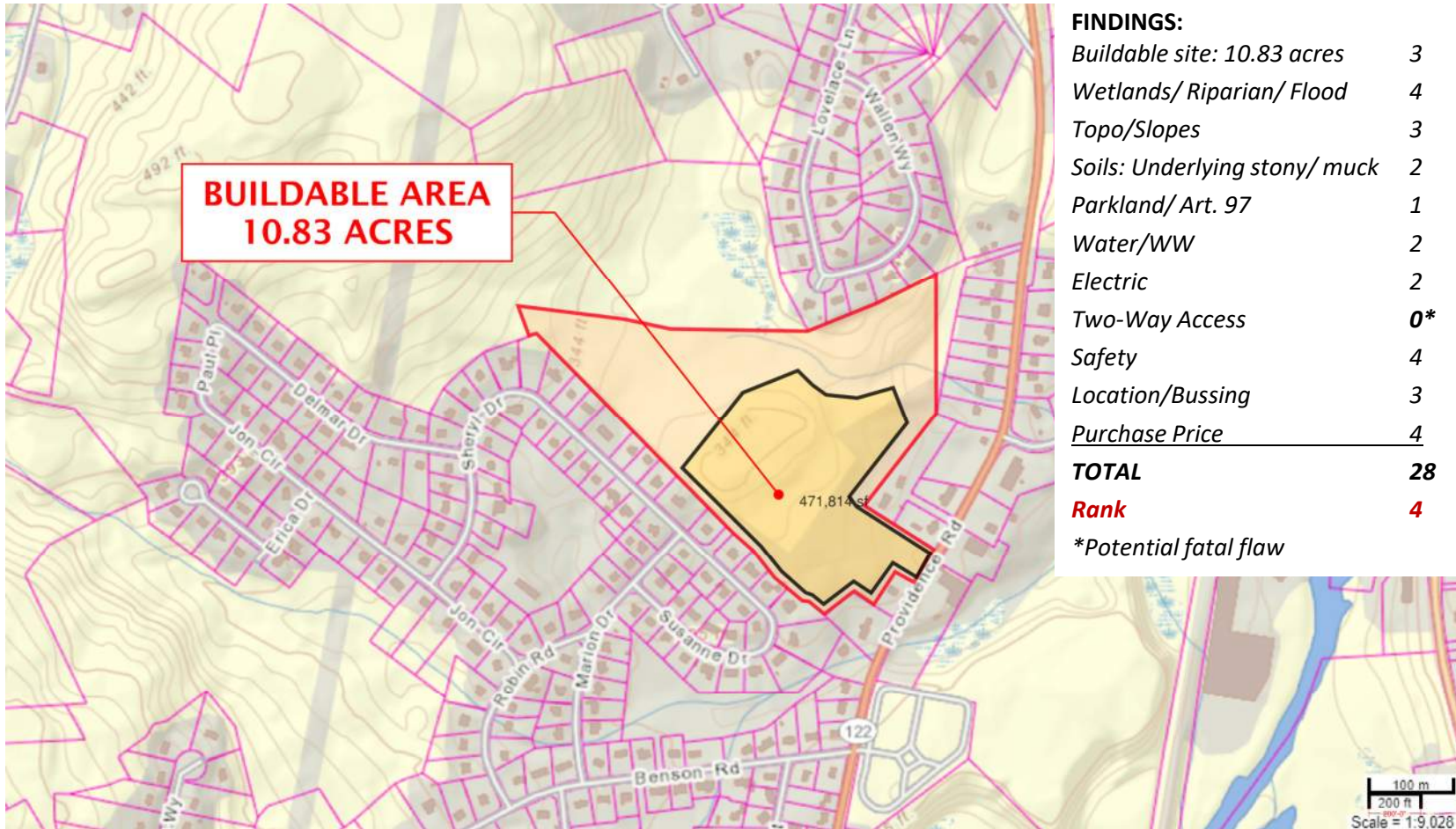
BALD HILL SITE - “BAD LANDS”

FINDINGS:

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



RIVERDALE MEMORIAL FIELD



FINDINGS:

Buildable site: 10.83 acres	3
Wetlands/ Riparian/ Flood	4
Topo/Slopes	3
Soils: Underlying stony/ muck	2
Parkland/ Art. 97	1
Water/WW	2
Electric	2
Two-Way Access	0*
Safety	4
Location/Bussing	3
Purchase Price	4
TOTAL	28
Rank	4

*Potential fatal flaw

preliminary site analysis



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
TOTAL	28
Rank	5
* Potential fatal flaws	



preliminary site analysis

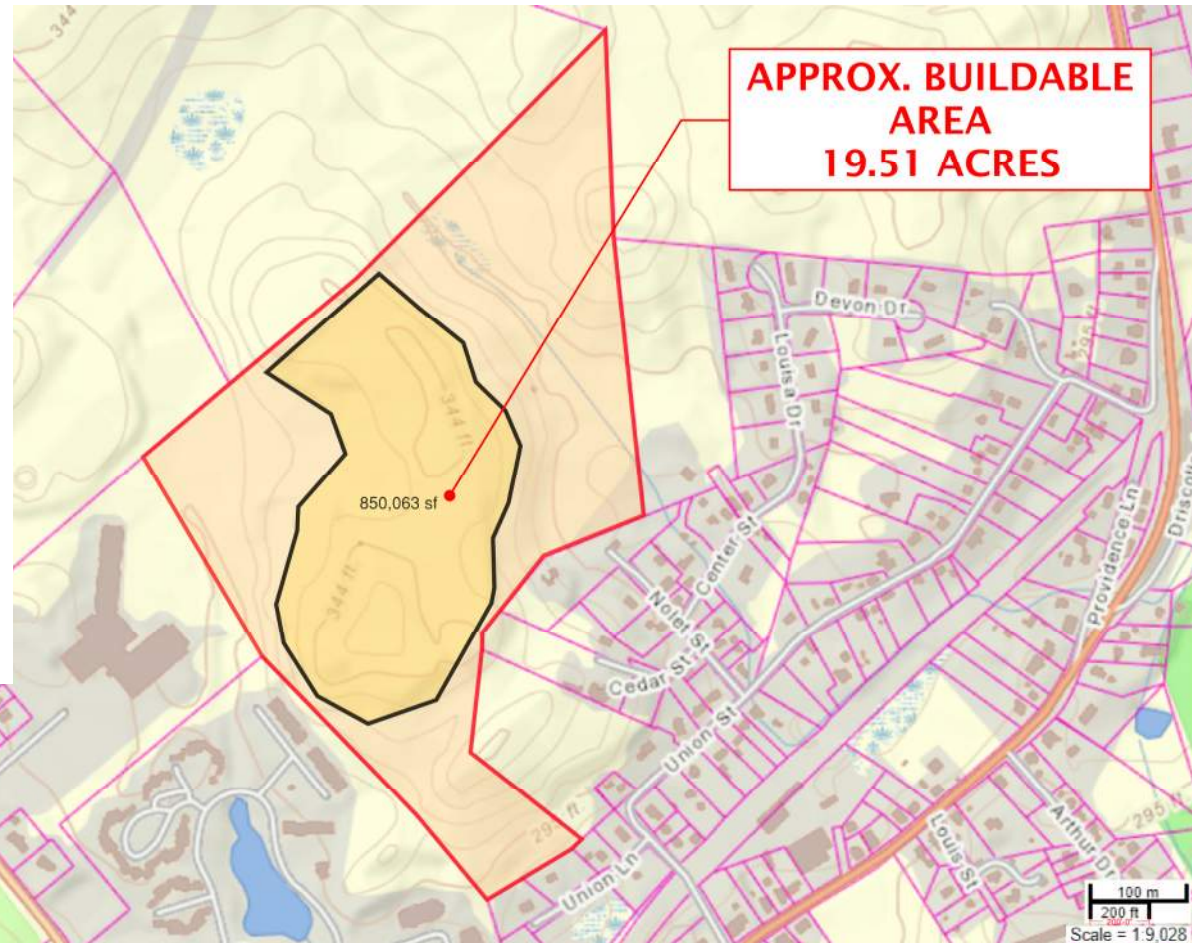


HIGH SCHOOL FIELDS

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
TOTAL	26
Rank	6

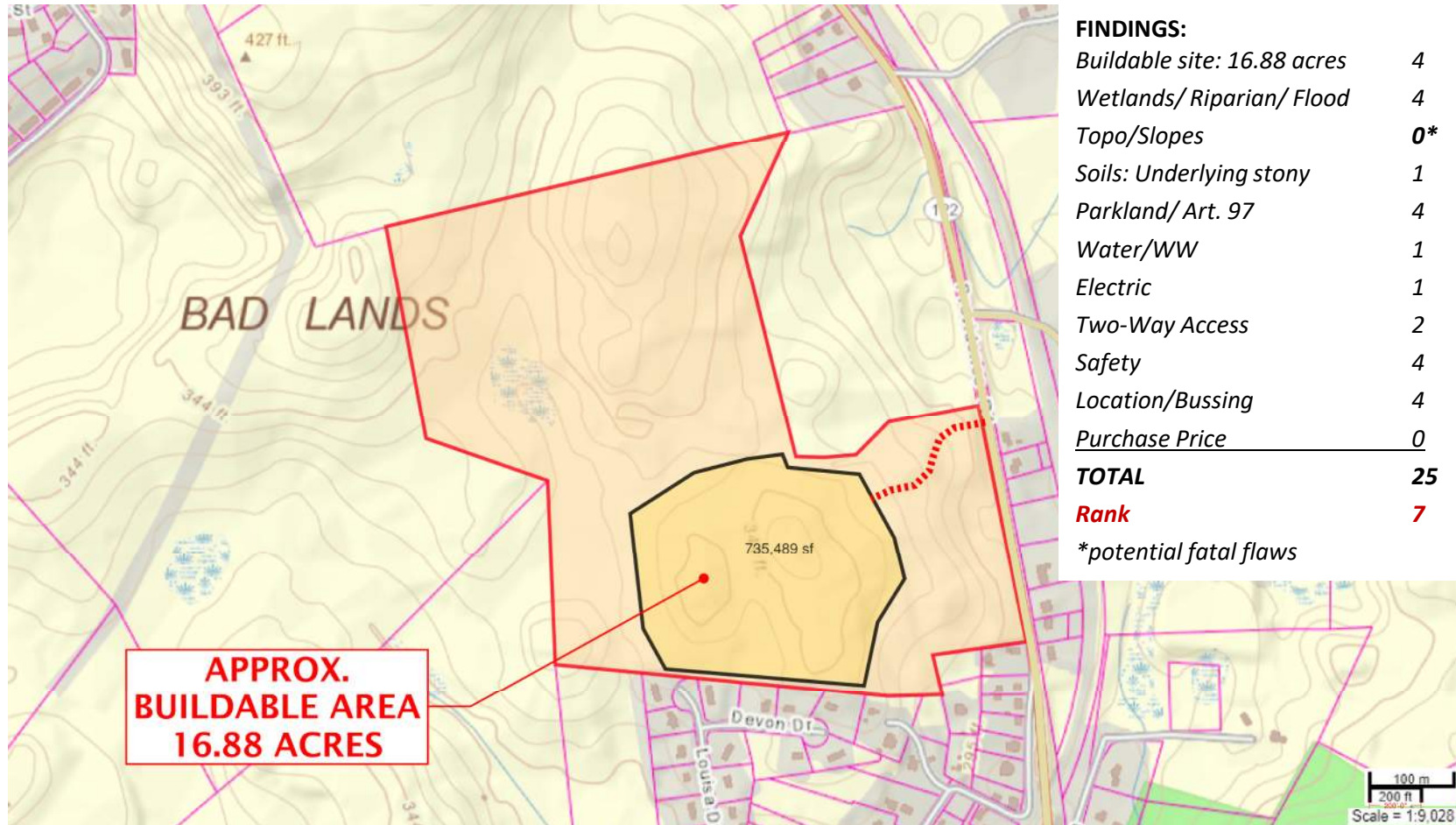
* Potential fatal flaws



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
PUBLIC SITES																		
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	26.1	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	16.88	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
ARCHITECTS, INC.