

PROJECT MINUTES

Project:	New W. Edward Balmer Elementary School	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	3/5/19
Re:	School Building Committee Meeting	Meeting No:	39
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
	Alicia Cannon	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
✓	Richard Maglione	Director of Facilities	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
✓	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
✓	Gregory Rosenthal	Director of Pupil Personnel Services	Non-Voting Member
	Lee Dore	D & W, Architect	
✓	Thomas Hengelsberg	D & W, Architect	
	Berglind Davis	D & W, Architect	
	David Fontaine, Jr	Fontaine Bros, CM	
	David Barksdale	Fontaine Bros, CM	
✓	Jim Mauer	Fontaine Bros, CM	
	Joel Kent	Fontaine Bros, CM	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
39.1	Record	Call to Order, 6:30 PM, meeting opened.
39.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
39.3	Record	Public Comments – no comments
39.4	Record	J. Seeley distributed and reviewed the Budget Tracking Form thru 2/28/19, attached, for the Total Project Budget.
39.5	Record	<p>Warrant No. 23 was reviewed.</p> <p>A motion was made by P. Bedigian and seconded by M. LeBrasseur to approve Warrant No. 23. No discussion, motion passed unanimous.</p>
39.6	M. DiSalvo	M. DiSalvo to work with the school department to define, in the specifications, sufficient training requirements for the school department's maintenance staff, including video-taping.
39.7	T. Hengelsberg	T. Hengelsberg to confirm that the turning radii for all parking lot exits are sufficient to not force the turning car into the oncoming lane of traffic.
39.8	T. Hengelsberg	T. Hengelsberg will provide detailed cut and fill analysis, by material, with the Design Development Pricing Set for Committee review.
39.9	T. Hengelsberg	T. Hengelsberg will provide existing top soil characterization for gradient and nutrient enhancements for Committee review.
39.10	T. Hengelsberg	T. Hengelsberg to refine the sidewalk layouts for a future Committee meeting.
39.11	T. Hengelsberg	T. Hengelsberg to provide options to the routing of the 36 inch storm line for review, such as reducing the depth of the line, installing a temporary line until Phase 2, routing around the building, use of concrete piping.
39.12	T. Hengelsberg	T. Hengelsberg to provide less costly exterior building material options at the back of the school for pricing in the Design Development estimate.
39.13	T. Hengelsberg	T. Hengelsberg will provide options to the Cape Cod Berm.
39.14	T. Hengelsberg	T. Hengelsberg will provide pricing impact and more detailed product information for "SecureShade" for Committee review.
39.15	T. Hengelsberg	T. Hengelsberg will review if the 2-Hour Fire Wall and Horizontal Sliding Fire Door can be eliminated if fire-proofing was added to the Wing A-B and Wing C structure, in addition to the areas around the Egress Stairs.
39.16	Record	T. Hengelsberg presented the findings of the geo-environmental testing for metals and none were detected, attached. Arsenic and lead concentrations were consistent with natural background conditions.
39.17	T. Hengelsberg	<p>T. Hengelsberg presented the final Design Development Site Plan, Floor Plans and Exterior Elevations and Architectural Equipment, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> J. Tubbs asked if the operable partition on the gymnasium side of the Stage was durable to withstand contact? <i>T. Hengelsberg indicated yes, the panels on the operable partition are steel faced.</i> J. Tubbs asked if the STC of the operable partition was sufficient?

Item #	Action	Discussion
		<p><i>T. Hengelsberg indicated yes, for everyday use, but not for performances while the gymnasium is in use.</i></p> <p>3. J. Strazzulla asked how does the STC for a CMU wall compare to the operable wall? <i>T. Hengelsberg will review and provide direction.</i></p> <p>4. T. Hengelsberg indicated the Design Development estimate will include pricing options for both metal lockers and plastic lockers.</p>
39.18	T. Hengelsberg J. Strazzulla J. Seeley	<p>Site Permitting</p> <p>Conservation Commission</p> <p>1. No update.</p> <p>Planning Board</p> <p>1. J. Seeley indicated A. Gaudette and the DPW are working with CDM, the town's consultant, on a proposal to perform the sewage capacity analysis study.</p> <p>2. T. Hengelsberg to review the staff counts relative to the amount of staff members for each grade in SPED and paraprofessionals with K. Ross and J. Healy.</p> <p>3. T. Hengelsberg to review using the circulation loop for event parking with the Police and Fire Departments and Safety Committee.</p> <p>4. J. Strazzulla to review the parking requirements for weekend soccer with Youth Soccer.</p> <p>5. T. Hengelsberg distributed and reviewed the Draft Zoning Analysis. J. Seeley to forward to A. Gaudette and the Building Inspector for determination on a waiver or variance process.</p>
39.19	T. Hengelsberg J. Seeley	<p>Committee Questions</p> <p>1. J. Tubbs indicated concern that the three-story shaft over the Media Center may be considered an Atrium and be required to be treated as an Atrium per the Building Code. <i>T. Hengelsberg indicated the he will request the Code Consultant to provide a written interpretation for Committee review that the three-story shaft is not an Atrium.</i></p> <p>2. J. Lundquist asked when will the draft cost estimate be issued and can the Committee receive a copy? <i>J. Seeley indicated the draft estimate will be issued on 3/12/19 and he will forward a copy to the Committee.</i></p>
39.20	Record	Old or New Business – None
39.21	Record	Next SBC Meeting: 3/19/19 at 6:30 pm at the High School Media Center.
39.22	Record	A Motion was made by M. LeBrasseur and seconded by S. Gogolinski to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Budget Tracking Form, Warrant No. 23, Draft Zoning Analysis, Powerpoint

Project: New W. Edward Balmer Elementary School

Meeting Date: 3/5/19

Meeting No.: 39

Page No.: 4

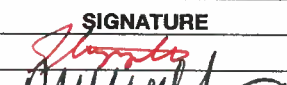

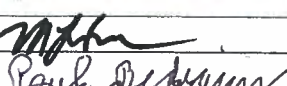

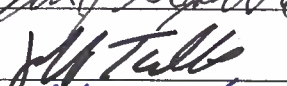

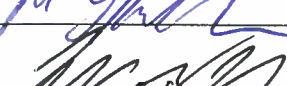

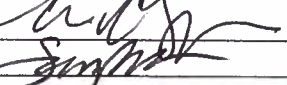
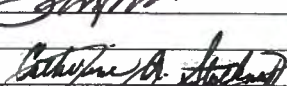
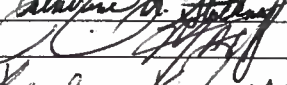
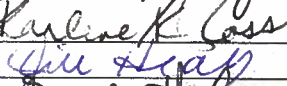
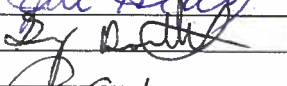
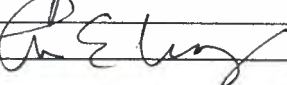
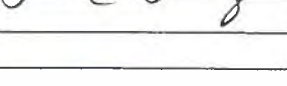

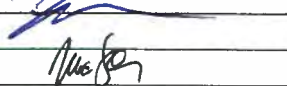
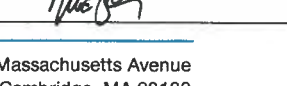
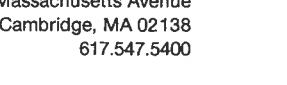





The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

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

Project No.: 17020
 Meeting Date: 3/5/2019
 Meeting No: 39
 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
	Alicia Cannon	Cannonhome0927@gmail.com	Member, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Chairman, School Committee
	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	steve@gogolinskicpa.com	Representative of the Finance Committee
	Jeffrey Tubbs	jtubbs@charter.net	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	PLHommedieu@shawmut.com	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	jlundquist@therichmondgroup.com	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Adam Gaudette	agaudette@northbridgemass.org	Town Manager
	Dr. Catherine Stickney	cstickney@nps.org	Superintendent of Schools, NPS
	Richard Maglione	rmaglione@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
	Gregory Rosenthal	grosenthal@nps.org	Director of Pupil Personnel Services
	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
	Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
	David Fontaine, Sr.	DFontaine@fontainebros.com	Fontaine Bros., Inc.
	David Fontaine, Jr.	djf@fontainebros.com	Fontaine Bros., Inc.
	Mark Abdella	mabdella@fontainebros.com	Fontaine Bros., Inc.
	Jim Mauer	jmauer@fontainebros.com	Fontaine Bros., Inc.
	Sarah Traniello	straniello@smma.com	SMMA
	Joel Seeley	jseeley@smma.com	SMMA

1000 Massachusetts Avenue
 Cambridge, MA 02138
 617.547.5400

www.smma.com

Agenda

Project:	W. Edward Balmer Elementary School Feasibility Study	Project No.:	17020
Re:	School Building Committee Meeting	Meeting Date:	3/5/2019
Meeting Location:	High School Media Center	Meeting Time:	6:30 PM
	427 Linwood Avenue, Whitinsville, MA	Meeting No.	39
Prepared by:	Joel G. Seeley		
Distribution:	Committee Members (MF)		

1. Call to Order
2. Public Comments
3. Approval of Minutes
4. Approval of Invoices and Commitments
5. Review Final Site Plan, Floor Plan and Exterior Elevations
6. Review Final MEP Systems
7. Review Architectural Equipment
8. Site Permitting Update
 - Conservation Commission
 - Planning Board
9. New or Old Business
10. Committee Questions
11. Next Meeting: March 19, 2019
12. Adjourn

Symmes Maini & McKee Associates, Inc. (SMMA) Northbridge School District Northbridge W. Edward Balmer Elementary School BUDGET SUMMARY										
BUDGET TRACKING FORM as of: 2/28/2019			Original PS&B Budget 6/20/2018	Budget Revisions	Current Budget	Contract Amount	Expended	(B - C) Remaining Contract Amount	Additional Projected Amount	(A - B - E) Budget Balance
	Propay code #	Name			A	B	C	D	E	
		<u>Feasibility Study Agreement</u>								
1	0001-0000	<u>OPM Feasibility Study</u>	105,000.00		105,000.00	105,000.00	105,000.00	-	-	-
2	0002-0000	<u>A&E Feasibility Study</u>	425,000.00		425,000.00	425,000.00	425,000.00	-	-	-
3	0003-0000	<u>Environmental and Site</u>	150,000.00		150,000.00	146,753.50	145,543.50	1,210.00	-	3,246.50
4	0004-0000	<u>Other</u>	95,000.00		95,000.00	51,734.59	51,734.59	-	-	43,265.41
Feasibility Study Agreement Subtotal			\$ 775,000.00	\$ -	\$ 775,000.00	\$ 728,488.09	\$ 727,278.09	\$ 1,210.00	\$ -	\$ 46,511.91
		<u>Administration</u>								
6	0101-0000	<u>Legal Fees</u>	80,000.00		80,000.00	-	-	-	-	80,000.00
		<u>Owner's Project Manager</u>								
7	0102-0400	<u>> Design Development</u>	180,250.00		180,250.00	180,250.00	81,112.50	99,137.50	-	-
8	0102-0500	<u>> Construction Contract Documents</u>	250,025.00		250,025.00	250,025.00	-	250,025.00	-	-
9	0102-0600	<u>> Bidding</u>	95,050.00		95,050.00	95,050.00	-	95,050.00	-	-
10	0102-0700	<u>> Construction Contract Administration</u>	1,912,599.00		1,912,599.00	1,912,599.00	-	1,912,599.00	-	-
11	0102-0800	<u>> Closeout</u>	120,080.00		120,080.00	120,080.00	-	120,080.00	-	-
12	0102-0900	<u>> Extra Services</u>	100,000.00		100,000.00	-	-	-	-	100,000.00
13	0102-1000	<u>> Reimbursable & Other Services</u>	40,000.00		40,000.00	-	-	-	-	40,000.00
14	0102-1100	<u>> Cost Estimates</u>	-		-	-	-	-	-	-
15	0103-0000	<u>Advertising</u>	20,000.00		20,000.00	-	-	-	-	20,000.00
16	0104-0000	<u>Permitting</u>	50,000.00		50,000.00	-	-	-	-	50,000.00
17	0105-0000	<u>Owner's Insurance</u>	80,000.00		80,000.00	-	-	-	-	80,000.00
18	0199-0000	<u>Other Administrative Costs</u>	60,000.00		60,000.00	-	-	-	-	60,000.00
Administration Subtotal			\$ 2,988,004.00	\$ -	\$ 2,988,004.00	\$ 2,558,004.00	\$ 81,112.50	\$ 2,476,891.50	\$ -	\$ 430,000.00
		<u>Architecture and Engineering</u>								
		<u>Basic Services</u>								
21	0201-0400	<u>> Design Development</u>	1,944,609.00		1,944,609.00	1,944,609.00	1,166,765.40	777,843.60	-	-
22	0201-0500	<u>> Construction Contract Documents</u>	2,657,249.00		2,657,249.00	2,657,249.00	-	2,657,249.00	-	-
23	0201-0600	<u>> Bidding</u>	227,830.00		227,830.00	227,830.00	-	227,830.00	-	-
24	0201-0700	<u>> Construction Contract Administration</u>	2,252,218.00		2,252,218.00	2,252,218.00	-	2,252,218.00	-	-
25	0201-0800	<u>> Closeout</u>	164,136.00		164,136.00	164,136.00	-	164,136.00	-	-
26	0201-9900	<u>> Other Basic Services</u>	-		-	-	-	-	-	-
27		BASIC SERVICES SUBTOTAL	\$ 7,246,042.00	\$ -	\$ 7,246,042.00	\$ 7,246,042.00	\$ 1,166,765.40	\$ 6,079,276.60	\$ -	\$ -
		<u>Reimbursable Services</u>								
28	0203-0100	<u>> Construction Testing</u>	30,000.00		30,000.00	-	-	-	-	30,000.00
29	0203-0200	<u>> Printing (over minimum)</u>	20,000.00		20,000.00	-	-	-	-	20,000.00
30	0203-9900	<u>> Other Reimbursable Costs</u>	100,000.00		100,000.00	-	-	-	-	100,000.00
31	0204-0200	<u>> Hazardous Materials</u>	100,000.00		100,000.00	-	-	-	-	100,000.00
32	0204-0300	<u>> Geotech & Geo-Env.</u>	85,000.00		85,000.00	-	-	-	-	85,000.00
33	0204-0400	<u>> Site Survey</u>	40,000.00		40,000.00	-	-	-	-	40,000.00
34	0204-0500	<u>> Wetlands</u>	40,000.00		40,000.00	-	-	-	-	40,000.00
35	0204-1200	<u>> Traffic Studies</u>	35,000.00		35,000.00	-	-	-	-	35,000.00
Architectural and Engineering Subtotal			\$ 7,696,042.00	\$ -	\$ 7,696,042.00	\$ 7,246,042.00	\$ 1,166,765.40	\$ 6,079,276.60	\$ -	\$ 450,000.00

Symmes Maini & McKee Associates, Inc. (SMMA) Northbridge School District Northbridge W. Edward Balmer Elementary School BUDGET SUMMARY										
BUDGET TRACKING FORM as of: 2/28/2019			Original PS&B Budget 6/20/2018	Budget Revisions	Current Budget	Contract Amount	Expended	(B - C) Remaining Contract Amount	Additional Projected Amount	(A - B - E) Budget Balance
CM @ Risk Preconstruction Services										
36	0501-0000	Pre-Construction Services	\$ 250,000.00		\$ 250,000.00	\$ 210,000.00	\$ 48,462.00	\$ 161,538.00	\$ -	\$ 40,000.00
	0502-0001	Construction Budget	\$ 79,492,662.00		\$ 79,492,662.00	\$ -	\$ -	\$ -	\$ -	\$ 79,492,662.00
89	CSI Code	CSI Description								
89	0502-0100	Division 1 - General Requirements				-	-	-	-	-
89	0502-0200	Division 2 - Existing Conditions				-	-	-	-	-
89	0502-0300	Division 3 - Concrete				-	-	-	-	-
89	0502-0400	Division 4 - Masonry				-	-	-	-	-
89	0502-0500	Division 5 - Metals				-	-	-	-	-
89	0502-0600	Division 6 - Wood, Plastics and Composites				-	-	-	-	-
89	0502-0700	Division 7 - Thermal & Moisture Protection				-	-	-	-	-
89	0502-0800	Division 8 - Openings				-	-	-	-	-
89	0502-0900	Division 9 - Finishes				-	-	-	-	-
89	0502-1000	Division 10 - Specialties				-	-	-	-	-
89	0502-1100	Division 11 - Equipment				-	-	-	-	-
89	0502-1200	Division 12 - Furnishings				-	-	-	-	-
89	0502-1400	Division 14 - Conveying Systems				-	-	-	-	-
89	0502-2100	Division 21 - Fire Suppression				-	-	-	-	-
89	0502-2200	Division 22 - Plumbing				-	-	-	-	-
89	0502-2300	Division 23 - HVAC				-	-	-	-	-
89	0502-2600	Division 26 - Electrical				-	-	-	-	-
89	0502-3100	Division 31 - Earthwork				-	-	-	-	-
89	0502-3200	Division 32 - Exterior Improvements				-	-	-	-	-
89	0502-3300	Division 33 - Utilities				-	-	-	-	-
89	0502-9900	Retainage				-	-	-	-	-
89	0508-0000	Change Orders		\$ -	-	-	-	-	-	
89	Construction Budget Subtotal		\$ 79,492,662.00	\$ -	\$ 79,492,662.00	\$ -	\$ -	\$ -	\$ -	\$ 79,492,662.00
		Alternates	-		-					
90	0506-0000	Ineligible Work (Maint Bldg, Press Box, Concession and Restroom)				-	-	-	-	-
90	0506-0000	Retainage for Alternates/Ineligible Work				-	-	-		
Alternates Subtotal			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0600-0000	Miscellaneous Project Costs	200,000.00		200,000.00					
94	0601-0000	Utility Company Fees				-	-	-	-	200,000.00
95	0602-0000	Testing Services				-	-	-	-	300,000.00
96	0603-0000	Swing Space / Modulares				-	-	-	-	-
97	0699-0000	Other Project Costs (Mailing & Moving)				-	-	-	-	200,000.00
	0600-0000	Miscellaneous Project Costs Subtotal	\$ 700,000.00	\$ -	\$ 700,000.00	\$ -	\$ -	\$ -	\$ -	\$ 700,000.00
	0700-0000	Furnishings and Equipment	1,648,000.00		1,648,000.00					
99	0701-0000	Furnishings				-	-	-	-	1,648,000.00
	0702-0000	Equipment								
101	0703-0000	Computer Equipment				-	-	-	-	1,854,000.00
Furnishings and Equipment Subtotal			\$ 3,502,000.00	\$ -	\$ 3,502,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,502,000.00
			3,974,633.00	-	3,974,633.00					
103	0507-0000	Owner's Construction Contingency				-	-	-	-	3,974,633.00
104	0801-0000	Owners' (soft cost) Contingency				-	-	-	-	1,589,853.00
Contingency Subtotal			\$ 5,564,486.00	\$ -	\$ 5,564,486.00	\$ -	\$ -	\$ -	\$ -	\$ 5,564,486.00
Total Project Budget			\$ 100,968,194.00	\$ -	\$ 100,968,194.00	\$ 10,742,534.09	\$ 2,023,617.99	\$ 8,718,916.10	\$ -	\$ 90,225,659.91

DRAFT



February 28, 2019

Mr. James Sheehan, Building Inspector
Town of Northbridge
Aldrich School Town Hall Annex
14 Hill Street
Whitinsville, MA 01588

RE: W. Edward Balmer Elementary School – Zoning Bylaws Analysis

Dear Jim,

Following is our analysis of the Northbridge Zoning Bylaws as they apply to the project to construct a new Grades PK-5 elementary school on the site of the existing Balmer school, which will also involve the Vail Field parcel as part of the project. As requested, we are showing where the project meets the requirements of the bylaws, where it does not, and the mitigating factors that will demonstrate in our professional opinion, that there will be no substantial detriment to the public good or undue burdens placed on the town if it allows the non-conforming aspects of the project to be approved by waiver or variance. This letter is not an exhaustive analysis; only portions of the Zoning Bylaw that have direct bearing on the proposed development are included here.

I. LAND USE, VAIL FIELD

The Town Legal Counsel, KP Law, through its deed research, has determined that Vail Field is not subject to Article 97 (Change of Use of Public Parklands) regulations (letter attached). Furthermore, all existing athletic facilities are proposed to be replaced in-kind, in a new configuration, as part of the proposed site plan.

II. ZONING BYLAWS ANALYSIS

173-4 ZONING MAP:

The project site sits partially in two zones. The south portion (Crescent Street frontage) including Vail Field and some portion of the school parcel sits in zone R-5. The rear portion which includes the balance of the school parcel sits in zone R-2. The majority of the new school is located in the R-2 zone, which is used below for side yard setback calculations. The site is not part of any Overlay District, and is not located in a Floodway or Flood Plain district.



Figure 1 - Northbridge Zoning Map (partial) – May 2016, with property identified

ARCHITECTS
PROJECT MANAGERS

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

212 Battery Street
Burlington, VT 05401
802.863.1428 ph
802.863.6955

www.doreandwhittier.com

173-12 USE REGULATIONS:
Community Public Educational Facilities are a permitted use in Zones R-2 and R-5. (Table 173-12, Att. 2)

173-13.2 EROSION CONTROL:
The project will be subject to MA law and guidelines for construction erosion control, and an Erosion Control Plan will be submitted to the Town as part of the construction permit process. (Table 173-18.2. C and D)

173-20 HEIGHT AND BULK REGULATIONS:

TABLE 1: Dimensional Requirements per Zoning Bylaws (173-20 + 173 - Att. 1)

	Min. Lot Area (sq. ft.)	Min. Contiguous Frontage	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Height in Stories	Max. Height in Feet*	Max. Total Lot Coverage (%)
Required R-2	20,000	100'	40'	10'	40'	2.5	35'	20%
Required R-5	5,000	60'	15'	8'	20'	3	45'	50%
Existing**	1,310,285	730'	30'	50'	310'	2	23'-6"	4 %
Proposed New Project - Actual Measurements (Re. R-2 zone)	1,310,285	730'	565.64'	384.7' west 42.65' east*	307.15'	3 *	44'-4" *	5.65 %
* "Any maximum height permitted shall not apply to a community facility provided that the side and rear yards or setbacks required in the district for the highest permitted principal structure shall be increased two feet in width for each foot by which the height of such structure exceeds the height permitted in the district." See calculation below.								
** Existing calculations are based on property ID: 7-138 (parcel the school building sits within.)								

173-20 SIDE YARD SETBACK CALCULATION:

Exception for Community Facilities (Sec 173-20: Table Notes)

Height 43'-10" to cornice; nominally 44'-4" to average grade.

R-2 Allowable Height = 35'
Proposed Height = 44'-4" (44.33')
Height Delta = 9.33'
Setback multiplier = 2.0
Added Setback 18.66'
Base Side Setback 10'
Required Side Setback 28.66'

Actual Side yard Setback 42.65' at northeast corner

173-27 OFF-STREET PARKING AND LOADING REQUIREMENTS:
For reference, the existing structure has 96 paved, striped, legitimate parking spaces, and two loading spaces adjacent to the loading dock.

Parking:

Zoning Requirement: Community Facilities - Schools: 1 space per 300 NSF (table in Sec 173-27.C)

Building NSF = 111,568 NSF

Zoning Requires 372 parking spaces

Desired Parking Program per District Working Group:

156 Staff + 24 Visitors 180 spaces

Additional Event Parking 89 spaces

Total Parking on Site Plan 246 spaces

Seeking Variance or Waiver for 126 spaces

We are submitting an "Overflow Parking Plan" that will yield an additional 54 spaces (drawing attached). This brings the total on-site parking capacity to 300 spaces.

Loading Areas:

Zoning requires 1 per 7,500 NSF + 1 per 15,000 NSF in excess (table 2 in Sec.173-27.C)

Building NSF = 111,568 NSF

Zoning requires: 8 loading spaces

Project has: 2 loading spaces

Seeking Variance or Waiver for 6 loading spaces

Per the request of the Technical Review Committee at our 1/23/19 meeting, we are submitting **a verification of the school's** parking needs as well as a Parking and Event Analysis which shows that there are no likely scenarios that will exceed the total onsite parking capacity. Most scenarios will easily be accommodated with the proposed 246 spaces, and the few high-capacity events will be accommodated using the Overflow plan for 300 spaces. (Documents attached)

Additional Zoning Requirements:

Proposed Parking and Loading Spaces are all on the same lot as the building served. (Sec.173-27.D.1, .2)

Proposed **spaces are 9' x 18' with 24' drive aisle in** lot configurations. Parallel parking spaces in the Overflow Plan **are 9' x 22' with a minimum 12' drive lane accessing them.** (Sec.173-27.D.3)

The proposed number of driveways accessing the public way (Crescent Street) is limited to two. (Sec.173-27.D.4)

Proposed two-way drive ways are 22 feet wide, two lanes of 11 feet. (Sec.173-27.D.5)

Loading spaces shall be 600 SF for the first 7,500 NSF and 500 SF for each additional 15,000 NSF. There are two spaces of 600 SF. The project has two proposed loading spaces of 900 SF that will accommodate a semi-trailer or straight truck. (Sec.173-27.D.9)

Handicapped parking spaces are provided in accordance with MAAB and ADA requirements. There are 8 H/C spaces on the site, where a minimum of 7 are required. (Sec.173-27.D.12; MAAB 521 CMR 23.2.1)

The balance of regulations 173-27.D 1-13 have been incorporated in the site plans.

The proposed plan includes landscaping plant materials (primarily trees to screen and shade the parking lot areas. (173-27.F.3 – (a)-(c))

173-28 AREA, CONSTRUCTION AND LIGHTING STANDARDS

The west parking lot is approximately 100 feet and 20-30 feet down-slope from neighbors to the west. Parking lot islands feature trees which will screen the parking from views from above. It is our interpretation that solid screen walls are not **required in this condition. The east parking is screened by both solid 6' stockade fencing at the property line, and dense evergreen shrubbery between the fence and the parking lots.** Other provisions of this section are being complied with (D - lighting) or are not applicable (B, C). (173-28.A-D)

Please contact me if you have any question on the above material, and we look forward to continuing the permitting process for this project.

Sincerely,

DORE & WHITTIER ARCHITECTS, INC.
Architects ■ Project Managers

Tom Hengelsberg, AIA
Project Manager

Attachments

cc: File

August 31, 2017

David J. Doneski
ddoneski@k-plaw.com

Northbridge School Building Committee
Town Hall
7 Main Street
Whitinsville, MA 01588

Re: W. Edward Balmer Elementary School, Executive Office of Energy and Environmental
Affairs Article 97 Land Disposition Policy

Dear Members of the School Building Committee:

I have reviewed the identified deed for the Balmer School site – deed of Whittin Machine Works to Town of Northbridge dated April 24, 1963 and recorded with the Worcester Registry of Deeds in Book 4369, Page 342. The deed conveyed 4 parcels to the Town. Parcel 1 is land on the northwesterly side of Crescent Street and the northeasterly side of North Main Street, said to contain 9.04 acres and Parcel 2 is a parcel northwesterly of Parcel 1 said to contain 21.04 acres. The copy of the deed provided by the Assessors' office includes the annotation that the land conveyed encompasses Assessors' Map 7, parcels 138 and 141. According to the Assessors' property card record for the Balmer School property, the school site has an address of 11 Crescent Street, is shown as parcel 138 on Assessors' Map 7, and contains 30.04 acres. (Assessors' Map 7 shows parcel 138 as containing 21.04 acres, with the designation "Balmer School" and parcel 141 as containing 9.04 acres.) Accordingly, it is my understanding that the school site is Parcel 1 and Parcel 2 described in the deed. (Parcel 3 is described as land on the northerly side of Plummer Road a/k/a Church Street, between Providence Road and Quaker Street, consisting of 2.51 acres; and Parcel 4 is described as land on the westerly side of Linwood Avenue, consisting of 30,014 square feet.)

The deed to the Balmer School site includes no statement of use limitations or restriction on Town use of the land. Therefore, it is my opinion that the deed does not impose a limitation that would make the site subject to Article 97 of the Amendments to the Massachusetts Constitution, which includes a prohibition against the sale or change in use of public parkland without special approval by a two-thirds roll call vote of the Legislature.

Article 97 can apply when land acquired without any use restriction is subsequently subjected to a restriction by a document recorded with the Registry of Deeds. See Smith v. City of Westfield, 90 Mass. App. Ct. 80, 82 (2016). It is my understanding that the Town is not aware of any such recorded restriction or similar action for the Balmer School site. My on-line search of Worcester Registry of Deeds records, by street – Crescent Street, did not reveal any subsequent recorded restriction.

Northbridge School Building Committee

August 31, 2017

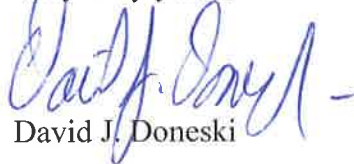
Page 2

You have also informed me that a portion of the Balmer School site contains a recreational field area, known as Vail Field. In that regard, I reviewed certain votes taken at the March 12, 1963 Annual Town Meeting regarding the Town's acceptance of land from Whitin Machine Works – one parcel of approximately 6.22 acres “known as Vail Field . . . to be used for recreational purposes only” (Article 13) and one parcel of approximately 23.25 acres “adjacent to Vail Field . . . to be used as a school site only” (Article 16). Although the stated acreage for these two parcels is different from the parcel sizes reflected in the deed referenced above and the parcel sizes being carried on the Northbridge Assessors' records, it is my understanding that the votes refer to the parcels conveyed by that deed. The Vail Field designation for the smaller parcel appears to pre-exist any transfer to the Town from Whitin Machine Works. In any event, though, creation of a restriction for purposes of Article 97 of the Amendments to the Massachusetts Constitution requires an instrument recorded at the Registry of Deeds. See Mahajan v. Department of Environmental Protection, 464 Mass. 604, 615 – 616 (2013), citing Selectmen of Hanson v. Lindsay, 444 Mass. 502 (2005). No such instrument has been identified. Accordingly, the existence of these votes, with no restrictive instrument recorded at the Registry of Deeds, does not alter the opinion that the Balmer School site is not subject to Article 97.

In accordance with the foregoing, and in response to your further question of August 28, 2017, it is my view that the so-called Vail Field portion of the site may be used for non-recreational purposes and that the other portions of the site may be used for recreational purposes.

Please contact me if you have any further questions on this matter.

Very truly yours,



David J. Doneski

DJD/man

cc: Board of Selectmen



- NOTES:
1. ALL CURB ON SITE SHALL BE VERTICAL GRANITE CURB
 2. GRANITE TRANSITION CURB (6'-FT) SHALL BE USED TO TRANSITION DOWN TO FLUSH CONDITION AT PEDESTRIAN RAMPS.
 3. ALL ROADWAYS AND PARKING LOTS SHALL BE FULL DEPTH HOT MIX ASPHALT PAVEMENT.
 4. SEE LANDSCAPE PLANS FOR SITE WALKWAYS AND LANDSCAPED AREAS.
 5. UTILITY TRENCH REPAIRS IN PUBLIC WAYS SHALL BE 8" WIDE (MINIMUM) ACROSS ENTIRE WIDTH OF ROADWAY (SEE DETAIL).

LEGEND

HOT MIX ASPHALT PAVEMENT

SCALE:
1" = 40'

PROPOSED PARKING PLAN

Nitsch Engineering
www.nitschang.com
120 Front Street, Suite 820
Worcester, MA 01608
T: (508) 365-1030
F: (517) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Structural Engineering
- Green Infrastructure
- Planning
- GIS

ARCHITECT • PROJECT MANAGER
DW
DANIEL W. WATKINS
ARCHITECTS, INC.
Pittsfield, VT 05490
P: 802.244.1414
F: 802.244.1415
www.danielwatkins.com

Project No:
17-759

W. EDWARD BALMER ELEMENTARY SCHOOL
21 CRESCENT STREET
WHITINSVILLE, MA 01588

300 Pricing Set

REVISION	Date

DATE: 02/22/2019 SCALE: 1"=40'

SHEET TITLE:
**OVERALL
ROADWAY
LAYOUT PLAN**

SHEET #:
C3.00

TABLE 1 - STAFF COUNT Verified with School Administration 1/31/19

SPACE	QUAN	ADULTS BASED IN EACH	FTE	STUDENTS IN EACH ¹	TOTAL STUDENTS	Remarks
PK CRS	4	1	4	18	72	
PK-K SPED	1	1	1	12	12	
K CRS	9	1	9	18	162	
GRADE 1-5 CRS	40	1	40	23	920	
1-2 SPED	2	3	6	12	24	
3-5 SPED	2	3	6	12	24	
RESOURCE ROOM	3	1	3			STUDENTS COUNTED ABOVE
STUDENT SERVICES	2	26	52			PROFESSIONALS WORK IN CLASSROOMS ABOVE
ART	2	1	2			STUDENTS COUNTED ABOVE
MUSIC	2	1	2			STUDENTS COUNTED ABOVE
GYMNASIUM	1	2	2			STUDENTS COUNTED ABOVE
LIBRARY	1	2	2			STUDENTS COUNTED ABOVE
MAKER	1	1	1			STUDENTS COUNTED ABOVE
OT/PT	1	2	2			STUDENTS COUNTED ABOVE
ADMIN + NURSE			16			INCL PRINCIPAL OFFICES ON LEVEL 2+3
TITLE 1 OFFICE			1			
KITCHEN			5			
MAINTENANCE STAFF			2			
SUBTOTAL - FTE			156		1214	
VISITORS						
ITINERANT PROFESSIONALS			2			Not full time - in building for no more than 2 hours
VOLUNTEERS			4			Sporadic, usually present for most of the school day
VISITORS			18			3 meetings a day x 6 people, could be concurrent
SUBTOTAL			24			
TOTALS			180		1214	

¹ Reflects maximum enrollment, not actual present enrollment.

TABLE 2 – PARKING AND EVENT ANALYSIS

Proposed Parking Spaces 246 + Overflow Spaces 54 = 300 Total Spaces Onsite Maximum

Table shows the maximum number of cars parked for any given time period/ scenario. Cells highlighted yellow indicate scenario totals above the number of conventional spaces. None of the scenarios exceed the total onsite maximum number of parking spaces, including overflow spaces.

TIME OF DAY	EVENT/ CONDITION	FREQUENCY	PARKING (LONG TERM)	PARKING (S/T VISITOR <2 hours)	QUEUE SPACE	LOADING SPACE (Semi Truck)	REMARKS
SCHOOL DAY							
6:00 AM – 7:45 AM	Supply Deliveries	Daily M-F				2	Various deliveries throughout week, rarely more than one truck at a time.
6:00 AM – 2:00 PM	Kitchen & Maint. staff in building		7				
6:30 AM – 4:00 PM	Teachers and Staff in Building	Daily M-F	156	24			
6:45 AM – 7:55 AM	Early Care Drop-off	Daily M-F		10			Indicates expected max cars at any one time.
7:45 AM – 8:00 AM	Pre-K Parent Park & Drop-Off Arrival	Daily M-F		16			Park & Drop Lot assumes 16 live spaces with 2-3 minute use; additional vehicles can use signed north row of west parking lot
8:00 AM – 8:15 AM	Parent Drop-Off & Arrival	Daily M-F			74		Assume live spaces in a moving line; 74 vehicles at any one time
8:00 AM – 2:30 PM	Parent Volunteers	Daily M-F	4				
8:00 AM – 4:00 PM	Itinerant Staff in Building	Daily M-F		2			
8:00 AM – 4:00 PM	Long Term Visitors	Daily M-F		18			
2:45 PM – 3:15 PM	Dismissal and Parent Pick-up	Daily M-F			74		Some parents may queue earlier than this; 74 vehicles at any one time, additional early cars may park in ~89 vacant site spaces. Dismissals will be staged to even out the peak flow of traffic.
AFTERNOON							
3:00 PM – 5:00 PM	Student Game – Soccer Fields	Spring/Fall M-F	168				(32 players [assume 50% car factor] + 6 adults + 6 additional spectators) X 6 soccer fields = 168 cars
3:00 PM – 5:00 PM	Student Game – Gymnasium	Winter M-F	47				Assumes basketball game: 20 players, 6 adults, 40 parents, 1 custd.
3:00 PM – 5:00 PM	School Meetings – Faculty/Staff	Daily M-TH	127				Assume all-staff meeting (peak count), 1 custodian
3:00 PM – 5:00 PM	School Club Meeting - Staff	2x per week	5				Assume 20 student members, 4 adults, 1 custodian

EVENING							
4:30 PM – 5:30 PM	Night 1 Parent Open House PK-K	1x per semester	260				246 students; assume one car per household; 14 staff
5:30 PM – 6:30 PM	Night 1 Parent Open House Gr 1	1x per semester	216				196 students; assume one car per household; 20 staff
6:30 PM – 7:30 PM	Night 1 Parent Open House Gr 2	1x per semester	216				196 students; assume one car per household; 20 staff
4:30 PM – 5:30 PM	Night 2 Parent Open House Gr 3	1x per semester	216				196 students; assume one car per household; 20 staff
5:30 PM – 6:30 PM	Night 2 Parent Open House Gr 4	1x per semester	216				196 students; assume one car per household; 20 staff
6:30 PM – 7:30 PM	Night 2 Parent Open House Gr 5	1x per semester	216				196 students; assume one car per household; 20 staff
5:30 PM – 9:00 PM	Community Meeting – Small (Media Center or Quiet Lunch L)	Daily T-W-TH	51				50 adult participants; assume one car per each, 1 custodian
5:30 PM – 9:00 PM	Community Meeting – Medium (Café 1 or Café 2)	1x per 2 weeks	206				195 seats, 10 participants; 1 custodian
5:30 PM – 9:00 PM	Community Meeting – Large (Gymnasium)	1x per year	275				508 seats, assume 50% car factor (254), 20 participants; 1 custodian
6:30 PM – 8:30 PM	Perform. Art Event - Concert, Play (Café 1)	2 x per semester	154				190 seats, assume 75% car factor (143), 10 adults; 1 custodian
5:30 PM – 7:00 PM	Community Sport –Early Game (Gymnasium)	Winter/ Daily M-F	122 ²				148 bleacher seats, assume 75% car factor (111), 10 adults; 1 custodian
7:00 PM – 8:30 PM	Community Sport –Middle Game (Gymnasium)	Winter/ Daily M-F	122 ²				148 bleacher seats, assume 75% car factor (111), 10 adults; 1 custodian
8:30 PM – 10:00 PM	Community Sport –Late Game (Gymnasium)	Winter/ Daily M-F	122 ²				148 bleacher seats, assume 75% car factor (111), 10 adults; 1 custodian
WEEKEND USE							
8:00 AM – 3:00 PM	Youth Soccer practices (Fields)	Fall/ Saturdays	264				(32 players [1 parent car per each] + 6 adults + 6 additional spectators) X 6 soccer fields = 264 cars
8:00 AM – 5:00 PM	Youth Softball/ Baseball (Diamonds)	Spring/ Saturdays	68				(18 players [1 parent car per each] + 6 adults + 10 additional spectators) X 2 baseball diamonds = 68 cars
3:00 PM – 6:30 PM	Community Adult Soccer (Fields)	Fall/ Saturdays, Sundays	40				(30 players [1 car per each] + 10 additional spectators) X 1 soccer fields = 40 cars
3:00 PM – 7:00 PM	Community Babe Ruth Baseball (Large Diamond)	Spring/ Saturdays, Sundays	64				(18 players [1 parent car per each] + 6 adults + 40 additional spectators) X 1 baseball diamonds = 64 cars

² This number assumes a competition event with full bleachers. Most community sporting events in the gym will be much more sparsely attended.

Existing Parking Spaces - striped, paved, legitimate spaces: 96

THE NEW W. EDWARD BALMER SCHOOL

NORTHBRIDGE, MASSACHUSETTS



SCHOOL BUILDING COMMITTEE MEETING

MARCH 5, 2019



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



AGENDA

DD Progress Report

- Additional Soils Testing Results

Development of Site and Building Design:

- Final Site Plan
- Final Floor Plans
- Final Elevations

Architectural Equipment and Specialties

Review of Sound Treatment to Mechanical Equipment



DD PROGRESS REPORT

2/27 Working Group Meeting to present DD interiors package

2/27 – 3/5

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



GEO-ENVIRO CONSULTANT REPORT

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

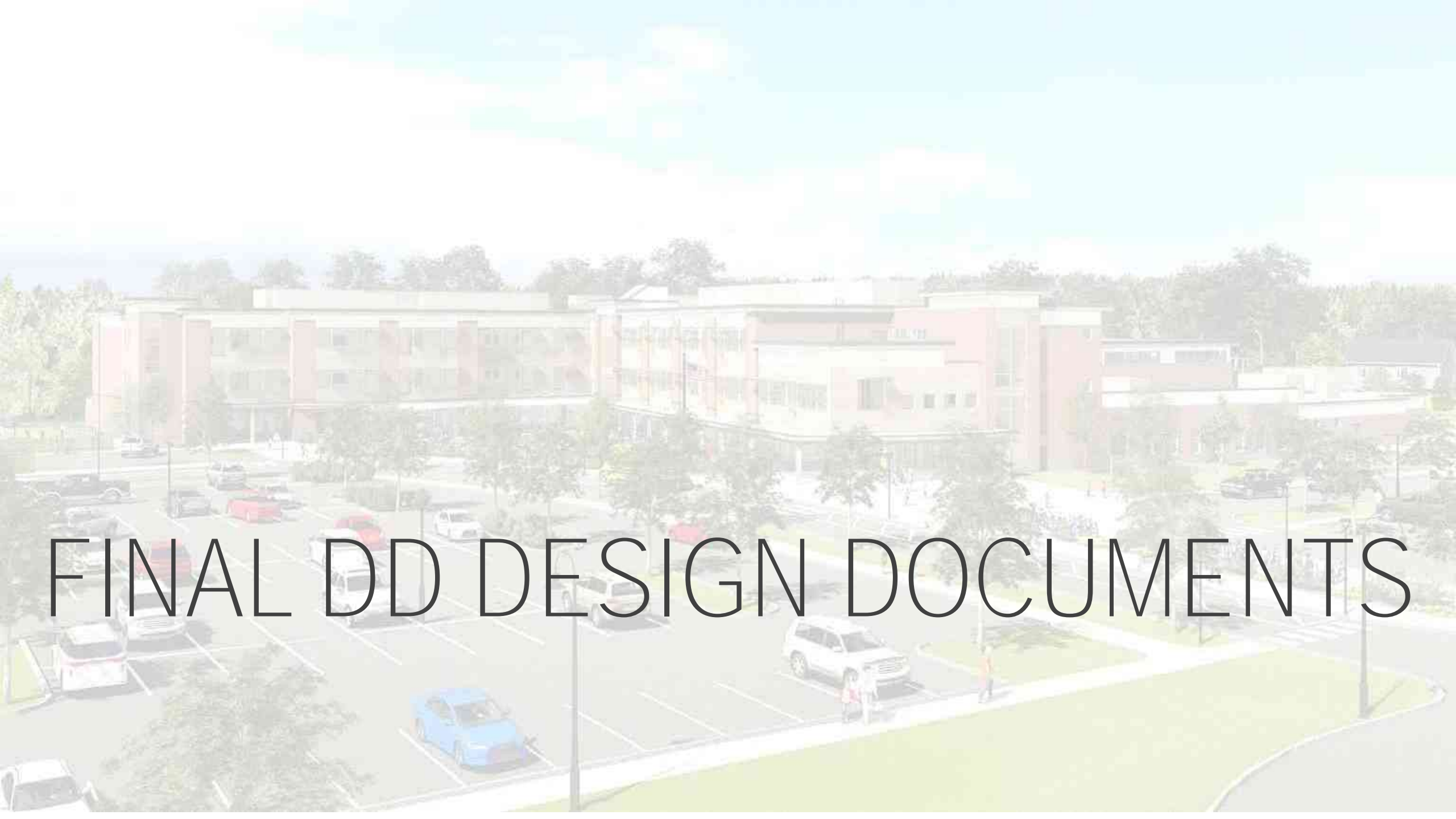
“The arsenic and lead concentrations in the 5 soil samples are consistent with natural background conditions.”



DD UPCOMING SCHEDULE

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





FINAL DD DESIGN DOCUMENTS

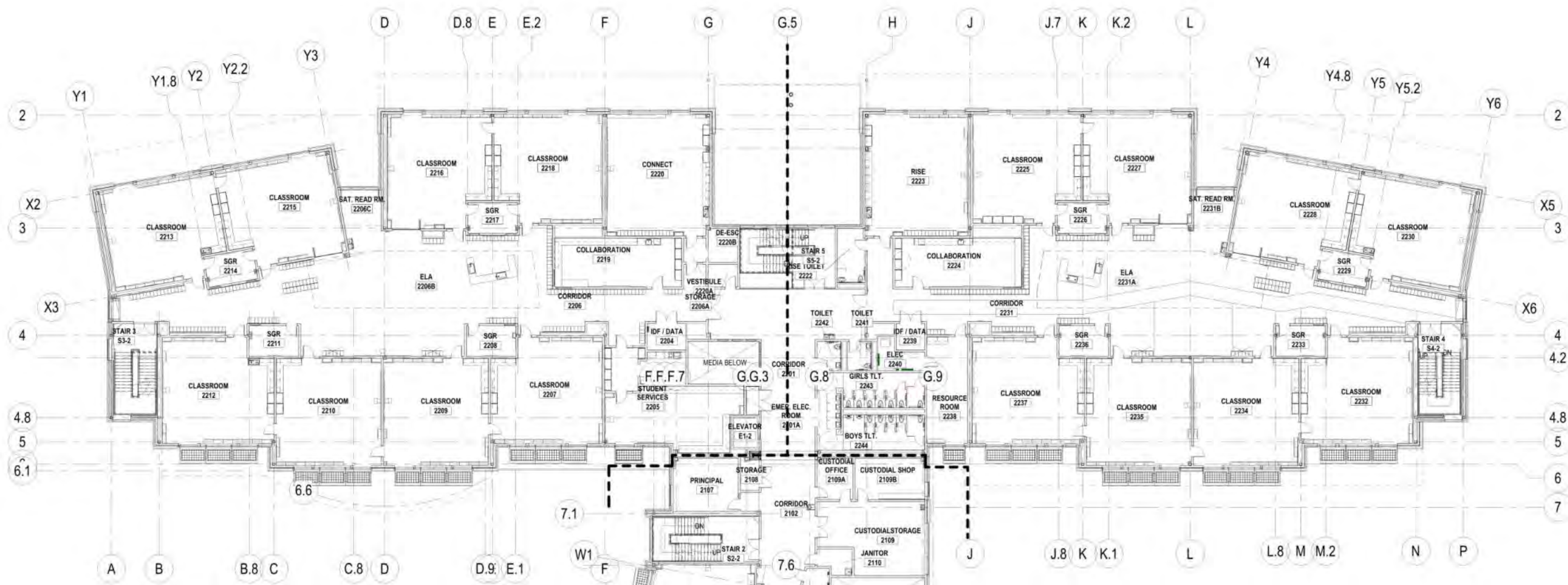
DD SITE & LANDSCAPE DESIGN PLAN

- 246 parking spaces



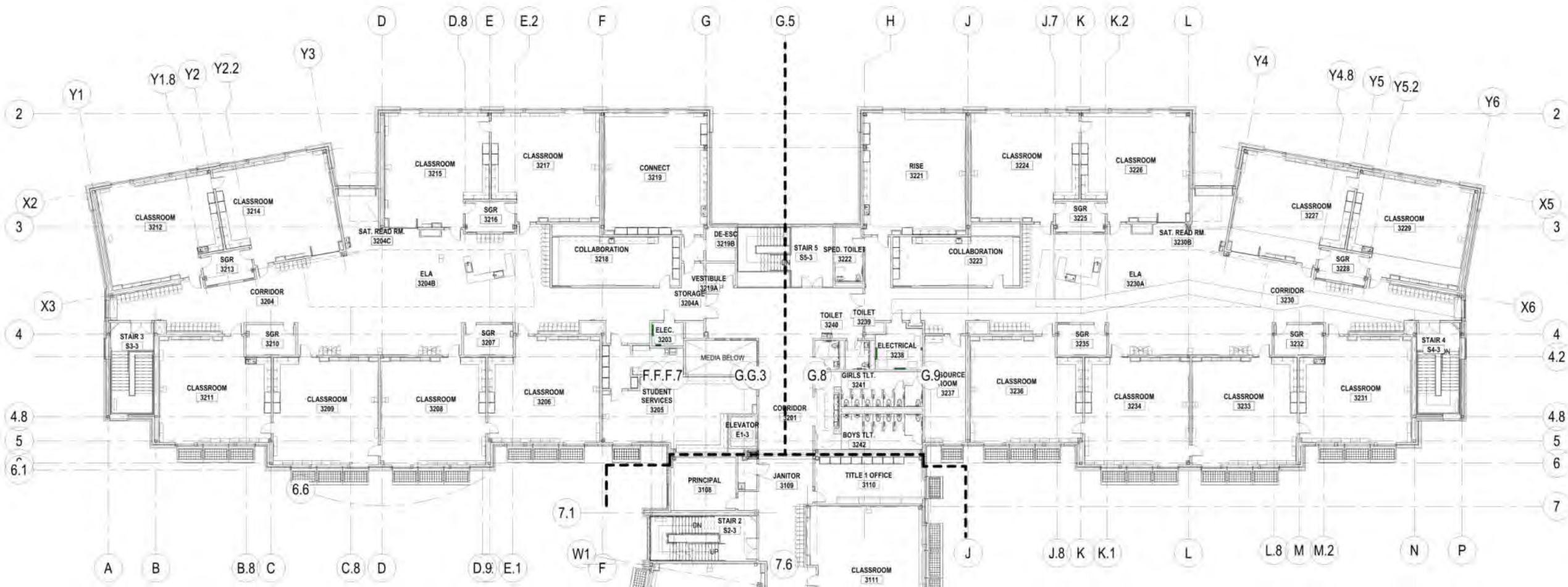


DD - 1ST FLOOR
PLAN: C WING



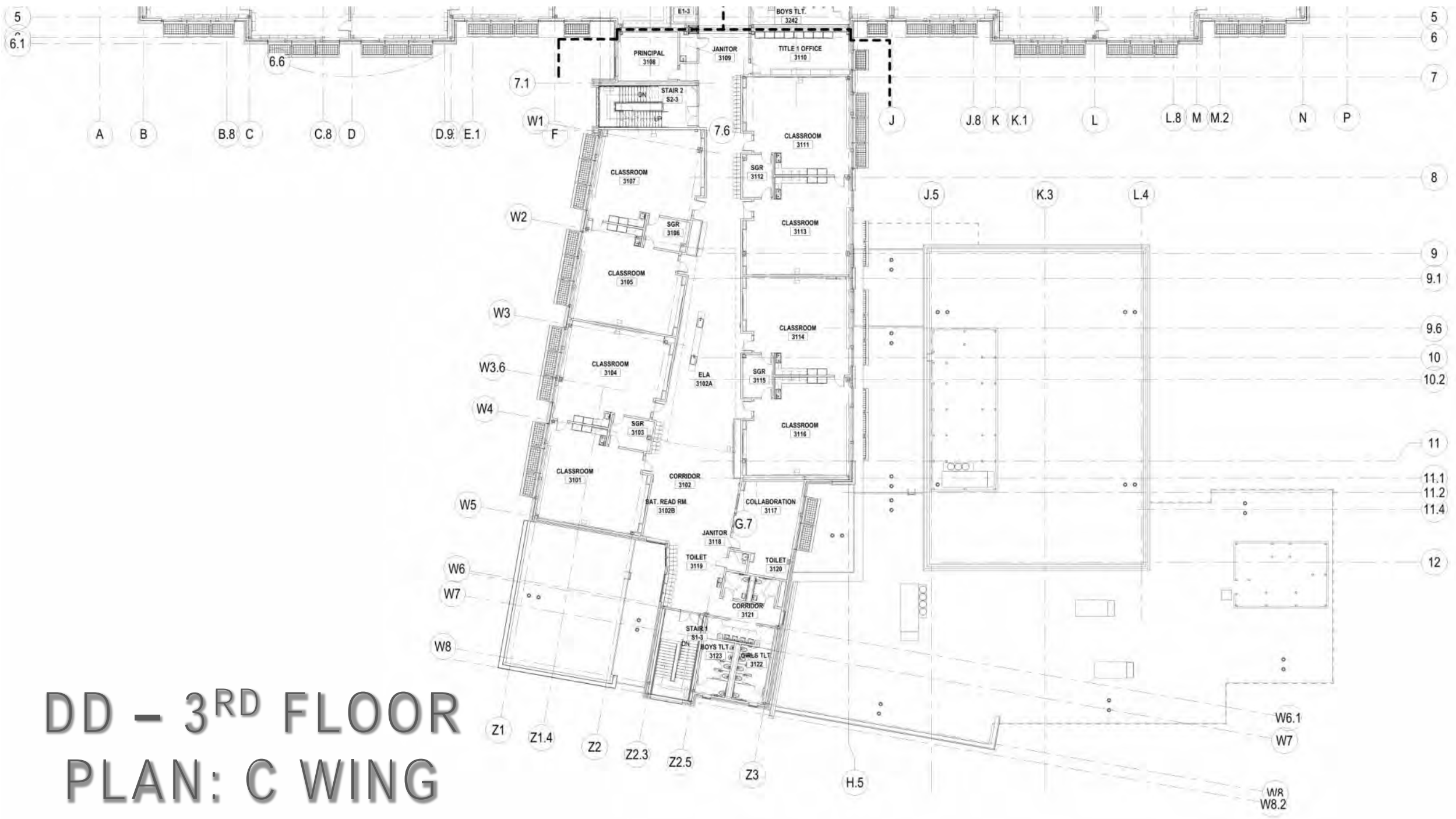
DD – 2ND FLOOR PLAN: A-B WINGS





DD – 3RD FLOOR PLAN: A-B WINGS





DD – 3RD FLOOR
PLAN: C WING



APPROACH TO
MAIN ENTRANCE



AERIAL VIEW OF GRADES PK-2 PLAYGROUND



VIEW OF PRE-K ENTRANCE

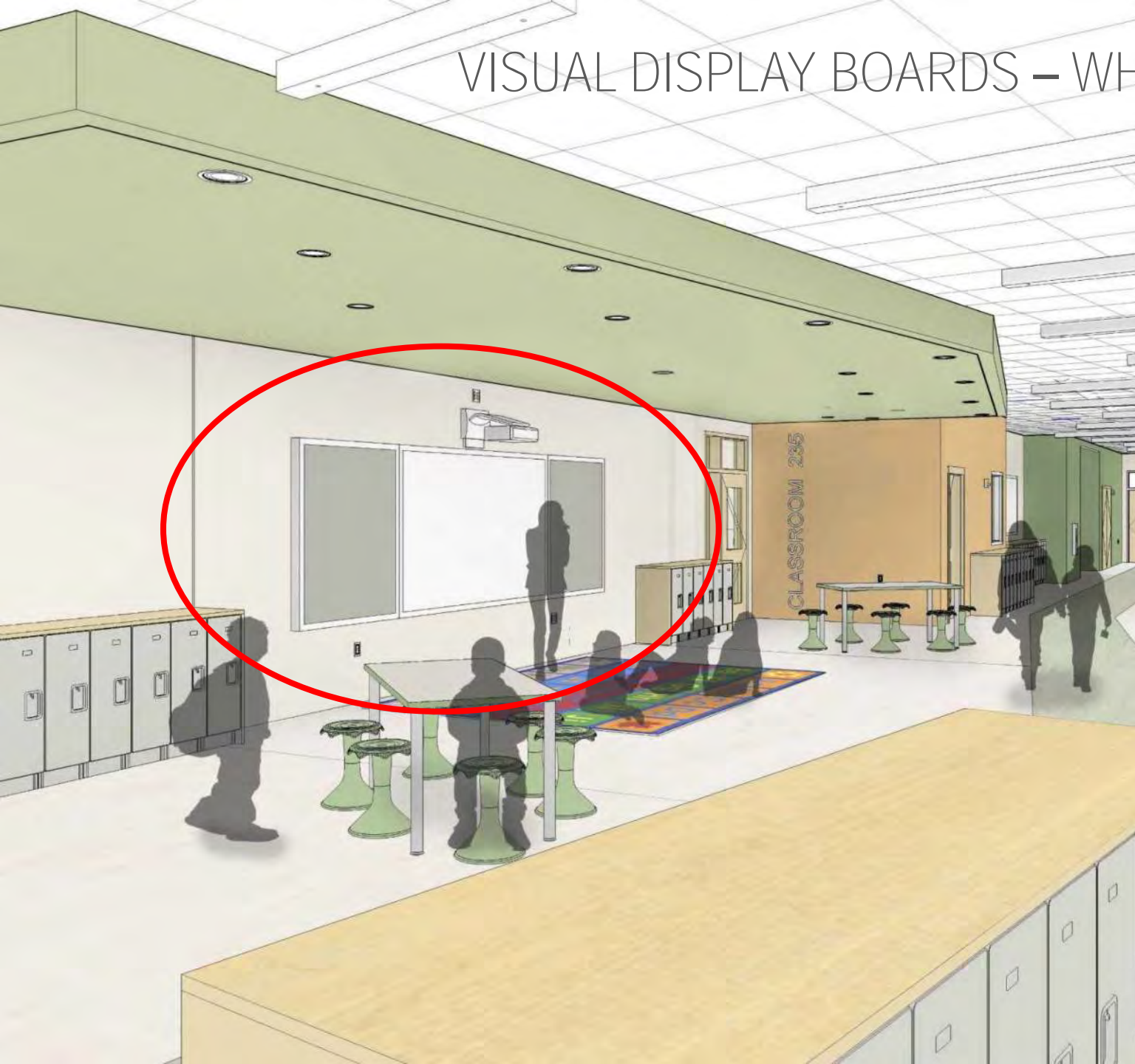


OVERALL SOUTHWEST AERIAL VIEW



ARCHITECTURAL EQUIPMENT & SPECIALTIES (highlights)

VISUAL DISPLAY BOARDS – WHITEBOARDS AND TACK BOARDS



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

VISUAL DISPLAY BOARDS – TACKLESS PAPER RAILS





TOILET COMPARTMENTS

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

FOLDING PANEL PARTITIONS: GYM/ PLATFORM OPENING



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

LOCKERS

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





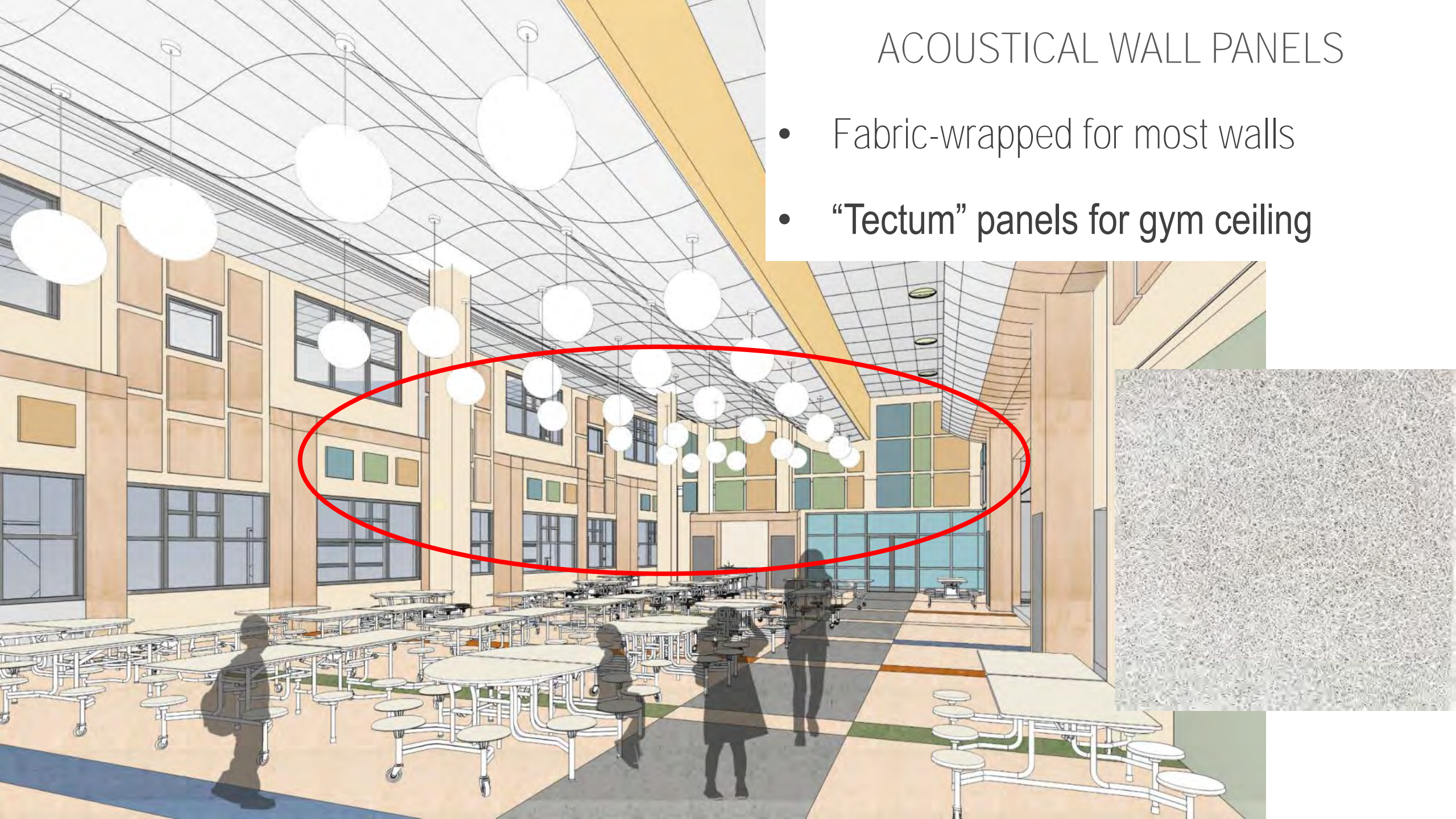
MANUFACTURED WOOD CASEWORK

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



ACOUSTICAL WALL PANELS

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





MECHANICAL ACOUSTICAL TREATMENT



PROPOSED SOUND CONTROL MEASURES

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

Mechanical Equipment:

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

ACOUSTICAL CONSULTANT APPROACH

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





LOUVERED ROOFTOP EQUIPMENT
SCREENS





SOUND-ABSORPTIVE ROOFTOP EQUIPMENT SCREENS





OTHER ACOUSTICAL TREATMENT IDEAS

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



Thank You!