

**Nelson Place Elementary School**

**Public Update Meeting**

**Meeting Date:  
Monday, March 30, 2015, 7:00PM – 8:30PM**

**Introductions & General Update**

Introductions of project team members and current project status overview provided by Worcester Department of Public Works & Parks. Project team members in attendance include:

City of Worcester, Department of Public Works & Parks (WDPW)

Julie Lynch  
K. Russell Adams

Lamoureux Pagano Associates, Architect (LPA)

Robert Para, Jr., AIA  
Michael A. Pagano, AIA  
Christina Bazelmans, LEED BD+C

Tishman Construction Corp. of MA, Owner's Project Manager (TCCMA)

Erick Bakstran

Fontaine Bros., Inc.

Dave Fontaine, Jr.  
Jamie Blume  
Alex D'Avella  
Bill Faneuf

- G1 WDPW provided a brief overview of upcoming MSBA milestones as they relate to the design of the new Nelson Place School, including Design Development (DD), 60% and 90% Construction Documents (CD), and 100% CDs.
- G2 WDPW identified the Construction Manager at Risk firm selected for the Project as Fontaine Bros., Inc. (FBI), and noted that they would be providing further information related to the current construction schedule and the proposed site safety and logistics measures that will be employed on the Project.
- G3 WDPW noted the distribution of blank note cards to the attendees of the meeting, and requested feedback, comments and suggestions related to the new Nelson Place School project.
- G4 WDPW provided an update to the land acquisition process for the new school. WDPW acknowledged an article that was printed in the paper (Telegram & Gazette) on March 29, 2015, regarding an additional 518SF easement that Assumption College was requesting of the City, to access their property behind the new Nelson Place School site. WDPW stated this easement request has been rescinded by Assumption College, since it was determined that a vote by the School Committee was necessary to approve the request.

Representatives of Assumption College who were in attendance addressed the group. They clarified that the easement they were looking for from the City/School would allow them to access their land from their existing campus, and not through the area neighborhood streets. In

response to a question posed regarding what Assumption College planned to do on their property, Assumption College representative stated they may possibly build an athletic field, but there is currently no plan in place to develop the site.

It was also clarified that the easement in question was completely separate from the easement that Assumption College was granting the City for the emergency access to the future school off of Ramola Road.

### **Schedule Update**

S1 Tishman Construction Corp. of MA (TCCMA) provided a brief schedule update based on the Lamoureux Pagano Associates (LPA) slide presentation. TCCMA noted the addition of CM at Risk firm FBI to the Project Team, and turned the schedule update over to them.

S2 FBI described the Project's intention to perform site work and enabling scope during the summer of 2015, between the months of July and November. The primary reason to perform this work during the summer of 2015 is the safety of the students, staff and visitors of the current Nelson Place School. The focus of the enabling scope of work will be to isolate the construction areas from the school areas during the summer vacation months. The enabling scope would be complete prior to the return of the students in the fall of 2015.

The Project is also intending to perform the majority of the site clearing and excavation during the summer and fall of 2015. This scope will include the necessary blasting of ledge to achieve the proper design elevations. FBI stated they would begin to notify abutters and others potentially affected by the blasting operation to conduct an existing conditions survey of their property. This activity would occur within the next couple of months.

FBI stated they are developing their storm water management plan. The intent of the plan as approved by the Conservation Commission will be to prevent storm water run-off from leaving the site in an uncontrolled manner, and eliminate any potential erosion or other impacts to surrounding properties through all phases of construction and upon completion of the Project.

S3 A number of questions were posed by the public following FBI's schedule update. FBI addressed each of the questions, which are summarized below.

### **Program Overview**

P1 LPA provided an update and overview of the current site plan and building floor plans, including a status update of the geotechnical survey efforts performed during August of 2014. LPA illustrated the differences between the previous site/building configuration and the most recent schematic design. LPA provided a narrative of the anticipated flow of traffic for: buses, student vans, parent pick-up and drop-off, staff parking and deliveries.

P2 LPA provided an update of the forthcoming filing of a Notice of Intent with the Worcester Conservation Commission. LPA noted the review of the Commission would address both construction phase and permanent storm water drainage management.

P3 LPA stated the Project will be performing additional test pits and site borings once the transfer of land from the abutters to the City is complete, likely within the next couple of weeks.

### **Question & Answer**

Q1 Question posed regarding the proposed access road along the west side of the Nelson Place site, and what purpose it would serve. It was noted that the access road along the west side of the site will primarily be for school staff and special education buses to access the rear of the existing school for parking and pick up and drop off. The intent is to separate the school traffic

from the construction traffic, which will primarily use the access at the east end of the site. The west access road will serve as a secondary construction access road, as required.

- Q2 Question posed regarding the limit of fencing that will be installed around the project site. It was noted that there will be construction fencing around the perimeter of the site during the construction of the new school. Permanent fencing will likely run along the property lines from Nelson Place back to at least the wetland areas adjacent to the school site.
- Q3 Question posed regarding the amount of traffic along the emergency access off of Ramola Road. It was noted that the emergency access off of Ramola Road would be used as little as possible for construction purposes, and in emergency situations.
- Q4 Question posed regarding when the temporary access to the existing school and the construction area would be implemented. It was noted that this work would take place this summer (2015).
- Q5 Question posed regarding the size of the temporary play area at the front of the existing school during construction. It was noted that the Project would make the play area as large as was practical/feasible.
- Q6 Question posed regarding the extent of the blasting operation, and when it would occur. It was noted that the majority of the blasting will occur this summer (2015). It was confirmed that there will be extensive communication between the Project and the abutters, Nelson Place staff and administration, and parents prior to and during all blasting operations.
- Q7 Question posed regarding the possibility of blasting required to create the emergency access off of Ramola Road. It was noted that while the Project was not certain whether or not blasting would be required at this location, the information currently available suggests it will not be necessary.
- Q8 Question posed regarding distribution of the schedule for blasting operations this summer. It was noted that the schedule will be published to the public.
- Q9 Question posed regarding the work hours during the summer (2015). It was noted that the intended work hours for the Project will be 7:00 AM to 3:30 PM. Off hours activities will be addressed on a case by case basis.
- Q10 Question posed regarding the schedule for the blasting operations this summer, and when the existing conditions surveys will occur. It was noted that the existing conditions surveys will occur within the next couple of months, prior to the start of any construction activity. Notification will be sent to the property owners. The blasting schedule will be published to the public as it is developed.
- Q11 Question posed regarding whether the existing Nelson Place School would be surveyed prior to the start of construction/blasting. It was noted that the existing school will be surveyed prior to, and monitored throughout the construction/blasting operations. It was noted that the monitoring will be overseen by a structural engineer. It was noted that there will be seismographs located around the site during the blasting operations, and vibrations will be closely monitored.
- Q12 Question posed regarding whether air quality monitoring would be performed within the existing school building during the blasting operations. It was noted that the level of vibrations generated by the blasting operations should not reach the point where dust and particulates are disturbed within the existing school. All proper precautions will be taken to ensure the safety of the staff and students within the existing school building.
- Q13 Question posed regarding the inclusion of a gymnasium in the new school design, and the level of noise generated at the outside play areas designated at the front portion of the new school. It was noted that there is a gymnasium included in the design of the new school. It was noted that the new school will be set back significantly off of Nelson Place (180'+/-), much more than the current school building is. With the set back and the proposed landscaping contours, the

Project Team does not expect the noise levels at the front play areas of the new school to be significant.

- Q14 Question posed regarding the route of parent drop off and pick up, and how many cars the future site will accommodate. It was noted that the specific number of vehicles the site was designed to accommodate was included in the traffic study performed and published previously. The WDPW confirmed the information would be communicated following the meeting. It was noted that the design of the new school site is based on moving all parent drop off and pick up vehicles off of Nelson Place, and onto the loop road around the school.
- Q15 Question posed regarding the turning radius at the east access road back onto Nelson Place, and the concern that vehicles approaching the school could be impacted. It was noted that the turning radius at the east access drive would be designed to allow busses to take the right onto Nelson Place without crossing into the lane of oncoming traffic.
- Q16 Question posed regarding any widening of Nelson Place. It was noted that Nelson Place may be widened slightly in the direction of the school property, but likely not by very much.
- Q17 Question posed regarding the possibility of restricting parking at the intersection of Nelson Place and Nelson Park Drive due to safety concerns, and requesting better enforcement of current parking restrictions during student drop off and pick up. It was noted that enforcement of parking restriction during drop off and pick up is something the Worcester Public Schools deals with regularly at each of the City's schools, and that more attention would be paid to the concerns at Nelson Place School.
- Q18 Question posed regarding the quantity of parking spaces included in the future school design, and whether this accounts for special events at the future school. It was noted that the future school will have 140 designated parking spaces, based on the traffic study performed previously. This does not necessarily include special events and after hours events at the future school, however the loop road could be utilized for additional parking provided emergency access is maintained.

A general statement was made by members of the public that the current parking and traffic conditions around the Nelson Place School are a safety concern, and are unacceptable to many of the area residents. It was noted that the goal of the future school design is to get all of the traffic off of Nelson Place and onto the school property. Clear and ongoing communication with the parents of students will be required to properly manage these concerns.

End of meeting.

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These summary comments reflect Tishman Construction Corporation of MA's interpretation of the discussions that took place. Any discrepancies or omissions should be brought to the author's attention immediately. This summary shall be included as part of the Project record.

Prepared By: Erick Bakstran, Project Manager, TCCMA

Date: April 14, 2015