

Nelson Place Elementary School

School Building Committee Meeting & Vote Summary

**Meeting Date:
Monday, June 1, 2015, 7:00PM – 8:30PM**

Introductions

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&P)

Paul Moosey
K. Russell Adams
Julie Lynch

Lamoureux Pagano Associates, Architect (LPA)

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

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

Erick Bakstran

Fontaine Bros., Inc. (FBI)

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

WDPW&P provided a brief update of the status of the Project. WDPW&P noted the primary purpose of this meeting was for the School Building Committee to vote on the Design Development Submission, scheduled to be formally submitted to MSBA on June 5, 2015. WDPW&P provided additional updates on some of the more significant milestones reached to date, including:

- Execution of the Project Funding Agreement between the City of Worcester and MSBA;
- Submission of the Notice of Intent to the Worcester Conservation Commission;
- Submission of the Demolition Delay Waiver to the Worcester Historical Commission;
- Execution of the CM at Risk contract between the City of Worcester and FBI;
- Preparation and receipt of bids for the Early Site & Enabling bid package, scheduled to take place this summer.

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 project is currently in the Design Development phase. TCCMA stated the Project intends to issue the Design Development Submission to MSBA on June 5, 2015. This will signify the end of the Design Development phase, and the start of the Construction Document phase. TCCMA noted the current schedule anticipates the new NPS will be open by the start of classes in August 2017.

- S2 Significant upcoming schedule related activities include the 60% Construction Documents in August of 2015, the 90% Construction Documents in November 3015, and the 100% Construction Documents in December 2015.
- S3 TCCMA noted the Project is currently planning to issue bid documents for Concrete and Structural Steel around November 2015.
- S4 TCCMA noted the Project is planning to mobilize this summer (2015) with an Early Site/Enabling bid package. Projected start of construction on site is July 2015, running through November 2015. FBI provided additional clarification of the Early Site bid package logistics and schedule milestones. FBI noted there will be an informational meeting scheduled for just prior to the start of field operations to update the neighbors and community.
- S5 FBI noted the planned hours of construction activity are 7:00 AM to 3:30 PM, Monday through Friday. There will be defined delivery and trucking blackout periods imposed on the site subcontractor between 8:00 AM and 9:30 AM, and a second period between 2:00 PM and 3:30 PM. These blackout windows will be refined as work begins to ensure safe separation of construction and school activities.
- S6 Question posed regarding the extent of paving that will be installed at the front of the existing school. Response clarified that additional paving for both play areas and vehicle turnaround areas will be provided at the front of the existing school while the new school is being constructed.
- S7 Question posed regarding the status of the existing retaining wall between the existing school property and the abutting property at the east end of the site. Response clarified that the retaining wall will be addressed with the site bidder once they have been selected. The intent is to provide as wide of an access to the site as possible.
- S8 Question posed regarding schedule for water run off management and blasting operations on site. Response clarified that the design for the management of storm water run-off from the site is in progress, but that FBI will be responsible to manage water run-off from the site in accordance with all applicable regulations. The response also clarified that pre-blasting surveys of adjacent properties are ongoing. FBI noted that if anyone would like to have a survey conducted of their property prior to blasting, they should contact Julie Lynch at WDPW&P, Lynchja@worcesterma.gov as soon as possible. It was also noted that the initial blasting charges will be very small and built up to an appropriate level without impacting any adjacent property.
- S9 Question posed regarding existing drainage services further up Nelson Place from the school site. Response clarified that the Project will be responsible to manage the water run-off from the school site, and cannot speak to additional drainage systems that do not connect to the school property. LPA provided additional clarification of the NOI process the Project has been pursuing with the Conservation Commission. LPA noted the current design should result in reduced surface flows of water run-off from the site then are occurring now.
- S10 Question posed regarding home owner insurance requirements related to damage resulting from blasting operations. Response clarified that both FBI and their blasting subcontractor will carry all of the required insurance coverages. The survey process currently ongoing is specifically to address future claims of any damage that results from the blasting operation. It was noted that the Project is unable to speak to any specific coverages or requirements included in the policies between adjacent property owners and their insurance providers.
- S11 Question posed regarding tree removal from the site as it pertains to water flow from the site. Response clarified that the erosion control measures will be put in place prior to the mass clearing and stripping of the site. The current plan includes multiple measures to control the flow of water run-off from the site. FBI noted they will be available to immediately review any concerns raised during the course of the work.

Program Overview

- P1 LPA provided an update and overview of the current building design and program layout including updated exterior elevations and site plans. LPA included updated renderings of the exterior of the building, the cafeteria/auditorium, the main lobby and a typical classroom. LPA noted the Project has a goal of LEED Silver for the project, and includes photovoltaic panels on the roof that will provide approximately 76% of the electricity for the new school.

School Building Committee Question & Answer

- Q1 Comment was made regarding how well the Project Team has addressed and responded to the concerns raised by the public during the course of design of the future Nelson Place School.

Public Question & Answer

- Q1 Question posed regarding the extent of sidewalks around the future school. Response clarified that the future school will have fully accessible sidewalks around the school. The emergency access to Ramola Road will also be graded in an accessible manner.
- Q2 Question posed regarding the future logistics of the buses and parent pick up and drop off. Response clarified that the future drive loop dedicated for buses will be large enough to accommodate the current quantity of buses serving the school. The buses will have a separate point of exit from the school property from the parent vehicles. It will be the responsibility of the school staff to coordinate the drop off and pick up in a controlled manner.
- Q3 Question posed regarding the emergency access to Ramola Road, and the anticipated use by students. Response clarified that the Project fully expects students to use the access path to get to and from the school. However, it is specifically not the intent to have parents picking up and dropping off at the Ramola Road end of the access path. The school staff will monitor this once the new school is operational. It was also noted that previous designs had considered routing the emergency access through the adjoining Assumption College property, but were deemed to be less advantageous than the current design.
- Q4 Question posed regarding the size and location of the temporary play areas at the front of the existing school during construction. Response provided clarification of the designated areas at the front of the school.
- Q5 Question posed regarding the timing of the installation of the emergency access path to Ramola Road. Response clarified that the access road would likely be installed this summer (2015). The intent is not to use the access path as a truck route to and from the future school construction site. However, there may be circumstances that deem it necessary to utilize this route at times during construction.
- Q6 Question posed regarding the temporary access roads on either end of the site, and if construction vehicles will be circling the existing school to enter and leave the site. Response clarified that construction vehicles will not be circling the existing school during construction. The east access road will be the primary access for construction vehicles, while the west access road will be for school staff, vans, etc., as well as a secondary access road, when required, to the upper construction site.
- Q7 Question posed regarding the future basketball court at the front of the new school, the height of the fence, lighting, etc. Response clarified that the future basketball court in the final design will be set back from Nelson Place with landscaping and plantings between the court and Nelson Place. There is no plan to install 8' chain link fencing or lighting around the future basketball court.

- Q8 Question posed regarding the trees that will be saved prior to the site clearing. Response clarified that the Project Team will walk the perimeter of the site with the Landscape Architect prior to the start of site clearing and positively identify the trees that will remain.
- Q9 Question posed regarding the areas adjacent to the future rear parking area, and why there are no trees shown on the architectural plans presented. Response clarified that existing to remain trees outside of the limits of the site are not reflected on the plans. There is no plan to clear cut any areas outside of the limits of the new school site.

School Building Committee Roll Call Vote

WDPW&P conducted a roll call vote of the School Building Committee members to determine the acceptability of the Design Development Submission of the proposed Nelson Place Elementary School, and it's suitability for submission to the MSBA on June 5, 2015. WDPW&P made reference to a prior SBC meeting that occurred on May 29, 2015, in consideration of schedule conflicts for other members of the committee.

The results of the vote were fourteen (14) votes in favor, no votes against, no abstentions and four (4) members of the committee were not present for the vote. WDPW&P to include the formal vote result with the submission to MSBA.

End of meeting.

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: June 17, 2015