

Community Forum No. 8

December 06, 2018

# Tewksbury Elementary Schools

Tewksbury, Massachusetts



PROJECT MANAGEMENT **CBRE|HEERY**  
Massachusetts School Building Authority

**Flansburgh Architects**

# Elementary School Building Committee

|                        |  |
|------------------------|--|
| Dennis Francis         | Chair, Elementary School Building Committee      |
| Anne Marie Stronach    | Vice Chair, Elementary School Building Committee |
| Christopher Malone     | Superintendent of Schools, TPS                   |
| Brenda Theriault-Regan | Assistant Superintendent of Schools, TPS         |
| Thomas L. Cooke        | ESBC Member / Finance Committee                  |
| Christopher J. Modica  | ESBC Member / Town Resident                      |
| Jonathan Ciampa        | ESBC Member / Town Resident                      |
| Jay Harding            | Prinicipal, Trahan Elementary School             |
| Richard Montuori       | Town Manager                                     |
| James Cutelis          | ESBC Member / School Committee                   |
| Shannon M. Demos       | ESBC Member                                      |
| Maria McLaughlin       | Building Committee Project Administrator School  |
| Jacquelyn Mailey       | Teacher  |
| Eric Ryder             | Community Member                                 |

# Design Team

Kent Kovacs

Flansburgh Architects

Bill Beatrice

Flansburgh Architects

Betsy Farrell Garcia

Flansburgh Architects

# Owner's Project Manager

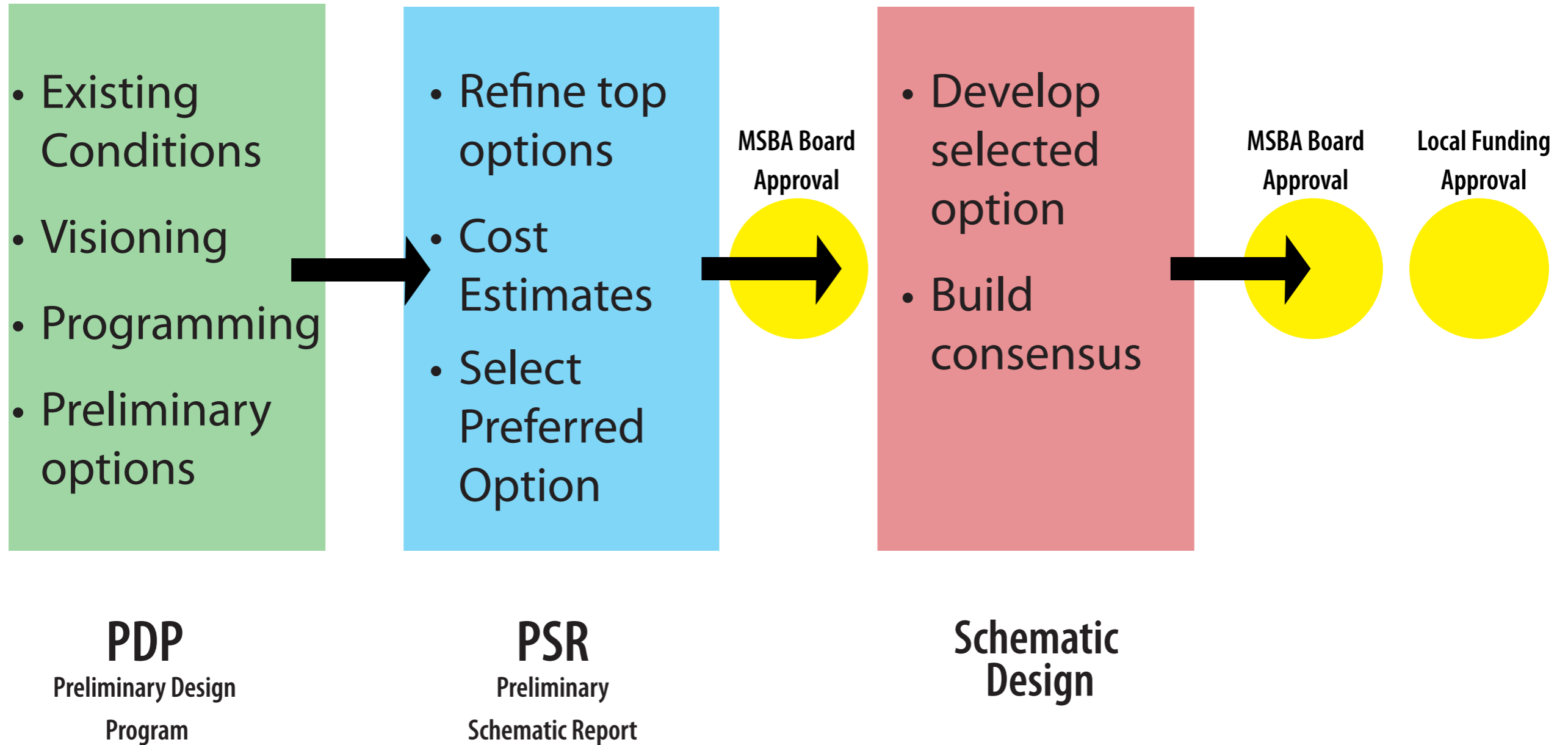
Peter Collins

CBRE | HEERY Project Management

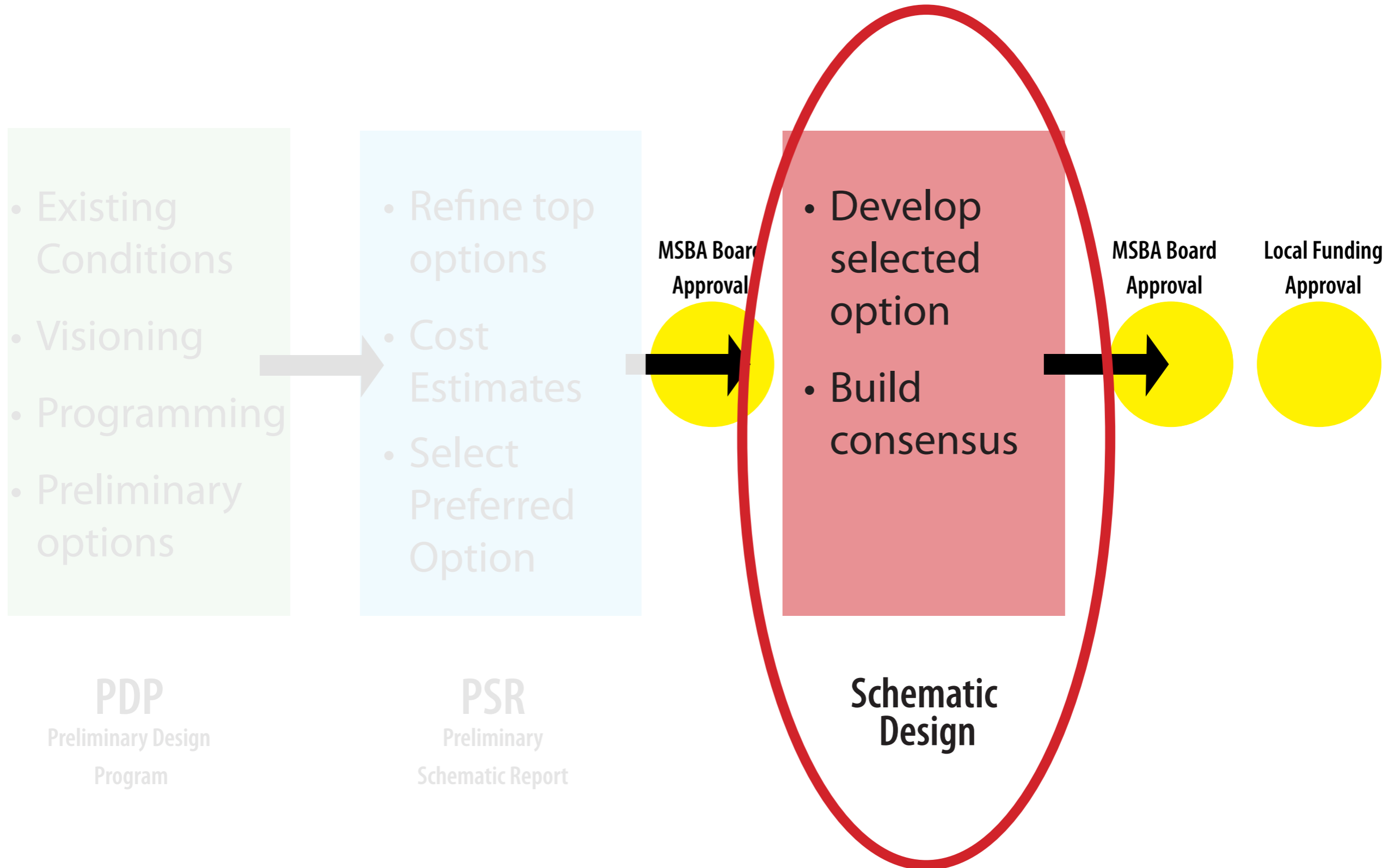
# MSBA Process

- **MSBA** is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects.
- **MSBA** mandates a multi-step rigorous study and approval process.
- Current grant funding agreement with MSBA is **52.06%**. Project has potential for increased reimbursement for an approved project if accepted by the voters of Tewksbury.

# MSBA Process



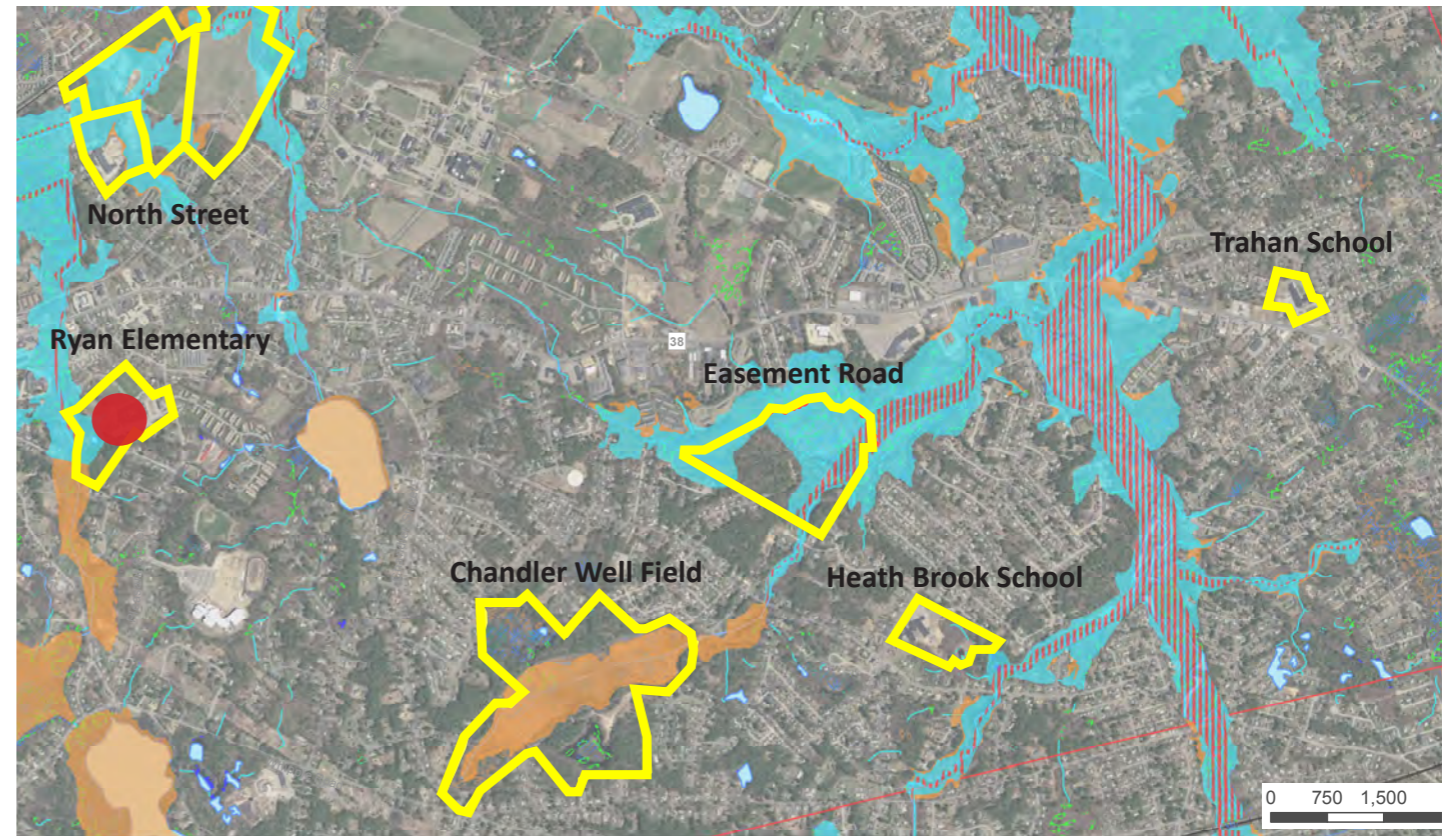
# MSBA Process



# Site Selection

The study began with the evaluation of six sites considered for the project. Geographic location, buildable area, natural features, disruption to student/staff during construction were some of the factors discussed.

The Ryan Elementary School site was selected for its close proximity to the town center, opportunity for enhanced resources as part of an academic campus with the Ryan School, and available open building area.





**KEY PLAN**

- 1 - NEW SCHOOL
- 2 - ENTRY PLAZA
- 3 - PLAY STRUCTURES
- 4 - OPEN PLAY FIELDS
- 5 - PARKING
- 6 - PARENT DROP OFF
- 7 - BUS DROP OFF
- 8 - EXISTING RYAN SCHOOL
- 9 - RELOCATED SPORTS FIELD
- 10 - NEW PRACTICE FIELD
- 11 - VISITOR SEAT WALLS
- 12 - HOME BLEACHERS

**SITE FEATURES**

- A. LANDSCAPED CORNER INCLUDES ADDITIONAL TREES AND GUARD RAIL AS A SAFETY BUFFER.
- B. SITE PERIMETER INCLUDES 15'-0" OF LANDSCAPED AREA AND 6'-0" FENCE TO SCREEN SITE
- C. LOOP ROAD PROVIDES EMERGENCY ACCESS TO ALL AREAS OF SITE AND ACCOMMODATES PARENT DROP OFF ON SITE TO EASE CONGESTION ALONG PLEASANT STREET
- D. EMERGENCY ACCESS TO MUNORE CIRCLE, GATED CONTROLLED BY POLICE AND FIRE ONLY.
- E. DENSE LANDSCAPED BUFFER AT NORTH EAST CORNER OF SITE



MUNRO CIRCLE

Overall 48-foot Dimension = 9-foot sidewalk+24-foot driveway+15-foot green buffer

CONCRETE ROAD

PLEASANT STREET

1" = 40'-0"





1) PARKING LOTS



RED MAPLE



RED MAPLE (FALL)

SELECTED PLANTS



2) SCREENING PLANTING



ARBORVITAE



HOLLY



WHITE PINE



WITCH HAZEL



WITCH HAZEL (SPRING)



AMELANCHIER (SPRING)



AMELANCHIER (FALL)

SELECTED PLANTS



3) MIXED CANOPY



RED MAPLE



RED MAPLE (FALL)



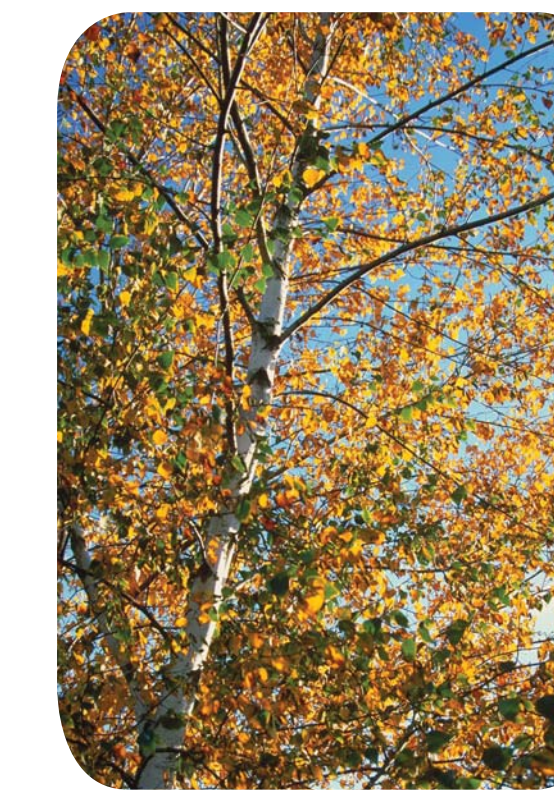
SCARLET OAK



SCARLET OAK (FALL)



BIRCH



BIRCH (FALL)

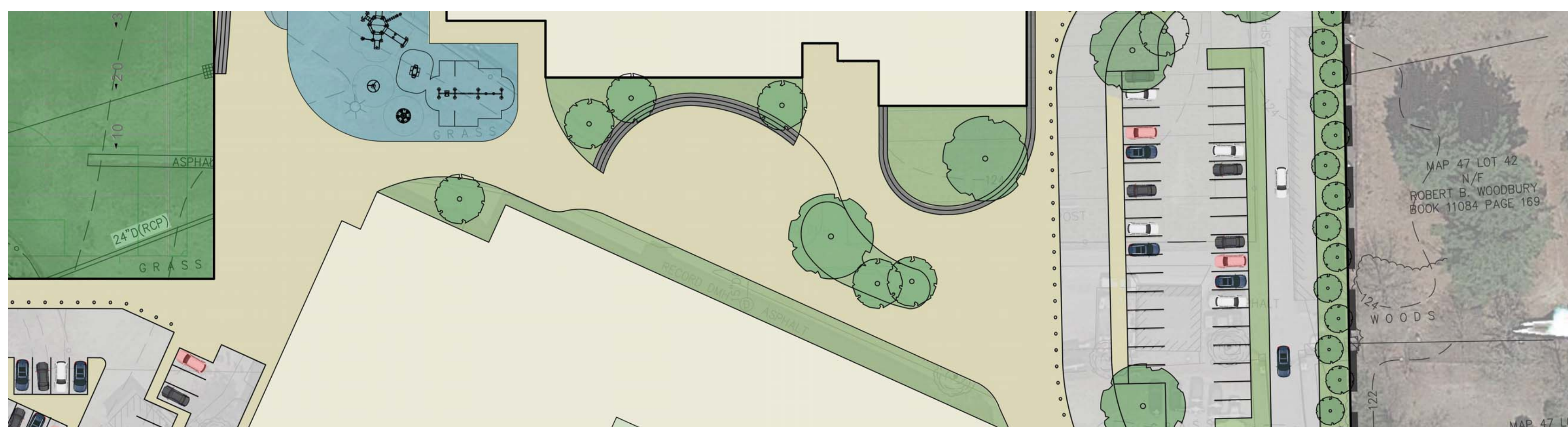


AMELANCHIER (FALL)



WITCH HAZEL (SPRING)

SELECTED PLANTS



4) PLAZA PLANTERS



WITCH HAZEL (SPRING)



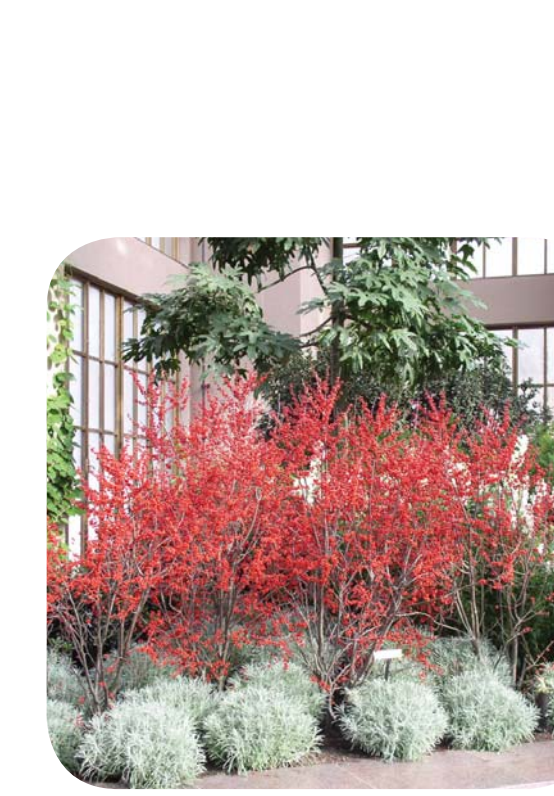
AMELANCHIER (SPRING)



INKBERRY



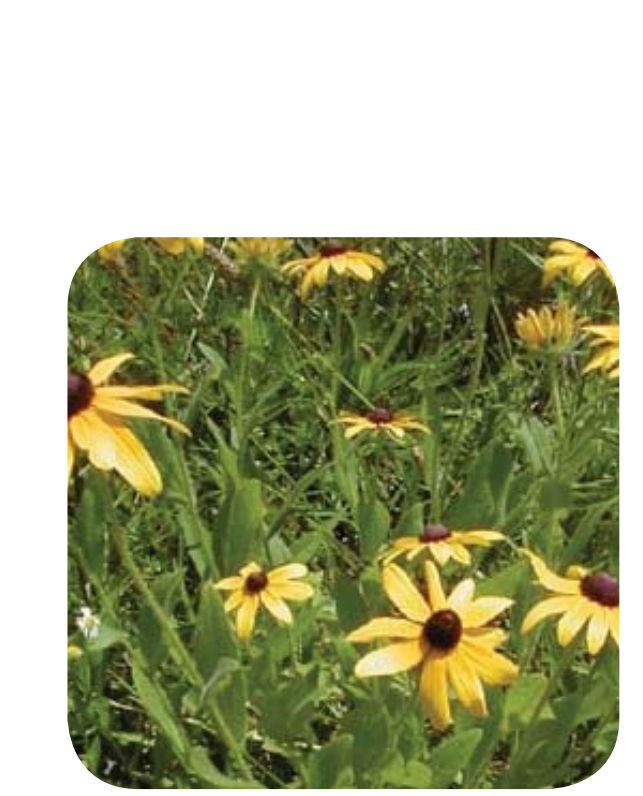
WINTER BERRY



WINTER BERRY (WINTER)



TUFTED HAIRGRASS



BLACK EYED SUSAN



SEDUMS

SELECTED PLANTS



5) RAIN GARDENS



SEDGES



ANDROPOGON

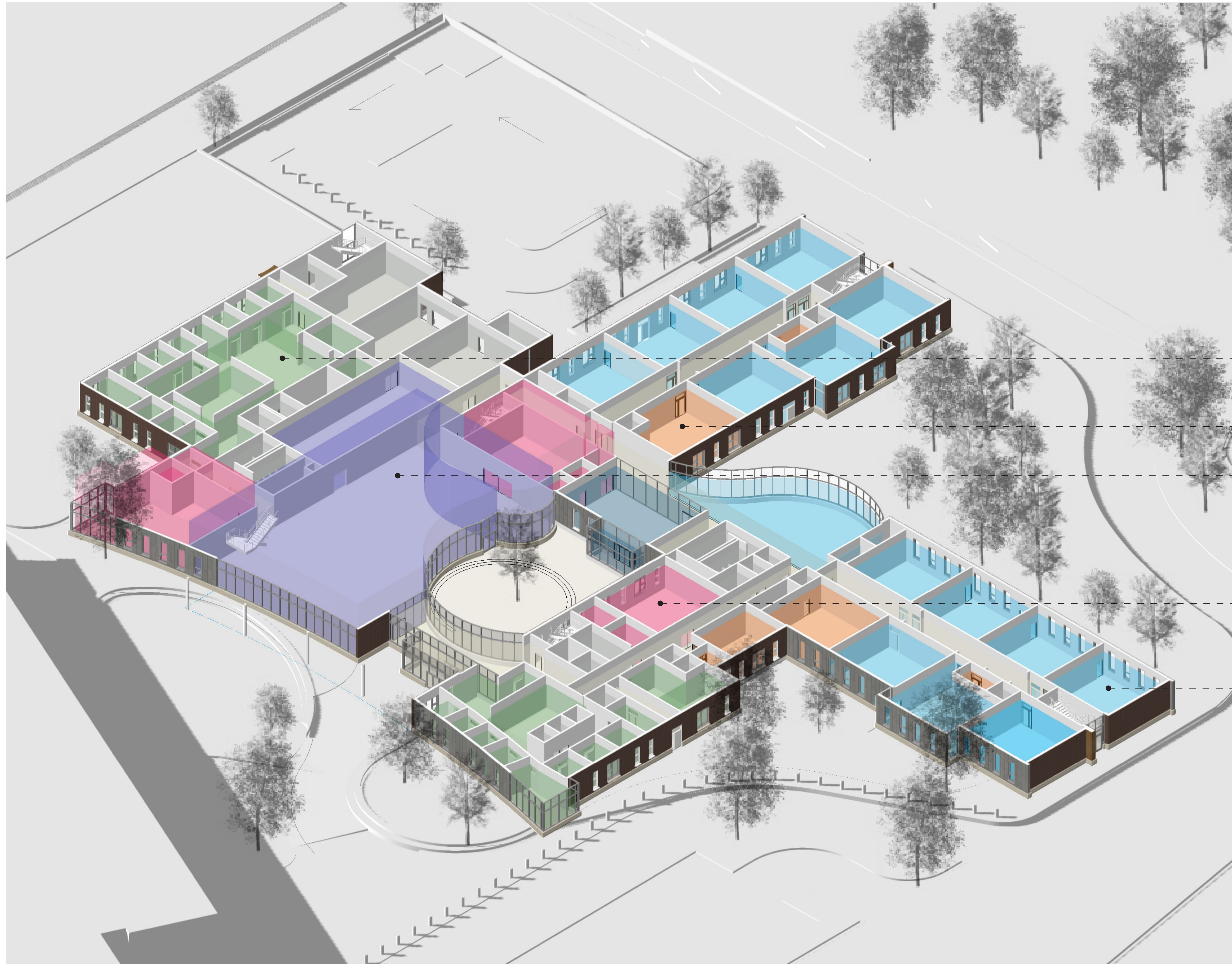


BLUE CARDINAL FLOWER



BLACK EYED SUSAN

SELECTED PLANTS



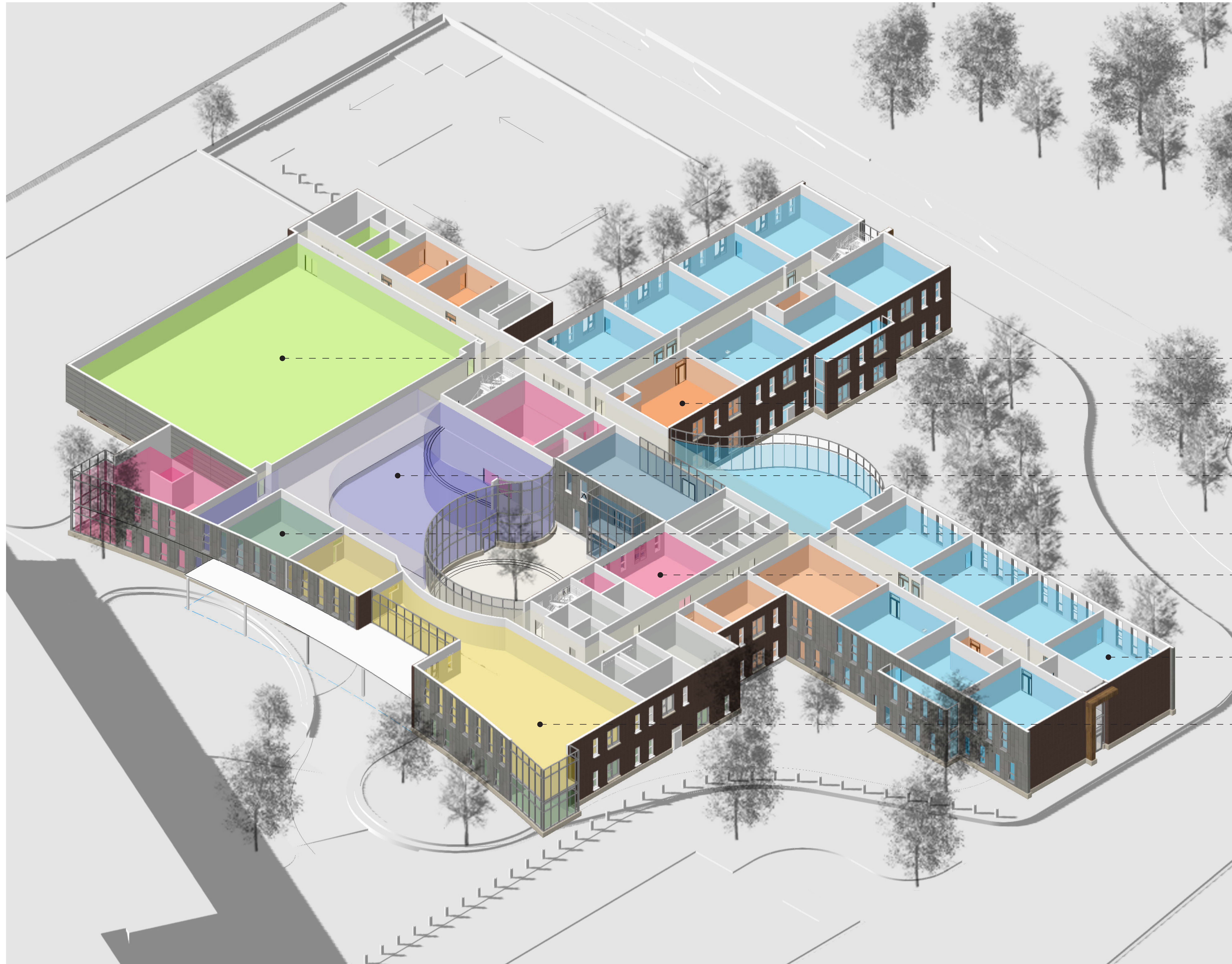
- Administration
- Special Education
- Dining
- Art
- 2nd Grade

FIRST FLOOR ISOMETRIC

Tewksbury Elementary School Building Project  
Tewksbury, MA

**FLANSBURGH**

December 6, 2018



- Physical Education
- Special Education
- Dining
- Administration
- Art
- 3rd Grade
- Media Center

SECOND FLOOR ISOMETRIC

Tewksbury Elementary School Building Project  
Tewksbury, MA

**FLANSBURGH**

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Physical Education

Special Education

4th Grade

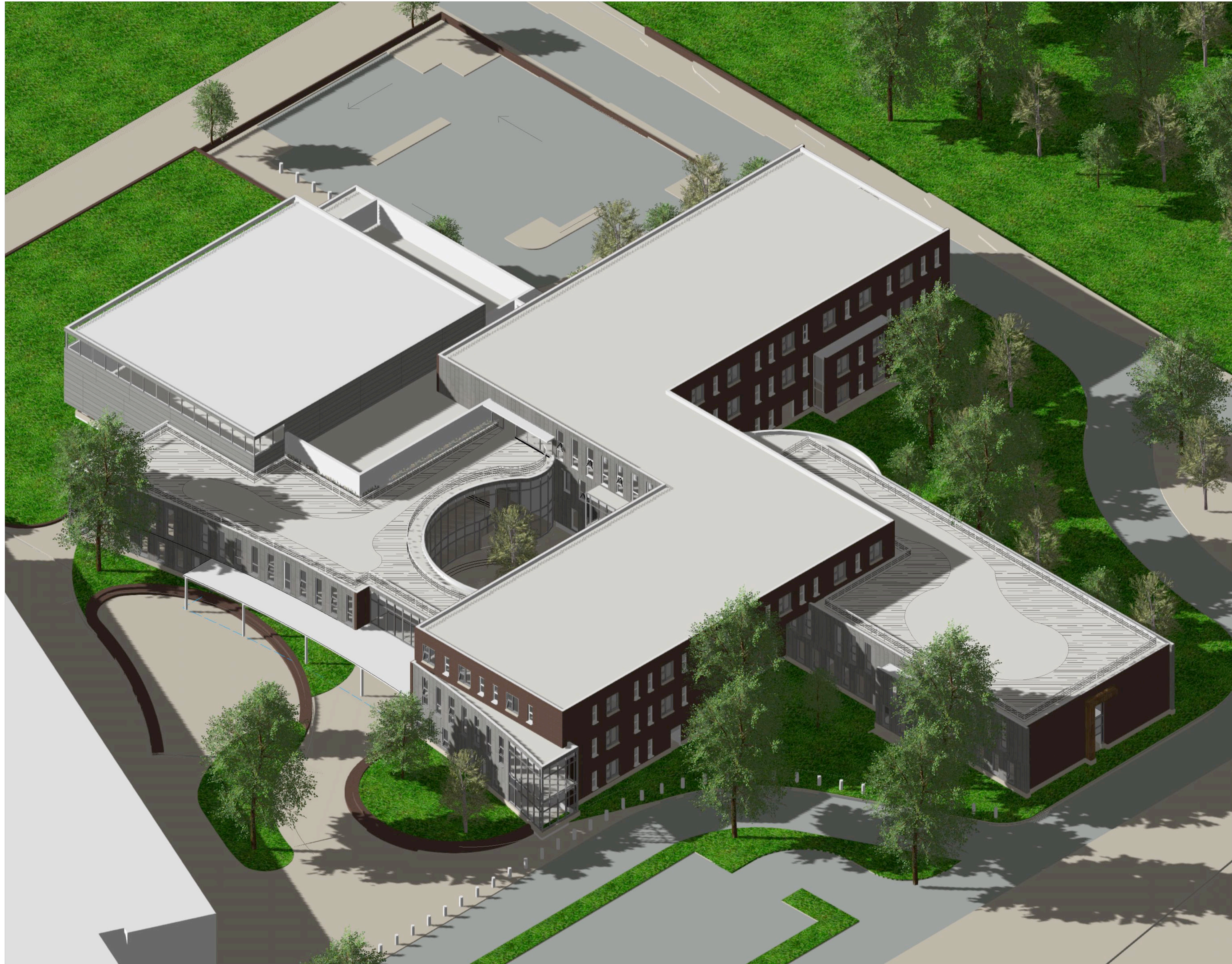
Administration

### THIRD FLOOR ISOMETRIC

Tewksbury Elementary School Building Project  
Tewksbury, MA

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OVERALL BUILDING ISOMETRIC

Tewksbury Elementary School Building Project  
Tewksbury, MA

**FLANSBURGH**

December 6, 2018



# Tewksbury Elementary School

**Town of Tewksbury Building Committee  
Traffic Presentation**



@nitscheng

November 15, 2018

Building better communities with you

# Tewksbury Elementary School

## Traffic Study for the Tewksbury Elementary School

- Introduction: Locus, Traffic Data, Level of Service
- Existing Traffic Conditions at Ryan School Site
- Proposed Conditions with New Grade 2-4  
Elementary School at the Existing Ryan School Site
- Recommendations
- Questions

# New School Program

- Student Projections for New School
  - Grades 2-4: **790 (Release time 3:10 PM)**
  - Existing Grades 5-6: **576 (Release time 2:30 PM)**
  - Staff (teachers, support, administration): **150**
  - Total: **1516**
- Projected Drop-off and Pick-up
  - Drop-off: **409**
  - Pick-up: **209**
  - Buses: **16 + 4 Mini-buses**



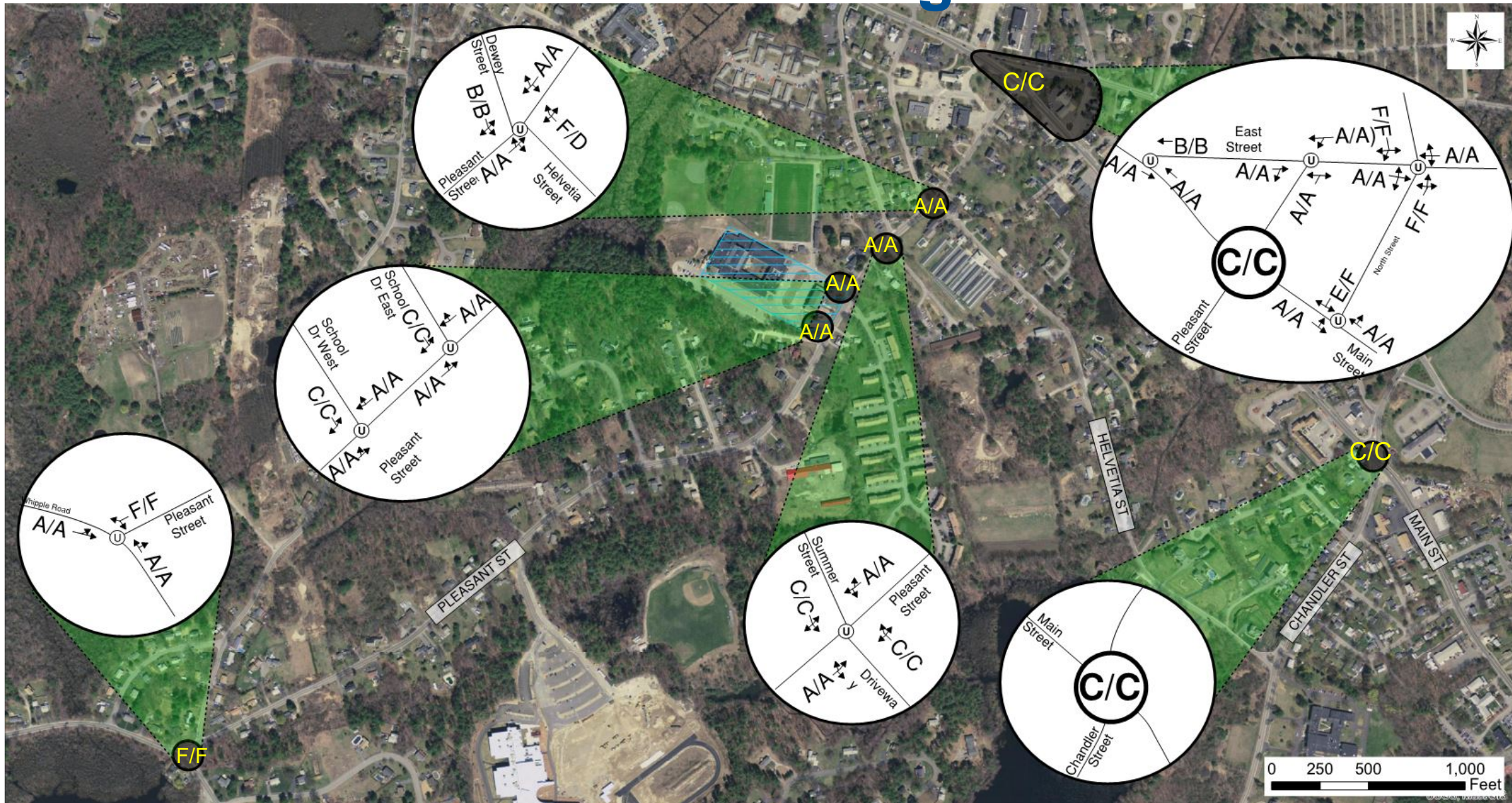
# Traffic Level Of Service

## LEVEL OF SERVICE (LOS)

-  LOS "A" Delay 0-10 Seconds
-  LOS "B" Delay 10-20 Seconds
-  LOS "C" Delay 20-35 Seconds
-  LOS "D" Delay 35-55 Seconds
-  LOS "E" Delay 55-80 Seconds
-  LOS "F" Delay >80 Seconds



# LOS AM/PM Peak - Existing



# Build LOS

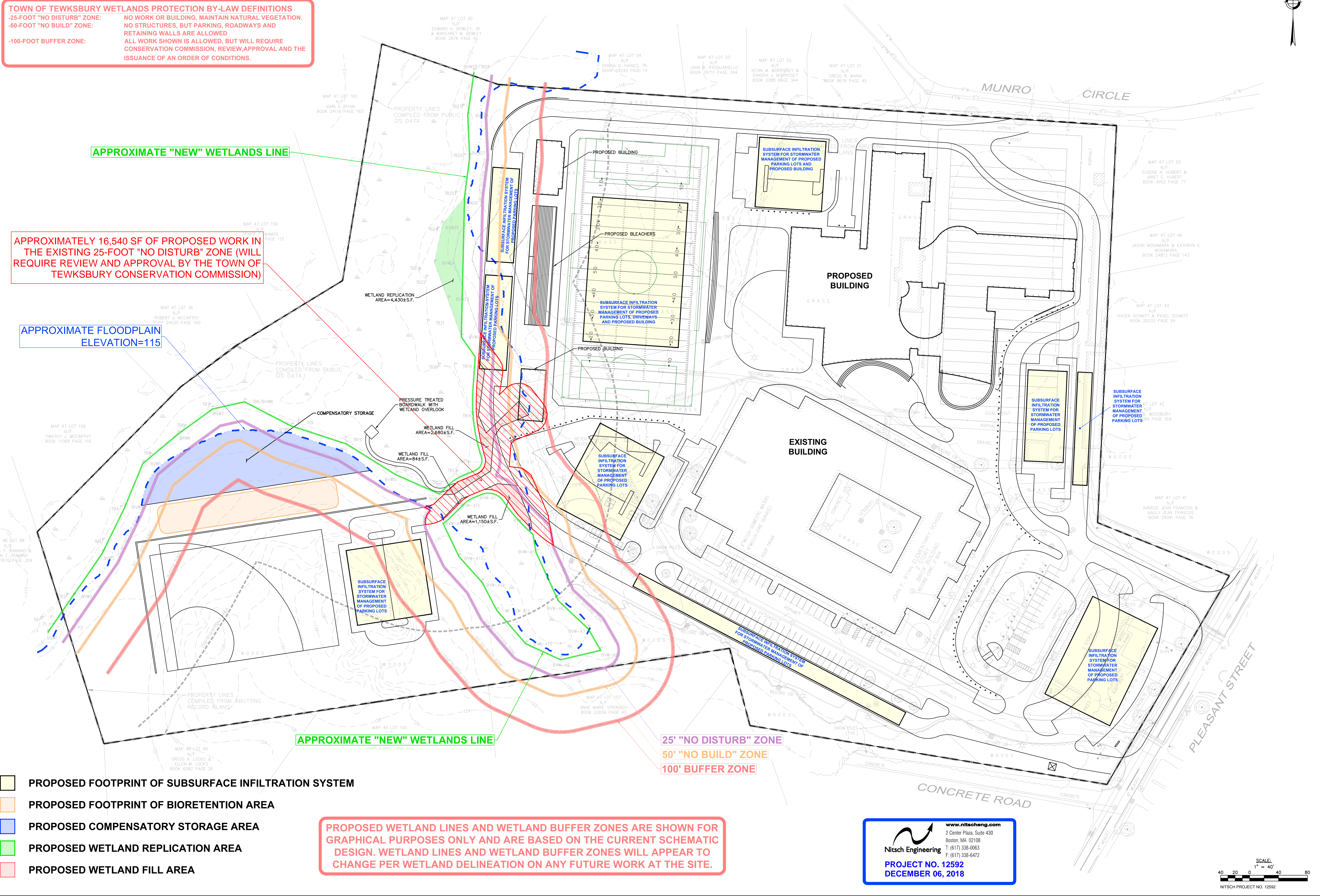


# Recommended Mitigation

- Continue designating Pleasant Street as a School Zone under State and local statute, and install the appropriate School Zone signs.
- Enhance pedestrian experience along Pleasant Street by considering improvements to the sidewalks and accessible ramps where needed to accommodate children walking to school and Safe Route to School;
- Provide advanced warning signs for school entering and exiting traffic.
- Reach out to parents via social media to increase safety awareness.

NOTES:  
 1. SITE LAYOUT BASED ON THE 100% SCHEMATIC DESIGN PLANS PREPARED BY THE LANDSCAPE ARCHITECT.  
 2. REFER TO SHEET CD.00 FOR GENERAL SITE NOTES.  
 3. REFER TO SHEET CD.01 FOR SITE LAYOUT DETAILS.  
 4. PROPOSED BIORETENTION AREA AND SUBSURFACE INFILTRATION SYSTEMS WILL MITIGATE ALL RAINWATER ON SITE. NO IMPACT TO ADJACENTS.

**TOWN OF TEWKSBURY WETLANDS PROTECTION BY-LAW DEFINITIONS**  
 -25-FOOT "NO DISTURB" ZONE: NO WORK OR BUILDING, MAINTAIN NATURAL VEGETATION.  
 -50-FOOT "NO BUILD" ZONE: NO STRUCTURES, BUT PARKING, ROADWAYS AND RETAINING WALLS ARE ALLOWED  
 -100-FOOT BUFFER ZONE: ALL WORK SHOWN IS ALLOWED, BUT WILL REQUIRE CONSERVATION COMMISSION, REVIEW, APPROVAL AND THE ISSUANCE OF AN ORDER OF CONDITIONS.



APPROXIMATE "NEW" WETLANDS LINE

APPROXIMATELY 16,540 SF OF PROPOSED WORK IN THE EXISTING 25-FOOT "NO DISTURB" ZONE (WILL REQUIRE REVIEW AND APPROVAL BY THE TOWN OF TEWKSBURY CONSERVATION COMMISSION)

APPROXIMATE FLOODPLAIN ELEVATION=115

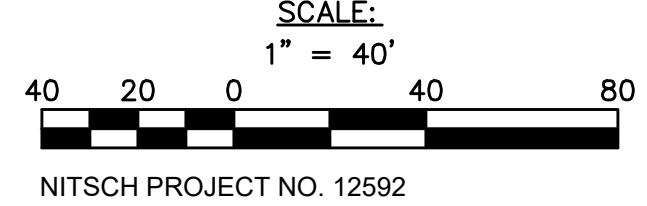
APPROXIMATE "NEW" WETLANDS LINE

25' "NO DISTURB" ZONE  
 50' "NO BUILD" ZONE  
 100' BUFFER ZONE

- PROPOSED FOOTPRINT OF SUBSURFACE INFILTRATION SYSTEM
- PROPOSED FOOTPRINT OF BIORETENTION AREA
- PROPOSED COMPENSATORY STORAGE AREA
- PROPOSED WETLAND REPLICATION AREA
- PROPOSED WETLAND FILL AREA

PROPOSED WETLAND LINES AND WETLAND BUFFER ZONES ARE SHOWN FOR GRAPHICAL PURPOSES ONLY AND ARE BASED ON THE CURRENT SCHEMATIC DESIGN. WETLAND LINES AND WETLAND BUFFER ZONES WILL APPEAR TO CHANGE PER WETLAND DELINEATION ON ANY FUTURE WORK AT THE SITE.

**Nitsch Engineering**  
 www.nitscheng.com  
 2 Center Plaza, Suite 430  
 Boston, MA 02108  
 T: (617) 338-0053  
 F: (617) 338-6472  
**PROJECT NO. 12592**  
**DECEMBER 06, 2018**



Tewksbury Elementary School  
 135 Pleasant Street  
 Tewksbury, MA 01876

**FLANSBURGH**  
 77 NORTH WASHINGTON STREET  
 BOSTON, MA 02114-1810  
 FLANSBURGH.COM

Consultants  
**CBRE HEERY**  
 Owner's Project Manager  
 80 Blanchard Rd, Suite 108  
 Burlington, MA 01803

**Fuss and O'Neill**  
 Hazardous Materials  
 108 Myrtle Street, Suite 502  
 Quincy, MA 02171

**Nitsch Engineering, Inc.**  
 Civil/Traffic/Survey Engineers  
 2 Center Plaza, Suite 430  
 Boston, MA 02110

**Crosby, Schlessinger, Smallridge**  
 Landscape Architects  
 67 Battery March Street  
 Boston, MA 02110

**Engineers Design Group, Inc.**  
 Structural Engineer  
 350 Main Street  
 Malden MA 02148

**PMCM-MA**  
 Cost Estimators  
 20 Downer Avenue  
 Hingham, MA 02043

**Bala Consultant Engineers**  
 HVAC and Electrical  
 52 Temple Place  
 Boston, MA 02111

**Architectural Engineers, Inc.**  
 Plumbing and Fire Protection  
 63 Franklin Street  
 Boston, MA 02110

**Crabtree McGrath Associates, Inc.**  
 Food Service, FF/E, Casework  
 161 West Main Street  
 Georgetown, MA 01833

**Edvance Technology Design, Inc.**  
 Technology & Data/Communication  
 3 Summer Street  
 Chelmsford, MA 01824

**PMCM-MA**  
 Cost Estimators  
 20 Downer Avenue  
 Hingham, MA 02043

| No. | Date | Issue | No. | Date | Issue |
|-----|------|-------|-----|------|-------|
|     |      |       |     |      |       |

| Rev | Date | Description |
|-----|------|-------------|
|     |      |             |

Stamp  
 Project No. 12592

Sheet Title  
**Wetlands Impact Plan**  
 SCHEMATIC DESIGN - COST ESTIMATE SET

Drawn By: SB  
 Reviewed By: WRM  
 Project No: 12592  
 Issue Date: 11/20/18  
 Project ID: 1801.00  
 Scale: 1"=40'  
 Issue Date: 11/20/18  
**EXHIBIT-1.0**