Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 1, 2022

TO: Board of Selectmen

RE: National Opioid Settlement

Massachusetts will receive over $500 million as part of a settlement with opioid distributors and Johnson & Johnson which manufactured and marketed opioids. The Attorney General's Office has established an Opioid Recovery and Remediation Fund which will direct proceeds to be expended on "harm reduction, treatment and prevention."

The Town was recently notified that as a participant in the multi-district litigation and having executed a Massachusetts State-Subdivision Agreement for Statewide Opioid Settlement it will receive settlement proceeds estimated to total $518,824. Amounts will be paid beginning this year through 2038. Four payments totaling $58,345 will be paid during the current calendar year during the months of July and August. Two payments will be made in each of the subsequent years. Payments in the remaining years range from $23,437 to $44,095.

I am convening a group including the Police Chief or his designee, the Health Director, the Health and Recovery Coordinator, the Finance Director, and a school representative to develop a plan for expenditure of these funds.

Jeffrey M. Hull
Town Manager

cc. Joseph Desmond, Police Chief
Shelly Newhouse, Health Director
Bryan Perry, Finance Director
Samantha Cavanaugh, Health & Recovery Coordinator

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 15, 2022

TO: Board of Selectmen

RE: Appointment of Pennilyn Dudley

As you know, Pamela MacKenzie will be retiring from the position of Treasurer/ Collector on July 31, 2022. The Town continues to make a conscious effort to cultivate the talented professionals within our organization to step up to new challenges. Pennilyn Dudley, the Town's current Deputy Treasurer/Collector, will be promoted to the position of "Acting" Treasurer/Collector as of August 1, 2022. Ms. Dudley has over six years of experience in various roles within the department including Deputy Treasurer/Collector and Assistant Treasurer. In addition, her previous experience includes multiple years supporting Assessor and Collector departments in Stoneham and Reading.

Ms. Dudley was recently promoted in 2021 to the Deputy Treasurer/Collector position, so this is another increase of her responsibilities in a relatively short period of time. In light of the recent challenges in recruiting for the Treasurer/ Collector position, we were able to work with the existing Treasurer/Collector, Pamela MacKenzie, to develop a plan which will assist Ms. Dudley in this rapid advancement. Ms. MacKenzie has agreed to work on a part-time basis for a limited number of hours per week. Ms. Dudley's current job as Deputy will not be filled for a period of six months.. The expectation is that at the end of a six-month period, a determination will be made whether Ms. Dudley will become the permanent Treasurer/Collector or return to the role of Deputy Treasurer/Collector.

Ms. Dudley's experience within the department, along with the first-hand training she will receive from the Town's current Treasurer/Collector will be key for her successful transition into her new role. Her entrance into the Treasurer/Collector position will be supported by education as she continues in a certification process that will take between 5 to 7 years. In addition, the Massachusetts Treasurer/ Collector Association will be available, if needed, after Ms. MacKenzie's support is completed.

Ms. Dudley's willingness to take on this position is greatly appreciated. My office is committed to supporting her through this learning process. Lastly, a sincere sense of gratitude is expressed to our current Treasurer/Collector, Pamela MacKenzie, for her willingness to continue to support the Town.

Jeffrey M. Hull
Town Manager

cc: Susan Inman, Assistant Town Manager/Human Resources Director

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 15, 2022

TO: Board of Selectmen

RE: American Rescue Plan Act (ARPA) Funds

The Commonwealth of Massachusetts has received American Rescue Plan Act (ARPA) funds that are being made available for specific municipal projects throughout the state. Thanks to the efforts of the state legislative delegation, the Town is receiving $50,000 in ARPA funds to be utilized toward investigating the feasibility of sidewalks along Andover Street. The funds will be utilized for 25% design of the entire 3,200 linear foot stretch between Route 62 and Emerald Avenue. The scope of work includes performing topographic and boundary survey, identifying the preferred side of the street to construct a new sidewalk and advancing design to the 25% stage. The APRA funds will only pay for a portion of the cost for engineering services, but it is a start. Construction of sidewalks along Andover Street are still several years away given the sidewalk projects scheduled to occur in advance of this location.

As you know the immediate goal is to complete sidewalks along Shady Lane Drive that will create a continuous pedestrian corridor from Glen Road to Middlesex Avenue via Lawrence Street and Shady Lane Drive. This project will be followed by continuation of sidewalks along Woburn Street from the intersection with Sheridan Road to the intersection of Woburn Street and Route 62.

Jeffrey M. Hull
Town Manager

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 8, 2022

TO: Board of Selectmen

RE: Senior Center Building Committee

Senior Center Building Committee met on July 6th with Lee Morrissette, architect with Dietz and Company Architects, Inc., and Dan Pallotta, Owners' Project Manager, to review the schematic design plan and narrative for the project. Both documents are more technical in nature than previous documents reviewed by the committee as they will be submitted to a cost estimator to develop an expected project cost which will be brought to a Special Town Meeting. At this point the feasibility study and schematic design phase are drawing to a close.

Mr. Morrisette highlighted the description of interior finishes and the building envelope, the mechanical, electrical and plumbing systems within the building and fire protection systems. Also covered in the narrative are descriptions of the heating, ventilation and air conditioning system. Another element of the project description to be provided to the cost estimator is the site plan narrative. Curb cuts, parking and sidewalks are some features included within the site design. If the project receives approval it will proceed fully into design development which will continue to add more detail ultimately leading to an extremely detailed description of all facets of the building. These detailed specifications and drawings will be part of the bid documents which will be available to interested contractors upon advertising of the project.

Discussion took place about various elements to be incorporated into the project scope including an emergency generator and lighting of pickleball courts. Some of the features may be considered as alternates so that the Town retains the ability to remove features if needed in an effort to keep project costs within budget. Mr. Pallotta stated that a meeting of this committee on July 20th is not necessary. The committee was informed that August 8th is tentatively scheduled as the date to update the Board of Selectmen on progress of completing schematic design.

Jeffrey M. Hull
Town Manager

Attachment

cc: George W. Hooper, Chairman, Senior Center Building Committee

DIETZ & CO. Architects

Schematic Design Narrative
Wilmington Senior Center
Wilmington, MA

June 24, 2022

Table of Contents

Schematic Design Cost Estimate Submission Architectural Narrative
Town of Wilmington
Wilmington Senior Center

Project Overview:

This project consists of a new construction senior center facility serving the town of Wilmington, MA. This building is approximately 18,875 square feet and offers senior center programs, office space, a kitchen and activity rooms for fitness, arts and crafts, etc.

Programming and Layout Overview:

The senior center lobby has a reception area, lounge, coffee counter and is adjacent to the multi-purpose room and the main corridor. The corridor opens to two small seating areas set apart from one another. The first small seating area has adjacent entries to the large meeting room, arts and crafts room as well as a small meeting room. The second seating area, at the end of the corridor, is adjacent to the fitness room, game room, and living room. The medical suite is located between the two corridor seating areas. The multi-purpose room is easily accessed from the main lobby and serves as an adaptable large gathering space. An operable partition wall allows for the room to be split into two when necessary. Bordering the multi-purpose room is a storage room for movable tables and chairs and a commercial kitchen equipped with refrigerators, freezers, dishwasher, food preparation area and serving counter.

The administration suite consists of three enclosed offices, a conference room, kitchenette and an open office space. Custodial staff closets can be found along the main corridor and an additional custodial storage room is in a private service corridor adjacent to the kitchen. This service corridor also includes the electrical room, mechanical room, and a stairwell with an alternate tread staircase that accesses the attic space above.

Interior Finishes:

Floor finishes in the senior center are to include resilient tile flooring, ceramic tile, tile carpeting, wood gymnasium flooring, rubber gym flooring and epoxy flooring. Resilient tile flooring can be found in the corridors, activity rooms, the lobby, and the multi-purpose room. The administration suite has tile carpeting throughout the office space and resilient tile flooring at the kitchenette area. All bathrooms including the companion toilets, public restrooms and administration toilet have a

finish floor of ceramic tile with a 7' – 0" high ceramic subway tile wainscot. The kitchen features epoxy flooring. The exercise room includes rubber gym flooring, while the fitness room has wood gymnasium flooring.

Interior walls are clad in 5/8" gypsum wall board in all rooms, a resilient base is also provided except for in the bathrooms where there is a ceramic tile wainscot. The lobby area has a decorative wood panel feature, floor to ceiling, near the reception area counter and on the opposite wall. The living room, arts and crafts room, reception area, medical suite, kitchenette, kitchen, lounge and the large meeting room each have solid surface counter tops. Each window features a solid surface sill at the interior.

Ceilings are either acoustical drop ceiling tiles or 5/8" gypsum wall board throughout the building. Corridors feature a 5/8" gypsum wall board ceiling and the lobby and multi-purpose room have a gypsum wall board ceiling with 2' x 4' surface mounted ceiling tiles for acoustical absorption. Activity rooms, the administration suite and the bathrooms have 2' x 2' acoustical drop ceiling tiles.

Exterior storefront and window systems:

The senior center entry consists of an aluminum storefront vestibule with two sets of automatic sliding doors. The lounge area also has an aluminum storefront system with a double door that takes visitors to the back patio area. Embedded into the lobby area roof, on either side, is a band of clerestory storefront that allows light to pass into the space below. Clerestory aluminum windows are also located above the multi-purpose room. Apart from the thermally insulated aluminum storefront systems at the lobby area, the windows throughout the rest building are thermally broken aluminum construction. Exterior doors are insulated hollow metal or aluminum at the storefront vestibule.

Building Envelope:

Compacted gravel is underneath the entire building and is 8" thick. Foundation walls are 4' high and have an 8" high stem wall. The concrete floor slab is 4" thick with an air and vapor barrier and 4" of rigid insulation beneath.

A 2' – 0" high fieldstone base wraps around the whole building and is topped with a cast stone sill. The cladding material on the building's exterior is fiber cement siding with 6" exposure. All accompanying trim and corner boards are also fiber cement.

The multi-purpose room and entry lobby are constructed from glulam purlins with 10" thick structural insulated panels. The glulam rafter tails are expressed on the exterior. The remaining rooves are constructed from prefabricated wood trusses, exterior structural roof sheathing and have faux rafter tails. The faux rafter tails are constructed from douglas fir with wood trim attached as needed to match the glulam rafter dimensions. The covered walkways around the building are cedar timber-framed with a white stain. The base of all cedar posts are wrapped with field stone and a cast stone sill. Roofing at the entry lobby and covered walkways are standing seam metal, while the remainder of the roof has asphalt shingles.

The exterior cladding is mounted on wood strapping atop 4" of mineral wool board insulation. Following the mineral board, is a control layer and ½" plywood sheathing on 2x6 studs. Dense pack cellulose insulation is inside the 2x6 wood stud cavity on all exterior walls. Interior walls throughout the building are both 2x4 studs and 2x6 studs, shear walls have ½" cdx plywood on one side. Please refer to structural narrative for further information.

Mechanical Systems:

Heating and cooling is provided by a VRF heat pump and ventilation provided by an ERV system with associated distribution and diffusers. Refer to MEP narrative for more information.

Plumbing systems:

Exterior mounted heat pump provides domestic hot water to the building. Refer to MEP narrative for more information.

Lighting:

The lobby area and multi-purpose room feature large pendant light fixtures. Corridors feature quad t-bar fixtures, while activity rooms and the administration suite have duo t-bar fixtures. The kitchen, bathrooms, utility, and storage rooms have 2' x 2' light fixtures. Exterior sconces are at all covered walkways and at all exterior doors. All lighting inside and outside the building meet Energy Star requirements. Refer to MEP narrative for more information.

barry engineers and constructors, inc. 176 churchill street, pittsfield, massachusetts 01201 413-443-6591

Wilmington Senior Center – Structural Narrative

Division 3 – Concrete

A. Frost walls to be 4' high, 8" thick walls with 2' wide x 10" thick footings. Reinforce rost walls with #4 @ 18" o.c. each way and reinforce footings with (3)#4's longitudinal bars. All concrete work to be done in conformance with ACI 301 and ACI 318 latest editions. Insulation and waterproofing of foundation walls is to be per Architect's requirements.
B. Install new concrete foundation, 3000 psi concrete, and slabs, 4,000 psi concrete reinforced as shown. Concrete exposed to the weather shall be air entrained. Maximum aggregate size to be ¾".
C. Provide waterproofing in continuous membrane. Insulate floor slab with continuous 2" rigid insulation and 10 mil vapor barrier per Architectural requirements.
D. Pour in place exterior slab for entry landing, broom finish. Provide 2" rigid insulation under exterior slabs.
E. Curing shall be preferably done with moist curing methods. Alternative curing methods shall be submitted for review.
F. Submit reinforcement shop drawings for review and approval.
G. Testing and inspection of concrete to be done by licensed independent testing agency which is to coordinated by the Contractor and paid for by the Owner.

Division 6 – Woods and Plastics

A. Rough Carpentry

1. Exterior walls will have ½" plywood sheathing on 2x6 studs at 16" on center. All joints of the sheathing will be blocked solid and nailed at approximately 3" on center at edges and 12" on center at the body of the panels. Interior walls between units will be a double 2x4 wall with approximately 5" between studs. The interior walls will be bearing walls supporting the second floor framing. These will be supported by concrete footings below the first floor which will separate the units. It is anticipated that alternate interior walls of the building will be a shear wall with ½" cdx plywood on the inner side of one of the 2x4 bearing walls.

2. The roof will have DOC PS 1, Exterior Structural #1 sheathing on wood roof trusses at 16" o.c. at areas which aren't timber framed. Mechanical trusses where required by Architect's and Mechanical Engineer's requirements shall have a bottom chord live load of 40 psf at mechanical floor and have 3/4" plywood sheathing on it. Timber framed roofs to have 10" thick structural insulated panels framing to glu-lam purlins at approximately 6' on center to the main glu-lam timber frames. Glued laminated timbers to be architectural grade members with E=2,400,000 psi and Fb=2,700 psi.
3. Provide structural grade wood framing for new partitions, walls, ceiling, and roof as required and as shown on Structural drawings. All framing shall be at least #2 or better SPF for interior framing and #2 or better SYP pressure treated lumber rated for direct burial where exposed to the weather. For wall heights over 12' high, studs are to be 1 1/2x5 ½" LSL studs at 16" o.c. with E=1,500,000 psi and Fb=2,000 psi.
4. All connectors to be equal to Simpson hangers. Hangers to be galvanized and where exposed to the weather or to pressure treated lumber to have Z-Max galvanized finish. All nails, screws and bolts exposed to pressure treated lumber and for exterior work to be hot dip galvanized.
5. LVL lumber to have minimum values for E=2,000,000 psi and Fb=2,400 psi.

NORIAN SIANI ENGINEERING, INC.
43 Bradford Street, Concord, MA 01742-2972 • Tel: 781-398-2250

Project: **WILMINGTON SENIOR CENTER** **DRAFT**
Date: June 17, 2022

MEP AND FP SCHEMATIC DESIGN

Based on discussions with the owner and architect the following outline specification describes the systems and equipment which are being proposed for the building. This document is intended to allow for preliminary pricing to be performed which will allow for confirmation that the systems described below are within the project budget.

DIVISON 21: FIRE SUPPRESSION

1. Sprinkler system for all spaces per NFPA-13 and the Massachusetts State Building Code (780 CMR). Coordinate with local authorities having jurisdiction.
2. Tier 2 and Tier 3 shop drawings in accordance with NFPA-13, NFPA-14 and Massachusetts State Building Code (780 CMR). Shop drawings to include, revised plans and hydraulic calculations stamped by the FS contractor's PE and filed with the fire department.
3. Submittals and shop drawings.
4. Coordination with all trades.
5. System testing per NFPA-25 and arrange for test observation by local authorities and the engineer.
6. One year system warranty.
7. Required spare sprinkler heads, tools, parts and associated sprinkler head cabinet.
8. Backflow preventer, alarm valves with all accessories located in fire/water room.
9. Fire alarm system flow and tamper switches and connections. Coordinate with electrical contractor.
10. Wet sprinkler coverage for all rooms, hallways, entries, closets, attics, combustible void spaces and other areas.
11. Complete piping system with hangers, test stations, drains, vents and accessories.
12. Concealed ceiling sprinkler heads at all areas. Exposed sprinkler piping and upright heads with cages in mechanical room and attics.
13. Siemens type fire department connection at building exterior. Mount adjacent to main entry door.
14. Electric bell at building exterior above fire department connection.
15. Drain riser and main drain to building exterior located adjacent to mechanical room door.
16. Dry sidewall sprinkler heads to protect overhangs at front and rear of building.
17. Fire and smoke and water proofing for penetrations made by GC.
18. Size and supply access panels for required access to the fire protection system components. Installation by GC.

220000 – PLUMBING

Note: All plumbing installations, fixtures and fittings shall be water saver type to meet Water Sense requirements.

1. Plumbing systems as specified per Massachusetts Plumbing Code (CMR 248), conform to all applicable NFPA requirements, and the Massachusetts State Building Code (780 CMR). Coordinate with local authorities having jurisdiction.
2. Submittals and shop drawings.
3. Coordination with all trades.
4. One year system warranty.

5. System testing per code and arrange for test observation by local authorities and the engineer.
6. Coordinate with the local water department supplying the service and meter concerning installation requirements; pay all related fees.
7. Buried potable water service and meter provided by local water department, isolation and remote read; coordinate with civil engineer and utility.
8. Water meter fit for (1) building water meter and (1) abatement type irrigation meter. All associated valving and piping.
9. RPZ and water connection to GC provided irrigation system.
10. All new waste, vent & potable water plumbing systems.
    a. All waste and vent piping to be cast iron waste.
    b. Potable water shall be type L copper above grade and type K copper below grade.
    c. Pipe insulation for cold and hot water piping systems using continuous fiberglass with continuous vapor barrier outer including valves and fittings. Insulation to run continuously through hangers.
11. Plumbing fixtures, hangers, fittings, isolation stops, escutcheons and connections. See architectural plans for fixture quantities. All applicable fixtures shall be water sense labeled. See specific area descriptions for details on plumbing fixtures.
12. Commercial Kitchen:
    a. Stainless steel handwash sink with faucet.
    b. 3-bowl sink with faucet
    c. Hose bibb at wall of kitchen (Qty-1)
    d. Floor drain with trap primer (Qty-4)
    e. Recess floor mounted 100 gal Grease Trap with extension collar and heavy duty cover (JR Smith 8050 or equal)
    f. Connection to dishwasher
13. Main Restrooms (men's and women's)
    a. Plumbing fixtures, hangers, fittings, isolation stops, escutcheons and connections. See architectural plans for fixture quantities. All applicable fixtures shall be water sense labeled.
    b. Lavatories to be wall mounted, ADA compliant with floor mounted recessed arm carriers. Faucet to be hardwired touchless type. Each lavatory to have ½" point-of-use tempering valve and ADA impact protection.
    c. Toilets to be wall mounted with heavy duty wall carrier. Flush valve to be hardwired touchless type.
    d. Floor drain with trap primer (Qty-2)
14. Single occupancy Restrooms/Comp Toilet
    a. Plumbing fixtures, hangers, fittings, isolation stops, escutcheons and connections. See architectural plans for fixture quantities. All applicable fixtures shall be water sense labeled.
    b. Lavatories to be wall mounted, ADA compliant with floor mounted recessed arm carriers. Faucet to be hardwired touchless type. Each lavatory to have ½" point-of-use tempering valve and ADA impact protection.
    c. Toilets to be wall mounted with heavy duty wall carrier. Flush valve to be hardwired touchless type.
15. Laundry Room
    a. Floor drain with trap primer (Qty-1)
    b. Clothes washer valve and 2" standpipe with recessed wall box.
16. Janitors Closet
    a. Janitors Mop Sink with facet.

17. Arts and Crafts
    a.
    b. ADA compliant single bowl stainless steel with faucet.
18. Medical Suit
    a. ADA compliant single bowl stainless steel with faucet.
19. Mechanical Room
    a. DHW System
        i. Exterior mounted heat pump domestic water heater {Mitsubishi QAHV-N136TAU-HPB}
        ii. 200 gallon glass lined storage tank {NTS 200}
        iii. Heat Exchanger {SWEP B85Hx81/4P-SC-M}
        iv. 100 gallon electric backup water heater
        v. 20 gal potable water expansion tank
        vi. DHW reciculation pump {Grundfos Magna 32-60}
        vii. 2" DHW tempering valve. {Armstrong Rada}
        viii. Associated piping and valving.
    b. Hose bibb at wall of kitchen (Qty-1)
    c. Floor drain with trap primer (Qty-1)
20. Water fountain with bottle filler
21. Freeze proof hose bibs at building sidewall. (Qty-4)
22. Indirect waste connections with trap primer for condensate drainage from all air conditioning units. (Qty-3)
23. Fire and smoke and water proofing for penetrations made by GC.
24. Size and supply access panels for installation by GC and as required for access to the plumbing system components.
25. Test and balance all systems.
26. Record drawings in CAD.

230000 - HEATING, VENTILATING AND AIR CONDITIONING

1. Mechanical heating ventilating and air conditioning (HVAC) system to serve all areas of the work per The International Mechanical Code (IMC 2015), International Energy Conservation Code (IECC 2018), National Electric Code (NFPA-70), all applicable NFPA requirements, and the Massachusetts State Building Code (780 CMR). Coordinate with local authorities having jurisdiction.
2. New, complete mechanical systems to serve all areas.
3. One year system warranty.
4. System testing per code and arrange for test observation by local authorities and the engineer.
5. Coordinate with Commissioning Agent. Onsite technical time as required to facilitate commissioning.
6. Coordination with all trades.
7. Submittals and shop drawings.
8. Provide VRF heat pump system consisting of the following:
    a. (1) Outdoor 28 ton HP unit [Mitsubishi PUHY-P336] with 24" Bigfoot support frame. Unit will include snow/hail guards, snow hoods and base pan heaters located on the roof.
    b. (6) 1 ton ceiling cassette style fan coils. {Mitsubishi PLFY-P12}
    c. (34) 1/2 ton ceiling cassette style fan coils. {Mitsubishi PLFY-P05}
    d. (2) 5 ton ducted fan coils to serve dinning/function room. {Mitsubishi PEFY-P60} Distribution supply and return ductwork.
    e. Central controller and individual wall hung controller to control each fan coil.

f. (1) refrigerant distribution branch box with (1) sub-branch box controller and associated electrical connection.
g. Insulated refrigerant suction and liquid piping from condensing unit to each fan coil unit.
h. Provide electrical power.
i. Provide ¾" insulated condensate drain from each fan coil to floor drain at janitors closet or mechanical room.

9. Back of house areas: 3 KW electric unit heater. (Qty-4) {Qmark MUH0381}
10. Ventilation System
    a. 900 CFM ERV system with associated distribution ductwork and diffusers and grilles. {Lossnay LGH-F1200RVX2-E} (Qty-3 Systems)
    b. 300 CFM ERV System with associated distribution ductwork and diffusers and grilles. {Lossnay LGH-F470RVX2-E} (Qty-8 Systems)
11. Commercial Kitchen Makeup air and exhaust system:
    a. Provide 1,200 CFM sidewall exhaust fan with 1/3 HP ECM motor {Greenheck CUE-120VG}
    b. Provide fire rated grease duct from kitchen hood to exhaust fan.
    c. Provide 1,200 cfm makeup air unit with merv-13 filtration and outside air connection. {Mitsubishi PEFY-P96NMHU-E-OA}
    d. Provide (1) Outdoor 8 ton HP unit [Mitsubishi PUHY-P96] with 24" Bigfoot support frame. Unit will include snow/hail guards, snow hoods and base pan heaters located ~~on the roof.~~
    e. Provide refrigerant liquid and suction risers down to the first floor. (3/4" liquid, 1-1/8" suction)
    f. Provide associated ductwork, grilles and controls.
12. Fire stopping for penetrations made by GC.
13. Size and provide access panels for required access to the mechanical system components.
14. Test and balance all systems.
15. Record drawings in CAD.

DIVISION 26: ELECTRICAL
260000 – Electrical

1. Electrical systems to serve all areas of the work per The National Electric Code (NFPA-70), NFPA-72 all other applicable NFPA requirements, and the Massachusetts State Building Code (780 CMR). Coordinate with local authorities having jurisdiction.
2. New, complete electrical systems to serve all areas.
3. One year system warranty.
4. System testing per code and arrange for test observation by local authorities and the engineer.
5. Coordination with all trades.
6. Submittals and shop drawings.
7. All wiring to be RoHS compliant where possible.
8. Pad mounted transformer on site. Contractor to provide pad and conduits. Coordinate location with utility.
9. Secondary underground duct banks from new primary power sources (transformers provided by electric utility company).
10. Telephone and cable television services from City Street in underground ductbanks from street interface to building.
11. Interior secondary distribution systems, including all branch circuit wiring, switching devices, cables, wiring, junction and pull boxes, wire ways and all other components required for complete and operational system.

12. 600 amp, 208/120 V, 3 ph service and associated switch gear within building electric room. Electric service shall encased in concrete from where it enters the building to the electrical main switch gear.
13. Panel boards and power wiring circuits to serve all areas.
14. Wiring devices (Decora switching and receptacles)
15. Wiring and devices to domestic appliances including; electric ranges, dishwashers, garbage disposals, electric clothes washers.
16. Power for HVAC, plumbing and fire protection equipment.
17. Conduit for future PV installation. EC to provide 4" conduit from the roof to the main electric room and breaker space at the MDP for PV breaker.
18. All lighting systems (indoor and outdoor, normal, emergency) including all fixtures, lamps, etc. All lighting shall meet Energy Star requirements with either hardwired or screw-in LED or compact fluorescent bulbs.
19. Exit signs and egress lighting shall included emergency power batteries and shall use LED's.
20. LED building mounted exterior lighting. (All fixtures to be dark-sky compliant.)
21. Plywood back boards and with duplex receptacle for Cable TV and Telephone at main electrical room. (Typ-2)
22. Data and TV wiring
    a. Network installed for telephone use with CAT6 or better wiring.
    b. Network installed for data at office areas use with CAT6 or better wiring.
    c. Network for TV services using COAX cable.
    d. Coordinate with all providers involved.
23. Power to electrified door hardware.
24. Power to key fob system.
25. Fire Alarm
    a. NFPA-72 compliant addressable fire alarm systems coordinated with code and the Fire Department.
    b. Two telephone lines per monitored fire alarm system.
    c. Conduits for future installation of bi-directional amplifier.
    d. Smoke and carbon dioxide protection per code.
    e. Remote annunciator at entry vestibule
    f. Main panel and battery system in electrical room
26. Exterior outlets at building sidewall. (Qty-4)
27. Power and fire alarm connections to elevator door smoke curtains.
28. Alternate E-1: Bi-directional amplifier system including antennas, power supply, etc. If required GC to provided dedicated 2hr rated room for equipment.
29. Alternate E-2: backup generator.
    a. Installation to include gas service to the building.
    b. 100 KW gas fired generator with acoustic enclosure mounted at building exterior.
    c. Automatic transfer switch
    d. Back power panel boards and power wiring circuits.

Capacity?

END OF OUTLINE SPECIFICATIONS

WILMINGTON SENIOR CENTER
SLR SITE PLAN NARRATIVE

SITEWORK

site area

- The site is located west of the intersection of Pine Ave. and Main Street. the area identified for development is approximately 6 acres.
- The Schematic Design Narrative is based on Schematic Design Site Plan.

demolition

- The project will require the removal of trees and vegetation except in areas indicated on the plan that will screen the homes on the south and east property.

site layout

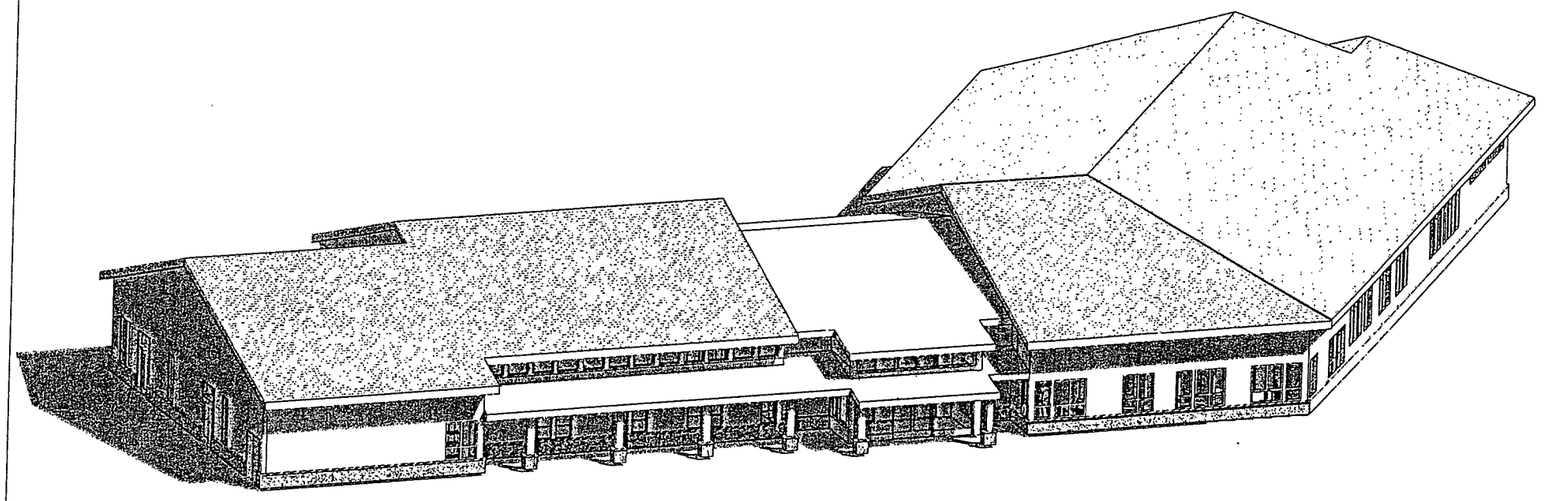
- The site will be protection from erosion by implementation of erosion and sedimentation controls.
- Curb cuts and drive access
  - The site will be accessed by 1 curb cut on Main Street, directly across from Pine Avenue.
  - The driveway will be two-way travel at 24 feet width (all access drives and aisles are 24 feet) and allow vehicles access to a main drop off and parking for staff and visitors.
  - All driveway pedestrian crossing will be painted cross walks
- Parking
  - Curbing is proposed in the parking lot area or adjacent to the building including planting islands for the major parking lot.
  - At the head end of all parking spaces facing flush sidewalk, a precast concrete wheel stop will be required.
  - Parking spaces will be 9 feet by 18 feet
  - Accessible spaces will meet building code and exceed the required quantity
  - An on-site parking lot will provide space for 151 standard vehicles, 2 of which shall be Van Accessible, 8 standard accessible, 2 mini bus/oversized and 2 kitchen loading spaces 13 are painted accessible, 3 are intended for parking vans.
  - Accessible spaces will require striping and signage in accordance with ADA/MAAB requirements.
- Sidewalks
  - All walkways will be set flush with the pavement to eliminate trip hazards within pedestrian paths.
  - All walkways will be 6 feet in width and broom finished.

    - All walkways will be 5 inches thick with welded wire fabric reinforcement and load transfer plates at expansion joints or steel dowels.
    - There will a minimum of one accessible sidewalk to the existing walk at Main Street.
- The main outdoor entertainment patio will be constructed with concrete with a sail canopy to provide shade.
- An event area consisting of a Pergola adjacent to a bocce court pitch.
- A series of raised garden areas will be provided.
- A paved delivery area and concrete dumpster pad enclosed with a screen fence is proposed.
- The transformer and generator will be screened with ornamental grasses
- A landscape buffer will remain along the south and east property lines.
- Minimal landscape is proposed, foundational plantings, lawn, and trees including upright Armstrong Maples.

WILMINGTON SENIOR CENTER

NEW CONSTRUCTION

MAIN STREET, WILMINGTON, MA 01867



SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

06/24/2022

PROJECT INFORMATION

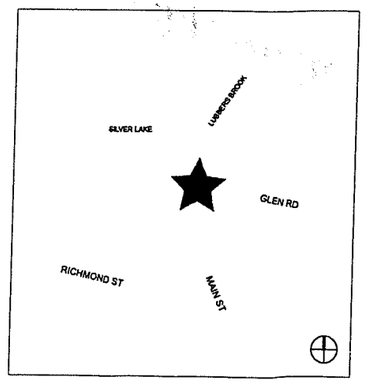
CONSTRUCTION OF THE WILMINGTON SENIOR CENTER

PROJECT DESCRIPTION
THE PROJECT CONSISTS OF A NEW CONSTRUCTION FACILITY SERVING THE TOWN OF WILMINGTON FOR SENIOR CENTER PROGRAMS, OFFICE SPACE, AND ACTIVITES. THE SINGLE LEVEL STRUCTURE IS SLAB ON GRADE FOUNDATION CONSTRUCTION, WITH WOOD FRAMED EXTERIOR WALLS, CLAPBOARD EXTERIOR FINISHES AND MASS TIMBER GLULAM ROOF RAFTER COSNTRUCTION IN BOTH THE MULTI-PURPOSE ROOM AS WELL AS THE LOBBY.

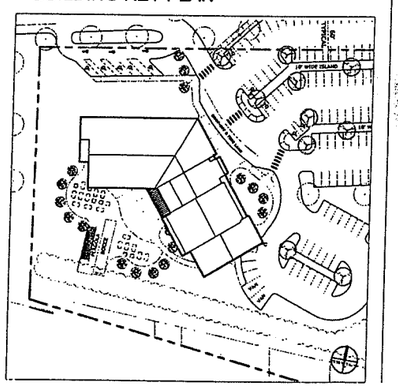
OCCUPANCY: A-3 **CONSTRUCTION TYPE:** VB

GROSS SF: 18,875 SF

LOCUS MAP



BUILDING KEY PLAN



PROJECT TEAM

OWNER
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CONSULTANT

STAMP

PROGRESS SET NOT FOR CONSTRUCTION

TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

NO.	DATE	DESCRIPTION
		SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

ARCH PROJ NO 2215
DRAWN BY ACB
CHK'D BY LE

SHEET TITLE
COVER SHEET

G000

ABBREVIATIONS

&	AND
@	AT
=	EQUALS
#	POUND/NUMBER
+/-	PLUS OR MINUS
-	THROUGH
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUS	ACOUSTIC(AL)
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AFS	ABOVE FINISH SLAB
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANCH	ANCHOR
ANNO	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPD	APPROVED
ARCH	ARCHITECTURAL
ATC	ACOUTSTICAL TILE CEILING
AUTO	AUTOMATIC
AV	AUDIO VISUAL
BEJ	BRICK EXPANSION JOINT
BF	BARRIER FREE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BOT	BOTTOM
BR	BEDROOM
BIFLD	BIFOLDING DOORS
BRK	BRICK
BSMT	BASEMENT
BT	BOLT
BTWN	BETWEEN
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CBD	CHALK BOARD
CBU	CEMENTITIOUS BACKER UNIT
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CHAN	CHANNEL
CI	CAST IRON
CIP	CAST-IN-PLACE
CIRC	CIRCULATION
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLDG	CLADDING
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COMP	COMPUTER
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CP	CONTROL PANEL
CPVC	CELLULAR PVC
CPT	CARPET
CT	CERAMIC TILE / COOLING TOWER
CTB	CERAMIC TILE BASE
CTR	CENTER
CTSK	COUNTER SUNK
CUH	CABINET UNIT HEATER
CVR PL	COVER PLATE
CW	COLD WATER (PIPING)
D	DEEP, DEPTH
DA	DOUBLE ACTING
DBL	DOUBLE
DEG	DEGREE
DEL	DELETE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DIR	DIRECTION
DIS	DISABLED
DISP	DISPENSER
DMPF	DAMPPROOFING
DMT	DEMOUNTABLE
DN	DOWN
DO	DOOR OPENING
DOC	DOCUMENT
DP	DIMENSION POINT
DPTN	DEMOUNTABLE PARTITION
DR	DOOR
DR	DINING ROOM
DRSW	DOOR SWITCH
DR CL	DOOR CLOSER
DRN	DRAIN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EB	EXPANSION BOLT
EIFS	EXT INSULATION FINISH SYSTEM
EFS	EXTERIOR FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENCLO	ENCLOSURE
EO	ELECTRICAL OUTLET
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
ESCAL	ESCALATOR
EWC	ELECTRICAL WATER COOLER
EXH	EXHAUST
EXP	EXPOSED
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FB	FACE BRICK
FC	FACE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FIN	FINISH
FND	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FINISHES & EQUIP
FFEL	FINISH FLOOR ELEVATION
FG	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLASH	FLASHING
FLUOR	FLUORESCENT
FLT	'FIRELITE' RATED GLASS
FO	FACE OF
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FOW	FACE OF WALL
FP	FIRE PROTECTION
FPG	FIREPROOFING
FR	FRAME
FS	FLOOR SINK
FT	FEET
FRTW	FIRE RETARDANT TREATED WOOD
FTG	FOOTING
FURN	FURNITURE
FURR	FURRING
FWC	FABRIC WALLCOVERING
FWP	FABRIC WRAPPED PANEL
GA	GAUGE / GAGE
GALV	GALVANIZED
GB	GRAB BAR
GEN	GENERATOR
GC	GENERAL CONTRACT(OR)
GDR	GUARD RAIL
GFRP	GLASS FIBER REINFORCED PANEL
GFRC	GLASS FIBER REINFORCED CONC
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GR	GRADE
GRD	GROUND
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H&CW	HOT & COLD WATER
H	HIGH / HEIGHT
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HCP	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HS	HEAT STRENGTHENED (GLASS)
HM	HOLLOW METAL (STEEL FRAME)
HNDRL	HANDRAIL
HO	HOLD-OPEN
HORIZ	HORIZONTAL
HPT	HIGH POINT
HRC	HOSE REEL CABINET
HR	HOUR
HS	HAND SINK
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HW	HOT WATER
HYDR	HYDRAULIC
IB	INTERACTIVE BOARD
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INCL	INCLUDED / INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
IPS	INTERNATIONAL PIPE STANDARD
JAN	JANITOR
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K	KIP (1000 LBF)
KD	KNOCK DOWN
KPL	KICK PLATE
KG	KILOGRAM
KIT	KITCHEN
KO	KNOCKOUT
KW	KILOWATT
L	LONG OR LITER (METRIC DOCS)
LAB	LABORATORY
LAM	LAMINATE / LAMINATION
LAV	LAVATORY
LB	POUND
LDG	LANDING
LD BRG	LOAD BEARING
LF	LINEAR FOOT
LF INS	LOOSE FILL INSULATION
LKR	LOCKER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LOC	LOCATION
LN	LINE
LT	LIGHT
LT GA	LIGHT GAUGE
LT WT	LIGHT WEIGHT
LWC	LIGHT WEIGHT CONCRETE
LTD	LIMITED
LPT	LOW POINT
LTG	LIGHTING
LVR	LOUVER
M	METER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBL	MARBLE
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MDO	MEDIUM DENSITY OVERLAY PLYWOOD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLDG	MOLDING
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MPS	MOTORIZED PROJECTION SCREEN
MR	MOISTURE RESISTANT
MS	MACHINE SCREW
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION
MULT	MULTIPLE
N	NORTH
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NE	NOT EXCEEDING
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOT REQUIRED
NS	NO SCALE
NTS	NOT TO SCALE
O/O	OUT TO OUT
OA	OUTSIDE AIR
OC	ON CENTER
OCC	OCCUPANCY
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER/DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED,CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFS	OUTSIDE FACE OF STUD
OGL	OBSCURE GLASS
OH	OVER HANG
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPPHO	OPPOSITE HAND
OPQ	OPAQUE
OPR	OPERABLE
OPT	OPTIONAL
OR	OUTSIDE RADIUS
ORD	OVERFLOW ROOF DRAIN
ORN	ORNAMENTAL
OUTS	OUTSIDE
OVFL	OVERFLOW
OVHD	OVERHEAD
OH DR	OVERHEAD DOOR
O/	OVER
PKG	PACKAGE
PAV	PAVING
PART	PARTIAL
PATD	PAPER TOWEL DISPENSER
PB	PUSHBUTTON
PBD	PARTICLEBOARD
PC	PRECAST CONCRETE
PDF	POWER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PF	POINT OF INTERSECTION
PL	PLATE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	PAINT
PTD	PAINTED
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
QT	QUARRY TILE
QTY	QUANTITY
(R)	RELOCATED
R	RADIUS OR RISER (PIPING)
RA	RETURN AIR
RAD	RADIUS
RB	RESILIENT BASE
RBR	RUBBER
RB HK	ROBE HOOK
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECOM	RECOMMENDED
RECPT	RECEPTACLE
REC	RECESSED
REF	REFERENCE
REFL	REFLECTIVE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED / REINFORCING
REL	RELOCATE
REM	REMOVABLE
REQ	REQUIRE
REQD	REQUIRED
RESL	RESILIENT
REST	RESTROOM
REV	REVISION / REVISED
RF	RESILIENT FLOORING
RGTR	REGISTER
RH	ROOF HATCH
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RVL	REVEAL
RWL	RAIN WATER LEADER
RWR	RECESSED WASTE RECEPTACLE
S	SOUTH
SA	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SCR	SHOWER CURTAIN ROD
SCRN	SCREEN
SD	SMOKE DETECTOR
SD	STORM DRAIN
SECT	SECTION
STS	SELF TAP METAL SCREW
SF	SQUARE FEET/FOOT
SH	SPRINKLER HEAD
SHT	SHEET
SHR	SHOWER
SIM	SIMILAR
SLDG	SLIDING
SLNT	SEALANT
SM	SHEET METAL
SND	SANITARY NAPKIN DISPENSER
SP	STANDPIPE
SPEC	SPECIFICATION
SPLY	SUPPLY
SPR	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SSE	STRUCTURE SLAB ELEVATION
SSTL	STAINLESS STEEL
SSK	SERVICE SINK
ST	STONE
STA	STATION
STD	STANDARD
STL	STEEL
STLJST	STEEL JOIST
STOR	STORAGE
STRG	STRINGER
STRUC	STRUCTURAL
SUB FL	SUB FLOOR
SURF	SURFACE
SUSP	SUSPENDED
SVC	SERVICE
SW	SWITCH
SWDR	SWING DOOR
SYMM	SYMMETRICAL
SYS	SYSTEM
T&G	TONGUE AND GROOVE
T	TREAD / THERMOSTAT
TB	TOWEL BAR
TC	TOP OF CURB
TCONC	TOP OF CONCRETE
TD	TOWEL DISPENSER
TECH	TECHNICAL
TEL	TELEPHONE OR TELECOM
TEMP	TEMPERATURE
TER	TERRAZZO
TFF	TOP OF FINISHED FLOOR
TGB	TOGGLE BOLT
THK	THICKNESS
THRES	THRESHOLD
THRU	THROUGH
TKBD	TACKBOARD
TMPD	TEMPERED
TO	TOP OF (SEE OTHER WORD)
TOC	TOP OF CONCRETE
TO FD	TOP OF FOUNDATION
TOJ	TOP OF JOIST
TOP	TOP OF PARAPET
TOS	TOP OF SLAB, TOP OF STRUC
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TP	TOP OF PAVEMENT
TPD	TOILET PAPER DISPENSER
TRACT	TRACTION
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VAR	VARIES
VAC	VENTILATION / AIR CONDITIONING
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VR	VAPOR RETARDER
VT	VINYL TILE
VWC	VINYL WALL COVERING
W/	WITH
W	WIDE, WIDTH/WEST
WB	WHITE BOARD
WC	WATER CLOSET
WD	WOOD
WDS	WOOD SCREW
WDW	WINDOW
WH	WEEP HOLE
W/O	WITHOUT
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WPT	WORK POINT
WR	WATER RESISTENT/REPELLANT
WS	WEATHERSTRIPPING
WSCT	WAINSCOT
WT	WEIGHT
W/W	WALL TO WALL

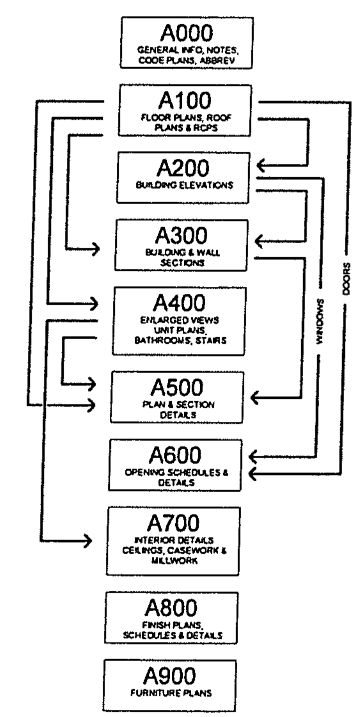
MARKERS, ANNOTATIONS, AND SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION
- S — S — S — SMOKE BARRIER CONSTRUCTION
- 1/2HR — 1/2HR — 1/2HR — 1/2 HOUR RATED CONSTRUCTION
- 1HR — 1HR — 1HR — 1 HOUR RATED CONSTRUCTION
- 2HR — 2HR — 2HR — 2 HOUR RATED CONSTRUCTION
- 3HR — 3HR — 3HR — 3 HOUR RATED CONSTRUCTION
- 4HR 4HR 4HR 4HR — 4 HOUR RATED CONSTRUCTION
- (101) NEW DOOR TAG - SEE DOOR SCHEDULE
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- (A1) NEW WINDOW TAG - SEE WINDOW SCHEDULE
- EXISTING WINDOW TO BE DEMOLISHED
- EXISTING WINDOW TO REMAIN
- (S1) COLUMN GRID LINE
- X' - X" SPOT ELEVATION
- LEVEL 01 0'-0" ELEVATION DATUM
- DRAWING MATCH LINE
- BREAK LINE
- X / AXXX BUILDING SECTION KEY
- X / AXXX WALL SECTION KEY
- X / AXXX DETAIL SECTION KEY
- 1 / A100 DETAIL CALLOUT
- 1, 2, 3, 4 / A501 — DETAIL; EXTERIOR ELEVATION KEY; SHEET
- 1, 2, 3, 4 / A501 — DETAIL; INTERIOR ELEVATION KEY; SHEET
- (D#) DEMOLITION KEYED NOTE
- ROOM NAME 101A — ROOM TAG
- ? / ? CEILING / SOFFIT HEIGHT
- ? CURTAIN WALL PANEL TAG
- 09 11 13-02 INT HM DR — KEYNOTE NUMBER
- W4 1 01S — WALL TYPE DESIGNATOR
- 9" ℄ DIMENSION MEASURED TO CENTER LINE
- ? REVISION KEY AND CLOUD
- INTERNATIONAL SYMBOL FIXTURE OR SPACE DESIGNED ACCESSIBLE

MATERIAL INDICATORS

- ACOUSTICAL TILE CEILING
- ALUMINUM
- BATT INSULATION
- CONCRETE MASONRY UNIT
- BRICK MASONRY
- CELLULOSE INSULATION
- CONCRETE
- WOOD BLOCKING CONTINUOUS
- CUT STONE
- EARTH
- FINISH WOOD
- FOAM IN PLACE INSULATION
- GLASS / GLAZING
- GRAVEL
- WOOD BLOCKING INCREMENTAL
- PARTICLE BOARD
- PLASTER / GYPSUM BOARD
- PLYWOOD
- RIGID INSULATION BOARD
- STEEL

DRAWING INDEX



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CONSULTANT

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PROGRESS SET NOT FOR CONSTRUCTION

TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

NO	DATE	DESCRIPTION
	06/24/22	SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

ARCH PROJ NO.	22107
DRAWN BY	ACM
CHK'D BY	LM

SHEET TITLE

ABBREVIATIONS, DWG. STANDARDS, GENERAL PROJECT REQUIREMENTS, & SHEET INDEX

G001

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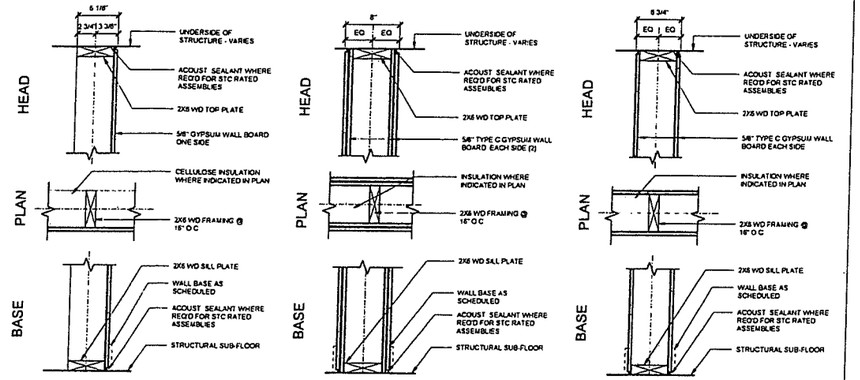


FIRE RATING: NONE UL DESIGN: N/A	STC RATING: NONE
W6 0 02	AS SHOWN, FULL HEIGHT
W6 0 02 S	ADD SOUND INSUL. IN STUD CAVITY
NOTE 1 PROVIDE PAPERLESS GWB AT ALL BATHROOMS AND UNIT LAUNDRY ROOMS	
NOTE 2 WALLS ENCLOSING BEDROOMS, BATHROOMS, AND DWELLING UNITS SHALL RECIEVE SOUND INSULATION IN STUD CAVITY AT SAME THICKNESS OF STUD	

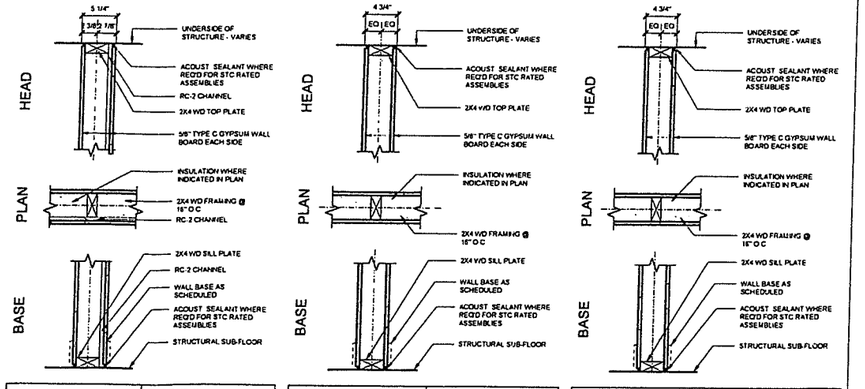
W6.0.02 WOOD FRAMED INTERIOR WALL - NON RATED
NTS

FIRE RATING: 2 UL DESIGN: U301	STC RATING: 56
W6 1 01	AS SHOWN, FULL HEIGHT - NOTE 2
W6 1 01 S	ADD SOUND INSUL. IN STUD CAVITY
W6 1 01 H	HALF WALL - ADD LATERAL BRACING
W6 1 01 C	ADD 3/4" PLYWOOD SHEATHING AT CLOSETS
NOTE 1 PROVIDE PAPERLESS GWB AT ALL BATHROOMS AND UNIT LAUNDRY ROOMS	
NOTE 2 WALLS ENCLOSING BEDROOMS, BATHROOMS, AND DWELLING UNITS SHALL RECIEVE SOUND INSULATION IN STUD CAVITY AT SAME THICKNESS OF STUD	

W6.1.01 WOOD FRAMED INTERIOR WALL - RATED
NTS

FIRE RATING: NONE UL DESIGN: N/A	STC RATING: 34 WHEN INSULATED
W6 0 01	AS SHOWN, FULL HEIGHT
W6 0 01 S	ADD SOUND INSUL. IN STUD CAVITY
W6 0 01 H	HALF WALL, ADD LATERAL BRACING
W4 0 01 C	ADD 3/4" PLYWOOD SHEATHING AT CLOSETS
NOTE 1 PROVIDE PAPERLESS GWB AT ALL BATHROOMS AND UNIT LAUNDRY ROOMS	
NOTE 2 WALLS ENCLOSING BEDROOMS, BATHROOMS, AND DWELLING UNITS SHALL RECIEVE SOUND INSULATION IN STUD CAVITY AT SAME THICKNESS OF STUD	

W6.0.01 WOOD FRAMED INTERIOR WALL - NON RATED
NTS



FIRE RATING: 1 UL DESIGN: U327	STC RATING: 50
W4 1 01	AS SHOWN, FULL HEIGHT - NOTE 2
W4 1 01 S	ADD SOUND INSUL. IN STUD CAVITY
W4 1 01 H	HALF WALL - ADD LATERAL BRACING
W4 1 01 C	ADD 3/4" PLYWOOD SHEATHING AT CLOSETS
NOTE 1 PROVIDE PAPERLESS GWB AT ALL BATHROOMS AND UNIT LAUNDRY ROOMS	
NOTE 2 WALLS ENCLOSING BEDROOMS, BATHROOMS, AND DWELLING UNITS SHALL RECIEVE SOUND INSULATION IN STUD CAVITY AT SAME THICKNESS OF STUD	

W4.1.01 WOOD FRAMED INTERIOR WALL - RATED
NTS

FIRE RATING: NONE UL DESIGN: N/A	STC RATING: 34 WHEN INSULATED
W4 0 01	AS SHOWN, FULL HEIGHT - NOTE 2
W4 0 01 S	ADD SOUND INSUL. IN STUD CAVITY
W4 0 01 H	HALF WALL - ADD LATERAL BRACING
W4 0 01 C	ADD 3/4" PLYWOOD SHEATHING AT CLOSETS
NOTE 1 PROVIDE PAPERLESS GWB AT ALL BATHROOMS AND UNIT LAUNDRY ROOMS	
NOTE 2 WALLS ENCLOSING BEDROOMS, BATHROOMS, AND DWELLING UNITS SHALL RECIEVE SOUND INSULATION IN STUD CAVITY AT SAME THICKNESS OF STUD	

W4.0.01 WOOD FRAMED INTERIOR WALL - NON RATED
NTS

FIRE RATING: NONE UL DESIGN: N/A	STC RATING: 34 WHEN INSULATED
W4 0 01	AS SHOWN, FULL HEIGHT - NOTE 2
W4 0 01 S	ADD SOUND INSUL. IN STUD CAVITY
W4 0 01 H	HALF WALL - ADD LATERAL BRACING
W4 0 01 C	ADD 3/4" PLYWOOD SHEATHING AT CLOSETS
NOTE 1 PROVIDE MOISTURE RESISTANT GWB AT ALL BATHROOMS, KITCHEN & LAUNDRY ROOMS	

W4.0.01 WOOD FRAMED INTERIOR WALL - NON RATED
NTS

DIETZ & CO. Architects INCORPORATED
55 FRANK B MURRAY STREET, SUITE 201
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CONSULTANT

STAMP

TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

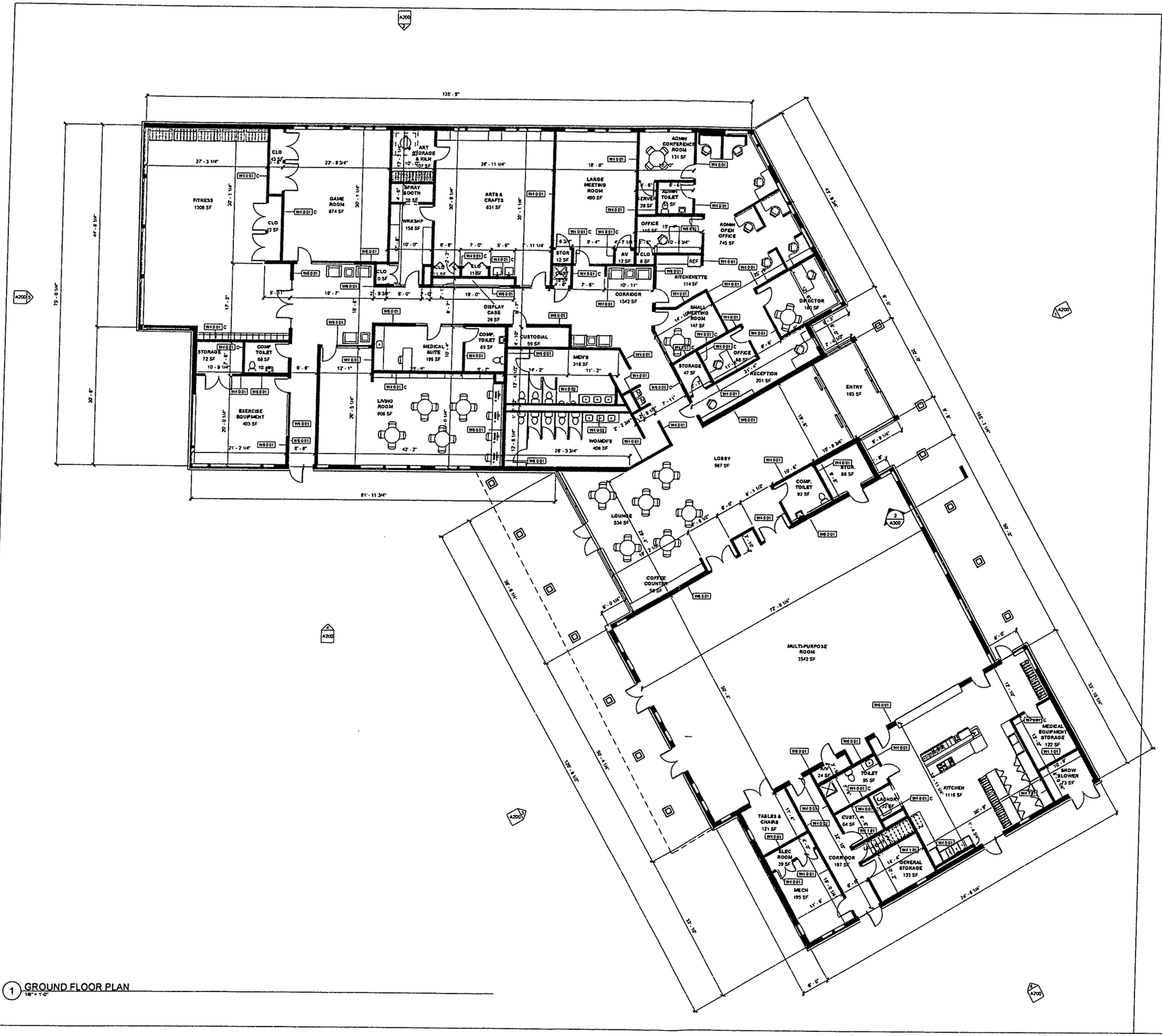
NO.	DATE	DESCRIPTION
		SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

ARCH PROJ NO 2107
DRAWN BY ACM
CHK'D BY LM

SHEET TITLE
ASSEMBLY SCHEDULE

G006

6/24/2022 4:43:53 PM C:\Users\amarie\Documents\2107 - Wilmington Senior Center_CENTRAL_amarie@dietzarch.com.rvt



1 GROUND FLOOR PLAN
1/8" = 1'-0"

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PROGRESS SET NOT FOR CONSTRUCTION

TOWN OF WILMINGTON

WILMINGTON SENIOR CENTER

NEW CONSTRUCTION

MAIN STREET, WILMINGTON, MA 01887

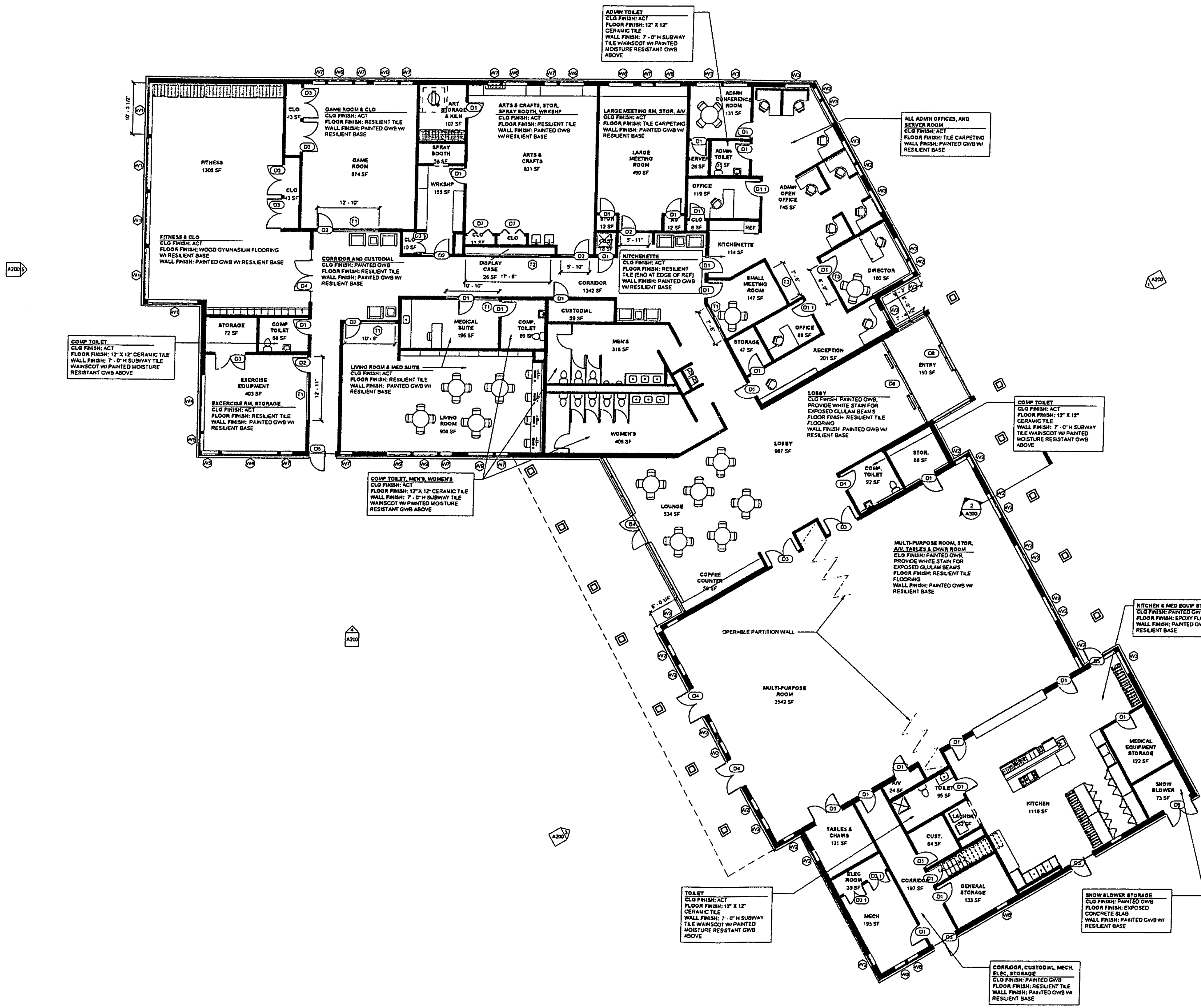
NO.	DATE	DESCRIPTION
06/14/22		SCHEMATIC DESIGN COST ESTIMATE

ARCH PROJ NO 22107
DRAWN BY
CHK'D BY LW

SHEET TITLE

GROUND FLOOR PLAN

A100



1 GROUND FLOOR FINISH PLAN
1/8" = 1'-0"

INTERIOR TRANSOM SCHEDULE

TYPE	OVERALL HEIGHT	NOTES
T1	3'-6"	SEE A101 FOR OVERALL WIDTH
T2	7'-0"	SEE A101 FOR OVERALL WIDTH
T3	2'-0	SEE A101 FOR OVERALL WIDTH

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	DOOR MATERIAL	FRAME MATERIAL	SIDELITE WIDTH	COMMENTS
D1	3' - 0"	7' - 0"	WO	HM	N/A	FLUSH
D1 1	3' - 0"	7' - 0"	WO	HM	2' - 0"	FLUSH
D2	3' - 0"	7' - 0"	WO	HM	2' - 0"	FULL GLASS
D3	6' - 0"	7' - 0"	WO	HM	N/A	FLUSH
D3 1	4' - 0"	7' - 0"	WO	HM	N/A	FLUSH
D4	6' - 0"	7' - 0"	AL	AL	2' - 0"	FULL GLASS, W/ SIDELITES ON BOTH SIDES
D5	3' - 0"	7' - 0"	IHM	IHM	2' - 0"	FULL GLASS W/ 2 - 0" H TRANSOM
D6	6' - 0"	7' - 0"	IHM	IHM	6' - 0"	FULL GLASS
D7	5' - 0"	7' - 0"	WO	HM	N/A	FLUSH
D8	8' - 0"	7' - 0"	AL	AL	N/A	AUTOMATIC SLIDING DOORS

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	FRAME MATERIAL	COMMENTS
W1	10' - 4"	3' - 8"	AL	
W2	2' - 8"	5' - 10"	AL	OPERABLE AWNING BELOW
W3	5' - 0"	5' -10"	AL	OPERABLE AWNING BELOW
W4	11' 4"	2' - 4"	AL	
W5	3' - 6"	7' - 2"	AL	
W6	5' - 0"	7' - 2"	AL	
W7	2' - 8"	7' - 2"	AL	
W8	2' - 8"	7' - 2"	AL	OPERABLE AWNING BELOW
W9	5' - 0"	7' - 2"	AL	
W10	3' - 4"	2' - 8"	AL	

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TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

ARCH PROJ NO	22107
DRAWN BY	ACM
CHK'D BY	LM

SHEET TITLE
GROUND FLOOR FINISH PLAN

A101

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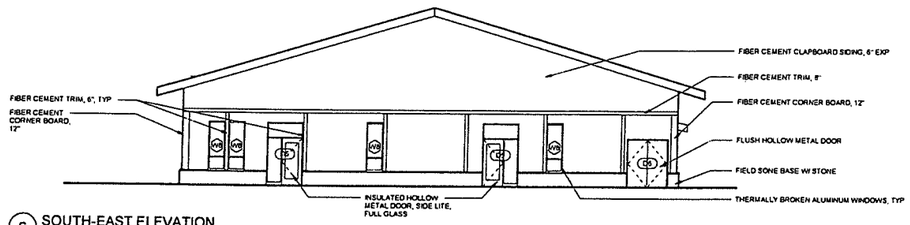
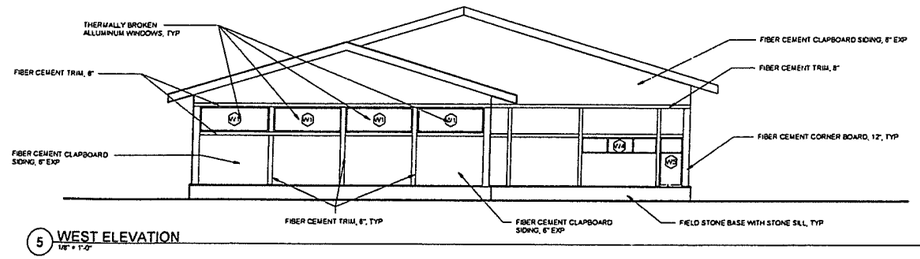
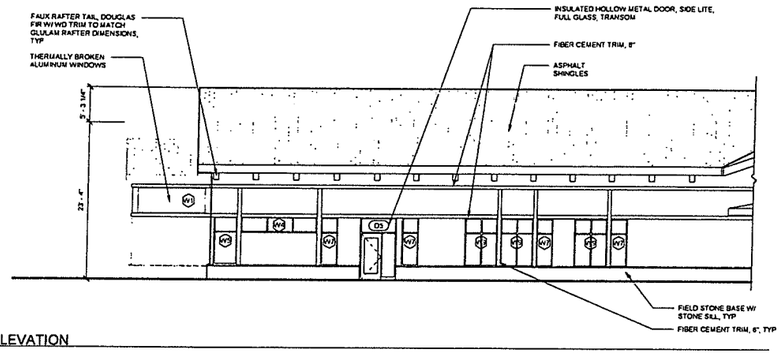


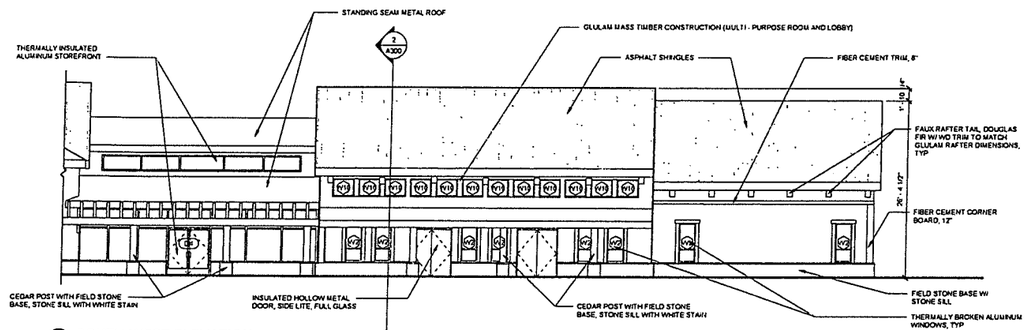
6 SOUTH-EAST ELEVATION
1/8" = 1'-0"



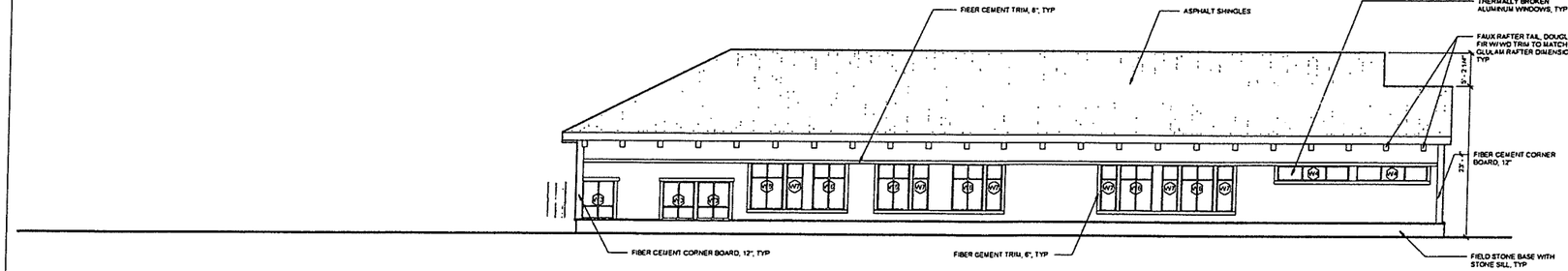
5 WEST ELEVATION
1/8" = 1'-0"



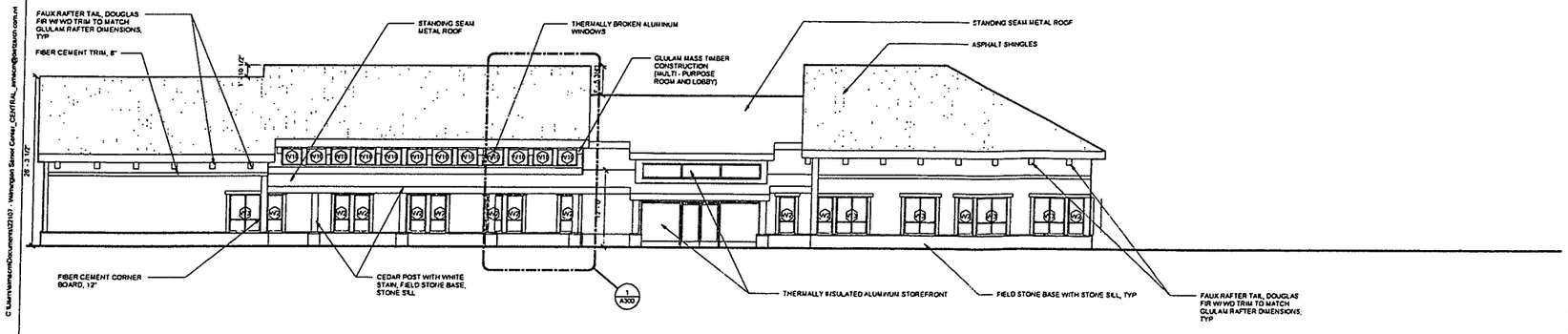
4 SOUTH ELEVATION
1/8" = 1'-0"



3 SOUTH-WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH-WEST ERTRLEVATION
1/8" = 1'-0"

ALTERNATES

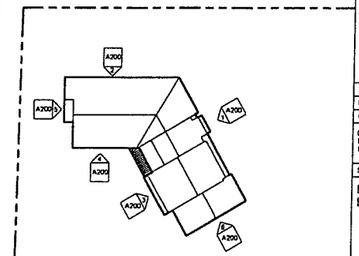
WINDOWS:

BASIS OF DESIGN - THERMALLY BROKEN ALUMINUM WINDOWS
ALTERNATE #1 - UPVC - ARCHITECTURE PERFORMANCE CLASS
ALTERNATE #2 FIBERGLASS - ARCHITECTURE PERFORMANCE CLASS

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	FRAME MATERIAL	COMMENTS
W1	10' - 4"	3' - 8"	AL	
W2	2' - 6"	3' - 10"	AL	OPERABLE AWNING BELOW
W3	5' - 0"	3' - 10"	AL	OPERABLE AWNING BELOW
W4	11' - 6"	2' - 4"	AL	
W5	3' - 8"	7' - 2"	AL	
W6	5' - 0"	7' - 2"	AL	
W7	2' - 8"	7' - 2"	AL	
W8	2' - 6"	7' - 2"	AL	OPERABLE AWNING BELOW
W9	5' - 0"	7' - 2"	AL	
W10	2' - 4"	2' - 8"	AL	

KEY PLAN



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TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MASSACHUSETTS

NO.	DATE	DESCRIPTION
	06/24/23	SCHEMATIC DESIGN COST ESTIMATE REVISIONS

ARCH PROJ. NO 22107
DRAWN BY
CHK'D BY LM

SHEET TITLE
BUILDING ELEVATIONS

A200

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WALL, FLOOR, & ROOF CONSTRUCTION

NOTE
- REFER TO A101 FOR ADDITIONAL WALL FINISH INFORMATION
- REFER TO STRUCTURAL NARRATIVE FOR ADDITIONAL INFORMATION

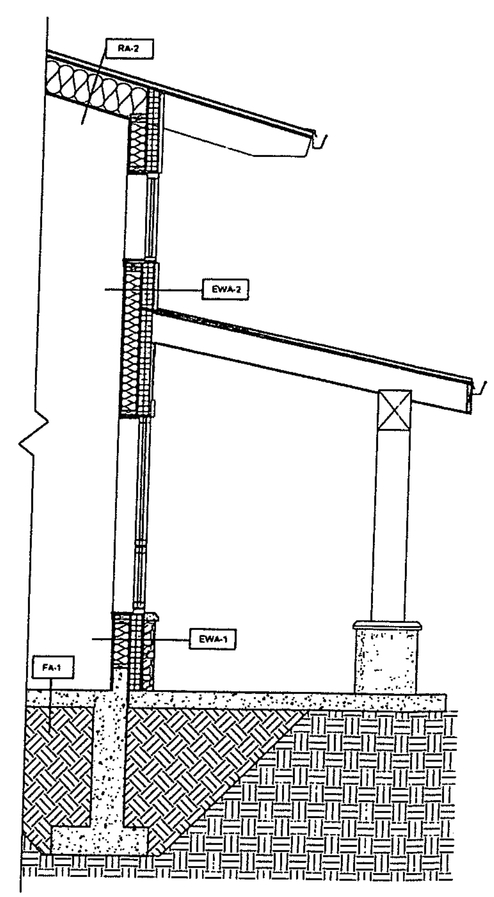
EWA-1 TYPICAL EXTERIOR BASE OF WALL
- 2' - 0" H FIELD STONE, TOPPED W/ STONE SILL
- 3" MINERAL WOOL BOARD INSULATION
- AIR/WEATHER BARRIER
- 5/8" PLYWD SHEATHING
- 2X6 WD STUDS W/ DENSE PACK CELLULOSE INSUL
- 5/8" GWB, PAINTED

EWA-2 : TYPICAL EXTERIOR WALL
- FIBER CEMENT CLAPBOARD SIDING W/ 6" EXP
  WD STRAPPING
- 3" MINERAL WOOL BOARD INSULATION
- AIR/WEATHER BARRIER
- 5/8" PLYWD SHEATHING
- 2X6 WD STUDS W/ DENSE PACK CELLULOSE INSUL
- 5/8" GWB, PAINTED

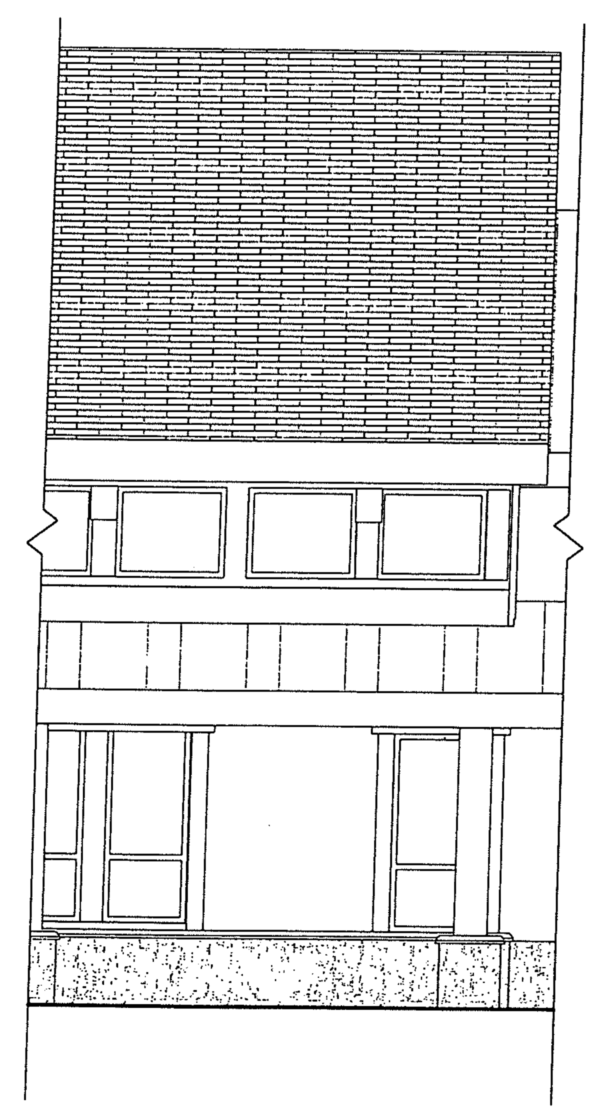
FA-1 : TYPICAL FLOOR ASSEMBLY
- COMPACTED GRAVEL
- 2" RIGID INSULATION
- 10 MIL VAPOR BARRIER
- 6" CONC SLAB
- 8" THICK FOUNDATION WALL W/ 8" H STEM WALL

RA-1 TYPICAL ROOF ASSEMBLY (MULTI-PURPOSE ROOM & LOBBY)
- MULTI-PURPOSE ROOM - ASPHALT SHINGLES
- LOBBY - STANDING SEAM METAL ROOFING
- 3/4" PLYWD ROOF SHEATHING
- WD BLOCKING
- SELF ADHERED UNDERLAYMENT (PROVIDE FULL COVERAGE)
- 10" STRUCTURAL INSULATED PANEL
- GLUED LAMINATED TIMBER (ARCHITECTURAL GRADE)

RA-2 TYPICAL ROOF ASSEMBLY (NOT SHOWN IN SECTION)
- ALL AREAS EXCEPT MULTI-PURPOSE ROOM & LOBBY
- ASPHALT SHINGLES
- SELF ADHERED UNDERLAYMENT (PROVIDE FULL COVERAGE)
- 3/4" PLYWD ROOF SHEATHING
- WD TRUSS W/ LOOSE FILL INSUL



(2) WALL SECTION @ MULTI-PURPOSE ROOM
1/2" = 1'-0"



(1) SOUTH-WEST ENLARGED ELEVATION
1/2" = 1'-0"

0' 1' 2' 4'
SCALE 1/2" = 1'-0"

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TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

NO	DATE	DESCRIPTION
	06/24/22	SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

ARCH PROJ NO	22107
DRAWN BY	ACM
CHK'D BY	LM

SHEET TITLE
WALL SECTION

A300

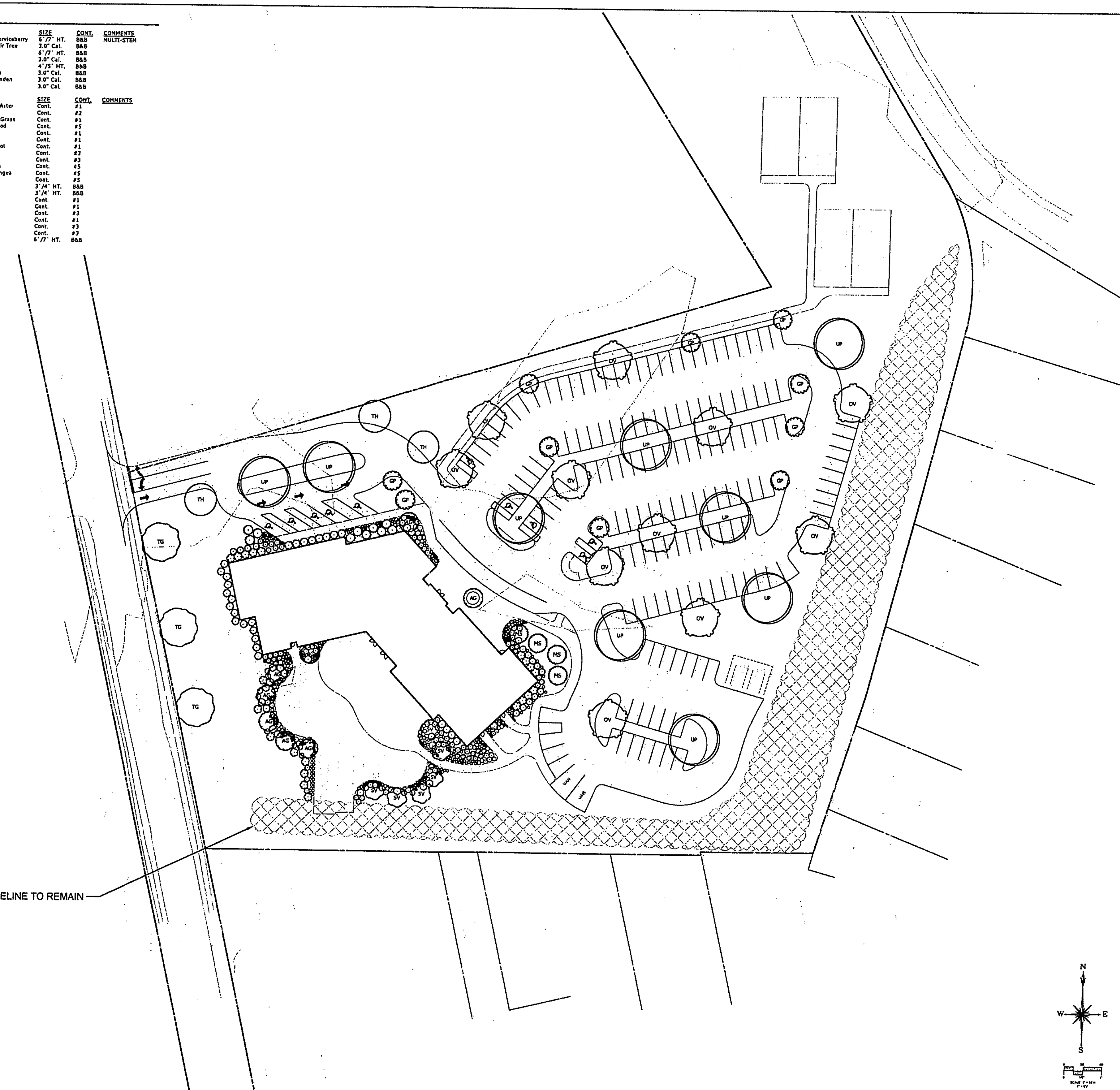
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	6'/7' HT.	B&B	MULTI-STEM
GP	10	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3.0" Cal.	B&B	
MS	4	Magnolia stellata	Star Magnolia	6'/7' HT.	B&B	
OV	11	Ostrya virginiana	American Hophornbeam	3.0" Cal.	B&B	
SV	6	Syringa vulgaris	Common Lilac	4'/5' HT.	B&B	
TG	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	3.0" Cal.	B&B	
TH	3	Tilia cordata 'Halka' TM	Summer Sprite Littleleaf Linden	3.0" Cal.	B&B	
UP	9	Ulmus americana 'Princeton'	Princeton American Elm	3.0" Cal.	B&B	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
AP	30	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	Cont.	#1	
AR	41	Astilbe x arendsii 'Rheinland'	Rhienland Astilbe	Cont.	#2	
CK	43	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#1	
CF	22	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	Cont.	#5	
EP	48	Echinacea purpurea	Coneflower	Cont.	#1	
HO	46	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	Cont.	#1	
HA2	41	Heuchera villosa 'Autumn Bride'	Autumn Bride Hairy Alumroot	Cont.	#1	
HA	45	Hosta x 'Blue Angel'	Blue Angel Hosta	Cont.	#3	
HS	20	Hosta x 'Sum and Substance'	Sum and Substance Hosta	Cont.	#3	
HB	14	Hydrangea macrophylla 'Endless Summer' TM	Endless Summer Hydrangea	Cont.	#5	
HO2	8	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	Cont.	#5	
IS	16	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.	#5	
IP	4	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	3'/4' HT.	B&B	
IB	6	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	3'/4' HT.	B&B	
LS	88	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	Cont.	#1	
LB	128	Liriope muscari 'Big Blue'	Big Blue Lilyturf	Cont.	#1	
PH	24	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	Cont.	#3	
PA	51	Polystichum acrostichoides	Christmas Fern	Cont.	#1	
RH	29	Rhododendron x 'P.J.M. Compact'	PJM Compact Rhododendron	Cont.	#3	
RO	15	Rosa x Double Knockout	Double Knockout Rose	Cont.	#3	
TN	19	Thuja occidentalis 'Nigra'	Black Arborvitae	6'/7' HT.	B&B	

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS. AS NOTED ON THE DETAILS, SUBGRADE BENEATH PROPOSED LAWN AREAS SHALL BE LOOSENED OR SCARIFIED TO A MINIMUM DEPTH OF 24 INCHES.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
5. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
6. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
8. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
9. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
10. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.
11. TAKE NOTE TO PROTECT ROOT ZONES OF EXISTING TREES ROOT ZONES DURING CONSTRUCTION AS SHOWN ON PLANS.



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TOWN OF WILMINGTON
WILMINGTON SENIOR CENTER
NEW CONSTRUCTION
MAIN STREET, WILMINGTON, MA 01887

NO.	DATE	DESCRIPTION
	07/08/22	SCHEMATIC DESIGN COST ESTIMATE SUBMISSION

PROJ. NO: 15894.00021
DRAWN BY: PJP
CHK'D BY: JH

SHEET TITLE
PLANTING PLAN

PL-1

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

June 29, 2022

TO: Board of Selectmen

RE: Town School Building Administration Committee Update

Committee members met with Phil O'Brien, architect with Johnson Roberts Associates and Owners Project Manager (OPM) Dan Pallotta to review the latest work on the building project. The OPM confirmed that a recommendation is forthcoming for UTS of Massachusetts, Inc. to performing soil borings at the Swain parking lot site. The borings are intended to identify ledge or unstable conditions in the soils and will be performed within the building footprint and to a limited extent outside of the building footprint.

A brief review of the floor plans for each of the three floors was followed by an extensive discussion about the exterior building form. Multiple options were shown with the large conference room and smaller meeting room on the School Street side of the main building and options with the meeting rooms on the Powderhouse Circle side of the main building. Variations were presented with respect to a flat roof or a "hip" design over the meeting rooms only or both the meeting rooms and main building. The front of the preliminary building design considered two, three or four vertical rows of panels. The rear of the building was presented with a masonry finish.

Committee members in attendance agreed that the meeting rooms should be on the School Street side of the main building. The lower roof line would be less imposing on the neighbors across the street. They were most impressed with so-called option 7 which included 4 bays across the front of the building and a "hip" roof over the meeting rooms. The request was made for design at the next meeting to show the main building with a flat roof and another version with a sloped roof. Members believe that the design of the rear of the building remains incomplete. The current design of the front entrances requires further work to be more defined and a more prominent feature of the building.

The latest newsletter has been published providing an update on the Town School Administration Building. Information was issued on June 24th via social media announcing the June 29th meeting and the July 14th open house and informational forum at the Town Hall. A report on progress and notice of the upcoming meeting was also included in the July to September issue of *Town Topics*. Members agreed upon the desire to have residents surrounding the project site and within visual proximity to receive a direct mailing of the July 14th meeting.

The Town Manager stated that a special town meeting has not yet been set but will likely be recommended for November 19th after free cash is certified but prior to the setting of the Town rate. In light of feedback from residence it appears most appropriate to hold the meeting on a Saturday.

Kevin A. Caira
Selectman

cc. George Hooper, Town School Building Administration Committee Chair

JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS

Town Hall • School Administration Building

Wilmington, Massachusetts

June 29, 2022

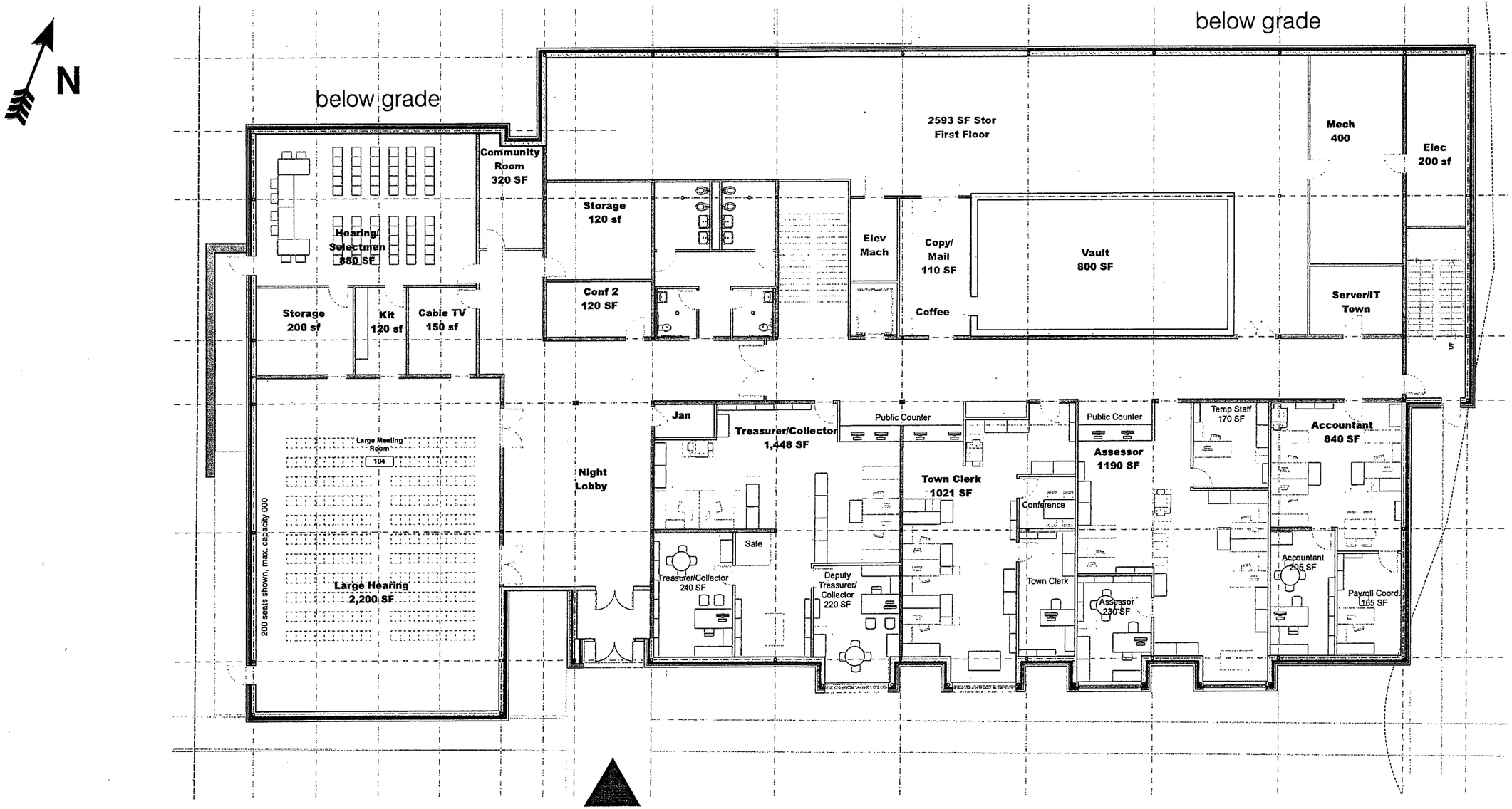
- Floor Plans
- Model Options 5, 6 & 7
  - 5A Flips Building re: Entrance
  - 7A Masonry at Rear vs. Panels
- LIVE Model Views

Note: Colors are not set, and are changeable

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall · School Administration Building

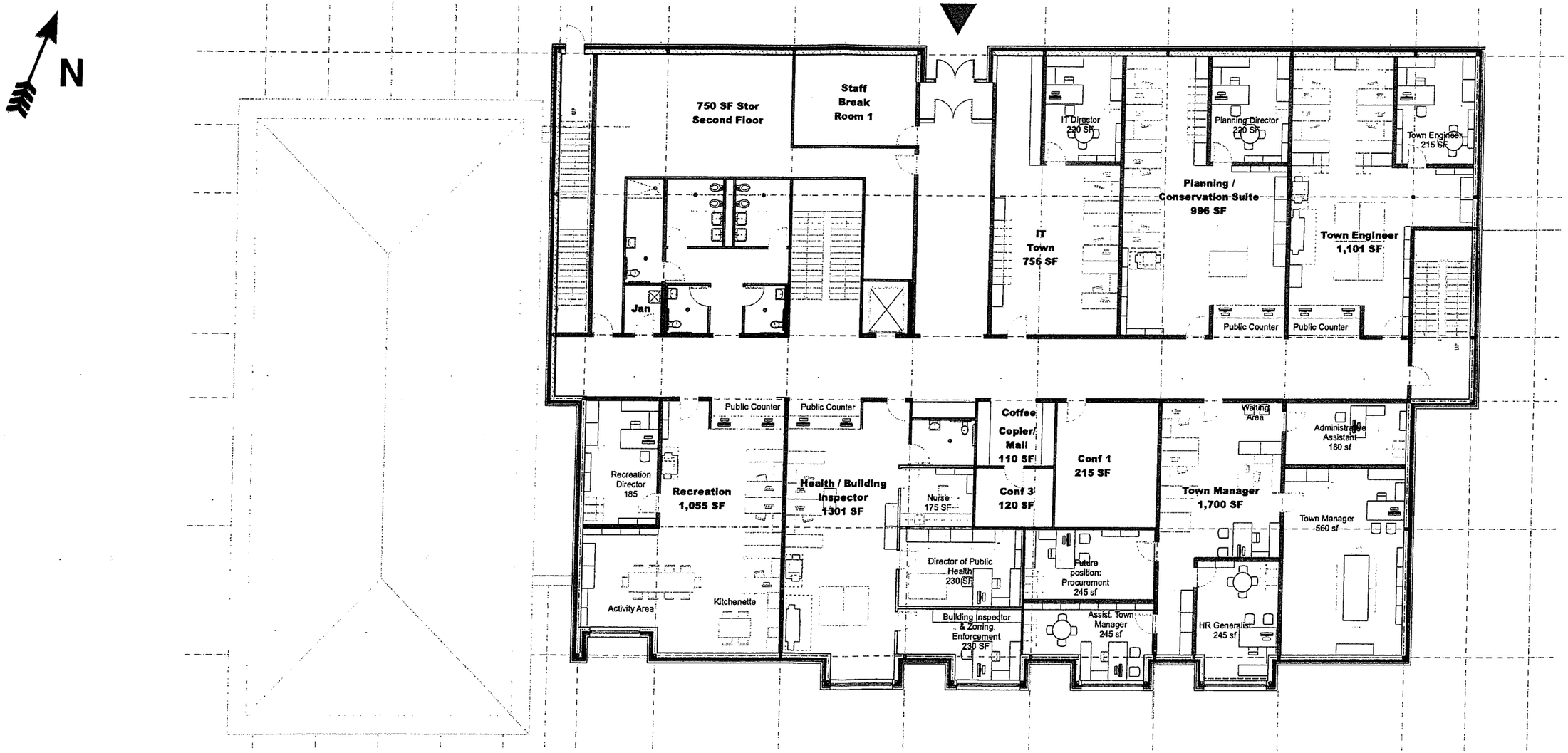
First Floor Plan



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall · School Administration Building

Second Floor Plan

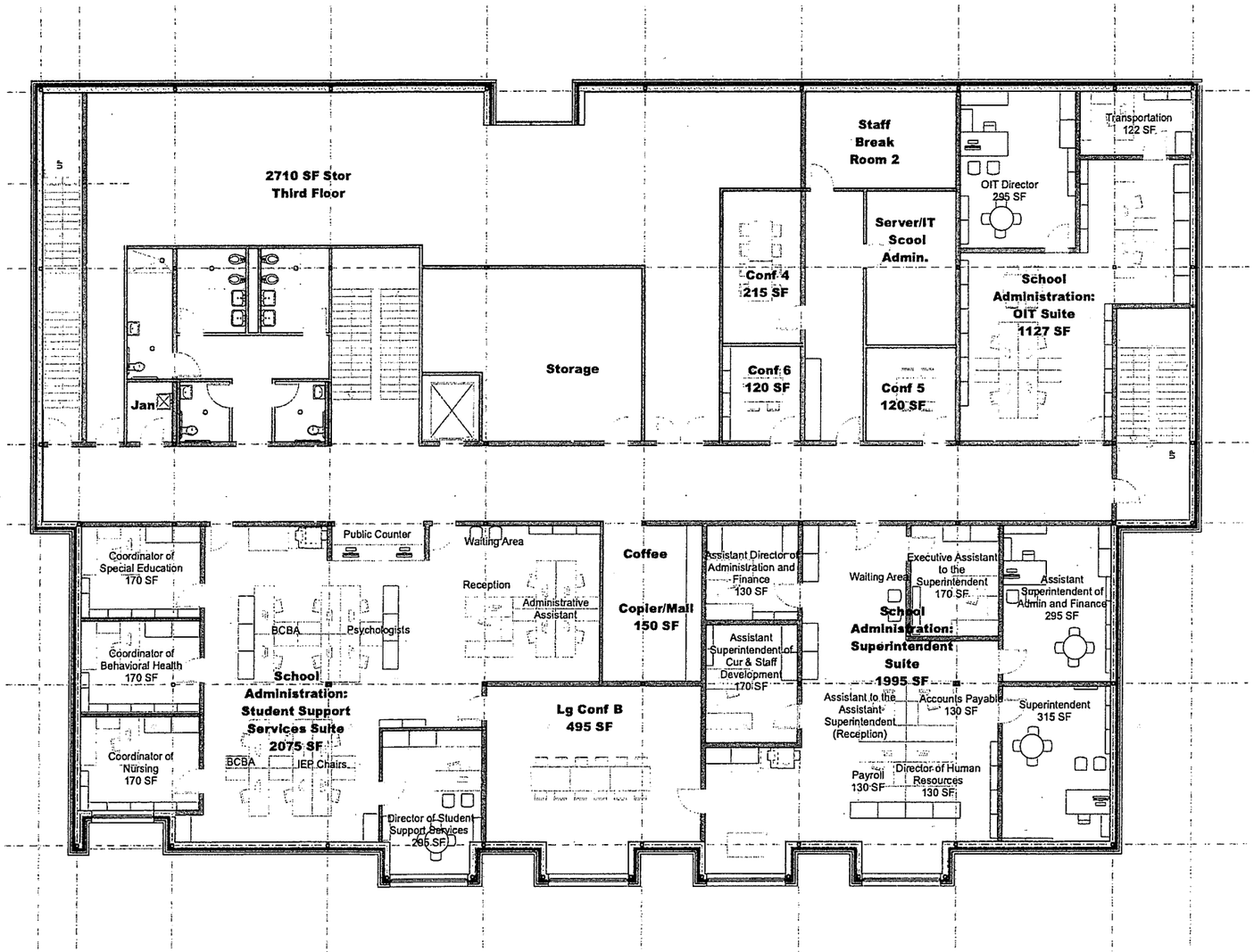


JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Third Floor Plan

N

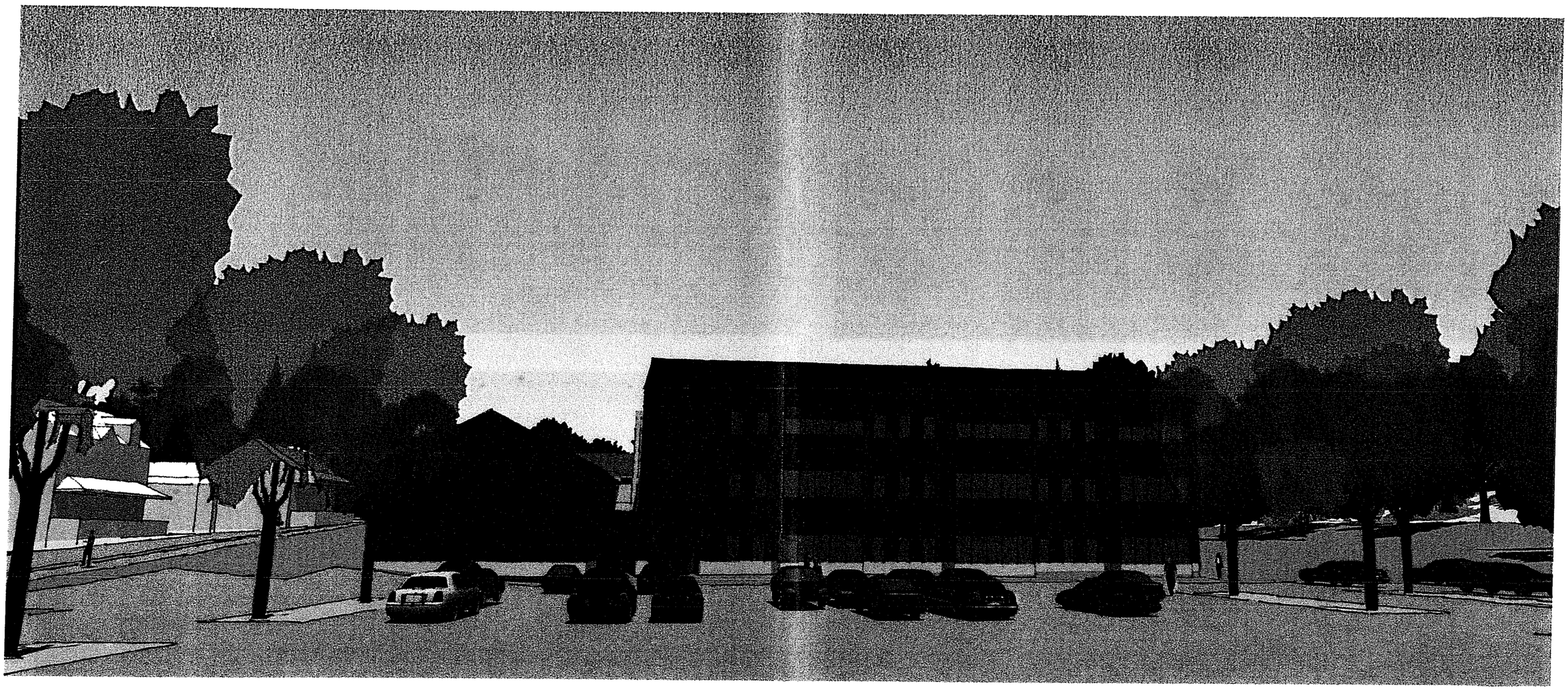


JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 5

5

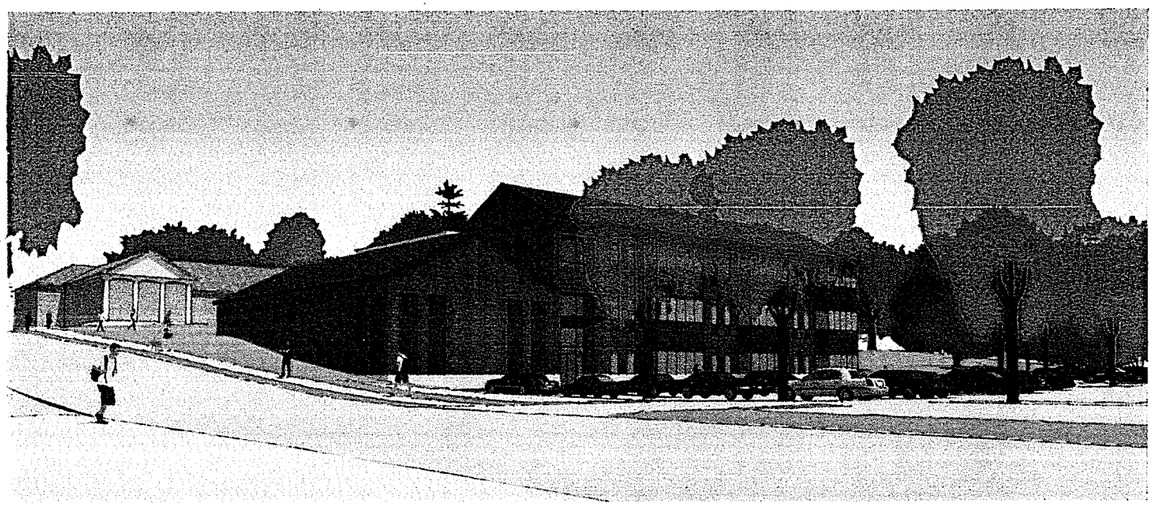


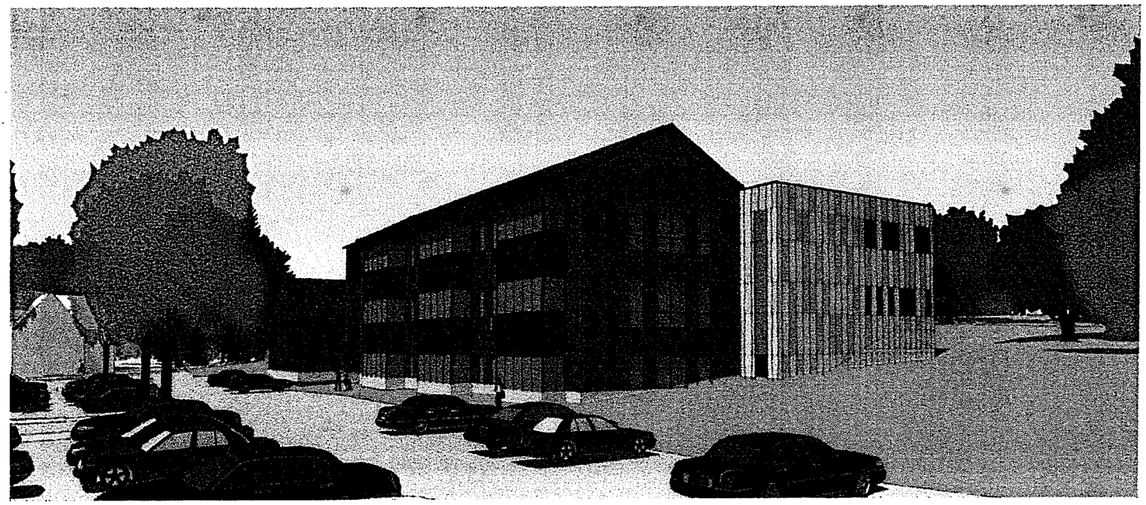
JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

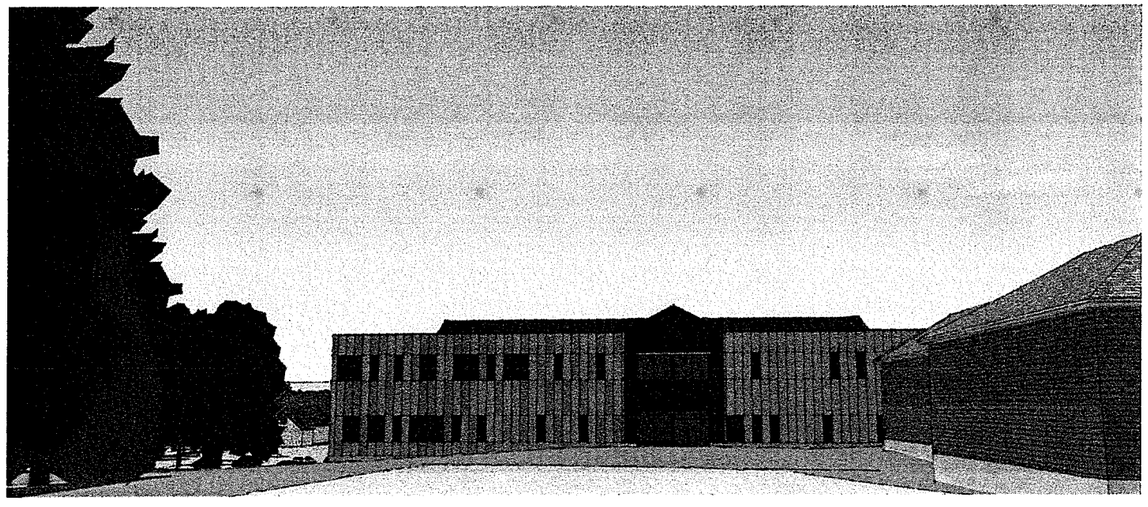
Wilmington Town Hall · School Administration Building

Model Option 5

5





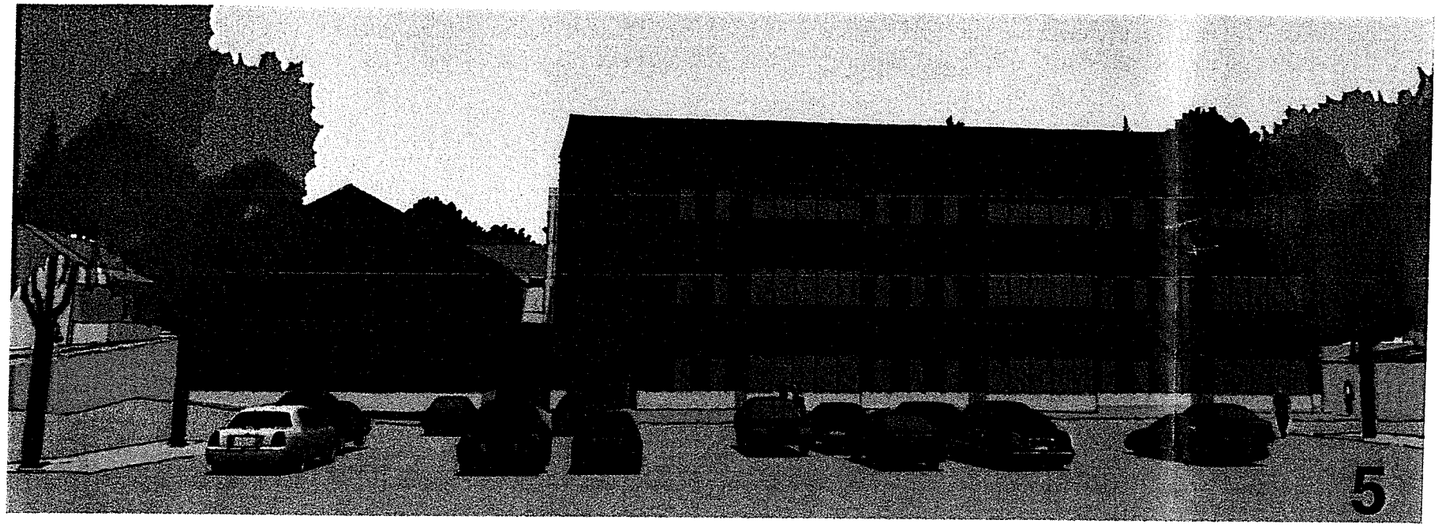


JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

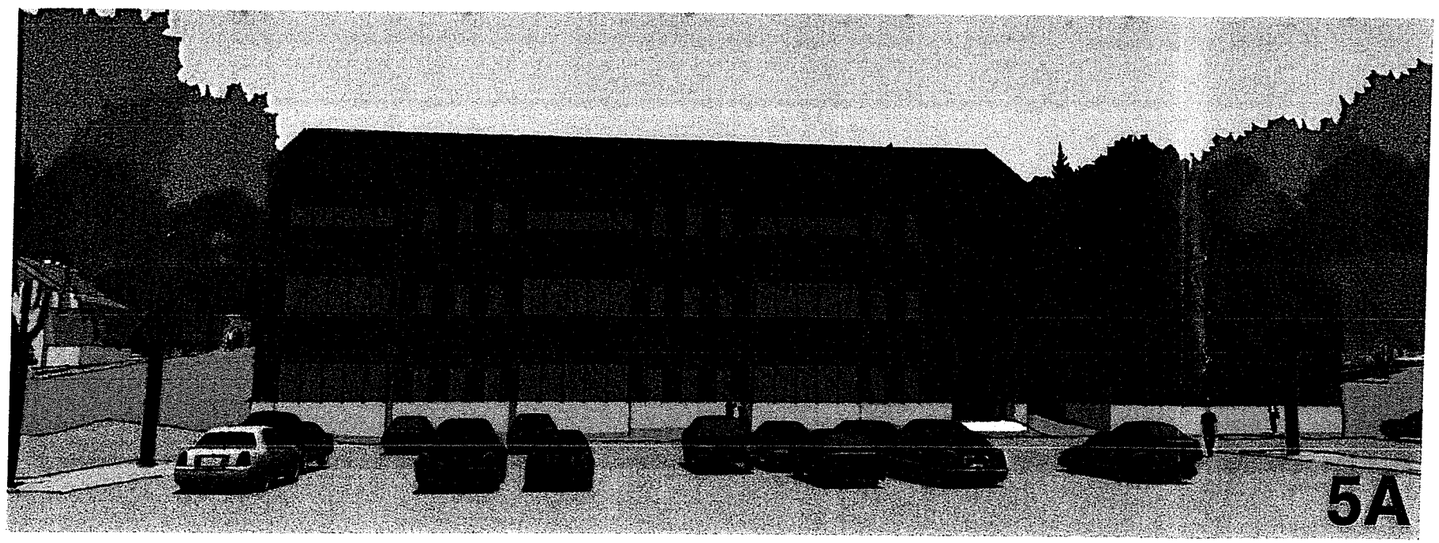
Wilmington Town Hall • School Administration Building

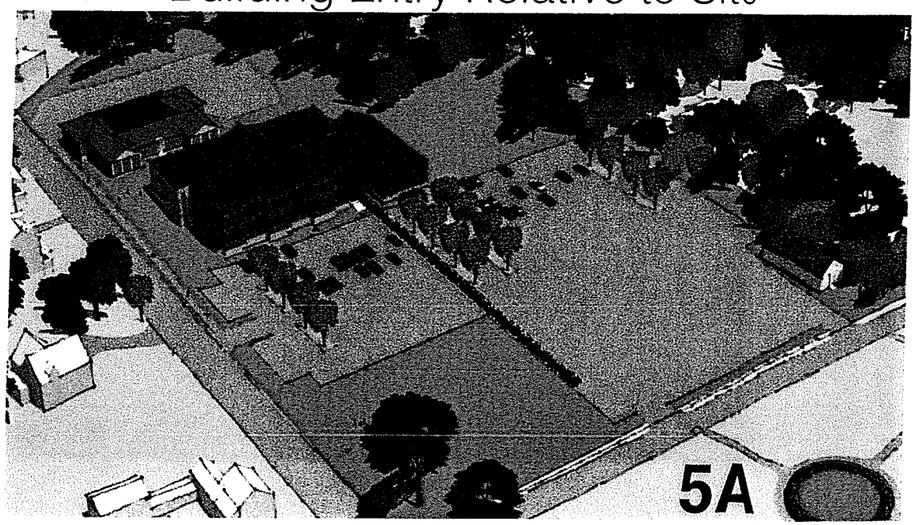
Model Option 5 & 5A

5 & 5A



Building Entry Relative to Site



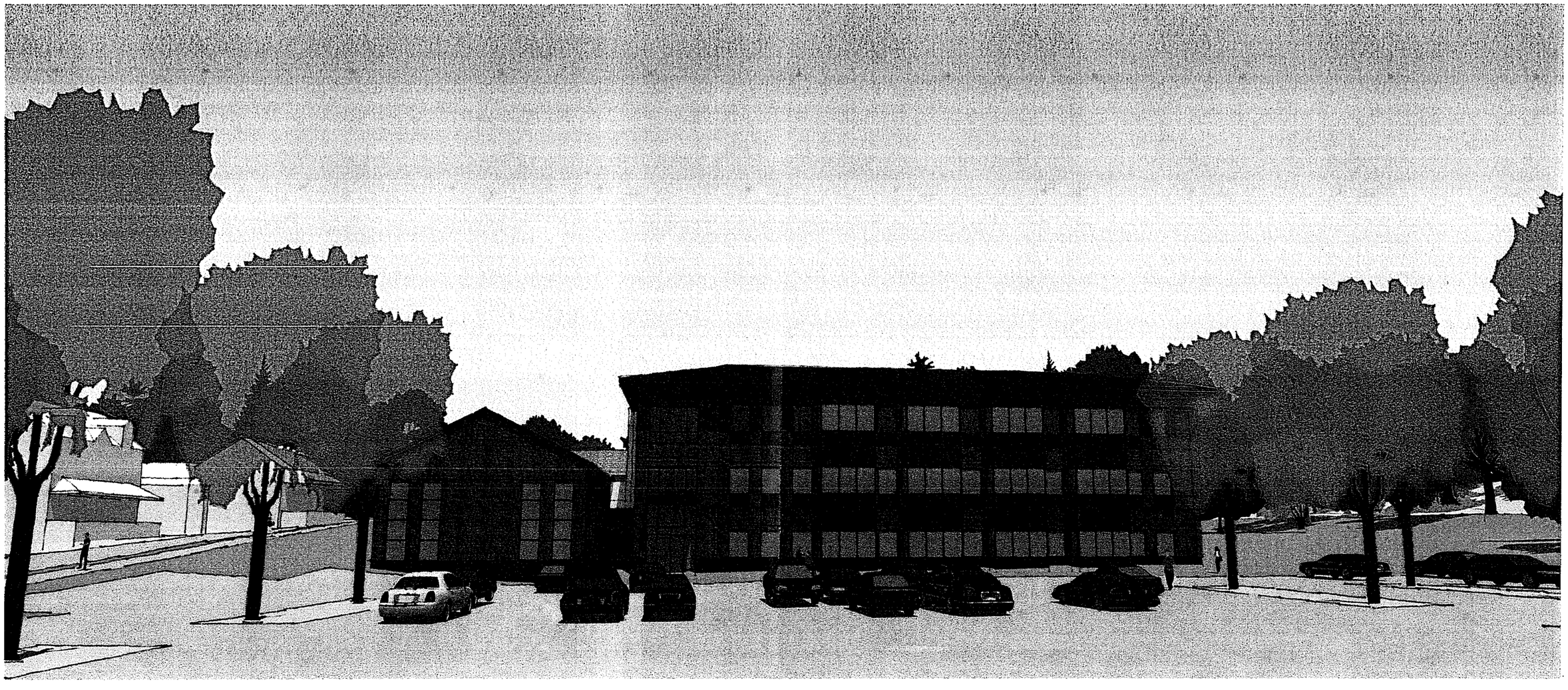


JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 6

6

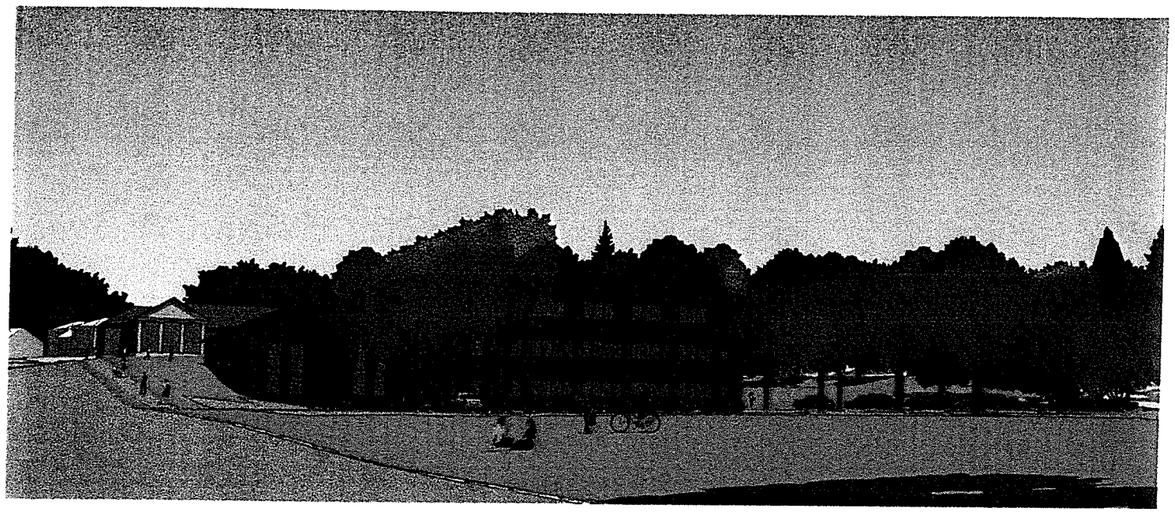


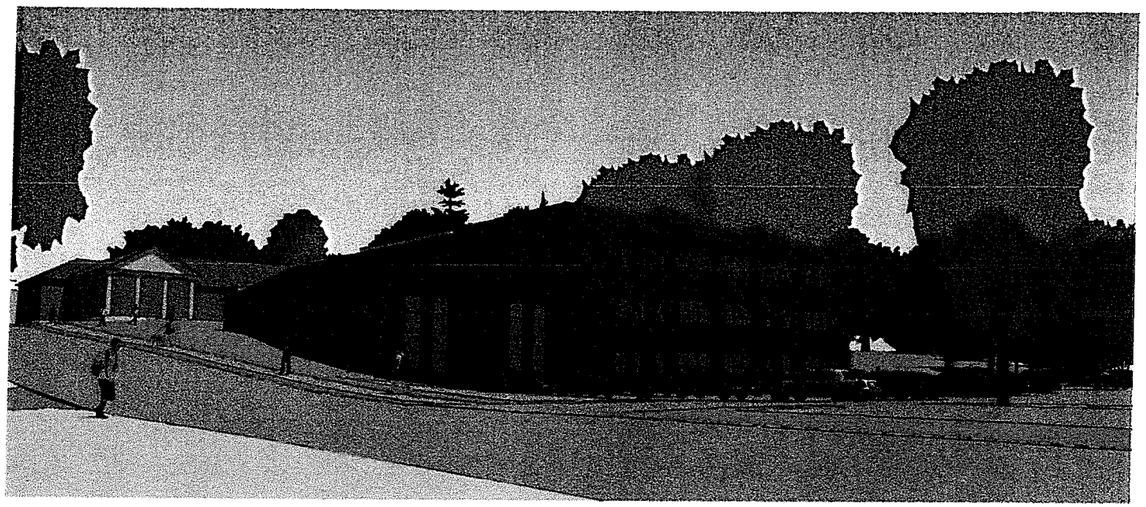
JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

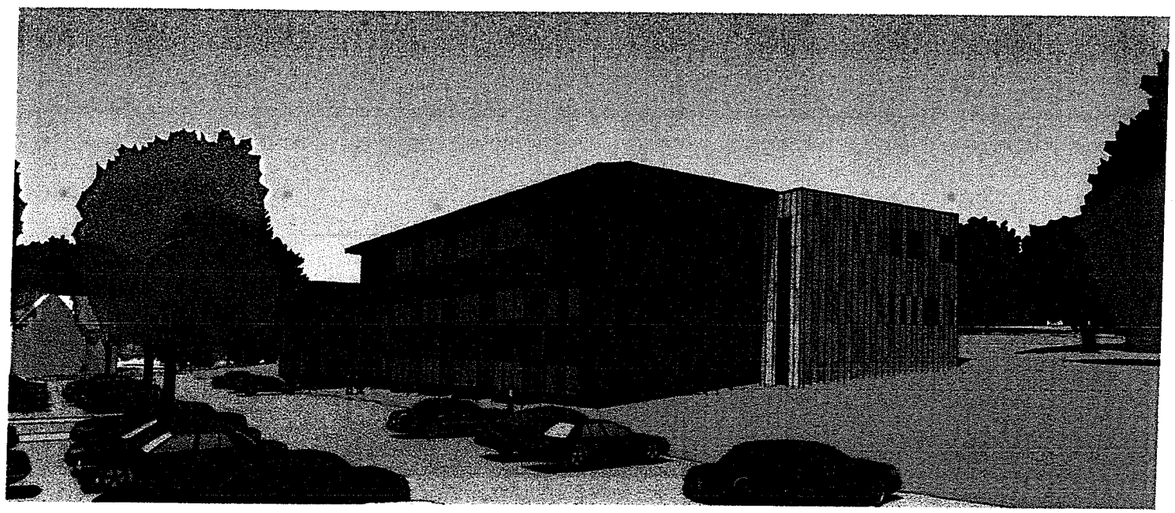
Wilmington Town Hall • School Administration Building

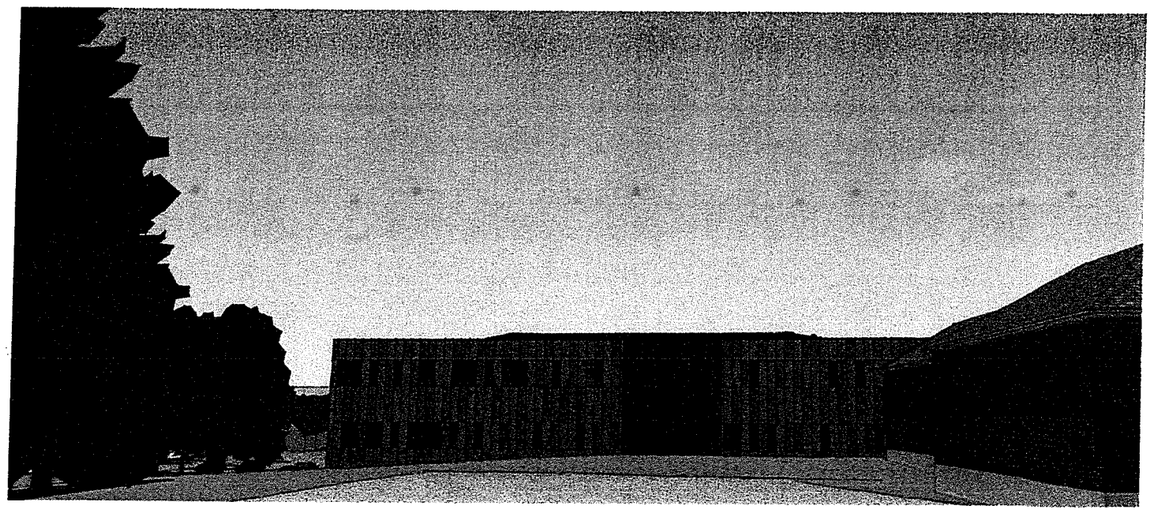
Model Option 6

6







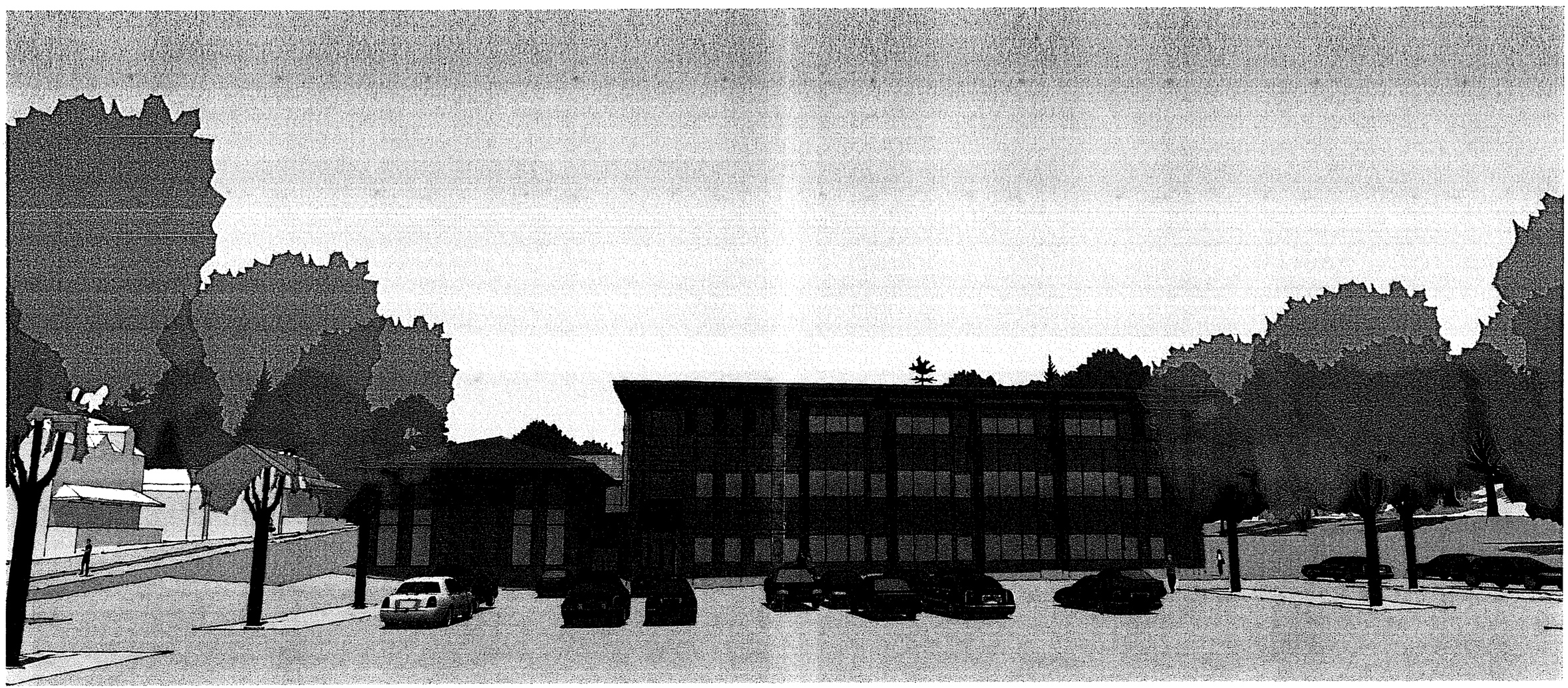


JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7

7

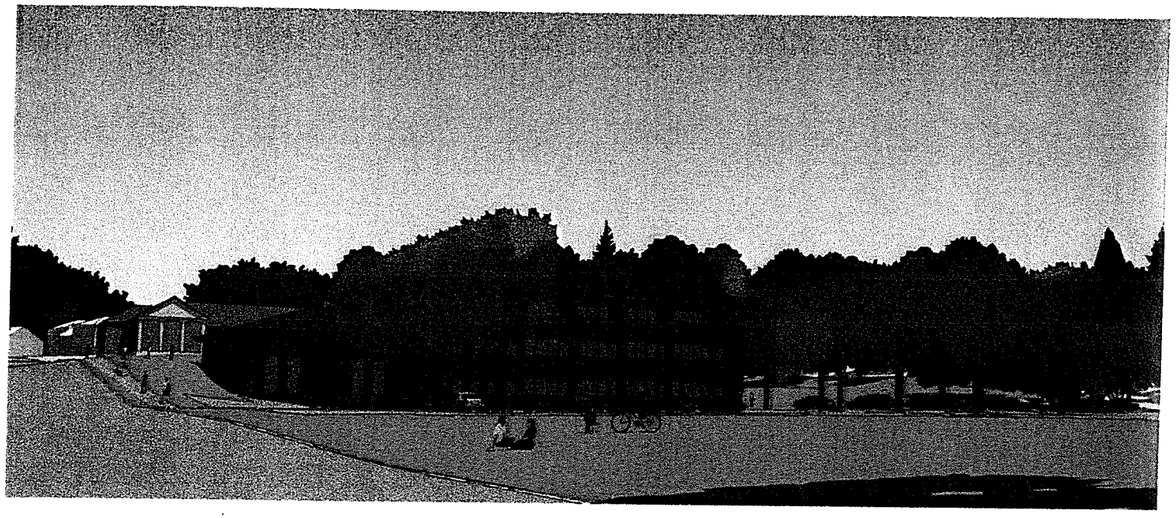


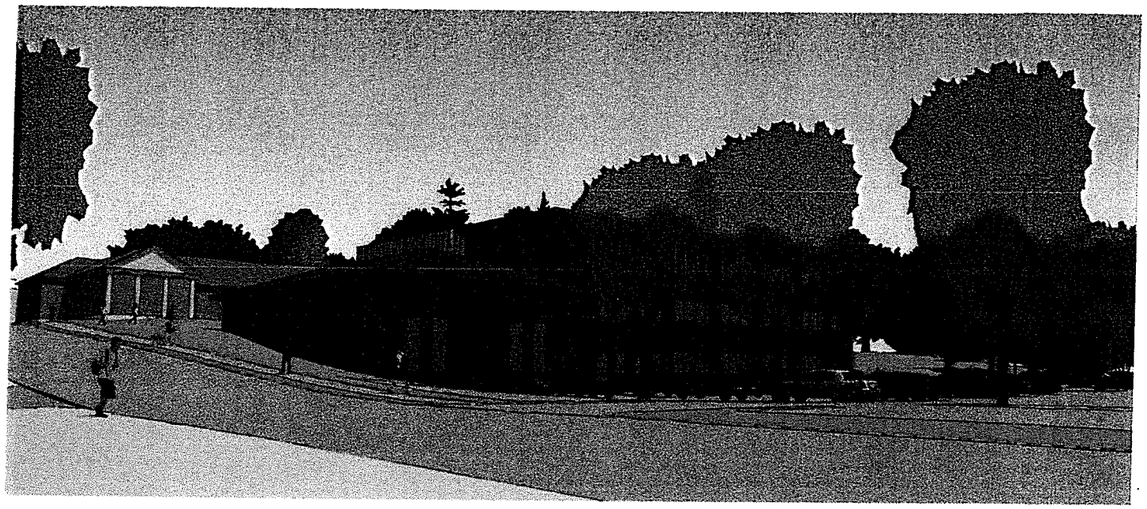
JOHNSON ROBERTS ASSOCIATES INC.
ARCHITECTS

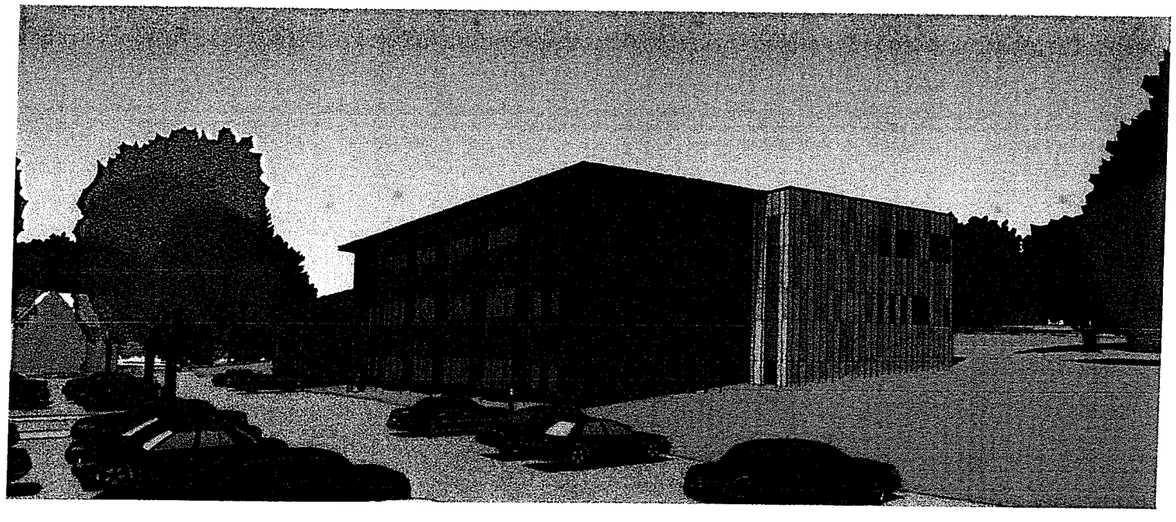
Wilmington Town Hall • School Administration Building

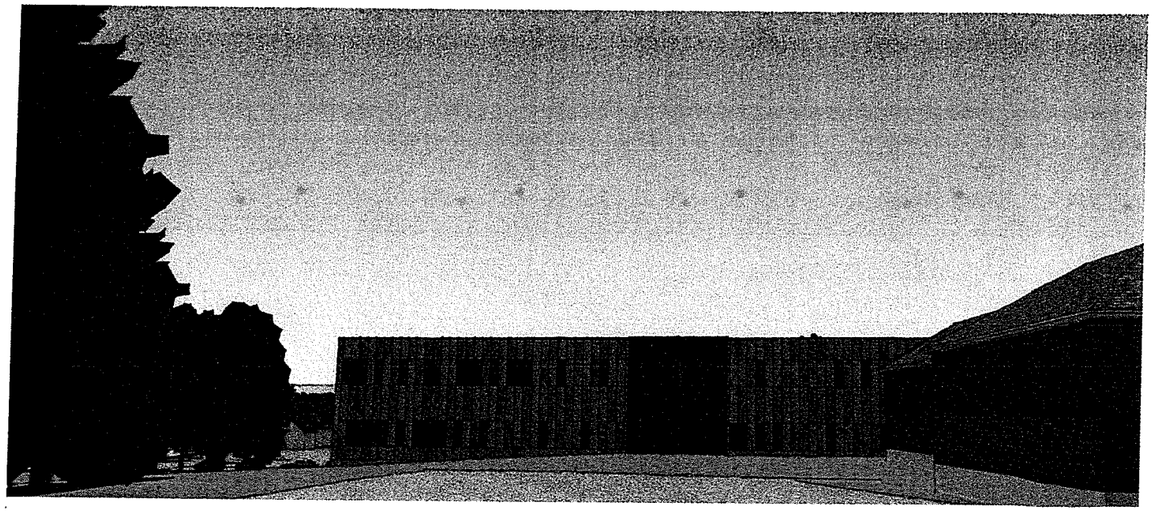
Model Option 7

7







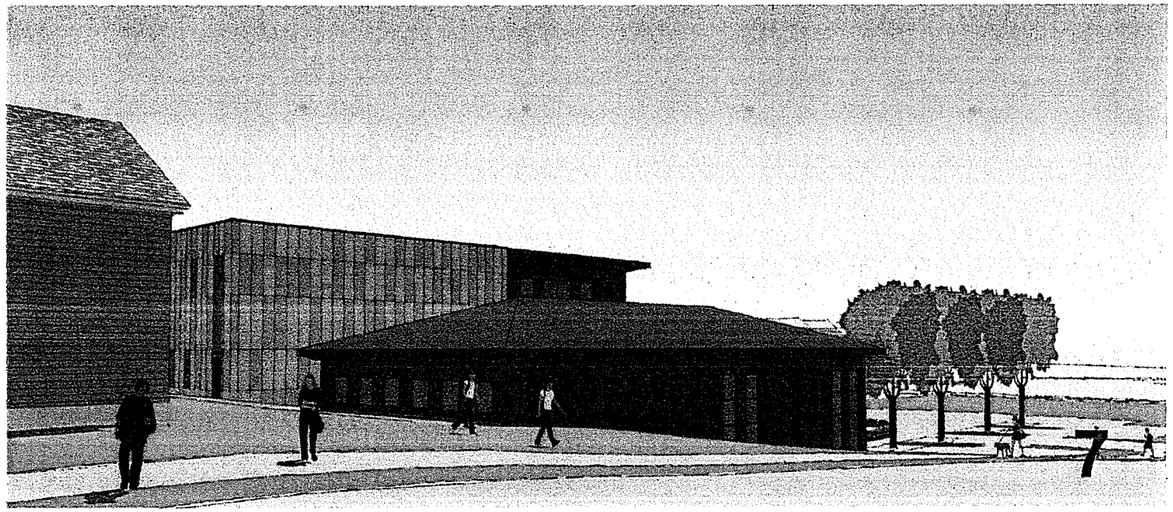


JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

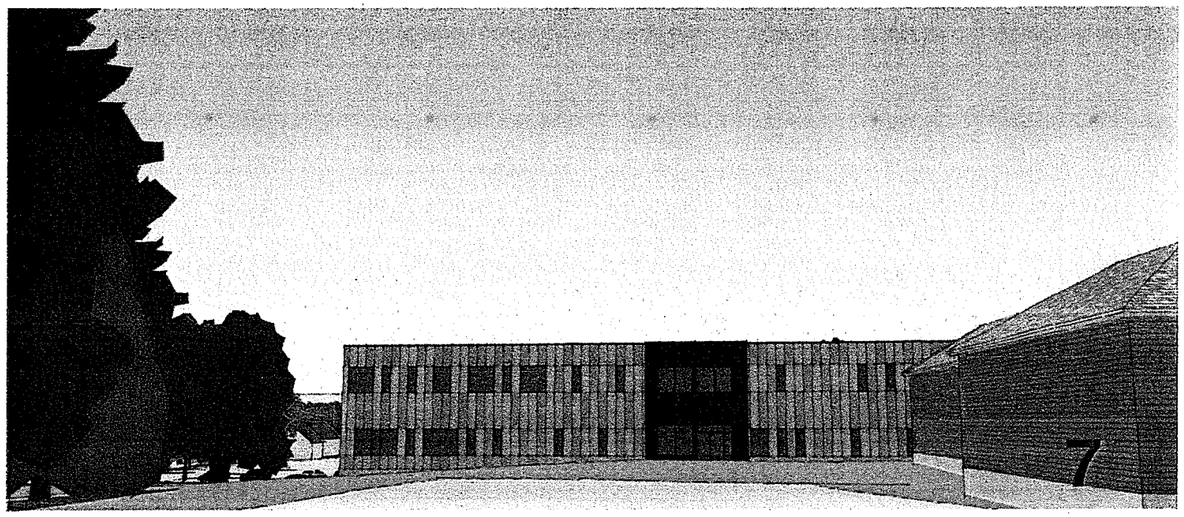
Wilmington Town Hall · School Administration Building

Model Option 7 & 7A

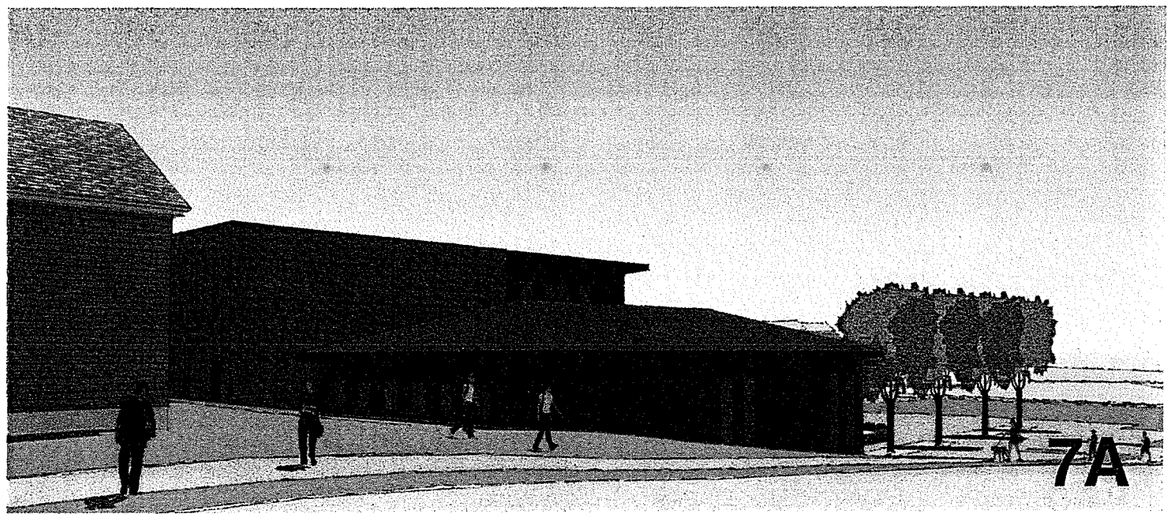
7 & 7A

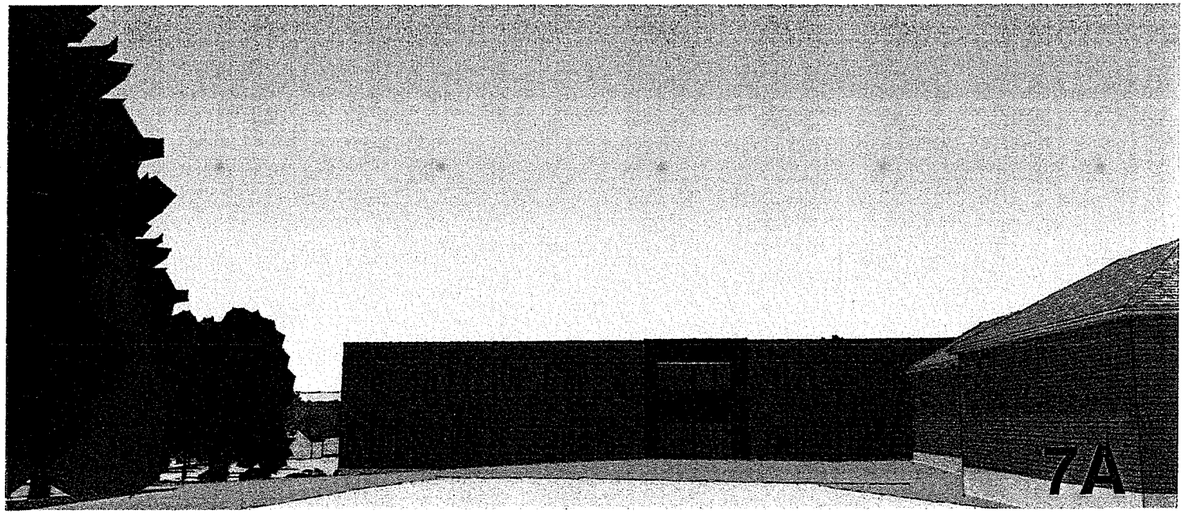


Contrasting Masonry vs. Panels at Rear From School St.



Contrasting Masonry vs. Panels at Rear From Rear





JOHNSON
ROBERTS
ASSOCIATES INC.

ARCHITECTS

Live Model Views

JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS

WILMINGTON, MASS. INCORPORATED 1730

Town Hall

◆

School Administration

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 15, 2022

TO: Board of Selectmen

RE: Town Hall/School Administration Building Committee

On Wednesday, July 13th the Town Hall/School Administration Building Committee met with Phil O'Brien, architect with Johnson Roberts Associates and Dan Pallotta, the Town's Owners' Project Manager to continue discussions about building design and interior spaces.

Dan Pallotta reported that test borings are planned to occur within the next couple of weeks to confirm condition and characteristics of the soils above which the building will be constructed. He further reported that information from schematic design will be provided to the cost estimator in mid-August with the expectation that a building cost estimate will be provided by mid-September.

Phil O'Brien took the committee through a review of the exterior building design both front and back along with the interior layout for each of the three floors. Committee members commented that the front entrance needs to be further modified to capture the prominence that should exist for the main entrance of the Town's municipal administration building. The design for the back of the building illustrated a horizontal brick striping that was more visually appealing than versions presented in prior meetings. Discussion also centered around the type of roof features including a hip roof to conceal mechanical equipment to be located on the roof or potential screening around each unit to minimize seeing the equipment from the Town Common or from neighboring homes in addition to providing sound attenuation. Mr. O'Brien showed images with a roof overhang that is intended to diminish the perceived height of the building.

The question was also raised about whether the building should have an emergency generator and, if so, the appropriate size. Chairman Hooper noted that it may be advisable to have a generator as the large conference room could be used as a warming shelter in an emergency. Additionally, discussion will take place about the specific types of building functions that will need to continue to operate in the event of a power outage. The next meeting is scheduled for July 27th.

Jeffrey M. Hull
Town Manager

Attachment

cc: George Hooper, Chairman, Town Hall/School Administration Committee

JOHNSON ROBERTS ASSOCIATES INC.

ARCHITECTS

Town Hall · School Administration Building

Wilmington, Massachusetts

July 13, 2022

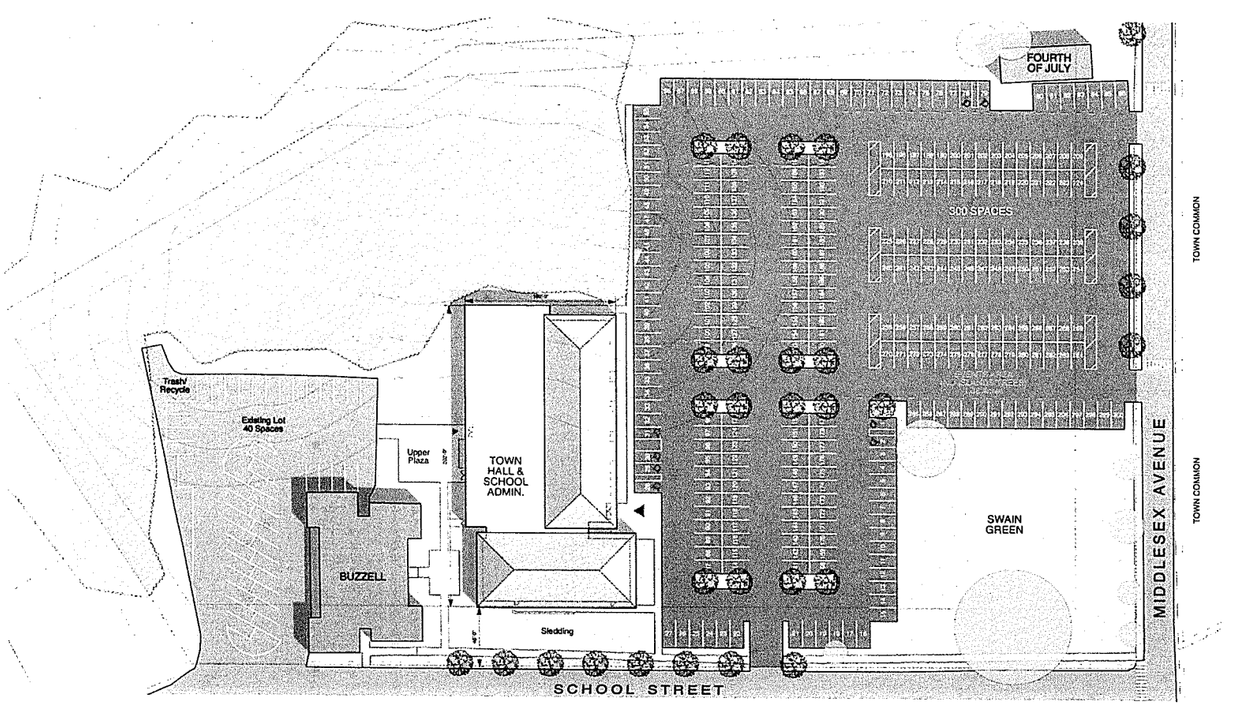
- Site Plan
- Floor Plans
- Model Options
  - 7B
  - 7C

Note: Colors are not set, and are changeable

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

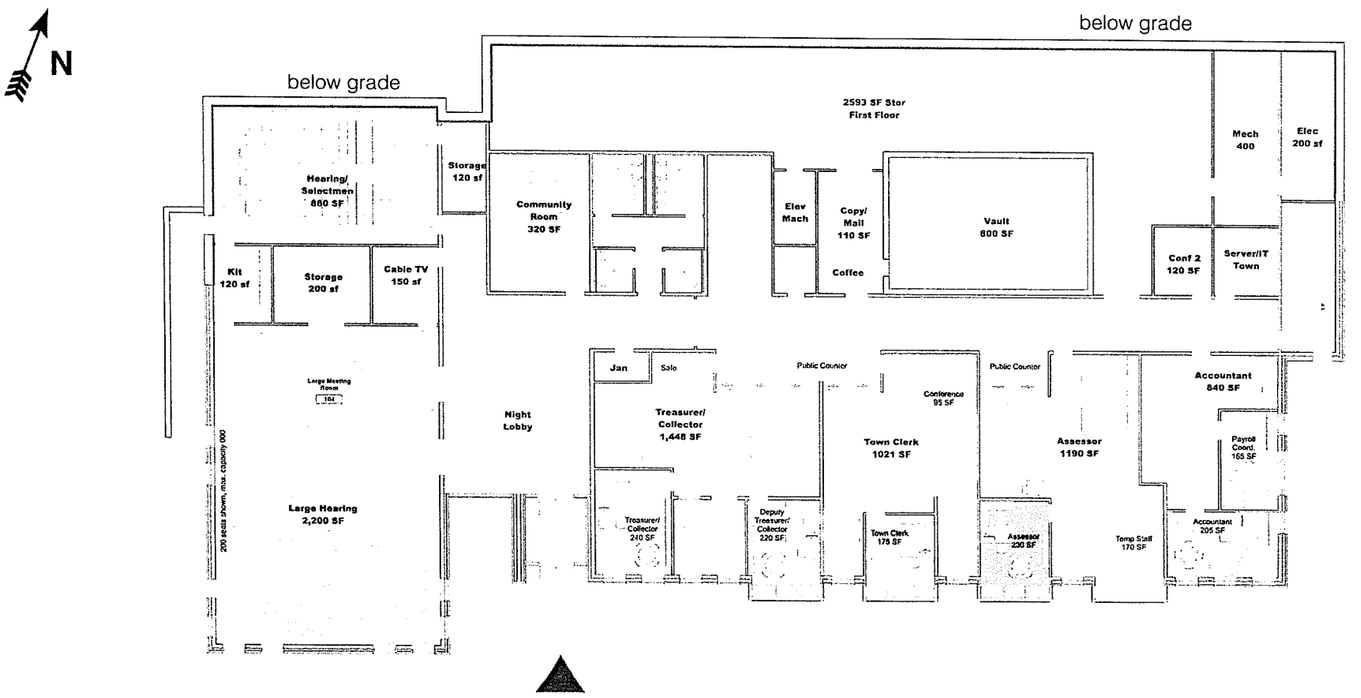
Site Plan



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

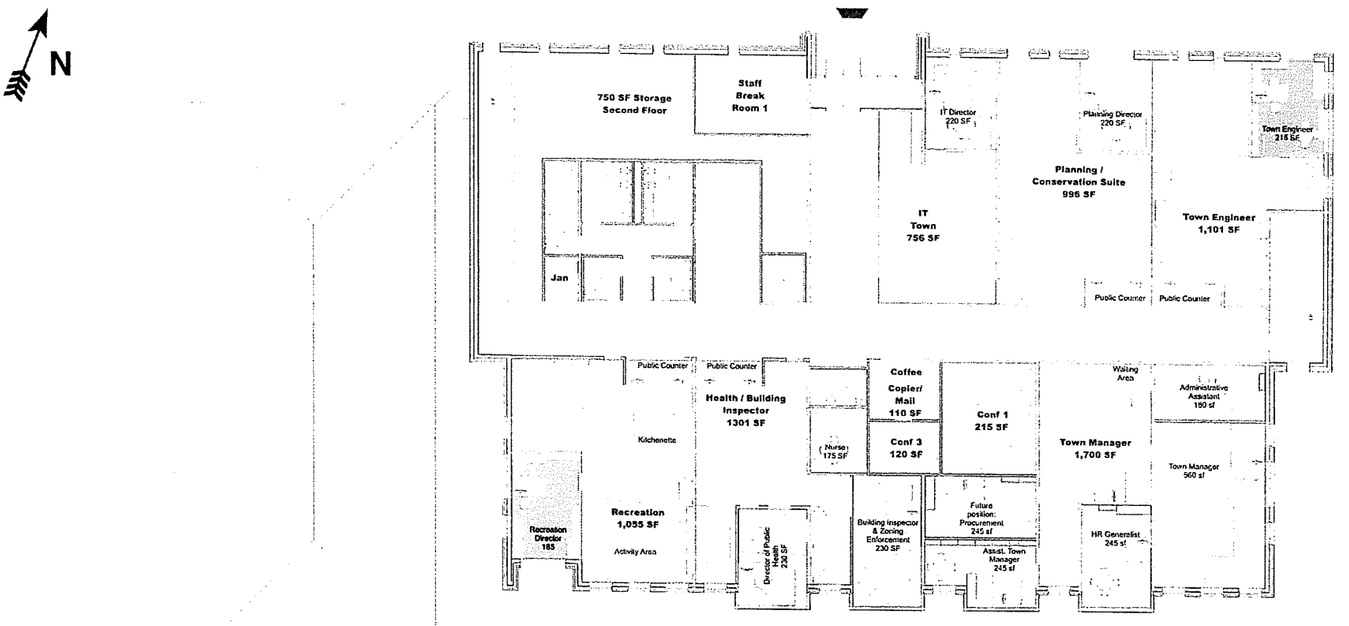
First Floor Plan



JOHNSON ROBERTS ASSOCIATES INC ARCHITECTS

Wilmington Town Hall • School Administration Building

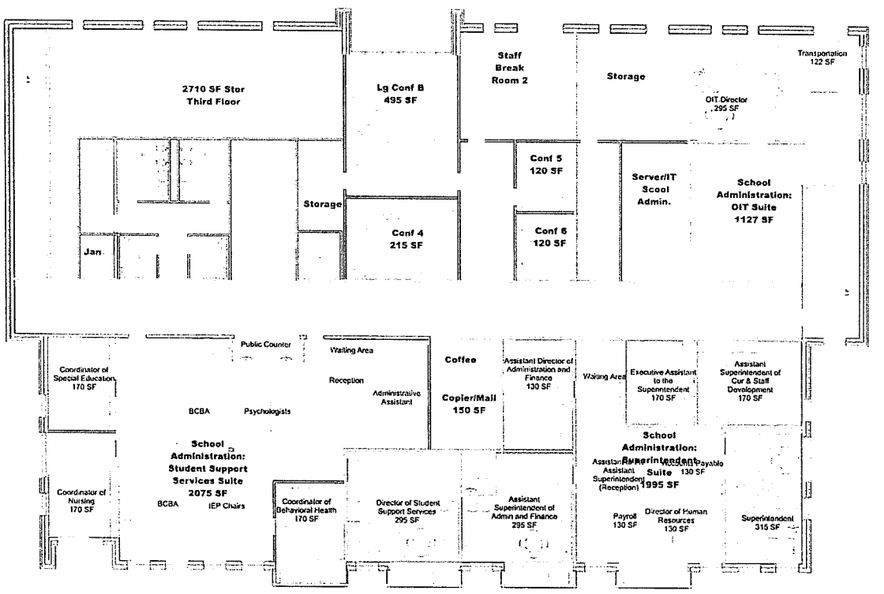
Second Floor Plan



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Third Floor Plan



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7

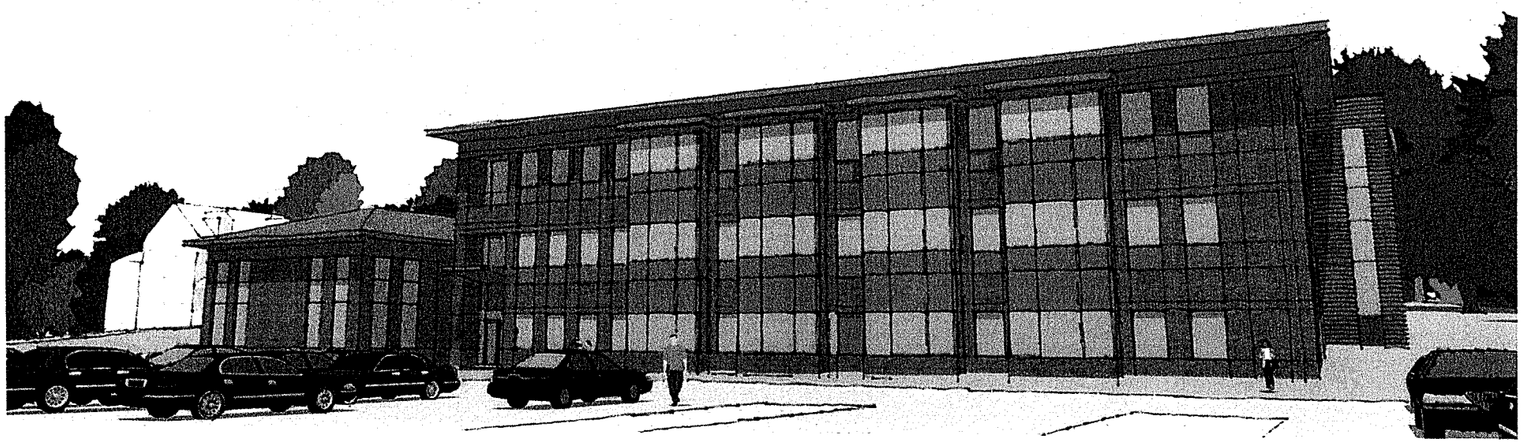
7

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7B

7B



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7B

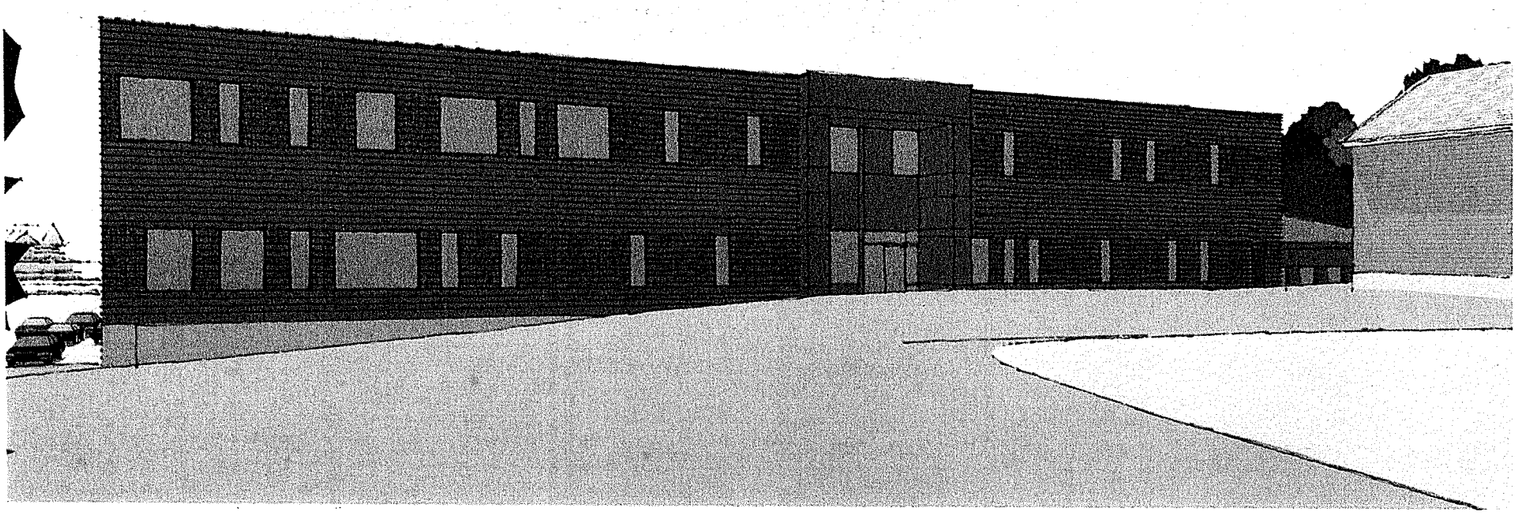
7B

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7B

7B

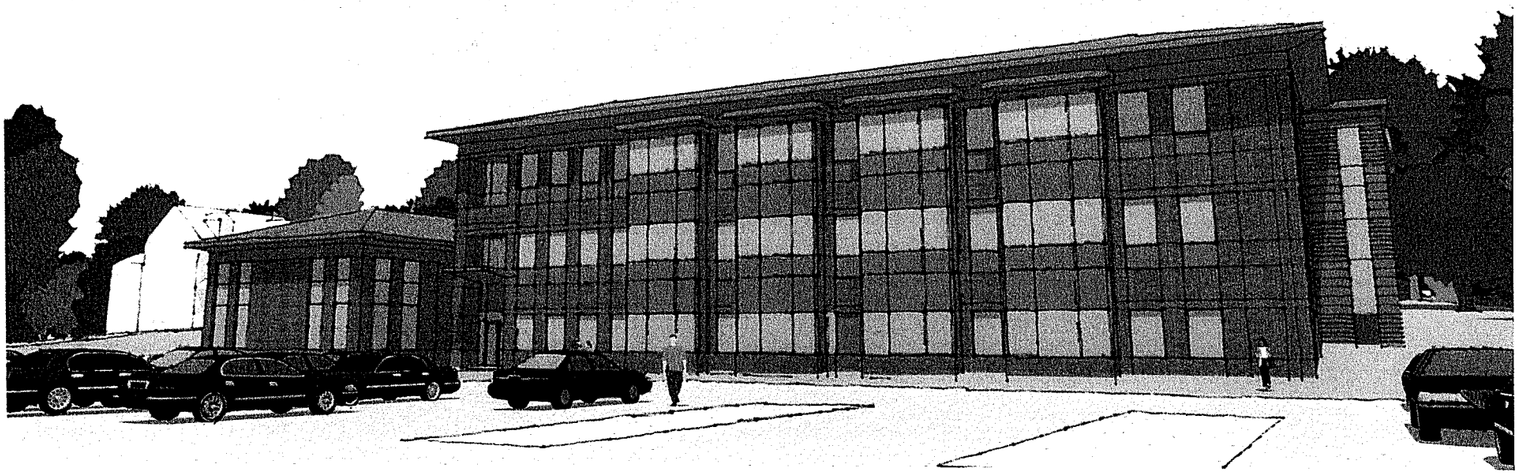


JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7C

7C



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7C

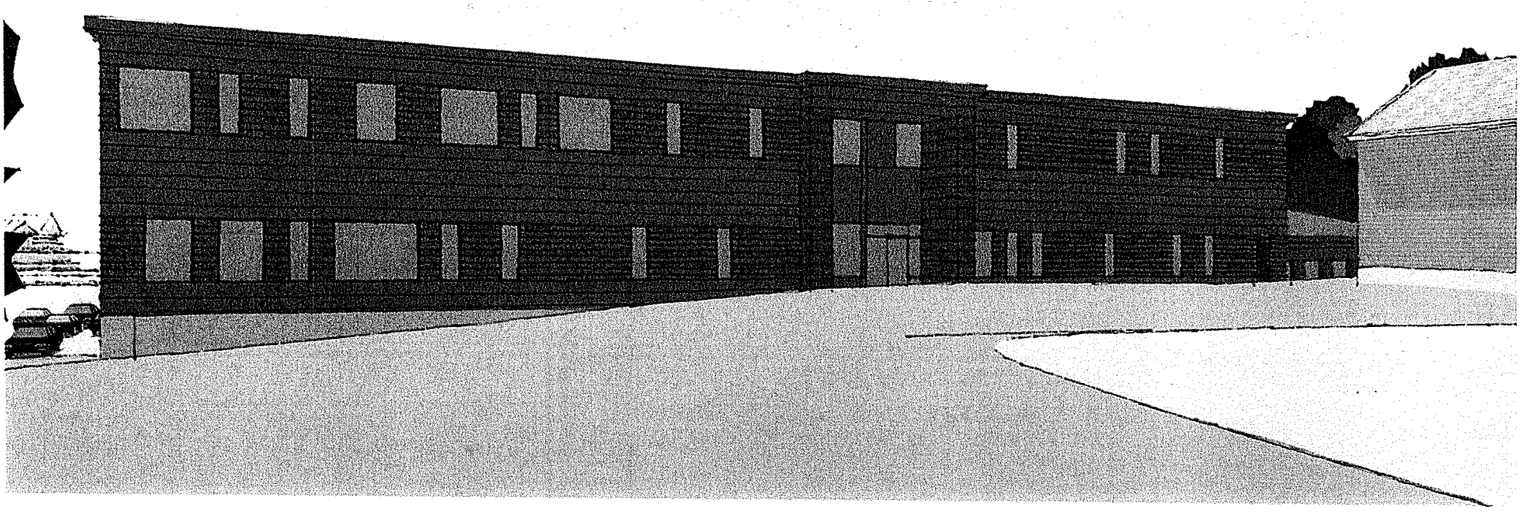
7C

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Model Option 7C

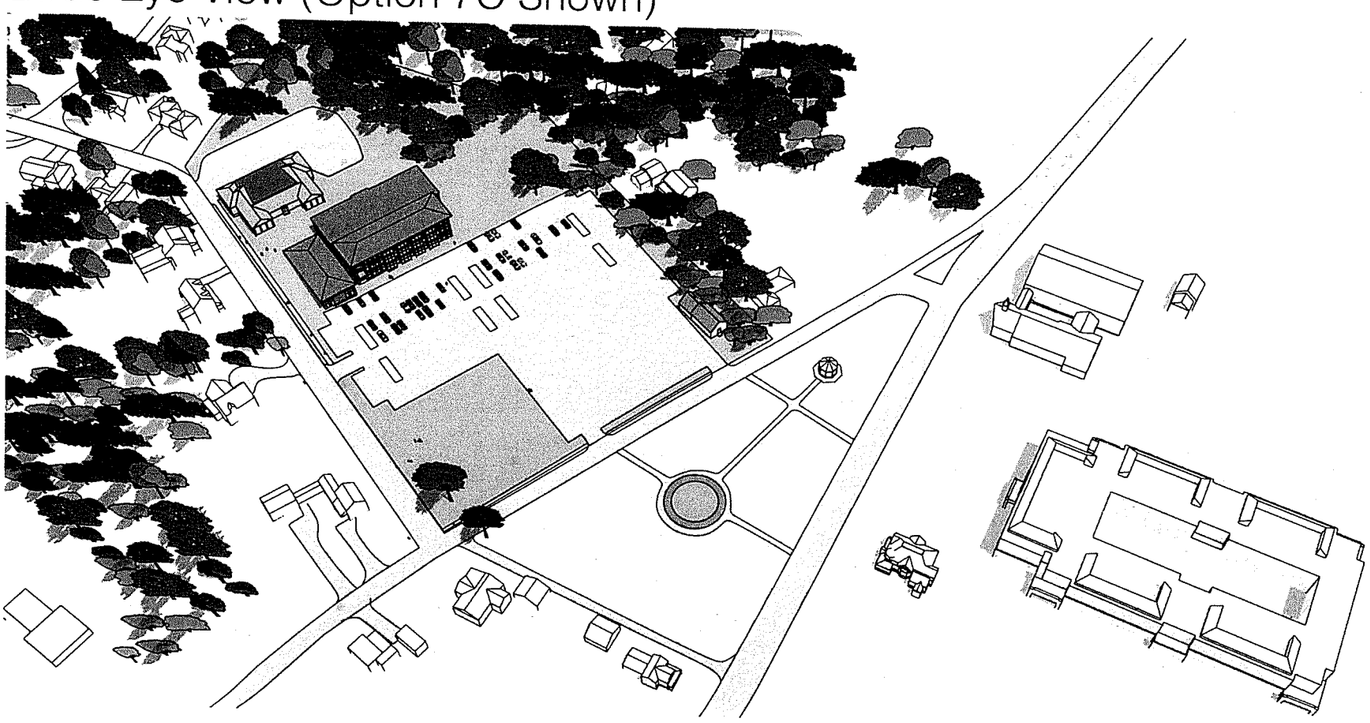
7C



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Wilmington Town Hall • School Administration Building

Birds Eye View (Option 7C Shown)



JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

WILMINGTON, MASS. INCORPORATED 1730

W

Town Hall

◆

School Administration

Project History

The Roman House is a 4,500 square foot Queen Anne style wood frame structure built in 1900 as a single family home located at the edge of the Town Common. The building is not ADA accessible and has multiple deficiencies listed in the Facilities Master Plan, most notably that it was built to be a home and not an Administration Building.

The Glen Road School was first approved by Town Meeting in November 1957. The building served the Wilmington community as a school until Spring 1981 when it was closed due to budgetary constraints.

The desire for a new Town Hall in the Town of Wilmington is not a new sentiment. Advocacy for a new Town Hall dates back as far as the 1950's. An effort in 1964 ultimately failed at Town Meeting. The idea of a new Town Hall was revisited in 1983 when plans were developed to move the Town Offices to the Glen Road School from the old Baptist Church. Renovations took place in 1983/1984 and the renovated Glen Road School started its new life as home to the Wilmington Town Offices, where town operations continue to reside.

In 2018, the Town of Wilmington hired the Harriman Group to conduct a review of the Town's Municipal and Education facilities and develop a Facilities Master Plan. The Facilities Master Plan identified physical deficiencies of the current Town Hall and Roman House. These deficiencies include original electrical, HVAC, and plumbing systems that are well passed their intended lifespan and outdated emergency services including no overhead sprinkler system. In addition, the physical space is not large enough to properly accommodate the needs of the departments housed in the Town Hall and Roman House. This assessment estimates that the School Administration staff needs a space three times larger than the space it currently occupies at Roman House.

Next Steps

- Final Facade Design and Material Selection
- Final Geotechnical Investigation
- Independent Cost Estimation of design
- Present cost estimate and project budget for Special Fall 2022 Town Meeting

For more Information
Visit the project webpage
Wilmingtonma.gov/projects

Town Hall / School Administration Building Project

Presented by the
Town Hall / School
Administration Building
Committee

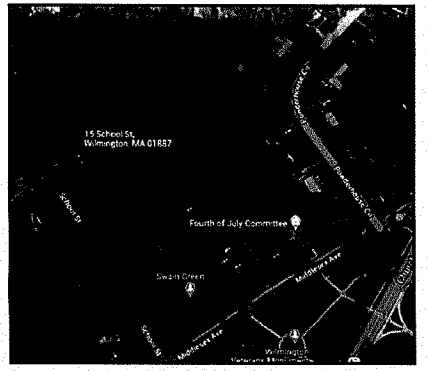
Site Location

Site analysis reviewed many parameters including:

- access to each site
- buildable area
- availability of access to utilities
- how the site facilitates the goals of the community

January 5th meeting of the Town Hall School Administration Building Committee, the Committee voted to submit the Swain Green site to the Board of Selectmen as the site most suitable to develop for a Town Hall / School Administration building.

At the January 10th meeting of the Board of Selectmen, after discussion, the Board voted 4-1 to accept this recommendation and the Building Committee began the Schematic Design of a new Town Hall and School Administration Building on the Swain Green site.

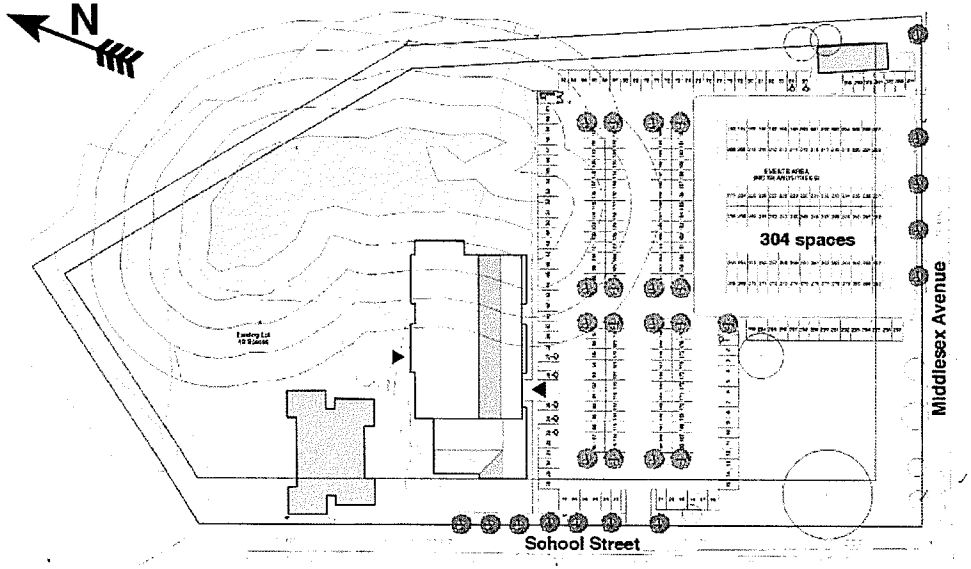


Building Design

Wilmington Town Hall • School Administration Building

JOHNSON ROBERTS ASSOCIATES INC. ARCHITECTS

Site Diagram - Scheme F



Parking Analysis
(Potential Parking)

304 spaces

247 spaces existing

57 net added

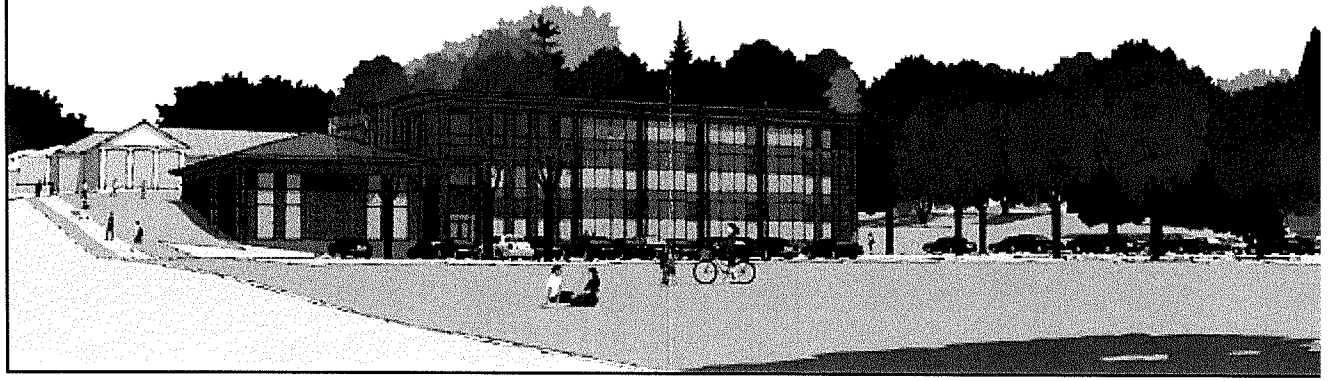
140 spaces req'd

164 spaces avail.

Note: Count does not include Buzzell lot which contains 40 spaces.

Additional Spaces at Buzzell do not look feasible.

The **schematic design phase** is the first phase during which the Design Team takes the programming and concept design and translates it into architectural and spatial designs.



Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 15, 2022

TO: Board of Selectmen

RE: Special Town Meeting

In an effort to honor the commitment that has been made to schedule a fall Special Town Meeting to seek funding for construction of a Senior Center building and Town Hall / School Administration building, the Board is being provided with a proposed schedule and recommendation to hold a Special Town Meeting. The Board is being asked to call for the Special Town Meeting at your August 8, 2022 meeting. Considerations influencing the date of the Special Town Meeting are: (1) certification of free cash, (2) state elections (3) setting of the tax rate and (4) feedback for holding a Saturday meeting.

It will be my recommendation to utilize free cash to fund a portion of the estimated cost for the two building projects. Bryan Perry, Finance Director/Town Accountant, and others in his department must close the books for fiscal year 2022 and submit information to the Department of Revenue that will lead to a determination of the free cash balance. We will be competing with similar efforts by cities and towns throughout the state. In 2021 free cash was certified on November 11th, in 2020 free cash was certified on October 21st and in 2019 free cash was certified October 31st.

State elections will take place on November 8th. The Town Clerk's Office will be working extended hours in the lead-up to election day to satisfy the early voting requirements. The November 19th date gives the Town Clerk's Office time to regroup after the state election and prepare for the Special Town Meeting.

In order to enable the actual tax rate to be applied to the second and third quarter property tax bills, the tax classification hearing is typically held at the Board's second meeting in November. The Department of Revenue discourages communities from conducting town meetings after the tax rate has been set as additional expenditures could impact the rate. The tax classification hearing in 2022 is expected to be held on November 28th.

There has been feedback from members of the public encouraging the Town to conduct the meeting on a Saturday as opposed to a weeknight. There is an expectation that many in the senior community will wish to participate in this Special Town Meeting. Many in that population group are less inclined to attend evening meetings.

In light of these considerations, it is my recommendation to hold the meeting on November 19th at 9:00 a.m. The Board should also consider whether to open and close the Special Town Meeting on the same night as was the case for the March 8 Special Town Meeting vote for funding of the feasibility study to replace the Wildwood School or to keep the warrant open through a date certain. My recommendation is to open and close the meeting at the same meeting. The expectation is to hold the meeting in the high school auditorium. The Shriners Auditorium has their space reserved through the month of November.

Jeffrey M. Hull
Town Manager

cc: Jonathan Eaton, Town Moderator
John Doherty, Chairman, Finance Committee
Elizabeth Lawrenson, Town Clerk
Glenn Brand, School Superintendent
Susan Inman, Assistant Town Manager/Human Resources Director
Bryan Perry, Finance Director/Town Accountant
Paul Ruggiero, Assistant Superintendent of Administration & Finance
George Hooper, Public Buildings Superintendent
Mark Reich, Town Counsel

SPECIAL TOWN MEETING
November 19, 2022

Selectmen

a. Call for Meeting	August 8
b. Deadline for submission of petitioned warrant articles	_____
c. Warrant Signed	September 26
d. Advertise Special Town Meeting *(by October 26 – 20 days prior to meeting)*	October 12
e. Warrant posted by Constable at least 14 days prior	November 4

Finance Committee - Public Hearing

a. Newspaper notice, 7 days before hearing	October 5
b. Hearing, no less than 10 days before meeting, Hearing joint with Planning Board	October 18 *Planning Board meets 3rd Tuesday*
c. Recommendations in Town Clerk's office 7 days before meeting	November 10 *November 11 is a Holiday*

Planning Board - Public Hearing

a. Advertise for 2 consecutive weeks at least 14 days before hearing	September 28 October 5
b. Hearing (Zoning By-Laws)(Joint with Finance Committee)	October 18
c. Report with recommendations to Town Meeting, within twenty days of hearing.	November 7

Wilmington, Massachusetts

INTER-DEPARTMENTAL COMMUNICATION FROM THE TOWN MANAGER

July 15, 2022

TO: Board of Selectmen

RE: Electric Vehicle Charging Systems

The electric charging stations authorized by the Board of Selectmen to be located at the Town Hall and Wilmington Memorial Library parking lots were activated on June 15th. Each charging station has two charging units that can be deployed. Residents seeking to use the chargers can scan the QR code that is located on a sign affixed to the utility pole or use a mobile app such as AMPUP. The charger, which is located several feet up on the utility pole, will descend to be plugged into the vehicle.

The cost for the equipment associated with the charging stations were funded through a Massachusetts Department of Environmental Protection grant obtained by Reading Municipal Light Department (RMLD). The cost for installation of the equipment, commissioning and software required to maintain operability are paid for by RMLD. More information about the charging stations can be found using the following link: https://www.rmld.com/press-releases/pages/rmld-completes-installation-five-new-public-ev-charging-stations.

Jeffrey M. Hull
Town Manager

cc: George Hooper, RMLD Citizens' Advisory Board Representative
Dennis Kelley, RMLD Citizens' Advisory Board Representative

Beverly Dalton

From:	cmsmailer@civicplus.com on behalf of Town of Wilmington MA <cmsmailer@civicplus.com>
Sent:	Tuesday, July 5, 2022 2:29 PM
To:	Department Heads
Subject:	[EXTERNAL] MBTA: Expect Service Changes this Summer as North Station Work Begins

MBTA: Expect Service Changes this Summer as North Station Work Begins

North Station Terminal Area Signal System Improvement Project Work and Newburyport/Rockport Automatic Train Control Work to Take Place This Summer 2022

BOSTON – As part of the MBTA's Capital Program, the MBTA will perform critical signal work as part of the North Station Terminal Area Signal System Improvement Project and the Commuter Rail Automatic Train Control (ATC) Project. In order to accomplish this important work, Commuter Rail lines that operate out of North Station will experience some service changes this summer, affecting riders on the Newburyport/Rockport, Haverhill, Fitchburg, and Lowell Commuter Rail lines.

"The critical signal work taking place this summer at the North Station terminal area helps the T to upgrade the kinds of behind-the-scenes signal infrastructure that riders might not see every day, but can have an enormous impact on their commutes. When the work is finished, the new state-of-the-art signaling system at North Station will improve resiliency and reduce delays, ultimately providing a more reliable ride for our north side Commuter Rail riders," said MBTA General Manager Steve Poftak. "This summer, we're also making important safety improvements through the installation of ATC systems on the Newburyport/Rockport line. I want to thank our north side Commuter Rail riders for their patience this summer while we accomplish this important work."

More Information on the North Station Terminal Area Signal System Improvement Project Work:

The current signal system that controls the movement of MBTA Commuter Rail and Amtrak trains in and out of North Station is obsolete and ready to be replaced. Beginning this July and August 2022, the MBTA is upgrading the old relay-based signal system to a new, state-of-the-art, microprocessor-based system. This is the first of a three-phase cut-over process. When complete, the new system will allow for less maintenance, improved resiliency, reduced train delays, and improved reliability. The project also includes the installation of two new crossovers, which will allow for more train routing options to improve operations through the terminal area.

Although the project limits span only about one mile, this area includes a complex network of tracks and switches that connect the station tracks at North Station, five major Commuter Rail lines, and the Boston Engine Terminal where trains are stored and maintained. This project is part of a larger initiative to enhance train capacity at North Station, supporting the future growth of the MBTA and Amtrak. This work will also be accomplished in conjunction with a future project that will replace the drawbridges over the Charles River – both projects will allow for the use of all 12 tracks at North Station. With a total budget of $45.2 million, the North Station Terminal Area Signal System Improvement Project will complete the final signal system cut-overs in the spring of 2023.

During construction, all Commuter Rail lines that operate out of North Station will experience some service changes, affecting riders on the Newburyport/Rockport, Haverhill, Fitchburg, and Lowell Commuter Rail lines. Riders are encouraged to visit mbta.com/NorthStation, T-Alerts, and mbta.com/CR for the latest service updates, impacts, schedules, and service alternatives.

More Information on Summer 2022 Newburyport/Rockport ATC Work:

In parallel with the North Station Terminal Area Signal System Improvement Project work that is taking place this summer, ATC installation work is also taking place on the Newburyport/Rockport Commuter Rail line.

The MBTA is upgrading the signal system to add ATC as part of Positive Train Control (PTC), a federally required safety control system that monitors a train's location, direction, and speed in real time and reduces speed when needed. Phase I of the PTC Program was completed in 2020. Phase II includes the implementation of ATC. Through the use of signal indications within the train cab in addition to using physical signal lights along the tracks, the ATC system alerts the train engineer of potentially unsafe conditions. If the crew does not respond to the ATC alert, the system will automatically slow or stop the train.

ATC was successfully completed on time in 2020 for Commuter Rail lines operating out of South Station. ATC is now currently underway for all Commuter Rail lines operating out of North Station with work taking place this summer 2022 on the Newburyport/Rockport line. Riders should visit mbta.com/CR for the latest service updates, impacts, schedules, and service alternatives.

During this ATC work, MBTA Capital Programs will also accomplish critical bridge work and maintenance along the lines. In particular, during the late summer and into the fall on the Newburyport/Rockport line, the Capital Programs team will work on the commissioning of the second bascule span on the Gloucester Drawbridge and the installation of the replacement of the Commercial Street Bridge in Lynn.

For more information, please visit mbta.com/NorthStation, mbta.com/PTC, mbta.com/CR or connect with the T on Twitter @MBTA, Facebook /TheMBTA, or Instagram @theMBTA.

TOWN OF WILMINGTON
DEPARTMENT OF PUBLIC WORKS

Highway	Water & Sewer	Engineering
Tree	Parks & Grounds	Cemetery

Interoffice Memorandum

TO: Jeffrey M. Hull, Town Manager

FROM: Michael J. Woods, Director of Public Works

SUBJECT: Trash and Recycling Collection Procedures

DATE: July 14, 2022

Trash Collection

Trash is collected weekly on your scheduled pick-up day.

Recycling Collection

Recycling barrels are collected every other week on your regular trash collection day. Set barrels out by 6:30am.

Disposing of TV's, Monitors and White Goods

Residents can purchase a $10.00 sticker per item from the Collector's Office at Town Hall before 11:00am on Thursday to be placed on the list for the next pickup. The town hall will send the list to DPW for review, and it is then forwarded to Casella for implementation. The pickups are usually done on Mondays.

Disposing of Bulky Material (ex. Furniture)

Residents are allowed to dispose of one bulky item per week at no extra cost. Residents notify the Town's vendor, Casella Waste (1-800-CASELLA), of their address and then the vendor will schedule the collection. Bulky item collection usually happens on Tuesdays and the specific date will be given to the caller. Reminder that if a bulky item (mirror etc.) is glass, the glass must be taped for safety.

Overflow Bags (Trash Only)

Overflow trash bags should be used during weeks of excessive trash. Place securely closed bags beside your trash container on your trash collection day.

Bags are available for purchase (5 bags for $10.00) at the following locations:

- Market Basket (Wilmington)
- Lucci's Supermarket (Wilmington)
- Elia's Country Store (Wilmington)
- Stop & Shop (North Reading)

Ordering Additional Barrels

Residents can place orders for additional barrels through the Department of Public Works (978-858-4481). Barrels have been and will continue to be problematic to receive in a timely manner. Supply chain issues worldwide have affected the supplier's ability to ship barrels to us in the customary manner.

Household Hazardous Waste Day

The Town will be holding the annual Household Hazardous Waste Day on Saturday, July 30, 2022, at the West Intermediate School from 9:00am – 2:00pm.

See the DPW Website for more information.

Residents should call the DPW at 978-658-4481 to report a problem with any scheduled pickup and we can assist with rectifying the issue. Please remember that it takes a lot of planning, between organizing personnel and equipment, to ensure that scheduling pick-ups go according to plan. That does not always take place as unforeseen circumstances often throw off the best of plans. Calling the DPW to report solid waste issues informs us of complications and allow us to best help with one's complaint.