



Main Entrance from Sisson Road



# Harwich Middle School Information Packet November 2011



Sign at Sisson Road Entrance

# Introduction

Originally built in 1937 as the Harwich High School the Harwich Middle School was expanded and renovated in 1990. With the formation of the Monomoy Regional School District (Chatham and Harwich) this facility will become surplus once the new Monomoy High School Facility is operational.

It is anticipated that in the fall of 2014 the Harwich Middle School will be turned over to the Town of Harwich for disposition.

This document is intended to provide information regarding the physical plant which should be useful to those interested in potential uses of this facility. Interested parties are encouraged to “dig deeper” and conduct their own due diligence evaluation prior to developing proposals for the future use of this property.

# Harwich Middle School



## HARWICH MIDDLE SCHOOL

**SITE SIZE:**

13.3 ACRES

**BUILDING SIZE:**

78,833 SQ.FT

**ORIGINALLY CONSTRUCTED:**

1937

**ADDITIONS:**

Major classroom addition

1990

Cafeteria and Gymnasium

1990

**RENOVATIONS:**

Major renovation &

Asbestos Removal

1990

Septic Treatment System &

Soccer Field reconstruction

1998



Harwich Middle & Elementary School Complex – Aerial  
Photograph

(Prior to Completion of Elementary School Renovation)



Harwich  
Elementary School

Harwich Middle  
School

Athletic Fields

# Front View of the Building



Activity Wing - Front



Main Entrance from Parking Lot

# Right, Rear & Left Sides of the Building<sup>7</sup>



Classroom Wing  
Right Side



Classroom Wing –  
Rear



Activity Wing – Left Side

# Athletic Fields Located to the Rear of the Property



Athletic Field behind the Classroom Wing



Athletic Field behind the Classroom Wing



Athletic Field behind the Classroom Wing

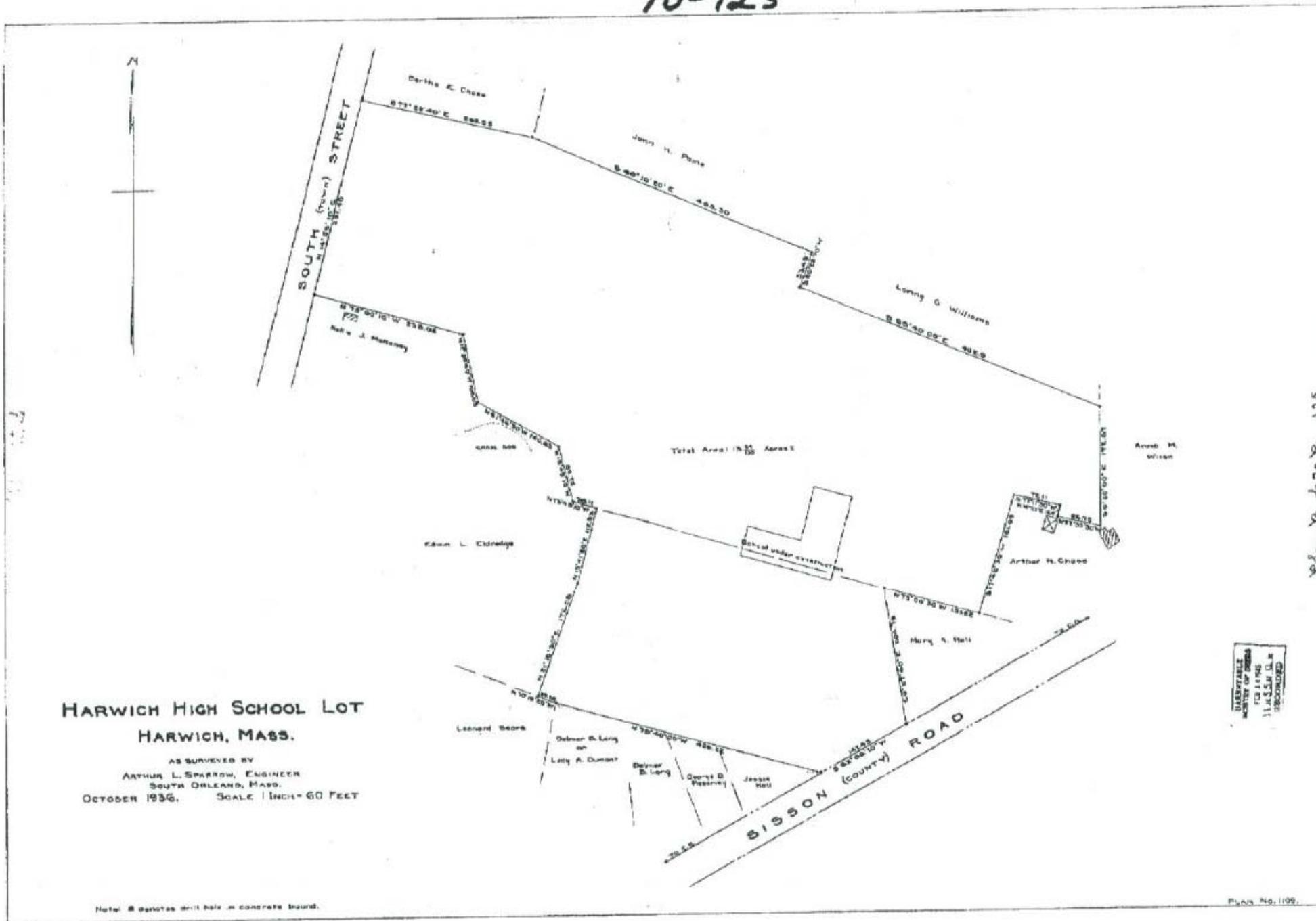
# Site/Plot Plans

# Original Plot Plan circa 1936

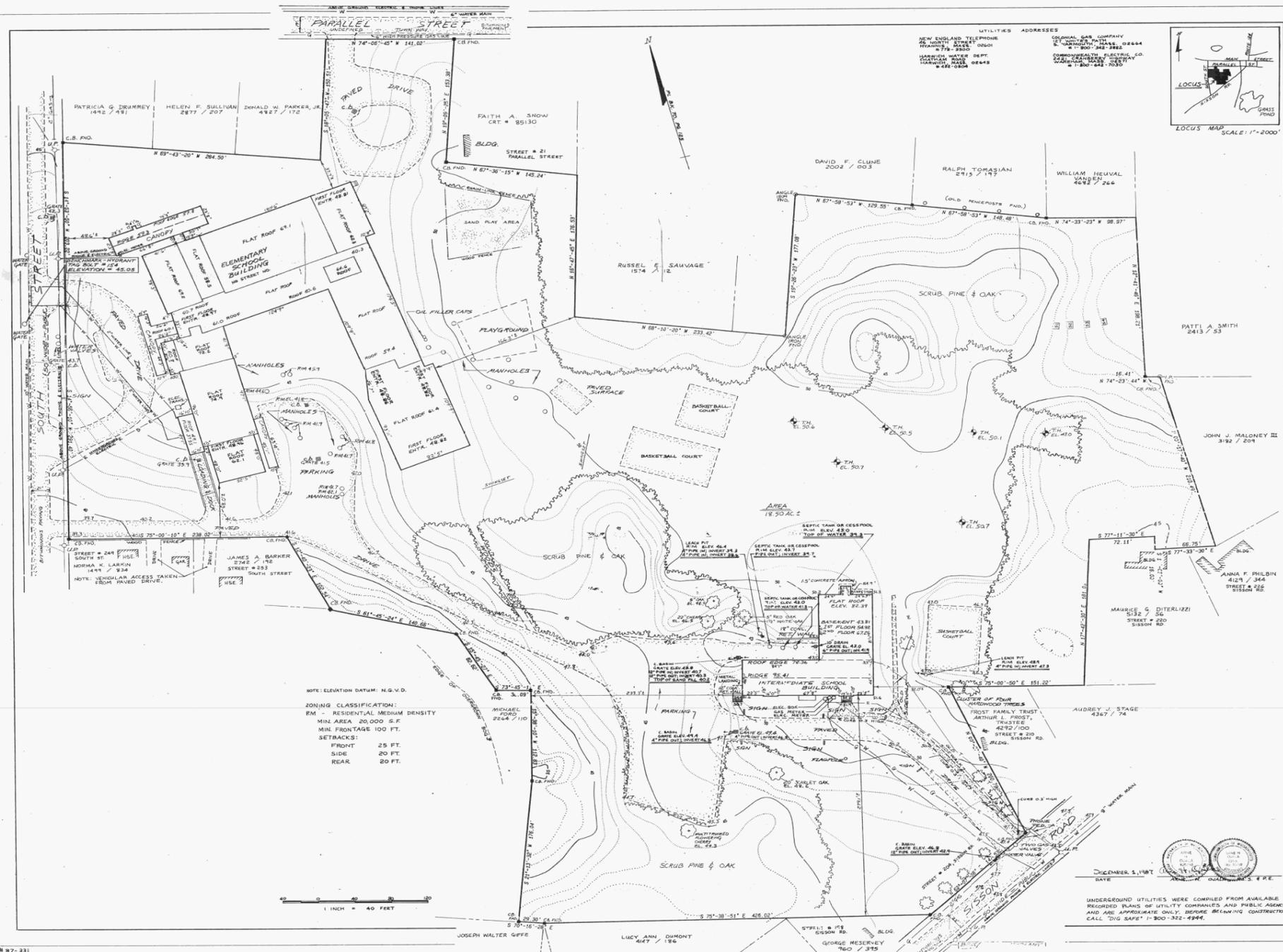
10

70-125

X



# Topographical Survey



**Harwich Middle School**

LOCUS MAP SCALE: 1" = 2000'

- Harwich, MA**
- DiNisco Kretsch & Associates**  
Architects and Planners  
87 Summer Street  
Boston MA 02110  
426-2858
  - Foley and Buhl Engineering**  
Structural Engineers  
124 Watertown Street  
Watertown MA 02172  
926-9150
  - Fales, Letendre and Ziobro, Inc.**  
Mechanical Engineers  
43 East Grove Street  
Middleboro MA 02346  
947-6288
  - Robert W. Sullivan, Inc.**  
Plumbing Engineers  
Unit 302, Union Wharf  
Boston MA 02109  
523-9227
  - Lottero and Mason Associates**  
Electrical Engineers  
132 Lincoln Street  
Boston MA 02111  
423-7367
  - Mason and Frey**  
Landscape Architects  
243 Trapelo Road  
Beverly MA 02178  
483-3800

CON CODE ENGINEERING, INC.  
CIVIL ENGINEERS  
LAND SURVEYORS  
17E 6A - YARMOUTH, MASS.

Date: 14 November, 1988  
 Drawn by: DOWN CAPE ENGINEERING  
 Scale: 1" = 40'-0"  
 Revisions:  
 Number Date Description

**Topographic Survey -**

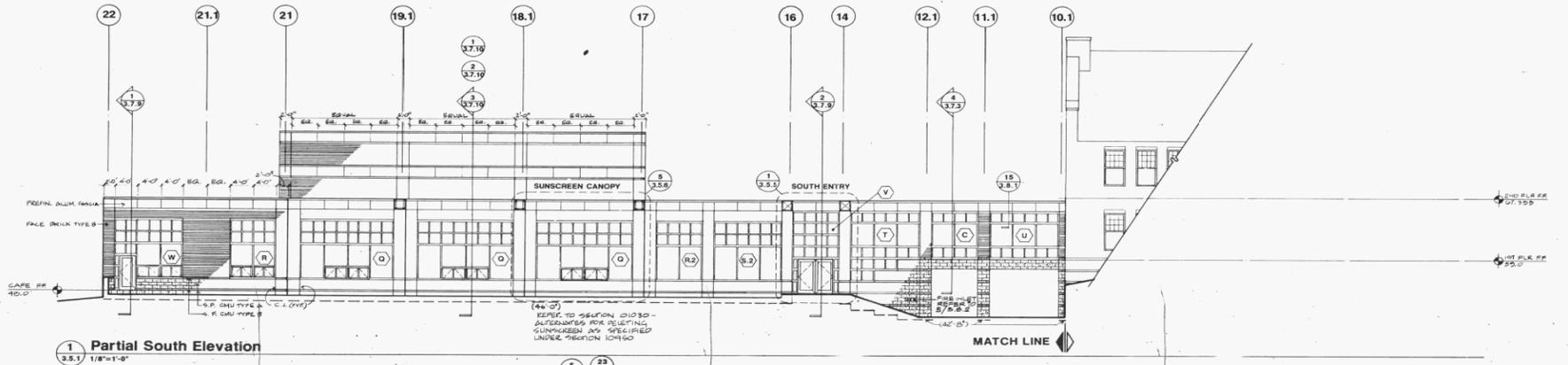
Reference Only

**1.1.1**

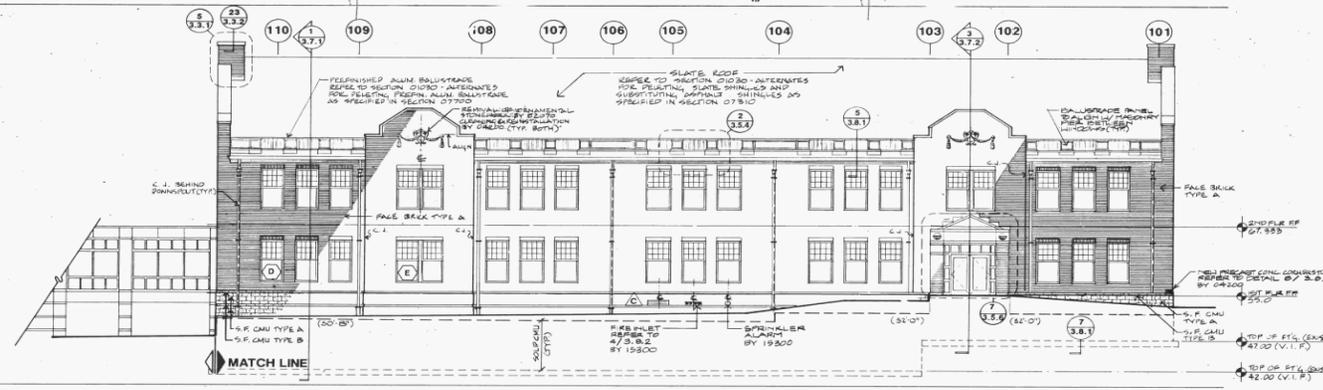
DECEMBER 1, 1987

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORDED PLANS OF UTILITY COMPANIES, AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE BEGINNING CONSTRUCTION CALL "DIG SAFE" 1-800-322-4944.

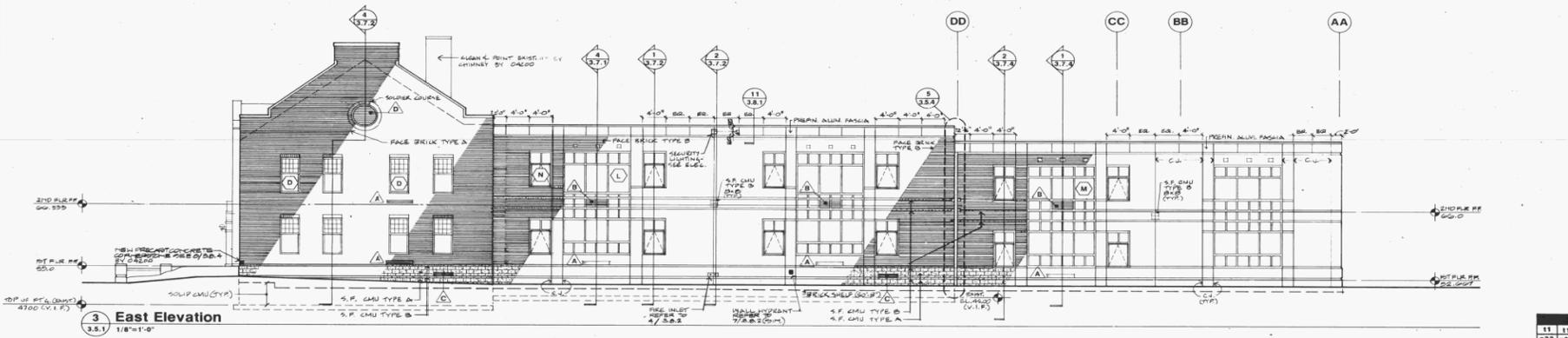
# Elevations of Renovated/Expanded Facility 12



1 Partial South Elevation  
3.5.1 1/8"=1'-0"



2 Partial South Elevation  
3.5.1 1/8"=1'-0"



3 East Elevation  
3.5.1 1/8"=1'-0"

**Harwich Middle School**

**Harwich, MA**

**D'Nisco Kretsch & Associates, Inc.**  
Structural Engineers  
87 Summer St., Boston, Mass. 02110  
617-421-2858

**Foley and Buhl Engineering**  
Structural Engineers  
124 Watertown St.  
Watertown, Mass. 02172  
617-945-9150

**Fales, Letendre & Ziobro, Inc.**  
Mechanical Engineers  
411 East Grove St., Middleboro, Mass.  
02346

**Robert W. Sullivan, Inc.**  
Plumbing Engineers  
Union Wharf Box 302, Boston, Mass.  
02109 617-523-8227

**Lottero & Mason**  
Electrical Engineers  
132 Lincoln St., Boston, Mass. 02111  
617-421-7367

**Mason & Frey**  
Landscape Architects  
213 Ipswich Rd., Belmont, Mass.  
02178 617-489-3800



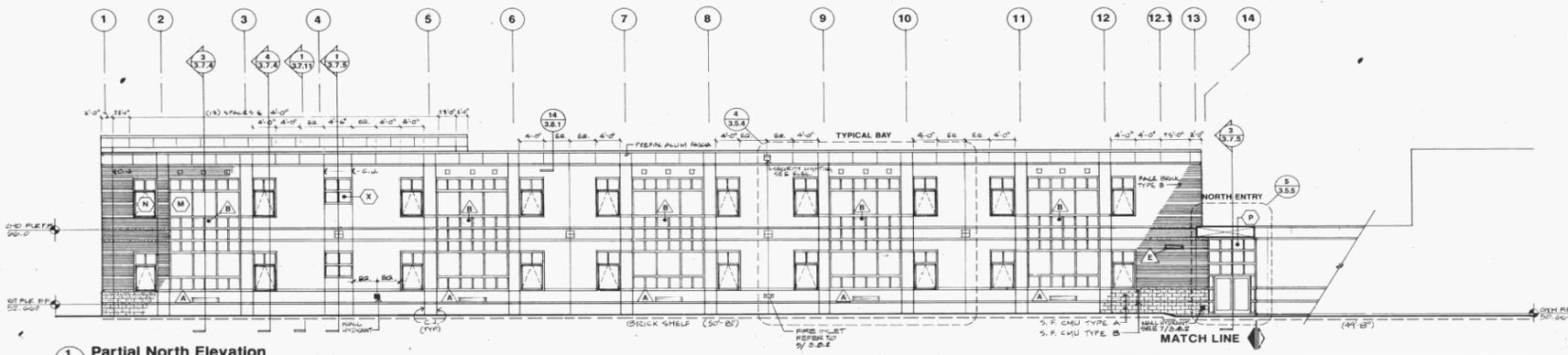
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Drawn by: DRG SKS  
Scale: 1/8"=1'-0"  
Revisions:  
Number Date Description

**Elevations**

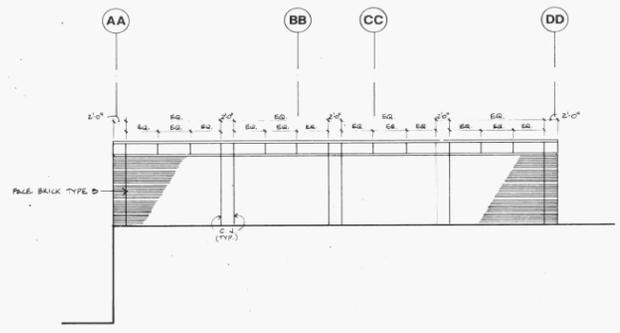
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| 833 | 833 |
| 834 | 834 |
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| 843 | 843 |
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| 845 | 845 |
| 846 | 846 |
| 847 | 847 |
| 848 | 848 |
| 849 | 849 |
| 850 | 850 |

**3.5.1**

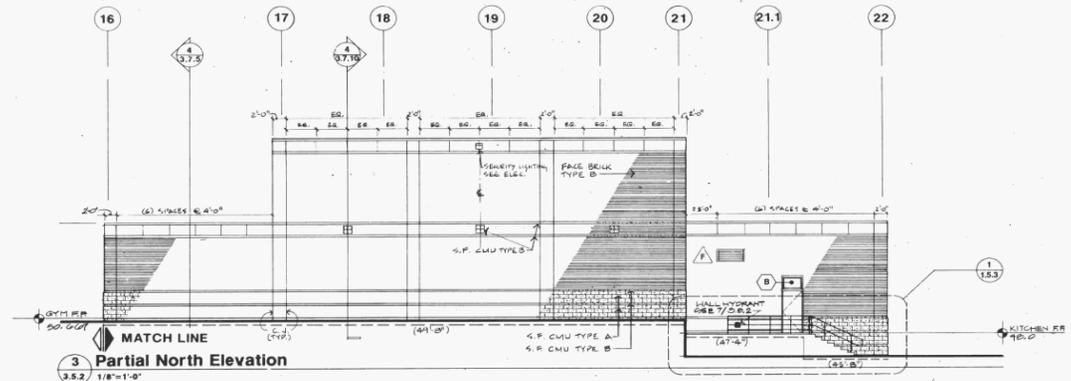
# Elevations of Renovated/Expanded Facility 13



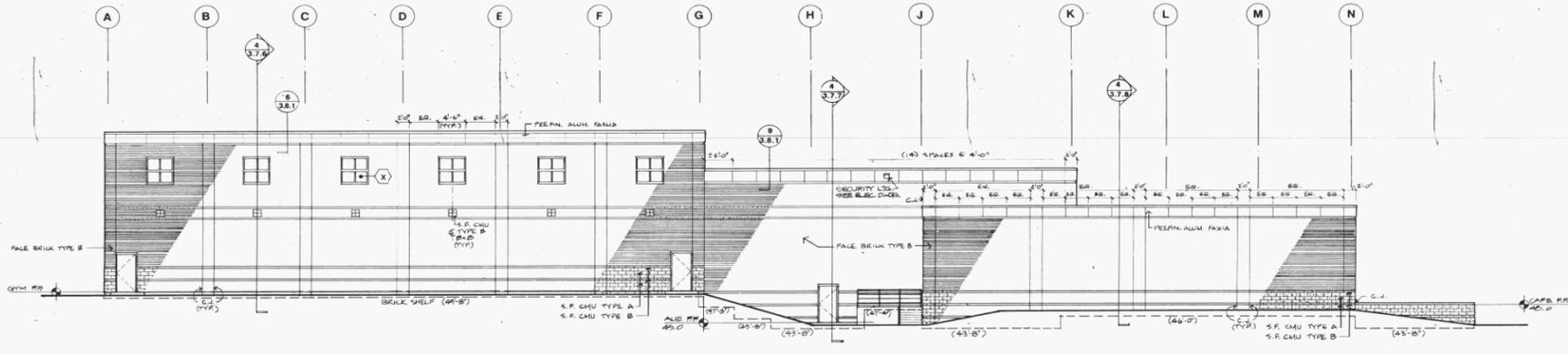
1 Partial North Elevation  
3.5.2 1/8"=1'-0"



2 Partial West Elevation  
3.5.2 1/8"=1'-0"



3 Partial North Elevation  
3.5.2 1/8"=1'-0"



4 West Elevation  
3.5.2 1/8"=1'-0"

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**Harwich, MA**

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87 Summer St., Boston, Mass. 02110  
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Structural Engineers  
124 Watertown St.  
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43 East Grove St., Middleboro, Mass.  
01548  
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**Lettero & Mason**  
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**Mason & Frey**  
Landscape Architects  
243 Trappelo Rd., Belmont, Mass.  
02178  
617-489-3800

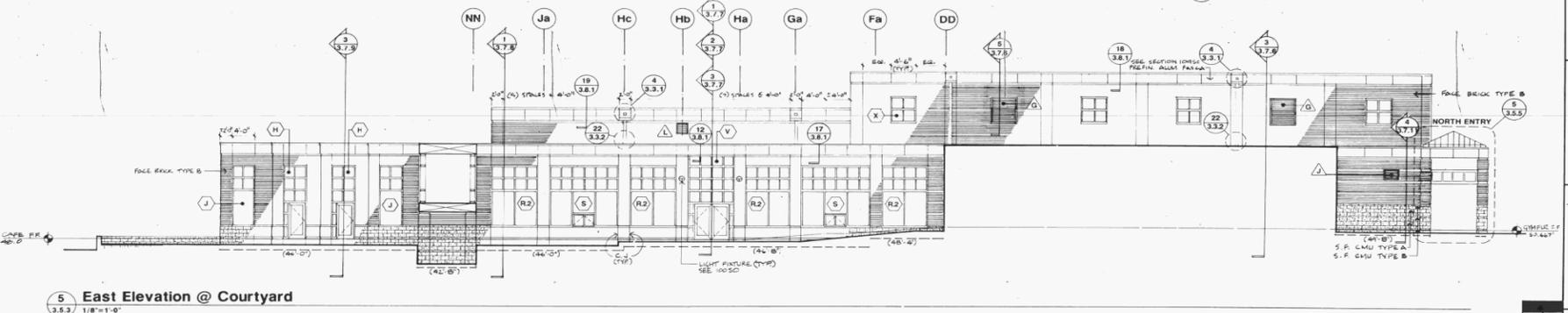
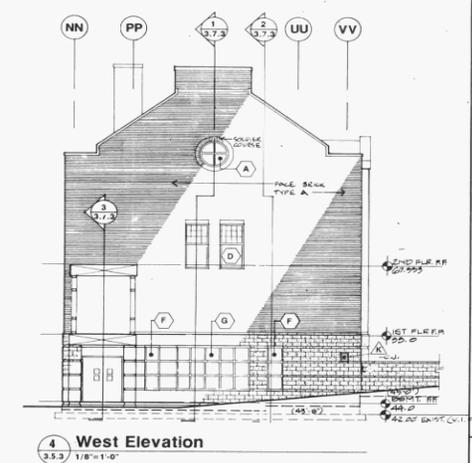
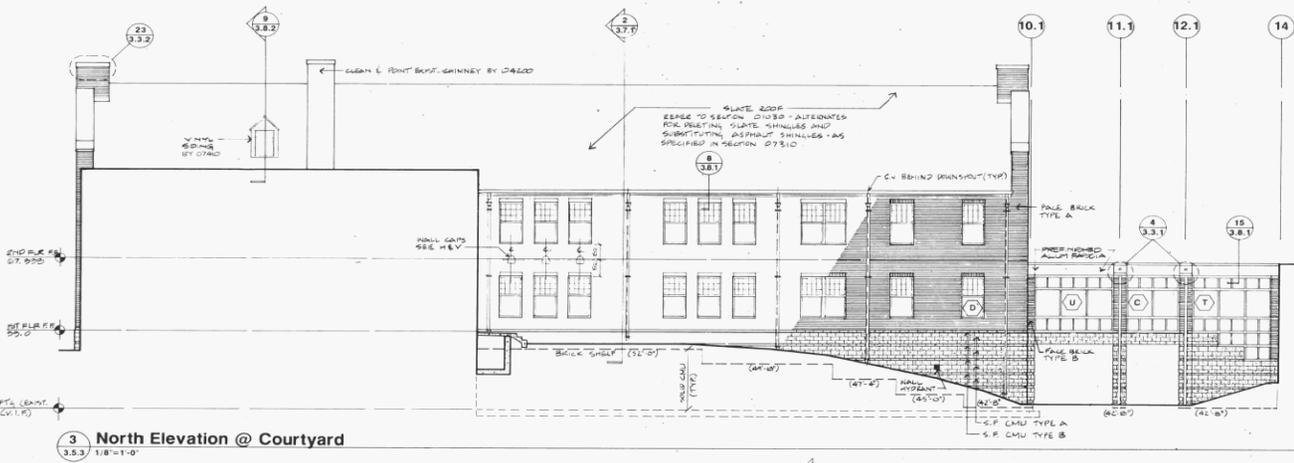
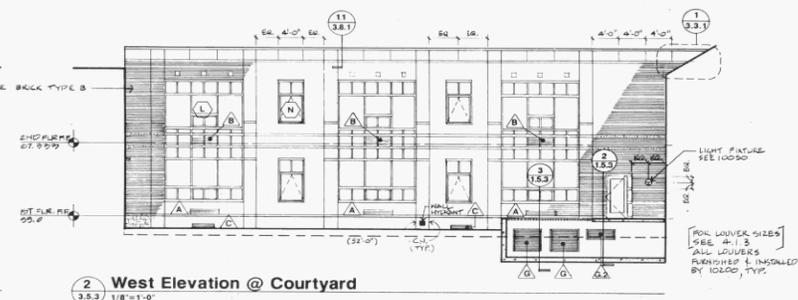
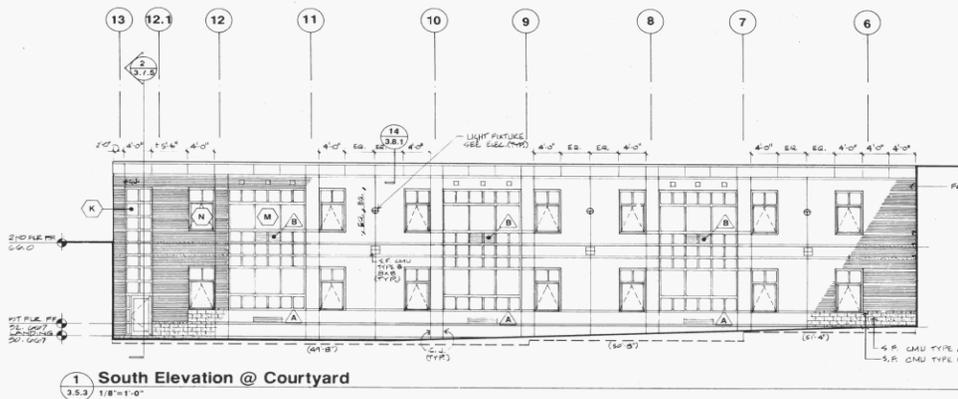


Date: 14 November, 1988  
Drawn by: DRG SKS  
Scale: AS NOTED  
Revisions: AS NOTED  
Number Date Description

Elevations

|              |     |
|--------------|-----|
| 11           | 11  |
| a35          | a35 |
| a36          | a36 |
| <b>3.5.2</b> |     |

# Elevations of Renovated/Expanded Facility 14



**Harwich Middle School**

**Harwich, MA**

**Dinisco Kretsch & Associates, Inc.**  
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**Fales, Letendre & Ziobro, Inc.**  
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02346 617-947-6288

**Robert W. Sullivan, Inc.**  
Plumbing Engineers  
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02109 617-523-8227

**Lottero & Mason**  
Electrical Engineers  
1121 Park St., Boston, Mass. 02111  
617-413-7867

**Mason & Frey**  
Landscape Architects  
211 Topsoe Rd., Belmont, Mass.  
02478 617-489-3800

Date: 14 November, 1988  
 Drawn by: DRG SKS  
 Scale: AS NOTED  
 Revisions:  
 Number Date Description

**Elevations**

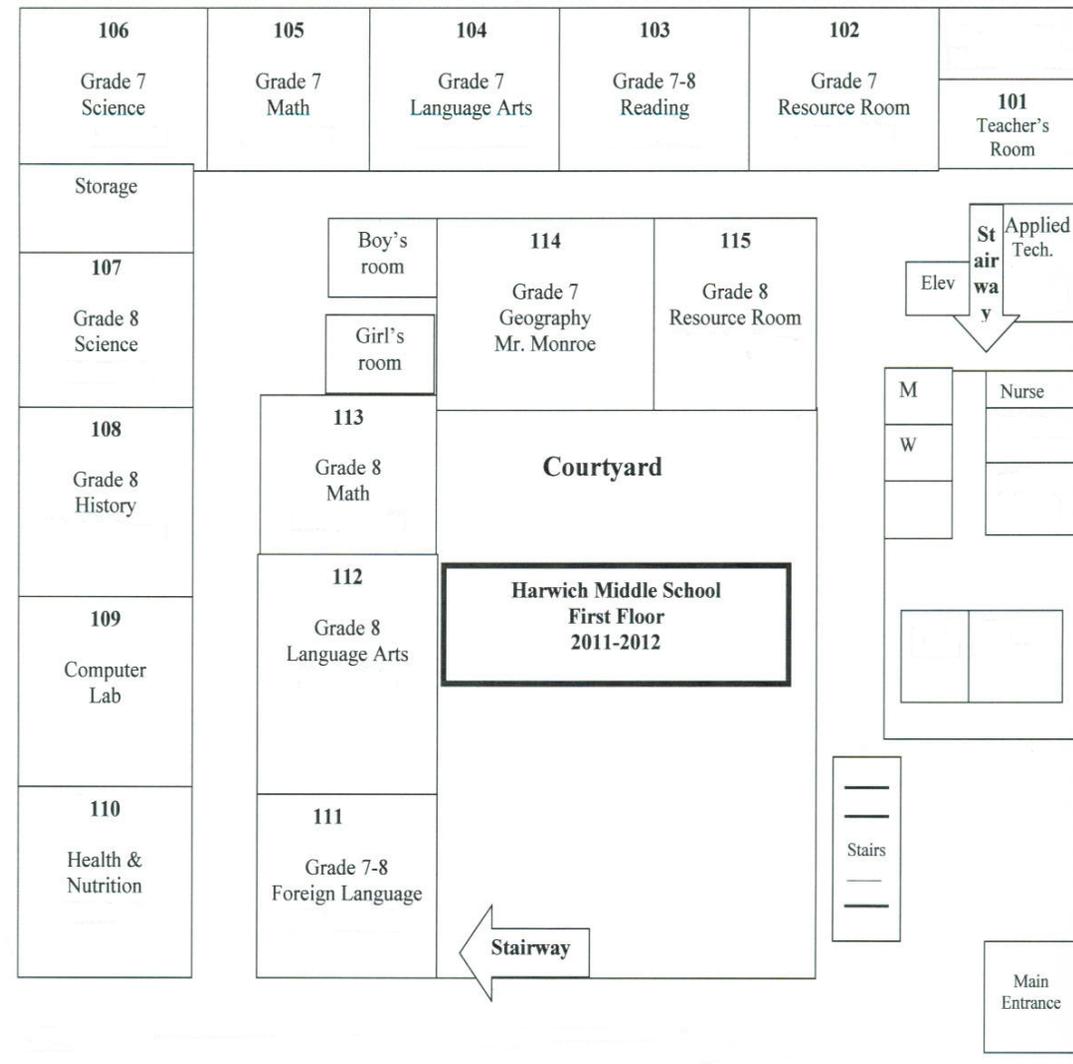
11 11  
 a37 a37  
 a38 a38

**3.5.3**

# Floor Plans

## 1<sup>st</sup> Floor Classroom Wing

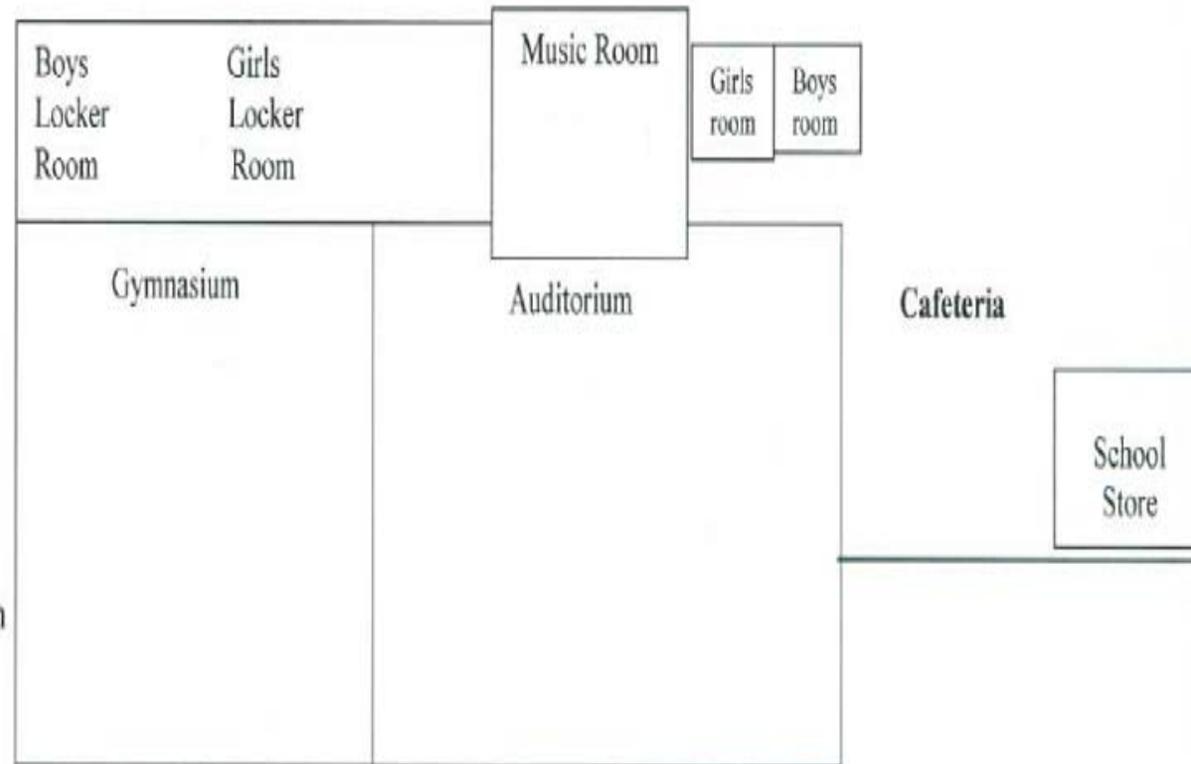
- Approximately 22,400 ft<sup>2</sup>
- 14 Classrooms
- Boys & Girls Bathrooms
- School Administration
  - Principal
  - Vice Principal
  - 2 Guidance
  - Health Suite
  - General Office
  - Conference Room
  - Teacher Planning
- Elevator Service
- Open Courtyard 80' x 120'



# Floor Plans

## 1<sup>st</sup> Floor Activity Wing

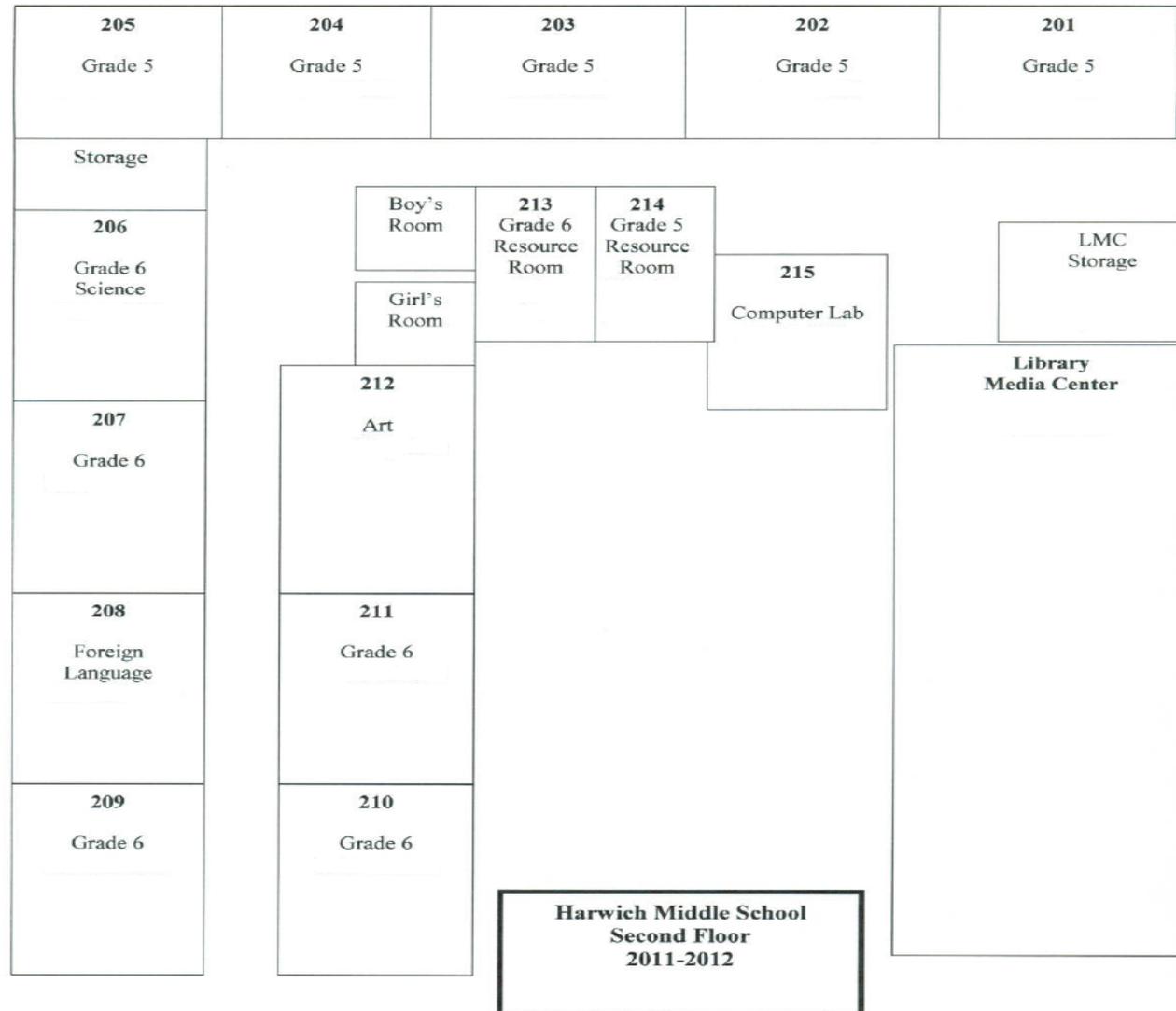
- Approximately 19,600 ft<sup>2</sup>
- Gymnasium: 60' x 100'
- Locker Rooms: 34' x 90'
- Music Room: 34' x 38'
- Men's/Ladies Rooms: 24' x 34'
- Auditorium: 60' x 62'
- Cafeteria: 60' x 32'
- Food Service Area: 30' x 70'
- Lobby: 20' x 34'



# Floor Plans

## 2<sup>nd</sup> Floor

- Approximately 22,400 ft<sup>2</sup>
- 14 Classrooms
- Boys & Girls Bathrooms
- Library: 75' x 42'
- Elevator Service
- 3 Exit/Entrance Stairways



# Floor Plans

## Basement

- Under Front & Right Sections Only
- Boiler Room
- Electrical Room
- Plumbing Room
- Elevator Room
- Storage Area
- Shop Area

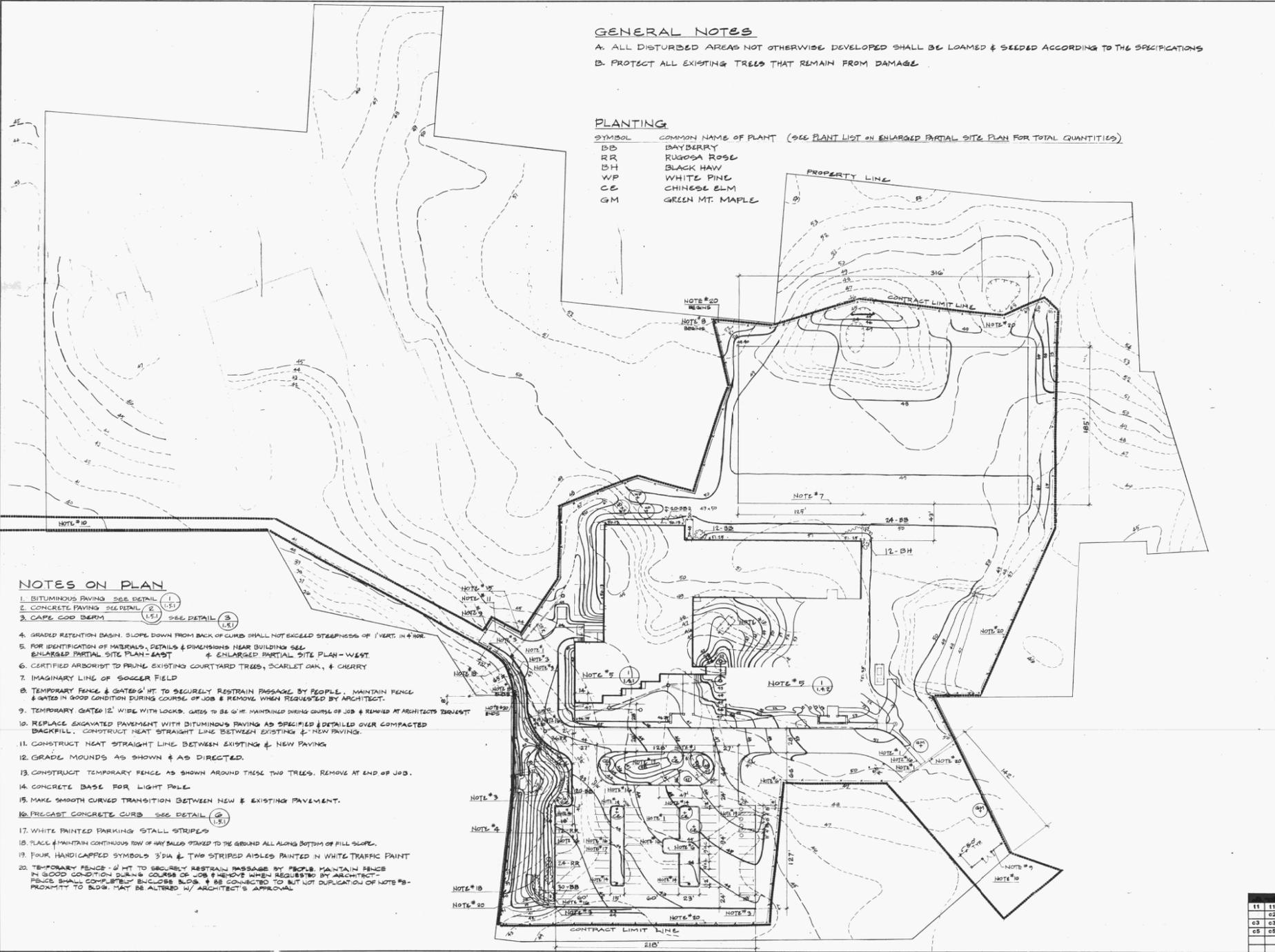
# Site Plan/Parking Layout

### GENERAL NOTES

- A. ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE LOAMED & SEEDED ACCORDING TO THE SPECIFICATIONS
- B. PROTECT ALL EXISTING TREES THAT REMAIN FROM DAMAGE

### PLANTING

| SYMBOL | COMMON NAME OF PLANT (SEE PLANT LIST ON ENLARGED PARTIAL SITE PLAN FOR TOTAL QUANTITIES) |
|--------|--|
| BB     | BAYBERRY   |
| RR     | RUGOSA ROSE  |
| BH     | BLACK HAW  |
| WP     | WHITE PINE   |
| CE     | CHINESE ELM  |
| GM     | GREEN MT. MAPLE  |



### NOTES ON PLAN

1. BITUMINOUS PAVING SEE DETAIL (1)
2. CONCRETE PAVING SEE DETAIL (2)
3. CAPE COD BERM SEE DETAIL (3)
4. GRADED RETENTION BASIN. SLOPE DOWN FROM BACK OF CURB SHALL NOT EXCEED STEEPNESS OF 1 VERT. IN 4 HOR.
5. FOR IDENTIFICATION OF MATERIALS, DETAILS & DIMENSIONS NEAR BUILDING SEE ENLARGED PARTIAL SITE PLAN - EAST & ENLARGED PARTIAL SITE PLAN - WEST
6. CERTIFIED ARBORIST TO PRUNE EXISTING COURTYARD TREES, SCARLET OAK, & CHERRY
7. IMAGINARY LINE OF SOCCER FIELD
8. TEMPORARY FENCE & GATED 6' HT TO SECURELY RESTRAIN PASSAGE BY PEOPLE. MAINTAIN FENCE & GATE IN GOOD CONDITION DURING COURSE OF JOB & REMOVE WHEN REQUESTED BY ARCHITECT.
9. TEMPORARY GATED 12' WIDE WITH LOCKS. GATES TO BE 6' HT. MAINTAINED DURING COURSE OF JOB & REMOVED AT ARCHITECT'S REQUEST
10. REPLACE EXCAVATED PAVEMENT WITH BITUMINOUS PAVING AS SPECIFIED & DETAILLED OVER COMPACTED BACKFILL. CONSTRUCT NEAT STRAIGHT LINE BETWEEN EXISTING & NEW PAVING.
11. CONSTRUCT NEAT STRAIGHT LINE BETWEEN EXISTING & NEW PAVING
12. GRADE MOUNDS AS SHOWN & AS DIRECTED.
13. CONSTRUCT TEMPORARY FENCE AS SHOWN AROUND THESE TWO TREES. REMOVE AT END OF JOB.
14. CONCRETE BASE FOR LIGHT POLE
15. MAKE SMOOTH CURVED TRANSITION BETWEEN NEW & EXISTING PAVEMENT.
16. PRECAST CONCRETE CURB SEE DETAIL (16)
17. WHITE PAINTED PARKING STALL STRIPES
18. PLACE & MAINTAIN CONTINUOUS ROW OF HAY BALS STAKED TO THE GROUND ALL ALONG BOTTOM OF HILL SLOPE.
19. FOUR HANDICAPPED SYMBOLS 3'DIA & TWO STRIPED AISLES PAINTED IN WHITE TRAFFIC PAINT
20. TEMPORARY FENCE 6' HT TO SECURELY RESTRAIN PASSAGE BY PEOPLE. MAINTAIN FENCE IN GOOD CONDITION DURING COURSE OF JOB & REMOVE WHEN REQUESTED BY ARCHITECT. FENCE SHALL COMPLETELY ENCLOSE BLDG. & BE CONNECTED TO BUT NOT DUPLICATION OF NOTE #8. PROXIMITY TO BLDG. MAY BE ALTERED W/ ARCHITECT'S APPROVAL.

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Wattertown, Mass. 02172  
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**Fales, Letendre & Ziobro, Inc.**  
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Electrical Engineers  
112 Lincoln St., Boston, Mass. 02111  
617-421-7367

**Mason & Frey**  
Landscape Architects  
243 Trapezo Rd., Belmont, Mass.  
02178 617-489-3800



Date: 14 November, 1988  
 Drawn by: MM  
 Scale: 1" = 40' - 0"  
 Revisions:  
 Number Date Description

Site Plan

|    |    |
|----|----|
| 11 | 11 |
| 02 |    |
| 03 |    |
| 05 |    |

1.3.1

# Site Utilities

Harwich Middle School

Harwich, MA

DINisco Kretsch & Associates, Inc.  
Architects and Planners  
87 Summer St., Boston, Mass. 02110  
617-426-2858

Foley and Buhl Engineering  
Structural Engineers  
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Watertown, Mass. 02172  
617-926-9150

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132 Lincoln St., Boston, Mass. 02111  
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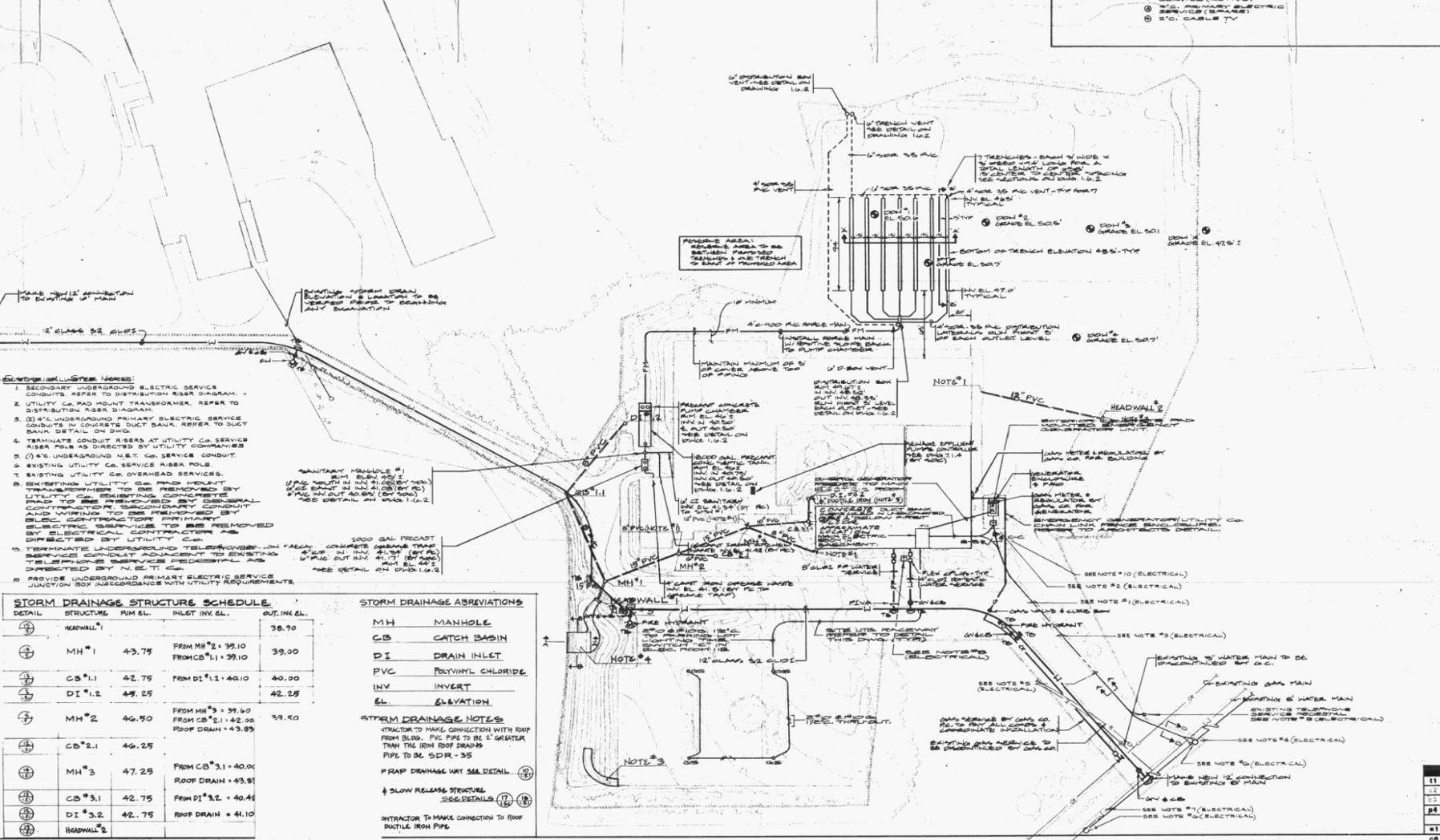
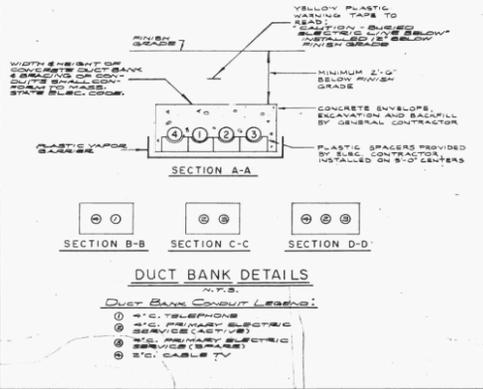
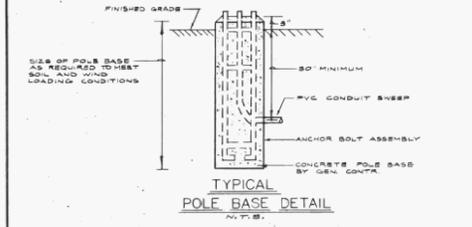
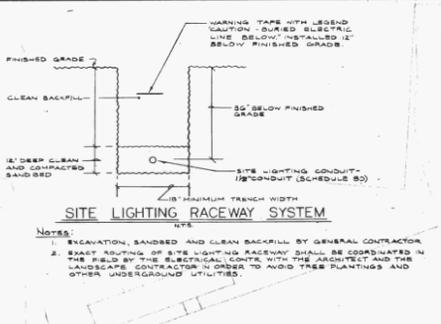
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243 Trappe Rd., Belmont, Mass.  
02178 617-489-3800



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Drawn by:  
Scale: 1" = 40'-0"  
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Site Utilities  
For Reference  
Only

1.6.1



| STORM DRAINAGE STRUCTURE SCHEDULE | DETAIL     | STRUCTURE | RIM EL.  | INLET INV. EL. | OUTLINE EL. |
|-----------------------------------|------------|-----------|--|----------------|-------------|
| ①                                 | HEADWALL 1 |           |  |                | 38.90       |
| ②                                 | MH *1      | 43.75     | FROM MH *2 = 39.10<br>FROM CB *1 = 39.10                         |                | 39.00       |
| ③                                 | CB *1.1    | 42.75     | FROM DI *1.2 = 40.10   |                | 40.00       |
| ④                                 | DI *1.2    | 43.25     |  |                | 42.25       |
| ⑤                                 | MH *2      | 46.50     | FROM MH *3 = 39.60<br>FROM CB *2.1 = 42.00<br>ROOF DRAIN = 43.85 |                | 39.50       |
| ⑥                                 | CB *2.1    | 46.25     |  |                |             |
| ⑦                                 | MH *3      | 47.25     | FROM CB *3.1 = 40.00<br>ROOF DRAIN = 43.81                       |                |             |
| ⑧                                 | CB *3.1    | 42.75     | FROM DI *3.2 = 40.40   |                |             |
| ⑨                                 | DI *3.2    | 42.75     | ROOF DRAIN = 41.10   |                |             |
| ⑩                                 | HEADWALL 2 |           |  |                |             |

11 11  
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15 15  
16 16

# Electric Service

- 3 Phase Padmount Transformer
- Riser Pole on Sisson Road with Underground Feed to Transformer
- Distribution Voltage 120/208V
- Backup Generator
  - Natural Gas Fired
  - Located Adjacent to Padmount Transformer



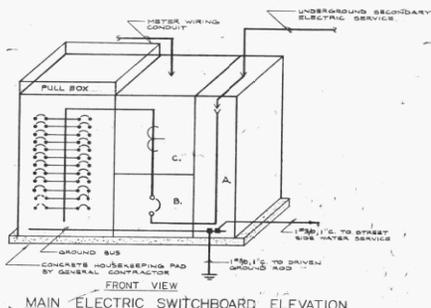
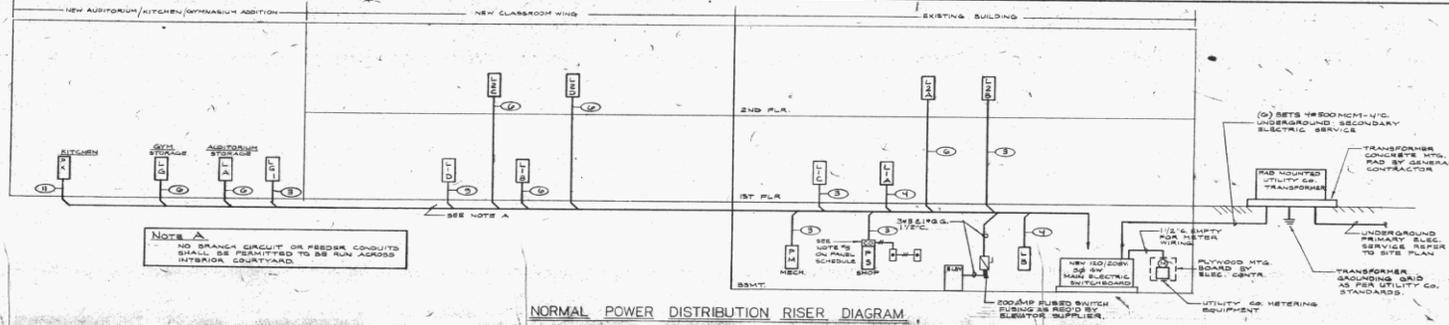
Electric Metering & Padmount Transformer



Backup Generator

# Electrical Riser Diagram

| LEGEND OF FEEDER CONDUCTORS<br>(COPPER CONDUCTORS ONLY) |  |              |
|---|--|--------------|
| FEEDER SYMBOL   | CONDUCTORS (3 PHASE & WIRE, THREE-THIRD AND GROUND WIRE) | RACEWAY SIZE |
| 1   | 4#6 @ 1#10G  | 1 1/2"       |
| 2   | 4#4 @ 1#8G   | 1 1/4"       |
| 3   | 4#2 @ 1#6G   | 1 1/2"       |
| 4   | 4#1 @ 1#6G   | 2"           |
| 5   | 4#3/4 @ 1#6G   | 2"           |
| 6   | 4#3/8 @ 1#6G   | 2"           |
| 7   | 4#3/8 @ 1#6G   | 2 1/2"       |
| 8   | 4#3/8 @ 1#4G   | 2 1/2"       |
| 9   | 4-250MCM @ 1#4G  | 3"           |
| 10  | 4-350MCM @ 1#4G  | 3"           |
| 11  | 4-500MCM @ 1#3G  | 3 1/2"       |
| 12  | 4-600MCM @ 1#3G  | 4"           |



| MAIN SWITCHBOARD SCHEDULE |  |        |      |              |              |
|---------------------------|--|--------|------|--------------|--------------|
| ITEM                      | CIRCUIT BREAKER                          | FEEDER |      | EQUIPMENT    | NAMEPLATE    |
|                           |  | LOAD   | WIRE |              |              |
| A                         | TRANSFORMER SECTION                      |        |      |              |              |
| B                         | 3000A 1000V MAIN SERVICE CIRCUIT BREAKER |        |      | MAIN BREAKER | MAIN BREAKER |
| C                         | UTILITY OR G/T CABINET                   |        |      | S/T CABINET  | S/T CABINET  |
| D                         | 1# 150 125                               |        |      | PANEL L1A    | PANEL L1A    |
| E                         | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| F                         | 1# 100 100                               |        |      | PANEL L1C    | PANEL L1C    |
| G                         | 1# 100 125                               |        |      | PANEL L1D    | PANEL L1D    |
| H                         | 1# 100 150                               |        |      | PANEL L1E    | PANEL L1E    |
| I                         | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| J                         | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| K                         | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| L                         | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| M                         | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| N                         | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| O                         | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| P                         | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| Q                         | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| R                         | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| S                         | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| T                         | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| U                         | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| V                         | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| W                         | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| X                         | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| Y                         | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| Z                         | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| AA                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| AB                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| AC                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| AD                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| AE                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| AF                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| AG                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| AH                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| AI                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| AJ                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| AK                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| AL                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| AM                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| AN                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| AO                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| AP                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| AQ                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| AR                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| AS                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| AT                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| AU                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| AV                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| AW                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| AX                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| AY                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| AZ                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| BA                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| BB                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| BC                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| BD                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| BE                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| BF                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| BF                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| BG                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| BH                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| BI                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| BJ                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| BK                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| BL                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| BM                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| BN                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| BO                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| BP                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| BQ                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| BR                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| BS                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| BT                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| BU                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| BV                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| BW                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| BX                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| BY                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| BZ                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| CA                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| CB                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| CC                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| CD                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| CE                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| CE                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| CF                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| CG                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| CG                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| CH                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| CI                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| CH                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| CK                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| CL                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| CK                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| CM                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| CK                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| CN                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| CO                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| CK                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| CP                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| CK                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| CQ                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| CK                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| CR                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| CS                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| CK                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| CT                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| CK                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| CT                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| CK                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| CU                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| CK                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| CV                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| CK                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| CW                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| CK                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| CX                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| CK                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| CY                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| CK                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| CA                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| CB                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| CK                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| CB                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| CK                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| CC                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| CK                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| CC                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| CD                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| CK                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| CD                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| CK                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| CD                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| CK                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| CE                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| CK                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| CE                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| CK                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| CE                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| CK                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| CE                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| CK                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| CE                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| CK                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| CF                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| CF                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| CK                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| CF                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| CK                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| CF                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| CK                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| CF                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| CF                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| CK                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| CG                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| CK                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| CG                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1D    |
| CK                        | 1# 150 150                               |        |      | PANEL L1E    | PANEL L1E    |
| CG                        | 1# 150 150                               |        |      | PANEL L1F    | PANEL L1F    |
| CK                        | 1# 150 150                               |        |      | PANEL L1G    | PANEL L1G    |
| CG                        | 1# 150 150                               |        |      | PANEL L1H    | PANEL L1H    |
| CK                        | 1# 150 150                               |        |      | PANEL L1I    | PANEL L1I    |
| CG                        | 1# 150 150                               |        |      | PANEL L1J    | PANEL L1J    |
| CK                        | 1# 150 150                               |        |      | PANEL L1K    | PANEL L1K    |
| CG                        | 1# 150 150                               |        |      | PANEL L1L    | PANEL L1L    |
| CK                        | 1# 150 150                               |        |      | PANEL L1M    | PANEL L1M    |
| CG                        | 1# 150 150                               |        |      | PANEL L1N    | PANEL L1N    |
| CK                        | 1# 150 150                               |        |      | PANEL L1O    | PANEL L1O    |
| CG                        | 1# 150 150                               |        |      | PANEL L1P    | PANEL L1P    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Q    | PANEL L1Q    |
| CG                        | 1# 150 150                               |        |      | PANEL L1R    | PANEL L1R    |
| CK                        | 1# 150 150                               |        |      | PANEL L1S    | PANEL L1S    |
| CG                        | 1# 150 150                               |        |      | PANEL L1T    | PANEL L1T    |
| CK                        | 1# 150 150                               |        |      | PANEL L1U    | PANEL L1U    |
| CG                        | 1# 150 150                               |        |      | PANEL L1V    | PANEL L1V    |
| CK                        | 1# 150 150                               |        |      | PANEL L1W    | PANEL L1W    |
| CG                        | 1# 150 150                               |        |      | PANEL L1X    | PANEL L1X    |
| CK                        | 1# 150 150                               |        |      | PANEL L1Y    | PANEL L1Y    |
| CG                        | 1# 150 150                               |        |      | PANEL L1Z    | PANEL L1Z    |
| CK                        | 1# 150 150                               |        |      | PANEL L1A    | PANEL L1A    |
| CH                        | 1# 150 150                               |        |      | PANEL L1B    | PANEL L1B    |
| CK                        | 1# 150 150                               |        |      | PANEL L1C    | PANEL L1C    |
| CH                        | 1# 150 150                               |        |      | PANEL L1D    | PANEL L1     |

# Septic System

- Includes a Bioclere Secondary Treatment Facility & Associated Leaching Field
- Septic System is shared with the adjacent Harwich Elementary School
- Original 1990 Bioclere System upgraded in 1997
- Operates under Harwich-Groundwater Discharge Permit #SE#0-631 issued September 2, 1997
- See permit for effluent characteristics



Septic Treatment Facility

# Septic System Plan

## Elementary and Middle Schools Septic System Design Calculations from 1997 Upgrade

### Elementary School

Design population: 700 persons

Average daily per capita flow: 5.68 GPD use 5.75 for design

Design Flow:  $1700 \times 5.75 \times 200\% = 8050$  GPD

### Middle School

Design population: 700 persons

Average daily per capita flow: 4.36 GPD use 5.75 for design

Design Flow:  $1700 \times 5.75 \times 200\% = 8050$  GPD

**Total Design Flow:**  $8,050$  GPD +  $8,050$  GPD =  $16,100$  GPD

### Size Soils Absorption System:

A 100'L x 4'W x 2'D leaching trench can leach:  $\{1100' \times [2'+4'+2'] + 2(2')(4')\} \times 2.5$  GPD/SF =  $2,040$  GPD

Verify Grease Trap Capacity:

Elementary School 160 seat cafeteria x 15 GPD/seat = 2,400 gallons < existing 3,500 gallon tank

Middle School 144 seat cafeteria x 15 GPD/seat = 2,160 gallons > existing 2,000 gallon tank

**Utilize:** Existing grease trap, septic tank and pump chamber at elementary school

Existing grease trap (add zabel filter #A-300), septic tank and pump chamber at middle school

**Install:** New 16,000 gallon septic tank as primary settling tank

New 8,000 gallon septic tank in series

Two (2) Bioclere secondary treatment units complete and operational

One (1) Tetra 3' dia. Denitrification sand filter bed complete and operational

Duplex sewage pumps with controls & alarms at existing Elementary School pump chamber

Zabel filter at existing Middle School grease trap outlet

Duplex effluent pumps in effluent pump chamber (reconfigure existing tanks)

One (1) 6' x 6' valve chamber

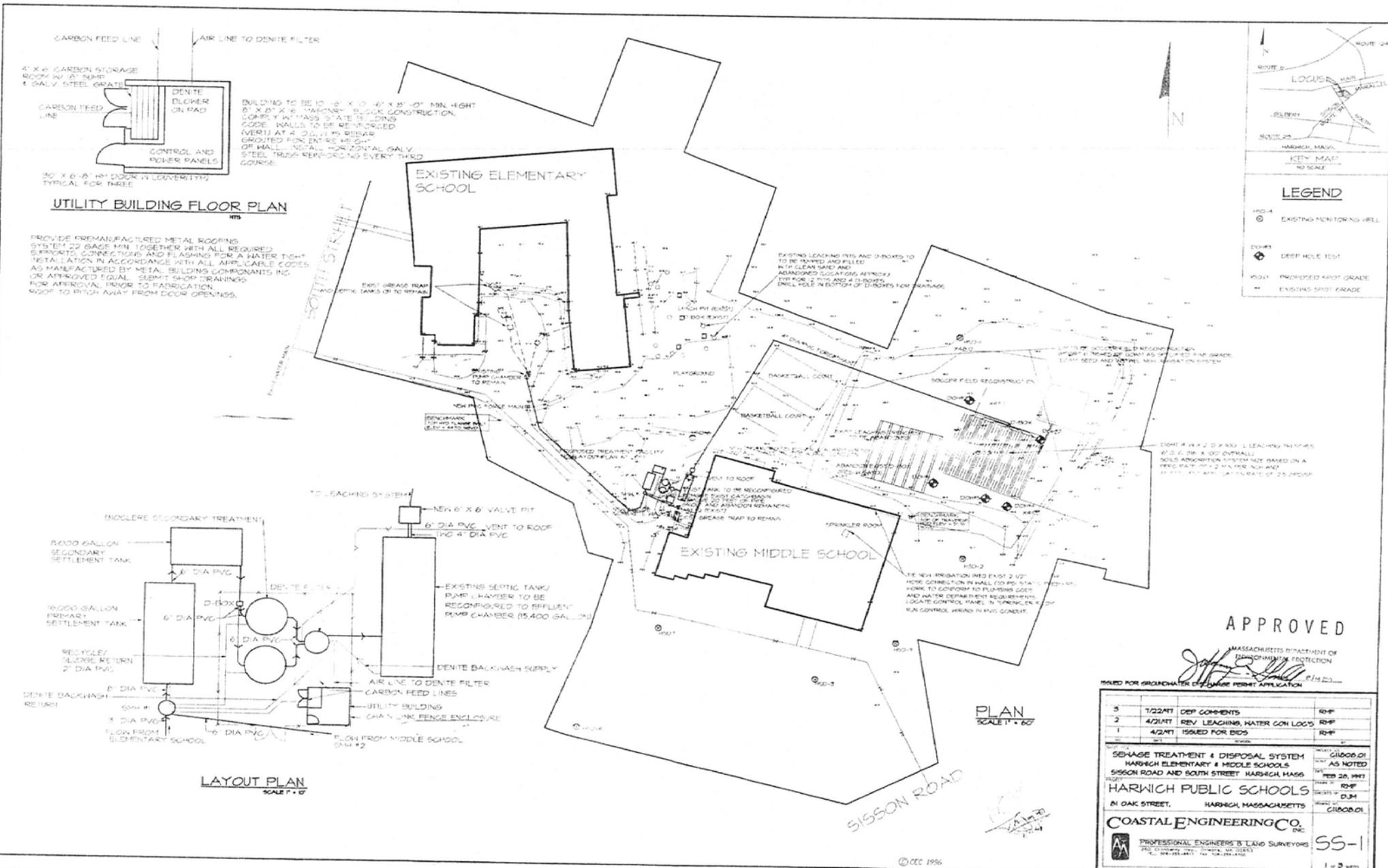
One (1) 10' x 10' utility building complete and weather tight

One (1) 8' high vinyl coated chain link fence enclosure

Eight (8) 100'L x 4'W x 2'D trenches. Vol= $16,320$  GPD >  $16,100$  GPD Required

All pipes and apertances for a complete and operational system

# Sewage Treatment & Disposal System 1997







# Zoning/Site Restrictions

- The Zoning District is RM, Residential – Medium Density
- There are no overlay zoning districts for this property
- Permitted(P) and Special Permit(S) uses for the RM District are listed in Table 1 of the Zoning Code. (P) uses include single-family dwellings; educational use, nonprofit; and municipal use. (S) uses include two-family dwellings; nursing home; assisted living facility; and institutional use, other. Non-permitted uses include mixed-use development; multifamily dwelling; and commercial uses
- Dimensional standards are provided in Tables 2 and 3 of the Zoning Code. Minimum setbacks are 25' front, 20' side and 20' rear. Maximum building height is 30' and 2 ½ stories. Maximum coverage is 20% building and 35% site (including parking lots, driveways, etc.)

# Other Considerations

- MA School Building Authority (MSBA) funds were used for the 1990 renovation/expansion
- State grant also used for roof replacement and there is an ongoing debt service
- State needs to be consulted as to “re-purpose” for this facility – see attached excerpt from Project Funding Agreement

|              | Harwich Middle School Roof Debt Schedule |          |          |          |          |          |
|--------------|--|----------|----------|----------|----------|----------|
| Debt Service | FY12                                     | FY13     | FY14     | FY15     | FY16     | FY17     |
| Principal    | 25,000                                   | 25,000   | 25,000   | 25,000   | 25,000   | 25,000   |
| Interest     | 9,500                                    | 8,500    | 7,500    | 7,500    | 7,500    | 7,500    |
| Total        | \$34,500                                 | \$33,500 | \$32,500 | \$32,500 | \$32,500 | \$32,500 |

# Project Funding Agreement

## Section 14

### Restriction on Sale, Lease, or Removal from Service

- 14.1 As a condition of the Authority providing a Total Facilities Grant to the District, the District agrees to maintain and operate the Assisted Facility as a public school facility consistent with its Educational Program and in accordance with the provisions of the Project Funding Agreement, Chapter 70B, Chapter 208 and 210 of the Acts of 2004, 963 CMR 2.00 *et seq.*, and any rules, regulations, policies and guidelines of the Authority. In the event that the District wishes to sell, rent, lease, license, mortgage, donate, transfer control of, declare as surplus or otherwise dispose of an Assisted Facility, or any portion of an Assisted Facility, or convey or terminate any interest therein, at least sixty(60) days prior to the effective date of any such proposed action, in accordance with the notice of provisions of Section 17 of this Project Funding Agreement. The notice of intent to take any of the aforementioned actions shall include the current appraised value of the Assisted Facility and the maximum resale price on the basis of highest and best use of the facility. If the Authority disagrees with the current appraised value of the Assisted Facility, the Authority may obtain a second appraisal at its own expense, and the current appraised value shall be equal to the greater of the two appraisal amounts on the basis of the highest and best use of the facility.
- 14.2 The provisions of Chapter 70B, § 15(a)-(c) shall apply to any sale, rental, lease or removal from service of the Assisted Facility, except for a rental or lease that is for a temporary or periodic community use. In the event that the District sells, rents, or leases the Assisted Facility, other than renting or leasing the Facility for a temporary or periodic community use, the Authority shall receive no less than its share, in proportion to its investment in the total Project cost, of the fair market value of the Assisted Facility, as determined by an appraisal conducted pursuant to Section 14.1 above.

# Assessed Value

- Current total land assessment for 13.3 acres = \$2.1M for school purposes

# Operational Cost History

- Electric: Approximately 440,000 kWh/yr FY09 (\$90K), FY10 (\$77K), FY11 (\$84K)
- Gas: Approximately 38,000 ccf/yr, \$67K/yr
- Water: \$4,700/yr
- Maintenance

|                          | FY - 2001 | FY - 2002 | FY - 2003 | FY - 2004 | FY - 2005 | FY - 2006 | FY - 2007 | FY - 2008 | FY - 2009 | FY - 2010 | FY - 2011 |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Middle Ground Maint.     | \$344     | \$3,440   | \$2,667   | \$4,781   | \$3,299   | \$4,115   | \$3,590   | \$3,309   | \$2,195   | \$2,089   | \$8,298   |
| Middle Maint. Of Bldg.   | \$19,436  | \$19,851  | \$24,438  | \$24,838  | \$39,830  | \$46,012  | \$22,602  | \$27,568  | \$43,515  | \$55,055  | \$22,996  |
| Maint. Of Septic Systems |           | \$44,809  | \$50,025  | \$38,956  | \$45,381  | \$39,773  | \$39,720  | \$48,883  | \$52,144  | \$48,121  | \$52,200  |

# Harwich Middle School Renovation

## Design Team 1990

**DiNisco Kretch & Associates, Inc.**

**Architects and Planners**

87 Summer St., Boston, Mass. 02110

**Foley and Buhl Engineering**

**Structural Engineers**

124 Watertown St.

Watertown, Mass. 02172

**Fales, Letendre & Ziobro, Inc.**

**Mechanical Engineers**

43 East Grove St., Middleboro,

Mass 02346

**Robert W. Sullivan, Inc.**

**Plumbing Engineers**

Union Wharf no. 302, Boston,

Mass 02109

**Lottero & Mason**

**Electrical Engineers**

1232 Lincoln St., Boston, Mass 02111

**Mason & Frey**

**Landscape Architects**

243 Trapelo Rd., Belmont,

Mass 02178

# Conditions of Systems/Equipment

- HVAC: Boilers rebuilt in 2010 – located in old building, services both old and new building, under maintenance contract with Seamen; roof units are 20 years old
- Generator: Failed during Hurricane Irene
- Windows: Major weakness of new and old building – Old windows lift up, but require maintenance to open; new windows were not installed correctly, leaky, wood rotting, mold, contractor out of business; Estimate of \$20K to \$30K to fix one side of the new building
- New rubber roof – Membrane – (7 years left on warranty) – Made by Sarnafil Mfg.
- Slate roof in old building – never leaks
- Elevator – 1, located in old building
- Carpeting – 7-8 years old downstairs, 4 years old upstairs
- Computer Room
- Portables(3), attached to building – Special needs classroom, band room, storage – Have own heat and AC / One has roof leak
- Fields – Little League – Soccer; Basketball Court
- Gym: Floors refinished in 2011, Bi-fold does not work
- Locker Rooms: Showers don't work / Too expensive to rebuild
- Courtyard
- Auditorium – Bi Fold doesn't work
- Exterior of Building – Brick in good condition
- Septic – 2 tanks and control room, contractor (Coastal) check daily, hooked directly to electrical service in building rather than separate line; System plans do not match actual

# Harwich Middle School Disposition Committee

- Mission: Dispose of this property so as to maximize the return on investment for the town.
- Scope:
  - Collect/compile a database
  - Identify restrictions, limitations and remedies
  - Evaluate parcel separation
  - Evaluate common septic system solutions
  - Identify potential uses
  - Develop a marketing plan to solicit interest in this property
  - Develop RFPs
  - Evaluate proposals
  - Goal → Action @ 2014 ATM
- Composition
  - Up to 11 members
  - Includes Finance Committee, Planning Board, Capital Outlay and REOS(1 each)
- Status report to BOS quarterly