

SECTION THREE

EXISTING CONDITIONS

INTRODUCTION

EXISTING SITE CONDITIONS

Conditions of the Existing Grafton High School are described in depth within the Feasibility Report dated September 2, 2009.

The existing Grafton High School is approximately 100,400 square feet located on approximately 46 acres. The building houses Grades 9-12. The building was originally constructed in 1964. It followed the California “Pavilion” style and was originally three separate buildings connected by exterior covered walkways. In 1994 an “L-shaped” in-fill building added physical connections and various program spaces.



Figure 3.A: Existing High School Site

The 46-acre site is primarily occupied by the existing high school and accompanying ball fields and parking. The southeast corner of the site is

**NEW GRAFTON HIGH SCHOOL
SCHEMATIC DESIGN REPORT**

SMMA

09022.00

3/1

occupied by the new Grafton Police Department, the Municipal Building, the old and unoccupied police department building, and the School Department Building. The site is predominately flat with steep slopes down to Lake Ripple along the north and west sides of the site. The Municipal and School Department buildings are on a ten-foot rise. The east and south sides of the site are bounded by Providence Road and Brigham Hill Road, respectively.

The existing vehicular and pedestrian circulation areas are inadequate for a school of the current and projected populations. The bus and parent pick-up/drop-off locations are small, without sidewalks, and not formalized, which causes conflicts between buses, automobiles, and pedestrians. Handicap access at the main entrance is sufficient, but there is no accessible route to either Providence Road or the nearby Municipal complex. In addition, many secondary entrances are not accessible.

The existing driveway, parking lot, and walkway surfaces are in fair-to-poor condition; some require sub-base reconstruction. Drainage structures appear to be regularly maintained, but do not comply with current Mass DEP stormwater management policy. Stormwater from paved areas is not fully captured and treated prior to discharge into Lake Ripple. The ball fields and basketball courts are in good condition. The track and tennis courts are in fair-to-poor condition.

3.1 PHASE 1 SITE INVESTIGATION REPORT

Phase I Initial Site Investigation In Accordance With 310 CMR

The Phase I Initial Site Investigation was completed on the existing Grafton High School site. The details of the finding are defined in the following report by ADS Engineering LLC, dated December, 2009.

3.2 GEOTECHNICAL AND SOILS EXPLORATION

Geotechnical and soils explorations were completed on the existing Grafton High School property to establish engineering design criteria for the building.

Due to the limitations of the budget provided by the Town of Grafton the full scope of geotechnical exploration as recommended by SMMA was not possible. A reduced program to fit the available budget was proposed and accepted by the OPM and SBC. The subsurface exploration program included a series of test borings within the proposed building site only to assist with the design of the building foundation.

Assuming acceptance of the project through the Town Meeting and Debt Exclusion Vote, additional test borings and test pits in the surrounding site development areas will be scheduled during the Design Development phase.

The details of the findings to date are defined in the following Preliminary Geotechnical Engineering Report by McArdle Gannon Associates dated November 2009.

3.3 EXISTING CONDITIONS SURVEY

A detailed aerial and on-site topographical survey was completed at the Grafton High School site. The details of the survey are defined in the following drawings completed by Moran Surveying Inc. December 7, 2009. Existing conditions information from this survey is included on the Schematic Design Site Plans, Sheets C1.01 & C1.02, in section 7.4.

3.4 HAZARDOUS MATERIALS INVESTIGATION REPORT

A preliminary hazardous building material survey was completed at the existing School Administration building which is scheduled to be demolished as part of this project. The details of the finding are included in a letter by CDW Consultants, Inc dated December 15, 2009. The costs to abate and dispose of the materials identified during the survey have been estimated and incorporated into the detailed cost estimate in Section Six.

3.5 TRAFFIC ANALYSIS

A Traffic Impact Analysis was completed at and adjacent to the Grafton High School site. The details of the finding are defined in the following report completed by Bryant Associates, Inc. dated December 2009. This report indicates that no new off-site traffic improvements or mitigation are required as a result of this project.

3.6 WETLANDS REPORT

A Wetlands Analysis was completed at and adjacent to the Grafton High School site. The details of the finding are defined in the following report completed by AECOM Inc. dated December 2009.

