

August 20, 2021 rev. 8/24/2021

Catherine Johnson
Chairperson
Planning Board
Town Hall
525 Washington Street
Wellesley, MA 02482

Re: Hunnewell School

Project of Significant Impact Special Permit (PSI-20-03)

SMMA No. 18080

Dear Madam Chairman:

Please see the enclosed drawings for the reconstruction of selected curb ramps within a 600-foot radius of the project site in accordance with the PSI requirement. As previously presented to the Board, the project team performed a curb ramp survey of all sidewalks within 600 feet of the project site. The team reviewed the projects that are planned or were completed within the last 10 years that either improved sidewalks or went through the PSI process. These curb ramps that are/were within the scope of those projects were subtracted from the Hunnewell project scope as agreed upon with the DPW. In addition, one other curb ramp was eliminated that was not within the students' walking route to the school as determined by the Hunnewell Principal. This left 31 curb ramps within the scope of the project.

Subsequently, the design team met with the DPW, Building Inspector and the Town's appointed ADA Coordinator, Facilities Management Department in the field on July 6, 2021 to review the conditions of the remaining 31 ramps. It was agreed upon that the two ramps at the intersection of Brook Road and Solon Street had already been reconstructed and no further work was necessary. Six ramps at the intersections of Grove Street/Spring Street and Washington Street require complex design and costly solutions to upgrade to current code requirements. These ramps are labeled as 29,30,31,34,35 & 36 on C-601 Location Plan. Photographs of the existing conditions at each of these locations have been included in the enclosed drawing set. The Town does anticipate that these ramps will be included as part of a larger Wellesley Square business district improvement project that has just begun. Therefore, the Applicant requests that these six ramp locations be eliminated from the scope of repairs.

The most costly and challenging ramp improvement from a constructability standpoint is location #19 which will require adjusting the rim height of a high voltage manhole. The project team has retained this curb ramp work in the Hunnewell project scope due to its location within the school's walking route zone and asks the Planning Board for input on the inclusion of this scope with the school scope as opposed to separate Town project.

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There are several locations that are outside of the Town's right of way, requiring access to private property such as example locations 6 & 7 which are believed to be on Dana Hall property. There may be other locations where an existing sidewalk encroaches an abutters property. The project team seeks direction from the Planning Board on curb ramp improvements that extend beyond the Town's right of way and requests relief from the requirement to make improvements to curb ramps if those property owners decline our access to perform the work.

Due to the inefficiency of performing work in many small isolated locations, the estimated the cost of work for the recommended 24 curb ramps' scope is at \$251,442 with location #19 adding \$29,906 for an approximate total of \$280,000. The six Grove Street curbs improvements for which we seek relief would add \$99,774 for an approximate total of \$380,000 if all 31 curb ramps are included.

The Applicant also requests that the Planning Board allow an extension of the completion date to August 31, 2024, due to the winter completion date of the project. This extension would relieve the requirement to have all the upgrades done by the date of the building Certificate of Occupancy in December 21, 2023.

Please let us know if there are any questions regarding these requests.

Very truly yours,

SMMA



Kristen Olsen, AIA
Project Manager

cc: (MF)

enclosures: 8-13-2021 CD Set C-600 series Curb Ramp Improvements; C-122 Signage and Striping Plan

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