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May 15, 2007

Atty. Mark Brobowski
9 Damonmill Square
Suite 4A4
Concord, MA 01742

RE: Peer Review of Water & Sewer Impacts
For the proposed Winchester Hospital Expansion
620 Washington Street, Winchester, Massachusetts

Dear Mr. Bobrowski,

In accordance with our Contract, Fay, Spofford & Thorndike (FST) is pleased to submit this letter that summarizes our initial peer review of the water and sewer impacts associated with the proposed redevelopment of a site to expand the services provided by Winchester Hospital at 620 Washington Street.

Specifically, this peer review involved a review of the proposed "Sewer and Water Usage Summary" and preliminary plans prepared by Allen & Major for the proposed redevelopment at 620 Washington Street. A copy of the revised "Sewer and Water Usage Summary Spreadsheet" prepared by Allen & Major and dated April 23, 2007 that we reviewed is attached. In preparing our review we have communicated with the Winchester Engineering Department and obtained a copy of the "Town's Special Provisions for Construction of Roadways, including the installation of Water, Sewer and Drains in the Town of Winchester". We also obtained a copy of the Town's "Sewer Demand Fee and Water Demand Fee" established by the Town's Sewer and Water Commissioners on January 15, 1998.

Sewer Connection Potential Impacts:

Our initial review of the proposed sewer connection revealed that an 8M Permit is required to expand / modify the existing sewer connection to the MWRA's Section 45 Interceptor Sewer Main. The original sewer connection permit was issued to the Winn Watch Company in 1916. Should it be determined that the MWRA will require an alternative analysis, including evaluating a sewer connection to the Town of Winchester's Sewer Collection system, we recommend that the Applicant be required to conduct a feasibility analysis and study to determine the available capacity in the Town's system and what if any impacts will be generated by the proposed sewer connection. In addition we recommend the Applicant be required to comply with the Town's policy on

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contributing to the Infiltration / Inflow reduction program at a 4 to 1 reduction ratio. In other words that the Applicant be required to remove four times the volume of sewage that is proposed to be discharged into the Town's sewer collection system. It is our recommendation that the Applicant be required to contribute proportionate to their Phased development (the maximum flow and water demand won't be realized until the completion of Phase 3). Based upon a full build out sewer flow of 17,788 GPD (gallons per day) the 4 to 1 removal volume would be 71,152 GPD.

Water System Connection Potential Impacts:

With respect to the water supply and fire protection requirements associated with the proposed development project, the projected demands were recently revised to reflect the 236,000 square foot proposal. Allen & Major estimates a daily water demand at Phase 3 / full build out to be 19,566 GPD. No calculations have been submitted to demonstrate the adequacy of the Town's water distribution system to supply this volume of water. In addition we recommend a peak demand analysis be performed to determine the available supply at the most demanding time. Similarly, no fire flow calculations were submitted for review with the "usage" analysis / spreadsheet. We recommend that fire flow calculations and actual flow tests be conducted to determine the ability of the Town's system to support the "peak demand" anticipated for the full build out of this project.

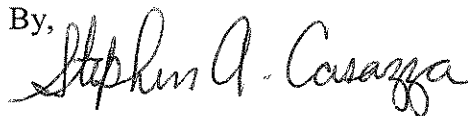
In both Sewer and Water impact analysis, the Town Engineer will be reviewing the final documents for compliance with the Town's standards and policies; FST will be assisting the Town Engineer in this regard.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

FAY, SPOFFORD & THORNDIKE, LLC

By,



Stephen A. Casazza, P.E.
Senior Principal Engineer

SAC:gh

Copies to:

Robert E. Conway, P.E., Town Engineer
Beth Rudolph, P.E., Assistant Town Engineer
Elizabeth Ware, Town Planner
Brian D. Jones, Allen & Major

BUILDING PAD 2 (Phase 1)					
AREA (S.F.)	SEATS	DESIGN FLOW (gal. per day)	UNITS	WASTEWATER (GALLONS)	WATER (GALLONS)
Radiation Oncology	-	75	Per 1000 S.F.	900	990
Medical Oncology	-	75	Per 1000 S.F.	1,350	1,485
TOTALS	-	-	-	2,250	2,475

HISTORIC STRUCTURE (Phase 2)					
AREA (S.F.)	SEATS	DESIGN FLOW (gal. per day)	UNITS	WASTEWATER (GALLONS)	WATER (GALLONS)
Use Unknown	-	75	Per 1000 S.F.	450	495

BUILDING PAD 1 (Phase 2)					
AREA (S.F.)	SEATS	DESIGN FLOW (gal. per day)	UNITS	WASTEWATER (GALLONS)	WATER (GALLONS)
Ambulatory Surgery - Pain - Endoscopy	-	75	Per 1000 S.F.	2,250	2,475
Imaging	-	75	Per 1000 S.F.	563	619
Lab	-	75	Per 1000 S.F.	113	124
Medical Office Space	-	75	Per 1000 S.F.	3,000	3,300
Amenities and Services (Food service)	30	20	Per seat	600	660
Amenities and Services (Retail)	1,000	50	Per 1000 S.F.	50	55
IT/ Telephones	1,500	75	Per 1000 S.F.	113	124
Toilets/Stairs/Elevators/Corridors	6,250	75	Per 1000 S.F.	469	516
Lobby/Reception	2,750	75	Per 1000 S.F.	206	227
Mechanical/Receiving/Storage/Workshop	3,000	75	Per 1000 S.F.	225	248
TOTALS	96,500	-	-	7,598	8,346

BUILDING PAD 3 (Phase 3)					
AREA (S.F.)	SEATS	DESIGN FLOW (gal. per day)	UNITS	WASTEWATER (GALLONS)	WATER (GALLONS)
Medical Office Space	-	75	Per 1000 S.F.	7,500	8,250

PHASE 1 SITE TOTAL 2,475
 PHASE 2 SITE TOTAL 10,288
 PHASE 3 SITE TOTAL 17,788
 TOTAL 19,566

- NOTES:
 1. Design Flow based on Title 5 values (310 CMR 15.203 (3))
 2. Areas taken from AMB 12/13/06 worksheet, modified 04-23-07
 3. Alternate method based on similar use building (Baldwin Park II @ 7 Alfred Street, Woburn, MA)

(Area taken from City Assessor's database)

Gross Floor Area: 62,112 (Provided by City of Woburn Water Department)

WATER USAGE	(cubic feet)	(gallons)
2004 1st half	140040	1047489
2004 second half	61940	463311
2005 1st half	151190	1130901
2005 second half	89450	681606
TOTAL	441620	3303318
AVERAGE GALLON PER DAY	605	4525
AVERAGE GALLON PER DAY PER 1000 S.F.	73	0.073

4/23/2007