



CITY OF NEWBURYPORT
OFFICE OF PLANNING AND DEVELOPMENT
60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4400 • (978) 465-4452 (FAX)

TO: Planning Board

FROM: Andrew R. Port, Director of Planning & Development

DATE: January 8, 2018

RE: Special Permit & Site Plan Approval – Filing
Newburyport Intermodal Transit & Parking Facility (Parking Garage)

On July 5, 2017 the Planning Board issued Special Permits and Site Plan Approval for the above referenced project. We have successfully bid this project and construction will begin in the coming weeks, weather permitting. As I'm sure you know the former "Fitness Factory" building on site has since been demolished to make way for facility construction. The Planning Board's decision required, as a condition of approval, the submission of specific documentation prior to the issuance of a Building Permit. I hereby submit these items for your review and respectfully request approval consistent with Special Condition # 1 of the board's decision. A summary of these submittals is provided below and several attachments related thereto are provided for your reference. I will be in attendance at your meeting on January 17, 2018 to answer any questions you may have. With Planning Board approval of the following submittals, our General Contractor (GC) can begin construction activities in the coming weeks. Thank you in advance for your assistance.

Submittals Required Pursuant to Special Condition # 1:

- a. "Specifications for the proposed lighting fixtures, including rooftop lights and façade lighting, along with a photometric plan to confirm that the proposed facility will not project any undue glare onto adjacent properties. If possible, the applicant shall install rooftop lighting fixtures only along the center "spandrel" line running east-west through the facility (*set back from the outside wall/s*). All rooftop lighting fixtures shall be "shoebox"-style dark sky glare-cutoff fixtures directing light onto the rooftop parking level and not onto adjacent properties."

Attached are specifications for the proposed rooftop lighting fixtures on the new Parking Garage. As indicated in the attached materials, the rooftop units have been reduced to only four (4) posts [with two fixtures on each post], located along the central spandrel of the parking garage. As such, these lighting fixtures will be located as far as possible from the edge of the building and abutting residential properties along Pleasant Street. Our design team has placed these fixtures on the shortest possible poles (16') while still providing safe lighting to all rooftop parking spaces. We have also specified LED fixtures, in order to achieve energy efficiency, ease of maintenance and the ability to direct light only on the rooftop of the parking facility. There are no proposed

façade lighting fixtures which would project glare onto these abutting properties. As indicated on the attached photometric drawings, the proposed rooftop lighting fixtures will project light only onto the upper (roof) level, to provide for public safety. As indicated on the final photometric drawing, “the proposed facility will not project any undue glare onto adjacent properties.” The limited number of shoebox-style LED lighting fixtures will prevent glare over the property line or onto abutting residential properties.

b. **“Design and/or specifications for the proposed façade signage.”**

Attached are specifications for the proposed façade signage. As indicated on the attached materials, the façade signage will consist of simple aluminum/metallic lettering and a matching City Seal (also aluminum). Text will indicate “City of Newburyport,” “MVRTA” (for our partner, the Merrimac Valley Transit Authority), and “Public Parking” (above each vehicular entrance). A limited number of smaller traffic control signs (standard) and “level full” indicators (small lights with appropriate text) will be added at a future date, on both the Merrimac and Titcomb Street entrances.



c. **“A stormwater management plan, including an Operation & Maintenance (O&M) Plan for any stormwater drainage systems associated with the proposed facility, along with confirmation of final peer review approval from the Board’s consulting engineer (CSI).”**

Attached is a copy of the final Stormwater Management Plan, including an Operation & Maintenance (O&M) Plan, for all stormwater drainage systems associated with the proposed facility, along with confirmation of final peer review approval from the Board’s consulting engineer, Christiansen & Sergi, Inc. (CSI).

LED AREA LIGHTS - LSI MIRADA (XALM)

Type P1 Fixture



US & Int'l. patents pending

DISTRIBUTION/PERFORMANCE - Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 5W and FT. Internal Louver (IL) option available for improved back-light control without sacrificing street side performance.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. Available with integrated LSI Controls wireless modules.

OCCUPANCY SENSING (IMS) - Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels. High level light is activated and increased to full bright upon detection of motion. Low light level (30% maximum drive current) is activated when target zone is absent of motion activity for ~2 minutes. Sensor is located on the center of the access cover and has a detection cone of approximately 45°.

EXPECTED LIFE - Over 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in 5000K, 4000K, and 3000K color temperature, 70 CRI.

HOUSING - Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath. Fixture sealed to IP65.

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. Wall mount brackets are available for direct mounting to wall.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional PCR and photocells (PC) are available in 120, 208, 240, 277, 347 and 480 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver), HO (High Output) and VHO (Very High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 30 lbs. (13.6 kg).

LISTING - Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XALM			
		Lumens (Nominal) Type 2, Type 5W, Type 3 and Type FT	Watts (Nominal)
5000K	SS	18500	154
	HO	29300	242
	VHO	36700	329
4000K	SS	18300	154
	HO	28000	242
	VHO	35000	329
3000K	SS	17100	154
	HO	25300	242
	VHO	31700	329

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

05/24/16

© 2016

LSI INDUSTRIES INC.

LED AREA LIGHTS - LSI MIRADA (XALM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XALM FT LED HO 50 UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Options
XALM	2 - Type II 3 - Type III 5W - Type V Wide FT - Type FT	LED	SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Wireless Controls System ^{1,2} PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 Volt Dimming (required for satellite fixtures) ³ (Blank) - None Stand-Alone Control (Blank) - None DIM - 0-10 Volt Dimming (from external signal) ³ BLS - Bi-level Switching (from external 120-277V signal) ³ IMS - Integral Motion & Daylight Sensor ^{4,5}	Options PCR 7P - Photoelectric Control Receptacle ⁶ IL - Internal Louver House Side Shield

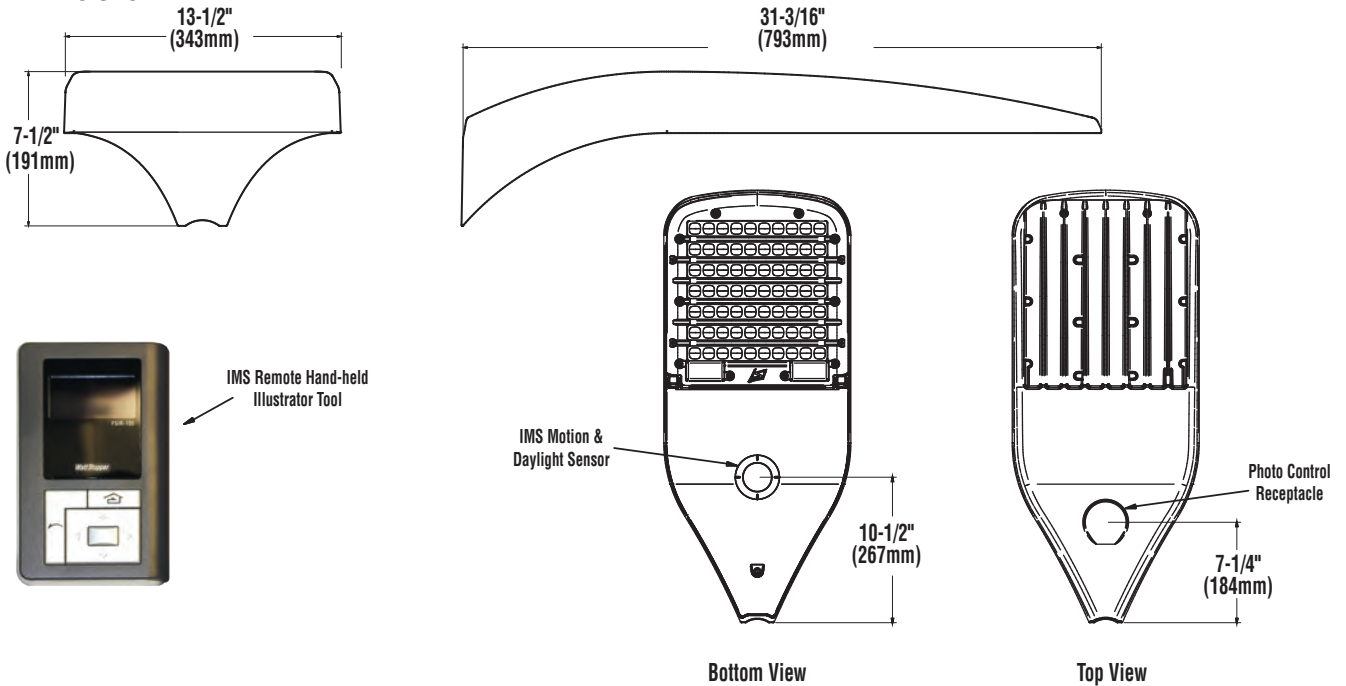
Single	0.6
D180°	1.1
D90°	0.9
T90°	1.9
TN120°	1.9
Q90°	2.1

Description	Order Number	Description	Order Number
PC120 Photocell for use with PCR option (120V)	122514 ⁸	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ⁹
PC208-277 Photocell for use with PCR option (208V, 240V, 277V)	122515 ⁸	DFK480 Double Fusing (480V)	DFK480 ⁹
PC347 Photocell for use with PCR option (347V)	122516 ⁸	FK347 Single Fusing (347V)	FK347 ⁹
PC480 Photocell for use with PCR option (480V)	122518 ⁸	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR ¹⁰
FK120 Single Fusing (120V)	FK120 ⁹	PMOS208/240 - 208, 240V Pole-Mount Occupancy Sensor	534239CLR ¹⁰
FK277 Single Fusing (277V)	FK277 ⁹	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR ¹⁰
IMS/PC Remote Configurator Tool	584929	PMOS480 - 480V Pole-Mount Occupancy Sensor	534240CLR ¹⁰
		BKS XBO WM * CLR Wall Mount Bracket	382132CLR

FOOTNOTES:

- For wireless controls information and accessories, see Controls Section.
- Requires a Site Manager and override switch. Not compatible with IMS or HL Option.
- Not compatible with IMS.
- Not compatible with DIM, BLS or Wireless Control System.
- IMS is a Watt Stopper Dual Sensor (Daylight & Motion) which is field adjustable, via a hand held remote Illustrator tool, which must be ordered separately.
- Photocell must be ordered separately. 7 pin standard. See Accessories.
- Not available with IMS Option or Wireless Control System
- Factory installed PCR option required. See Options.
- Fusing must be located in hand hole of pole.
- To be used in conjunction with PCM/GCM control modules in fixture. Consult factory.

DIMENSIONS

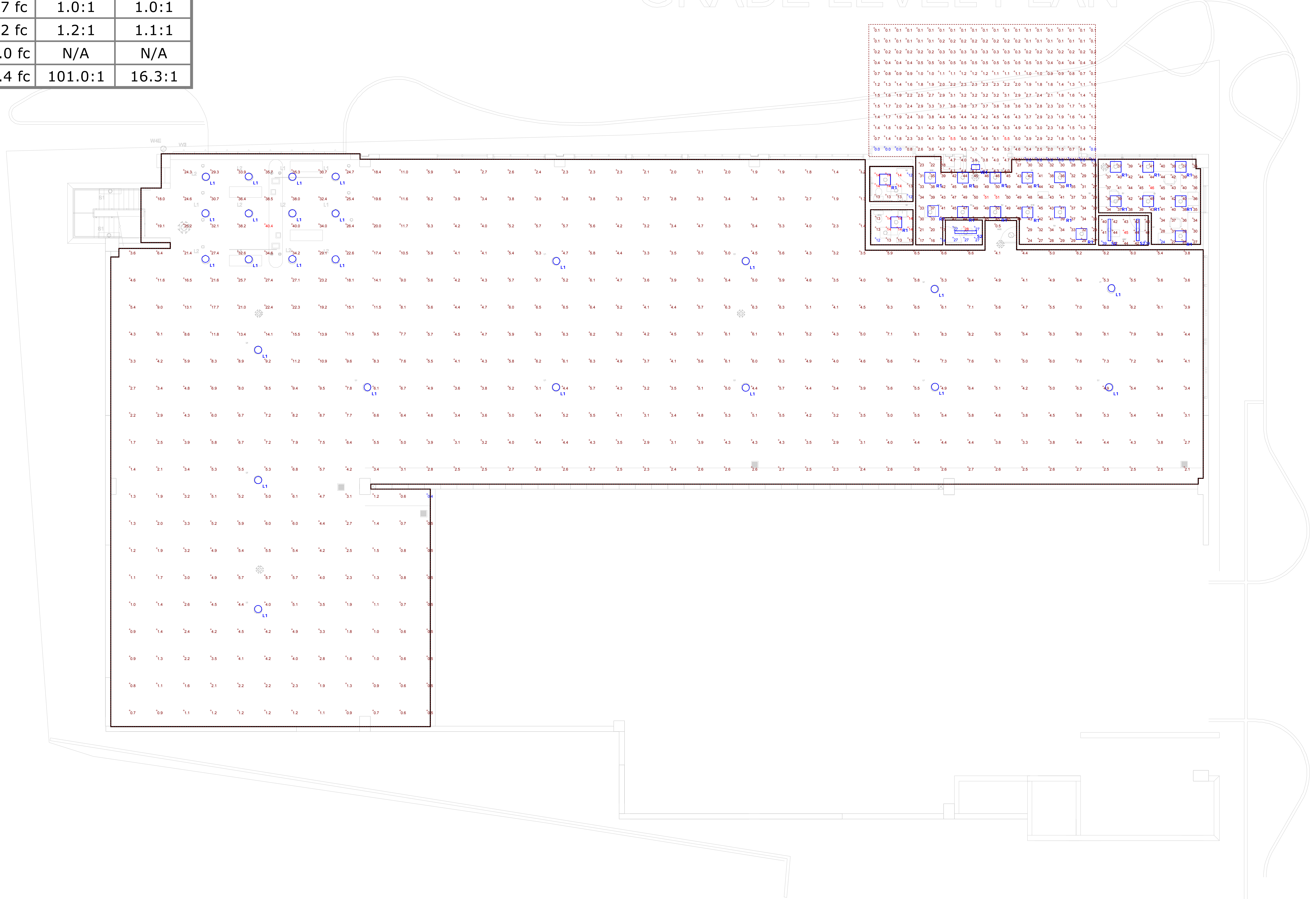


Project Name _____ Fixture Type _____
Catalog # _____

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	24	LSI INDUSTRIES, INC	XNPG-5W-LED-SS-NW			1	XNPG-5W-LED-SS-NW.IES	4714	0.85	51.5
	R1	20	LSI INDUSTRIES, INC	LPEC22-LED-32L-35			1	LPEC22-LED-32L-35.ies	3368	0.85	25.8
	S2	3	LSI INDUSTRIES, INC	EG3-4-S-LED-HO-NW			1	EG3-4-S-LED-HO-NW.ies	6449	0.85	60.6
	W4	1	LSI INDUSTRIES, INC	XWM-3-LED-03-40			1	XWM-3-LED-03-40.ies	3488	0.85	28

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	13 fc	14 fc	12 fc	1.2:1	1.1:1
Calc Zone #2	+	42 fc	45 fc	39 fc	1.2:1	1.1:1
Calc Zone #2	+	38 fc	46 fc	24 fc	1.9:1	1.6:1
Calc Zone #2	+	37 fc	51 fc	14 fc	3.6:1	2.6:1
Calc Zone #2	+	27 fc	28 fc	27 fc	1.0:1	1.0:1
Calc Zone #2	+	13 fc	14 fc	12 fc	1.2:1	1.1:1
Egress	+	1.8 fc	5.5 fc	0.0 fc	N/A	N/A
Garage	+	6.5 fc	40.4 fc	0.4 fc	101.0:1	16.3:1

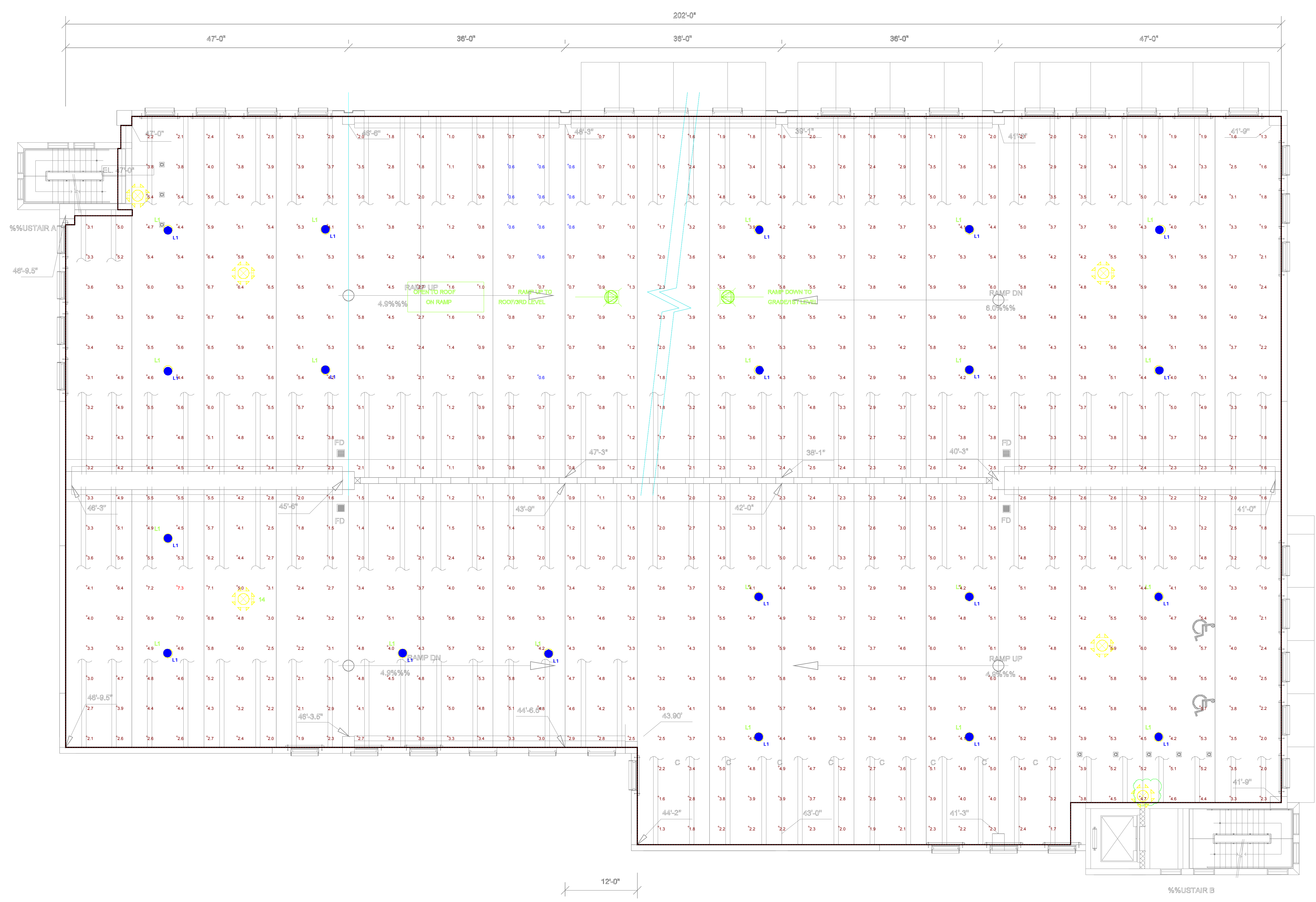
GRADE LEVEL PLAN



Plan View
Scale: 1" = 8'

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	0	LSI INDUSTRIES, INC	XNPG-5W-LED-SS-NW			1	XNPG-5W-LED-SS-NW.IES	4714	0.85	51.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.6 fc	7.3 fc	0.6 fc	12.2:1	6.0:1



Plan View
Scale: 1" = 8'

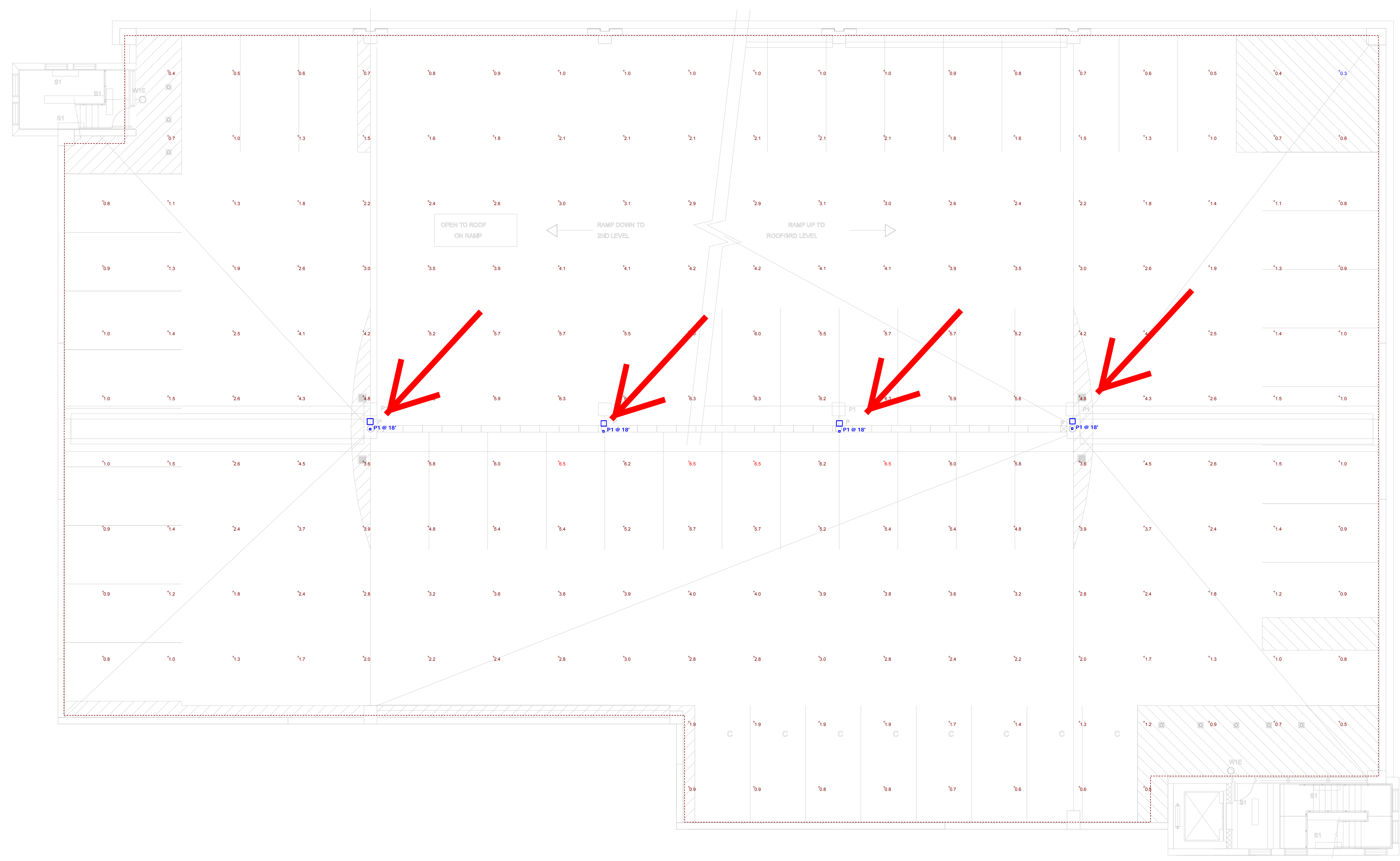


Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	P1	4	LSI INDUSTRIES, INC	XALM-5W-LED-SS-40			1	XALM-5W-LED-SS-40.IES	19054	0.85	156

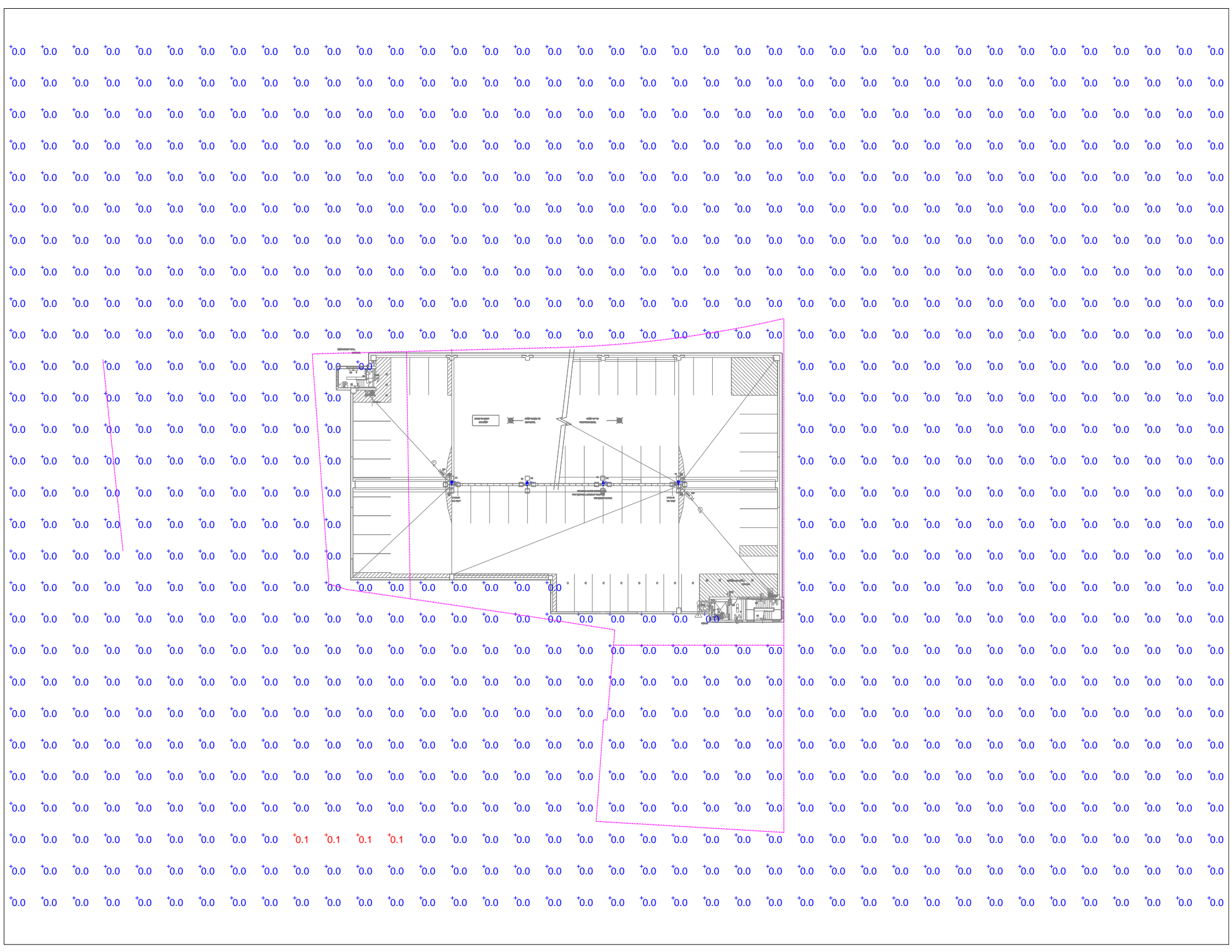
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.8 fc	6.5 fc	0.3 fc	21.7:1	9.3:1



Plan View
Scale - 1" = 8'

Newburyport MVRTA
 16' Mounting Height
 10/12/2017



NO.	DESCRIPTION	DATE
1	ADDENDUM 1	10/25/17

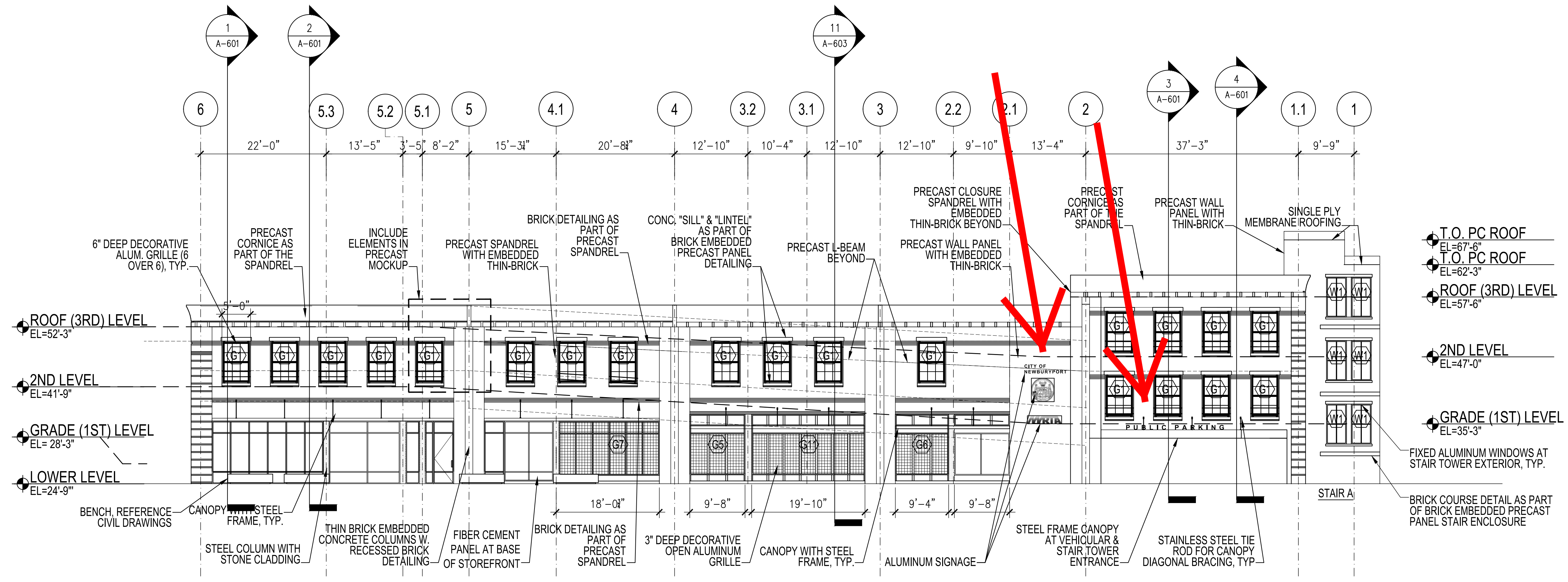
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DRAWING TITLE:
BUILDING ELEVATIONS

DRAWING NO:
A201

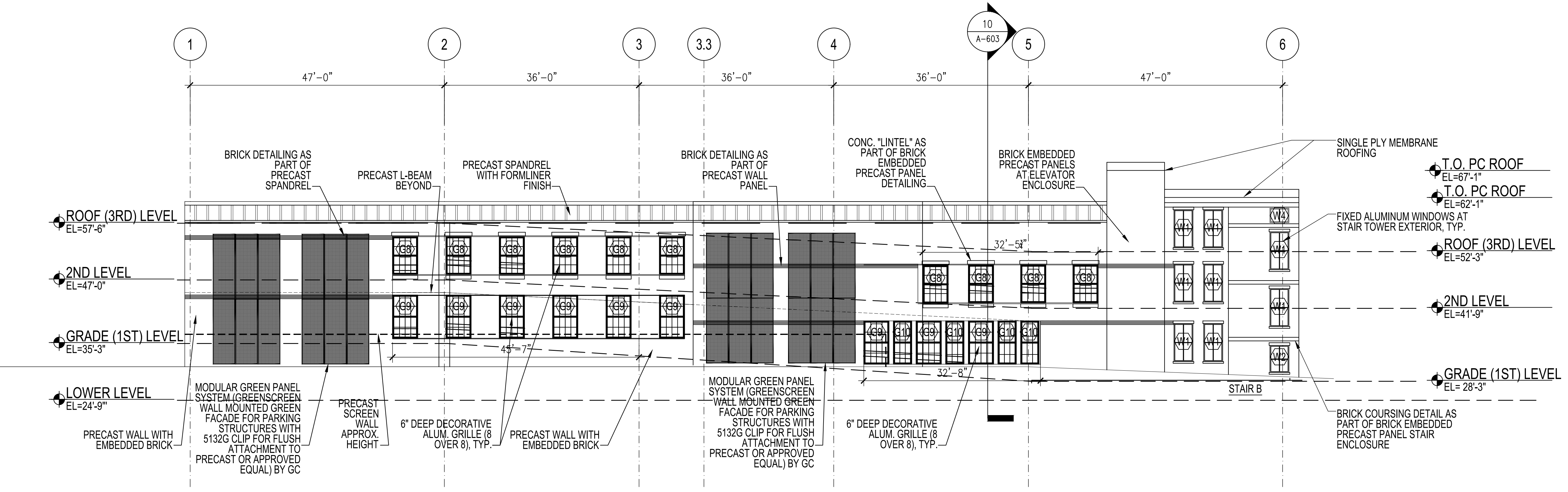
SCALE: As indicated
DATE: 11/29/2017

PROJECT NO: 20-17111.00-1
DES. DRWN. CHK'D.
WJW ALL/WTF WTF



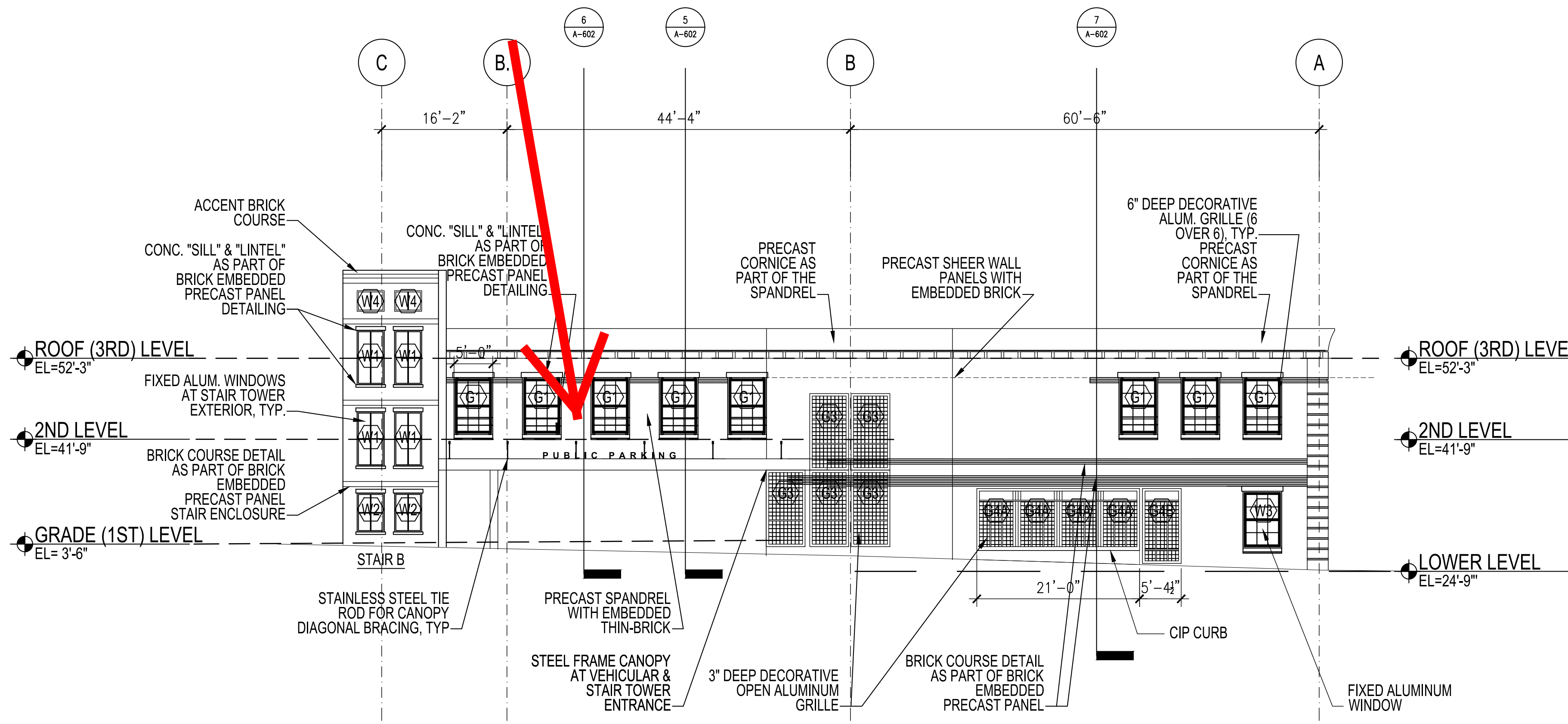
NOTE: REFERENCE A-502 FOR GRILLE AND WINDOW DETAILS

1 NORTH ELEVATION
A-201 SCALE: 3/32" = 1'-0"



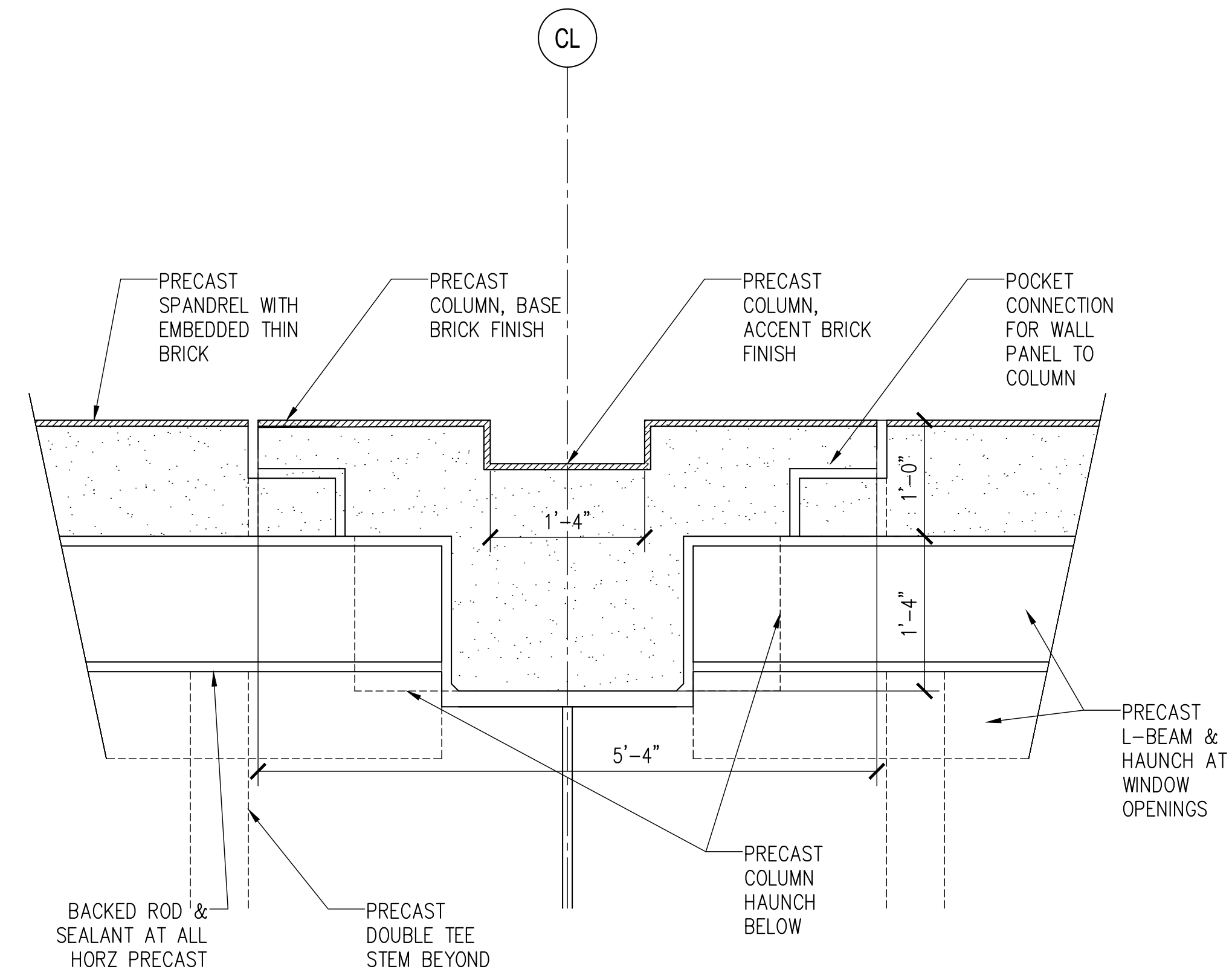
NOTE: REFERENCE A-502 FOR GRILLE AND WINDOW DETAILS

2 SOUTH ELEVATION
A-201 SCALE: 3/32" = 1'-0"

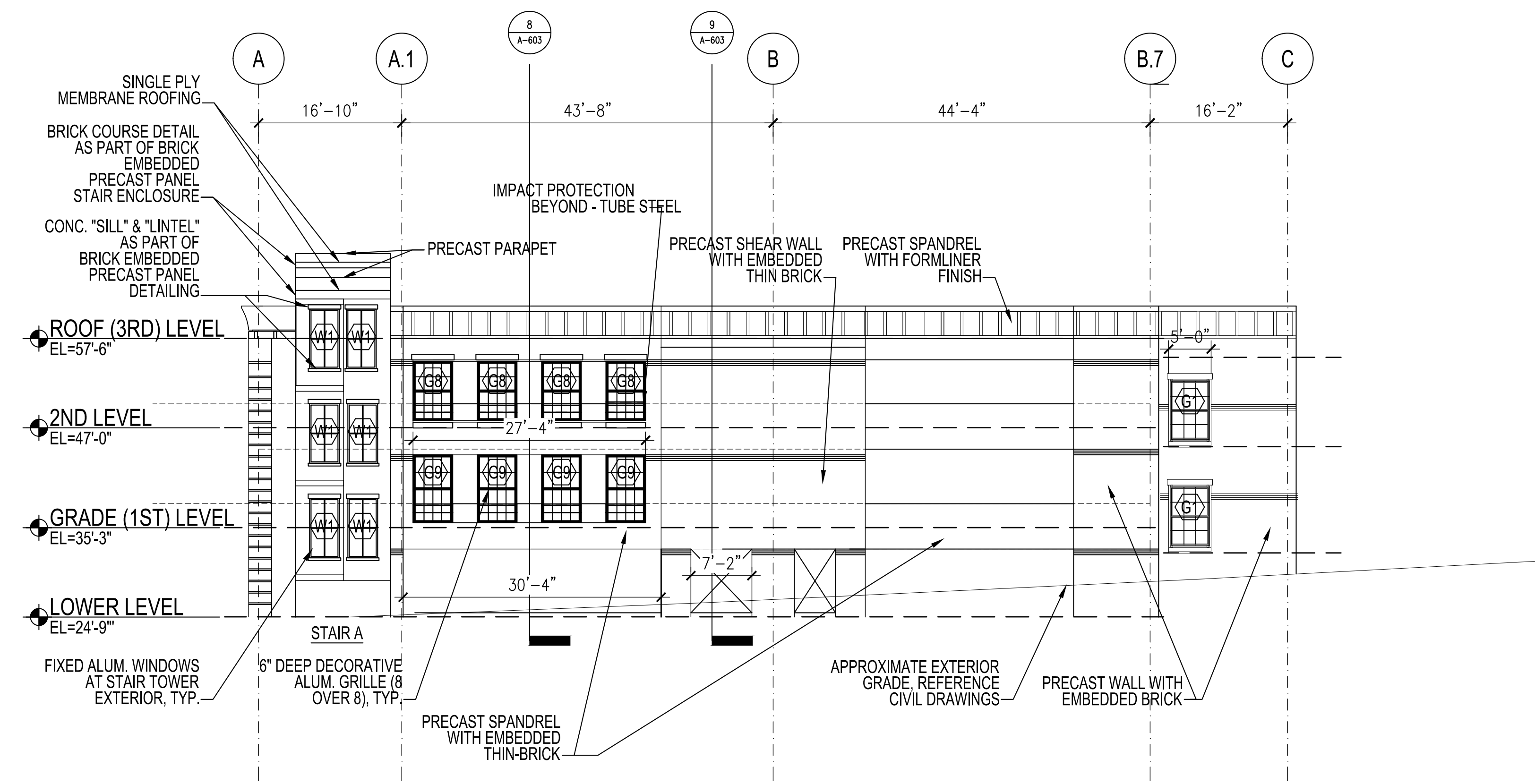


NOTE: REFERENCE A-502 FOR GRILLE AND WINDOW DETAILS

1 EAST ELEVATION
A-202 SCALE: 3/32" = 1'-0"

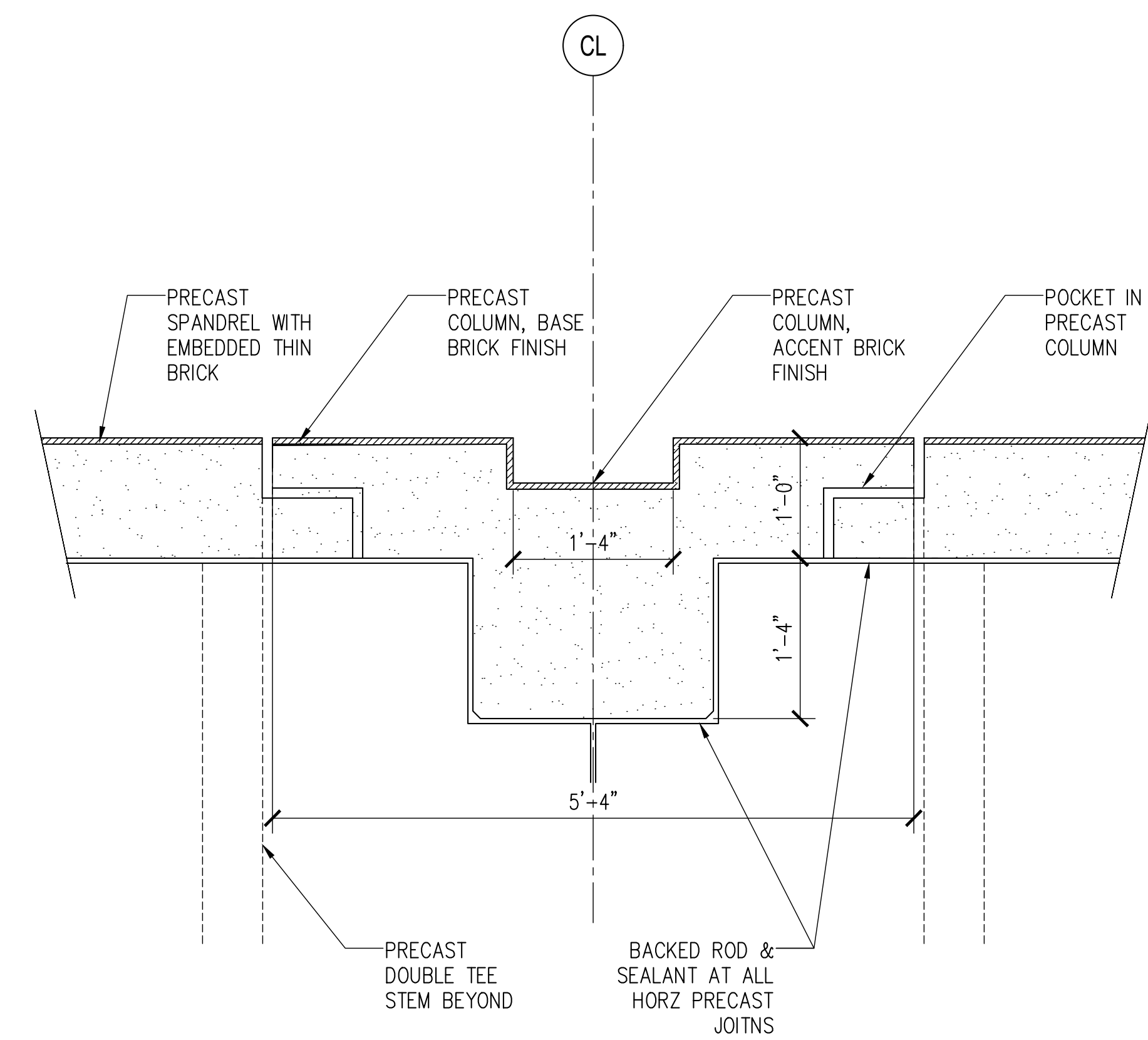


3 COLUMN PLAN AT L-BEAM
A-202 SCALE: 1" = 1'-0"



NOTE: REFERENCE A-502 FOR GRILLE AND WINDOW DETAILS

2 WEST ELEVATION
A-202 SCALE: 3/32" = 1'-0"



4 TYPICAL COLUMN PLAN
A-202 SCALE: 1" = 1'-0"

- Q15.** Section 1/S402 and 6/A502 columns contradict each other. S502 don't have sizes or spacing on the angles. Section 2/S402 calls for spacing of 12'-0" for the HSS 6 x 4. They should be at each clevis and at the ends. Please can I get these clarified.
- A.** 2"x4" HSS shall be used at Granite cladding in lieu of 4"x4" HSS. Angle sizes shall be 3"x3"x3/8" x 0'-6" and located top, bottom & mid-height. 4"x6" HSS to be uniformly spaced and align with tie rod assembly at each tie rod location centered beneath the windows. HSS is by Misc Metals as identified in Addendum 1
- Q16.** Door hardware sets do not outline which doors receive which sets. Some doors on the schedule are left out.
- A.** Door hardware updated in Addendum 1, drawing A501
- Q17.** Is the 2" x 2" Stainless Steel Mesh Screen Panel & Frame shown in detail 1 on S-401 furnished and installed by the Misc. Metals FSB?
- A.** Provided and installed by General Contractor
- Q18.** Please provide a spec section and some details for the Stainless Steel Green Wall Trellis.
- A.** System shall be a wall mounted modular green panel with 5132g clip for flush attachment to precast manufactured by greenscreen, www.greenscreen.com or approved equal. For details and specs, please see Addendum 2 drawings A201 and manufacturer's website for online resources.
- Q19.** Is the Roofing FSB contractor responsible for the plywood on the Canopies if required?
- A.** Roofing & Flashing Trade Work shall be re-bid, plywood sub-base for roofing system shall be by roofing and flashing trade
- Q20.** Are the "Barrier Steel" shown between lines 2 and 5 on line A, lower level the responsibility of the FSB Misc. Metals contractor? Also see detail 5/S401.
- A.** Yes by Misc Metals as identified in Addendum 1
- Q21.** Is a concrete curb required under the Storefront System facing Merrimac Street, lower level, Line A.
- A.** Yes, see Addendum 1, A601 through A603
- Q22.** Is there a spec for the bike racks shown on A110?
- A.** Bike Racks shall be Orion ORNS-LB-2-SF-P Surface Mount – electro polished stainless steel finish with stainless steel or approved equal, provide 8 mounted at 2'-6" OC. Contractor shall locate and mark layout for review by Owner & Architect prior to installation
- Q23.** Drawing A201/1 elevation shows "City of Newburyport, logo, and MVRTA lettering. Who is responsible for providing this signage? If the GC is responsible, please provide more details.
- A.** The General Contractor shall provide and install signage. All signage to be aluminum. "City of Newburyport" font shall be MS Reference Sans Serif, 8"h x 2" thick, 1" spacing between letters and 3" spacing between rows of text. Emblem logo to be 3' in diameter, spaced 6" from bottom of "City of Newburyport" lettering, and 1'-6" from top of "MVRTA" signage. "MVRTA" signage shall be 1'-6" h by 3' wide. High resolution logos will be provided to the General Contractor upon award.

- Q24.** What is the material thickness for the wall mounted signage sign type E and P and is it aluminum?
- A. Type E & P shall be minimum 0.125 Aluminum, refer to Specification Section 10400 Part 2.
- Q25.** Is the GC responsible for the “Public Parking” letters at the entry canopies? How tall are they?
- A. The General Contractor shall provide and install signage. Letters shall be 8” h x 2” thick. See Addendum 2 drawing A601 & S402.
- Q26.** Are the PVC Bollard covers shown on details 1 & 2/A702 the responsibility of the FSB Misc. Metals contractor?
- A. PVC Bollard sleeves shall be by General Contractor
- Q27.** Detail 5 on sheet A702 provides a detail for expansion joints. Please provide locations for all expansion joints.
- A. See S-200 & 9/S-103
- Q28.** What is the footing elevation for the Screen Wall? See detail 11/S-103 and 1/A704.
- A. See Addendum 1, drawings S103
- Q29.** On drawing S101, there are some relatively deep excavations for footings at eastern end of the site, abutted by a retail shop. Does this shop have a basement?
- A. Yes, reportedly under the northern portion of the structure, further information will be coordinated with the Contractor during construction.
- Q30.** On drawing S101, there is a new precast screenwall and some new foundations to be installed at the southeastern end of the site, which is bound by a chainlink/stockade fence. Is there a construction easement for adjacent properties? Can excavation be an open cut onto adjacent properties, with restoration of surface finishes? Does the existing fence get removed and disposed (no note on drawing C-01)?
- A. There is no construction easement and the contractor shall not encroach on the adjacent property during construction. The precast screen wall has been moved to within 4” of the building to accommodate the construction, see addendum 2 drawing C-02, A704
- Q31.** There are exterior signs shown on elevations 1/A201 and 1/A202. These signs are not shown on signage plans or details. Are these signs to be included in GC bid? If so, can you provide details?
- A. Please see responses to Q23 and Q25 in this addendum.
- Q32.** Room numbers in the Finish Schedule don’t appear to match room numbers on the floor plan. Please correct.
- A. Room numbers have been revised to align with the finish schedule, see sheets A-111 & A-403.
- Q33.** Elevation 1/A201 and Details 5,6/A502 show granite cladding. Where is the type of granite specified?
- A. Veneer Granite shall be 1 3/16” thick, “Sierra White” with fine to medium grain as quarried by Cold Spring company with, pointed rough sawn finish or approved equal. A sample spectrum with the described classification shall be provided and no less than three samples of selected class with varying degree of finish shall be provided for selection.

Andrew Port

From: Phil Christiansen <phil@csi-engr.com>
Sent: Monday, November 06, 2017 10:20 AM
To: Andrew Port; Brian Jones; T.J. Melvin
Cc: 'Wilson, Wesley' (wwilson@desman.com); Anthony J. Pruner (APruner@heery.com); Fair, William
Subject: RE: Parking Garage Stormwater Plan - Response/Revisions Needed

Andy

I have reviewed the response letter and revised plans recently submitted by Allen & Major Associates Inc. for the Parking Garage project and find that they have adequately addressed all of the issues raised by my review.

Phil

Philip Christiansen P.E.

CHRISTIANSEN & SERGI, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

160 Summer Street
Haverhill, MA 01830
(978) 373-0310

From: Andrew Port [mailto:APort@CityofNewburyport.com]
Sent: Thursday, November 02, 2017 4:33 PM
To: Brian Jones; Phil Christiansen; T.J. Melvin
Cc: 'Wilson, Wesley' (wwilson@desman.com); Anthony J. Pruner (APruner@heery.com); Fair, William
Subject: RE: Parking Garage Stormwater Plan - Response/Revisions Needed

Wonderful! I will await confirmation from CSI...

Andrew R. Port, AICP
Director of Planning & Development

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From: Brian Jones [<mailto:bjones@allenmajor.com>]
Sent: Thursday, November 02, 2017 4:18 PM
To: Andrew Port; Phil Christiansen; T.J. Melvin
Cc: 'Wilson, Wesley' (wwilson@desman.com); Anthony J. Pruner (APruner@heery.com); Fair, William
Subject: RE: Parking Garage Stormwater Plan - Response/Revisions Needed

Andrew,

Yes, A&M has responded to all of the CSI review comments. We sent a link last week for CSI to download the revised drawings and drainage summary. We also included a response letter. The link is pasted again below for reference. All changes have been clouded with a revision date. Thanks.

<https://allenmajor.ftpstream.com/?lid=7nwb1y1g>

Brian

From: Andrew Port [<mailto:APort@CityofNewburyport.com>]
Sent: Thursday, November 02, 2017 4:13 PM
To: Brian Jones <bjones@allenmajor.com>; Phil Christiansen <phil@csi-engr.com>; T.J. Melvin <TJ@csi-engr.com>
Cc: 'Wilson, Wesley' (wwilson@desman.com) <wwilson@desman.com>; Anthony J. Pruner (APruner@heery.com) <APruner@heery.com>; Fair, William <wfair@desman.com>
Subject: RE: Parking Garage Stormwater Plan - Response/Revisions Needed

Brian – Is your revised plan set and report available for CSI review and confirmation that all issues are addressed? Please copy me on what you send them. We prefer updated plan sheets (i.e. latest revised date) so that we can distinguish them from earlier versions. Thx.

Phil / T.J. – Once CSI has reviewed Brian's revised/final submission, please confirm for me that everything checks out. We will need a memo or email for our file. I can then forward this final approval to the Planning Board. Thx.

Andrew R. Port, AICP
Director of Planning & Development

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60 Pleasant Street
Newburyport, MA 01950

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