SELECTBOARD MEETING
TUESDAY, MARCH 2, 2021
VIRTUAL AGENDA
7 P.M.

Join Zoom Webinar from your computer:
https://us02web.zoom.us/j/81336811583?pwd=RGdzZGpmYWlkV25Ec0lQRWxSZC9TZz09

By phone: +1 312 626 6799 Webinar ID: 813 3681 1583 Passcode: 032700

Watch live on SHCTV Channel 15 or https://shctv15.com/watch-live/

Note: Not all topics listed here may be reached for discussion. In addition, the topics listed are those which the chair reasonably expects will be discussed as of the date of this notice. This meeting may be audio and/or visually recorded.

1. Call to Order
2. Approval of Minutes: Draft Minutes of Feb. 16, 2021
3. Open Forum/Announcements
4. COVID-19 Update (Sharon Hart)
5. Municipal Gift Policy
6. Friends of the South Hadley Seniors Pool Table Offer
7. Support Letter for MSBA for Mosier School
8. Annual Town Meeting Discussion
9. Town Administrator Search Update
10. FY 2022 Budget Update
11. Other Business
12. Town Administrator's Report
13. Adjourn

SELECTBOARD MEETING
TUESDAY, FEB. 16, 2021
DRAFT MEETING MINUTES
VIRTUAL MEETING ROOM – 7 P.M.

Present were Chair Jeff Cyr, Vice Chair Sarah Etelman, Member Chris Geraghty, Member Bruce Forcier, Member Andrea Miles, and Town Administrator Michael J. Sullivan.

CALL TO ORDER
Cyr called the meeting to order at 7 p.m.

MINUTES
Miles motioned to approve the draft minutes of Feb 2, 2021. Geraghty seconded. Four in favor, one against (Forcier). The motioned carried.

ROLL CALL VOTE
Etelman – Aye
Cyr – Aye
Geraghty – Aye
Miles - Aye
Forcier – Nay

COVID-19 UPDATE
Emergency Management Director Sharon Hart said COVID-19 cases are fairly level right now.

PLANNING BOARD REFERRAL: PETITION TO AMEND ZONING MAP (280 & 286 GRANBY ROAD)
Etelman motioned to refer a petition to amend the zoning map at 280 and 286 Granby Road to the Planning Board. Miles second. All in favor.

ROLL CALL VOTE
Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

DANGEROUS DOG HEARING – 42 SCHOOL STREET
Cyr said the Selectboard was holding a public hearing pursuant to G.L. c. 140, 157 to determine whether a dog owned by Aisha Hiza is a dangerous or nuisance dog as defined by G. L. c. 140, 136A. He opened the hearing at 7:10 p.m.

The board discussed conditions to place on keeping the dog, as suggested by ACO McClair Mailhott, which include:

- When outside, the dog be kept in a fenced-in yard with a minimum four-foot-high fence.

- If not kept in a fenced-in yard the dog must be kept on a runner within the confines of Hiza's yard. The runner shall be inspected and approved by the ACO or designee and shall not be more than eight feet in length. While on the runner the dog shall have access to water and food.
- The dog must remain leashed and muzzled when walked. The leash shall be comprised of a chain or other material with a minimum tensile strength of 300 pounds and shall not be more than three feet in length. The dog shall only be walked by a responsible party with the ability to maintain control over the dog.
- Hiza obtain and provide the town with proof of insurance insuring the owner or keeper of the dog against any claim, loss, damage or injury to persons, domestic animals or property resulting from the acts, whether intentional or unintentional, of the dog

It is highly suggested Hiza have the dog undergo proper training to avoid future incidents with her neighbor's chickens or other domestic animals.

Cyr closed the hearing at 7:44 p.m.

Etelman motioned to declare the dog a "nuisance" dog. Miles seconded.

ROLL CALL VOTE
Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

Etelman motioned to accept the recommendations by the ACO with the revisions of strongly advising the dog undergo training. Miles seconded. All in favor.

ROLL CALL VOTE
Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

The restrictions will officially be in place as of the date of delivery of a decision letter to Hiza.

PUBLIC HEARING: PACKAGE STORE BEER & WINE LICENSE – JANJUA BEER & WINE, 19 BRIDGE STREET

Cyr opened the hearing on Junjua's Package Store Beer & Wine application at 7:10 p.m. The hearing began at hearing 7:45 p.m. Cyr closed the hearing at 7:50 p.m.

Miles moved to approve the Package Store Beer & Wine license application of Janjua Beer & Wine. Etelman seconded. All in favor.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

PUBLIC HEARING: CHANGE OF MANAGER – THAI PLACE, 480 GRANBY ROAD

Cyr opened the hearing on an application to change the manager at Thai Place Three to Vanwijak Eowsakul at 7:52 p.m. He closed it at 7:54 p.m.

Etelman motioned to approve the application to change the manager. Miles seconded. All favor.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

TRI ANNUAL APPOINTMENTS

Etelman motioned to appoint Marsha Chappel to a three-year term on the Council on Aging ending in 2023. Miles seconded. All in favor.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

SEASONAL POPULATION

Etelman motioned to certify that South Hadley has an increased seasonal population as of July 1, 2021 of 17,524. Miles seconded. All in favor.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

SEASONAL LIQUOR LICENSE

Etelman motioned to accept the 2021 license renewal of The Boathouse seasonal alcohol license and allow renewal upon completion of the application, submittal of all fees, completing all required inspections, and any other laws, bylaws or regulations required for issuance. Miles seconded.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

TA SEARCH UPDATE

The job posting is open until Feb 24. The Town Administrator Screening Committee TASC will meet Feb. 25 and will officially organize.

FY22 BUDGET

Sullivan gave a verbal line-by-line budget update as outlined in packet.

TA REPORT

No members brought up any highlights for discussion. Etelman thanked Sullivan for his efforts in the decrease of the health insurance rate.

Miles said nomination papers are due to the town clerk's office by next Tuesday. They can be dropped off in the tax collector's box between town hall and the police station.

The board offered congratulations to employees Viv Price and Sarah Gmeiner who have taken on new roles as the Facilities Coordinator and Senior Center Coordinator, and welcomed Monasia Ceasar as a Health Compliance Officer.

ADJOIRN

Miles motioned to adjourn. Geraghty seconded. All in favor.

ROLL CALL VOTE

Etelman – Aye
Cyr – Aye
Forcier – Aye
Miles - Aye
Geraghty – Aye

The meeting adjourned at 8:38 p.m.

Respectfully submitted,
Kristin Maher
Executive Assistant to Administration

Report on Gifting, Naming and Donation Acceptance Policy

February 26, 2021

Town Administrator Michael Sullivan

Please accept this report as a starting point to discuss a policy to codify in some manner gifts, donations and if requested or permissible naming, formal acknowledgment or dedication of properties, buildings, or component parts.

This report was requested after a discussion with Chair and Vice Chair relative to a donation to the Senior Center, although the need is not specific or focused on that project. It is to formalize a process which will assist individuals, groups, or entities in having a clear path to make donations and to understand the terms and restrictions which will govern that gift or donation.

As I did some research, I did see there was wide variations on this type of policy, each with different conditions or processes for gifting. I have also reach out to Town Counsel to opine on the subject, but as of this writing I have not received additional information or suggestions.

Again, creating a policy and method for dedications or donations will be a means to avoid future misunderstandings of ownership, intent and/or use. It will give interested parties that their efforts and generosity will be respected and recognized in the future. I have attached various policies, by-laws and ordinances from other cities and towns for your consideration.

Thank you,

Michael J. Sullivan

Town Administrator South Hadley

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 5-26 **Acceptance of land.**
[Amended 6-4-2018 ATM by Art. 28, approved 9-21-2018]

The Select Board may accept, from time to time on behalf of the Town, gifts of land for any purpose, provided such gift is made by a good and sufficient deed executed by the donor in proper form to be recorded in the Registry of Deeds.

§ 5-27 **Naming of public properties.**
[Added 10-6-1997 OTM by Art. 12, approved 1-29-1998]

Approval by Town Meeting shall be required to designate town owned real properties by name including, but not limited to: buildings, rooms, parts of buildings, paths, bridges, athletic facilities, playgrounds, street intersections, squares, parks, walkways, and cemeteries.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 71-10 **Existing names to be retained.**
Municipal buildings, other fixed facilities, and public places shall retain the names as named by the Town Council. The Town Council may, by a two-thirds vote of the whole Council, change the name of any municipal buildings, other fixed facilities, and public places in the Town, provided that, whenever renaming is considered, the matter is first referred to the Planning and Construction Committee and sent back to the Town Council in accordance with the requirements of this article.

Sponsor: Administration

TOWN OF FRANKLIN
RESOLUTION 20-80

Acceptance of Gift – Franklin Public Library

WHEREAS, The Franklin Public Library has received two generous donations totaling $51,624. The Franklin Public Library has received a generous donation of $46,624 from NEDCC to be used to digitize the Town of Franklin, List of Residents. The Library has also received a generous donation of $5000 from DCU to be used at the discretion of the Library department in support of programs and staff.

Donation Summary:

1. Northeast Document Conservation Center (NEDCC) - $46,624
2. Digital Federal Credit Union (DCU) - $5,000

NOW THEREFORE, BE IT RESOLVED THAT:

The Town Council of the Town of Franklin on behalf of the Franklin Public Library gratefully accepts this generous donation to be used at the discretion of the Franklin Public Library to digitize the Town of Franklin list of residents.

This resolution shall become effective according to the provisions of the Town of Franklin Home Rule Charter.

DATED: Dec. 16th, 2020

VOTED: Passed

UNANIMOUS: ✓

YES: 9 **NO:** 0

ABSTAIN: — **ABSENT:** —

RECUSED: —

A TRUE RECORD ATTEST:

Nancy Danello
Temporary Town Clerk

Glenn Jones, Clerk
Franklin Town Council

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Article II
Naming of Municipal Buildings, Facilities and Public Places

[Adopted 4-21-2010 by Order No. FY 10-072 (Ch. 104 of the 2002 Code)]

§ 71-5 **Purpose; statutory limitations.**

A. The Town of Greenfield hereby establishes a policy and set of procedures to govern the naming or renaming of municipal buildings, other fixed facilities, and public places. A sound naming policy adds meaning, significance and uniformity to public facilities, minimizes conflict and provides a clear and meaningful forum for discussion.

B. This article shall not govern the procedure for naming streets, and is subject to the terms and conditions of MGL c. 85, § 3.

§ 71-6 **Definitions.**

As used in this article, the following terms shall have the meanings indicated:

PUBLIC PLACE

Includes but not limited to any building or a portion thereof, athletic fields, parking lot, municipal lot, sidewalk, trail, bike path, park, garden, playground, cemetery, or any such place owned or under the dominion of the Town which may reasonably be expected to be viewed by others.

§ 71-7 **Request for action; review by Council.**

A. Requests to name or rename a municipal building, other fixed facilities or a public place shall be made in writing and filed with the Town Clerk of the Town Council. Such requests may be made by the Mayor, a Town Councilor, or by petition of at least 100 registered voters of the Town of Greenfield. The written request shall also include the rationale and background information explaining why the request is being made at that time.

B. Upon receipt, the request shall be placed on the agenda of the next Town Council meeting, which may by majority vote agree to forward the request to the Planning and Construction Committee for hearing and recommendation back to the Town Council.

§ 71-8 **Planning and Construction Committee review and action; final vote by Council.**

A. Within 45 days of receipt of the Town Council vote, the Planning and Construction Committee shall hold a public hearing on each nomination referred to it.

B. At the conclusion of the public hearing, the Planning and Construction Committee shall deliberate and vote. Upon agreement of a majority of the Committee, the written decision and recommendation shall be delivered in writing to the Town Clerk within five days of the public hearing. The request, along with the written decision of the Planning and Construction Committee, shall, within 30 days after receipt by the Town Clerk, be sent to the Town Council for deliberation and vote at the next available meeting.

C. It shall require an affirmative vote by majority vote of the Town Council to name or rename municipal buildings, other fixed facilities, and public places. Should the vote fail to secure the support of a

majority of the Town Council, the name shall not again be considered as the name to be affixed to a municipal buildings, other fixed facilities, and public places until after the expiration of 12 months from the Town Council vote.

§ 71-9 **Applicability.**
This article shall not apply to the naming and renaming of municipal buildings, other fixed facilities, and public places which were donated to the Town contingent upon assignment of a specific name or to any facility constructed or purchased from money or property donated to the Town for the purpose of securing a name. Further, this article does not apply to the naming or renaming of school buildings, fixed facilities and public places or any other property under the jurisdiction of the School Committee.

§ 71-10 **Existing names to be retained.**
Municipal buildings, other fixed facilities, and public places shall retain the names as named by the Town Council. The Town Council may, by a two-thirds vote of the whole Council, change the name of any municipal buildings, other fixed facilities, and public places in the Town, provided that, whenever renaming is considered, the matter is first referred to the Planning and Construction Committee and sent back to the Town Council in accordance with the requirements of this article.

§ 71-11 **Severability.**
Should any section or portion thereof of this article herein be rendered or declared invalid, unlawful, or unenforceable by reason of any existing or subsequently enacted legislation or by a court of competent jurisdiction, such legislation or decision shall apply only to the specific sections or portion thereof directly specified in the legislation or decision. All other provisions, sections, or portions thereof shall remain in full force and effect.

Orleans

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 52A-1 **Purpose.**
This by-law is enacted for the purpose of preserving the history of the Town by insuring that in naming, renaming or otherwise designating public buildings and public lands, the Town seeks to recognize individuals and/or events of significance to local history.

§ 52A-2 **Definitions.**

A. DESIGNATE — The act of calling by a distinctive title, term or expression any public buildings or public lands as defined in this by-law.

B. NAME — A word or phrase that constitutes the distinctive designation of any public buildings or public lands as defined in this by-law.

C. RENAME — The act of re-designating any public buildings or public lands as defined in this by-law.

D. PUBLIC BUILDING —Any structure, edifice or other facility owned or maintained by the Town of Orleans.

E. PUBLIC LAND — Any real property owned or maintained by the Town of Orleans.

§ 52A-3 **Procedure.**

A. The naming, renaming or other designation of any public building or public land shall be by a two-thirds majority vote of Town Meeting.

B. Any proposed name or designation of any public building or land shall be submitted to the Orleans Historical Commission for its review and recommendation as to the historic significance of the proposed name or designation. The Orleans Historical Commission shall forward its recommendation to the Town Meeting.

Waltham

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

§ 567-9 **Names of streets, squares and parks.**
The several streets, highways, squares and parks in the City shall retain the names by which they are now known, and all streets, ways, squares and parks hereafter laid out shall be named by the City Council. The City Council may, by a two-thirds vote of the whole Council, change the name of any public street, way, park or square in the City, provided that whenever the Council proposes to change any such name, the Council shall, before final action thereon, appoint a time and place for hearing all persons interested therein and give public notice thereof seven days at least prior to the date set for such hearing.

The following Code does not display images or complicated formatting. Codes should be viewed online. This tool is only meant for editing.

Sec. 17-19 **Naming and changing names of streets, municipal buildings, municipal parks and municipal property.**
[Gen. Ords. 1962, § 17-3; Ord. No. 28679, 11-23-1998]

(a) The several streets and squares in the City shall retain the names by which they are now known, and all streets or squares hereafter to be laid out shall be named by the Council. No street or square shall hereafter be named for any person then living, except by unanimous vote of the members of the Council present and voting on the proposed name. The Council may, by a two-thirds-vote of the whole Council, change the name of any public street or square in the City, provided that no deed or contractual restriction prohibits a change of name; and provided, further, that whenever the Council intends to change any such name it shall, before final action thereon, appoint a time and place for hearing all persons interested therein, and direct that notices of such hearing and of its intention to change such name shall be given to all owners of land adjoining such street or square in the manner required in case of the laying out of streets.

(b) Whenever the name of a street or square is discontinued, such name shall not be reestablished for a period of at least five years from the time of discontinuance.

(c) Municipal buildings, municipal parks and all other municipal property in the City shall retain the names by which they are now known, and all buildings, parks, property or any part thereof hereafter to be named, shall be named by the Council, except that no name shall be given to the City Hall or the Common. No building, park, property or part thereof shall hereafter be named for any person then living, except by unanimous vote of the members of the Council present and voting on the proposed name. The Council may, by a two-thirds vote of the whole Council, change the name of any municipal building, park or property in the City, provided that no deed or contractual restriction prohibits a change of name; and provided, further, that whenever the Council intends to change any such name it shall, before final action thereon, appoint a time and place for hearing all persons interested therein.

SELECTBOARD

TOWN OF SOUTH HADLEY MASSACHUSETTS

Michael J. Sullivan
Town Administrator

February 11, 2021

Friends of the South Hadley Seniors
President Kim Prough
ksprough@me.com

Re; Senior Center Pool Table(s)

President Prough,

We are in receipt of your request to add context to the generous offer from the Friends of the South Hadley Seniors (FOSHS) group regarding the organization's intent to gift one or two pool tables to the center presently being constructed at 45 Dayton Street.

The Town of South Hadley through the Selectboard would accept the gift and thereby take full ownership of the table(s). Upon delivery there will be no additional expectation of the municipality for additional costs related to the table use or maintenance. The table(s) will become assets of the Town of South Hadley.

However, this letter cannot guarantee future requests from the Council on Aging, the Selectboard or their agents to request funding for maintenance or cannot legally commit future appropriations to such needs. Furthermore, there is no expectation or requested assurance the FOSHS will participate or consider such a request. The municipality will add the table(s) to the content inventory of the Senior Center to the town's property insurance policy and will be responsible for any costs associated with increased premiums.

Again, thank you for all the work you and FOSHS continue to do for seniors in South Hadley and your willingness to assist the South Hadley Council on Aging, its staff and most importantly the program participants to be a safe and reliable place for all the community.

Respectfully,

Michael J. Sullivan
South Hadley Town Administrator

Copy; COA Director Hennessey
South Hadley Selectboard

SOUTH HADLEY PUBLIC SCHOOLS
OFFICE OF THE SUPERINTENDENT
Town Hall—116 Main Street
South Hadley, MA 01075-2898
(413) 538-5060
(413) 532-6284 FAX
dbonneville@shschools.com

Diana Bonneville, Ph.D.
Interim Superintendent of Schools

February 17, 2021

South Hadley Selectboard
116 Main Street
South Hadley, MA 01075

Dear Members of the Selectboard:

As the Selectboard is aware, we did not apply to the Massachusetts School Building Authority for consideration of a renovation/building project for Mosier Elementary School last year. The process would require us to resubmit a Statement of Interest in order to be considered in the next cycle.

At its regular meeting on January 25, 2021, the School Committee voted to submit a 2021 Statement of Interest for Mosier School. As the next step, we respectfully request that the Selectboard vote by late March to advance a Statement of Interest to the Massachusetts School Building Authority during the current open window that closes in early April 2021. A copy of the Required Form of Vote to Submit a Statement of Interest is attached.

Thank you for your ongoing support of the South Hadley Public Schools.

Sincerely,

Diana Bonneville, Ph.D.
Interim Superintendent of Schools

pc: School Committee
Appropriations Committee
Capital Planning Committee
Mike Sullivan, Town Administrator

Attachment

SOUTH HADLEY SCHOOL COMMITTEE

January 25, 2021

REQUIRED FORM OF VOTE TO SUBMIT A STATEMENT OF INTEREST

Resolved: Having convened in an open meeting on January 25, 2021, prior to the SOI submission closing date, the School Committee of South Hadley, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest Form dated on or before May 6, 2021 for the Mosier Elementary School located at 101 Mosier Street, South Hadley, which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future;

Priorities: 5. Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase conservation and decrease energy related costs in a school facility. A new fire suppression system is also deemed a safety priority;

HVAC: Replace current hot water boiler installed in approximately 2000; replace heating boiler installed in 2004;

Electrical: Upgrade electrical service throughout the building to accommodate the use of computers and new equipment. The main electrical panel is a Federal Register panel, which is no longer on the market;

Windows: Replace (110) windows/frames throughout the building. The metal-framed windows are more that forty years old and are inefficient;

Portables: Replace portable classrooms with permanent classroom space;

And hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the South Hadley School District to filing an application for funding with the Massachusetts School Building Authority.

Mosier Elementary School
Facility Assessment

South Hadley, MA

October 5, 2016

Report Prepared By

FLANSBURGH

Mosier Elementary School
Facility Assessment

1 *Table of Contents*

Table of Contents

1 Table of Contents

2 Acknowledgments 7

3 Introduction & Executive Summary 9-11

Introduction and Background

Executive Summary

Existing Conditions Summary

Summary of Options

4 Short Term Plan 13-14

2017 - 2023 Repairs/Renovation Expenditures

5 Long Term Plan 16-25

Ten-Year School Renovation/Addition

6 Presentations & Meeting Notes 27-48

Visioning Presentation & Guiding Principals

Design Workshop Presentation

Presentation Meeting Notes

7 Existing Conditions Assessment 50-86

Mosier Elementary School

8 Enrollment Projections 88-95

Enrollment Projections - Grades 2-4

NESDEC Enrollment Projections

9 Space Needs 97-98

Existing Space Needs vs. MSBA Guidelines

10 Cost Estimates 100-165

Project Cost & Management Report - June 29, 2016

Project Cost & Management Report - August 29, 2016

Acknowledgments

Flansburgh Architects would like to acknowledge the following individuals for their dedication to the South Hadley School Department and their assistance to the design team.

Town Administration

Michael Sullivan	Town Administrator
Francis C. DeToma	Selectboard Chair
Ira J. Brezinsky	Vice Chair
Bruce C. Forcier	Clerk
Sarah Etelman	Member
John R. Hine	Member

School Committee

Kevin McAllister	Chairperson
Eric Sarrazin	Vice Chairperson
John Kelly	Member
Christine Phillips	Member
Barry White	Member
Olivia Cyr	Student Representative

South Hadley Public Schools

Nicholas Young	Superintendent
Christine Sweklo	Assistant Superintendent
Angela Wang	Business Administrator
Kathleen Boyden	Director of Student Services
Paul Goodhind	Mosier Elementary School Principal

3

Introduction & Executive Summary

Introduction and Background
Executive Summary
Existing Conditions Summary
Summary of Options

Introduction & Executive Summary

On January 12, 2016, South Hadley Public Schools engaged Flansburgh Architects to perform this study, which includes a facility assessment for Mosier Elementary School. The development of planning options for Mosier Elementary is intended to address 2nd - 4th grades enrollment and long term facility improvement plans with a goal of positioning the school as a 21st century learning environment.

South Hadley public schools currently serve approximately 1,803 students in grades K-12. There are four school facilities in the district: two elementary, one middle, and one high school. The age and condition of each of these facilities varies greatly with some buildings having few upgrades since their construction. The most recently constructed, Plains Elementary School, opened in September 2015.

This study provides the following:

1. Documentation of existing conditions and physical assessment of the Mosier Elementary School building and site with recommendation to address the findings at the school.

2. Review of the district's enrollment projections and consideration of their impact on future needs.

3. Identification of an educational program to meet the 2nd - 4th grades, including space utilization analysis.

4. The development of an educational vision for the 2nd - 4th grade configuration to best align with district goals.

5. Identification of the potential and suggested capital improvements necessary to extend the useful life of the facility.

6. Conceptual design options developed to address the 2nd - 4th grade facility and educational needs.

7. Cost estimates associated with conceptual options for th Mosier Elementary School with both short and long-term facility improvements.

Documentation

This report is based on information gathered by visual observations of the facility and site conducted by Flansburgh Architects and its consultants, as well as the review of existing building drawings, documents, reports, and enrollment projections provided by South Hadley Public Schools.

Existing Conditions Summary

This overview is intended to provide an independent architectural and engineering assessment of the Mosier Elementary School building. The goal is to identify building needs for improvements.

Mosier Elementary School is located on Mosier Street adjacent to a middle school with residential properties to the north, woodlands to the west and south, and playgrounds and a ball field to the east. The portion of the site populated by the existing building is relatively flat, sloping towards woodlands and Route 116. The play areas are slightly elevated above the grade of the building. The site contains the original school building and modular classrooms along with associated vehicular and pedestrian circulation systems, play areas, and a lawn area to the west between the school and woodland area.

Our recommendations for the facility are based on the following priorities:

- Health and Safety: deployment of systems to protect life and property;
- Code Compliance: upgrade older systems that are inadequate and over their capacity;
- Handicap-Accessibility: upgrade to the facility to meet Massachusetts architectural access board requirements;
- Energy Savings: replace systems to improve durability, increase energy-efficiency, and provide greater control.

Mosier Elementary School - Existing Conditions Recommendations:

- Health and Safety
- Code Compliance
- Handicap-Accessibility
- Energy Savings

Executive Summary

The Facilities Assessment provides an independent architectural and engineering assessment of the Mosier Elementary School. This study serves as a tool to assist South Hadley Public Schools in identifying and documenting the existing conditions of this facility, and to provide the District with an understanding of the need for renovations or improvements to maintain the long term viability of the Mosier School. This includes a conceptual solutions to renovate, add on to, and an all new school for this 2nd - 4th grade facility.

Through the course of this study, Flansburgh Architects worked closely with South Hadley Public Schools' Facilities Department, and gained input from school principal and district administration regarding the condition, ongoing maintenance plans, and functionality of each school. Meetings were held with representatives from the school and administration to assist in defining the educational vision for the 2nd - 4th grade facility. Throughout the course of researching and developing this report, several meetings were held with the School Working Group. The extensive amount of information gathered herein should be used as a resource for any future work to be completed at each of these facilities and when reviewing educational goals. All future work, repairs and changes to the facilities should be reviewed in reference to their impact on the schools long-term goals.

4 *Short Term Plan*

2017 - 2023 Repairs/Renovation Expenditures

Short Term Plan

The table below details the estimated budgets for repair expenditures over a five-year period.

Five Year Repair - Repair Option
2018 - 2022 Repair Expenditures

Reported July 5, 2016

Total Five Year Expenditures = $19,129,576.00
$19,129,576.00 / 5 Yrs. = **$3,825,915.00/year**

Year	Current Cost	Escalation at 3%	Total Expenditure
2018*	$3,825,915		$3,825,915
2019	$3,825,915	$114,778	$3,940,693
2020	$3,825,915	$229,555	$4,055,470
2021	$3,825,915	$344,332	$4,170,247
2022	$3,825,915	$459,110	$4,285,025
Total five year expenditure with escalation			**$20,277,350**

*Capital appropriations commencing with the FY2018 budget

Mosier Elementary School
Flansburgh Architects
June 2016

5 Year Repair Recommendations

HEALTH AND SAFETY		CODE COMPLIANCE		HC ACCESSIBILITY		ENERGY SAVINGS	
• Remove and dispose of existing portable classrooms and replace with new 4,000-s.f. addition • Provide gas valve interlock with carbon monoxide detector in kitchen hood exhaust • Emergency standby system new 150kW generator • Replace all cooling equipment utilizing R-22 refrigerant • Install CO_2 demand control ventilation in gym, cafe, and classrooms • Replace damaged bituminous concrete in all areas that pose a tripping hazard • Remove act floor tile and replace with linoleum tile • Replace domestic water piping and have new water filtration system		• Install grease trap at kitchen sanitary • New gas fired water heater • Install new fire service and automatic sprinkler system • New electrical service and secondary switch gear • New fire alarm system • Add fresh air system to administration area • Interlock cafeteria ventilating with exhaust fan and kitchen hood • Replace central exhaust fans in classrooms		• Reconstruct HC parking spaces with accessible route to main entrance • Provide HC hardware at main entrance • Replace doors and service controls in main office to accommodate the HC • Replace all doors to comply with 12" and 18"cleaners as well as HC hardware • Replace DF with HC accessible hardware • Replace media center control and furniture for HC accommodation • Reconstruct restrooms to accommodate the HC • Reconstruct the play equipment and surface to accommodate the HC • Reconstruct service area and tables in cafeteria to accommodate the HC • Install new signage for the visually impaired • Provide assisted listening devices for the hearing impaired		• Replace remaining roof section 16,000-s.f. • Replace all existing doors and windows • Add exterior insulation and new brick or rain-screen facade • New water conserving plumbing fixtures • New LED exterior lighting system • New occupancy sensors on lighting circuits • New LED lighting fixtures • Replace old motors in HVAC system with energy efficient motors • Install variable frequency drives on HVAC equipment • Maintain all HVAC equipment	
Construction Cost	$4,190,005		$2,922,216		$2,121,661		$5,481,178
Soft Cost @ 30%	$1,257,001		$876,664		$636,498		$1,644,353
Total	$5,447,006		$3,798,880		$2,758,159		$7,125,531

5

Long Term Plan

Renovation/Addition or New Construction

Long Term Plan

The table below details the estimated cost for renovation/addition or new school.

Option		Cost
Option 1	Minor Addition/Renovation	$35,386,045
	MSBA State Reimbursement @ 50%	$17,693,022
	Cost to Town	***$17,693,023***
Option 2	Major Addition/Renovation	$39,387,979
	MSBA State Reimbursement @ 50%	$19,693,989
	Cost to Town	***$19,693,989***
Option 3	All New Construction	$43,770,320
	MSBA State Reimbursement @ 50%	$21,885,160
	Cost to Town	***$21,885,160***

*Capital cost commencing with FY2018 Budget
Escalation beyond 2018 should be included at 4% per year

Mosier School - Option 1 Add/renovation

Project Cost Breakdown

9/29/16		Draft Budget
COST OF CONSTRUCTION		
Renovations and Addition	$24,907,183	
Total		$24,907,183
CONSTRUCTION CONTINGENCY		
Construction / Project 12%	$2,988,862	
Total		$2,988,862
DESIGN AND ENGINEERING FEES		
MSBA Architect Fees	$3,745,000	
Total		$3,745,000
ADDITIONAL PROJECT COSTS		
1 Surveying		
2 Geotech. Cons. + Testing		
3 Testing and monitoring at Construction		
4 Printing / Construction		
5 FFE ? Technology		
6 Owner Provect Manager		
7 Asbestos Consultants w/ monitoring		
8 Independent Structural Review		
9 Miscellaneous Expenses		
Total		$3,745,000
TOTAL PROJECT COST		$35,386,045

Mosier School - Option 2 Major Add/renovation

Project Cost Breakdown

9/29/16		Draft Budget
COST OF CONSTRUCTION		
Major Renovations and Addition	$27,738,017	
Total		$27,738,017
CONSTRUCTION CONTINGENCY		
Construction / Project 12%	$3,328,562	
Total		$3,328,562
DESIGN AND ENGINEERING FEES		
MSBA Architect Fees	$4,160,700	
Total		$4,160,700
ADDITIONAL PROJECT COSTS		
1 Surveying		
2 Geotech. Cons. + Testing		
3 Testing and monitoring at Construction		
4 Printing / Construction		
5 FFE ? Technology		
6 Owner Provect Manager		
7 Asbestos Consultants w/ monitoring		
8 Independent Structural Review		
9 Miscellaneous Expenses		
Total		$4,160,700
TOTAL PROJECT COST		$39,387,979

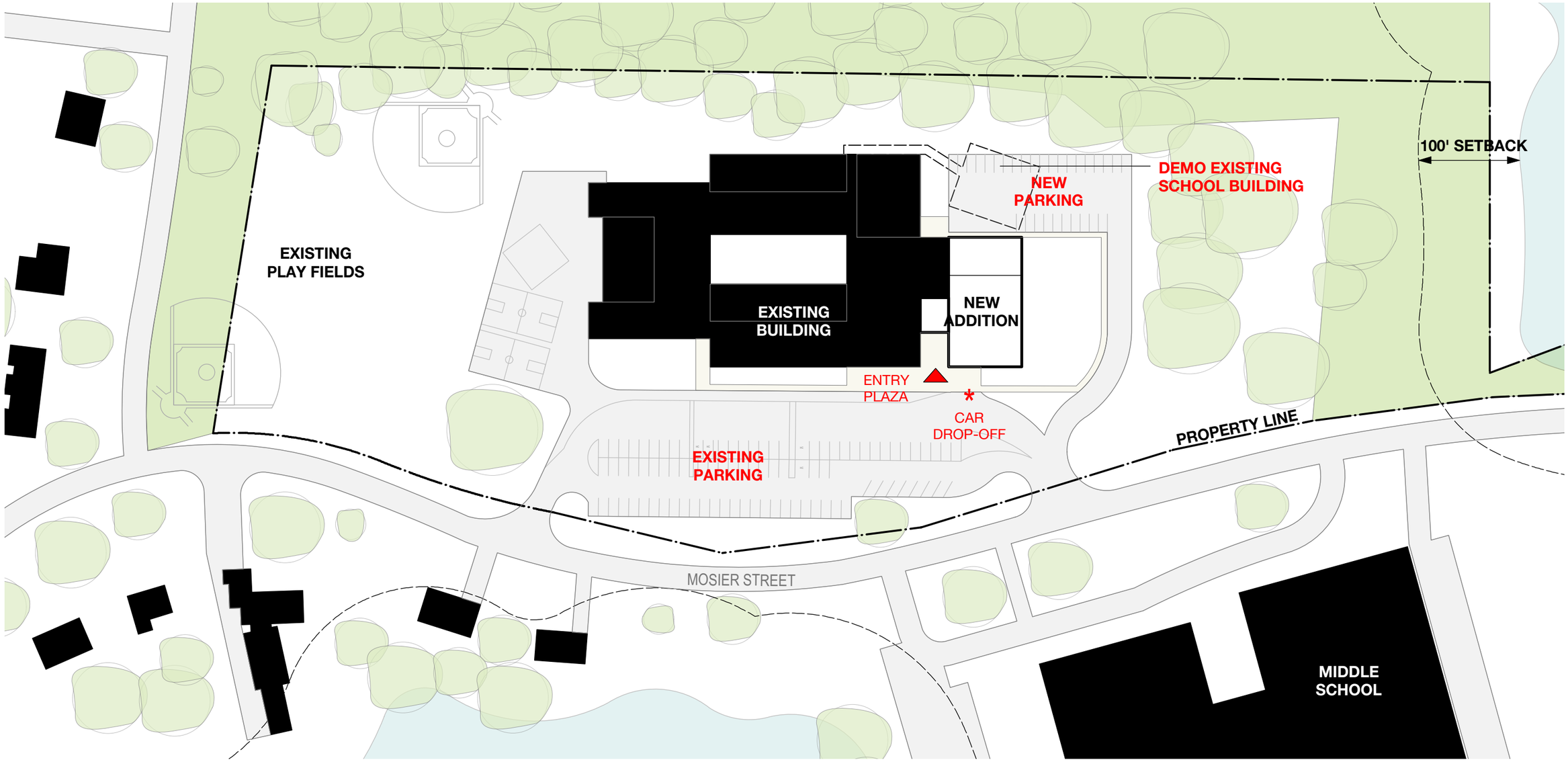
Mosier School - Option 3 All new construction

Project Cost Breakdown

9/29/16		Draft Budget
COST OF CONSTRUCTION		
Major Renovations and Addition	$30,824,170	
Total		$30,824,170
CONSTRUCTION CONTINGENCY		
Construction / Project 12%	$3,698,900	
Total		$3,698,900
DESIGN AND ENGINEERING FEES		
MSBA Architect Fees	$4,623,625	
Total		$4,623,625
ADDITIONAL PROJECT COSTS		
1 Surveying		
2 Geotech. Cons. + Testing		
3 Testing and monitoring at Construction		
4 Printing / Construction		
5 FFE/Technology		
6 Owner Provect Manager		
7 Asbestos Consultants w/ monitoring		
8 Independent Structural Review		
9 Miscellaneous Expenses		
Total		$4,623,625
TOTAL PROJECT COST		$43,770,320

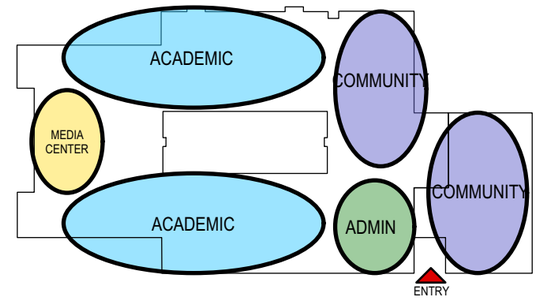
Option 1: Minor Addition

Site Plan

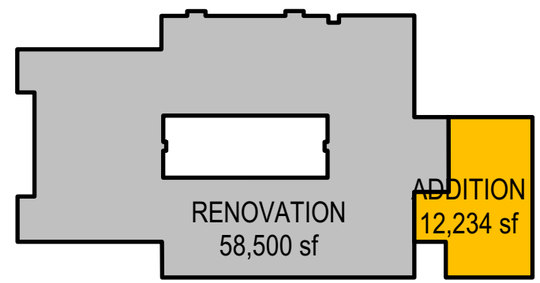


Option 1: Minor Addition

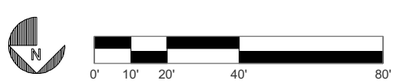
Floor Plan



PROGRAM DIAGRAM

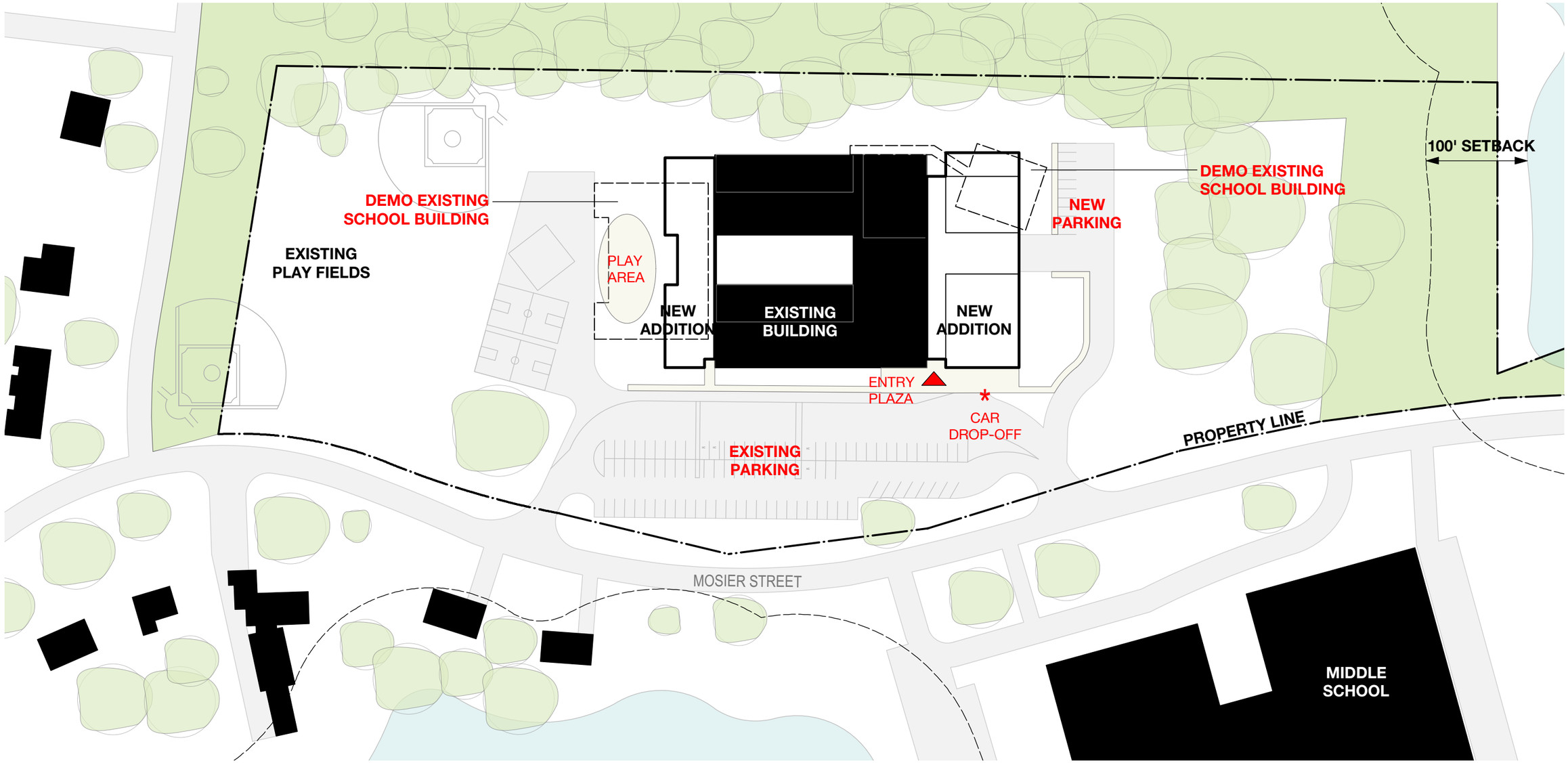


PHASING DIAGRAM



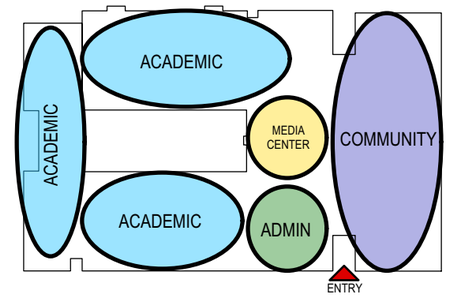
Option 2: Major Addition

Site Plan

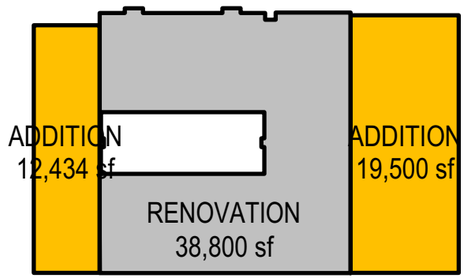


Option 2: Major Addition

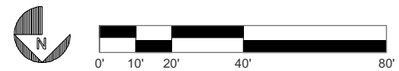
Floor Plan



PROGRAM DIAGRAM

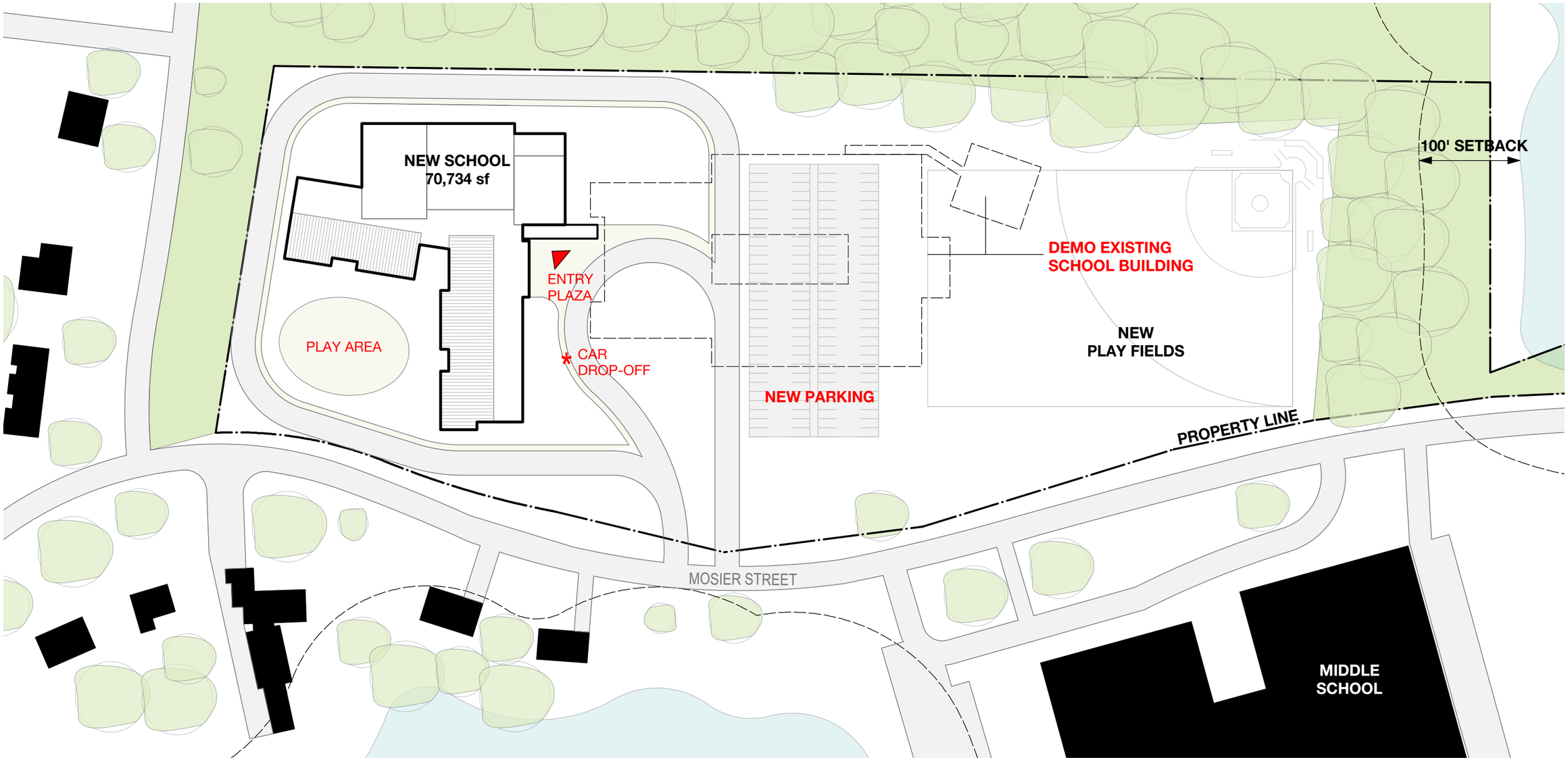


PHASING DIAGRAM



Option 3: New Construction

Site Plan

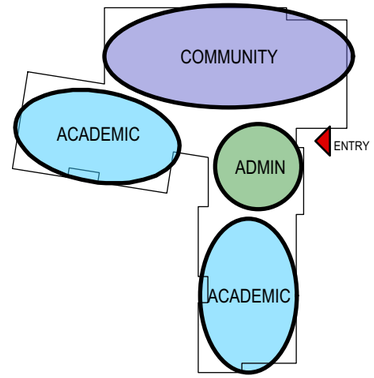


Option 3: New Construction

Floor Plans

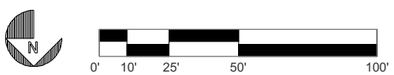
First Floor Plan

Second Floor Plan



PROGRAM DIAGRAM

PHASING DIAGRAM



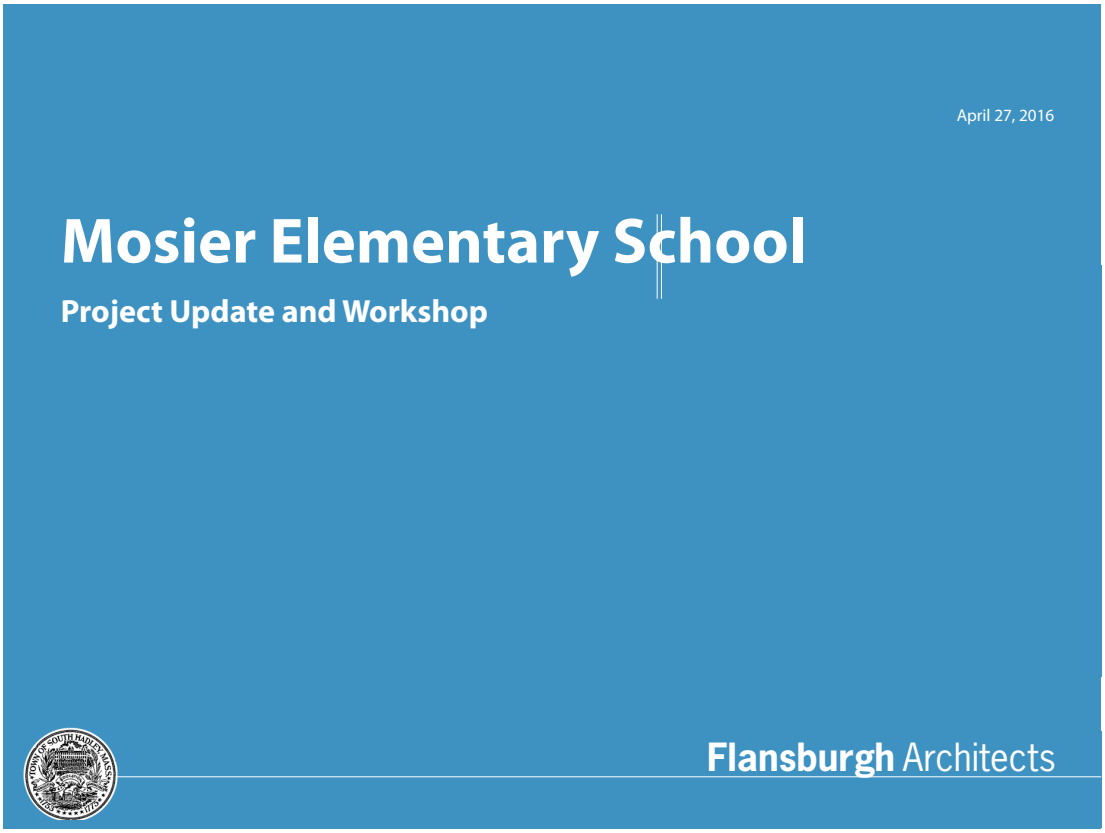
6

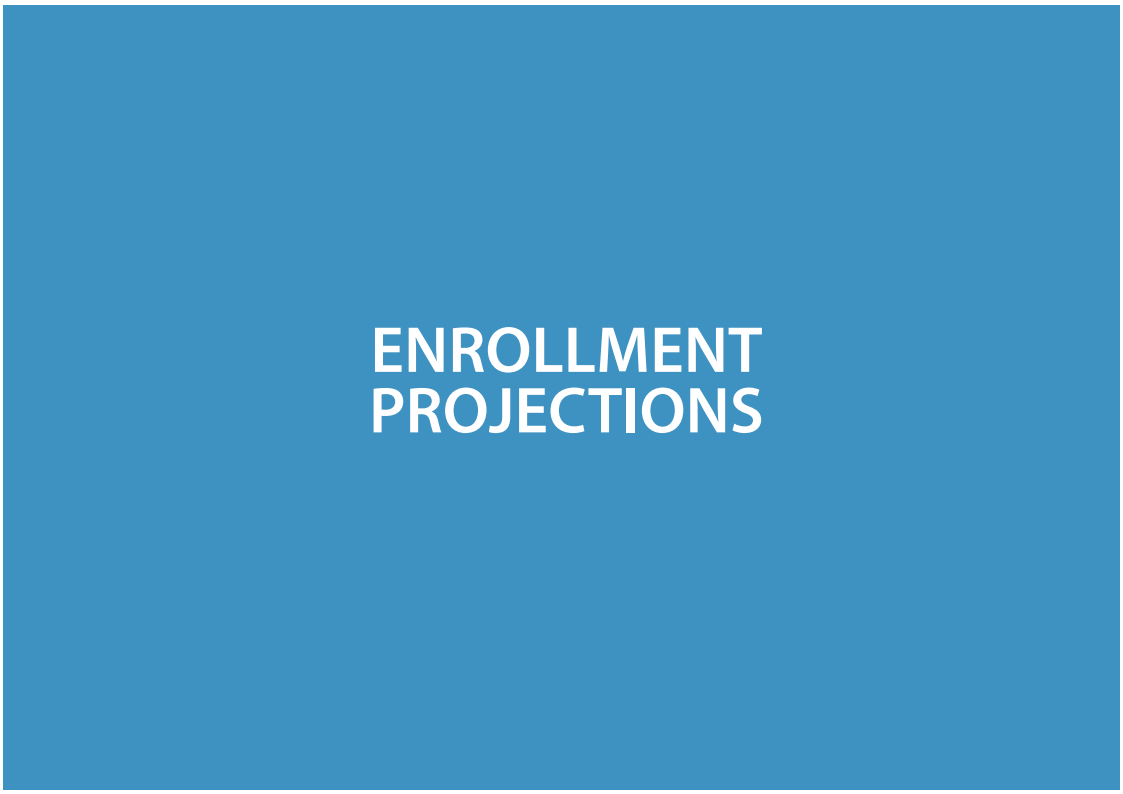
Presentation & Meeting Notes

Program Visioning Workshop Presentation
Design Workshop Presentation
Presentation Meeting Notes

School Committee Presentations

The following presentation was given before committee members April 27, 2016:





Enrollment Projections

School District: South Hadley, MA DESE data 4/12/2016

Enrollment Projections By Grade*

Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2010	139		2015-16	61	135	141	119	145	132	145	132	140	142	125	138	141	138	9	1782	1843
2011	136		2016-17	66	134	135	145	121	142	129	146	125	141	130	124	134	132	9	1747	1813
2012	164		2017-18	67	161	134	139	148	118	139	130	138	126	129	129	120	126	9	1746	1813
2013	148		2018-19	68	145	161	138	141	145	116	140	123	139	116	128	125	113	9	1739	1807
2014	129		2019-20	69	127	145	165	140	138	142	117	133	124	128	115	124	117	9	1724	1793
2015	143	(est.)	2020-21	70	141	127	149	168	137	135	143	111	134	114	127	112	116	9	1723	1793
2016	144	(est.)	2021-22	71	141	141	130	152	164	134	136	136	112	123	113	123	105	9	1719	1790
2017	146	(est.)	2022-23	72	143	141	145	132	149	161	135	129	137	103	122	110	115	9	1731	1803
2018	142	(est.)	2023-24	73	139	143	145	148	129	146	163	128	130	126	102	118	103	9	1729	1802
2019	141	(est.)	2024-25	74	138	139	147	148	145	126	147	155	129	119	125	99	111	9	1737	1811
2020	143	(est.)	2025-26	75	141	138	143	150	145	142	127	139	157	118	118	121	93	9	1741	1816

*Projections should be updated on an annual basis.

Based on an estimate of births | Based on children already born | Based on students already enrolled

Projected Enrollment in Grade Combinations*

Year	PK-1	2-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2015-16	337	396	949	1231	559	414	282	824	542
2016-17	335	408	952	1218	541	412	266	786	520
2017-18	362	405	969	1233	533	394	264	768	504
2018-19	374	424	986	1248	518	402	262	744	482
2019-20	341	443	974	1231	516	374	257	741	484
2020-21	338	454	1000	1245	523	388	245	714	469
2021-22	353	446	998	1246	518	384	248	712	464
2022-23	356	426	1006	1272	562	401	266	716	450
2023-24	355	422	1013	1271	567	421	258	707	449
2024-25	351	440	990	1274	557	431	284	738	454
2025-26	354	438	986	1282	565	423	296	746	450

See "Reliability of Enrollment Projections" section of accompanying letter.
Projections are more reliable for Years #1-5 in the future than for Years #6 and beyond.

Projected Percentage Changes

Year	K-12	Diff.	%
2015-16	1782	0	0.0%
2016-17	1747	-35	-2.0%
2017-18	1746	-1	-0.1%
2018-19	1739	-7	-0.4%
2019-20	1724	-15	-0.9%
2020-21	1723	-1	-0.1%
2021-22	1719	-4	-0.2%
2022-23	1731	12	0.7%
2023-24	1729	-2	-0.1%
2024-25	1737	8	0.5%
2025-26	1741	4	0.2%
Change		-41	-2.3%

Mosier Elementary School | South Hadley, MA Flansburgh Architects

Enrollment Projections

District wide 2 through 4

2015-2026 projected average: 427 Students

Year	PK-1	2-4
2015-16	337	396
2016-17	335	408
2017-18	362	405
2018-19	374	424
2019-20	341	443
2020-21	338	454
2021-22	353	446
2022-23	356	426
2023-24	355	422
2024-25	351	440
2025-26	354	438

Mosier Elementary School | South Hadley, MA Flansburgh Architects

EXISTING CONDITIONS

Mosier Elementary School | South Hadley, MA Flansburgh Architects

Existing Conditions

Mosier Elementary School | South Hadley, MA Flansburgh Architects

Space Comparison - Existing Mosier Elementary - 427 enrollment

PROGRAM	GRADES 2-4 (EXISTING)	GRADES 2-4 (MSBA)	VARIANCE
Core Academic	20,091	18,800	(1,291)
Special Education	4,895	4,530	(365)
Art & Music	1,995	2,575	580
Health & Physical Education	4,183	6,300	2,117
Media Center	4,132	2,650	(1,482)
Technology (computer)	1,560	0	(1,560)
Dining & Food Service	6,492	6,597	105
Medical	699	510	(189)
Administration & Guidance	2,586	2,155	(431)
Custodial & Maintenance	4,333	2,040	(2,293)
Subtotal NSF	**50,700 NSF**	**46,157 NSF**	(4,543)
Grossing Factor	x 1.21	x 1.5	
Total GSF	**61,420 GSF**	**69,234 GSF**	**7,814**
	441 Students	**427 Students**	

Mosier Elementary School | South Hadley, MA Flansburgh Architects

Programming- Mosier Elementary - 427 enrollment

Minor Addition
Renovate and reconfigu e with new gym

Major Addition
Remove gym/classroom wing and replace with size appropriate addition

New Construction
Locate a new school building in existing field area

Mosier Elementary School | South Hadley, MA Flansburgh Architects

21st Century Learning Environments PK-5

This is an Opportunity

1. Think in Terms of the Next 50 Years
2. Inevitable Changes in Teaching & Learning
3. Respect & Keep What's Good
4. The New Global Economy
5. Bring School into the 21st Century

21st Century Opportunities & Challenges

1. Cloud / Tablets / Smart Devices
2. Online Textbooks / Teaching
3. Virtual Learning Beyond School Walls
4. Substantial Shift for Students & Teachers
5. School as a High-Performance Environment
6. Wired & Wireless, Flexible Spaces
7. Collaborative Spaces, Varied Teaching Modes
8. Community Connected

Design Issues To Think About

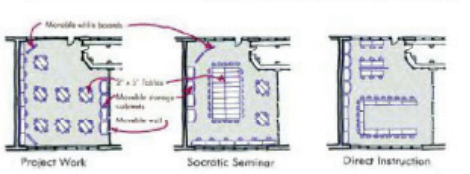
Flansburgh Architects

Ubiquitous Technology

Cloud
Tablets
Online Textbooks
Smart Boards

Flexible Spaces

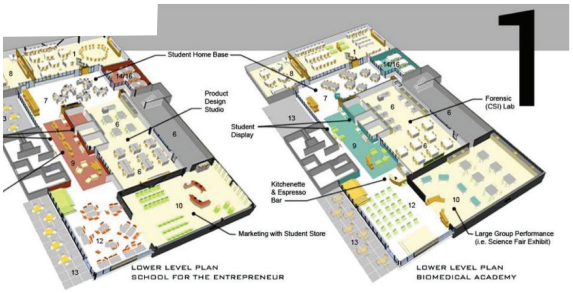
Movable:
Walls
Furniture
Technology



Mosier Elementary School South Hadley, MA **Flansburgh** Architects

Varied Spaces

Varied Sizes:
Small
Medium
Large



Mosier Elementary School South Hadley, MA **Flansburgh** Architects

Gathering Spaces

Hubs of Learning
Presentations
Group Meetings
Collaboration

Mosier Elementary School South Hadley, MA **Flansburgh** Architects

Creating Streetscapes

Vistas
Displays
Gathering
Way finding

Mosier Elementary School South Hadley, MA **Flansburgh** Architects

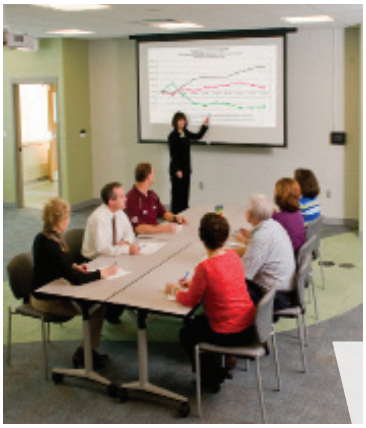
Transparency

Visible
Accountable
Supervision
Visual Interest

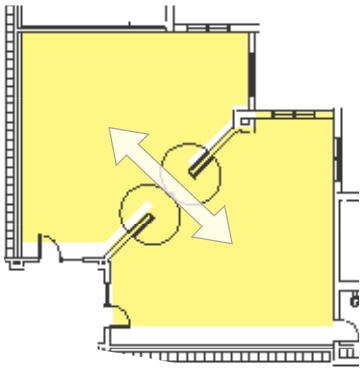
Mosier Elementary School South Hadley, MA

Flansburgh Architects

Teacher's Planning



Teacher Prep Rms
Collaboration
Interaction
Cross Discipline



Mosier Elementary School South Hadley, MA

Flansburgh Architects

Learning Commons

Less Books
Virtual Learning
Flexible Space
Varied Seating

Mosier Elementary School South Hadley, MA

Flansburgh Architects

Indoor / Outdoor Connections

Extended:
Learning
Opportunities
Variety

Mosier Elementary School South Hadley, MA

Flansburgh Architects

Elementary Educational Facilities

Flansburgh Architects

Elementary Educational Facilities

Flansburgh Architects

Elementary Educational Facilities

Flansburgh Architects

Elementary Educational Facilities

Flansburgh Architects

Learning Environments - Flexible Spaces

Flansburgh Architects

Interior Environment - Color

Flansburgh Architects

Interior Environment - Color

Flansburgh Architects

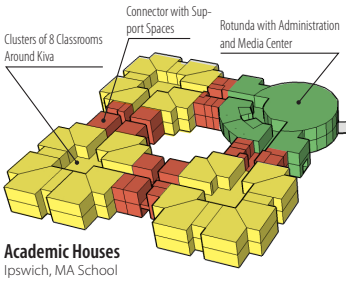
Learning Environments - Outdoor Spaces

Flansburgh Architects

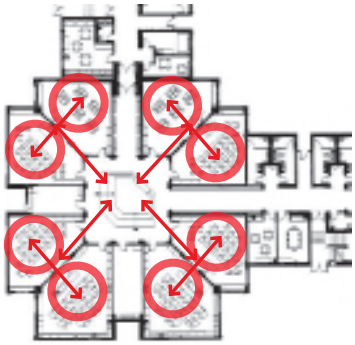
Learning Environments - Outdoor Spaces

Flansburgh Architects

Our Collaborative Process - 21st Century Learning



Academic Houses
Ipswich, MA School



Interdisciplinary Learning

Flansburgh Architects

Our Collaborative Process - 21st Century Learning

Multi-age & Project-based Learning

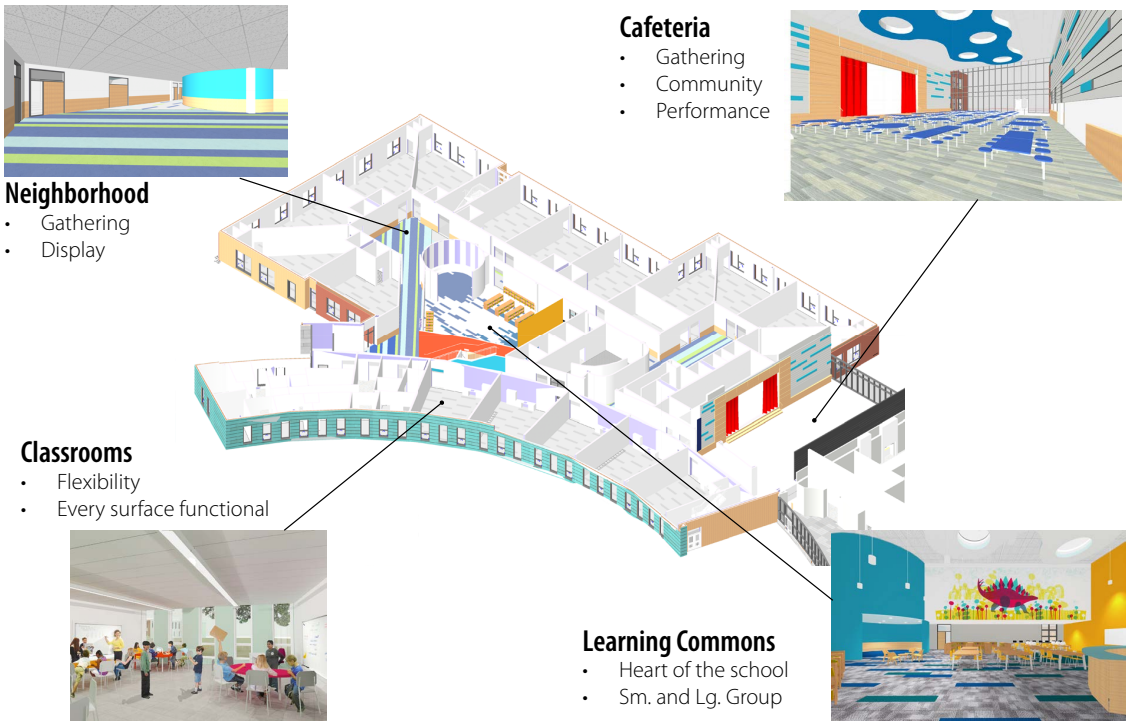
Flansburgh Architects

Option 5A New Peebles Elementary - Grades 3 to 5

FIRST LEVEL PLAN

Flansburgh Architects

Guiding Principles & Priorities



Flansburgh Architects

What are S. Hadley School's Guiding Principles?

Some Examples from Other Schools:

- Cooperative & Collaborative Learning Environment
- 21st Century Readiness
- Critical Thinking & Problem Solving
- Adaptability / Flexibility
- High-Performance Environment
- Small School Community / Large School Pride
- Focused Learning
- Identity & Purpose
- Community Connection
- Accountability
- Global Awareness
- Applied Learning
- Agility & Adaptability
- Personalized Learning

Flansburgh Architects

Meeting Notes

The following meeting notes were taken from the April 27 presentation:

Flansburgh Architects

Meeting Notes

DATE:	April 27, 2016	
PROJECT:	Mosier Elementary School Visioning/Programming Discussion	
PROJECT NO:	1610.00	
PRESENT:	Jorge Cruz	Flansburgh Architects
	Kent Kovacs	Flansburgh Architects
	Nicolas Young	Superintendent of Schools
	Paul Goodhind	Mosier Principal
	David Gallagher	Mosier Assistant Principal
	Bruce Mailhott	Facilities Director
	Pamela Soderbaum	Mosier Special Education
	Eve Green	Mosier Teacher
	Danielle Kotfila	Mosier Reading Specialist

Visioning/Planning Discussion – 12:30PM – 3:30PM:

1.1 Visioning Session Agenda as follows:
- A. Introductions
- B. Enrollment
- C. Existing Conditions
- D. Programming
- E. 21st Century Learning

1.2 Introductions: The Superintendent of Schools opened the presentation to the group by introducing the design team, Flansburgh Architects. The vision/planning session is an opportunity to look at how Mosier Elementary School could incorporate the current thinking in education and the values of the Town of South Hadley.

1.3 Enrollments: Kent Kovacs of Flansburgh Architects discussed the enrollment projections as outlined in the NESDEC 2016 – 2017 Enrollment Projects Report. The report indicates a slight increase in 2nd – 4th grades from 396 students in 2015 to a high 454 students in 2020. The facility study will focus on the average enrollment in the 2nd – 4th grades of 427 students.

1.4 Program: Jorge Cruz of Flansburgh Architects discussed the Pre-K – 4th Grade Program utilizing the Massachusetts School Building Authority's (MSBA) Space Guidelines. The current gross square footage of Mosier Elementary is 57,800-sq. ft.; utilizing the MSBA Space Guidelines, the new gross square footage would be 142,970-sq. ft.

1.5 Existing Conditions: Jorge Cruz of Flansburgh Architects outlined the existing conditions of the Mosier Elementary School:

The Mosier Elementary School is approximately 44 years old and many of the building systems have reached their useful life. The site has poor drainage, is congested, and lacks handicap accessibility features to the building and fields.

The exterior envelope lacks insulation, energy efficient windows, and requires masonry repairs. The interior finishes are worn and need replacement, including floors, walls, and ceilings.

The mechanical, electrical, and plumbing systems have exceeded their useful life with the recent boiler replacement as the one exception. Replacement of the temporary classrooms is required to eliminate health and safety issues.

1.6 21st Century Schools: Kent Kovacs of Flansburgh Architects introduced some examples of educational concepts that are being utilized in today's school facilities. The focus of the visioning is to take a long term look at the opportunity of a new facility, how will teaching change and students learn, respect the past and keep what works well, how do you prepare for the global economy and the 21st century.

A. Ubiquitous Technology: Cloud based learning, tablets for every student, online textbooks, and interactive whiteboard technologies. How do we integrate the new technologies into the classroom setting and what is the outcome we would like to achieve?

B. Flexible Spaces: Today's classrooms should allow for maximum flexibility to address the changing climate in education. Movable walls that expand or minimize the space of a classroom. Furniture that allows for ease of movement and organization for various classroom configurations technology that works in a moving classroom environment.

C. Varied Spaces: Today's spaces need to allow for a variety of learning and teaching options with small, medium and large spaces. These spaces may also be duel purpose spaces for small group Instruction, conferencing and workrooms. Learning can take place in formal large and small alcoves that allows for informal gathering.

D. Gathering Spaces: Gathering spaces for presentation, group meetings, and collaboration create hubs of learning for both students and teachers can incorporate into a project-based curriculum.

E. Creating Streetscapes: Creating visual displays and vistas into spaces along a corridor allows students and teachers to provide visual displays or images of what is happening in the classroom and allows gathering and discussion to take place at various points along a travel path. Displays may also be utilized of way finding graphic through the facility.

F. Transparency: Creating visual interest through transparent wall benefits the users in ways such as accountability, supervision and visual interest.

G. Teachers Planning: Proper designed planning rooms allows for better lesson preparation, fosters collaboration, educator interaction and cross discipline teaching opportunities.

H. Learning Commons: Today's libraries are relying on less books and more virtual learning. These spaces need to be flexible to accommodate both individual learners and group learners extending the classroom into the learning commons with varied seating and technologies emphasizes the concept of learning can take place inn various ways.

I. Indoor/Outdoor Connections: Outdoor spaces also allow for a variety of learning and teaching options and can support the lessons taught inn the classrooms. The extended learning opportunities are visual to the outdoors as well as physically designed to allow them to take place outdoors.

1.7 What are Mosier Elementary School's Guiding Principles: Kent Kovacs concluded the presentation and a group discussion started on the possibilities of what could be incorporated in a new 2nd – 4th grade facility.

A. Cooperative and collaborative learning environments
B. Technology rich spaces
C. Good traffic flow (minimize pedestrian and vehicle conflicts)
D. Breakout and meeting spaces
E. Adaptable and flexible spaces
F. Small school community, large school pride
G. Good school safety (security); zone locked off for public use
H. 21st century readiness
I. Physical, therapeutic, and mental health spaces
J. Warm welcoming environment (well designed entries/use of color/transparent)
K. Science and cognitive learning spaces
L. Varied spaces with removable walls
M. The facility to be designed to allow for future growth
N. Spaces for before school and afterschool programs is needed (YMCA)
O. Teacher breakout and work space rooms
P. Student display space
Q. Well thought out storage throughout
R. Learning Commons (central to school)

The educational visioning/planning process included working with a group of key stakeholders to understand the educational goals of the school programs, learn from best-practices in forward-thinking 2nd – 4th grade school design, and discuss possible conceptual design directions that will best serve the needs of the school. This initial conversation targeted the exploration and articulation of 21st century learning goals, desired design patterns, guiding principles for design, and key spaces and adjacencies that will bring the new 2nd – 4th grade Mosier school programs to life. The group discussion portion of the workshops provided insight to areas of importance that should be considered in future planning.

1.8 Concept Design Options: Kent Kovacs of Flansburgh Architects presented the design options for renovation and addition options at the Moiser Elementary School and a new school option.

The existing spaces at the Mosier Elementary School were compared to the spaces required by the MSBA for a school with 427 students. The result of the comparison was the Mosier School could be reconfigured wit an addition of 7.814 sq. ft.

1.9 Minor Addition: The existing building could add on a new gymnasium to the west side of the facility and reconfigure the interior space to provide the new educational plan.

1.10 Major Addition: Remove the gymnasium, nurse's office, and classroom wing in its entirety and add a larger addition to the west side of the facility. This will consolidate all of the enrichment and administrative

Flansburgh Architects

spaces in one location allowing the building to be zoned off and locked for public use. This would also create a neighborhood of academic classrooms with an open ended outdoor learning space.

1.11 New Construction: Locate a new facility on the existing play fields, demolish the existing school and create new playfield.

Prepares by:
FLANSBURGH ARCHITECTS

Jorge Cruz, AIA
Principal

8 *Existing Conditions Assessments*

Mosier Elementary School

Mosier Elementary School

Landscape Architecture
Civil architecture/Site Survey
Architecture
Structural Engineering
Mechanical Engineering
Electrical Engineering
Plumbing Engineering
Fire Protection
Data/Communications


Mosier St
Mosier School

Property Location: 101 MOSIER ST | **MAP ID:** 38/ 19/ / / | **Bldg Name:** | **State Use:** 9033
Vision ID: 5011 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/11/2016 15:58

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SO HADLEY TOWN OF (SCHOOL DEPARTMENT) 116 MAIN ST SOUTH HADLEY, MA 01075 Additional Owners:				

SUPPLEMENTAL DATA

Other ID:
Exemption Cl
2
GIS ID: M_111243_888816

Water
Sewer TOWN
Sump Pump
ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
EXEMPT	9033	2,025,000	2,025,000
EXM LAND	9033	212,000	212,000
EXEMPT	9033	63,700	63,700
	Total	2,300,700	2,300,700

616
SOUTH HADLEY, MA

VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SO HADLEY TOWN OF	01328/0134	06/13/1960			0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	9033	2,025,000	2015	9033	1,967,100	2014	9033	1,967,100
2016	9033	212,000	2015	9033	208,100	2014	9033	208,100
2016	9033	63,700	2015	9033	63,700	2014	9033	63,700
	Total:	2,300,700		Total:	2,238,900		Total:	2,238,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	1,996,500
Appraised XF (B) Value (Bldg)	28,500
Appraised OB (L) Value (Bldg)	63,700
Appraised Land Value (Bldg)	212,000
Special Land Value	0
Total Appraised Parcel Value	2,300,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	2,300,700

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES

MOSIER SCHOOL
140 X 50 FT COURTYARD
90 X 60 GYM

NEW ROOF FY 06

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
15BP346	09/18/2015	CM	Commercial	348,000		0		ROOF
14BP282	07/23/2014	CM	Commercial	1,400		0		REPAIR FLOOR IN MOI
13BP364	09/18/2013	CM	Commercial	1,100		0		REPAIR TO BATHROOI
08BP226	07/15/2008	CM	Commercial	0		0		ROOF
2004BP281	08/17/2004	CM	Commercial	149,000		0		ROOF
96BP95	05/16/1996	RE	Remodel	133,777		0		ADA RENOV

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	9033	PUB-SCHOOL	RA1	2			43,560	SF	1.97	1.0500	6	1.0000	1.50		0.00			1.00	3.10	135,000
1	9033	PUB-SCHOOL	RA1	2			11.00	AC	3,500.00	1.0000	5	1.0000	2.00		0.00			1.00	7,000.00	77,000

Total Card Land Units: 12.00 AC | Parcel Total Land Area: 12 AC | Total Land Value: 212,000

Property Location: 101 MOSIER ST | **MAP ID:** 38/ 19/ / / | **Bldg Name:** | **State Use:** 9033
Vision ID: 5011 | **Account #** | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 01/11/2016 15:58

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	83		Schools-Public
Model	94		Commercial
Grade	03		Average
Stories	1.5		
Occupancy	1		
Exterior Wall 1	20		Brick/Masonry
Exterior Wall 2			
Roof Structure	01		Flat
Roof Cover	02		Rolled Compos
Interior Wall 1	01		Minim/Masonry
Interior Wall 2			
Interior Floor 1	10		Terrazzo Monol
Interior Floor 2			
Heating Fuel	04		Electric
Heating Type	07		Electr Basebrd
AC Type	01		None
Bldg Use	9033		PUB-SCHOOL
Total Rooms			
Total Bedrms	00		
Total Baths	2		
Heat/AC	00		NONE
Frame Type	03		MASONRY
Baths/Plumbing	02		AVERAGE
Ceiling/Wall	04		CEIL & MIN WL
Rooms/Prtns	02		AVERAGE
Wall Height	12		
% Comn Wall	0		

CONSTRUCTION DETAIL (CONTINUED)

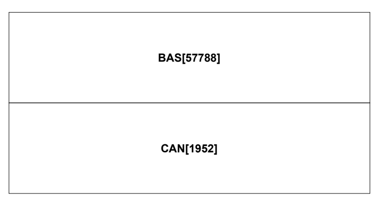
Element	Cd.	Ch.	Description

MIXED USE

Code	Description	Percentage
9033	PUB-SCHOOL	100

COST/MARKET VALUATION

Adj. Base Rate:	64.75
	3,767,026
Net Other Adj:	0.00
Replace Cost	3,767,026
AYB	1969
EYB	1986
Dep Code	
Remodel Rating	
Year Remodeled	
Dep %	47
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	53
Apprais Val	1,996,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



No Photo On Record

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

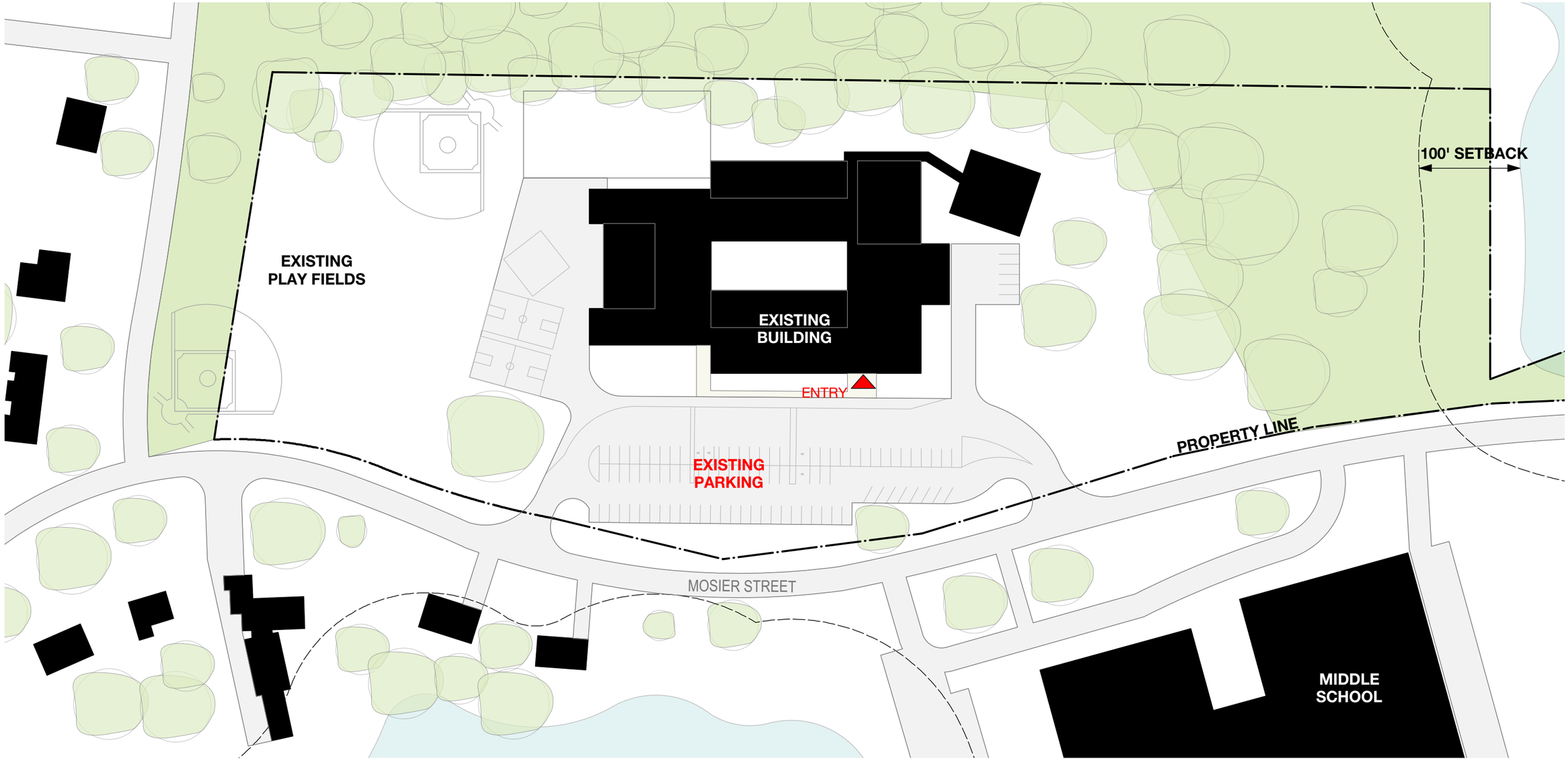
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	50,800	0.90	1965		0		60	27,400
	TRNS			L	750	37.50	1965		0		60	16,900
LT3	W/TRIPLE LIG			L	18	1,500.00	1965		0		60	16,200
FN1	FENCE-4' CHA			L	880	6.00	1965		0		60	3,200
CLR1	COOLER			B	2,700	20.00	1986		1.75		100	28,500

BUILDING SUB-AREA SUMMARY SECTION

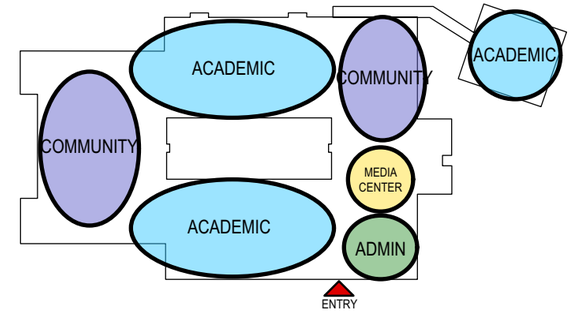
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	57,788	57,788	57,788	64.75	3,741,773
CAN	Canopy	0	1,952	390	12.94	25,253
	Ttl. Gross Liv/Lease Area:	57,788	59,740	58,178		3,767,026

Existing Building

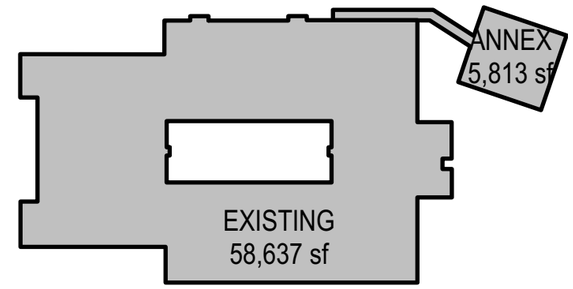
Site Plan



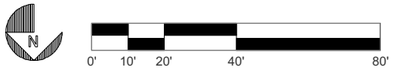
Existing Building
Floor Plan



PROGRAM DIAGRAM



PHASING DIAGRAM



Landscape Architecture - *Waterman Design Associates, Inc.*

General

The Mosier Elementary School is located at 101 Mosier Street, on the south side of the road opposite the Michael E. Smith Middle School. The site adjoins undeveloped woodlands to the south and west, with athletic facilities to the east of the building. The portion of the site populated by the existing building is relatively flat, with gently sloping topography from the existing building towards the woodlands to the west and Mosier Street to the north. The large parking lot to the north of the building also slopes towards the woodlands and the Street. The athletic fields to the east of the building are located at a slightly higher elevation than the building (approximately 4' higher than the FFE of the building), and are relatively flat. There is a paved open play area to the east of the building between the building and the athletic fields, and there is a playground area with play structures near the southeast corner of the building, adjacent to the open play area. The site contains the original school building and connected modular classrooms, along with the associated vehicular and pedestrian circulation systems, parking areas, and open space.

Based on our observations at the site, the facility is serviced by municipal water, municipal sewer, natural gas, electric, and telecommunications services, all from Mosier Street. The drainage system, comprised of catch basins and manholes, discharges to the west side of the property adjacent to a bordering wetland and intermittent stream channel. The wetlands are within NHESP habitat (321 CMR 10) associated with Leaping Well Brook, a perennial stream flowing southerly of the site.

Vehicular Entrances and Circulation

There is one (1) vehicular access point and one (1) vehicular egress point (two (2) total curb cuts) to the site from Mosier Street- these represent the only vehicular access/egress points for the site. The western curb cut serves as the access point to the site, and starts the one-way internal vehicular circulation/ drop-off loop within the site that splits between two rows of parking and the front entrance to the building. The one-way loop has parking opposite the access drive adjacent to the building, and connects back to the other row of parking before exiting the site through the eastern curb cut for Mosier Street. Buses approach the building and drop off in

Roadway leading to school

Woodlands adjacent to school

Roadway leading towards school

Bus pick up lane


Pavement in parking lot


Parking lot

a designated striped area along the building canopy. Parent drop off is accommodated in a similar manner. The service area on the west side of the school is accessed by a paved area between the original building and the modular classrooms. Refuse removal trucks appear to pull in to this area forward, but usually must exist in reverse due to space constraints. All vehicles (buses, cars, delivery trucks, etc.) exit via the eastern egress drive. The pavement condition of the vehicular entrances and interior circulation system ranges from fair to poor throughout the site. There is little evidence of recent repairs or repaving operations.

Parking Location, Arrangement, and Quality

Existing parking for faculty and visitors is all located in one main area- the main lot between the building and Mosier Street. There exist approximately 90 striped spaces in this area (86 regular and 4 accessible). It is our understanding that the existing quantity of parking spaces is sufficient for normal school hours, however, parking may be insufficient for events involving after school functions or activities. There are no clearly marked visitor spaces. There are approximately 5 additional spaces (none of which are accessible) in the service area for maintenance, although cars appear to be double parked in some instances in this area. As previously noted, a total of 4 spaces in the main parking area are currently marked as accessible. None of the accessible parking spaces appear to comply with current MAAB standards (see Section 5 for further detail). The pavement condition of the parking areas ranges from fair to poor throughout the site. There is little evidence of recent repairs or repaving operations.

Pedestrian Circulation

A paved bituminous sidewalk runs along the south side of Mosier Street, entering the site and leading directly to the main building entrances at doors 1 and 2, then continuing along the egress drive back out to Mosier Street, where it continues again along the roadway. There is a bituminous walk that leads to the west loading/parking area adjacent to cafetorium/YMCA day care entrance and the modular classrooms. There is no other dedicated sidewalk access onto the site present on the remainder of the property. The condition of the pavement throughout the pedestrian circulation network ranges from fair to poor. The remaining doors on the building all open directly onto paved areas or onto concrete pads- no discrete pedestrian circulation paths are present.

Pedestrian Accessibility and MAAB Compliance
A total of four (4) accessible parking spaces are located in the main parking area. Two (2) are adjacent to and are meant to service door 1, and two (2) are adjacent to and meant to service door 2. These accessible spaces are connected to the building entrances by a combination of bituminous concrete parking lot and bituminous concrete walkway. The parking spaces, access aisles, and accessible routes all do not appear to comply with current MAAB standards. Further, there are no accessible parking signs marking the spaces. None of the existing doors leading into the building appear to be MAAB compliant. There exist two (2) cross walks with accompanying curb cuts and ramps along Mosier Street. Neither of the curb cuts or crosswalks appear to comply with current MAAB Standards.

Loading Docks and Service Areas
The loading dock/service area is located on the west side of the building. The loading dock is in poor condition. To the left of the loading dock is a roll up service door. The entrance door at the loading dock can only be accessed by a series of steps, making deliveries from smaller vehicles with hand trucks difficult.

Courtyards and Other Exterior Student Congregation Areas
There exists one interior courtyard for formal student congregation at the center of the building. It consists of a combination of both hardscape and softscape materials, several mature trees that are poorly scaled for the space, large shrubs, low seat walls, benches, and small garden areas. The materials in the courtyard appear to be aged and in fair condition.

Site Lighting for Building, Vehicular, and Pedestrian Areas
Little to no exterior wall-mounted or overhead-mounted lighting exists at any of the doors to the building, except for the main entrances, as well as the entrances to the modular building. There are few locations of pole mounted site lighting within the property- all are located on existing utility poles either within the property or on poles along Mosier Street. Two (2) utility pole mounted lights were observed for the north parking area, and one (1) utility pole mounted light was observed at the loading dock area. No lighting was observed at the play area on the east side of the building, or at the playground area at the southeast corner of the building.


Sidewalk


Front entrance

Storm drain

Student congregation area at the rear of the school

Site Furnishings

Few site furnishings exist within the vicinity of the building. There is a flagpole adjacent to the main entrance to the building. The flagpole does not appear to have an MAAB compliant accessible route. There are a few wood benches and picnic tables interspersed throughout the site. There is a medium-sized building identification sign of brick construction in the lawn area between the north parking lot and Mosier Street. A bicycle rack is located adjacent to door 1. A trash barrel was observed near the main entrance, but no other trash receptacles were observed around the perimeter of the building.

Site Vegetation

There exists a moderate amount of existing mature vegetation throughout the site. The site is abutted to the south and west by existing mature vegetation on adjacent properties. Along Mosier Street at the front (north) of the school property, there exist several deciduous trees of varying size and condition. Most are in fair condition. A few mature pines and deciduous trees in good to fair condition dot the western side of the building, near the loading dock and the modular building. There also exists some mature tree and shrub vegetation along the front façade of the building, which is also in good to fair condition.

Playgrounds and Play Areas

Student play space predominates the east and southeast portion of the school property. A large paved open play space occupies the eastern side of the property, between the existing building and the ball fields. It is striped for basketball, four square, hopscotch, and other games. It appears that some settling of the pavement has caused an existing manhole to rise well above the finish grade of the play area, causing a potential trip hazard and an unsafe condition for students. The pavement in this area is in fair condition. At the southeast corner of the building, a playground with several play structures sits between the building, the open play area, and the woods to the south. The play structures are all in good to fair condition, although the play surface does not appear to be MAAB compliant, and it is unclear if the surface meets the minimum fall height requirements. As mentioned previously, there is no lighting in this area.

Water Service

Domestic water is provided via the municipal system. The water service is reportedly a 4" line from Mosier Street. There is no dedicated fire suppression system within the building, although record plans indicate sprinklers within the boiler room as part boiler upgrade in 2002/03. There are fire hydrants in front of the school

on Mosier Street, one on the south side and two on the north side in front of the middle school. A fourth hydrant is located south and east of the athletic fields on the west side of Park View Drive. None of the hydrants are with 100' of the building. There is no irrigation system for the grounds. There were no reported problems with the water supply system.

Sanitary Sewer System
Sanitary sewer is provided via a 6" building sewer (record) to a sewer manhole near the right front corner of the building. From there the sewer service is an 8" (record) line to a sewer manhole in Mosier Street. The entire system is gravity. Floor drains were observed in the boiler room and custodian's office, but it could not be determined where these drains connect. By current code floor drains should be connected to the sanitary sewer system. There is reportedly no external grease trap for the kitchen drains and no sewer manhole lids were observed on site other than the single manhole near the right front corner of the building. There were no reported problems with the sanitary sewer system.

Stormwater Drainage System
WDA observed catch basins within the driveways and parking areas connected to a closed drainage system that discharges to the west of building adjacent to a wetland system comprised of an intermittent channel and bordering vegetated wetlands. The majority of the catch basin grates are not compliant with current accessibility standards and are not bicycle safe type(s). The catch basins within the court yard area were not observed due to snow cover; however, record plans indicate a catch basin to manhole and roof drain to manhole system within the court yard area. The system within the court yard appears to be piped below the building floor to the exterior drainage system near the right front corner of the building. The building has both flat and pitched roofs. The pitched roofs have gutters, with roof leaders to grade. Roof drain connections were not observed. Record plans indicate a "land drain" (i.e., a French drain) on the east side of the building, which is also connected to the closed system that outlets west of the building. There were no other reported or observed problems with the stormwater drainage system. Based on our observations and review of record plans, the existing stormwater system does not meet current stormwater management standards.

Heating Fuel Source(s)
Natural gas provided by Columbia Gas is used for building heat and domestic hot water. There are gas regulators/meters on the west side of the building. There is record of an external UST (300 gallons) although it is unclear if this tank was removed when the natural gas system was installed. No leaks/spills of fuel oil were reported by school staff or on the MassDEP searchable sites web site. We note that a spill was reported at the middle school across the street at 100 Mosier Street.

Electrical / Telecom / Data / Cable Services
No OHW's were observed on site. Electrical power is provided by the South Hadley Electric Light Department via underground lines from Mosier Street to a pad mounted transformer on the right side of the building near the kitchen and boiler room. Based on record plans, telecommunications (Verizon) are provided via underground lines to the front of the building.

Architecture - *Flansburgh Architects*

Organization: The 1969 school is approximately 57,800 square feet. This space currently houses classrooms, a cafeteria, a kitchen, reception area, gymnasium, and office. It was last renovated in 2004.

Circulation: The building is a two-story school in a cross plan with classrooms along the center corridor, and the administration area, gymnasium, cafetorium, and media center near the staircases. Program and Space Issues: Mosier Elementary School currently serves 407 students, grades 2 through 4. The school's maximum class size goal is 24 students per classroom. Comparisons with current MSBA space standards indicate that classrooms and core academic spaces are undersized. See Figure 1.

Physical Conditions of Exterior Envelope - Walls: See Figures 2 and 3.

Physical Conditions of Exterior Envelope - Exterior Brick and Precast Panels: The school is faced with brown brick in a running bond pattern. There are minor areas around the perimeter that have some missing mortar in the brick joints. The overall masonry is in good condition, the sealant control joints are beginning to harden and may need to be replaced in the next few years. Some repainting of mortar joints and chipping of precast sills is also required.

Physical Conditions of Exterior Envelope - Windows & Doors: The school's window and door systems have not been upgraded. The windows are double paned and are in fair condition. The thermal performance of this system is below average compared to today's standards. A majority of exterior doors are average for today's thermal performance.

The doors and windows should undergo general maintenance to ensure they are performing properly. Replacement of the windows and doors should be considered.

Physical Conditions of Exterior Envelope - Roof: Roofing on the building is a mixture of EDPM membrane roofing, built-up roofing, and rigid insulation. The roof areas are approximately eight to ten years old and do have warranties. No active roof leaks were

	Mosier Elementary	*MSBA Standards*
Classroom	906 square feet	950 square feet
Music	752 square feet	1,200 square feet
Library	1,491 square feet	2,020 square feet
Art	1,243 square feet	1,000 square feet
Gymnasium	3,603 square feet	6,000 square feet

Figure 1

Representative R-Values (1960s Walls)	
4" Brick	0.44
8" CMU	1.11
TOTAL R-VALUE	1.55
WINDOW DOUBLE PANE R-VALUE	1.69

1969: 4" exterior brick, no air space, 8" CMU

Figure 2

Typical Exterior Walls - Today's Minimum Requirements	
Face Brick	0.39
Air Space	2.02
Air & Vapor Barrier	0.15
1/2" Gypsum Sheathing	0.45
Insulation	22.00
Vapor Barrier	0.15
Interior Gypsum Board	0.45
TOTAL R-VALUE	25.61
WINDOW TRIPLE PANE R-VALUE	5.00

Figure 3

Deteriorated cock joint

Classroom windows from exterior

Exit doors

observed. The eaves and gutter/down spouts appear to be in good condition. See Figures 4 and 5.

Physical Conditions of Interior: Finishes within the building are well suited for school use and have been well maintained.

Interior Partitions: In general, all interior partitions appear to be in good condition. The type of interior partitions vary throughout as follows:

- Glazed face concrete masonry walls in corridors
- Painted gypsum bard
- Ceramic tile
- Painted concrete masonry walls (typical)

Existing gypsum board walls are in good to fair condition; minor denting and scrapes were observed. Walls may not have acoustical batt insulation for minimizing the transfer of sound. Existing painted CMU walls are typical throughout the facility and are in good condition.

Flooring: In general, all flooring is in good condition. Some cracks of the VC flooring has occurred; these areas should have the flooring replaced and a control joint around the tile crack installed. This would allow greater longevity of the flooring. The types of flooring that exist in the school are as follows:

- Terrazzo flooring
- Vinyl composition tile (12x12)
- Ceramic tile
- Rubber flooring
- Carpeting
- Wood flooring (gym)

Wall Base: The wall base is mostly vinyl at various heights and in good conditions. At ceramic tile areas the base is ceramic. Base should be replaced with new flooring in the future.

Ceilings: In general, the ceiling types are suspended ceilings or drywall soffits. The ceilings are in good condition and only need replacement due to damage or if the new systems above the ceilings are contemplated.

- Painted gypsum board
- Suspended acoustical tile
- Exposed structure (gym)

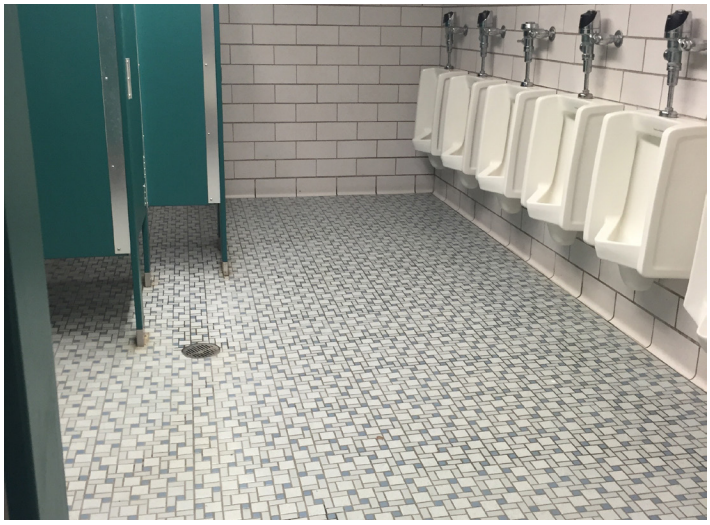
Doors and Frames: Doors and frames vary in size and type both metal and wood. They are in good condition. Door

maintenance of hardware should be considered to extend its useful life. Finish hardware consists of levers, hinges, panic devices, and lock sets keyed to a master keying system.

Fire Extinguishers: All existing fire extinguishers appear to be operational and certified; it appears that fire extinguishers are located in areas in accordance with NFPA requirements.

Tack Boards and Marker Boards: Both types of boards exist in various sizes and conditions. The recent fire code regulations do not allow for tack boards to be within five feet of egress doorways, some of the existing tack boards may need to be moved as a result. Marker boards are in good condition.

Flooring in corridor



Typical men's restroom

Typical classroom

Accessible fire extinguisher

Regulations
The existing facility as a whole is in compliance with the original code. This does not mean that it meets every standard of the current code. In accordance with the code, an existing building is presumed to have met the codes and regulations in effect at the same time of its construction and is allowed to continue in its use, provided it is maintained per the original code. Current building codes are applicable to any alteration, addition or change in use of the structure, in accordance with 780 CMR.

2009 Code IBC - International Building Code - Mass. 8th edition
The occupancy of the facility in non-separated mixed use with assembly and educational uses as follows:

Classrooms, Offices	E-Educational
Auditorium	A3-Assemble

Construction Classification
Based upon the definitions in the current code, the minimum classification of the building is as follows:

1969 (Original)	2C Noncombustible

Chapter 34: Repair, Alteration, Addition, Change of Use of Existing Buildings
A renovation project is governed by 2009 IEBC - International Existing Building Code. This chapter is "intended to maintain or increase public safety, health, and general welfare, without requiring full compliance with the code for new construction."

i. Building renovation - For continuation of the same use groups the building shall comply with 2009 IEBC.
ii. New Building Systems - Any new building system or portion thereof shall conform to 2009 IEBC for new construction to the fullest extent practical.
iii. Alterations and Repairs - Alterations of repairs to existing buildings, which maintain or improve the performance of the building may be made with like material, unless required otherwise under 2009 IEBC - Structural Requirements for Existing Buildings.
iv. Number of Means of Egress - Egress for the existing facility is sufficient in accordance with the current building code.
v. Capacity of Exits - There is sufficient egress capacity to meet current codes at the doors throughout the facility.
vi. Length of Access Travel - Shall not exceed 200 feet, in building without a sprinkler system. All areas of the existing building are within 200 feet of an exit.
vii. Exit Signs and Lights - For notes on the existing system, refer to the Electrical Existing Conditions Report.
viii. Means of Egress Lighting - Refer to the Electrical Existing Conditions Report.
ix. Height and Area Limitations - Under 2009 IEBC the building is in conformance with applicable height and area limitations, so long as there is no change in use. Additions may be made to the structure.
x. Fire Protection Systems - Fire protection systems must be provided for existing buildings that are "substantially" altered or "substantially" renovated where required for the specific use group. 30% rule, if 30% of the assessed value is expended then fire protection must be installed.
xi. Enclosure of Stairways - Open egress stairways are prohibited. There shall be no minimum fire resistance rating required for an existing enclosure of a stairway.
xii. Assembly Use Groups - Any alteration within an assembly use group shall comply with the code for new construction. This applies to the cafeteria, auditorium and gymnasium.
xiii. Accessibility for Persons with Disabilities - Accessibility for persons with disabilities shall be provided in accordance with the regulations of the Architectural Access Board.

xiv. Energy Provisions for Existing Buildings - Alterations to components affecting energy conservation performance shall comply with 2009 IECC - International Energy Conservation Code.
xv. Evaluation of Existing Building - The structural engineer shall make a structural evaluation of the existing building to determine the adequacy of all structural systems that are affected by alteration or damage to be repaired.
xvi. Existing Lateral Load Capacity (Refer to Structural Existing Conditions Report for further information) - Alterations shall not be made to elements or systems contributing to the lateral load resistance unless the altered lateral load resisting system conforms to 2009 IEBC.
xvii. Earthquake Loads (Refer to Structural Existing Conditions Report for further information) - For no change in use groups, but alterations exceeding 50% of the assessed valuation of the building, the project is defined as Seismic Hazard Category 2.
xviii. Earthquake resistance shall comply with the requirements of 2009 IEBC.
xix. The provisions of NFPA govern Fire Resistant Materials - Fire resistance construction systems.

Interior Finishes 780 CMR 8

Interior trim and finishes altered as a part of a renovation shall conform to the requirements of the NFPA. Flame spread of Interior Finishes for the E and A-3 use Groups, shall conform to current requirements. Existing finishes are code compliant.

The State Fire Marshall introduced regulations in 2003 restricting display of paper in egress areas. The provisions are as follows:

i. Paper display in classrooms shall not exceed 20% of the wall area. Measurement of wall area shall included windows and doors.
ii. Paper display in corridors shall not exceed 10% of the wall area and shall not be placed within 5 feet of an egress door. It shall be applied directly to the wall and shall not be grouped in areas bigger than 6 feet by 12 feet.
iii. Handicap Accessibility

The building does not comply with the latest version of the Massachusetts Architectural Access Board (MAAB) regulations. For the most part the building is in compliance with the accessibility code. The regulations require that any building undergoing a renovation where the costs exceed 30% of its assessed value must comply with the requirements of the MAAB.

Structural Engineering - *Boston Building Consultants*

This report is to summarize our observations from our walk-through of the Mosier School on February 11th, and our subsequent review of the original construction drawings prepared in 1968, by Alderman & MacNeish. No finishes were removed to observe any structural framing as part of this study. The building appears to be well maintained and generally in good condition.

The school is a one story building situated on level site, with the first floor at grade. The main entrance to the building is on the north side of the building, set back from Mosier Street. From the site plan, it appears the that the site was relatively level, except that at the south west corner of the cafeteria, the site dropped off approximately 10 feet and was built up to grade. At the location of the Modular class rooms, there is up to 15 feet of fill.

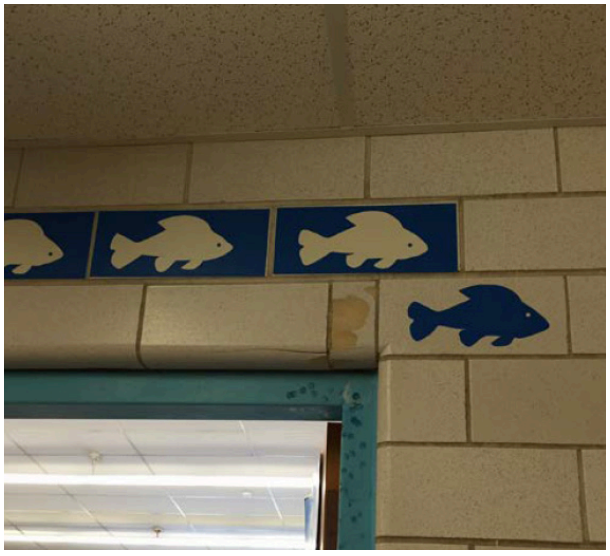
The soil at this site consists of thin layer of fine sand over a medium stiff, silty clay. Foundations for the building are supported on the clay layer, with a presumed bearing capacity of 1 ton per square foot.

The building is framed with structural steel beams and columns, with open web steel joists, typically spaced at four feet on center, supporting metal roof deck. Notes on the original roof framing plan indicate that the roof joists were designed for a total load of 50 pounds per square foot. In spot checking the joists, we found that the joists generally had capacities in the 55 psf range. This is still appropriate with the current 8th Edition of the State Building Code, and also the proposed draft of the 9th edition.

There are two location where there are potential drifting snow conditions where the allowable joist load is exceeded. These occur at the low roof, adjacent to the Gymnasium, over the storage rooms; and at the low roof over the corridor and into the classrooms, adjacent to the Cafeteria. At the time of the original design, before the adoption of the State Building Code, drifting was not generally considered by most local codes.

Lateral load resistance is primarily provide by the masonry exterior walls and interior corridor masonry walls. These

Typical spalling at glazed tile in corridor walls



Common spall at corner of door openings

Floor settlement at modular corridor

walls are built tight and attached to the steel framing. The masonry walls between classrooms also provide resistance to in plane lateral loads.

Exterior walls appear to be constructed without a cavity. The original architectural drawings show the brick veneer bonded to the backup CMU with headers embedded into CMU "shoe" blocks. The exterior walls appear to be in good condition. Some minor cracking was observed near the south east corner.

Interior corridor walls consist of 4" glazed clay tile units, backed up with CMU or similar tiles. There is some minor distress in these walls, typically near control joints, and at opening corners. These generally occur in long corridor runs. Control joint spacing in these walls can be as long as 45 feet. The clay tile units typically expand after somewhat after installation. The joints at the control joints appeared noticeably tighter, indicating some expansion of the tiles. We also noted that the caulking within the control joints was extremely hard. At many locations, portions of the tile face have spalled. The hard sealant should be cut out and replaced.

The existing Modular Units at the southwest corner of the site are built over a substantial amount of fill. There is noticeable settlement, especially in the corridor connecting the modular to the main building. They are approaching the end of their serviceable life. Floor framing and subflooring in heavily traveled areas should be further assessed. The subfloor panels used in these modular typically break down in heavily traveled areas.

Code Requirements
The Mosier School was built at a time when design procedures, material requirements and Building Code regulations were less stringent. At the time these buildings were constructed, un-reinforced masonry was allowed, and lateral load analysis was only required for wind. Seismic provisions were not a requirement.

Chapter 34 of the 8th Edition of the State Building Code has adopted the International Existing Building Code, IEBC. This will control the renovation and re-use of these buildings. The State is expected to implement the 9th edition of the Code this year. The requirements for structural improvements appear similar to those of 8th edition. These include laterally bracing the tops of interior masonry walls partitions, and anchoring exterior walls to the roof diaphragm.

Under the present Code, alterations to masonry walls that are part of the lateral load resisting system can be made, as long as the increase in Seismic demand for any existing lateral load resisting element does not exceed 10%. If more than 10%, the elements are allowed to comply with reduced Code Seismic forces, or supplemented with additional resisting elements.

Horizontal additions to this buildings is possible, but it will have to be isolated by an expansion joint. Vertical additions would not be.

IT Room, ductless air conditioning unit

Nurse's Office, portable AC unit

Administration area, condensing unit

Mechanical Engineering - *Garcia, Galuska, DeSousa, Inc.*

Executive Summary

The Mosier School was originally built as an entirely electrically heated facility. In 2003, the building was converted to gas-fired hot water heat. Electric baseboard heat and electrically heated unit ventilators were removed. New slope top hydronic finned tube was added and all the unit ventilators were replaced. The electric heating coils in the two gym H&V units were removed and hot water coils were retrofitted. Hot water heating distribution piping is run concealed in the ceiling with piping dropping exposed down out of the ceiling to feed terminal units. This exposed piping is boxed in or concealed behind slope top covers. The exhaust fans are original to the building. The building is tied into the district's Andover DDC control system.

Existing Conditions

Cooling Plant

The building is not provided with a dedicated cooling plant. The Administration area, IT room, Nurse's Office and computer lab are the only spaces that are provided with cooling. The administration area is served by a two ton split system with an air handler located in a supply closet feeding overhead ductwork. The air handler is original to the building but the condensing unit was replaced about four years ago. The unit has no heat and no fresh air. The IT room/ office is cooled by a Fijitsu 1.5-ton ductless wall mounted air conditioner that is about four years old. Back-up cooling is provided by a portable air conditioner with hot condenser air discharging to the ceiling plenum. The Nurse's Office is cooled by a portable air conditioner with hot condenser air discharging outside through a window. The computer lab in the portable classroom is cooled by a through the wall air conditioner.

Heating Plant

There are two condensing boilers of different sizes that comprise of the heating plant. These boilers are squeezed into a small space in the central storage room. The primary boiler is a Veissman model VSB-46 Vertomat stainless steel boiler. The boiler has an input capacity of 1726 MBH with a minimum input capacity of 517.8 MBH on full turn down. Maximum output is 1498.6 MBH. The boiler is fired by a

Weishaupt model G3/1-E gas-fired power burner. The boiler vents to a stainless steel chimney and is controlled by a Veissman Vitocom 200 controller. The smaller back-up boiler is an AO Smith model LW-1000 stainless steel boiler with an input capacity of 1000 MBH and an output capacity of 900 MBH. This boiler also vents to a stainless steel chimney. Each boiler is provided with dual low water cut-offs and all operating and safety controls. Each boiler operates using its own controls. Expansion in the hot water system is handled through three expansion tanks. The Taco CBX350 was too small, so two Amtrol SX-60V expansion tanks were added. There is also a five-gallon chemical shot feeder in the system for chemical treatment of the hydronic system. The heating hot water piping is schedule 40 black steel and is insulated with fiberglass insulation. Combustion air is brought into the boiler room through a combustion air fan tied into a roof intake gooseneck vent. Combustion air is tempered via a duct mounted hot water coil. The combustion air fan was inoperative at the time of our visit, so maintenance staff had the boiler room door propped open. There are no exhaust systems serving the boiler room which results in the boiler room being positively pressurized. Heating hot water is circulated throughout the building using two (2) Taco KS2009 in-line pumps, rated for 180 GPM at 80 ft. of head and 7.5 HP. These pumps are controlled by variable speed drives which do not modulate due to the limited system diversity with 3-way valves at heating coils and unit ventilator face & bypass coils that are continuously full flow for freeze protection. Water chemistry should be checked to maintain proper PH for corrosion control.

Automatic Temperature Controls

The building is served by Andover direct digital controls and local standalone controls. The Andover DDC system controls unit ventilators, exhaust fans and pumps. The boilers operate independently on their own controls and boiler faults are not picked up by the Andover system. The portable classrooms, utility type spaces and bathrooms are controlled by local controls with no night setback capability. The radiators in the bathrooms are controlled by self-contained radiator valves. The boiler plant is equipped with an automatic outdoor air reset control function which provides energy savings when the building load does not require high temperature water due to warmer outdoor air temperatures.

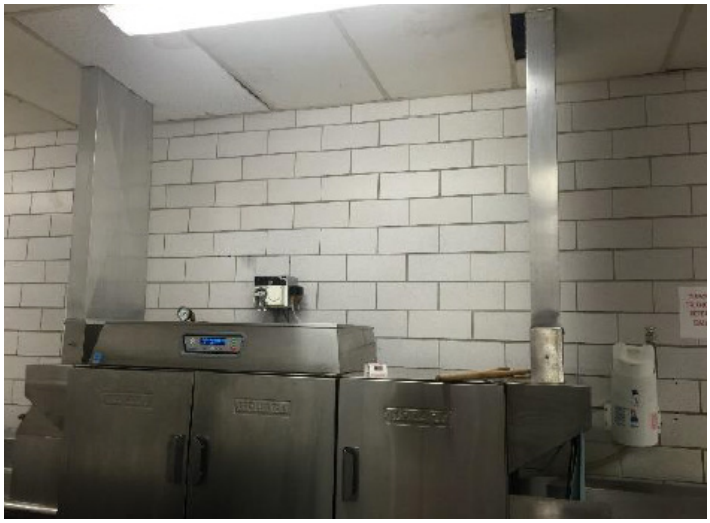
Administration

The administration area is cooled by a two-ton direct expansion split system with an air handler, located in a supply closet, feeding overhead ductwork. The air handler is original to the building and the condensing unit was replaced about four years ago. The unit is for cooling only and has no heat and no fresh air. The unit is a constant volume single zone unit which means that if the room airflow is not balanced exactly it can lead to

Large Veissman gas-fired boiler

Hot water duct coil for boiler room

In-line building hot water pump



Dishwater exhaust

comfort problems, as all the spaces that are served are at the mercy of the one room with the thermostat. The Administration area is heated by hydronic slope top fintube radiation. Since the air handler has no means of supplying fresh air, ventilation is via operable windows.

Kitchen

The kitchen hood is equipped with a two speed roof mounted exhaust fan which communicates directly with the hood and is activated through a push to start button located in the kitchen. There is a roof mounted exhaust fan for general kitchen ventilation. There is a unit ventilator that provides heat and partial make-up air to the kitchen. There are no transfer grilles from the cafeteria so the doors have to be propped open to provide additional make-up air for the hood and general exhaust. The dishwasher is exhausted via capture hoods at both ends of the machine ducted to a roof mounted exhaust fan. The roof mounted condensing units for the walk-in cooler and freezer were replaced about five years ago.

Classrooms, Cafeteria, & Library

Single wall mounted vertical unit ventilators are provided in each classroom with exposed piping routed through a slope top finned tube cover to access the unit ventilator. The library is provided with two wall mounted vertical unit ventilators. The cafeteria is provided with four wall mounted vertical unit ventilators. These unit ventilators are supplemental sources of make-up air for the kitchen hood. Within the unit ventilators is a supply fan, hot water coil, face and bypass dampers, a filter rack and outside/return air dampers. The unit ventilators are provided with electric actuators. Each unit ventilator is controlled via the standalone wall mounted sensor tied into the DDC control system. Each classroom is provided with a ceiling mounted exhaust register which communicates to a roof mounted exhaust fan through a galvanized sheet metal duct distribution system. The cafeteria and library are exhausted through low wall grilles tied into a central exhaust fan. These central exhaust fans are original to the building and should be replaced. The SPED literature Room and SPED book room near the gym are landlocked interior rooms that are ventilated by residential style energy recovery units located in the ceiling drawing in fresh air in through a wall louver and discharging exhaust to the ceiling plenum. In any future renovation, provisions should be made for air conditioning classrooms for students who have health needs, so the air conditioning follows the students up through the grades. Perhaps a portable air conditioner discharging hot condenser air through the window would suffice, as it is easily relocated. Sufficient power in each classroom would need to be provided.

Gymnasium
The gymnasium is served by two 2800 CFM heating and ventilating units hanging exposed from the roof. These H&V units consist of a supply fan, hot water coil, filter/mixing box and outside/return air dampers. The H&V units are provided with electric actuators. Fresh air is brought in through a wall louver and supply air is free blown out the front of the unit with no distribution ductwork. These H&V units are controlled via a standalone wall mounted sensor tied into the DDC control system. Return/exhaust air is drawn in through low wall grilles near the floor and is either recirculated to the H&V unit or is exhausted through a rooftop exhaust fan located directly above the H&V unit.


Kitchen hood

Exhaust Systems
Throughout the building general exhaust is provided through the use of roof mounted exhaust fans. These fans serve areas such as toilet rooms, storage rooms, custodial closets, mechanical spaces and electric rooms. All the fans are associated with their own independent galvanized sheet metal duct distribution systems and all terminate within the spaces with ceiling or wall mounted grilles. The gang toilet central exhaust fans were replaced 2 years ago. The remainder of the roof fans are original to the building and should be replaced.


Bathroom radiator with piping cover

Common Areas
The common areas such as corridors, vestibules and lobbies are provided with supplemental heat through the use of hydronic fin tube radiation controlled by wall thermostats. Restrooms are provided with cast iron radiators controlled by self-contained thermostatic valves. Utility type spaces, such as storage rooms, are heated by horizontal unit heaters. The corridors are not provided with ventilation air, which is not code compliant. Some custodian closets have no ventilation and some secondary entrance vestibules have no heat.

Portable Classrooms
Each portable classroom unit is heated and cooled by a wall air conditioner with gas heat which supplies air to ceiling diffusers. There are non-programmable thermostats that control these units. The corridor/connector to the portable classrooms is heated by electric baseboard which is partially damaged. The corridor of the portable classroom pod is conditioned by open flexible ductwork protruding below ceiling tiles. The portable classrooms are poorly insulated, resulting in high energy costs.

Generator
The diesel generator is original to the building and is fed from an indoor 275-gallon basement style fuel tank with new fuel oil lines run on top of the floor protected by steel angle bolted to the floor. The radiator is ducted

to a split louver with make-up air drawn in through the top portion of the louver.

Recommendations

- Consider replacing all cooling equipment that utilizes R-22 refrigerant as refrigerant has been phased out;
- Further investigation should be considered to determine the water quality and the necessary chemical treatment/maintenance that should be performed;
- Add fresh air to the Administration area air handler via a roof intake vent. Add a hot water coil to the supply ductwork so the unit can be run year round to provide well distributed ventilation air;
- Cut transfer grilles in the common wall between the kitchen and the cafeteria so the kitchen has a source of make-up air when the doors to the cafeteria are closed;
- Interlock the cafeteria unit ventilators and cafeteria exhaust fan with the kitchen hood and general kitchen exhaust fan so the cafeteria exhaust fan doesn't run when the kitchen needs make-up air;
- Install a variable speed demand control kitchen hood control system. This system monitors the heat and smoke given off by cooking processes and adjusts hood airflow to compensate. When little cooking is taking place, the hood runs at reduced airflow saving energy. The motor on the existing exhaust fan may need to be replaced or a new exhaust fan provided;
- Replace central exhaust fans for classrooms, cafeteria, library and gym;
- Continue to provide routine maintenance on all the unit ventilators such as motor and shaft lubrication, filter changes and coil cleaning;
- Install CO2 demand control ventilation control in the high occupancy spaces, like the gym, cafeteria and library;
- Continue to provide routine maintenance on the H&V units such as motor and shaft lubrication, filter changes and coil cleaning;
- Provide routine maintenance on all exhaust fans such as replacing belts and lubricating their motors and shafts. Replace fans as necessary;
- Provide routine maintenance on all unit heaters such as motor and shaft lubrication and coil cleaning;
- Provide ventilation air to corridors through the use of ceiling mounted hot water fan coil units with ducted outdoor air connections;
- Provide exhaust to custodian closets;
- Replace portable classroom units with a permanent well insulated addition to the building, heated by the building's efficient gas-fired hot water heating system.

Electrical Engineering - *Garcia, Galuska, DeSousa, Inc.*

Executive Summary
Most of the electrical systems are original to the building and although functioning, have outlived their intended useful life. The facility's electrical power is provided by National Grid and is secondary metered. Other incoming utilities include telephone, cable TV, fiber and fire alarm.

The power distribution system is original Federal Pacific, and is in poor condition. The lighting systems have been recently replaced with new fixtures with T8 lamps, but existing wiring was re-used. The fire alarm system has been upgraded; however, the system signaling device coverage is inadequate and consists of horns; current code requires voice evacuation. The emergency standby system is original, inadequately sized, and in poor condition, and due to code changes, it is no longer code compliant. The electrical systems for this facility should be replaced under a renovation program.

Existing Conditions

Power Distribution System
Three phase primary service runs overhead on Mosier Street. Primary service for the facility originates on a riser pole on Mosier Street and transitions to underground in (1) 4" conduit and (1) 4" spare into a pad mounted transformer at rear of building.

Secondary service runs underground between transformer and a 3000 Ampere, 277/480 volt, Three Phase, 4 Wire switchboard located in the Boiler Room. The switchboard has rear access. The switchboard is split into two main breakers and two distribution sections; (1) 2000 Amps for electric heating and (1) 600 Amps for lighting and power. The electric heating system was converted to hydronic during 2004.

The wiring and breakers in the panel boards formerly used for electric heating have been removed or have been turned off. Empty conduits and panel tubs are still in place.

The switchboard is original to the building and was manufactured by Federal Pacific (FPE) and is in poor condition.

Transformers and panel boards, generally located in Janitor Closets, flush in corridors and other non-electric rooms are also original FPE and are in poor condition. Most panels are full. Working clearances for panels in the Kitchen are blocked by gas piping. Other electrical equipment in Janitors Closets are commonly obstructed by drain pipes.

The portable classroom addition is fed from the switchboard via a 150 kva transformer located in the boiler room. The transformer feeds a distribution panel located on the external of the portables.

The facility is secondary metered with the current transformers located in the switchboard and the meter located in the Boiler Room. The original switchgear should be replaced under a renovation program.

Interior Lighting
The interior lighting was retrofitted with T8 lamps and electronic ballasts during 2013. Most lights were replaced during the lighting upgrade. The existing wiring was reused, however Corridor lighting consists of 1x4 surface

Riser pole

Pad-mounted transformer

wraparound fixtures with acrylic lens and 2 T8 lamps. Corridor lights are controlled with local key switches and occupancy sensors. Typical Classroom has pendant rows of wraparound fixtures on south side and surface wraps on north side, with two T8 lamps. Each Classroom has two ceiling mounted occupancy sensors and two wall switches.

Gym has suspended 2x4 fluorescent high bays with two T8 lamps with lens and wire-guard controlled with occupancy sensors.

Kitchen has 1x4 vapor tight fixtures with two T8 lamps controlled with occupancy sensors.

Cafetorium has surface rows of wraparound fixtures with two T8 lamps controlled with occupancy sensors and a local switch. Four surface mounted performance lights are located at front of house. Stage/Platform has one electric with border lights. Pendant wraps are used for house lighting. Performance lights are controlled with a dimming system with (6) 2500 watt dimmers. Dimming system was manufactured by Lextrol and appears to be original to building. The stage curtain is powered with a floor mounted controller.

Other utility spaces generally have open strip lighting with T8 lamps. Portables generally have recessed 2x4 troffers with acrylic lens and T8 lamps and occupancy sensors. Lighting is generally in good condition with spaces well lit; most spaces have occupancy sensors. The facility does not have a lighting control system.

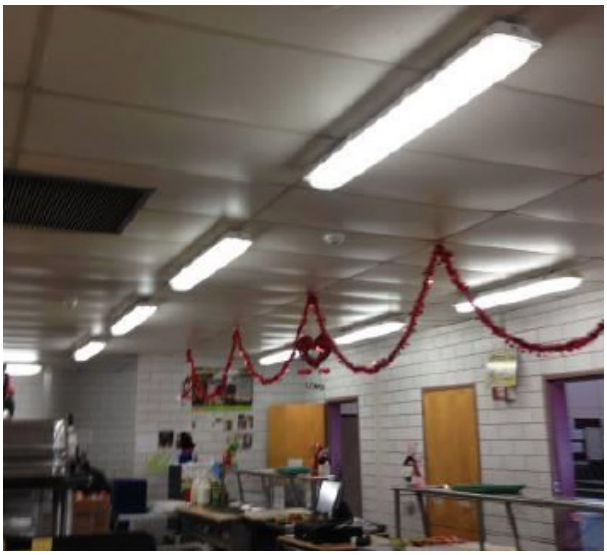
Exterior Lighting
Exterior lighting consists of HID floods on wooden utility poles. The covered walkway has 1x4 surface mounted linear teardrop profile fixtures with fluorescent lamps. The flag is lit with a roof mounted HID flood fixture.

The exterior lighting is controlled with time-clocks and should be replaced with LED cutoff luminaries.

Emergency Power System
The facility has a 15 kw, 120/208V, 3Ø, 4W Kohler generator, diesel fired from a local 275-gallon fuel tank. The generator feeds a series of emergency only panels and a normal/emergency 40 Ampere automatic transfer switch. The generator, fuel tank, transfer switch and emergency panel are located within the garage.

Portable classroom distribution panel

Typical classroom pendant lighting



Kitchen lighting

A system of emergency only, (normally off) lights exist throughout the facility that operate only when the generator runs. The corridor emergency only fixtures consist of recessed 12" square lensed with incandescent lamps. Various fixtures have broken or missing lens. Emergency lighting is inadequate.

Exit signs generally consist of LED thermoplastic units with battery back-up while portables have self-contained battery units.

The generator and associated emergency system is original and is in poor condition. The system is inadequately sized for the facility and is not code compliant for life safety systems. The emergency standby system should be replaced in its entirety.

Fire Alarm System

The fire alarm system consists of a Simplex 4100 control panel located in the main administration area. The system is addressable and consists of horn/strobe units.

A flush mounted LCD annunciator is located in the main vestibule. A knox box is located at the main entrance. Smoke detectors exist in corridors and classrooms. Most spaces have detection devices; spacing often exceeds NFPA standards. Horn/strobes exist throughout facility. Strobes are ADA compliant; spacing often exceeds NFPA standards. Classrooms and multi-stall toilets do not have horn/strobes.

Generator Room, Boiler Room and Kitchen have heat detectors.

Pull stations exist at exterior doors. Corridor doors do not have magnetic hold opens.

The fire alarm system offers fair coverage of detection devices. Current codes require voice evacuation for Pre-K through 12, Group E occupancies. The existing fire alarm system would require upgrading to voice evacuation under a renovation program.

Miscellaneous

The school does not have a lightning protection system; the school does not have a distributed antenna system (DAS), used to enhance radio communications for First Responders.

Receptacle coverage is generally inadequate in Classrooms and other spaces. Kitchen receptacles are not GFI type.

Recommendations

- Power Distribution System: The existing electrical service should be upgraded to provide capacity for the building load based on 10 watts per square foot power consumption at 277/480 V, 3 phase, with adequate space and buss for future P.V. system. A new secondary service should be provided. The existing Federal Pacific switchgear should be replaced with a new system.

  New secondary switchgear should be installed in dedicated electric rooms, and sized in accordance with current NEC minimum workspace requirements. New panel boards should be added as required. The new panel boards should be located in electrical closets located in each wing of the building. The electrical closets should be sized in accordance with current NEC minimum workspace requirements and provide space for future.

  Computer grade panel boards with double neutrals and with surge protective devices should be provided for computer receptacles to mitigate harmonic distortion of non-linear computer loads. Additional duplex receptacles for general purpose power should be provided throughout the facility as required. Additional duplex receptacles for computer workstations in classrooms/labs should be installed and circuited to the SPD computer panel boards outlined above.

  Each classroom should have a minimum of two duplex receptacles per teaching wall and two double duplex receptacles on dedicated circuits at classroom computer workstations. The teacher's workstation should have a double duplex receptacle also on a dedicated circuit.

  Office areas will generally have one duplex outlet per wall. At each workstation a double duplex receptacle will be provided. Corridors should have a cleaning receptacle at approximately 30-40 foot intervals. Exterior weatherproof GFI receptacles will be

Stage dimming system

Annunciator

Generator

installed at exterior doors.

- Emergency Standby System: Provide a new 150 KW/187.5 kVA, 277/480 V, 3 phase, 4 wire exterior emergency generator within a weatherproof, sound attenuated enclosure and automatic transfer switches to provide emergency backup power for life safety and critical standby loads (i.e.; freezers, communications and security equipment, boilers, pumps, etc.) Dedicated 2-hour fire rated emergency rooms shall be provided within the building. Life safety system will feed all egress lighting and exit signs. Emergency life safety lighting should be provided in all egress paths, exit signs, toilet areas, and other public spaces as required by NFPA 101 Life Safety Code.
- Exterior Lighting System: Exterior site lighting fixtures for area lighting will be pole mounted long life, energy efficient LED luminaries in the parking areas. Building perimeter fixtures will be wall mounted LED over exterior doors. The exterior lighting will be connected for photocell on, timed off, and dimming operation. All exterior lighting will be of the full cut-off type.
- Fire Alarm System: Under a renovation program, the fire alarm system will be upgraded. The sprinkler system will be supervised for water flow and tampering with valves. Speaker/strobes will be provided in egress ways, classrooms, assembly spaces, open areas, and other large spaces. Strobe only units will be provided in single toilets and conference rooms.
- Uninterruptable Power System, UPS: A three phase centralized Uninterruptible Power Supply (UPS) system should be provided with battery backup. The system will provide conditioned power to sensitive electronic loads and telecommunication systems to bridge over power interruptions of short duration and allow an orderly shutdown of servers during a prolonged power outage. The UPS system will also be connected to the stand-by generator.

Plumbing Engineering - *Garcia, Galuska, DeSousa, Inc.*

Executive Summary
Presently, the Plumbing Systems serving the building are cold water, hot water, sanitary, waste and vent system, storm drain piping, and natural gas. Municipal water and sewer systems service the Building.

The majority of the plumbing systems are original to the building. Portions of the system have been updated as part of building renovation and upgrade projects. The plumbing systems, while continuing to function, have served their useful life. The school plumbing systems could continue to be used with maintenance and replacement of failed components; however other non-dependent decisions will likely force the plumbing upgrade.

The plumbing fixtures are in fair condition. The fixtures do not meet current accessibility codes. In general, the fixtures appear to have served their useful life. Current Access Code requires accessible fixtures wherever plumbing is provided. In terms of the water conservation fixtures, their use is governed by the provisions of the Plumbing and Building Code. The existing plumbing fixtures do not meet current water conservation requirements. Essentially, the code does not require these fixtures to be upgraded, but where new fixtures are installed, as may be required by other codes or concerns, the new fixtures need to be water conserving type fixtures.

Cast iron is used for sanitary and storm drainage. Where visible, the cast iron pipe appears to be in fair condition. Smaller pipe sizes appear to be copper. In general, the drainage piping can be reused where adequately sized for the intended new use.

Existing Conditions

Fixtures
Water closets are wall hung, vitreous china, with manual flush valves. Urinals are wall hung vitreous china, with manual flush valves. Some flush valves have been replace with sensor type valves. There are no privacy screens between fixtures. Lavatories are wall hung vitreous china, with a variety of faucet types. There are original two handle faucets, manual metering faucets, and sensor operated metering faucets. Janitor's sinks are floor mounted mop receptors. Faucets do not have vacuum breakers.

Classroom sinks are self rimming stainless steel bowls with gooseneck faucet. There is a separate bubbler with dedicated bowl.

There are a variety of drinking fountains and electric water coolers. Generally they are wall hung. Original building china fountains exist. An electric water cooler with integral bottle filler is located near the main lobby and in the cafeteria.

Locker room shower areas are abandoned. Those areas are used for storage.

Kitchen fixtures are in good condition. The 3-pot sink waste is directed to a grease interceptor.

Modular building is equipped with floor mounted, tank type water closets, wall hung urinal, wall hung lavatory with handle faucet, and a wall hung electric water cooler.

Water Systems
The domestic water service enters the building at the receiving area. The domestic water service entering the building is 4-inch in size. There is a 2-inch compound water meter and pressure reducing valve. The incoming water pressure is approximately 100 PSI. Static water pressure downstream of pressure reducing valve was recorded at 90 PSI. Main shutoff valves are corroded and should be replaced.

Domestic water piping is copper tubing with sweat joints. Majority of water piping is insulated.

The domestic hot water system is generated through a standard efficiency gas-fired water heater. A 120-gallon storage tank is located in the adjacent storage area. The water heater was installed in 2000 and is in fair condition. The heater has a natural gas input of 750,000 BTUH. The heater is vented to the exterior. The system has a thermostatic mixing valve. The hot water systems are recirculated.

Wall hydrants on exterior of building are original and are in poor condition.

Drainage Systems
The sanitary drainage system is piped with cast-iron. The visible sanitary drainage piping is in fair condition.

The building has both sloped and flat roof. Drainage from sloped roofs is collected with gutters and downspouts. Flat roof areas have roof drains with interior rain leaders. Roof drains appear to be original to the building construction.

There are two simplex sump pumps in the boiler room. The waste is pumped to the gravity drainage system. Pumps are in poor condition.

Gas System
The natural gas systems supplies the heating boilers, domestic water heater, and kitchen. Gas meter is located on the exterior of the building. Gas is supplied to modular building from the main gas meter. Service is below grade to modulars then run on roof of modular to exterior wall mounted furnaces. Exterior piping at modular should be painted with corrosive resistant paint. Gas piping is black steel with welded or threaded joints depending on pipe size.

Recommendations
- Provide new plumbing fixtures throughout. Fixtures should be high efficiency water conserving type;
- Provide new domestic water piping throughout the building;
- Provide new high efficiency gas fired water heater;
- Provide manually reset gas valve interlocked with carbon monoxide detectors to confirm hood exhaust as required by current code.

Fire Protection - *Garcia, Galuska, DeSousa, Inc.*

Existing Conditions

In general, the school building is not protected with an automatic sprinkler system. The school's mechanical room is protected by automatic sprinkler system supplied from the domestic water system. The room has two pendent sprinklers and includes a water flow switch. There is no back flow preventer on the system.

Massachusetts General Law requires any existing commercial building which undergoes a major renovation or building addition which results in a gross floor area of greater than 7,500 square feet must be sprinklered throughout. Should the existing building undergo a major renovation or addition to the building, the entire building must be protected with an automatic sprinkler system.

Recommendations

- Provide dedicated fire service from the Municipal water supply with back flow preventer;
- Provide automatic sprinkler system throughout the existing building and any addition.

Data/Communication, Technology - *Edvance Technology Design*

Telephone/Public Address Systems
The district VoIP Head End is located at the High School. At Mosier School, there is a 3300 CX II Controller connected to an ASI II with an Ethernet crossover cable. The controller connects via IP to the Head End at the high school. There are also backup lines connected to the controller from Comcast. This equipment is serviced by Metropolitan Telephone.

The existing intercom system is a Rauland-Borg TC2100. Intercom system is functional, but needs to be updated to newer technology. This equipment is mounted in a rack located in the Service Entrance Room.

Networking Systems and Equipment
The district network Head End is in the High School. There is a fiber backbone from the Mosier School to the High School. The primary ISP connection is at the HS with coax backup at the Mosier School. The Mosier School has a total of three IT Closets. One of the closet is in the Portables. There is a fiber backbone connecting the Service Entrance Room to IT Closet No.1, a fiber backbone connecting IT Closet No.1 to IT Closet No.2, and Cat6 backbone connecting IT Closet No.2 to the Portables IT Closet.

There is full coverage wireless utilizing Aerohive "N" APs. Whereas there is full coverage of the facility, the Owner finds the bandwidth to be inadequate. Most classrooms have one or two data jacks. Most office have one or two data jacks. Many of the existing jacks are broken. Mini-switches are being used in classrooms to connect multiple devices such as teacher and student computers to the network due to the insufficient quantity of data jacks in these spaces. Horizontal cabling is mostly Category 6.

The Mosier School is in the midst of a major technology systems upgrade. The upgrade will include a wireless and network electronic infrastructure refresh and virtualization of servers. All classroom projectors will be updated to Epson 585wi interactive projectors. Teachers will also be receiving new laptops. Classrooms have computer workstations for students in varying quantities. Two laptop carts are shared between all classrooms. There are two Computer Labs in the modular classrooms.

Security
There is very little for security system in the school. There is no facility wide video surveillance. There is an IP camera with IR at the front door that is used in conjunction with and AiPhone door release from the office.

There is no facility-wide electronic access. There is no facility-wide intrusion alarm. Any future upgrades to the security systems must match the systems at the newly built Plains Elementary School.

Hazardous Materials - *Fuss & O'Neill, Inc.*

See pages 91-95 for Hazardous Building Visual Inspection Report.

FUSS & O'NEILL
EnviroScience, LLC

March 28, 2016

Mr. Jorge Cruz, AIA
Flansburgh Architects, Inc.
77 North Washington Street
Boston, Massachusetts 02114-1910

RE: **Asbestos-Containing Building Materials Visual Inspection**
Mosier Elementary School Feasibility Study
101 Mosier Street, South Hadley, Massachusetts
Fuss & O'Neill EnviroScience, LLC Project No. 20160246.A1E

Dear Mr. Cruz:

On February 11, 2016, Fuss & O'Neill EnviroScience, LLC (EnviroScience) representative, Mr. Jonathan Hand, performed a visual inspection for suspect asbestos-containing building materials as part of the feasibility and schematic design study for renovations at the Mosier Elementary School located at 101 Mosier Street in South Hadley, Massachusetts (the "Site").

The work was performed for Flansburgh Architects, Inc. (the "Client") in accordance with our written scope of services dated March 17, 2016. The scope of work included a visual inspection of accessible suspect asbestos-containing material(s) (ACM) only.

Building Description

The Site building includes one story, and was reportedly constructed in 1969. Four modular classrooms (and the associated hallway) were reportedly added in the 1990s. The building consists of concrete masonry unit (CMU) walls and a poured concrete slab; the footprint is approximately 62,250 square feet. In 2004, the heating system was changed from electric to gas. Approximately sixty percent (60%) of the roof has reportedly been replaced.

50 Redfield Street
Suite 100
Boston, MA
02122
t 617.282.4675
f 617.282.8253

www.fando.com

Connecticut
Massachusetts
Rhode Island
South Carolina

Suspect Asbestos-Containing Materials

Mr. Hand is a Commonwealth of Massachusetts Department of Labor Standards (MADLS)-certified Asbestos Inspector. No samples of suspect ACM were collected per the Client's Request. The suspect ACM, and their estimated quantities, are listed in **Table 1** (attached).

Prior to the start of renovation or demolition activities, a thorough asbestos inspection is required in accordance with the United States Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) regulation located at Title 40 CFR, Part 61,

FUSS & O'NEILL

Mr. Jorge Cruz
March 28, 2016
Page 2

Subpart M. All noted suspect ACM identified for this feasibility study should be tested to determine if they contain asbestos. Prior to disturbance, ACM that would likely be impacted by the proposed renovation/demolition activities must first be abated by a MADLS-licensed Asbestos Abatement Contractor. This is a requirement of the Commonwealth of Massachusetts Department of Environmental Protection (MassDEP), MADLS, and EPA NESHAP regulations governing asbestos abatement.

An opinion of abatement cost for ACM can be provided at the Client's request. Unit costs would be based on current industry rates and be inclusive of all contractor costs; they would not include costs for design, monitoring, sampling, and other consultant fees. The total estimated abatement cost would be indicative of the worst-case scenario (i.e., all identified suspect ACM being removed and disposed as asbestos-containing waste material [ACWM]).

If you should have any questions regarding the contents of this letter, please do not hesitate to contact Dustin Diedricksen at (617) 282-4675, extension 4703. Thank you for this opportunity to have served your environmental needs.

This report was prepared by Environmental Analyst, Jonathan Hand.

Reviewed by:

Dustin A. Diedricksen
Project Manager

F:\P2016\0246\A1E\Deliverables\Visual Report\DD_JLH_MosierSchool_AsbVisualInspectionLetter_2060328.docx

FUSS & O'NEILL
EnviroScience, LLC

Table 1
Summary of Suspect
Asbestos-Containing Materials

Mosier Elementary School
101 Mosier Street, South Hadley, Massachusetts

Flansburg Architects, Inc.
March 2016
Fuss & O'Neill EnviroScience, LLC Project No. 20160246.A1E

Material Type	Location(s)	Estimated Total Quantity	Comments
9" x 9" & 12" x 12" Floor Tiles and Associated Mastics	Throughout Interior	54,000 SF	
Floor Paper Associated with Wood Floor	Gymnasium	4,000 SF	
4" Vinyl Baseboard and Adhesive	Modular Classrooms	600 LF	
Door Lite Glazing Compounds	Throughout Interior	50 EA	
Fire Door Core Insulation	Hallways	6 EA	
2' x 4' Acoustical Ceiling Tiles	Throughout Interior	61,500 SF	
Interior Door Caulking	Hallways & Classrooms	1,000 LF	
Interior Control-Joint Caulking	Hallways	375 LF	
Blackboard Adhesive	Classrooms	26 @ 50 SF EA	
Grout, Thin-Set Mortar, & Mud-Set Mortar Associated with Ceramic Floor Tiles	Bathrooms	300 SF	
Roof Drain Fitting Insulation	Throughout Interior	Assume 25 EA	1 Sample has Been Collected (ND)
Cork Panel Adhesive	Hallway near Gymnasium	64 SF	
Sink Undercoating	Classrooms	26 EA	
Concealed Plumbing Insulation	Concealed within Chases and Above Fixed Ceilings	1,000 LF	Trace Chrysotile
Stage Lighting Wire Coating	Stage	100 LF	
Grout, Thin-Set Mortar, & Mud-Set Mortar Associated with Quarry Tile Floors	Kitchen	1,700 SF	
Plaster Ceilings	Bathrooms, Custodial Closets, & Maintanence Garage	500 SF	
Partition Window Glazing Compounds	Main Office	3 @ 1' x 3' 1 @ 12' x 8'	
Exterior Louver Caulking	Exterior	425 LF	
Exterior Door Caulking	Exterior	10 EA	
Roofing	Roofs	25,000 SF	~40% of 63,000 SF (60% Reportedly Replaced)

FUSS & O'NEILL
EnviroScience, LLC

Table 1
Summary of Suspect
Asbestos-Containing Materials

Material Type	Location(s)	Estimated Total Quantity	Comments
Window Systems (Includes Interior/Exterior Caulking, Glazing Compounds, & Cement Board Panels)	Exterior	[illegible] EA 4' x 2' - 2 EA 4' x 4' - 11 EA 4' x 6' - 4 EA 4' x 6' 3-Bay - 5 EA 4' x 10' 2-Bay - 9 EA 4' x 10' 3-Bay - 5 EA 4' x 10' 4-Bay - 3 EA 8' x 2' - 2 EA 8' x 4' - 4 EA 8' x 6' - 2 EA 140' x 4' - 2 EA	

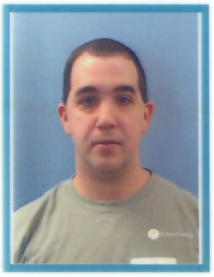
EA=Each, LF=Linear Foot, SF=Square Foot

ND = No Asbestos Detected

Commonwealth of Massachusetts
Department of Labor Standards
William D. McKinney, Director
Asbestos Inspector

JONATHAN L. HAND
Eff. Date 02/29/16
Exp. Date 02/28/17
AI041945
Member of C.O.N.E.S.
BOSR BOS-RENEW

17



Certificate of Training

This program was presented at Fuss & O'Neill Enviro Science in. Manchester, CT with the prior approval of the CTDPH.

Awarded to

JONATHAN HAND

For successful completion of a 4 Hour, 1/2 Day
Asbestos Building Inspector
Annual Refresher Training
January 12, 2016

This training was approved and given in accordance with the Regulations for Connecticut State Agencies RCSA 20 - 440 - 1-9 and RCSA 20 - 441 and meets the requirements of the EPA Revised MAP under TSCA Title II of 4/4/94.

Presented by

Mystic Air Quality Consultants, Inc.
1204 North Road, Groton, CT 06340 (800) 247-7746

Certificate Number: ABIRF24672 **Exam Grade: 100** **Exam Date: 01/12/2016** **Expiration Date: 01/12/2017**

Christopher J. Eident, CIH, CSP, RS

George Williamson, Training Director

Richard Haffey, Training Director

8

Enrollment Projections

Enrollment Projections - Grades 2-4

NESDEC Enrollment Projections

Enrollment Projections

District wide 2 through 4

2015-2026 projected average: 427 Students

Year	PK-1	2-4
2015-16	337	396
2016-17	335	408
2017-18	362	405
2018-19	374	424
2019-20	341	443
2020-21	338	454
2021-22	353	446
2022-23	356	426
2023-24	355	422
2024-25	351	440
2025-26	354	438

The following enrollment projections were reported by the New England School Development Council (NESDEC) April 12, 2016.

Historical Enrollment by Grade

Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Ungr.	K-12	PK-12
2000	143	2005-2006	83	136	139	163	165	160	162	183	180	196	204	187	171	159	3	2208	2291
2001	159	2006-2007	70	128	145	154	167	171	170	172	183	187	193	197	177	155	1	2200	2270
2002	156	2007-2008	72	161	145	145	157	170	173	176	168	186	184	190	193	165	0	2213	2285
2003	121	2008-2009	59	134	164	147	141	160	165	172	171	156	184	178	176	179	2	2129	2188
2004	158	2009-2010	59	132	137	163	148	145	164	164	167	174	157	178	178	161	5	2073	2132
2005	133	2010-2011	63	139	138	136	166	147	143	162	160	166	164	158	172	154	7	2012	2075
2006	140	2011-2012	60	126	142	130	137	156	154	143	155	156	154	158	156	164	8	1939	1999
2007	140	2012-2013	46	145	126	148	139	143	156	157	128	156	156	154	157	140	8	1913	1959
2008	124	2013-2014	63	118	147	129	143	135	148	156	154	141	146	154	155	146	4	1876	1939
2009	134	2014-2015	65	137	112	146	141	147	124	143	138	148	137	144	139	138	9	1803	1868
2010	139	2015-2016	61	135	141	119	145	132	145	132	140	142	125	138	141	138	9	1782	1843

Historical Enrollment by Grade Combination

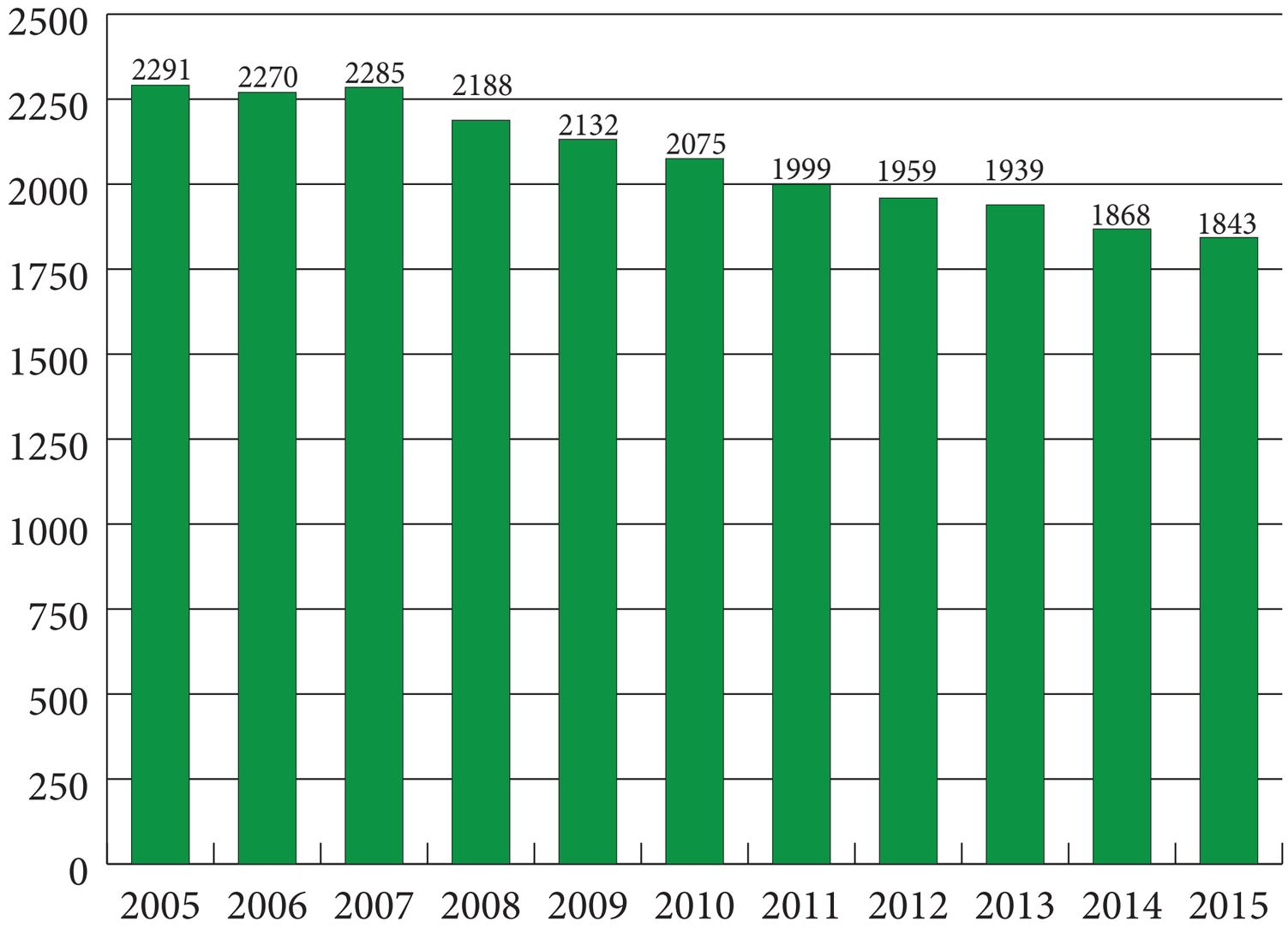
Year	PK-1	2-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2005-2006	358	488	1108	1484	721	559	376	1097	721
2006-2007	343	492	1107	1477	712	542	370	1092	722
2007-2008	378	472	1127	1481	703	530	354	1086	732
2008-2008	357	448	1083	1410	664	499	327	1044	717
2009-2010	328	456	1053	1394	669	505	341	1015	674
2010-2011	340	449	1031	1357	631	488	326	974	648
2011-2012	328	423	988	1299	608	454	311	943	632
2012-2013	317	430	1014	1298	597	441	284	891	607
2013-2014	328	407	976	1271	599	451	295	896	601
2014-2015	314	434	950	1236	553	429	286	844	558
2015-2016	337	396	949	1231	559	414	282	824	542

Historical Precentage Changes

Year	K-12	Diff.	%
2005-2006	2208	0	0.0%
2006-2007	2200	-8	-0.4%
2007-2008	2213	13	0.6%
2008-2008	2129	-84	-3.8%
2009-2010	2073	-56	-2.6%
2010-2011	2012	-61	-2.9%
2011-2012	1939	-73	-3.6%
2012-2013	1913	-26	-1.3%
2013-2014	1876	-37	-1.9%
2014-2015	1803	-73	-3.9%
2015-2016	1782	-21	-1.2%
	Change	**-426**	**-19.3%**

South Hadley, MA Historical Enrollment

PK-12, 2005-2015



Enrollment Projections By Grade*

Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Ungr.	K-12	PK-12
2010	139		2015-2016	61	135	141	119	145	132	145	132	140	142	125	138	141	138	9	1782	1843
2011	136		2016-2017	66	134	135	145	121	142	129	146	125	141	130	124	134	132	9	1747	1813
2012	164		2017-2018	67	161	134	139	148	118	139	130	138	126	129	129	120	126	9	1746	1813
2013	148		2018-2019	68	145	161	138	141	145	116	140	123	139	116	128	125	113	9	1739	1807
2014	129		2019-2020	69	127	145	165	140	138	142	117	133	124	128	115	124	117	9	1724	1793
2015	143	(est.)	2020-2021	70	141	127	149	168	137	135	143	111	134	114	127	112	116	9	1723	1793
2016	144	(est.)	2021-2022	71	141	141	130	152	164	134	136	136	112	123	113	123	105	9	1719	1790
2017	146	(est.)	2022-2023	72	143	141	145	132	149	161	135	129	137	103	122	110	115	9	1731	1803
2018	142	(est.)	2023-2024	73	139	143	145	148	129	146	163	128	130	126	102	118	103	9	1729	1802
2019	141	(est.)	2024-2025	74	138	139	147	148	145	126	147	155	129	119	125	99	111	9	1737	1811
2020	143	(est.)	2025-2026	75	141	138	143	150	145	142	127	139	157	118	118	121	93	9	1741	1816

*Projections should be updated on an annual basis.

Based on an estimate of births

Based on children already born

Based on children already enrolled

Projected Enrollment by Grade Combination*

Year	PK-1	2-4	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2015-2016	337	396	949	1231	559	414	282	824	542
2016-2017	335	408	952	1218	541	412	266	786	520
2017-2018	362	405	969	1233	533	394	264	768	504
2018-2019	374	424	986	1248	518	402	262	744	482
2019-2020	341	443	974	1231	516	374	257	741	484
2020-2021	338	454	1000	1245	523	388	245	714	469
2021-2022	353	446	998	1246	518	384	248	712	464
2022-2023	356	426	1006	1272	562	401	266	716	450
2023-2024	355	422	1013	1271	567	421	258	707	449
2024-2025	351	440	990	1274	557	431	284	738	454
2025-2026	354	438	986	1282	565	423	296	746	450

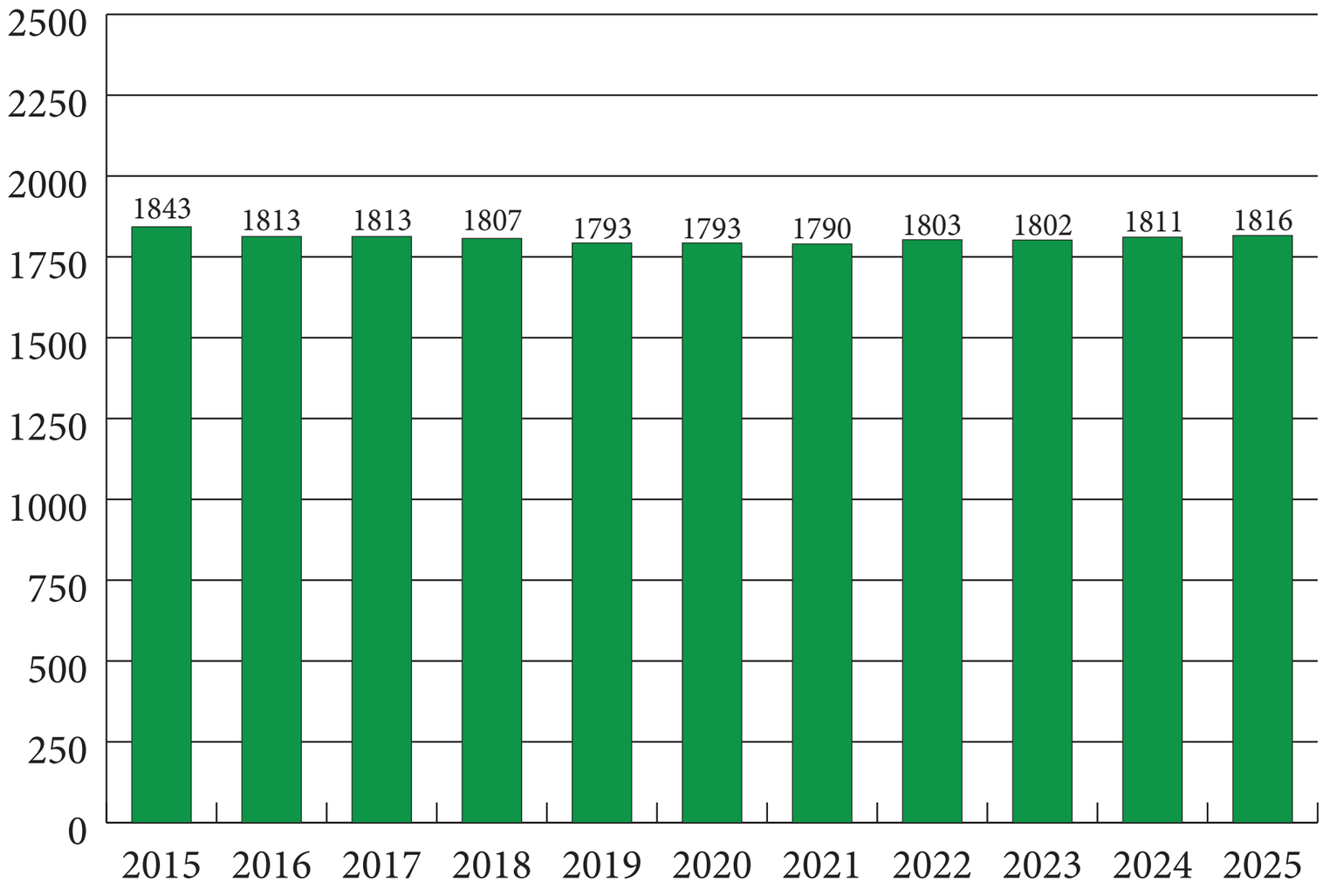
See "Reliability of Enrollment Projections" section of accompanying letter.
Projections are more reliable for Years #1-5 in the future than for Years #6 and beyond.

Projected Percentage Changes

Year	K-12	Diff.	%
2015-2016	1782	0	0.0%
2016-2017	1747	-35	-2.0%
2017-2018	1746	-1	-0.1%
2018-2019	1739	-7	-0.4%
2019-2020	1724	-15	-0.9%
2020-2021	1723	-1	-0.1%
2021-2022	1719	-4	-0.2%
2022-2023	1731	12	0.7%
2023-2024	1729	-2	-0.1%
2024-2025	1737	8	0.5%
2025-2026	1741	4	0.2%
	Change	-41	2.3%

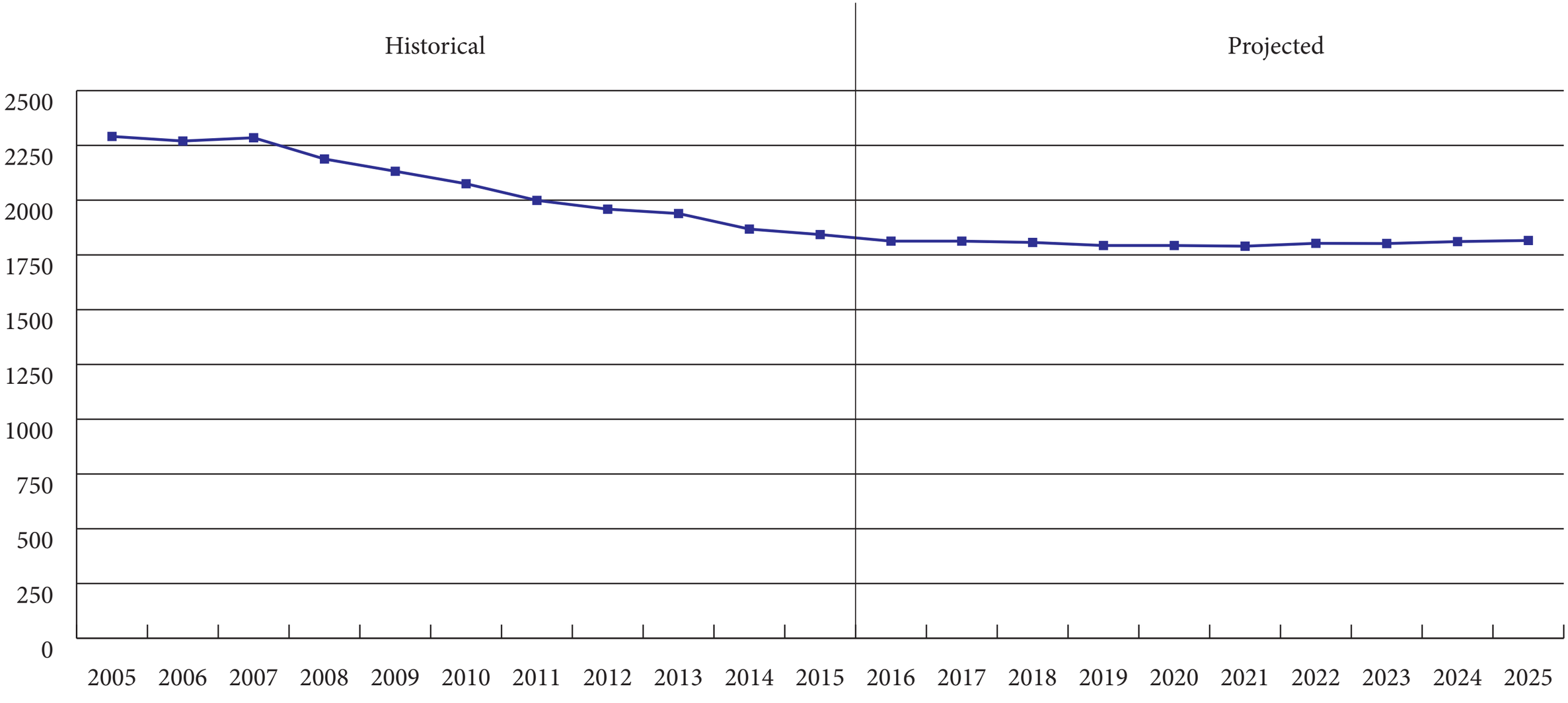
South Hadley, MA Projected Enrollment

PK-12 to 2025 Based on Data Through School Year 2015-2016

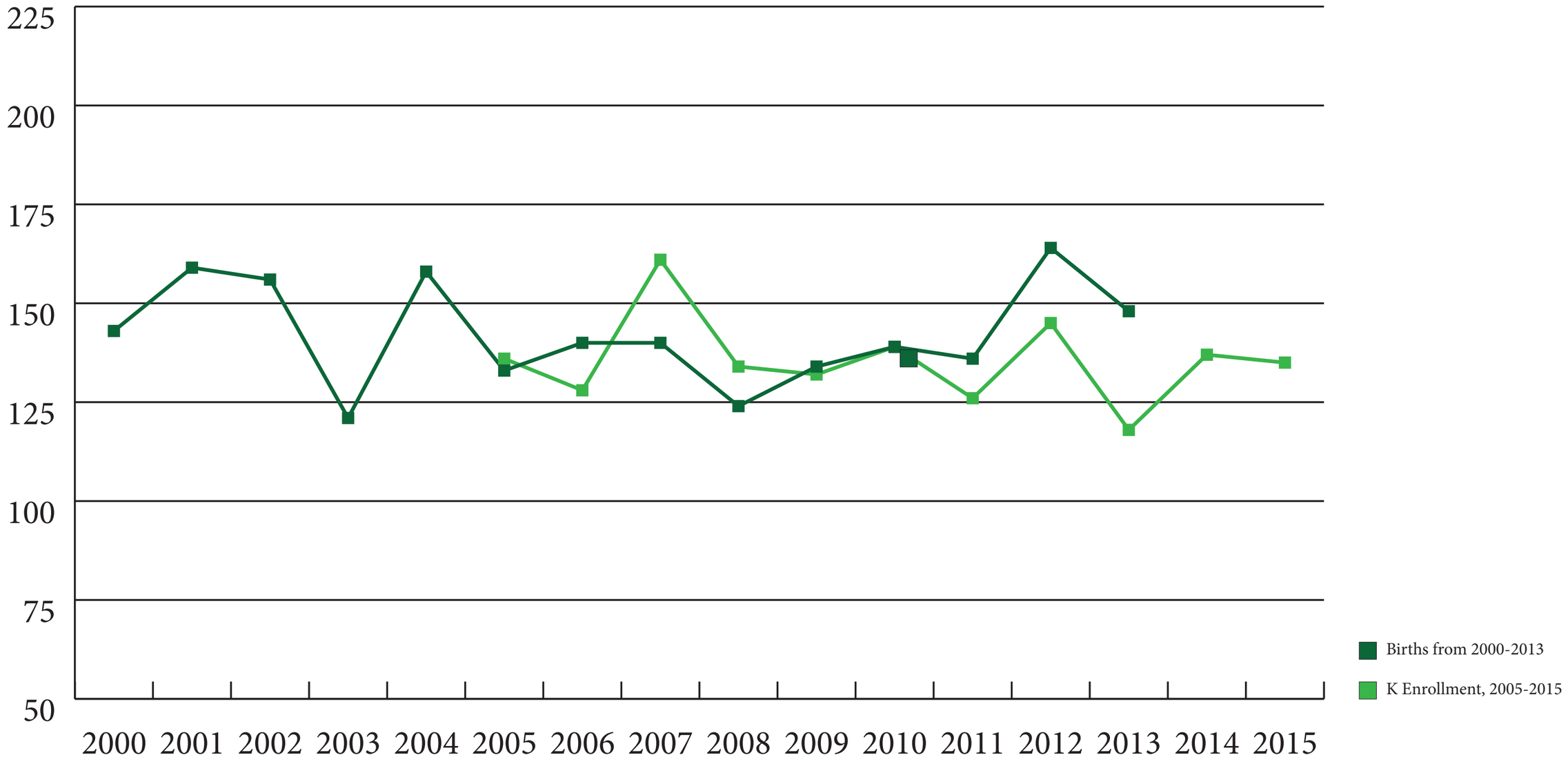


South Hadley, MA Historical & Projected Enrollment

PK-12, 2005-2015



South Hadley, MA Birth-to-Kindergarten Relationship



South Hadley, MA Additional Data

Building Permits Issued

Year	Single Family	Multi-Units
2005	30	14
2011	12	0
2012	13	8
2013	12	6
2014	13	2
2015	N/A	N/A

Enrollment History

Year	Voc.-Tech. 9-12 Total	Non-Public K-12 Total
2005-2006	N/A	N/A
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A

Residents in Non-Public Independent and Parochial Schools

Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 Total
	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

K-12 Home Schooled Students

2015	0

K-12 residents "Choiced Out" or in Charter or Magnet Schools

2015	208

K-12 Special Education Outplaced Students

2015	20

K-12 Choiced In, Tutitioned-In, & Other Non-Residents

2015	169

The above data was used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact the NESDEC office at 508-481-9444 or www.nesdec.org.

9

Space Needs

Existing Space Needs vs. MSBA Guidelines

Proposed Space Summary- Elementary Schools

Mosier Elementary	**Existing Conditions**			**PROPOSED**									**MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)**			
				Existing to Remain/Renovated			**New**			**Total**						
ROOM TYPE	**ROOM NFA[1]**	**# OF RMS**	**area totals**	**ROOM NFA[1]**	**# OF RMS**	**area totals**	**ROOM NFA[1]**	**# OF RMS**	**area totals**	**ROOM NFA[1]**	**# OF RMS**	**area totals**	**ROOM NFA[1]**	**# OF RMS**	**area totals**	**Comments**
CORE ACADEMIC SPACES			**20,165**			**0**			**19,000**			**19,000**		**19**	**18,800**	
(List classrooms of different sizes separately)																
Pre-Kindergarten w/ toilet													1,200		-	1,100 SF min - 1,300 SF max
Kindergarten w/ toilet													1,200	3	3,600	1,100 SF min - 1,300 SF max
General Classrooms - Grade 2-4	varies	20	20,165				950	20	19,000	950	20	19,000	950	16	15,200	900 SF min - 1,000 SF max
SPECIAL EDUCATION			**3,630**			**0**			**4,530**			**4,530**			**4,530**	
(List rooms of different sizes separately)																
Self-Contained SPED	953	2	1,905				950	3	2,850	950	3	2,850	950	3	2,850	8% of pop. in self-contained SPED
Self-Contained SPED - toilet			0				60	3	180	60	3	180	60	3	180	
Resource Room			0				500	2	1,000	500	2	1,000	500	2	1,000	1/2 size Genl. Clrm.
Small Group Room / Reading	965	1	965				500	1	500	500	1	500	500	1	500	1/2 size Genl. Clrm.
Intervention	760	1	760													
OT/PT - Toilet	715	1	715													
ELL	275	1	275													
ART & MUSIC			**2,030**			**0**			**2,575**			**2,575**			**2,575**	
Art Classroom - 25 seats	1,295	1	1,295				1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	assumed schedule 2 times / week / student
Art Workroom w/ Storage & kiln							150	1	150	150	1	150	150	1	150	
Music Classroom / Large Group - 25-50 seats	735	1	735				1,200	1	1,200	1,200	1	1,200	1,200	1	1,200	assumed schedule 2 times / week / student
Music Practice / Ensemble							75	3	225	75	3	225	75	3	225	
HEALTH & PHYSICAL EDUCATION			**5,670**			**0**			**6,300**			**6,300**			**6,300**	
Gymnasium	3,760	1	3,760				6,000	1	6,000	6,000	1	6,000	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	185	2	370				150	1	150	150	1	150	150	1	150	
Health Instructor's Office w/ Shower & Toilet	100	2	200				150	1	150	150	1	150	150	1	150	
Locker Rooms	670	2	1,340													
MEDIA CENTER			**3,440**			**0**			**3,592**			**2,592**			**2,592**	
Media Center / Reading Room	1,580	1	1,580				2,592	1	2,592	2,592	1	2,592	2,592	1	2,592	
Office	0		0													
Computer	930	2	1,860				1,000	1	1,000							
AV room			0													
DINING & FOOD SERVICE			**6,849**			**0**			**6,479**			**6,479**			**6,479**	
Cafeteria / Dining	3,925	1	3,925				3,203	1	3,203	3,203	1	3,203	3,203	1	3,203	2 seatings - 15SF per seat
Stage	835	1	835				1,000	1	1,000	1,000	1	1,000	1,000	1	1,000	
Chair / Table / Equipment Storage	194	1	194				342	1	342	342	1	342	342	1	342	
Kitchen	1,500	1	1,500				1,727	1	1,727	1,727	1	1,727	1,727	1	1,727	1600 SF for first 300 + 1 SF/student Add'l
Staff Lunch Room							207	1	207	207	1	207	207	1	207	20 SF/Occupant
Kitchen Storage	varies	3	395													
MEDICAL			**695**			**0**			**510**			**510**			**510**	
Medical Suite Toilet			0				60	1	60	60	1	60	60	1	60	
Nurses' Office / Waiting Room	695	1	695				250	1	250	250	1	250	250	1	250	
Examination Room / Resting							100	2	200	100	2	200	100	2	200	
ADMINISTRATION & GUIDANCE			**2,345**			**0**			**2,143**			**2,143**			**2,142**	
General Office / Waiting Room / Toilet	305	1	305				364	1	364	364	1	364	364	1	364	
Teachers' Mail and Time Room							100	1	100	100	1	100	100	1	100	
Duplicating Room	160	1	160				150	1	150	150	1	150	150	1	150	
Records Room							110	1	110	110	1	110	110	1	110	
Principal's Office	260	1	260				375	1	375	375	1	375	375	1	375	
Principal's Secretary / Waiting			0				125	1	125	125	1	125	125	1	125	
Assistant Principal's Office	125	1	125				120	0		120			120	0	-	
Pyschologist	280	1	280				120	1	120	120	1	120	120	1	120	

Proposed Space Summary- Elementary Schools

Mosier Elementary	Existing Conditions			PROPOSED									MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
				Existing to Remain/Renovated			New			Total						
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
ADMINISTRATION & GUIDANCE			**2,345**			**0**			**2,143**			**2,143**			**2,142**	
Conference Room	280	1	280				250	1	250	250	1	250	250	1	250	
Guidance Office	270	1	270				150	1	150	150	1	150	150	1	150	
Guidance Storeroom							35	1	35	35	1	35	35	1	35	
Teachers' Work Room	590	1	590				364	1	364	364	1	364	364	1	364	
Storage	75	1	75													
CUSTODIAL & MAINTENANCE			**1,900**			**0**			**2,027**			**2,027**			**2,027**	
Custodian's Office							150	1	150	150	1	150	150	1	150	
Custodian's Workshop							375	1	375	375	1	375	375	1	375	
Custodian's Storage	varies	2	160				375	1	375	375	1	375	375	1	375	
Recycling Room / Trash							400	1	400	400	1	400	400	1	400	
Receiving and General Supply	1,740	1	1,740				242	1	242	242	1	242	242	1	242	
Storeroom			0				285	1	285	285	1	285	285	1	285	
Network / Telecom Room							200	1	200	200	1	200	200	1	200	
OTHER			**455**			**0**			**0**			**0**			**0**	
Outdoor Storage	455	1	455													
Total Building Net Floor Area (NFA)			**47,179**			**0**			**47,156**			**46,156**			**45,954**	
Proposed Student Capacity / Enrollment															**427**	
Total Building Gross Floor Area (GFA)[2]			64,450									**70,734**			**70,533**	
Grossing factor (GFA/NFA)			**1.37**									**1.53**			**1.53**	

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architect Firm: _____

Name of Principal Architect: _____

Signature of Principal Architect: _____

Date: _____

10

Cost Estimates

Mosier Elementary School Short Term & Long Term Options

Feasibility Design Submission

Mosier Elementary School

Design Options

South Hadley, MA

PM&C LLC
20 Downer Avenue
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Flansburgh Architects

June 29, 2016

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
HEALTH and SAFETY UPGRADES				
RENOVATION		67,420	$21.61	$1,456,990
REMOVE HAZARDOUS MATERIALS - Allowance (Floor abatement included in estimate)				EXCL
NEW ADDTION		4,000	$280.00	$1,120,000
REMOVE MODULAR CLASSROOMS		4,000		$20,000
SITEWORK - Allowance for Health + Safety upgrades only				$130,398
SUB-TOTAL	Jun-18	71,420	$38.19	$2,727,388
ESCALATION TO START - (assumed 4% PA)	8%			$218,191
DESIGN AND PRICING CONTINGENCY	15%			$409,108
SUB-TOTAL	Jun-18	71,420	$46.97	$3,354,687
GENERAL CONDITIONS	12.00%			$402,562
GENERAL REQUIREMENTS	3.00%			$100,641
BONDS	1.25%			$41,934
INSURANCE	1.15%			$38,579
PERMIT				NIC
OVERHEAD AND FEE	2.5%			$83,867
GMP CONTINGENCY	2%			$67,094
PHASING PREMIUM	3%			$100,641
TOTAL OF ALL CONSTRUCTION HEALTH + SAFETY	Jun-18	71,420	$58.67	**$4,190,005**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

CODE COMPLIANT UPGRADES

RENOVATION		67,420	$28.21	$1,902,150
REMOVE HAZARDOUS MATERIALS - Allowance				EXCL
SITEWORK				NIC
SUB-TOTAL	Jun-18	67,420	$28.21	$1,902,150
ESCALATION TO START - (assumed 4% PA)	8%			$152,172
DESIGN AND PRICING CONTINGENCY	15%			$285,323
SUB-TOTAL	Jun-18	67,420	$34.70	$2,339,645
GENERAL CONDITIONS	12.00%			$280,757
GENERAL REQUIREMENTS	3.00%			$70,189
BONDS	1.25%			$29,246
INSURANCE	1.15%			$26,906
PERMIT				NIC
OVERHEAD AND FEE	2.5%			$58,491
GMP CONTINGENCY	2%			$46,793
PHASING PREMIUM	3%			$70,189
TOTAL OF ALL CONSTRUCTION CODE COMPLIANCI	Jun-18	67,420	$43.34	**$2,922,216**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

HC ACCESSIBILITY UPGRADES

RENOVATION		67,420	$18.00	$1,213,304
REMOVE HAZARDOUS MATERIALS - Allowance				EXCL
SITEWORK				$167,742
SUB-TOTAL	Jun-18	67,420	$20.48	$1,381,046
ESCALATION TO START - (assumed 4% PA)	8%			$110,484
DESIGN AND PRICING CONTINGENCY	15%			$207,157
SUB-TOTAL	Jun-18	67,420	$25.20	$1,698,687
GENERAL CONDITIONS	12.00%			$203,842
GENERAL REQUIREMENTS	3.00%			$50,961
BONDS	1.25%			$21,234
INSURANCE	1.15%			$19,535
PERMIT				NIC
OVERHEAD AND FEE	2.5%			$42,467
GMP CONTINGENCY	2%			$33,974
PHASING PREMIUM	3%			$50,961
TOTAL OF ALL CONSTRUCTION HC ACCESSIBILITY	Jun-18	67,420	$31.47	**$2,121,661**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

ENERGY SAVINGS UPGRADES

RENOVATION		67,420	$52.92	$3,567,848
REMOVE HAZARDOUS MATERIALS - Allowance				EXCL
SITEWORK				NIC
SUB-TOTAL	Jun-18	67,420	$52.92	$3,567,848
ESCALATION TO START - (assumed 4% PA)	8%			$285,428
DESIGN AND PRICING CONTINGENCY	15%			$535,177
SUB-TOTAL	Jun-18	67,420	$65.09	$4,388,453
GENERAL CONDITIONS	12.00%			$526,614
GENERAL REQUIREMENTS	3.00%			$131,654
BONDS	1.25%			$54,856
INSURANCE	1.15%			$50,467
PERMIT				NIC
OVERHEAD AND FEE	2.5%			$109,711
GMP CONTINGENCY	2%			$87,769
PHASING PREMIUM	3%			$131,654
TOTAL OF ALL CONSTRUCTION ENERGY SAVINGS	Jun-18	67,420	$81.30	**$5,481,178**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

Assumed CMr procurement

This Feasibility cost estimate was produced from drawings, outline specifications and other documentation prepared by Flansburgh Architects and their design team dated April 7th, 2016. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
HEALTH AND SAFETY							
	GROSS FLOOR AREA CALCULATION						
	First Floor			67,420			
	TOTAL GROSS FLOOR AREA (GFA)				**67,420**	***sf***	
A10	***FOUNDATIONS***						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Allowance for patching of existing slabs disturbed by new work	**54,000**	sf	1.50	81,000		
	SUBTOTAL					81,000	
	TOTAL - FOUNDATIONS						**$81,000**
C30	***INTERIOR FINISHES***						
C3020	**FLOOR FINISHES**						
	New linoleum tile	**54,000**	sf	6.50	351,000		
	SUBTOTAL					351,000	
	TOTAL - INTERIOR FINISHES						**$351,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Health and Safety						
	Install gas valve interlock with carbon monoxide detector on kitchen hood	**1**	ea	3,500.00	3,500		
	Replace domestic water piping and install water filtration system	**67,420**	sf	4.00	269,680		
	SUBTOTAL					273,180	
	TOTAL - PLUMBING						**$273,180**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Health and Safety						
	Replace cooling equipment at admin, nurses office, computer lab and IT closet	**1**	ls	150,000	150,000		
	Install CO_2 demand control ventilation in gym, cafeteria and classrooms	**67,420**	sf	2.00	134,840		
	SUBTOTAL					284,840	
	TOTAL - HVAC						**$284,840**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Health and Safety						
	Install new 150kw generator and distribution system	**67,420**	sf	2.50	168,550		
	Electrical to replacement of cooling equipment at admin, nurses office, computer lab and IT closet	**1**	ls	15,000	15,000		
	SUBTOTAL					183,550	

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
HEALTH AND SAFETY							
	TOTAL - ELECTRICAL						**$183,550**
	E10 EQUIPMENT						
E10	**EQUIPMENT, GENERALLY**						
	Gym wall pads				ETR		
	Basketball backstops; swing up; electric operated				ETR		
	Gymnasium dividing net; electrically operated				ETR		
	Volleyball net and standards				ETR		
	Telescoping bleachers				ETR		
	Theatrical Equipment Stage curtains, rigging and controls				ETR		
	Stage lighting and dimming				ETR		
	Food Service equipment				ETR		
	Electrically operated projection screens				ETR		
	AV Equipment (including Smartboards, Projectors, LED monitors, Digital information displays etc.)				FF+E		
	SUBTOTAL					-	
	TOTAL - EQUIPMENT						
	F20 SELECTIVE BUILDING DEMOLITION						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Remove act flooring	**54,000**	sf	4.00	216,000		
	Demolition of MEP systems	**67,420**	sf	1.00	67,420		
	SUBTOTAL					283,420	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$283,420**
	SUBTOTAL HEALTH and SAFETY						**$1,456,990**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
CODE COMPLIANCE							
	GROSS FLOOR AREA CALCULATION						
	First Floor			67,420			
	TOTAL GROSS FLOOR AREA (GFA)				**67,420** ***sf***		
C30	***INTERIOR FINISHES***						
C3030	**CEILING FINISHES**						
	Allowance for ceiling finishes; replaced as part of sprinkler upgrades	**67,420**	sf	7.00	471,940		
	SUBTOTAL					471,940	
	TOTAL - INTERIOR FINISHES						**$471,940**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Code Compliance						
	Install grease trap at kitchen sanitary	**1**	ls	5,000.00	5,000		
	Install gas fired domestic water heater	**1**	ls	20,000.00	20,000		
	SUBTOTAL					25,000	
	TOTAL - PLUMBING						**$25,000**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Code Compliance						
	Add fresh air system to administration area	**1**	ls	75,000.00	75,000		
	Interlock cafeteria ventilating with exhaust fan and kitchen hood	**1**	ls	20,000.00	20,000		
	Replace central exhaust fans in classrooms	**1**	ls	150,000	150,000		
	SUBTOTAL					245,000	
	TOTAL - HVAC						**$245,000**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Code Compliance						
	Install new fire protection system	**67,420**	sf	6.00	404,520		
	<u>New water supply</u>						
	New fire DI piping; 8"	**200**	lf	80.00	16,000		
	New fire DI piping; 6"	**200**	lf	70.00	14,000		
	New fire hydrant	**2**	loc	2,600.00	5,200		
	FD connection	**1**	loc	2,000.00	2,000		
	Gate valves	**4**	loc	750.00	3,000		
	Connect to existing line (Wet Taps)	**2**	loc	5,000.00	10,000		
	SUBTOTAL					454,720	
	TOTAL - FIRE PROTECTION						**$454,720**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
CODE COMPLIANCE							
	Code Compliance						
	Install new electrical service	**1**	ls	50,000.00	50,000		
	New electrical service and distribution system	**67,420**	sf	4.00	269,680		
	Install new fire alarm system	**67,420**	sf	3.50	235,970		
	Electrical to adding fresh air system to administration area	**1**	ls	5,000.00	5,000		
	Electrical to replacement of central exhaust fans in classrooms	**1**	ls	10,000	10,000		
	SUBTOTAL					570,650	
	TOTAL - ELECTRICAL						**$570,650**
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demolition of ceilings and MEP systems	**67,420**	sf	2.00	134,840		
	SUBTOTAL					134,840	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$134,840**
	SUBTOTAL CODE COMPLIANCE						**$1,902,150**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
HC ACCESSIBILITY							
	GROSS FLOOR AREA CALCULATION						
	First Floor			67,420			
	TOTAL GROSS FLOOR AREA (GFA)				67,420	*sf*	
	A10 FOUNDATIONS						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Allowance for patching of existing slabs disturbed by new work in bathrooms	**1,868**	sf	15.00	28,020		
	SUBTOTAL					28,020	
	TOTAL - FOUNDATIONS						**$28,020**
	C10 INTERIOR CONSTRUCTION						
C1010	**PARTITIONS**						
	Allowance to modify existing partitions	**67,420**	sf	2.00	134,840		
	SUBTOTAL					134,840	
C1020	**INTERIOR DOORS**						
	Allowance to replace doors and service controls in main office to accommodate ADA upgrades	**4**	loc	4,000.00	16,000		
	Remove and expand door opening, add new door frame, leaf and hardware: single	**78**	loc	2,500.00	195,000		
	Remove and expand door opening, add new door frame, leaf and hardware: double	**18**	pr	5,000.00	90,000		
	SUBTOTAL					301,000	
C1030	**SPECIALTIES / MILLWORK**						
	Reconstruct restrooms to accommodate ADA upgrades: single 16 loc	**344**	sf	100.00	34,400		
	Reconstruct restrooms to accommodate ADA upgrades: gang 8 loc	**1,524**	sf	60.00	91,440		
	Reconstruct cafeteria service area to accommodate ADA access	**1**	ls	10,000.00	10,000		
	Marker boards/tackboards in classrooms, offices, conference rooms, library and MP rooms				ETR		
	Room Signs	**100**	loc	175.00	17,500		
	Fire extinguisher cabinets	**22**	ea	350.00	7,700		
	Corridor Lockers				NIC		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Miscellaneous metals throughout building	**67,420**	sf	0.25	16,855		
	Miscellaneous sealants throughout building	**67,420**	sf	0.75	50,565		
	SUBTOTAL					229,460	
	TOTAL - INTERIOR CONSTRUCTION						**$665,300**
	C30 INTERIOR FINISHES						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**67,420**	gsf	2.00	134,840		
	SUBTOTAL					134,840	
C3020	**FLOOR FINISHES**						
	New ceramic tile	**1,868**	sf	23.00	42,964		
	SUBTOTAL					42,964	

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
HC ACCESSIBILITY							
	TOTAL - INTERIOR FINISHES						**$177,804**
	D20 PLUMBING						
D20	**PLUMBING, GENERALLY**						
	HC Accessibility						
	Install new plumbing fixtures at restrooms being reconstructed to accommodate ADA upgrades and new water coolers	**67,420**	sf	1.50	101,130		
	SUBTOTAL					101,130	
	TOTAL - PLUMBING						**$101,130**
	D50 ELECTRICAL						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	HC Accessibility						
	Provide assisted listening devices for the hearing impaired	**67,420**	sf	1.50	101,130		
	SUBTOTAL					101,130	
	TOTAL - ELECTRICAL						**$101,130**
	E20 FURNISHINGS						
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber strips	**500**	sf	45.00	22,500		
	Counters, base cabinets, tall storage in classrooms and other rooms	**67,420**	gsf	6.00	ETR		
	Replace media center control and furniture for HC accommodation	**1**	ls	50,000.00	50,000		
	SUBTOTAL					72,500	
	TOTAL - FURNISHINGS						**$72,500**
	F20 SELECTIVE BUILDING DEMOLITION						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demolition of renovated areas; some finishes, doors, MEP systems, some casework and specialties	**67,420**	sf	1.00	67,420		
	SUBTOTAL					67,420	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$67,420**
	SUBTOTAL HC ACCESSIBILITY						**$1,213,304**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ENERGY SAVINGS							
	GROSS FLOOR AREA CALCULATION						
	First Floor			67,420			
	TOTAL GROSS FLOOR AREA (GFA)				67,420	*sf*	
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*16,111*	sf				
	Interior skin						
	Allowance to insulate exterior	**16,111**	sf	8.00	128,888		
	Exterior skin						
	Allowance to remove and replace existing brickwork	**16,111**	sf	45.00	724,995		
	Miscellaneous						
	New lintels and relieving angles	**16,111**	sf	10.00	161,110		
	Staging to exterior wall	**26,852**	sf	3.00	80,556		
	SUBTOTAL					1,095,549	
B2020	**WINDOWS**	*10,741*	sf				
	Storefront replace existing	**1,074**	sf	90.00	96,660		
	Premium for sunscreen and light shelf elements	**1**	ls	25,000.00	25,000		
	Windows replace existing	**9,667**	sf	85.00	821,695		
	Backer rod & double sealant	**3,545**	lf	9.00	31,905		
	Wood blocking at openings	**3,545**	lf	4.00	14,180		
	SUBTOTAL					989,440	
B2030	**EXTERIOR DOORS**						
	Allowance for glazed entrance doors including frame and hardware; double door	**10**	pr	8,000.00	80,000		
	Allowance for HM doors, frames and hardware-Double	**1**	pr	3,600.00	3,600		
	Allowance for HM doors, frames and hardware-Single	**1**	ea	1,800.00	1,800		
	Allowance for new coiling door at Loading dock	**1**	ls	7,500.00	7,500		
	Backer rod & double sealant	**237**	lf	9.00	2,133		
	Wood blocking at openings	**237**	lf	4.00	948		
	SUBTOTAL					95,981	
	TOTAL - EXTERIOR CLOSURE						**$2,180,970**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	Remove existing roof down to deck	**16,000**	sf	2.00	32,000		
	New EPDM roofing	**16,000**	sf	6.60	105,600		
	Insulation	**16,000**	sf	5.00	80,000		
	1/2" dens-deck protection board	**16,000**	sf	2.00	32,000		
	Reinforced vapor barrier	**16,000**	sf	1.00	16,000		
	Rough blocking	**525**	lf	8.00	4,200		
	Miscellaneous Roofing						
	Roof edge	**525**	lf	30.00	15,750		
	Walk pads	**1**	ls	2,500.00	2,500		
	SUBTOTAL					288,050	
B3020	**ROOF OPENINGS**						
	Roof hatch	**1**	loc	2,500.00	2,500		

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ENERGY SAVINGS							
	SUBTOTAL					2,500	
	TOTAL - ROOFING						**$290,550**
	D20 PLUMBING						
D20	**PLUMBING, GENERALLY**						
	Energy Savings						
	Install new water conserving plumbing fixtures.	**67,420**	sf	1.00	67,420		
	SUBTOTAL					67,420	
	TOTAL - PLUMBING						**$67,420**
	D30 HVAC						
D30	**HVAC, GENERALLY**						
	Energy Savings						
	Replace motors on HVAC equipment	**67,420**	sf	1.00	67,420		
	Install VFD's on HVAC equipment	**67,420**	sf	1.50	101,130		
	SUBTOTAL					168,550	
	TOTAL - HVAC						**$168,550**
	D50 ELECTRICAL						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Energy Savings						
	Install new exterior LED lighting	**1**	ls	30,000.00	30,000		
	Install new occupancy sensors on lighting circuits	**67,420**	sf	1.50	101,130		
	Install new interior LED lighting	**67,420**	sf	8.00	539,360		
	Electrical to replace HVAC motors	**67,420**	sf	0.50	33,710		
	Electrical to new VFD's on HVAC equipment	**67,420**	sf	0.50	33,710		
	SUBTOTAL					737,910	
	TOTAL - ELECTRICAL						**$737,910**
	E20 FURNISHINGS						
E2010	**FIXED FURNISHINGS**						
	Manual operated roller shades	**9,667**	sf	6.00	58,002		
	SUBTOTAL					58,002	
	TOTAL - FURNISHINGS						**$58,002**
	F20 SELECTIVE BUILDING DEMOLITION						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demo of exterior windows	**10,741**	sf	6.00	64,446		
	Demo of roof included in Divisions above						
	SUBTOTAL					64,446	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

GFA 67,420

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		ENERGY SAVINGS						
117		See main summary for HazMat allowance				See Summary		
118		SUBTOTAL						
119								
120		***TOTAL - SELECTIVE BUILDING DEMOLITION***						**$64,446**
121								
122								
123		**SUBTOTAL ENERGY SAVINGS**						**$3,567,848**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK HEALTH and SAFETY							
	G SITEWORK						
G10	**SITE PREPARATION & DEMOLITION**						
	Site Demolitions and Relocations						
	Site construction fence allowance	**2,000**	lf	14.00	28,000		
	Allowance for pavement/curbing removal - grind up asphalt to reuse; including walks	**5,000**	sf	1.00	5,000		
	Remove and dispose curb cuts	**2**	loc	500.00	1,000		
	Tree removal allowance	**1**	ls	5,000.00	5,000		
	Misc. Tree Protection	**1**	ls	5,000.00	5,000		
	Misc. site demolition	**1**	ls	10,000.00	10,000		
	SUBTOTAL					$54,000	
	Site Earthwork						
	Construction entrances/wheel washes (allowance)	**1**	loc	5,000.00	5,000		
	Allowance to strip topsoil, store on site for reuse	**1**	ls	2,500.00	2,500		
	Cut/fill				NIC		
	Fine grading	**1**	ls	3,000.00	3,000		
	Silt fence/erosion control (allowance)	**1,000**	lf	12.00	12,000		
	Erosion Control monitoring & maintenance	**1**	ls	500.00	500		
	Hazardous Waste Remediation						
	No items in this section						
	SUBTOTAL					$23,000	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Allowance to replace damaged bituminous concrete paving	*5,000*					
	gravel base; 12" thick	**185**	cy	38.00	7,030		
	bituminous concrete; 4" thick	**556**	sy	28.00	15,568		
	Allowance to re-strip new and existing asphalt	**1**	ls	5,000.00	5,000		
	New curb allowance	**500**	lf	38.00	19,000		
	Crosswalk Hatching	**2**	loc	900.00	1,800		
	New entrance sign	**1**	ls	10,000.00	ETR		
	New traffic signs	**1**	ls	5,000.00	5,000		
	SUBTOTAL					$53,398	
SUBTOTAL SITE DEVELOPMENT HEALTH and SAFETY							**$130,398**

PM&C

Mosier Elementary School
Design Options
South Hadley, MA

29-Jun-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK HC ACCESSIBILITY							
	G SITEWORK						
G10	**SITE PREPARATION & DEMOLITION**						
	Allowance for pavement/curbing removal - grind up asphalt to reuse; including walks	**3,000**	sf	1.00	3,000		
	Misc. site demolition	**1**	ls	5,000.00	5,000		
	SUBTOTAL					$5,000	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Allowance to reconstruct HC parking area	**1**	ls	5,000.00	5,000		
	Allowance to re-strip new and existing asphalt	**1**	ls	3,000.00	3,000		
	Crosswalk Hatching	**2**	loc	900.00	1,800		
	HC curb cuts	**2**	loc	1,200.00	2,400		
	New traffic signs	**1**	ls	1,500.00	1,500		
	SUBTOTAL					$13,700	
	Pedestrian paving						
	Allowance to add HC bituminous concrete paving/walks	*3,000*	sf				
	gravel base; 12" thick	**111**	cy	38.00	4,218		
	bituminous concrete; 3" thick	**333**	sy	28.00	9,324		
	Site Improvements						
	Allowance for new play surface	**4,000**	sf	18.00	72,000		
	Remove and reinstall play equipment; modify for HC access	**3**	loc	10,000.00	30,000		
	Landscaping & Plantings:						
	Allowance to spread existing amended topsoil @ seeded areas	**1**	ls	2,500.00	2,500		
	New seeded areas - allowance	**5,000**	sf	0.20	1,000		
	Trees allowance	**5**	ea	1,000.00	5,000		
	Shrubs/plantings and Groundcover allowance	**1**	ls	25,000.00	25,000		
	SUBTOTAL					$149,042	
SUBTOTAL SITE DEVELOPMENT HC ACCESSIBILITY							**$167,742**

Feasibility Design Submission

Mosier Elementary Schools

Design Options

South Hadley, MA

PM&C LLC
20 Downer Avenue
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Flansburgh Architects

August 29, 2016

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 1 - ADD/RENOVATION				
REMOVE HAZARDOUS MATERIALS - Allowance				
NEW ADDITION		12,234	$283.75	$3,471,436
RENOVATION		58,500	$213.48	$12,488,747
SITEWORK				$898,782
SUB-TOTAL	Jun-18	70,734	$238.34	$16,858,965
ESCALATION TO START - (assumed 4% PA)	7%			$1,180,128
DESIGN AND PRICING CONTINGENCY	12%			$2,023,076
SUB-TOTAL	Jun-18	70,734	$283.63	$20,062,169
GENERAL CONDITIONS	8.00%			$1,604,974
GENERAL REQUIREMENTS	3.00%			$601,865
BONDS	1.50%			$300,933
INSURANCE	1.15%			$230,715
PERMIT				NIC
OVERHEAD AND FEE	3.0%			$601,865
GMP CONTINGENCY	2.5%			$501,554
PHASING PREMIUM	5.0%			$1,003,108
TOTAL OF ALL CONSTRUCTION OPTION 1	Jun-18	70,734	$352.12	**$24,907,183**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

OPTION 2- MAJOR ADD/RENOVATION

DEMOLISH EXISTING BUILDING		19,500	$8.00	$156,000
NEW ADDITION		31,934	$275.22	$8,788,986
RENOVATION		38,800	$222.57	$8,635,809
REMOVE HAZARDOUS MATERIALS				NIC
SITEWORK				$1,194,283
SUB-TOTAL	Jun-18	70,734	$265.43	$18,775,078
ESCALATION TO START - (assumed 4% PA)	7%			$1,314,255
DESIGN AND PRICING CONTINGENCY	12%			$2,253,009
SUB-TOTAL	Jun-18	70,734	$315.86	$22,342,342
GENERAL CONDITIONS	8.00%			$1,787,387
GENERAL REQUIREMENTS	3.00%			$670,270
BONDS	1.50%			$335,135
INSURANCE	1.15%			$256,937
PERMIT				NIC
OVERHEAD AND FEE	3.0%			$670,270
GMP CONTINGENCY	2.5%			$558,559
PHASING PREMIUM	5.0%			$1,117,117
TOTAL OF ALL CONSTRUCTION OPTION 2	Jun-18	70,734	$392.15	**$27,738,017**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

OPTION 3- ALL NEW CONSTRUCTION

DEMOLISH EXISTING BUILDING		56,500	$8.00	$452,000
NEW BUILDING		70,734	$269.02	$19,029,123
REMOVE HAZARDOUS MATERIALS			NIC	
SITEWORK				$2,258,418
SUB-TOTAL	Jun-18	70,734	$307.34	$21,739,541
ESCALATION TO START - (assumed 4% PA)	7%			$1,521,768
DESIGN AND PRICING CONTINGENCY	12%			$2,608,745
SUB-TOTAL	Jun-18	70,734	$365.74	$25,870,054
GENERAL CONDITIONS	8.00%			$2,069,604
GENERAL REQUIREMENTS	3.00%			$776,102
BONDS	1.50%			$388,051
INSURANCE	1.15%			$297,506
PERMIT				NIC
OVERHEAD AND FEE	3.0%			$776,102
GMP CONTINGENCY	2.5%			$646,751
TOTAL OF ALL CONSTRUCTION OPTION 3	Jun-18	70,734	$435.78	**$30,824,170**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

Assumed CMr procurement

This Feasibility cost estimate was produced from drawings, outline specifications and other documentation prepared by Flansburgh Architects and their design team dated July 19th 2016. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149a of the Massachusetts General Laws to pre-qualified construction managers, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 12,234

CONSTRUCTION COST SUMMARY

OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL

	BUILDING SYSTEM		SUB-TOTAL	TOTAL	$/SF	%
A10	**FOUNDATIONS**					
	A1010	Standard Foundations	$146,750			
	A1020	Special Foundations	$0			
	A1030	Lowest Floor Construction	$154,805	**$301,555**	$24.65	8.7%
A20	**BASEMENT CONSTRUCTION**					
	A2010	Basement Excavation	$0			
	A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**					
	B1010	Upper Floor Construction	$0			
	B1020	Roof Construction	$485,297	**$485,297**	$39.67	14.0%
B20	**EXTERIOR CLOSURE**					
	B2010	Exterior Walls	$381,421			
	B2020	Windows	$177,552			
	B2030	Exterior Doors	$16,162	**$575,135**	$47.01	16.6%
B30	**ROOFING**					
	B3010	Roof Coverings	$296,995			
	B3020	Roof Openings	$12,500	**$309,495**	$25.30	8.9%
C10	**INTERIOR CONSTRUCTION**					
	C1010	Partitions	$245,530			
	C1020	Interior Doors	$61,170			
	C1030	Specialties/Millwork	$70,895	**$377,595**	$30.86	10.9%
C20	**STAIRCASES**					
	C2010	Stair Construction	$0			
	C2020	Stair Finishes	$0	**$0**	$0.00	0.0%
C30	**INTERIOR FINISHES**					
	C3010	Wall Finishes	$73,404			
	C3020	Floor Finishes	$155,102			
	C3030	Ceiling Finishes	$62,122	**$290,628**	$23.76	8.4%
D10	**CONVEYING SYSTEMS**					
	D1010	Elevator	$0	**$0**	$0.00	0.0%
D20	**PLUMBING**					
	D20	Plumbing	$146,808	**$146,808**	$12.00	4.2%

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 12,234

CONSTRUCTION COST SUMMARY

OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL

	BUILDING SYSTEM		SUB-TOTAL	TOTAL	$/SF	%
D30	**HVAC**					
	D30	HVAC	$440,424	**$440,424**	$36.00	12.7%
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$55,053	**$55,053**	$4.50	1.6%
D50	**ELECTRICAL**					
	D5010	Complete System	$391,488	**$391,488**	$32.00	11.3%
E10	**EQUIPMENT**					
	E10	Equipment	$86,600	**$86,600**	$7.08	2.5%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$11,358			
	E2020	Movable Furnishings	NIC	**$11,358**	$0.93	0.3%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$0	**$0**	$0.00	0.0%
F20	**HAZMAT REMOVALS**					
	F2010	Building Elements Demolition	$0			
	F2020	Hazardous Components Abatement	$0	**$0**	$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)				***$3,471,436***	*$283.75*	*100.0%*

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL							
	GROSS FLOOR AREA CALCULATION						
	First Floor			12,234			
	TOTAL GROSS FLOOR AREA (GFA)				**12,234**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	Strip footings - 3'-0" x 2'-0"						
	Excavation	**454**	cy	12.00	5,448		
	Store on site for reuse	**454**	cy	14.00	6,356		
	Backfill with new fill	**372**	cy	16.00	5,952		
	Formwork	**1,400**	sf	11.00	15,400		
	Re-bar, 10#/lf	**3,500**	lbs	1.20	4,200		
	Concrete material; 3,000 psi	**82**	cy	125.00	10,250		
	Placing concrete	**82**	cy	55.00	4,510		
	Foundation walls at exterior - 16" thick						
	Formwork	**2,800**	sf	12.50	35,000		
	Re-bar, 4#/sf	**5,600**	lbs	1.20	6,720		
	Concrete material; 4,000 psi	**64**	cy	135.00	8,640		
	Placing concrete	**64**	cy	65.00	4,160		
	Dampproofing foundation wall and footing	**2,100**	sf	1.90	NIC		
	Insulation to foundation walls; 2" thick	**1,400**	sf	2.50	3,500		
	Form shelf	**350**	lf	8.00	2,800		
	Thickened slab at interior load bearing walls						
	Excavation	**91**	cy	12.00	1,092		
	Store on site for reuse	**91**	cy	14.00	1,274		
	Backfill with new fill	**83**	cy	16.00	1,328		
	Formwork	**140**	sf	11.00	1,540		
	Re-bar, 10#/lf	**700**	lbs	1.20	840		
	Concrete material; 3,000 psi	**8**	cy	125.00	1,000		
	Placing concrete	**8**	cy	55.00	440		
	Exterior column footings, typical, 4' x 4' x 2'-0"						
	Excavation	**60**	cy	15.00	900		
	Store on site for reuse	**60**	cy	14.00	840		
	Backfill with new fill	**50**	cy	16.00	800		
	Formwork	**256**	sf	11.00	2,816		
	Re-bar,150/cy	**1,500**	lbs	1.20	1,800		
	Concrete material; 3,000 psi	**10**	cy	125.00	1,250		
	Placing concrete	**10**	cy	55.00	550		
	Set anchor bolts grout plates	**8**	ea	150.00	1,200		
	Interior column footings, typical, 6' x 6' x 2'-0"						
	Excavation	**56**	cy	15.00	840		
	Store on site for reuse	**56**	cy	14.00	784		
	Backfill with new fill	**45**	cy	16.00	720		
	Formwork	**240**	sf	11.00	2,640		
	Re-bar,150/cy	**1,650**	lbs	1.20	1,980		
	Concrete material; 3,000 psi	**11**	cy	125.00	1,375		
	Placing concrete	**11**	cy	55.00	605		
	Set anchor bolts grout plates	**6**	ea	150.00	900		
	Perimeter drainage system	**350**	lf	18.00	6,300		
	SUBTOTAL					146,750	

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL							
A1020	**SPECIAL FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	New Slab on grade, 5" thick						
	Structural gravel fill, 8"	**302**	cy	30.00	9,060		
	Base course, 8" gravel	**302**	cy	35.00	10,570		
	Rigid insulation	**12,234**	sf	2.25	27,527		
	Vapor barrier	**12,234**	sf	1.00	12,234		
	Under slab drainage -allow	**12,234**	sf	2.50	30,585		
	Mesh reinforcing 15% lap	**14,069**	sf	0.80	11,255		
	Concrete - 5" thick	**200**	cy	125.00	25,000		
	Placing concrete	**200**	cy	45.00	9,000		
	Finishing and curing concrete	**12,234**	sf	1.50	18,351		
	Control joints - saw cut	**12,234**	sf	0.10	1,223		
	SUBTOTAL					154,805	
	TOTAL - FOUNDATIONS						**$301,555**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No items in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
B1020	**ROOF CONSTRUCTION**						
	Roof Structure - Steel:						
	Steel beams/Joists; 15#/SF	**92**	tns	3,800.00	349,600		
	Roof Structure						
	3" Metal floor Deck @ roof	**5,734**	sf	4.00	22,936		
	Acoustic deck at gym, 3", type NA	**6,500**	sf	8.00	52,000		
	Miscellaneous						
	Canopy framing - allow	**1**	ls	15,000.00	15,000		
	Roof screen framing - allow	**300**	sf	20.00	6,000		
	Fire proofing to columns, beams and deck	**12,234**	sf	3.25	39,761		
	SUBTOTAL					485,297	
	TOTAL - SUPERSTRUCTURE						**$485,297**
B20	***EXTERIOR CLOSURE***						

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL							
B2010	**EXTERIOR WALLS**	*5,171*	sf				
	Interior skin						
	8" metal stud backup	**1,792**	sf	8.00	14,336		
	Batt insulation in stud	**1,792**	sf	2.25	4,032		
	2 1/2" Rigid Insulation	**1,792**	sf	3.00	5,376		
	Air barrier	**1,792**	sf	6.00	10,752		
	Air barrier/flashing at windows	**427**	lf	7.00	2,989		
	Gypsum Sheathing	**1,792**	sf	2.75	4,928		
	Drywall lining to interior face of stud backup	**1,792**	sf	3.00	5,376		
	Interior skin @ Gym and stage						
	8" CMU backup	**3,379**	sf	22.00	74,338		
	2 1/2" Rigid Insulation	**3,379**	sf	3.00	10,137		
	Air barrier	**3,379**	sf	6.00	20,274		
	Premium for GF block	**3,379**	sf	6.00	20,274		
	Exterior skin						
	Brick veneer	**5,171**	sf	35.00	180,985		
	Miscellaneous						
	Signage	**1**	ls	5,000.00	5,000		
	Staging to exterior wall	**6,464**	sf	3.50	22,624		
	SUBTOTAL					381,421	
B2020	**WINDOWS**	*1,293*	sf				
	Curtainwall	**364**	sf	120.00	43,680		
	Windows/storefront	**1,293**	sf	85.00	109,905		
	Louvers (allowance)	**250**	sf	60.00	15,000		
	Backer rod & double sealant	**427**	lf	9.00	3,843		
	Wood blocking at openings	**427**	lf	12.00	5,124		
	SUBTOTAL					177,552	
B2030	**EXTERIOR DOORS**						
	Glazed entrance doors including frame and hardware; double door	**1**	pr	8,000.00	8,000		
	HM doors, frames and hardware- Double	**1**	pr	3,600.00	3,600		
	HM doors, frames and hardware- Single	**2**	ea	1,800.00	3,600		
	Backer rod & double sealant	**74**	lf	9.00	666		
	Wood blocking at openings	**74**	lf	4.00	296		
	SUBTOTAL					16,162	
	TOTAL - EXTERIOR CLOSURE						**$575,135**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	PVC roof membrane fully adhered	**12,234**	sf	8.50	103,989		
	Insulation	**12,234**	sf	6.00	73,404		
	1/2" dens-deck protection board	**12,234**	sf	2.00	24,468		
	Reinforced vapor barrier	**12,234**	sf	1.00	12,234		
	Rough blocking	**1,400**	lf	6.00	8,400		
	Miscellaneous Roofing						
	Canopies - allow	**300**	sf	75.00	22,500		
	Roof screens - allow	**150**	sf	55.00	8,250		
	Roof fascia/cornice	**350**	lf	90.00	31,500		
	Tie e into existing roof / flashing	**130**	lf	75.00	9,750		
	Walk pads	**1**	ls	2,500.00	2,500		

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL						
	SUBTOTAL					296,995	
B3020	**ROOF OPENINGS**						
	Skylights, allow	**1**	ls	10,000.00	10,000		
	Roof hatch	**1**	loc	2,500.00	2,500		
	SUBTOTAL					12,500	
	TOTAL - ROOFING						**$309,495**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Reinforced masonry shear walls at Gymnasium & Stage	**3,014**	sf	24.00	72,336		
	Sealants & caulking at partitions	**3,014**	sf	0.50	1,507		
	Rough blocking to partitions	**137**	lf	3.00	411		
	Miscellaneous partitions not yet shown	**12,234**	gsf	14.00	171,276		
	SUBTOTAL					245,530	
C1020	**INTERIOR DOORS**						
	Allowance for doors, doors and hardware	**12,234**	gsf	5.00	61,170		
	SUBTOTAL					61,170	
C1030	**SPECIALTIES / MILLWORK**						
	Marker boards/tackboards	**12,234**	sf	1.00	12,234		
	Building directory	**1**	loc	3,000.00	3,000		
	Bronze dedication plaque	**1**	loc	2,500.00	2,500		
	Room Signs	**12,234**	gsf	0.50	6,117		
	Fire extinguisher cabinets	**4**	ea	350.00	1,400		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Shelving	**1**	ls	3,000.00	3,000		
	Display cases	**1**	ea	8,000.00	8,000		
	Miscellaneous metals throughout building	**12,234**	sf	1.50	18,351		
	Miscellaneous sealants throughout building	**12,234**	sf	1.25	15,293		
	SUBTOTAL					70,895	
	TOTAL - INTERIOR CONSTRUCTION						**$377,595**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	No work required						
	SUBTOTAL					-	
C2020	**STAIR FINISHES**						
	No work required						
	SUBTOTAL					-	
	TOTAL - STAIRCASES						
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**12,234**	gsf	6.00	73,404		
	SUBTOTAL					73,404	
C3020	**FLOOR FINISHES**						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL						
	Gym floor	**6,500**	sf	18.00	117,000		
	Lobby floor	**1,100**	sf	22.00	24,200		
	Custodian floor - sealed concrete	**4,634**	sf	3.00	13,902		
	SUBTOTAL					155,102	
C3030	**CEILING FINISHES**						
	Exposed ceiling @ gym	**6,500**	sf	2.50	16,250		
	Allowance for ceiling finishes	**5,734**	sf	8.00	45,872		
	SUBTOTAL					62,122	
	TOTAL - INTERIOR FINISHES						**$290,628**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	No work required						
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing; complete system	**12,234**	gsf	12.00	146,808		
	SUBTOTAL					146,808	
	TOTAL - PLUMBING						**$146,808**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete system	**12,234**	gsf	36.00	440,424		
	SUBTOTAL					440,424	
	TOTAL - HVAC						**$440,424**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Sprinkler system	**12,234**	gsf	4.50	55,053		
	SUBTOTAL					55,053	
	TOTAL - FIRE PROTECTION						**$55,053**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Electrical system; complete	**12,234**	gsf	32.00	391,488		
	SUBTOTAL					391,488	
	TOTAL - ELECTRICAL						**$391,488**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Gym wall pads	**1**	ls	10,000.00	10,000		
	Basketball backstops; swing up; electric operated	**2**	ea	9,800.00	19,600		
	Gymnasium dividing net	**1**	loc	20,000.00	20,000		

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 12,234

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 1 - MINOR ADDITION TO ELEMENTARY SCHOOL						
	Volleyball net and standards	**1**	ea	2,000.00	2,000		
	Telescoping bleachers	**1**	ls	35,000.00	35,000		
	SUBTOTAL					86,600	
	TOTAL - EQUIPMENT						**$86,600**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber strips	**80**	sf	45.00	3,600		
	Manual operated roller shades	**1,293**	sf	6.00	7,758		
	SUBTOTAL					11,358	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$11,358**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	No Work in this section						
	SUBTOTAL						
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	See main summary for demolition of existing buildings						
	SUBTOTAL						
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 58,500

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 1 - RENOVATION						
A10	**FOUNDATIONS**					
	A1010	Standard Foundations	$0			
	A1020	Special Foundations	$0			
	A1030	Lowest Floor Construction	$175,500	**$175,500**	$3.00	1.4%
A20	**BASEMENT CONSTRUCTION**					
	A2010	Basement Excavation	$0			
	A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**					
	B1010	Upper Floor Construction	$702,000			
	B1020	Roof Construction	$0	**$702,000**	$12.00	5.6%
B20	**EXTERIOR CLOSURE**					
	B2010	Exterior Walls	$1,063,326			
	B2020	Windows	$989,440			
	B2030	Exterior Doors	$95,981	**$2,148,747**	$36.73	17.2%
B30	**ROOFING**					
	B3010	Roof Coverings	$334,450			
	B3020	Roof Openings	$0	**$334,450**	$5.72	2.7%
C10	**INTERIOR CONSTRUCTION**					
	C1010	Partitions	$877,500			
	C1020	Interior Doors	$292,500			
	C1030	Specialties/Millwork	$348,300	**$1,518,300**	$25.95	12.2%
C20	**STAIRCASES**					
	C2010	Stair Construction	$0			
	C2020	Stair Finishes	$10,000	**$10,000**	$0.17	0.1%
C30	**INTERIOR FINISHES**					
	C3010	Wall Finishes	$351,000			
	C3020	Floor Finishes	$468,000			
	C3030	Ceiling Finishes	$409,500	**$1,228,500**	$21.00	9.8%
D10	**CONVEYING SYSTEMS**					
	D1010	Elevator	$0	**$0**	$0.00	0.0%
D20	**PLUMBING**					
	D20	Plumbing	$702,000	**$702,000**	$12.00	5.6%

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 58,500

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 1 - RENOVATION						
D30	**HVAC**					
	D30	HVAC	$2,106,000	**$2,106,000**	$36.00	16.9%
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$351,000	**$351,000**	$6.00	2.8%
D50	**ELECTRICAL**					
	D5010	Complete System	$1,872,000	**$1,872,000**	$32.00	15.0%
E10	**EQUIPMENT**					
	E10	Equipment	$510,000	**$510,000**	$8.72	4.1%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$362,250			
	E2020	Movable Furnishings	NIC	**$362,250**	$6.19	2.9%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$0	**$0**	$0.00	0.0%
F20	**HAZMAT REMOVALS**					
	F2010	Building Elements Demolition	$468,000			
	F2020	Hazardous Components Abatement	$0	**$468,000**	$8.00	3.7%
TOTAL DIRECT COST (Trade Costs)				***$12,488,747***	*$213.48*	*100.0%*

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 58,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - RENOVATION							
	GROSS FLOOR AREA CALCULATION						
	First Floor			58,500			
	TOTAL GROSS FLOOR AREA (GFA)				**58,500**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL					-	
A1020	**SPECIAL FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Allowance for patching of existing slabs disturbed by new work	**58,500**	sf	3.00	175,500		
	SUBTOTAL					175,500	
	TOTAL - FOUNDATIONS						**$175,500**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No items in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	Allowance for seismic bracing/structural upgrades	**58,500**	gsf	12.00	702,000		
	SUBTOTAL					702,000	
B1020	**ROOF CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - SUPERSTRUCTURE						**$702,000**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*16,111*	sf				
	Interior skin						
	Allowance to insulate exterior	**16,111**	sf	8.00	128,888		
	Exterior skin						
	Allowance to remove and replace existing brickwork	**16,111**	sf	45.00	724,995		
	Miscellaneous						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 58,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - RENOVATION							
	New lintels and relieving angles	**16,111**	sf	10.00	161,110		
	Staging to exterior wall	**16,111**	sf	3.00	48,333		
	SUBTOTAL					1,063,326	
B2020	**WINDOWS**	*10,741*	sf				
	Storefront replace existing	**1,074**	sf	90.00	96,660		
	Premium for sunscreen and light shelf elements	**1**	ls	25,000.00	25,000		
	Windows replace existing	**9,667**	sf	85.00	821,695		
	Backer rod & double sealant	**3,545**	lf	9.00	31,905		
	Wood blocking at openings	**3,545**	lf	4.00	14,180		
	SUBTOTAL					989,440	
B2030	**EXTERIOR DOORS**						
	Allowance for glazed entrance doors including frame and hardware; double door	**10**	pr	8,000.00	80,000		
	Allowance for HM doors, frames and hardware-Double	**1**	pr	3,600.00	3,600		
	Allowance for HM doors, frames and hardware-Single	**1**	ea	1,800.00	1,800		
	Allowance for new coiling door at Loading dock	**1**	ls	7,500.00	7,500		
	Backer rod & double sealant	**237**	lf	9.00	2,133		
	Wood blocking at openings	**237**	lf	4.00	948		
	SUBTOTAL					95,981	
	TOTAL - EXTERIOR CLOSURE						**$2,148,747**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	Remove existing roof down to deck	**16,000**	sf	2.00	32,000		
	New PVC roofing	**16,000**	sf	8.50	136,000		
	Insulation	**16,000**	sf	6.00	96,000		
	1/2" dens-deck protection board	**16,000**	sf	2.00	32,000		
	Reinforced vapor barrier	**16,000**	sf	1.00	16,000		
	Rough blocking	**525**	lf	8.00	4,200		
	Miscellaneous Roofing						
	Roof edge	**525**	lf	30.00	15,750		
	Walk pads	**1**	ls	2,500.00	2,500		
	SUBTOTAL					334,450	
B3020	**ROOF OPENINGS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - ROOFING						**$334,450**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Allowance to modify existing partitions	**58,500**	sf	15.00	877,500		
	SUBTOTAL					877,500	
C1020	**INTERIOR DOORS**						
	Allowance for ADA upgrades to doors and hardware	**58,500**	gsf	5.00	292,500		
	SUBTOTAL					292,500	

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 58,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - RENOVATION							
C1030	**SPECIALTIES / MILLWORK**						
	Toilet Partitions and accessories	**58,500**	gsf	0.80	46,800		
	Backer panels in electrical closets	**1**	ls	1,000.00	1,000		
	Marker boards/tackboards in classrooms, offices, conference rooms, library and MP rooms; 20' tackboards w/ 8' markerboards in each Educational space	**58,500**	sf	1.00	58,500		
	Room Signs	**58,500**	gsf	0.50	29,250		
	Fire extinguisher cabinets	**20**	ea	350.00	7,000		
	Corridor Lockers	**58,500**	gsf	1.00	58,500		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Miscellaneous metals throughout building	**58,500**	sf	1.50	87,750		
	Miscellaneous sealants throughout building	**58,500**	sf	1.00	58,500		
	SUBTOTAL					348,300	
	TOTAL - INTERIOR CONSTRUCTION						**$1,518,300**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
C2020	**STAIR FINISHES**						
	New finishes to stairs	**1**	ls	10,000.00	10,000		
	SUBTOTAL					10,000	
	TOTAL - STAIRCASES						**$10,000**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**58,500**	gsf	6.00	351,000		
	SUBTOTAL					351,000	
C3020	**FLOOR FINISHES**						
	Allowance for floor finishes	**58,500**	gsf	8.00	468,000		
	SUBTOTAL					468,000	
C3030	**CEILING FINISHES**						
	Allowance for ceiling finishes	**58,500**	sf	7.00	409,500		
	SUBTOTAL					409,500	
	TOTAL - INTERIOR FINISHES						**$1,228,500**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	No work assumed				NIC		
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing; complete system	**58,500**	gsf	12.00	702,000		
	SUBTOTAL					702,000	
	TOTAL - PLUMBING						**$702,000**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 58,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - RENOVATION							
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete system	**58,500**	gsf	36.00	2,106,000		
	SUBTOTAL					2,106,000	
	TOTAL - HVAC						**$2,106,000**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Sprinkler system	**58,500**	gsf	6.00	351,000		
	SUBTOTAL					351,000	
	TOTAL - FIRE PROTECTION						**$351,000**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Electrical system; complete	**58,500**	gsf	32.00	1,872,000		
	SUBTOTAL					1,872,000	
	TOTAL - ELECTRICAL						**$1,872,000**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Theatrical Equipment Stage curtains, rigging and controls	**1**	ls	150,000.00	150,000		
	Food Service equipment	**1**	ls	350,000.00	350,000		
	Electrically operated projection screens	**1**	loc	10,000.00	10,000		
	AV Equipment (including Smartboards, Projectors, LED monitors, Digital information displays etc.)				FF+E		
	SUBTOTAL					510,000	
	TOTAL - EQUIPMENT						**$510,000**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber strips	**250**	sf	45.00	11,250		
	Counters, base cabinets, tall storage in classrooms and other rooms	**58,500**	gsf	6.00	351,000		
	SUBTOTAL					362,250	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$362,250**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	No Work in this section						
	SUBTOTAL						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 58,500

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - RENOVATION							
	TOTAL - SPECIAL CONSTRUCTION						
	F20 SELECTIVE BUILDING DEMOLITION						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Extensive demolition of renovation areas; finishes, doors, MEP systems, casework and specialties	**58,500**	sf	8.00	468,000		
	See main summary for demolition of existing buildings						
	SUBTOTAL					468,000	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$468,000**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 1							
G	***SITEWORK***						
G10	**SITE PREPARATION & DEMOLITION**						
	Site Demolitions and Relocations						
	Site construction fence	**850**	lf	14.00	11,900		
	Site demo	**65,000**	sf	1.00	65,000		
	SUBTOTAL					$76,900	
	Site Earthwork						
	Construction entrances/wheel washes (allowance)	**1**	loc	15,000.00	15,000		
	Strip topsoil, store on site for reuse	**744**	cy	12.00	8,928		
	Cut/fill	**1**	ls	30,000.00	30,000		
	Fine grading	**5,800**	sy	1.00	5,800		
	Silt fence/erosion control (allowance)	**850**	lf	12.00	10,200		
	Erosion Control monitoring & maintenance	**1**	ls	10,000.00	10,000		
	Hazardous Waste Remediation						
	SUBTOTAL					$79,928	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Bituminous concrete paving	*20,000*					
	gravel base; 12" thick	**741**	cy	35.00	25,935		
	bituminous concrete; 4" thick	**2,222**	sy	27.00	59,994		
	6"x18" granite curb	**1,000**	lf	38.00	38,000		
	Single solid lines, 4" thick	**36**	space	25.00	900		
	Wheelchair Parking	**2**	space	75.00	150		
	Crosswalk Hatching	**1**	loc	900.00	900		
	Other road markings	**1**	ls	1,000.00	1,000		
	HC curb cuts	**2**	loc	1,100.00	2,200		
	New entrance sign	**1**	ls	20,000.00	20,000		
	New traffic signs	**1**	ls	1,500.00	1,500		
	SUBTOTAL					$150,579	
	Pedestrian paving						
	Bituminous concrete paving	*2,200*	sf				
	gravel base; 12" thick	**81**	cy	35.00	2,835		
	bituminous concrete; 3" thick	**244**	sy	35.00	8,540		
	Site Improvements						
	Miscellaneous site improvements	**1**	ls	50,000.00	50,000		
	Landscaping & Plantings:						
	Landscaping allowance	**1**	ls	75,000.00	75,000		
	SUBTOTAL					$136,375	
G30	**CIVIL MECHANICAL UTILITIES**						
	Water supply						
	Allowance for new connections	**1**	ls	40,000.00	40,000		
	Sanitary sewer						
	Allowance for new connections	**1**	ls	15,000.00	15,000		
	Storm Sewer						
	Allowance for stormwater management	**1**	ls	250,000.00	250,000		
	SUBTOTAL					$305,000	
G40	**SITE ELECTRICAL**						
	Allowance for site electrical	**1**	ls	150,000.00	150,000		
	SUBTOTAL					$150,000	
SUBTOTAL SITE DEVELOPMENT OPTION 1							**$898,782**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL						
A10	**FOUNDATIONS**					
	A1010	Standard Foundations	$402,898			
	A1020	Special Foundations	$0			
	A1030	Lowest Floor Construction	$404,119	**$807,017**	$25.27	9.2%
A20	**BASEMENT CONSTRUCTION**					
	A2010	Basement Excavation	$0			
	A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**					
	B1010	Upper Floor Construction	$0	$0		
	B1020	Roof Construction	$1,041,297	**$1,041,297**	$32.61	11.8%
B20	**EXTERIOR CLOSURE**					
	B2010	Exterior Walls	$698,508			
	B2020	Windows	$453,342			
	B2030	Exterior Doors	$24,064	**$1,175,914**	$36.82	13.4%
B30	**ROOFING**					
	B3010	Roof Coverings	$724,995			
	B3020	Roof Openings	$12,500	**$737,495**	$23.09	8.4%
C10	**INTERIOR CONSTRUCTION**					
	C1010	Partitions	$663,194			
	C1020	Interior Doors	$159,670			
	C1030	Specialties/Millwork	$197,004	**$1,019,868**	$31.94	11.6%
C20	**STAIRCASES**					
	C2010	Stair Construction	$0			
	C2020	Stair Finishes	$0	**$0**	$0.00	0.0%
C30	**INTERIOR FINISHES**					
	C3010	Wall Finishes	$191,604			
	C3020	Floor Finishes	$269,538			
	C3030	Ceiling Finishes	$216,472	**$677,614**	$21.22	7.7%
D10	**CONVEYING SYSTEMS**					
	D1010	Elevator	$0	**$0**	$0.00	0.0%
D20	**PLUMBING**					
	D20	Plumbing	$383,208	**$383,208**	$12.00	4.4%

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 31,934

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL						
D30	**HVAC**					
	D30	HVAC	$1,149,624	**$1,149,624**	$36.00	13.1%
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$143,703	**$143,703**	$4.50	1.6%
D50	**ELECTRICAL**					
	D5010	Complete System	$1,021,888	**$1,021,888**	$32.00	11.6%
E10	**EQUIPMENT**					
	E10	Equipment	$596,600	**$596,600**	$18.68	6.8%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$34,758			
	E2020	Movable Furnishings	$0	**$34,758**	$1.09	0.4%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$0	**$0**	$0.00	0.0%
F20	**HAZMAT REMOVALS**					
	F2010	Building Elements Demolition	$0			
	F2020	Hazardous Components Abatement	$0	**$0**	$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)				***$8,788,986***	*$275.22*	*100.0%*

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
	GROSS FLOOR AREA CALCULATION						
	First Floor			31,934			
	TOTAL GROSS FLOOR AREA (GFA)				**31,934**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	Strip footings - 3'-0" x 2'-0"						
	Excavation	**1,005**	cy	12.00	12,060		
	Store on site for reuse	**1,005**	cy	14.00	14,070		
	Backfill with new fill	**824**	cy	16.00	13,184		
	Formwork	**3,100**	sf	11.00	34,100		
	Re-bar, 10#/lf	**7,750**	lbs	1.20	9,300		
	Concrete material; 3,000 psi	**181**	cy	125.00	22,625		
	Placing concrete	**181**	cy	55.00	9,955		
	Foundation walls at exterior - 16" thick						
	Formwork	**6,200**	sf	12.50	77,500		
	Re-bar, 4#/sf	**12,400**	lbs	1.20	14,880		
	Concrete material; 4,000 psi	**141**	cy	135.00	19,035		
	Placing concrete	**141**	cy	65.00	9,165		
	Dampproofing foundation wall and footing	**4,650**	sf	1.90	NIC		
	Insulation to foundation walls; 2" thick	**3,100**	sf	2.50	7,750		
	Form shelf	**775**	lf	8.00	6,200		
	Thickened slab at interior load bearing walls						
	Excavation	**1,093**	cy	12.00	13,116		
	Store on site for reuse	**1,093**	cy	14.00	15,302		
	Backfill with new fill	**995**	cy	16.00	15,920		
	Formwork	**1,686**	sf	11.00	18,546		
	Re-bar, 10#/lf	**8,430**	lbs	1.20	10,116		
	Concrete material; 3,000 psi	**98**	cy	125.00	12,250		
	Placing concrete	**98**	cy	55.00	5,390		
	Exterior column footings, typical, 4' x 4' x 2'-0"						
	Excavation	**180**	cy	15.00	2,700		
	Store on site for reuse	**180**	cy	14.00	2,520		
	Backfill with new fill	**150**	cy	16.00	2,400		
	Formwork	**768**	sf	11.00	8,448		
	Re-bar,150/cy	**4,500**	lbs	1.20	5,400		
	Concrete material; 3,000 psi	**30**	cy	125.00	3,750		
	Placing concrete	**30**	cy	55.00	1,650		
	Set anchor bolts grout plates	**24**	ea	150.00	3,600		
	Interior column footings, typical, 6' x 6' x 2'-0"						
	Excavation	**82**	cy	15.00	1,230		
	Store on site for reuse	**82**	cy	14.00	1,148		
	Backfill with new fill	**62**	cy	16.00	992		
	Formwork	**336**	sf	11.00	3,696		
	Re-bar,150/cy	**5,250**	lbs	1.20	6,300		
	Concrete material; 3,000 psi	**20**	cy	125.00	2,500		
	Placing concrete	**20**	cy	55.00	1,100		
	Set anchor bolts grout plates	**7**	ea	150.00	1,050		
	Perimeter drainage system	**775**	lf	18.00	13,950		
	SUBTOTAL					402,898	

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
A1020	**SPECIAL FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	New Slab on grade, 5" thick						
	Structural gravel fill, 8"	**789**	cy	30.00	23,670		
	Base course, 8" gravel	**789**	cy	35.00	27,615		
	Rigid insulation	**31,934**	sf	2.25	71,852		
	Vapor barrier	**31,934**	sf	1.00	31,934		
	Under slab drainage -allow	**31,934**	sf	2.50	79,835		
	Mesh reinforcing 15% lap	**36,724**	sf	0.80	29,379		
	Concrete - 5" thick	**522**	cy	125.00	65,250		
	Placing concrete	**522**	cy	45.00	23,490		
	Finishing and curing concrete	**31,934**	sf	1.50	47,901		
	Control joints - saw cut	**31,934**	sf	0.10	3,193		
	SUBTOTAL					404,119	
	TOTAL - FOUNDATIONS						**$807,017**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No items in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
B1020	**ROOF CONSTRUCTION**						
	Roof Structure - Steel:						
	Steel beams/Joists; 13#/SF	**208**	tns	3,800.00	790,400		
	Roof Structure						
	3" Metal floor Deck @ roof	**25,434**	sf	4.00	101,736		
	Acoustic deck at gym, 3", type NA	**6,500**	sf	7.00	45,500		
	Miscellaneous						
	Canopy framing - allow	**1**	ls	15,000.00	15,000		
	Roof screen framing - allow	**300**	sf	20.00	6,000		
	Fire proofing to columns, beams and deck	**25,434**	sf	3.25	82,661		
	SUBTOTAL					1,041,297	
	TOTAL - SUPERSTRUCTURE						**$1,041,297**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*10,018*	sf				
	Interior skin						
	8" metal stud backup	**6,720**	sf	8.00	53,760		
	Batt insulation in stud	**6,720**	sf	2.25	15,120		
	2 1/2" Rigid Insulation	**6,720**	sf	3.00	20,160		
	Air barrier	**6,720**	sf	6.00	40,320		
	Air barrier/flashing at windows	**1,417**	lf	7.00	9,919		
	Gypsum Sheathing	**6,720**	sf	2.75	18,480		
	Drywall lining to interior face of stud backup	**6,720**	sf	3.00	20,160		
	Interior skin @ Gym and stage						
	8" CMU backup	**3,298**	sf	22.00	72,556		
	2 1/2" Rigid Insulation	**3,298**	sf	3.00	9,894		
	Air barrier	**3,298**	sf	6.00	19,788		
	Premium for GF block	**3,298**	sf	6.00	19,788		
	Exterior skin						
	Brick veneer	**10,018**	sf	35.00	350,630		
	Miscellaneous						
	Signage	**1**	ls	5,000.00	5,000		
	Staging to exterior wall	**14,311**	sf	3.00	42,933		
	SUBTOTAL					698,508	
B2020	**WINDOWS**	*4,293*	sf				
	Curtainwall	**364**	sf	120.00	43,680		
	Windows/storefront	**4,293**	sf	85.00	364,905		
	Louvers (allowance)	**250**	sf	60.00	15,000		
	Backer rod & double sealant	**1,417**	lf	9.00	12,753		
	Wood blocking at openings	**1,417**	lf	12.00	17,004		
	SUBTOTAL					453,342	
B2030	**EXTERIOR DOORS**						
	Glazed entrance doors including frame and hardware; double door	**1**	pr	8,000.00	8,000		
	HM doors, frames and hardware- Double	**2**	pr	3,600.00	7,200		
	HM doors, frames and hardware- Single	**4**	ea	1,800.00	7,200		
	Backer rod & double sealant	**128**	lf	9.00	1,152		
	Wood blocking at openings	**128**	lf	4.00	512		
	SUBTOTAL					24,064	
	TOTAL - EXTERIOR CLOSURE						**$1,175,914**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	PVC roof membrane fully adhered	**31,934**	sf	8.50	271,439		
	Insulation	**31,934**	sf	6.00	191,604		
	1/2" dens-deck protection board	**31,934**	sf	2.00	63,868		
	Reinforced vapor barrier	**31,934**	sf	1.00	31,934		
	Rough blocking	**1,400**	lf	6.00	8,400		
	Miscellaneous Roofing						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL						
	Canopies - allow	**500**	sf	75.00	37,500		
	Roof screens - allow	**300**	sf	55.00	16,500		
	Roof fascia/cornice	**775**	lf	90.00	69,750		
	Tie e into existing roof / flashing	**420**	lf	75.00	31,500		
	Walk pads	**1**	ls	2,500.00	2,500		
	SUBTOTAL					724,995	
B3020	**ROOF OPENINGS**						
	Skylights, allow	**1**	ls	10,000.00	10,000		
	Roof hatch	**1**	loc	2,500.00	2,500		
	SUBTOTAL					12,500	
	TOTAL - ROOFING						**$737,495**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Reinforced masonry shear walls at Gymnasium	**3,168**	sf	24.00	76,032		
	Corridors; GWB with 2 lyrs corridor side	**2,520**	sf	15.55	39,186		
	GWB partitions	**2,940**	sf	10.50	30,870		
	Sealants & caulking at partitions	**8,628**	sf	0.50	4,314		
	Rough blocking to partitions	**616**	lf	3.00	1,848		
	Miscellaneous partitions not yet shown	**31,934**	gsf	16.00	510,944		
	SUBTOTAL					663,194	
C1020	**INTERIOR DOORS**						
	Allowance for specialty doors, doors and hardware	**31,934**	gsf	5.00	159,670		
	SUBTOTAL					159,670	
C1030	**SPECIALTIES / MILLWORK**						
	Toilet Partitions and accessories	**2**	ea	4,000.00	8,000		
	Marker boards/tackboards	**31,934**	sf	1.00	31,934		
	Building directory	**1**	loc	3,000.00	3,000		
	Bronze dedication plaque	**1**	loc	2,500.00	2,500		
	Room Signs	**31,934**	gsf	0.50	15,967		
	Fire extinguisher cabinets	**11**	ea	350.00	3,850		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Corridor Lockers	**31,934**	gsf	1.00	31,934		
	Shelving	**1**	ls	3,000.00	3,000		
	Display cases	**1**	ea	8,000.00	8,000		
	Miscellaneous metals throughout building	**31,934**	sf	1.50	47,901		
	Miscellaneous sealants throughout building	**31,934**	sf	1.25	39,918		
	SUBTOTAL					197,004	
	TOTAL - INTERIOR CONSTRUCTION						**$1,019,868**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	SUBTOTAL					-	
C2020	**STAIR FINISHES**						
	SUBTOTAL					-	

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
	TOTAL - STAIRCASES						
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**31,934**	gsf	6.00	191,604		
	SUBTOTAL					191,604	
C3020	**FLOOR FINISHES**						
	Gym floor	**6,500**	sf	12.00	78,000		
	Lobby floor	**1,500**	sf	16.00	24,000		
	Allowance for floor finishes	**23,934**	gsf	7.00	167,538		
	SUBTOTAL					269,538	
C3030	**CEILING FINISHES**						
	Exposed ceiling @ gym	**6,500**	sf	2.00	13,000		
	Allowance for ceiling finishes	**25,434**	sf	8.00	203,472		
	SUBTOTAL					216,472	
	TOTAL - INTERIOR FINISHES						**$677,614**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing; complete system	**31,934**	gsf	12.00	383,208		
	SUBTOTAL					383,208	
	TOTAL - PLUMBING						**$383,208**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete system	**31,934**	gsf	36.00	1,149,624		
	SUBTOTAL					1,149,624	
	TOTAL - HVAC						**$1,149,624**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Sprinkler system	**31,934**	gsf	4.50	143,703		
	SUBTOTAL					143,703	
	TOTAL - FIRE PROTECTION						**$143,703**
D50	***ELECTRICAL***						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Electrical system; complete	**31,934**	gsf	32.00	1,021,888		
	SUBTOTAL					1,021,888	
	TOTAL - ELECTRICAL						**$1,021,888**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Theatrical Equipment Stage curtains, rigging and controls	**1**	ls	150,000.00	150,000		
	Food Service equipment	**1**	ls	350,000.00	350,000		
	Electrically operated projection screens	**1**	loc	10,000.00	10,000		
	Gym wall pads	**1**	ls	10,000.00	10,000		
	Basketball backstops; swing up; electric operated	**2**	ea	9,800.00	19,600		
	Gymnasium dividing net	**1**	loc	20,000.00	20,000		
	Volleyball net and standards	**1**	ea	2,000.00	2,000		
	Telescoping bleachers	**1**	ls	35,000.00	35,000		
	SUBTOTAL					596,600	
	TOTAL - EQUIPMENT						**$596,600**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber	**200**	sf	45.00	9,000		
	Manual operated roller shades	**4,293**	sf	6.00	25,758		
	SUBTOTAL					34,758	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$34,758**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	No Work in this section						
	SUBTOTAL						
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	See main summary for demolition of existing buildings						
	SUBTOTAL						
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 31,934

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- MAJOR ADDITION TO ELEMENTARY SCHOOL							
334	***TOTAL - SELECTIVE BUILDING DEMOLITION***						

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 38,800

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL						
A10	**FOUNDATIONS**					
	A1010	Standard Foundations	$0			
	A1020	Special Foundations	$0			
	A1030	Lowest Floor Construction	$116,400	**$116,400**	$3.00	1.3%
A20	**BASEMENT CONSTRUCTION**					
	A2010	Basement Excavation	$0			
	A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**					
	B1010	Upper Floor Construction	$465,600			
	B1020	Roof Construction	$0	**$465,600**	$12.00	5.4%
B20	**EXTERIOR CLOSURE**					
	B2010	Exterior Walls	$1,028,160			
	B2020	Windows	$930,078			
	B2030	Exterior Doors	$95,981	**$2,054,219**	$52.94	23.8%
B30	**ROOFING**					
	B3010	Roof Coverings	$275,950			
	B3020	Roof Openings	$0	**$275,950**	$7.11	3.2%
C10	**INTERIOR CONSTRUCTION**					
	C1010	Partitions	$582,000			
	C1020	Interior Doors	$194,000			
	C1030	Specialties/Millwork	$231,590	**$1,007,590**	$25.97	11.7%
C20	**STAIRCASES**					
	C2010	Stair Construction	$0			
	C2020	Stair Finishes	$10,000	**$10,000**	$0.26	0.1%
C30	**INTERIOR FINISHES**					
	C3010	Wall Finishes	$232,800			
	C3020	Floor Finishes	$310,400			
	C3030	Ceiling Finishes	$271,600	**$814,800**	$21.00	9.4%
D10	**CONVEYING SYSTEMS**					
	D1010	Elevator	$0	**$0**	$0.00	0.0%
D20	**PLUMBING**					
	D20	Plumbing	$465,600	**$465,600**	$12.00	5.4%

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 38,800

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL						
D30	**HVAC**					
	D30	HVAC	$1,396,800	**$1,396,800**	$36.00	16.2%
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$232,800	**$232,800**	$6.00	2.7%
D50	**ELECTRICAL**					
	D5010	Complete System	$1,241,600	**$1,241,600**	$32.00	14.4%
E10	**EQUIPMENT**					
	E10	Equipment	$0	**$0**	$0.00	0.0%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$244,050			
	E2020	Movable Furnishings	$0	**$244,050**	$6.29	2.8%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$0	**$0**	$0.00	0.0%
F20	**HAZMAT REMOVALS**					
	F2010	Building Elements Demolition	$310,400			
	F2020	Hazardous Components Abatement	$0	**$310,400**	$8.00	3.6%
TOTAL DIRECT COST (Trade Costs)				***$8,635,809***	*$222.57*	*100.0%*

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 38,800

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL							
	GROSS FLOOR AREA CALCULATION						
	First Floor			38,800			
	TOTAL GROSS FLOOR AREA (GFA)				**38,800**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL					-	
A1020	**SPECIAL FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Allowance for patching of existing slabs disturbed by new work	**38,800**	sf	3.00	116,400		
	SUBTOTAL					116,400	
	TOTAL - FOUNDATIONS						**$116,400**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No items in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	Allowance for seismic bracing/structural upgrades	**38,800**	gsf	12.00	465,600		
	SUBTOTAL					465,600	
B1020	**ROOF CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - SUPERSTRUCTURE						**$465,600**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*15,120*	sf				
	Interior skin						
	Allowance to insulate exterior	**15,120**	sf	8.00	120,960		
	Exterior skin						
	Allowance to remove and replace existing brickwork	**15,120**	sf	45.00	680,400		

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 38,800

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL							
	Miscellaneous						
	New lintels and relieving angles	**15,120**	sf	10.00	151,200		
	Staging to exterior wall	**25,200**	sf	3.00	75,600		
	SUBTOTAL					1,028,160	
B2020	**WINDOWS**	*10,080*	sf				
	Storefront replace existing	**1,008**	sf	90.00	90,720		
	Premium for sunscreen and light shelf elements	**1**	ls	25,000.00	25,000		
	Windows replace existing	**9,072**	sf	85.00	771,120		
	Backer rod & double sealant	**3,326**	lf	9.00	29,934		
	Wood blocking at openings	**3,326**	lf	4.00	13,304		
	SUBTOTAL					930,078	
B2030	**EXTERIOR DOORS**						
	Allowance for glazed entrance doors including frame and hardware; double door	**10**	pr	8,000.00	80,000		
	Allowance for HM doors, frames and hardware-Double	**1**	pr	3,600.00	3,600		
	Allowance for HM doors, frames and hardware-Single	**1**	ea	1,800.00	1,800		
	Allowance for new coiling door at Loading dock	**1**	ls	7,500.00	7,500		
	Backer rod & double sealant	**237**	lf	9.00	2,133		
	Wood blocking at openings	**237**	lf	4.00	948		
	SUBTOTAL					95,981	
	TOTAL - EXTERIOR CLOSURE						**$2,054,219**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	Remove existing roof down to deck	**13,000**	sf	2.00	26,000		
	New PVC roofing	**13,000**	sf	8.50	110,500		
	Insulation	**13,000**	sf	6.00	78,000		
	1/2" dens-deck protection board	**13,000**	sf	2.00	26,000		
	Reinforced vapor barrier	**13,000**	sf	1.00	13,000		
	Rough blocking	**525**	lf	8.00	4,200		
	Miscellaneous Roofing						
	Roof edge	**525**	lf	30.00	15,750		
	Walk pads	**1**	ls	2,500.00	2,500		
	SUBTOTAL					275,950	
B3020	**ROOF OPENINGS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - ROOFING						**$275,950**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Allowance to modify existing partitions	**38,800**	sf	15.00	582,000		

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 38,800

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL							
	SUBTOTAL					582,000	
C1020	**INTERIOR DOORS**						
	Allowance for ADA upgrades to doors and hardware	**38,800**	gsf	5.00	194,000		
	SUBTOTAL					194,000	
C1030	**SPECIALTIES / MILLWORK**						
	Toilet Partitions and accessories	**38,800**	gsf	0.80	31,040		
	Backer panels in electrical closets	**1**	ls	1,000.00	1,000		
	Marker boards/tackboards in classrooms, offices, conference rooms, library and MP rooms	**38,800**	sf	1.00	38,800		
	Room Signs	**38,800**	gsf	0.50	19,400		
	Fire extinguisher cabinets	**13**	ea	350.00	4,550		
	Corridor Lockers	**38,800**	gsf	1.00	38,800		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Miscellaneous metals throughout building	**38,800**	sf	1.50	58,200		
	Miscellaneous sealants throughout building	**38,800**	sf	1.00	38,800		
	SUBTOTAL					231,590	
	TOTAL - INTERIOR CONSTRUCTION						**$1,007,590**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	No items in this section						
	SUBTOTAL					-	
C2020	**STAIR FINISHES**						
	New finishes to stairs	**1**	ls	10,000.00	10,000		
	SUBTOTAL					10,000	
	TOTAL - STAIRCASES						**$10,000**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**38,800**	gsf	6.00	232,800		
	SUBTOTAL					232,800	
C3020	**FLOOR FINISHES**						
	Allowance for floor finishes	**38,800**	gsf	8.00	310,400		
	SUBTOTAL					310,400	
C3030	**CEILING FINISHES**						
	Allowance for ceiling finishes	**38,800**	sf	7.00	271,600		
	SUBTOTAL					271,600	
	TOTAL - INTERIOR FINISHES						**$814,800**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	No work assumed				NIC		
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						

PM&C

Mosier Elementary Schools 29-Aug-16
Design Options
South Hadley, MA

Feasibility Design Submission GFA 38,800

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2- RENOVATION TO ELEMENTARY SCHOOL							
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing; complete system	**38,800**	gsf	12.00	465,600		
	SUBTOTAL					465,600	
	TOTAL - PLUMBING						**$465,600**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete system	**38,800**	gsf	36.00	1,396,800		
	SUBTOTAL					1,396,800	
	TOTAL - HVAC						**$1,396,800**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Sprinkler system	**38,800**	gsf	6.00	232,800		
	SUBTOTAL					232,800	
	TOTAL - FIRE PROTECTION						**$232,800**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Electrical system; complete	**38,800**	gsf	32.00	1,241,600		
	SUBTOTAL					1,241,600	
	TOTAL - ELECTRICAL						**$1,241,600**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	AV Equipment (including Smartboards, Projectors, LED monitors, Digital information displays etc.)				FF+E		
	SUBTOTAL					-	
	TOTAL - EQUIPMENT						
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber strips	**250**	sf	45.00	11,250		
	Counters, base cabinets, tall storage in classrooms and other rooms	**38,800**	gsf	6.00	232,800		
	SUBTOTAL					244,050	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$244,050**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 38,800

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 2- RENOVATION TO ELEMENTARY SCHOOL						
	F10 SPECIAL CONSTRUCTION						
	F10 SPECIAL CONSTRUCTION						
	No Work in this section						
	SUBTOTAL						
	TOTAL - SPECIAL CONSTRUCTION						
	F20 SELECTIVE BUILDING DEMOLITION						
	F2010 BUILDING ELEMENTS DEMOLITION						
	Extensive demolition of renovation areas; finishes, doors, MEP systems, casework and specialties	**38,800**	sf	8.00	310,400		
	See main summary for demolition of existing buildings						
	SUBTOTAL					310,400	
	F2020 HAZARDOUS COMPONENTS ABATEMENT						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$310,400**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 2							
G	***SITEWORK***						
G10	**SITE PREPARATION & DEMOLITION**						
	Site Demolitions and Relocations						
	Site construction fence	**1,300**	lf	14.00	18,200		
	Site demo	**65,000**	sf	1.00	65,000		
	SUBTOTAL					$83,200	
	Site Earthwork						
	Construction entrances/wheel washes (allowance)	**1**	loc	15,000.00	15,000		
	Strip topsoil, store on site for reuse	**744**	cy	12.00	8,928		
	Cut/fill	**1**	ls	30,000.00	30,000		
	Fine grading	**5,356**	sy	0.50	2,678		
	Silt fence/erosion control (allowance)	**1,300**	lf	12.00	15,600		
	Erosion Control monitoring & maintenance	**1**	ls	10,000.00	10,000		
	Hazardous Waste Remediation						
	SUBTOTAL					$82,206	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Bituminous concrete paving	*14,000*					
	gravel base; 12" thick	**519**	cy	35.00	18,165		
	bituminous concrete; 4" thick	**1,556**	sy	27.00	42,012		
	6"x18" granite curb	**815**	lf	38.00	30,970		
	Single solid lines, 4" thick	**10**	space	25.00	250		
	Wheelchair Parking	**1**	space	75.00	75		
	Crosswalk Hatching	**1**	loc	900.00	900		
	Other road markings	**1**	ls	500.00	500		
	HC curb cuts	**2**	loc	1,100.00	2,200		
	New entrance sign	**1**	ls	20,000.00	20,000		
	New traffic signs	**1**	ls	1,500.00	1,500		
	SUBTOTAL					$116,572	
	Pedestrian paving						
	Bituminous concrete paving	*4,200*	sf				
	gravel base; 12" thick	**156**	cy	35.00	5,460		
	bituminous concrete; 3" thick	**467**	sy	35.00	16,345		
	play surface	**12,000**	sf	16.00	192,000		
	4' fence	**460**	lf	35.00	16,100		
	4' fence - single gates	**2**	ea	1,200.00	2,400		
	Site Improvements						
	Miscellaneous site improvements	**1**	ls	50,000.00	50,000		
	Landscaping & Plantings:						
	Landscaping allowance	**1**	ls	75,000.00	75,000		
	SUBTOTAL					$357,305	
G30	**CIVIL MECHANICAL UTILITIES**						
	Water supply						
	Allowance for new connections	**1**	ls	40,000.00	40,000		
	Sanitary sewer						
	Allowance for new connections	**1**	ls	15,000.00	15,000		
	Storm Sewer						
	Allowance for stormwater management	**1**	ls	350,000.00	350,000		
	SUBTOTAL					$405,000	
G40	**SITE ELECTRICAL**						
	Allowance for site electrical	**1**	ls	150,000.00	150,000		
	SUBTOTAL					$150,000	
SUBTOTAL SITE DEVELOPMENT OPTION 2							**$1,194,283**

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 3 - NEW ELEMENTARY SCHOOL						
A10	**FOUNDATIONS**					
	A1010	Standard Foundations	$664,483			
	A1020	Special Foundations	$0			
	A1030	Lowest Floor Construction	$641,275	**$1,305,758**	$18.46	6.9%
A20	**BASEMENT CONSTRUCTION**					
	A2010	Basement Excavation	$0			
	A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**					
	B1010	Upper Floor Construction	$956,490			
	B1020	Roof Construction	$1,542,404	**$2,498,894**	$35.33	13.1%
B20	**EXTERIOR CLOSURE**					
	B2010	Exterior Walls	$1,769,908			
	B2020	Windows	$1,060,552			
	B2030	Exterior Doors	$51,944	**$2,882,404**	$40.75	15.1%
B30	**ROOFING**					
	B3010	Roof Coverings	$1,062,365			
	B3020	Roof Openings	$12,500	**$1,074,865**	$15.20	5.6%
C10	**INTERIOR CONSTRUCTION**					
	C1010	Partitions	$1,481,352			
	C1020	Interior Doors	$353,670			
	C1030	Specialties/Millwork	$566,915	**$2,401,937**	$33.96	12.6%
C20	**STAIRCASES**					
	C2010	Stair Construction	$126,000			
	C2020	Stair Finishes	$21,990	**$147,990**	$2.09	0.8%
C30	**INTERIOR FINISHES**					
	C3010	Wall Finishes	$424,404			
	C3020	Floor Finishes	$495,138			
	C3030	Ceiling Finishes	$565,872	**$1,485,414**	$21.00	7.8%
D10	**CONVEYING SYSTEMS**					
	D1010	Elevator	$120,000	**$120,000**	$1.70	0.6%
D20	**PLUMBING**					
	D20	Plumbing	$848,808	**$848,808**	$12.00	4.5%

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 3 - NEW ELEMENTARY SCHOOL						
D30	**HVAC**					
	D30	HVAC	$2,546,424	**$2,546,424**	$36.00	13.4%
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$318,303	**$318,303**	$4.50	1.7%
D50	**ELECTRICAL**					
	D5010	Complete System	$2,263,488	**$2,263,488**	$32.00	11.9%
E10	**EQUIPMENT**					
	E10	Equipment	$641,200	**$641,200**	$9.06	3.4%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$493,638			
	E2020	Movable Furnishings	NIC	**$493,638**	$6.98	2.6%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$0	**$0**	$0.00	0.0%
F20	**HAZMAT REMOVALS**					
	F2010	Building Elements Demolition	$0			
	F2020	Hazardous Components Abatement	$0	**$0**	$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)				***$19,029,123***	*$269.02*	*100.0%*

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
	GROSS FLOOR AREA CALCULATION						
	First Floor			46,734			
	Second Floor			24,000			
	TOTAL GROSS FLOOR AREA (GFA)				**70,734** ***sf***		
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	Strip footings - 3'-0" x 2'-0"						
	Excavation	**1,685**	cy	12.00	20,220		
	Store on site for reuse	**1,685**	cy	14.00	23,590		
	Backfill with new fill	**1,382**	cy	16.00	22,112		
	Formwork	**5,200**	sf	11.00	57,200		
	Re-bar, 10#/lf	**13,000**	lbs	1.20	15,600		
	Concrete material; 3,000 psi	**303**	cy	125.00	37,875		
	Placing concrete	**303**	cy	55.00	16,665		
	Foundation walls at exterior - 16" thick						
	Formwork	**10,400**	sf	12.50	130,000		
	Re-bar, 4#/sf	**20,800**	lbs	1.20	24,960		
	Concrete material; 4,000 psi	**236**	cy	135.00	31,860		
	Placing concrete	**236**	cy	65.00	15,340		
	Dampproofing foundation wall and footing	**7,800**	sf	1.90	NIC		
	Insulation to foundation walls; 2" thick	**5,200**	sf	2.50	13,000		
	Form shelf	**1,300**	lf	8.00	10,400		
	Thickened slab at interior load bearing walls						
	Excavation	**1,556**	cy	12.00	18,672		
	Store on site for reuse	**1,556**	cy	14.00	21,784		
	Backfill with new fill	**1,416**	cy	16.00	22,656		
	Formwork	**2,400**	sf	11.00	26,400		
	Re-bar, 10#/lf	**12,000**	lbs	1.20	14,400		
	Concrete material; 3,000 psi	**140**	cy	125.00	17,500		
	Placing concrete	**140**	cy	55.00	7,700		
	Exterior column footings, typical, 4' x 4' x 2'-0"						
	Excavation	**248**	cy	15.00	3,720		
	Store on site for reuse	**248**	cy	14.00	3,472		
	Backfill with new fill	**207**	cy	16.00	3,312		
	Formwork	**1,056**	sf	11.00	11,616		
	Re-bar,150/cy	**6,150**	lbs	1.20	7,380		
	Concrete material; 3,000 psi	**41**	cy	125.00	5,125		
	Placing concrete	**41**	cy	55.00	2,255		
	Set anchor bolts grout plates	**33**	ea	150.00	4,950		
	Interior column footings, typical, 6' x 6' x 2'-0"						
	Excavation	**235**	cy	15.00	3,525		
	Store on site for reuse	**235**	cy	14.00	3,290		
	Backfill with new fill	**179**	cy	16.00	2,864		
	Formwork	**960**	sf	11.00	10,560		
	Re-bar,150/cy	**15,000**	lbs	1.20	18,000		
	Concrete material; 3,000 psi	**56**	cy	125.00	7,000		
	Placing concrete	**56**	cy	55.00	3,080		
	Set anchor bolts grout plates	**20**	ea	150.00	3,000		

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
	Perimeter drainage system	**1,300**	lf	18.00	23,400		
	SUBTOTAL					664,483	
A1020	**SPECIAL FOUNDATIONS**						
	No Work in this section						
	SUBTOTAL						
A1030	**LOWEST FLOOR CONSTRUCTION**						
	New Slab on grade, 5" thick						
	Structural gravel fill, 8"	**1,155**	cy	30.00	34,650		
	Base course, 8" gravel	**1,155**	cy	35.00	40,425		
	Rigid insulation	**46,734**	sf	2.25	105,152		
	Vapor barrier	**46,734**	sf	1.00	46,734		
	Under slab drainage -allow	**46,734**	sf	2.50	116,835		
	Mesh reinforcing 15% lap	**53,744**	sf	0.80	42,995		
	Concrete - 5" thick	**763**	cy	125.00	95,375		
	Placing concrete	**763**	cy	45.00	34,335		
	Finishing and curing concrete	**46,734**	sf	1.50	70,101		
	Control joints - saw cut	**46,734**	sf	0.10	4,673		
	Miscellaneous						
	New Elevator pits	**1**	ea	25,000.00	25,000		
	New loading dock - allow	**1**	ls	20,000.00	20,000		
	Equipment pads - allow	**1**	ls	5,000.00	5,000		
	SUBTOTAL					641,275	
	TOTAL - FOUNDATIONS						**$1,305,758**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No items in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No items in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						
B10	***SUPERSTRUCTURE***						
		12	lbs/sf				
B1010	**FLOOR CONSTRUCTION**	436	tns				
	Floor Structure - Steel:						
	Steel beams and columns; 13/SF	**156**	tns	3,800.00	592,800		
	Shear studs	**4,800**	ea	2.50	12,000		
	Floor Structure						
	3" Metal floor Deck	**24,000**	sf	4.00	96,000		
	WWF reinforcement	**27,600**	sf	0.80	22,080		
	Concrete Fill to metal deck; 5 1/4" Light weight	**383**	cy	170.00	65,110		
	Place and finish concrete	**24,000**	sf	2.00	48,000		
	Misc. perimeter angles	**1,300**	lf	25.00	32,500		
	Miscellaneous						
	Fire proofing to columns and beams	**24,000**	sf	3.25	78,000		

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
	Fire stopping floors	**2**	flrs	5,000.00	10,000		
	SUBTOTAL					956,490	
B1020	**ROOF CONSTRUCTION**						
	Roof Structure - Steel:						
	Steel beams/Joists; 12#/SF	**280**	tns	3,800.00	1,064,000		
	Roof Structure						
	3" Metal floor Deck @ roof	**35,434**	sf	4.00	141,736		
	Acoustic deck at gym, 3", type NA	**11,300**	sf	7.00	79,100		
	Roof Structure @ Mech Equipment/Low roof						
	WWF reinforcement	**9,315**	sf	0.80	7,452		
	Concrete Fill to metal deck; 5 1/4" Light weight	**129**	cy	170.00	21,930		
	Place and finish concrete	**8,100**	sf	3.00	24,300		
	Miscellaneous						
	Canopy framing - allow	**1**	ls	30,000.00	30,000		
	Roof screen framing - allow	**1,100**	sf	20.00	22,000		
	Fire proofing to columns, beams and deck	**46,734**	sf	3.25	151,886		
	SUBTOTAL					1,542,404	
	TOTAL - SUPERSTRUCTURE						**$2,498,894**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*24,231*	sf				
	Interior skin						
	8" metal stud backup	**21,501**	sf	8.00	172,008		
	Batt insulation in stud	**21,501**	sf	2.25	48,377		
	2 1/2" Rigid Insulation	**21,501**	sf	3.00	64,503		
	Air barrier	**21,501**	sf	6.00	129,006		
	Air barrier/flashing at windows	**2,570**	lf	7.00	17,990		
	Gypsum Sheathing	**21,501**	sf	2.75	59,128		
	Drywall lining to interior face of stud backup	**21,501**	sf	3.00	64,503		
	Interior skin @ Gym and stage						
	8" CMU backup	**2,730**	sf	22.00	60,060		
	2 1/2" Rigid Insulation	**2,730**	sf	3.00	8,190		
	Air barrier	**2,730**	sf	6.00	16,380		
	Premium for GF block	**2,730**	sf	6.00	16,380		
	Exterior skin						
	Brick veneer	**18,173**	sf	35.00	636,055		
	Metal panels	**6,058**	sf	60.00	363,480		
	Miscellaneous						
	Aluminum sign at main entrance	**1**	ls	10,000.00	10,000		
	Staging to exterior wall	**34,616**	sf	3.00	103,848		
	SUBTOTAL					1,769,908	
B2020	**WINDOWS**	*10,385*	sf				
	Curtainwall	**2,596**	sf	120.00	311,520		
	Windows/storefront	**7,789**	sf	85.00	662,065		
	Louvers (allowance)	**250**	sf	60.00	15,000		
	Backer rod & double sealant	**3,427**	lf	9.00	30,843		
	Wood blocking at openings	**3,427**	lf	12.00	41,124		
	SUBTOTAL					1,060,552	

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
B2030	**EXTERIOR DOORS**						
	Glazed entrance doors including frame and hardware; double door	**3**	pr	8,000.00	24,000		
	HM doors, frames and hardware- Double	**3**	pr	3,600.00	10,800		
	HM doors, frames and hardware- Single	**4**	ea	1,800.00	7,200		
	Coiling door at Loading dock	**1**	ls	7,500.00	7,500		
	Backer rod & double sealant	**188**	lf	9.00	1,692		
	Wood blocking at openings	**188**	lf	4.00	752		
	SUBTOTAL					51,944	
	TOTAL - EXTERIOR CLOSURE						**$2,882,404**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
	Flat roofing						
	PVC roof membrane fully adhered	**46,734**	sf	8.50	397,239		
	Insulation	**46,734**	sf	6.00	280,404		
	1/2" dens-deck protection board	**46,734**	sf	2.00	93,468		
	Reinforced vapor barrier	**46,734**	sf	1.00	46,734		
	Rough blocking	**1,495**	lf	6.00	8,970		
	Miscellaneous Roofing						
	Canopies - allow	**300**	sf	75.00	22,500		
	Roof screens - allow	**1,100**	sf	55.00	60,500		
	Roof fascia/cornice	**1,495**	lf	90.00	134,550		
	Roof ladders	**1**	ls	3,000.00	3,000		
	Walk pads	**1**	ls	15,000.00	15,000		
	SUBTOTAL					1,062,365	
B3020	**ROOF OPENINGS**						
	Skylights, allow	**1**	ls	10,000.00	10,000		
	Roof hatch	**1**	loc	2,500.00	2,500		
	SUBTOTAL					12,500	
	TOTAL - ROOFING						**$1,074,865**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Reinforced masonry shear walls at Gymnasium & Stage	**6,000**	sf	23.00	138,000		
	Stairs/Elevator; 2 HR rated	**1,400**	sf	16.00	22,400		
	Corridors; GWB with 2 lyrs corridor side	**19,950**	sf	15.55	310,223		
	Service walls	**1,400**	sf	17.35	24,290		
	Typical partitions	**16,800**	sf	15.85	266,280		
	Interior storefront	**300**	sf	70.00	21,000		
	Sealants & caulking at partitions	**45,550**	sf	0.50	22,775		
	Rough blocking to partitions	**3,504**	lf	3.00	10,512		
	Glazed partitions/borrowed lights - allowance	**1**	ls	100,000.00	100,000		
	Miscellaneous partitions not yet shown	**70,734**	gsf	8.00	565,872		
	SUBTOTAL					1,481,352	
C1020	**INTERIOR DOORS**						
	Allowance for specialty doors, doors and hardware	**70,734**	gsf	5.00	353,670		
	SUBTOTAL					353,670	

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
C1030	**SPECIALTIES / MILLWORK**						
	Toilet Partitions and accessories	**70,734**	gsf	1.00	70,734		
	Backer panels in electrical closets	**1**	ls	1,000.00	1,000		
	Marker boards/tackboards	**70,734**	sf	1.00	70,734		
	Building directory	**1**	loc	3,000.00	3,000		
	Bronze dedication plaque	**1**	loc	2,500.00	2,500		
	Room Signs	**70,734**	gsf	0.40	28,294		
	Fire extinguisher cabinets	**24**	ea	350.00	8,400		
	Cubbies	**70,734**	gsf	1.00	70,734		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
	Shelving in storage rooms	**1**	ls	10,000.00	10,000		
	Staff mailboxes/casework	**1**	ls	5,000.00	5,000		
	Reception desk in Media - allowance	**1**	ls	20,000	20,000		
	Library shelving				F,F & E		
	Display cases	**1**	ls	30,000.00	30,000		
	Guardrail at open to below spaces	**170**	lf	300.00	51,000		
	Miscellaneous metals throughout building	**70,734**	sf	1.50	106,101		
	Miscellaneous sealants throughout building	**70,734**	sf	1.25	88,418		
	SUBTOTAL					566,915	
	TOTAL - INTERIOR CONSTRUCTION						**$2,401,937**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	Feature stair including rails and finishes	**1**	flt	60,000.00	60,000		
	Metal pan stair; egress stair	**2**	flt	30,000.00	60,000		
	Concrete fill to stairs	**3**	flt	2,000.00	6,000		
	SUBTOTAL					126,000	
C2020	**STAIR FINISHES**						
	High performance coating to stairs including all railings etc.	**3**	flt	3,000.00	9,000		
	Rubber tile at stairs - landings	**450**	sf	12.00	5,400		
	Rubber tile at stairs - treads & risers	**345**	lft	22.00	7,590		
	SUBTOTAL					21,990	
	TOTAL - STAIRCASES						**$147,990**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Allowance for wall finishes	**70,734**	gsf	6.00	424,404		
	SUBTOTAL					424,404	
C3020	**FLOOR FINISHES**						
	Allowance for floor finishes	**70,734**	gsf	7.00	495,138		
	SUBTOTAL					495,138	
C3030	**CEILING FINISHES**						
	Allowance for ceiling finishes	**70,734**	sf	8.00	565,872		
	SUBTOTAL					565,872	
	TOTAL - INTERIOR FINISHES						**$1,485,414**
D10	***CONVEYING SYSTEMS***						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
D1010	**ELEVATOR**						
	New elevator; 2 stop	**1**	ea	120,000.00	120,000		
	SUBTOTAL					120,000	
	TOTAL - CONVEYING SYSTEMS						**$120,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing; complete system	**70,734**	gsf	12.00	848,808		
	SUBTOTAL					848,808	
	TOTAL - PLUMBING						**$848,808**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete system	**70,734**	gsf	36.00	2,546,424		
	SUBTOTAL					2,546,424	
	TOTAL - HVAC						**$2,546,424**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Sprinkler system	**70,734**	gsf	4.50	318,303		
	SUBTOTAL					318,303	
	TOTAL - FIRE PROTECTION						**$318,303**
D50	***ELECTRICAL***						
D5010	**COMPLETE ELECTRICAL SYSTEM**						
	Electrical system; complete	**70,734**	gsf	32.00	2,263,488		
	SUBTOTAL					2,263,488	
	TOTAL - ELECTRICAL						**$2,263,488**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
	Gym wall pads	**1**	ls	10,000.00	10,000		
	Basketball backstops; swing up; electric operated	**4**	ea	9,800.00	39,200		
	Gymnasium dividing net; electrically operated	**1**	loc	45,000.00	45,000		
	Volleyball net and standards	**1**	ea	2,000.00	2,000		
	Telescoping bleachers	**1**	ls	35,000.00	35,000		
	Theatrical Equipment Stage curtains, rigging and controls	**1**	ls	150,000.00	150,000		
	Food Service equipment	**1**	ls	350,000.00	350,000		
	Electrically operated projection screens	**1**	loc	10,000.00	10,000		
	AV Equipment (including Smartboards, Projectors, LED monitors, Digital information displays etc.)				FF+E		
	SUBTOTAL					641,200	
	TOTAL - EQUIPMENT						**$641,200**
E20	***FURNISHINGS***						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission GFA 70,734

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3 - NEW ELEMENTARY SCHOOL							
E2010	**FIXED FURNISHINGS**						
	Entry mats & frames - recessed with carpet/rubber strips	**500**	sf	45.00	22,500		
	Manual operated roller shades	**7,789**	sf	6.00	46,734		
	Counters, base cabinets, tall storage in classrooms and other rooms	**70,734**	gsf	6.00	424,404		
	SUBTOTAL					493,638	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$493,638**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	No Work in this section						
	SUBTOTAL						
	TOTAL - SPECIAL CONSTRUCTION						
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	See main summary for demolition of existing buildings						
	SUBTOTAL						
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 3							
	G SITEWORK						
G10	**SITE PREPARATION & DEMOLITION**						
	Site Demolitions and Relocations						
	Site construction fence	**2,300**	lf	14.00	32,200		
	Pavement/curbing removal	**80,000**	sf	1.00	80,000		
	Tree removal	**1**	ls	20,000.00	20,000		
	Misc. Tree Protection	**1**	ls	5,000.00	5,000		
	Remove and dispose of existing drainage structures and utilities	**1**	ls	40,000.00	40,000		
	Miscellaneous site demo	**1**	ls	25,000.00	25,000		
	SUBTOTAL					202,200	
	Site Earthwork						
	Construction entrances/wheel washes (allowance)	**1**	loc	15,000.00	15,000		
	Strip topsoil, store on site for reuse	**1,985**	cy	8.00	15,880		
	Cut/fill	**1**	ls	100,000.00	100,000		
	Fine grading	**28,556**	sy	1.00	28,556		
	Silt fence/erosion control (allowance)	**2,300**	lf	12.00	27,600		
	Erosion Control monitoring & maintenance	**1**	ls	10,000.00	10,000		
	SUBTOTAL					197,036	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Bituminous concrete paving	*83,000*					
	gravel base; 12" thick	**3,074**	cy	35.00	107,590		
	bituminous concrete; 4" thick	**9,222**	sy	27.00	248,994		
	6"x18" granite curb	**4,700**	lf	38.00	178,600		
	Single solid lines, 4" thick	**114**	space	25.00	2,850		
	Wheelchair Parking	**6**	space	75.00	450		
	Crosswalk Hatching	**2**	loc	900.00	1,800		
	Other road markings	**1**	ls	7,500.00	7,500		
	HC curb cuts	**4**	loc	1,100.00	4,400		
	New entrance sign	**1**	ls	10,000.00	10,000		
	New traffic signs	**1**	ls	5,000.00	5,000		
	SUBTOTAL					567,184	
	Pedestrian paving						
	Bituminous concrete paving	*10,000*	sf				
	gravel base; 12" thick	**370**	cy	35.00	12,950		
	bituminous concrete; 3" thick	**1,111**	sy	35.00	38,885		
	Concrete Pavers						
	Concrete pavers						
	Precast concrete pavers	**4,000**	sf	16.00	64,000		
	gravel base; 8" thick	**99**	cy	35.00	3,465		
	dry pack; 2" thick	**24**	cy	22.00	528		
	concrete base; 4" thick	**4,000**	sf	5.00	20,000		
	Site Improvements						
	Bicycle racks	**10**	ea	800.00	8,000		
	45' Flag pole	**1**	loc	7,500.00	7,500		
	Flag pole base	**1**	loc	1,500.00	1,500		
	Ornamental trash/recycling receptacles	**10**	ea	800.00	8,000		
	Seating walls	**1**	ls	75,000.00	75,000		
	Dumpster enclosure	**100**	lf	60.00	6,000		
	Play surface	**10,000**	sf	16.00	160,000		
	Fencing	**360**	lf	35.00	12,600		
	4' fence - single gates	**2**	ea	1,200.00	2,400		
	Miscellaneous site improvements	**1**	ls	100,000.00	100,000		
	Landscaping & Plantings:						

PM&C

Mosier Elementary Schools
Design Options
South Hadley, MA

29-Aug-16

Feasibility Design Submission

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 3							
	Spread existing amended topsoil @ seeded areas	**1,985**	cy	22.00	43,670		
	New seeded areas - L&S	**150,000**	sf	0.20	30,000		
	Trees	**20**	ea	1,000.00	20,000		
	Shrubs/plantings and Groundcover	**1**	ls	25,000.00	25,000		
	SUBTOTAL					639,498	
G30	**CIVIL MECHANICAL UTILITIES**						
	Water supply						
	Allowance for new water supply	**1**	ls	80,000.00	80,000		
	Sanitary sewer						
	Allowance for new sewer system	**1**	ls	60,000.00	60,000		
	Storm Sewer						
	Allowance for stormwater management	**1**	ls	350,000.00	350,000		
	Gas and Telecom service						
	E&B trench for new lines, pipe and install by utilities						
	New gas service	**250**	lf	25.00	6,250		
	New telecom service	**250**	lf	25.00	6,250		
	SUBTOTAL					502,500	
G40	**SITE ELECTRICAL**						
	Allowance for site electrical	**1**	ls	150,000.00	150,000		
	SUBTOTAL					150,000	
SUBTOTAL SITE DEVELOPMENT OPTION 3							**$2,258,418**

SELECTBOARD

TOWN OF SOUTH HADLEY MASSACHUSETTS

Report to the South Hadley Selectboard – Feb. 25, 2021

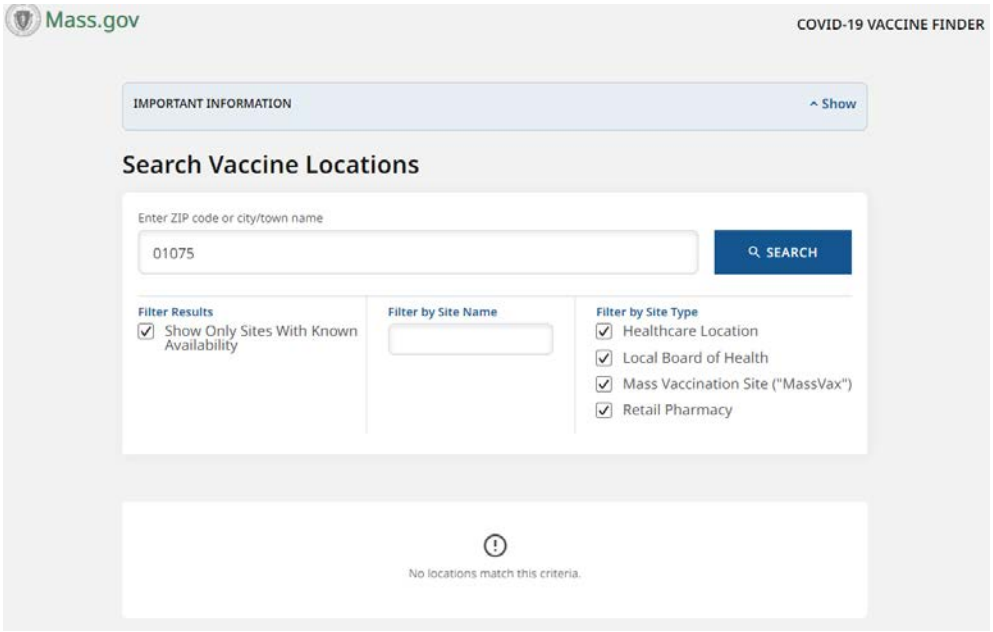
COVID 19 Update

As you can see from the table below the COVID 19 numbers are plateauing to some degree. The positivity rate as of Feb. 16 is 1.33%. In the previous 14 days in South Hadley there were 70 positive tests our of 5,268 tests administered over that period (mostly on the MHC campus). So far there have been more than 39,000 tests administered in South Hadley overall.

If you are a math person and look at the chart below you may say, "Wait a minute, That chart says there was only 59 in the last two weeks." Well, here is the rub - the Commonwealth provides us with the numbers for both sets of data. The local board of health numbers in the chart are Tuesday to Tuesday, and the positivity rate numbers are Thursday to Thursday. We do not know why the two are separated by two days. We have asked but are not privy to the thinking behind the system.

LBOH Count - Events Per Disease and Classification in Jurisdiction									
Classification: confirmed,contact,probable,revoked,suspect									
Event Dates from 03/01/2020 to 02/24/2021									
Jurisdiction(s) selected: SOUTH HADLEY									
Jurisdiction(s) used for report: SOUTH HADLEY									
The report contains confidential information. The data are current as of 02/23/2021 and are subject to change.									
Disease	Status	Num of Cases	2/16/2021	2/9/2021	2/2/2021	1/26/2021	1/19/2021	1/12/2021	1/5/2021
Novel Coronavirus (SARS, MERS, etc)	CONFIRMED	866	842	807	782	744	705	641	582
Novel Coronavirus (SARS, MERS, etc)	CONTACT	663	648	617	588	560	535	514	496
Novel Coronavirus (SARS, MERS, etc)	PROBABLE	53	49	46	40	38	37	36	34
Novel Coronavirus (SARS, MERS, etc)	SUSPECT	19	19	19	19	18	17	18	18

We also are seeing data sets in the BioBot suggesting and supporting that the virus is slowing in its spread. However, this does not mean we should abandon all the safety protocols we have been touting. It is actually a good time to redouble our resolve. We greatly appreciate the level of cooperation we overall have gotten in South Hadley. With 24 new confirmed cases over the last week, and schools about to resume in-person instruction, we encourage hyper-vigilance in regard to the pandemic. Hopefully, we have turned the corner.



Vaccines

We continue to seek vaccine opportunities for South Hadley residents as expediently as possible. Here is a picture I captured from mass.gov's Vaccine Finder on Wednesday, Feb. 25 which indicated there was no vaccines available within a 25-mile radius of the 01075 zip code. Thursday morning at 7 a.m., as more appointments are made available every Thursday for Mass Vaccination Sites (Eastfield Mall), I plugged in the information seeking a vaccine. I was told there were 59K customers in line ahead of me and they would contact me via email when my turn came up in the que. At 9:45 a.m. I was informed there were 31,552 people ahead of me and all the appointments for next week were filled and to try again next week.

Mayor Vieau reached out to South Hadley last week and asked if we would be willing to participate in a new vaccination site tentatively set for the Castle of Knights on Memorial Drive. We not only stated emphatically that we were interested, but that we greatly appreciated his outreach. The new site will have to get approval from the Commonwealth. The mayor is in direct conversations with the Governor and Lt Governor and will announce the final plans as soon as they are available. We still are part of the Hampshire Coalition as they are working out details in accordance with some changes being implemented by the state.

We set up a new COA Vaccine Hotline for seniors or people with disabilities to help set up appointments when available at (413) 650-1021. This will allow residents to leave a message or speak to someone if they are not on another call with a resident. They also have a very, very limited capacity to provide transportation. We do encourage all parties to use this only as a final option. If you can get a safe ride from someone else we would appreciate it greatly.

Deputy Town Administrator

As I have discussed with the Selectboard Chair and Vice Chair, I have granted Deputy Town Administrator Jennifer Wolowicz intermittent leave as she serves as the Interim Town Administrator for the Town of Monson. This is an excellent opportunity for DTA Wolowicz and for Monson.

She will be working 24 hours a week in Monson while taking vacation or unpaid leave when necessary in South Hadley to cover 18 hours a week. The additional 8 hours will be on weekends and after her normal working hours in South Hadley. Jennifer will remain available to South Hadley during business hours throughout this period.

If she is offered the full-time position, which is expected to be announced in April or early May, the balance of her work will be reallocated as we begin the process of assessing the needs of the Human Resources Department. The Deputy Town Administrator position specifically will remain unfilled to allow the Selectboard and the new South Hadley Town Administrator to develop a strategy for the future regarding this and other organizational issues.

I am thankful to have had the opportunity to work with Jennifer Wolowicz in South Hadley and wish her well in this new endeavor.

Landfill Annual Report

We have received the 2020 Annual Report on the conditions of the MSE Berm. The stability was one of the concerns prior and during the closure process expressed by some citizens during the discussion about closing in 2014.

The conclusion reached by Tighe and Bond and their associate ARM is the berms are holding up well with the expected level of settling in the middle of the site. This is in relationship to the heaviest amounts of trash being concentrated intentionally in that area. They concluded no further actions or inspections are necessary at this time.

FY 22 Budget

The initial expense side of the budget was revealed at the Selectboard Meeting held on Feb. 16 and will be further discussed at the next meeting on March 2. There also will be a discussion at the Appropriations Committee meeting on Feb. 25 at 6:30 p.m. The relative documents are linked to both the Selectboard and Appropriations page on the town website.

One of the different approaches this year will be the TA recommendation to consider the General Fund Budget separate from additions to stabilization accounts or OPEB. Having those in a separate warrant article should allow more in-depth discussion on both future uses of those funds, but a greater understanding that they are essentially “savings” accounts.

There will likely be some capital projects put forth in another article. The capital needs discussion will begin Tuesday, March 2 at 4 p.m. with the Capital Planning Committee. This meeting will try to cover the most pressing capital needs facing South Hadley.

This is a more difficult year to determine if the information is being articulated effectively given the mediums we are using and the absence of meeting in-person (which I hope is safe to get back to at some juncture). I encourage people to attend meetings, view the recordings and if you do not get an answer at those meetings to please email me the questions and I will do my best to track down answers.

Respectfully submitted,

Michael J. Sullivan
Town Administrator, South Hadley