

Town of Rockland Community Center At McKinley School

394 Union St. Rockland, MA

Facility Assessment & Planning Study

July 07, 2020

-Executive Summary-

Executive Summary

In December of 2019, the Town of Rockland engaged studio MLA to perform a feasibility study for the McKinley School Community Center. This study included (3) phases of work. The first phase was to identify the existing conditions of the building and site. StudioMLA and its consultants toured the facility and had several discussions with staff to understand its strengths and limitations. A summary of these findings is provided below and a full account can be found in the Phase I report. Also included in Phase I was documentation of the existing and proposed programs. A program is a list of spaces by their use, location and size that is used later in the process to create floor plan layouts. These programs can be found in the Phase I report.

Existing Conditions Summary

- The “front yard” of the building is unattractive & uninviting to visitors & the public
- Playgrounds do not meet licensing standards
- The rear parking lot is not organized and space is wasted
- Pedestrian access is not provided to walk from the rear lot to the front doors
- Exterior walls, windows, stairs, and roof of building are damaged in many places
- Interior finishes are worn, damaged and outdated
- Space is not used efficiently creating wasted square footage & redundancy
- All spaces are not accessible
- Existing elevator is undersized & malfunctioning
- Mechanical, Electrical and Plumbing systems have exceeded their expected useful service life
- 3rd floor is currently unused pending the installation of a new sprinkler system

Phase II of the feasibility study involved generating conceptual interior and exterior plan options and preliminary pricing exercises to explore various avenues of intervention. These options can be found in the Phase II section of this report and the associated construction cost estimates are included as appendices. The design options explored a wide range of possibilities from small upgrades to a building addition. As these were preliminary, various avenues of accessibility and systems upgrades were explored to understand their financial impact. With this range of design ideas and the associated cost estimates, the design team was able to discuss the benefits and challenges with the staff and town representatives. Through these discussions, priorities and requirements for a final conceptual design were determined and Phase III could begin.

Phase III of the feasibility study synthesized all the information and decisions gathered in Phases I & II into a final conceptual design and pricing exercise. A summary of the final design is below and floor plans for each level can be found in the Phase III section of this document.

- Upgrade entire building and site to meet accessibility standards
- Required upgrades to Mechanical, Electrical, Plumbing & Fire protection
- Reconfigure the basement to include a cafe, fitness center and shared teen & recreation spaces
- Reconfigure administrative spaces to improve security & efficiency
- Upgrade existing classrooms to meet licensing requirements
- Convert 3rd floor into auditorium & multipurpose space
- Reconfigure parking and playground space to improve efficiency & safety

An estimated project cost breakdown can be found below and a detailed construction estimate can be found in the appendices of this report.

McKinley School Community Center Financial Summary			
Construction Estimate	\$ 15,271,482		
<i>Optional Add #1 - Full size gymnasium</i>		\$ 1,297,768	
<i>Optional Add #2 - Rear accessible ramp</i>		\$ 87,997	
10% Construction Contingency	\$ 1,527,148		
Construction Cost	\$ 16,798,630		
15% Design Team Fee	\$ 2,519,795		
6% FF&E	\$ 1,007,918		
4% OPM & Other	\$ 671,945		
Temporary Relocation			
Moving & Storage			
Project Costs SUBTOTAL	\$ 20,998,288		
10% Project Contingency	\$ 2,099,829		
Total Project Costs	\$ 23,098,117	<i>(Options not included)</i>	

End of Executive Summary

Town of Rockland Community Center
At McKinley School
394 Union St. Rockland, MA

Facility Assessment & Planning Study
July 07, 2020

-Phase I-

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*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

A. Building Review



*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

I. Architecture

Architecture Existing Conditions Report

studio MLA

320 Washington Street, 2nd Floor

Brookline, MA 02445

Introduction:

The McKinley school building carries a lot of potential as a community hub for the town of Rockland. Studio MLA and its consultants toured the building on January 21, 2020 to gather information on the existing conditions. The architectural portion of this report documents our observations and initial recommendations for each space type. In general, all spaces observed would benefit from upgrades to the existing flooring, ceilings and wall finishes. Where applicable, recommendations on finish types will be indicated in the sections below.

Teen Center Area

General:

- Worn but comfortable vibe
- Space not well defined and bleeds into other spaces
- Supervision and security may be a concern related to visibility in the current layout
- Game room could be something more/better
- Access to bathrooms is hard to supervise
- The structure creates a challenge when considering an open plan layout
- Limited natural light
- Feels institutional
- Circulation for the entire floor passes through this space

Floors:

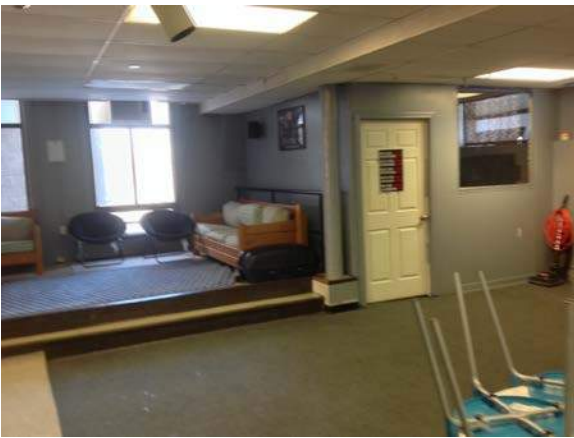
- Recommend replacing existing VCT with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance.

Walls:

- New coat of paint and potentially a mural wall could brighten this space and give it a sense of ownership

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles and light fixtures could be an option to minimally improve the space. Alternatively, creating some different ceiling types and heights could give the space some new dimension and character. Varying the ceiling heights could also create “zones” in the currently very open layout.



Restrooms

General:

Basement

- Two existing multi-fixture restrooms are currently closed and used as storage. Fixtures and partitions remain in place and could be used in future. The men's room contains (2) water closets, (5) urinals and (3) sinks. The women's room contains (3) water closets and (3) sinks. Each restroom appears to have an accessible water closet and sink.
- Two single fixture restrooms are available for use adjacent to the south stair. Each contains (1) water closet and (1) sink.
- Two multi-fixture restrooms are located across from the gymnasium. The men's room contains (1) water closet, (1) urinal and (1) sink. The women's room contains (1) water closet and (1) sink. Each restroom appears to have an accessible water closet and sink.
- One additional unisex restroom is available within the custodial office containing (1) water closet and (1) sink.
- The amount of available fixtures in the basement could create opportunities for future programmatic development

First Floor

- Large men's and women's toilet rooms are currently used by the childcare classrooms, Self Help, and evening programs in the community room.
- Staff and visitors use the two individual unisex restrooms located within the administrative areas on the first floor. There is no access directly from the corridor to these restrooms and neither appears to be accessible.
- The restroom usage seems inefficient for children, staff and visitors
- Restrooms used by toddlers don't have child sized fixtures and step stools are required.
- Ideally, the toddler classroom would have a dedicated restroom and the multi-fixture restrooms would be used by the center programs and visitors.
- Maintaining dedicated staff restrooms would be ideal with accessibility improvements

Second Floor

- There are two main restrooms used by the Rockland Day Care classrooms
- Without restrooms in the classroom, teachers bring the entire class to the restrooms at once. One teacher waits with the rest of the class while the other takes each child individually to use the restrooms.
- Having a restroom in each classroom would be ideal but not required
- Tot enrichment has a dedicated single use restroom within the classroom

Floors:

- Recommend replacing existing flooring with a vinyl sheet good for improved appearance, durability and cleanability.

Walls:

- Recommend removing old finishes and repainting

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles and light fixtures is recommended.

Fixtures:

- Recommend fixtures & accessories used by children to be of appropriate size & height



Gymnasium:

General:

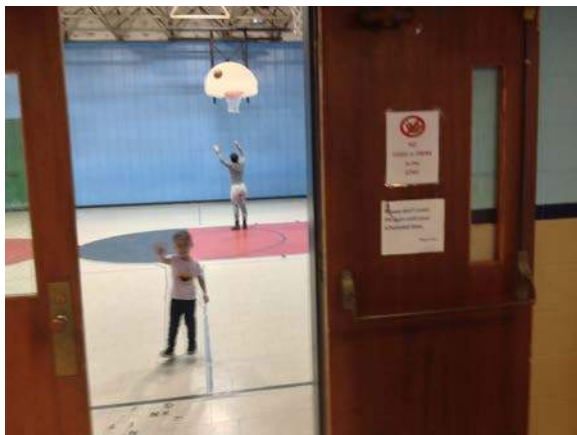
- Pre-engineered "butler building" difficult and expensive to modify
- Not regulation sized – doesn't allow for two games to occur at once
- Basketball hoops are fixed and would ideally fold up and out of the way
- Poor lighting and acoustics
- Potential for multi-purpose use but has limited flexibility

Floors:

- Refresh by repainting and refinishing

Walls:

- Appear worn and mildly damaged – painting would improve aesthetics but damage would remain



Corridors & Stairs

General:

- Overall look feels institutional
- Existing finishes are worn and tired
- Challenging to secure and supervise movement throughout the building
- Currently limited to no way finding features
- Windows appear to need improvement or replacement

Floors:

- Recommend replacing existing VCT in corridors with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance.
- New tread & riser material on stairs is recommended
- Railings appear to be in good shape but could be refreshed with new paint

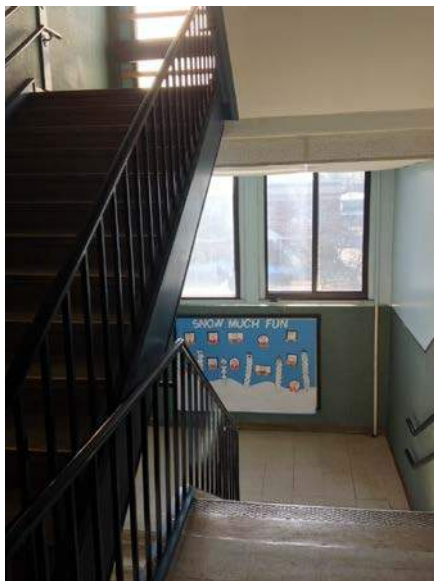
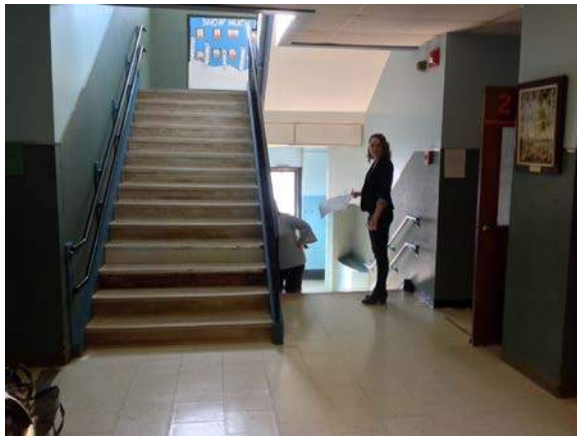
Walls:

- All walls could be refreshed with new paint
- Opportunities for way finding with paint and/or signage

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Insulation above some tiles was observed to be moldy and deteriorating. Replacing the tiles, insulation and light fixtures is recommended.







Support Spaces:

General:

- System's closets are doubling as storage – not ideal
- Mop sink in same space as electrical panels is not safe

Floors:

- Recommend replacing existing VCT with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance.

Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles, insulation and light fixtures is recommended.



Rockland Day Care Classrooms:

General:

- Room sizes and proportions have potential to work well
- 2nd floor Day Care rooms are not accessible – a ramp has been added but it does not meet accessibility requirements
- Rooms are not equipped with licensing required features
- Infant rooms don't have a dedicated diaper change area with an adult hand washing station (must be separate from food prep area & sink)
- Infant room cribs occupy a significant portion of room square footage
- None of the rooms have child height fixtures for hand washing. If bathrooms had child height fixtures, this would be an acceptable alternative.
- Each room is currently equipped with a food prep area and sink
- Group sizes and teacher ratios should be reviewed & rationalized
- More transparency from class to corridor and class to class – recommend borrowed lights at each room
- More organized or dedicated storage inside classrooms is recommended

Floors:

- Recommend replacing existing flooring with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance.

Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles, insulation and light fixtures is recommended.







Daycare Offices:

General:

- Layout of spaces is inefficient
- Newly created infant room is currently unused space

Floors:

- Carpet doesn't appear damaged but new is recommended

Walls:

- Wood paneling and wall covering appears dated. Removing these and repainting is recommended.

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles, insulation and light fixtures is recommended.





Youth Commission Offices:

General:

- Main office is incredibly cramped - two work stations, copy/ print zone and a small kitchenette are all within one office space
- Layout of offices is inefficient and could be altered to improve functionality
- Connectivity to entrance and main hallway is limited and reduces security measures

Floors:

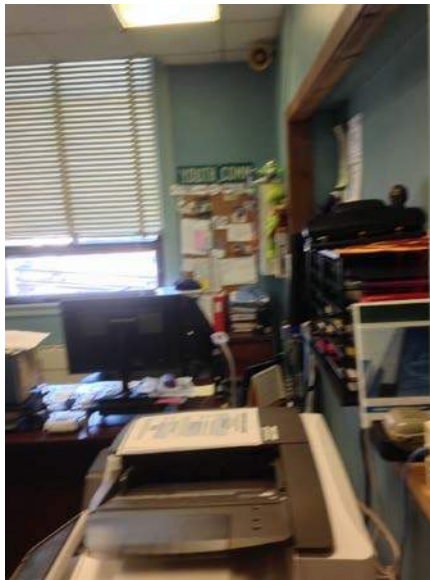
- Carpet doesn't appear damaged but new is recommended

Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles, insulation and light fixtures is recommended.



Community Room:

General:

- Location is ideal for how the building is currently used
- Moveable wall is functional but terminations create awkward pockets of unused space
- Storage area with curtains is functional but occupies a significant amount of space in a central location
- Half walls on each side create break up usable space in an inefficient way
- A lot of sound transfer from childcare spaces on each side

Floors:

- Recommend replacing existing VCT with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance.

Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles and light fixtures could be an option to minimally improve the space. Alternatively, creating some different ceiling types and heights could give the space some new dimension and character. Varying the ceiling heights could also create “zones” in the currently very open layout.





2nd Floor Staff Room

General:

- Room has potential to be a nice break room with a few improvements
- A small kitchenette would be ideal for staff food and beverage
- Where storage is required, consider adding a closet – current storage is open causing the room to feel cluttered

Floors:

- Recommend replacing existing carpet with a vinyl tile or plank for improved appearance, durability and cleanability. Tiles and planks are also easily replaced as required for future maintenance

Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles and light fixtures is recommended.



Vacant 3rd Floor:

General:

- All spaces are generous in size/ proportions and have a lot of potential
- West side of corridor is all inaccessible (including the only restrooms on the floor) – each space is accessed by an individual stair

Floors:

- Recommend replacing existing flooring with new. Flooring type would depend on future programming but would likely be carpet tiles or vinyl tile

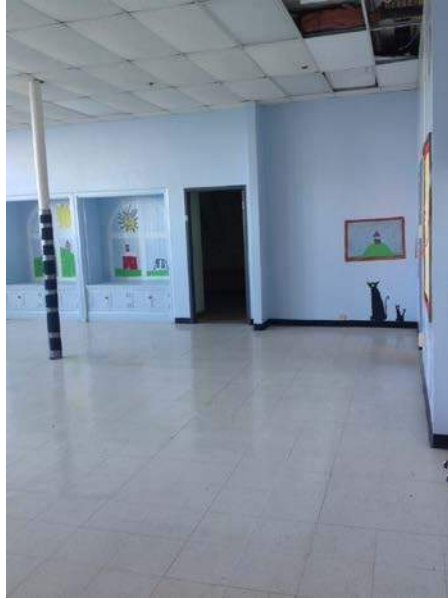
Walls:

- All walls could be refreshed with new paint

Ceilings:

- Existing ceiling tiles are worn and some are damaged. Replacing the tiles and light fixtures is recommended.









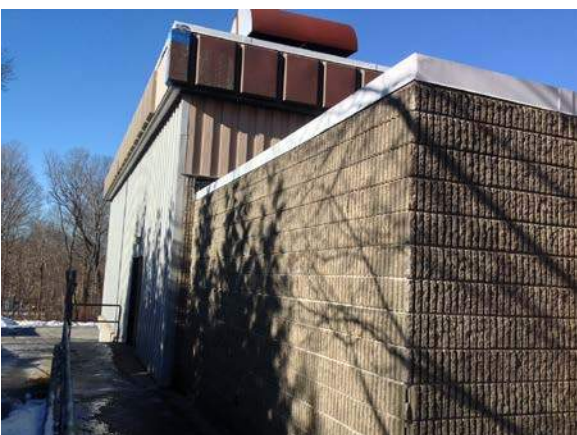
Exterior:

General:

- Membrane roof has been recently upgraded
- Ponding observed on membrane roofs but no current reported leaks
- Areas of pavement are uneven and may be an egress issue
- Recommend the town checks the fire escape inspection reports
- Snow rail is reported to be ineffective in some areas – falling ice restricts pedestrian movement at perimeter of building
- Issues reported of falling slate shingles







II. Landscape

Landscape Existing Conditions Report

studio MLA

320 Washington Street, 2nd Floor

Brookline, MA 02445

'Front yard'

The area in front of the building is currently an asphalt parking lot and the view of the building from the street is not very attractive or inviting and does not complement the building. There is no sign and the asphalt parking lot directly abuts the Union Street sidewalk. There is a crosswalk across Union St. that connects with the sidewalk to the building entry. Options should be explored of how to re-configure the front 'yard' to create a more attractive and inviting front entry to the building with landscaping and clear signage, without reducing the amount of parking.



View from Union Street

Building Entrance

The current asphalt parking area is an open one-way loop with parking spaces in the middle, and provides parking for parents, visitors, and drop-off pick-up spaces for the Child Care, a parking space for the bus/van, with 3 HC parking spaces and one flag pole. Currently there are 19 spaces with 3 HC parking spaces.

The asphalt surface is not in good condition, with many cracks and should be replaced.

The entire front area needs to be re-looked at to ascertain if there is a more efficient parking layout that could yield more parking spaces. The area needs to be reviewed to ensure that it has adequate drainage.

It appears that there is some extra space along the right-hand side of the entrance aisle which could provide the extra space needed for either additional parking and/or make room for the desired landscaped area in front of the building.



Child Care Playground Area

There are two playground areas in front of the building, on the south side. The playground is fenced by a 4' high chain link fence with vinyl slats on the parking lot side and a 6' high chain link fence with vinyl slats along the Union St. sidewalk. The play area along the sidewalk appears to be for younger children, and the larger play area closer to the building is for the pre-schoolers. The play yards are filled with plastic toys and play equipment.

The playground extends east towards Union Street, and the perimeter 6' high chain link fence running along the Union Street sidewalk is particularly unattractive and unfriendly for pedestrians using the sidewalk.

The entire perimeter chain link fencing is in need of repair, with missing caps and missing fence slats.

A better use for the area along Union Street may be for a public pocket park with landscaping and seating, providing a more attractive landscaped area along Union Street and in keeping with the Rockland Streetscape Plan.

The play areas need to be checked for the required square footage for child care licensing.



Playground looking towards Union St.



Playground looking towards parking lot.



Playground looking towards building.



North Side

The existing drive connecting the front and rear parking lots runs along the north side of the building. Asphalt paving extends up to the base of the building and there is no delineation between pedestrian zones and vehicular drives.

There is no signage directing vehicles, and the un-used steps entrance is confusing.



The asphalt driveway continues down from the front parking area to the rear parking lot. Along the driveway there is the north building entrance, another driveway entrance on the right to the neighboring property's parking, dumpster, and additional parking on the sides of the driveway, making a confusing area. There are no pedestrian zones or any demarcation of the edge of the driveway.



Driveway connecting front and rear parking lots

Rear Parking Lot

Behind the building is a large asphalted parking lot, used primarily by staff. The asphalt is in poor condition. There is no pedestrian path from the parking lot to the building, and the pedestrian route connecting to the building is not very pleasant, being walking on the roadway. There are concrete parking curbs at the ends of the spaces along the building. There are no trees for shade in the summer. There appears to be ample space in the lot, and should be reviewed to see if the space could be maximized for either more parking or other functions. There is a paved driveway to the south side of the building.



III. Code



Code Existing Conditions Report

Howe Engineers, Inc.

101 Longwater Circle, Suite 203

Norwell, MA 02061

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Introduction & Project Description

Howe Engineers has prepared this document for StudioMLA for the Rockland Community Center located at 394 Union Street in Rockland, MA. The project will consist of the renovation to an existing, multi-story, day care and community center. The scope of the renovation project has not been finalized. Therefore, this approach will consider a broader range of potential design options. It is assumed that it will continue to function as a day care and will therefore not be considered as a change in occupancy. The building is three stories with a basement and has an area of approximately 15,000 square feet. The main building is approximately 10,000 square feet and the gymnasium building is approximately 5,000 square feet. The construction type of the building most closely resembles Type IIIB. The building is provided with partial sprinkler coverage, the Basement through Level 2 are provided with full sprinkler coverage. Level 3 of the building is not currently provided with a functional sprinkler system. However, it is Howe Engineers' understanding that a dry pipe sprinkler system is proposed to be provided in the near future. The building is also provided with a fire alarm system with partial audio-visual coverage.

This narrative addresses the requirements contained in the 9th Edition of the Massachusetts State Building Code (MSBC), which is an amended version of the 2015 International Building Code (IBC). The purpose of this narrative is to document and provide the code compliance strategy, including the framework for the fire protection and life safety concept, for the project. This document will also identify design concepts that are not clearly addressed by the applicable building codes, which will require interpretation by the authorities having jurisdiction (AHJ).

Applicable Codes and Requirements

The following codes are presently adopted in the State of Massachusetts:

- Massachusetts State Building Code (MSBC), 9th Edition, 780-CMR, which is an amended version of the 2015 International Building Code.
- Massachusetts Fire Prevention Regulations (MFPR), 527-CMR, which is an amended version of the 2015 Edition of NFPA 1.
- Massachusetts Architectural Access Board Regulations, 521-CMR
- Massachusetts Electrical Code, 527-CMR, 12.00, which is an amended version of the 2017 National Electrical Code (NFPA 70).
- Massachusetts Elevator Regulations, 524-CMR.
- International Mechanical Code, 2015, as adopted and amended by the MSBC (Chapter 28).

- Massachusetts Fuel Gas and Plumbing Codes, 248-CMR.
- International Energy Conservation Code, 2015, with Massachusetts Amendments, 780-CMR, 115.AA
- National Fire Protection Association (NFPA) Standards, as referenced by the MSBC and the MFPR.

Introduction

When performing work on an existing building it is important to determine the applicable classifications of work associated with the proposed scope of work. This must be done in order to determine how that work will be completed in accordance with the Massachusetts State Building Code (MSBC). Chapter 34 is the portion of the MSBC which is utilized to determine the classification of work for a given scope of work on an existing building. It also provides the compliance methods available to complete the required work for each respective classification of work. Chapter 34 of the MSBC is replaced with the 2015 International Existing Building Code (IEBC), which is amended by The State of Massachusetts. The following is a summary of the classifications of work from the IEBC, their associated thresholds, and typical work required by the IEBC to be performed because of them:

- **Repairs:**

Repairs are defined as, “the reconstruction or renewal of any part of an *existing building* for the purpose of its maintenance or to correct damage.” These include the patching, restoration, or replacement of damaged materials, elements, equipment, or fixtures for the purpose of maintaining a good or sound condition.

- **Alteration Level 1:**

Alterations are defined as, “any construction or renovation to an existing structure other than *repair or addition*.” Level 1 alterations consist of “the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.”

- New interior finishes must comply with Section 804 of the MSBC.
- An accessible entrance, platform lift, ramp, and toilet room must be provided unless they are technically infeasible. Additionally, where an alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function area must include toilet facilities and drinking fountains serving the area of primary function.

- **Alteration Level 2:**

Level 2 alterations consist of “the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.” Level 2 alterations are also required to comply with the provisions of Level 1 alterations.

- All new construction elements, components, systems, and spaces must comply with the MSBC.
- All requirements of Level 1 Alterations must be complied with.
- All existing interior vertical openings connecting two or more floors must be enclosed with approved assemblies having fire-resistance ratings of not less than 1 hour. Where the work area on any floor exceeds 50% of the floor area, these requirements apply to all vertical openings other than stairways throughout the floor.
- New interior finishes must comply with Section 804 of the MSBC. Where the work area on any floor exceeds 50% of the floor area, interior finishes in the exits and corridors serving the work area must comply with MSBC Section 804.
- Guards must be provided where required in the work area.
- Means of egress must be considered.
- Means of egress lighting in all work areas must be provided with artificial lighting in accordance with MSBC.
- Exit signs in all work areas must be provided in accordance with MSBC.
- Where the occupant load of a story is increased by more than 20%, plumbing fixtures for that story must be provided in quantities specified in the Massachusetts Uniform State Plumbing Code (MUSPC).

- **Alteration Level 3:**

Level 3 alterations apply where the work area exceeds 50% of the *building area*. Level 3 alterations are also required to comply with the provisions of Level 1 and Level 2 alterations.

- All requirements of Level 1 and Level 2 Alterations must be complied with.
- Existing stairways that are part of the means of egress must be enclosed from the highest work area floor to, and including, the level of exit discharge and all floors below.
- Means of egress from the highest work area floor to the floor of exit discharge must be provided with artificial lighting within the exit enclosure in accordance with the MSBC.
- Means of egress from the highest work area floor to the floor of exit discharge must be provided with exit signs in accordance with the MSBC.

- **Additions:**

Additions are defined as, “an extension or increase in floor area, number of stories, or height of a building or structure.”

- Additions are required to comply with the requirements of the MSBC for new construction.
- An addition must not create or extend any nonconformity in the existing building to which the addition is being made with regard to accessibility, structural strength, fire safety, means of egress, or the capacity of mechanical, plumbing, or electrical systems.
- No addition is permitted to increase the height or area over the permitted height/area.
- Accessibility provisions for new construction must apply to the addition, if an addition contains an area of primary function the provisions of Accessibility from Alterations 1, 2, and 3 apply.

- **Change of Occupancy:**

A Change of Occupancy is defined as, “a change in the use of the building or a portion of the building. A change in occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any changes in use within a group for a specific occupancy classification.”

- If the new occupancy is a higher hazard category than the previous occupancy the following must be considered; building elements and materials, fire protection, means of egress, and accessibility.

Section 301.1 of the IEBC presents the various compliance methods available to evaluate the code requirements applicable to repairs, alterations, changes of occupancy, or additions to existing buildings. Users elect one of the available compliance methods to evaluate the existing building based on the proposed scope of work of the project. The three compliance methods available are as follows:

- 1. Prescriptive Compliance Method:**

Users electing to use this compliance method must follow the requirements outlined in Chapter 4 of the IEBC to perform the existing building evaluation. This section has vague requirements that would require multiple discussions with local officials. It is Howe Engineers opinion that this method leaves too much discretion to the building official and does not provide enough guidance, therefore this method is not advised to be selected.

2. Work Area Compliance Method:

Users electing to use this compliance method must follow the requirements of Chapter 5 through Chapter 13 of the IEBC to perform the existing building evaluation.

3. Performance Compliance Method:

Users electing to use this compliance method must follow the requirements of Chapter 14 of the IEBC to perform the existing building evaluation. This method generally requires more upgrades than the work area method would require, therefore this method is not advised to be selected.

The work area compliance method is recommended for this project based on the clear requirements and the ability to limit upgrades largely to the work area(s). It is anticipated the proposed work will be considered either Alterations Level 2 or Alterations Level 3. This report assumes the occupancy use group will remain the same.

It is also important when performing work on an existing building to determine the accessibility thresholds that apply to the building. For each classification of work defined above, The Massachusetts Architectural Access Board (MAAB) separately governs accessibility requirements. The MAAB requirements are only applicable to public spaces in a building. In the Rockland Community Center, most spaces appear to be accessible to the public (e.g. occupants can visit them, including staff offices) and thus MAAB is applicable. MAAB is not applicable to employee-only areas.

MAAB application criteria for existing buildings are identified in MAAB Section 3.3. There are three (3) thresholds used to determine the extent of compliance required with MAAB provisions. These thresholds are determined over a **rolling 36-month period** and are as follows:

1. If the work being performed costs less than \$100,000, then only the work being performed must comply with MAAB.

Exception: General maintenance and on-going upkeep of existing, underground transit facilities will not trigger the requirement for an accessible entrance and toilet unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet.

2. If the work being performed costs more than \$100,000 but less than 30% of the full and fair cash value of the building, then the work being performed must comply with MAAB and the following features must be provided:
 - a. An accessible public entrance
 - b. A publicly accessible toilet room
 - c. An accessible telephone

d. An accessible drinking fountain

Exception: Whether performed alone or in combination with each other, the following types of alterations are not subject to MAAB Section 3.3.1, unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet. (When performing exempted work, a memo stating the exempted work and its costs must be filed with the permit application or a separate building permit must be obtained.)

3. If the work being performed costs more than 30% of the full and fair cash value of the building, then the entire building must be made to comply with MAAB. Work performed that is limited solely to electrical, mechanical, or plumbing systems and that does not involve the alteration of any elements or spaces required to be accessible by MAAB, and has a total value of less than \$500,000 are excluded from this threshold review (MAAB Section 3.3.2 (b)). However, if any non-exempt work is permitted within the 3-year period, all exempt work must be included.

Areas Requiring Interpretation, Clarification, or Equivalency

Fully-Sprinklered Building

The Rockland Community Center is not currently provided with sprinkler protection throughout the building. Sprinkler protection is provided from the Basement to Floor 2, although Floor 3 and the attic of the building are not provided with sprinkler protection. Previously, a wet pipe sprinkler system was provided for Floor 3 and the attic, but it has recently been decommissioned. It is Howe Engineers' understanding that there is an agreement between the Rockland Fire Department and the Rockland Community Center that they will install a dry pipe sprinkler system within the next fiscal year. The agreement also restricts the Rockland Community Center from using Floor 3 of the building until this system has been installed.

The MSBC does not permit a day care (Group I-4 Institutional Occupancy) to be located in a building that is not fully-sprinklered. As the agreement above is currently in place to provide sprinkler protection per NFPA 13. **This analysis assumes that the building will be fully-sprinklered as part of the proposed renovations.**

Occupancy Classification

The Rockland Community Center is classified as a Mixed-Use Occupancy. The main occupancy of the building is a day care (Group I-4 and/or Group E occupancy). The occupancies contained within the building in accordance with MSBC Section 302.1 are as follows:

Spaces	Use Group
Assembly	A-3
Business	B
Day Care	E
Day Care	I-4
Storage	S-1
MEP	S-2

Building Construction

The allowable height of a fully-sprinklered building (consideration of this building as fully-sprinklered will require further discussion, see the Area Requiring Interpretation Section of this report), Type IIIB building, with the occupancies listed above, is three stories. Based on the building height being less than the allowable height the design is compliant. The most restrictive occupancy for area is Group A-3. The allowable area of a fully-sprinklered Type IIIB building, used as a Group A-3 occupancy is 28,500 square feet. Based on the building area being less than the allowable area the design is compliant. The building can be constructed of Type IIIB construction.

Fire Resistance Rating (MSBC Table 601)

The fire resistance ratings for the structural elements are as follows:

Building Element	Fire Rating – Type IIIB Construction
Structural Frame	Non-rated
Bearing Walls	2-hour
Floor/Ceiling Assemblies	Non-rated
Roof Assemblies	Non-rated
Exterior walls	Fire separation distance determines rating (Table 602)

Note: See Exterior Wall Opening Table for more information on exterior wall ratings

General

In general, all new construction elements, components, systems, and spaces must comply with the requirements MSBC. If work were performed on the means of egress, a compliant means of egress would be required for the building.

Alteration Level 2

If the alterations will be limited to a maximum of 50 percent of the building, the alterations will be classified as Level 2. Alterations Level 2 must comply with the general requirements. Applicable Alteration Level 2 requirements include:

- Existing vertical openings connecting two or more floors must be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour. Where the work area on a floor exceeds 50% of that floor area, the enclosure requirements apply to all vertical openings other than stairs throughout the floor. **Depending on the scope and location of work, existing shafts need to be considered.**
 - Where the work area on any floor exceeds 50% of that floor area, stairways that are part of the means of egress serving the work area must, at a minimum, be enclosed with smoke tight construction on the highest work area floor and all floors below.
- Means of Egress:
 - In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance exceeds 75 feet must have a minimum of two egress doorways. **The work area is required to be provided with two exit doorways when the above requirements are exceeded.**
 - In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 must swing in the direction of egress. Where the work area exceeds 50% of the floor area, door swing must comply throughout the floor. **Egress doors from the work area are required to swing in the direction of egress if the occupant load of the space exceeds 50.**
 - In work areas, all doors opening onto an exit passageway at grade or an exit stairway must be self-closing or automatic-closing by listed closing devices. Where the work area exceeds 50% of the floor area, doors throughout the exit stairway from the work area to, and including, the level of exit discharge must comply. **Confirm that stairway doors are self-closing.**
 - **Means of egress in all work areas must be provided with artificial lighting in accordance with the MSBC.** Where the work area on any floor exceeds 50% of that floors area, means of egress throughout the floor must comply.
 - **Means of egress in all work areas must be provided with exit signs in accordance with the MSBC.** Where the work area on any floor exceeds 50% of that floors area, means of egress throughout the floor must comply.

- Where the occupant load of the story is increased by more than 20%, plumbing fixtures for the story must be provided in quantities specified in the Massachusetts Uniform State Plumbing Code.

Alteration Level 3

If the alterations will exceed of 50 percent of the building, the alterations will be classified as Level 3. Alterations Level 3 must comply with the general requirements as well as those for Level 2 Alterations, except for where the following requirements are more restrictive. Applicable Alteration Level 3 requirements include:

- **All requirements under Alteration Level 2 are required to be complied with.**
- Existing stairways that are part of the means of egress must be enclosed with a 1-hour fire resistance rating when connecting two or more stories, from the highest work area floor to, and including, the level of exit discharge and all floors below. **The stairways need to be provided with a 1-hour fire-resistance rating depending on the location of work.**
- Means of Egress:
 - **Means of egress from the highest work area floor to floor of exit discharge must be provided with artificial lighting within the exit enclosure in accordance with the requirements of the MSBC.**
 - **Means of egress from the highest work area floor to the floor of exit discharge must be provided with exit signs in accordance with the requirements of the MSBC.**

Means of Egress System Design

All new construction elements, components, systems, and spaces need to comply with the requirements MSBC. If work were performed on the means of egress, a compliant means of egress would be required for the building. The above sections address what is required to be done in terms of means of egress for the various alteration levels. The following section outlines the major design requirements for the means of egress system where it must be brought up to current code.

Number of Exits

Number of Required Exits from Any Story or Space Based on Occupant Load:

Occupant Load	Minimum Number of Exits
1-500	2
501-1,000	3

Spaces Permitted with One Means of Egress (MSBC Table 1006.2.1):

Occupancy	Maximum Occupant Load
I-4	10
A-3, B, E	49
S-1	29

Two (2) means of egress are provided from each floor by means of the exit stairs. In addition, two (2) fire escapes are provided from the west side of the building, one in the North and one in the South. The fire escapes serve the first and second floors. However, the doors do not swing in the direction of egress with the exception of the door to the south fire escape on Floor 1. Depending on the work performed, these doors may require their swing to be reversed.

Depending on where the work will be performed and the use of the spaces, there are assembly rooms (with occupant loads in excess of 49) provided with single exits. For example, the north portion of the Community room on Floor 1, this is provided with one exit as the fire escape door does not open in the direction of egress. This room requires two exits and would need to be provided with two exits if this was part of the work area and the occupant load will exceed 50.

Currently, the exit stairs are not in compliance with the 9th Edition of the MSBC. The stairs currently do not maintain the required fire-resistance separation required. This is an issue that would need to be addressed if work on the stair is performed or if Alteration Level 3 work is expected, as existing stairways that are part of the means of egress must be enclosed in accordance with Section 803.2.1 from the highest work area floor to, and including, the level of exit discharge to the Basement. In addition, there are closers missing from doors that enter into the stairs.

As an alternative, it may be possible to design the stairs to comply with MSBC Section 1019.3, Item 4. This will require further analysis of the final means of egress system to confirm the exit access travel distances will work for the appropriate occupancy. See next section for maximum allowable travel distances per occupancy.

Exit Access Travel Distance

The travel distance for each of the occupancies will be in accordance with the requirements contained in MSBC Table 1017.2 for a fully-sprinklered building (this will require further discussion, see the Area Requiring Interpretation Section of this report). Refer to the Table below:

Occupancy	Maximum Allowable Travel Distance
Group A	250 feet
Group B	300 feet
Group E	250 feet
Group I-4	200 feet
Group S-1	250 feet
Group S-2	400 feet

The common path travel distance for each of the occupancies will be in accordance with the requirements contained in MSBC Table 1006.2.1 for a fully sprinklered building (this will require further discussion, see the Area Requiring Interpretation Section of this report). Refer to the Table below:

Occupancy	Maximum Common Path Travel Distance
Group A	75 feet
Group B	100 feet
Group E	75 feet
Group I-4	75 Feet
Group S-1 and S-2	100 feet

Fire Escapes as Means of Egress

Two (2) fire escapes are provided from the west side of the building. The scope of work and the subsequent classification of work will determine whether the fire escape is required to be analyzed. According to IEBC Section 704.1, work for Level 1 alterations must be done in a manner that maintains the level of protection provided for the means of egress. This does not require any work to be done to the existing fire escape. According to IEBC Section 805.3.1.2, when one or more means of egress is required, an existing or newly constructed fire escape is accepted as a means of egress when complying with the IEBC Section 805.3.1.2.1. The applicable requirements from IEBC Section 805.3.1.2.1 are the following:

- Occupants must have unobstructed access to the fire escape without having to pass through a room subject to locking (IEBC Section 805.1.2.1 (1)).
- Openings within 10 feet of fire escape stairways must be protected by fire assemblies having minimum ¾-hour fire-resistance ratings (IEBC Section 805.1.2.1 (4)). **Exception: Opening protection is not required in buildings equipped throughout with an approved automatic sprinkler system.**
- In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses and childcare centers, ladders of any type are prohibited on fire escapes used as required means of egress (IEBC Section 805.1.2.1 (5)).

It is Howe Engineers' understanding that the fire escapes have recently been inspected and were determined to be in good condition. Currently, access to the fire escapes are provided through rooms. It should be confirmed that none of these rooms are subject to locking, that exit signage is provided, and that there is a clear path from the entrance to the room to the fire escape.

Exit Access Doorways and Openings

Doors, while opening, are not permitted to project more than 50 percent into the required clear width of an exit or exit access. In addition, doors, when fully open, are not permitted to project more than 7 inches into the required exit clear width (MSBC Section 1005.2).

Exit Discharge

The means of egress system for this fully-sprinklered building is designed to allow exits to discharge directly to the exterior walkways along all sides of the building.

Exit Signage

1. Exit signs must be provided in each room or space that requires more than one (1) exit or exit access.
2. Main exterior exit doors or gates, which obviously and clearly are identifiable as exits, are not required to be provided with an exit sign where approved by the building official.
3. Every exit sign and directional exit sign must have plainly legible letters not less than 6 inches high with the principal strokes of the letters not less than $\frac{3}{4}$ inch wide. The word "EXIT" must be in high contrast with the background and shall be clearly discernible when the exit sign illumination means is or is not energized. When an arrow is provided as part of the exit sign, the construction shall be such that the arrow direction cannot be readily changed.
4. Exit signs and exit directional signs can be externally or internally illuminated. The level of illumination at the sign's surface must be no less than 5-foot candles.
5. Accessible exit doors at the level of exit discharge that lead directly to accessible paths of exit discharge should additionally be marked by the International Symbol of Accessibility. Such symbol should be a minimum of six (6) inches tall and should be placed either on the exit signage or directly adjacent to it.

Means of Egress Lighting

1. The means of egress, including the exit discharge, must be illuminated at all times the building space served by the means of egress is occupied, except aisle access ways in Group A occupancies.
2. The means of egress illumination level must not be less than 1 foot-candle (11 lux) at the walking surface.
3. The power supply for means of egress illumination must normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.
 - c. Exterior egress components at other than their levels of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
 - d. All components to the access to public way must be illuminated.
 - e. Interior exit discharge elements, as permitted in MSBC Section 1027.1, in buildings required to have two or more exits.

- f. Exterior landings as required by Section 1010.1.6 for exit discharge doorways in buildings required to have two or more exits.

Accessibility

All work being performed is required to be constructed as accessible, in compliance with the requirements of 521 CMR (MAAB). In addition to the work being performed being constructed as accessible, if the \$100,000 threshold is exceeded and the 30% threshold is not exceeded, then the following would be required to be provided within the building:

- An accessible public entrance
- An accessible toilet room
- An accessible public telephone (if provided).
- An accessible drinking fountain (if provided).

An accessible public entrance is currently provided, the exterior ramp leading to the main entrance maintains a 47" minimum clear width between handrails and is provided with a 5% incline. A ramp is required to maintain a 48" minimum clear width between handrails, although per MAAB Section 2.4.4, dimensions greater than 36" have a maximum tolerance of plus or minus 1". Therefore, with the allowable tolerance this ramp is accessible.

An accessible toilet room is provided on the First Floor, although the non-compliant handrails surrounding the toilet would require correction. This appears to have been the accessibility threshold that was achieved for a previous scope of work, although minor renovations will need to be performed to continue providing an accessible toilet. Accessible exit doors on Floor 1 that lead directly to accessible paths of exit discharge should additionally be marked by the International Symbol of Accessibility.

If the 30% threshold is exceeded the whole building would be required to comply with 521 CMR. In addition to the items specified above this includes the following major items:

- Floor 2 and 3 – The ramps which access rooms on the west side of the building are provided with inclines in excess of 8.3% (1:12). In addition, these ramps are not provided with handrails. Per MAAB Section 24.2.1, the maximum slope of a ramps must be 1:12 (8.3%). Per MAAB Section 24.3, the minimum clear width of a ramp must be 48", measured between the railings.

- All Floors – Doors are provided with knobs. Per Section 26.11.1, handles, pulls, latches, locks, and other operating devices on accessible doors must have a shape that is easy to operate with one hand and that does not require tight grasping, tight pinching, or twisting of the wrist to operate.
- Elevator – The opening of the elevator is 36". The dimensions within the elevator from wall-to-wall and wall-to-door are 56-1/2" x 45-1/4". Per Section 28.7, the elevator cab must be a minimum of 54" by 68" measured wall-to-wall and wall-to-door or may be 60" by 60" measured wall-to-wall and wall-to-wall. An exception to this, in existing buildings, where existing shaft configuration prohibits strict compliance with 521 CMR 28.7, the maximum car size allowable for the existing shaft must be provided, but in no case shall the inside of the car area be smaller than 48" by 48", wall-to-wall and wall-to-door.
- Basement – Within the Teen Lounge there is a step up a raised portion of the space. This step up is not provided with a ramp or handrails. Per MAAB Section 20.1, steps are not considered as a part of an accessible route.
- Stairs – The height of the stair handrails ranges between 30-1/2" to 32". Per MAAB Section 27.4.2, the top of handrail gripping surfaces must be mounted between 34" and 38" above the stair nosing.
- Stairs – The stair handrails provide 5/8" clearance between the handrails and the walls on the interior handrail between Floor 1 and the Basement. Per MAAB Section 27.4.7, when a handrail is mounted adjacent to a wall, the clear space between the handrail and the wall must be 1-1/2".
- Stairs – The stairs are not provided with handrail extensions at the bottom of the stairs. Per MAAB Section 27.4.3, handrail extensions at the bottom of stairs need to extend at least 12" plus the width of one tread beyond the bottom riser. An exception to this is that handrails extensions need not extend if it would cause a safety hazard or if space does not permit.
- Stair 1 – The stair is not provided with a continuous handrail between Floor 1 and the Basement. Per MAAB Section 27.4.1, stairways must have continuous handrails at both sides of all stairs. The inside handrail on switchback or dogleg stairs must always be continuous. This will most likely need to occur as current handrails are not continuous, nor do they have compliant handrail extensions.
- Exit Discharge – The exit discharge shall provide a continuous path of travel from an exit to a public way by means of a walkway or a ramp. In buildings where the grade at the level of exit discharge prohibits construction of either a walkway or a ramp, a portion of an exterior exit balcony located immediately adjacent to an emergency exit complying with 521 CMR 20.12.2 may be constructed as an area of rescue assistance. This will need to be provided if the building exceeds the 30% threshold.

- Accessible Means of Egress – Per MAAB Section 20.11.1, all spaces or elements required to be accessible by 521 CMR must be provided with no less than one accessible means of egress. Where more than one means of egress is required under 780 CMR from any accessible space or element, each space or element shall be served by not less than two accessible means of egress. This will need to be provided if the building exceeds the 30% threshold.

Conclusion

It is assumed that the Rockland Community Center will continue to function as a day care and will therefore not be considered as a change in occupancy. The main occupancy of the building is a day care (Group I-4 and/or Group E occupancy). The building is provided with partial sprinkler coverage, the Basement through Level 2 are provided with full sprinkler coverage. Level 3 of the building is not currently provided with a functional sprinkler system. However, it is Howe Engineers' understanding that a dry pipe sprinkler system is proposed to be provided in the near future. This analysis assumes that the building will be fully-sprinklered as part of the proposed renovations.

All new construction elements, components, systems, and spaces need to comply with the requirements MSBC. The scope of work for this project has yet to be finalized, but there are a few items pertaining to the building to consider when moving forward. Currently, the stairs do not provide a compliant fire-resistance rated separation. Depending on the scope of work this would need to be addressed. If work is to occur on the stair itself, the stair will need to be constructed as compliant. Alteration Level 3 work requires a 1-hour separation to be provided from the highest work area to the Basement. Another consideration is the number of exits provided from spaces, if work is expected in assembly areas, the required number of exits will need to be provided.

When performing work on an existing building it is important to determine the applicable classifications of work in order to understand the work which may be required to be performed in addition the scoped work. In addition, it is important to understand the thresholds for required accessibility work, since this work will be additionally required work. The thresholds for required accessibility work for MAAB are determined over a rolling 36-month period. All new work is required to comply with the requirements of MAAB. If the \$100,000 threshold is exceeded and the 30% threshold is not exceeded, then it will be required that the building provide:

- An accessible public entrance (**provided**)
- An accessible toilet room (**provided, needs minor renovations**)
- An accessible public telephone (if a public telephone is provided).



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McKinley School
394 Union Street
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- An accessible drinking fountain.

If the scope of scope of work exceeds the 30 percent threshold, the entire building must be brought into compliance with the requirements of MAAB. Multiple accessibility items are detailed in the section above.

Please contact of our office if you have any questions regarding the items addressed in this letter.

IV. Structural

Structural Existing Conditions Systems Report

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Introduction

Foley Buhl Roberts & Associates, Inc. (FBRA) is collaborating with *studioMLA Architects (sMLA)* in the review and evaluation of the original McKinley School building, located at 394 Union Street in Rockland Massachusetts. The building may be rehabilitated and improved to be used for municipal services or other, private adaptive re-uses.

The purpose of this report is to identify and describe the structural systems of the building and to comment on the structural issues/conditions observed. General comments relating to renovations, alterations and additions to the building (governed by the Existing Building Code of Massachusetts (EBCM 9th Edition)), and a summary of anticipated structural scope are presented as well.

General Description

The McKinley School is a colonial revival style building, constructed in 1908. The building served as a high school until 1928; at which time it began use as a lower school. The building was decommissioned as a school in 2002 and began use as a Community Center, which has continued to this day. The three-story (plus basement), sloped (slate) roof building is listed on the National Register of Historic Places. The building is wood and steel framed, with interior and exterior masonry bearing walls and a stone foundation.



A one-story, steel framed, flat (membrane) roof Gymnasium addition was constructed to the west of the original building in 1972. Renovations to the original building, including the installation of a new elevator were undertaken at that time as well. The most recent improvements include the installation of a new sprinkler system at the basement, first and second floor levels (a new (dry) sprinkler system for the third floor and attic are planned for later this year), and the inspection, cleaning, repair and painting of the fire escapes. A new, concrete entry plaza was recently constructed on the north side of the building. The current, stair and ramp system at the main (east) entry was constructed approximately 10 years ago.

Program spaces at the basement level of the original building include the Teen Center and Lounge, Toilet Rooms, Offices, Storage Rooms and the (depressed) Boiler Room. The Community and Teen Center Gymnasium, along with Toilet Rooms and Equipment Storage are located at this level in the 1972 addition. The first floor of the original building is dedicated to community spaces, a nursery and a daycare facility. Classrooms are located at the second floor; the third floor is unoccupied, and will remain so until the aforementioned new sprinklers are installed.

The total floor area of the facility (including the original building and the Gymnasium addition) is approximately 40,784 square feet.

The building site slopes downwards from the east (Union Street side) to the west; the change in grade from the front entry to the west side of the Gymnasium is approximately thirteen (13) feet.

Structural systems, details and conditions were reviewed at the building (to the extent visible) by FBRA on January 21, 2020. No exploratory demolition or structural materials testing was conducted in conjunction with our review. No soil boring logs or Geotechnical Engineering Reports were available for the original building or the 1972 addition/renovation.

The following drawings were reviewed in the preparation of this *Existing Conditions Structural Report*:

Rockland Schools Project - Elementary: Structural Drawings S-1 to S-5, prepared by Brown, Fisher & Nickerson, Inc., Boston, Massachusetts, dated December 12, 1972.

Rockland Schools Project - Elementary: Various Architectural Drawings, prepared by Brown, Fisher & Nickerson, Inc., Boston, Massachusetts, dated December 12, 1972.

No Structural or Architectural drawings for the original, 1908 building were available; accordingly, comments relating to the construction of the building are based on our (limited) visual observations and on the information included on the above-referenced drawings.

Structural Systems Description

Structural Materials: Structural material strengths for the 1972 renovations are noted on the Structural drawings (Drawing S-5) to be the following:

Concrete:	3,000 psi compressive strength
Reinforcing Steel:	ASTM A15 - Grade 40
Structural Steel:	ASTM A 36 - Fy = 36 ksi

Structural material strengths for the original (1908) building are unknown.

Design Live Loads:

Design live loads for the 1972 gymnasium addition are indicated on the Structural drawings (Drawing S-5) to be as follows:

Roof:	30 psf (90 psf maximum at snow drift areas)
Library:	150 psf
Wind Load:	20 psf (vertical surfaces)
Seismic Load:	Uniform Building Code - Zone 2

Design live loads for the original building are unknown.

Note that the minimum flat roof snow load required by the 9th Edition of the Massachusetts State Building Code for a municipal building in Rockland is 30 psf. The design snow load for the 1972 Gymnasium roof construction meets current code requirements.

The design of the original building preceded the release of the Massachusetts State Building Code. While the original building foundations and superstructure may have adequate capacity to support floor live loads required by the current code, it does not meet seismic code requirements. Potential snow drift areas (e.g. at low roofs immediately adjacent to higher roof areas) require further review.

The original building and the 1972 addition appear to have performed satisfactorily over time, under the original and current uses. There are no apparent indications of structural overstress or failure. A comprehensive investigation and evaluation of the floor and roof structural capacity is beyond the scope of this report.

Story Heights: Story heights in the original building are as follows:

Basement to First Floor:	.11'- 4" +/- and 14'-10½" +/-
First Floor to Second Floor:	12'- 7" +/-
Second Floor to Third Floor:	12'- 6" +/-

The roof of the Toilet Room section of the 1972 addition is 10 feet above the floor. The roof of the Gymnasium is approximately 19 feet above the floor.

The first floor of the original building is located approximately 5 feet above the finished grade on the east (front) side.

Expansion Joints: There are no internal expansion joints in the original building. The 1972 addition is structurally attached to the original building.

Roof Construction: The main roof of the original building is a truncated hip form, with shed dormers on all sides. There is a central, monumental gable pavilion at the main entry on the east side of the building, supported by two ionic columns. Typical roof construction consists of wood sheathing on wood rafters (typically 2x9 or 2x12 nominal), hips and valleys, supported by interior (wood framed) bearing partitions and the exterior masonry walls. The lower (flat) roof of the western projection (over the present Community Room) is similarly framed. It is unknown if this roof was designed for drifting/sliding snow loads; further review is recommended.

The roof of the 1972 Gymnasium addition is constructed with a 1½" deep, 22 gauge steel roof deck spanning 5'-0" in east-west direction and supported by a pre-engineered, two-way steel space frame. The space frame clear spans the gymnasium space (49'-0" and 75'-6" in the east-west and north-south directions, respectively). Steel columns support the space frame on the north, south and west sides; the eastern edge is supported on a masonry bearing wall that is common with the Toilet Room section of the addition. There are two internal drains. The roof of the Toilet Room is framed with steel roof deck spanning 4+/- feet in the north-south direction to 16" deep open web steel bar joists. Steel joists clear span the space (20+/- feet in the east-west direction) and are supported by masonry bearing walls at each end.

Attic Floor/Third Floor Ceiling Construction (Original Building): Attic floor/third floor ceiling construction consists of wood sheathing on 2x6 (nominal) wood joists, spaced at 16" o.c. Joists are supported by wood interior bearing partitions and by exterior masonry bearing walls.

Upper Floor Construction (First through Third Floors - Original Building): Typical upper floor construction consists of wood sheathing on wood joists (typically 3x12 nominal), spaced at 16" o.c. Joists are supported by wood or masonry interior bearing walls, exterior masonry bearing walls and steel beams with columns in various locations. Note that two, adjacent classrooms on the west side of the building are raised up at the second and third floors (approximately 2 feet; accessed by ramps/stairs), resulting in a higher ceiling space in the Community Room at the first floor. The front, central section of the second floor was reinforced in 1972 to support Library loading (150 psf live load).

Basement Floor Construction: Basement floor construction in the original building is a concrete slab on grade; the thickness of the slab and presence of reinforcing is unknown. Basement floor construction in the 1972 Gymnasium addition is a 5" thick concrete slab on grade, reinforced with welded wire fabric.

Exterior Wall Construction: Typical exterior walls of the original building are load bearing, solid brick (unreinforced) masonry construction, with cast stone accent elements. The thickness of the exterior

walls was not determined. Exterior wall construction for the 1972 addition is insulated metal panels, likely provided by the pre-engineered building manufacturer.

Subsurface Soils/Foundations: Subsurface soils conditions are unknown; however, the design allowable soil bearing pressure for the 1972 Gymnasium addition is specified in the Foundation Notes section on Drawing S-5 to be 3.0 tons per square foot. Columns are supported on individual spread footings and perimeter foundation walls are supported on continuous strip footings. The exterior grades on the west side of the Gymnasium are approximately six (6) feet lower than the floor; accordingly, the foundation wall along this edge has been designed as a cantilever retaining wall. Foundations for columns in the original building are expected to be spread footings as well. Foundations walls in the original building are stone construction; it is not known if continuous strip footing were provided.

Drainage: It is not known if perimeter foundation drains and/or under slab drainage was installed during the construction of the original building; however, as there are reported water issues in the basement, it is unlikely that these drainage systems exist. No perimeter foundation drainage is shown on the 1972 Gymnasium addition drawings; however, since the floor is typically above the exterior grade, this is not a concern.

Fire Resistance: The fire resistance rating of the wood and steel framed construction in the original building is unknown, but likely minimal. Where present, the original ceiling construction may offer a degree of protection for wood and steel framing; further evaluation would be necessary to make this determination. The steel roof framing of the 1972 Gymnasium addition is unprotected and has no fire resistance rating; this construction is classified as Type IIB (Noncombustible, Unprotected).

Lateral Force Resistance: The original, 1908 building was designed and constructed before the development of the Massachusetts State Building Code. There is no clearly defined lateral force resisting system; however, unreinforced exterior masonry walls provide a level of lateral force resistance (by default). The building does not meet current seismic code requirements. Potential lateral force resistance issues would need to be addressed in conjunction with a future, major renovation/reuse of the school. The lateral force resisting system of the 1972 Gymnasium addition is not clearly defined; however, it is possible that the metal panel exterior walls provide a degree of lateral force (wind and seismic) resistance.

Structural Condition/Comments

Structural conditions at the McKinley School building were observed by FBRA at the site (where accessible and exposed) on January 21, 2020. Generally speaking, floor and roof construction in the 1908 building and roof construction in the 1972 addition appear to be performing satisfactorily. Except as noted below, there are no apparent signs of structural distress that would indicate significantly overstressed, deteriorated or failed structural members.

Foundations appear to be performing adequately; there are no signs of significant total or differential settlements.

Floor and roof construction of the original building was mostly obscured by finishes. Photographs of the roof construction (taken by sMLA) suggest that wood roof framing is consistent with that shown on the 1972 renovation Structural drawings. Roof construction of the Gymnasium addition appears to have been constructed in accordance with the 1972 Structural drawings.

Structural/structurally related conditions observed during the January 21, 2020 site visit are noted below:

1. Exterior Façade: Original cast stone and masonry façade elements are showing signs of weathering and deterioration; particularly at the bases of the ionic entry columns (Photo) and at cast stone elements around the base of the building. There are open masonry joints at various locations around the building that require repointing (approximately 10% to 20% of the total façade area). ***Repair/restoration of masonry and cast stone elements is recommended, in conjunction with a future renovation of the building.***



2. The concrete stairs/terrace along the south edge of the building shows signs of significant deterioration (Photo). Portions of this area are framed with steel beams, which have rusted and spalled their concrete cover. Water infiltration at the slab/building interface may have damaged first floor wood framing as well. Wood framing near the main entrance on the east side may be similarly compromised.

Repair/reconstruction of the stairs/terrace and wood framing at the entries is recommended, in conjunction with a future renovation of the building. In the interim, these conditions should be periodically monitored and shored/closed if conditions deteriorate significantly further.



3. Reportedly, there are water issues in the basement; particularly at the (depressed) Boiler Room and Custodial Storage spaces along the east side of the basement (seepage through the foundation walls and/or from under the floor). ***FBRA recommends that***

waterproofing/foundation drainage issues be investigated further, in conjunction with a future renovation of the building.

4. As previously noted in this report, ***the evaluation of the original, low (flat) roof of the western projection on the west side of the original building is recommended, in conjunction with a future renovation of the building.***
5. The age of the membrane roof at the gymnasium is unknown; however, it appears to be in satisfactory condition. The occupants report that there are leaks at the interface of lower roofs with exterior walls. Slate tiles of the original building are loose or broken in some areas and present a potential hazard. Snow fences are loose, damaged or missing in some areas. ***FBRA recommends that all loose slate tiles be removed/replaced in the short term, and that slate roofing, flashing and snow fences be properly addressed, in conjunction with a future renovation of the building.***
6. The upper fascia panels of the 1972 Gymnasium have fallen off the building in several locations (north and west sides). ***FBRA recommends that panels be checked and that all loose panels be secured as necessary.***
7. Peeling paint was observed at numerous wood trim elements (cornices, soffits, etc.) at the upper areas of the façade. It is not known if local rotting has occurred. ***Repair, painting/caulking of these areas is recommended, to prevent future deterioration and water infiltration.***

Note: Refer to the Architectural report for further information regarding the condition of the building envelope (exterior walls, roofing, windows, etc.) and recommendations for the repair, rehabilitation or replacement of these systems.

Renovations and Additions - Building Code Requirements

Compliance Methods - General Comments - EBCM

General comments relating to potential renovations, alterations, and additions to the McKinley School are presented in this section. Renovations, alterations, repairs, and additions to existing buildings in Massachusetts are governed by the provisions of the Massachusetts State Building Code (MSBC; 780 CMR - 9th Edition) and the Existing Building Code of Massachusetts (EBCM; 780 CMR - 9th Edition, Chapter 34.00). These documents are based on amended versions of the *2015 International Building Code (IBC)* and the *2015 International Existing Building Code (IEBC)*, respectively.

Section 104.2.2.1 of the EBCM requires that the existing building be investigated and evaluated in sufficient detail as to ascertain the effects of any proposed work on the structural systems (both gravity load carrying elements and lateral force (wind and seismic) resisting elements). The EBCM defines three (3) compliance methods for the repair, alteration, change of occupancy, addition, or relocation of an existing building. The method of compliance is chosen by the Design Team (based on the project scope and cost considerations) and cannot be combined with other methods. The *Prescriptive Compliance Method* (IEBC Chapter 4) prescribes specific minimum requirements for construction related to additions, alterations, repairs, fire escapes, glass replacement, change in occupancy, historic buildings, moved buildings, and accessibility. If the impact of the proposed alterations and additions to structural elements carrying gravity loads and lateral (wind and seismic) loads is minimal (less than 5% and 10%, respectively), structural/seismic reinforcing of an existing building is not required. Provided that not more than 50% of the spaces in the building are reconfigured, seismic hazards such as bracing the tops of interior masonry walls and partitions, anchorage of floor and roof diaphragms to the exterior walls, bracing of parapets and chimneys, etc. would not be required by code, but could be addressed on a voluntary basis. If the area of reconfigured spaces exceeds 50% of the gross floor area, these seismic hazards must be addressed to meet the provisions of the EBCM.

The *Work Area Compliance Method* (IEBC Chapters 5 through 13) is based on a proportional approach to compliance, where upgrades to an existing building are triggered by the type and extent of the work. This method is the most commonly utilized approach and would be appropriate for a renovation of the McKinley School. The Work Area Compliance Method includes requirements for three levels of alterations, in addition to requirements for repairs, changes in occupancy, additions, historic buildings, or moved buildings. A complete seismic evaluation of the existing building is required under the following conditions: Level 2 alterations where the demand (mass/seismic force) to capacity (lateral force resistance) ratio of lateral load resisting elements (masonry walls in this case) has been increased by more than 10%, all Level 3 alterations, a change in occupancy to a higher hazard category, and where structurally attached additions (vertical or horizontal) are planned. Provided that not more than 50% of the spaces in the building are reconfigured, renovations would be classified as *Level 2*. Assuming that modifications to the existing masonry walls (which provide a degree of lateral force resistance) will not be significant (i.e. less than 10% reduction in capacity), seismic upgrades or seismic strengthening of the building would not be required by code. However, seismic hazards such as bracing the tops of interior masonry walls and partitions, anchorage of floor and roof diaphragms to the exterior masonry walls, bracing of chimneys, etc. could be addressed on a voluntary basis. In a *Level 3* alteration (more than 50% of the building reconfigured), these seismic hazards must be addressed by code. ***The continued use of the McKinley School building as it is presently used would be classified at a Level 2 Alteration, unless more than 50% of the spaces were reconfigured. If there is a change in use, the requirements contained in Chapter 10 of the IEBC (as modified by the Massachusetts Amendments) would apply. A change in use may require the reconfiguration of more than 50% of the spaces, which would result in a Level 3 Alteration classification. In addition, if the***

change in use results in the building falling into a higher risk category, the building would need to be upgraded to comply with current code required wind, seismic and snow loading.

The *Performance Compliance Method* (IEBC Chapter 14) provides for evaluating a building based on fire safety, means of egress and general safety (19 parameters total). This method allows for the evaluation of the existing building to demonstrate that the altered building, while not complying with the code requirements for new construction, will maintain or improve the level of compliance that existed prior to the alterations. A structural investigation and analysis of the existing building is required to determine the adequacy of the structural systems for the proposed alteration, addition or change of occupancy. A report of the investigation and evaluation, along with proposed compliance alternatives, must be submitted to the code official for approval. ***This method of compliance is not commonly used, due to the additional Building Department reviews and approvals that are required.***

Under all Compliance Methods, if the entire roof were to be replaced in conjunction with a future renovation, the evaluation and potential bracing of any chimneys and unreinforced masonry parapets (none present at the McKinley School building) would be required. In addition, if the ultimate wind speed exceeds 150 mph or the building is classified as Risk Category IV, the roof diaphragm and connections would need to be evaluated and potentially strengthened to meet 75% of IBC 2015 wind forces. ***As the ultimate wind speed in Rockland is below 150 mph, these requirements would not be applicable to a renovation of the McKinley School building.***

Additions - General Comments - EBCM

The design and construction of any addition(s) to the McKinley School would be conducted in accordance with the Code for new construction. New additions should be structurally separated from the existing, adjacent construction by an expansion (movement) joint, to avoid an increase in gravity loads and/or lateral loads to existing structural elements.

Renovations/Alterations - General Comments – EBCM

Where proposed alterations to existing structural elements carrying gravity loads result in a stress increase of over 5%, the affected element will need to be reinforced or replaced (if necessary) to comply with the Code for new construction.

Proposed alterations to existing structural elements that are resisting lateral loads (i.e. full height, interior and exterior masonry walls) which result in an increase in the lateral force demand to capacity ratio of over 10% (due to a capacity reduction) should be avoided, if possible. Essentially, this means that removal of masonry walls resisting lateral forces (or creating large openings in these walls) that may be providing lateral force resistance should be avoided; otherwise, seismic strengthening of the building, as well as additional seismic upgrades, may be triggered.

Anticipated Scope of Structural Work Required by the EBCM

In addition to the repairs noted earlier in the previous section, a *Level 3* alteration or a change in use to a higher risk category would require the following scope of code-required structural work:

1. Sections 302.8.1 and 907.4.5 of the EBCM will require that floor and roof construction be anchored to interior and exterior masonry wall construction. Preliminary estimates should include the cost of installing periodically spaced steel clip angles with adhesive anchors to anchor floor and roof framing to the masonry walls. ***Preliminary cost estimates should carry an allowance for 12" long steel clip angles with four (4) adhesive anchors spaced no further than 4'-0" o.c. at the floor and roof levels.***
2. Section 1007.1 of the EBCM requires that elements supporting gravity loads be reinforced or replaced to meet the code for new construction, if the new occupancy results in an increase in uniform loads or concentrated loads by over 5%. As the building was originally designed and constructed as a school and the current uses require similar live loading, it is expected that the available structural capacity in most areas will be adequate for similar uses in the future.
3. If a proposed future use of the building results in a change to a higher risk category, Section 1007.2 of the IEBC would require that the building be brought into conformance with the current code for wind and snow loads. As previously noted, this means that the low roof structure of the 1908 building may need to be reinforced for snow drifting. ***Preliminary cost estimates should carry an allowance of \$20/SF for reinforcing the low roof of the 1908 building.***
4. If a proposed future use of the building results in a change to a higher risk category, compliance with Section 1007.3 will also be required. The building will need to be reinforced to resist full seismic forces, as specified in Section 301.1.4.1. This will likely require reinforcing of existing masonry walls and/or the addition of new, reinforced masonry shear walls (with foundations) and anchorage of the floor and roof construction to same. ***Preliminary cost estimates should carry an allowance of \$10.00/SF, based on the total gross floor area of the building.***

Additional Structural Scope

In addition to the repairs noted earlier in this report and the (potential) code required seismic upgrades, the following additional scope of structural/structurally related work would likely be required for a major renovation of the building.

1. If the proposed future use requires that floor and roof construction have a fire resistance rating, fire protection of floor and roof construction (including wood joists, steel beams, columns, etc.) would be required to achieve the required rating.
2. Infill of miscellaneous floor and roof openings, as may be required. ***Preliminary cost estimates should carry an allowance to infill miscellaneous floor and roof openings with matching construction.***
3. Miscellaneous new floor and roof openings, as may be necessary to accommodate Architectural and/or MEP/FP requirements. ***Preliminary cost estimates should carry an allowance to provide miscellaneous floor and roof openings.***

End of Existing Conditions Structural Report



*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

V. Preservation



Preservation Existing Conditions Report

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INTRODUCTION

The McKinley School was designed by architect Frank Irving Cooper and constructed in 1908. The building is Colonial Revival style with cast stone foundation blocks, window headers, windowsills, and full height columns and bases on the north elevation; brick walls; and, wood pediments and cornices. The building was placed on the National Register of Historic Places in 1989. (Fig. 1)

Building Conservation Associates, Inc. (BCA) visited the site on January 21, 2020 to perform an existing conditions survey of the exterior envelope of the building. The survey was conducted from the ground using high powered binoculars to review the wall elevations, and from the flat roof to review the roofing materials.

EXISTING CONDITIONS

Walls

The building walls are constructed of a cast stone base, brick walls, and cast stone window keystones and sills. Full height cast stone columns with ionic capitals flank the front (east) entrance. The walls transition to the roof with a large wooden fascia and cornice with pediments at the east, north and south entrances.

Brick

The brick walls are laid up in a modified common bond (header/stretcher course every 8th course) (Fig. 2). The use of a brick bond indicates multi-wythe brick construction, but with the 1908 date of construction, there could be structural steel used as the main support for the structure. There is no indication of vertical cracking at corners, so if there is structural steel, it is most likely not embedded in the masonry as was common practice at the time.

In general, the brick used to construct the building is high fired, good quality brick and is in good condition. The north, south and east elevations were built using a higher quality brick than the west elevation. (Fig. 3) It is typical for lower quality brick to be used at a secondary elevation. Despite its relative lesser quality, the west elevation brick is in good condition. There is a limited amount of

damage to the individual bricks and no apparent evidence of building movement. The brick damage is generally isolated to locations associated with the rusting lintels, deteriorated sills and areas of mortar loss leading to water infiltration. Some areas have been rebuilt with replacement brick. The brick and mortar match is poor. (Fig. 4)

Mortar

There are many different generations of mortar evident on the building indicating that the building has been repointed in the past. The various mortars differ in color, texture and tooling. Overall the mortar is red, with some areas lighter or darker in color. The majority of the joints appear sound, with wholesale failure of mortar in locations that experience continual water runoff and saturation. (Fig. 5)

Steel Window Lintels

There are steel lintels over every window that are all rusting to some extent. When steel rusts, it expands, exerting pressure on the brick above and below the angle. In locations where the expansion is more advanced, there is mortar failure and brick damage where the lintel rests on the window jamb. (Fig. 6)

Fire Escapes

There are fire escapes on the west elevation at the north and south ends. The steel is rusting, expanding and cracking the brick around the embedded steel elements. The rust is also running down and staining the brick and cast stone below the fire escapes. (Fig. 7)

Cast Stone

Cast stone was used for the foundation, windowsills and keystones, and for the decorative columns on the main façade. Cast stone was often used as a less expensive alternative to natural stone during this time period. In this case, the cast stone was fabricated to mimic limestone. There are still some locations where the original “tooled” surface is visible, revealing the limestone color and texture. (Fig. 8)

The cast stone is in poor condition, with the exception of the keystones and the column shafts that are generally in good condition. The foundation blocks are in very poor condition with generations of applied coatings over spalled and failed cast stone. (Fig. 9) The aggregate in the cast stone looks like rhyolite, a stone that is notorious for its reactive qualities that cause alkali silica reaction (ASR). (Fig. 10) ASR is a reaction between the silica aggregate and the alkali of the cement. When a reactive stone is used, a gel forms around the aggregate that expands. The expansion causes fractures in the cast stone that eventually spall from the face.

The windowsills are also in poor condition. Some sills have been repaired and some have been replaced with brick rowlock, coated to look like cast stone. (Fig. 11) The columns are generally in good

condition with minor horizontal cracking. The column bases are in poor condition with extensive cracking and material loss. (Fig. 12)

Granite

There is a small amount of granite foundation exposed above grade at the south elevation. The granite is in excellent conditions and does not require any repairs. (Fig. 13)

Stucco

The west addition is constructed of a brick base with stucco second floor. The stucco is in poor condition with extensive cracking and delamination. (Fig. 14)

Wood Trim

The fascia, cornice, pediments and the door surrounds are constructed of wood. The wood elements appear mostly intact with the underlying wood in good to fair condition. Even the decorative dentil work at the cornice seems to be intact. (Fig. 15) Paint failure and loss is extensive on all elements. The loss of paint and exposure of bare wood will lead to accelerated deterioration of the wood. (Fig. 16) At isolated areas of water runoff, the wood is in poor condition. (Fig. 17)

Roof

The roof is a hip configuration with a flat surface at the top. The sloped roofs are covered with slate tiles and copper valleys, hips and flashings. The northeast and southeast dormers are clad with flat seamed copper roofs and slate cheek walls. The flat roof is covered with a fully adhered rubber sheet roofing material. Three-rail snow rails are installed on the edges of the slate roof to hold snow on the roof and keep it from falling to the ground in large sheets. There is a gutter along the west elevation dormer roof edge. There are two chimneys located on the eastern slate roof, at the intersection of the EPDM roof. (Fig. 18)

Slate

The slate roof is in good to fair condition. It appears to be a non-fading black slate from Monson, Maine. This is a very durable slate that, when well maintained, has a 150-200 year life span. There are large areas of original slate with only isolated individual loose or missing slate. (Fig. 19) There are other locations where areas of slate have been replaced with new slate that does not match the original. (Fig. 20) There are areas at the roof edge where slate have slipped around or beneath the snow rails.

Metal Roofing and Flashing

Red copper was used for all of the metal roofing and flashing on the slate roof. The hips, valleys (Fig. 21) and flat seam copper dormer roofs all appear to be in good condition with not visible pin holes, split seams or wear patterns. (Fig. 22)

Snow Rails

There are metal snow rails located at the edge of the roof. There are brackets approximately every three feet that hold three rails perpendicular to the roof. They are in fair to poor condition. Most of them are rusting and some of the rails have come loose from the brackets and appear to be hanging over the roof edge. (Fig. 23)

Chimneys

The southeast chimney has been rebuilt and is in fair condition. There are some missing brick and a crack at the southeast corner of the chimney that looks unstable. (Fig. 24) The northeast chimney has not been rebuilt and is in poor condition. There are bricks missing, many cracks in the walls, and movement of the brick outward. Iron straps were installed to stabilize the chimney, but the failure is occurring above the straps. (Figs. 25-26)

EPDM

BCA did not evaluate the condition of the EPDM roofing.

TREATMENT RECOMMENDATIONS

Walls

Brick

- Replace broken and cracked brick with either salvaged brick, or new brick that matches the existing in color, texture, range and compressive strength. Modified common bond should be followed in areas of rebuilding.
- Replace areas of poorly matched brick with a better match.
- Gently clean masonry walls to remove atmospheric soiling and areas of rust staining and biological growth.

Mortar

- If possible, repoint building 100%. New mortar should match the original mortar in color, texture and composition.
- If 100% repointing is not possible, repoint approximately 25% of the building.
- Repoint areas where mortar is missing as soon as possible to stop water infiltration.



Steel Window Lintels

- Replace lintels in locations where the rusting and expansion are damaging the surrounding brick. This will entail removal of the brick above the window and the cast stone keystone, installation of new lintels, flashing the lintels, and reinstallation of the brick and cast stone.
- Scrape and paint exposed portion of lintels that are rusting but not expanding.

Fire Escapes

- If the fire escapes are to remain, they should be inspected by a structural engineer.
- Replace cracked and broken brick around embedded steel.
- Scrape and paint all metal elements.

Cast Stone

- Replace window sills and column bases with new cast stone.
- Test existing cast stone should to determine if the stone is reactive and if it is experiencing alkali silica reaction. This will help determine the best method to address the foundation.
- There have been many attempts to resurface or coat the foundation blocks, all of which have failed. Coating the blocks will not provide a long term solution.
- A long term repair repair scenario is to remove the outer 4" back to sound material. Coat the existing material with a waterproofing coating and fabricate and install new 4" cast stone blocks to the sound material.

Granite

- Clean and repoint as part of the overall project.

Stucco

- Closely inspect the walls to determine if there are areas of delamination.
- Remove any loose or delaminated stucco and apply new stucco.
- Rout out cracks and repair with stucco.
- Coat the stucco surface with a mineral silica coating such as Keim after all repairs are made.

Wood Trim

- Divert all water away from the wood cornice.
- Fully scrape all wood elements to remove loose and flaking paint.
- Inspect wood surfaces and replace any areas of soft and deteriorated wood. All new elements should match existing profiles.
- Repaint all elements with a primer on bare wood and two top coats. Use high quality exterior paint.

Roof

Slate

- Replace loose, cracked and missing individual slate. Use salvaged Monson black slate, or find a slate that matches it.
- Remove and reinstall or replace slate around the snow rails as part of the snow rail repairs.
- Engage a qualified roofer to perform an annual inspection of the roof to complete minor repairs before they lead to larger issues.

Metal Roofing and Flashing

- There does not appear to be any work needed at the copper roofing and flashing at this time.

Snow Rails

- **High priority:** Secure or remove loose snow rails.
- Replace existing snow rails with new three rail snow rails. There are snow rail brackets that are sized to be the same as a slate and can be easily integrated into the roof.
- Remove and reinstall or replace the bottom 2-3 rows of slate to facilitate installation.

Chimneys

- **High priority:** Repoint southeast chimney 100% and rebuild areas of movement and brick loss.
- **High priority:** Rebuild northeast from the roof up.
- Cap both chimneys if they are not being used. Line with metal flue is in use.



Figure 1. East elevation, front façade

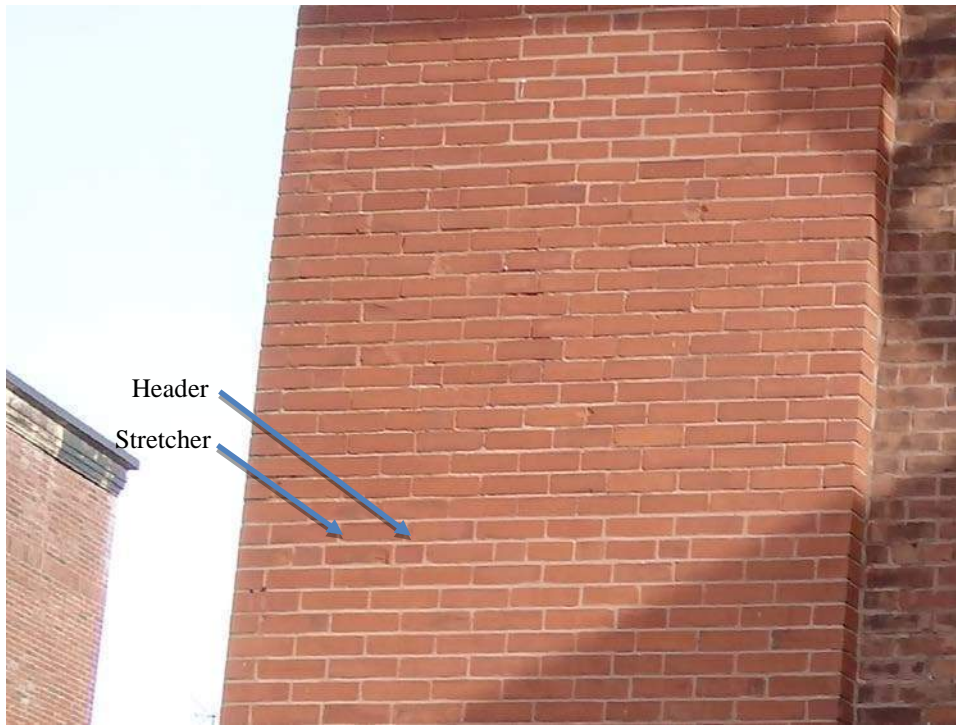


Figure 2. Modified common bond with header/stretcher course every 8th course



Figure 3. High quality brick used on north, south and east elevations (left) and lesser quality brick on west elevation (right)



Figure 4. Area of brick infill with poorly matched brick and mortar



Figure 5. Area of failing and missing mortar joints



Figure 6. Rusting lintel and spalled brick at edges



Figure 7. Fire escape and associated rust staining



Figure 8. Original cast stone tooling and color exposed under coating



Figure 9. Typical poor condition of foundation cast stone blocks



Figure 10. Deteriorated cast stone and purple aggregate (possibly rhyolite)



Figure 11. Typical cast stone sill condition (right) and brick rowlock replacement (left)



Figure 12. Deteriorated cast stone column base



Figure 13. Area of exposed granite foundation stones



Figure 14. West addition stucco showing cracking



Figure 15. Wood cornice decorative elements intact



Figure 16. Paint failure and loss is extensive, exposing bare wood



Figure 17. Deteriorated wood at locations where roof water is diverted to cornice



Figure 18. Google roof view showing sloped slate roofs and flat epdm roofs



Figure 19. Slate roof showing typical intact condition



Figure 20. Area of replacement slate on southwestern slope



Figure 21. Red copper ridge and valley flashing; note snowrails at roof edge



Figure 22. Red copper flat seamed dormer roofs



Figure 23. Snow rails loose from bracket and projecting beyond roof edge



Figure 24. Southeast chimney showing missing brick and open joints



Figure 25. Northeast chimney showing open joints, cracks and iron straps



Figure 26. Northeast chimney – area of bulged brick at chimney top



***Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020***
McKinley School
394 Union Street
Rockland, MA 02370

VI. Plumbing



Plumbing Existing Conditions Systems Report

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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 sewer and municipal water 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.

Fixtures:

The plumbing fixtures do not meet current accessibility standards.

Water closets are wall hung vitreous china with manually operated flush valves.

Urinals are wall hung vitreous china with manually operated flush valves.

Lavatories are wall hung vitreous china with manual faucets. Faucets are not equipped with mixing valves.

Electric water coolers are a mix of surface mounted wall hung units and fully recessed units.

Janitor's sink are floor mounted receptors with hot and cold water vacuum breaker faucets.

Classroom sinks are single bowl counter mounted stainless steel with gooseneck faucet.

Kitchen area fixtures have generally been abandoned. Water is still active at the pre-rinse faucet. The pre-rinse sink at the dishwasher is fitted with an in-floor grease interceptor. There is no hand sink in the area.



Water closet



Wall hung urinals



Typical wall hung lavatories



Wall hung water cooler



Recessed water cooler



Classroom sink



Kitchen pre-rinse sink & dishwasher



Kitchen potwashing sink



Water Systems:

There is a combined domestic and fire water service located in the Basement. The service is 6-inch in size which supplies a 4-inch double check valve assembly for automatic sprinklers and a 20inch domestic water meter. The main domestic cold-water distribution after the meter is 2-1/2" in size.

Piping is copper tubing with sweat joints. The majority of the piping is not insulated.

There is a reduced pressure backflow preventer in the boiler room to protect the heating boiler make-up water connection.

Domestic hot water for the building is generated through a standard efficiency gas-fired tank type water heater. The hot water systems are not recirculated. There is a thermostatic mixing valves on the systems to prevent scalding. Water heater has a natural gas input of 76,000 BTUH and 75-gallon storage capacity.



Water service



Domestic water heater



Backflow preventer – Boiler make-up



Gas:

Elevated pressure natural gas is supplied to the building. The gas meter is located on the exterior of the building. Gas meter has a 5,000 CFH maximum rating.

Natural gas is supplies to the heating boiler and domestic water heater. Gas piping to the kitchen has been capped.

Gas piping is black steel with screwed joints.



Building gas meter



Natural gas supply to Boilers



Natural gas piping in Kitchen



Drainage Systems:

Cast iron is used for sanitary and storm drainage. Original cast iron is hub and spigot joint. Where modifications have been made, no-hub cast iron has been used. Smaller waste pipe sizes appear to be copper. Original vent piping at fixtures is galvanized steel.

Where visible, the cast iron pipe appears to be in fair condition.

Boiler room has a simplex sump pump. Sump pit has a plywood cover. Ejector appears to be functional but is beyond its useful life.

Horizontal rain leaders at flat roof areas are insulated.

In general, the cast iron drainage piping can be reused even in a major renovation where adequately sized for the intended new use.



Cast iron waste piping



Boiler Room sump pump



Lavatory drainage piping



Insulated rain leader piping - Gym



Galvanized vent piping



Recommendations:

- Provide accessible plumbing fixtures where required.
- Provide high efficiency plumbing fixtures to reduce water consumption.
- Provide high efficiency gas-fired domestic water heater with thermostatic mixing valve and hot water recirculation pump.
- Provide mixing valves at all lavatories to limit water temperature to 110 degrees F. to prevent scalding.
- Remove abandoned gas piping in Kitchen.
- Insulate all domestic water piping.
- Provide new Boiler Room sump pump with solid cover and vent.



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VII. HVAC



HVAC Existing Conditions Systems Report

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Heating Plant:

The building heating system is served by two Weil McLain series 688 cast iron sectional boilers that are located in the Boiler room. The boilers appear to be approximately 30 years old and are provided with natural gas burners (Manufactured by Webster - Model JB1G-03-RM7895A-L.15-UL-CSD-1). The boilers are provided with code complaint operating and safety controls. The boilers each have a capacity of 1,703 MBH input 1,358 MBH gross I=B=R output. The boilers appear to be in fair condition; however, the boilers are nearing the end of their useful expected service life of 30 years and one boiler is currently down for repairs to one of its cast iron sections. The boilers are controlled by an automatic heating control system manufactured by Heat Timer (Model HWRQ Platinum).



Existing Hot Water Boilers



Existing Boiler - Cast Iron Sections

The boilers generate hot water supply at approximately 180 deg F and distribute to an overhead schedule 40 black steel piping system into a common header which distributes to the building heating equipment through four (4) base mounted end suction hot water heating pumps. All of the pumps appear to be in poor condition, and it is our understanding that two of the pumps do not operate. One pump, P-2, in particular appears to be in very poor condition, inoperable and beyond repair. The pumps were manufactured by Taco and are equipped with 3 HP motors.



Existing Hot Water Pump P-4



Existing Hot Water Pump P-2



Existing Hot Water Pump P-1

Much of the hot water piping located in the boiler room is un-insulated. The majority of piping outside of the boiler room appears to be insulated with fiberglass insulation. However, several section of the piping insulation observed appear to be damaged or in poor condition.

Combustion air for the boiler room is provided through a single existing galvanized sheetmetal duct which has duct openings at approximately 12 inches below the ceiling and 12 inches above the floor. This duct is not provided with a motor operated damper to close off combustion air when the boilers are not operating. The current building code requires motor operated dampers, and therefore this deficiency makes the current installation non code compliant.

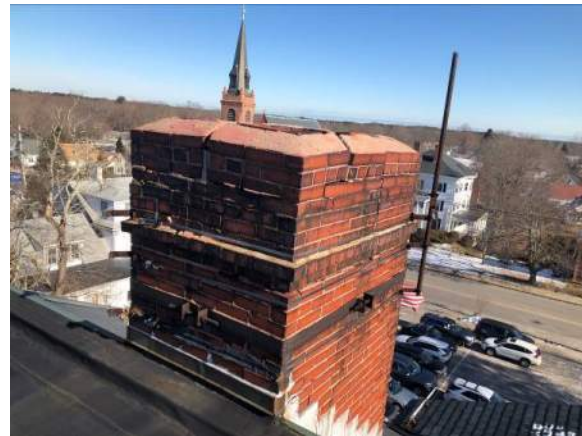


Existing Combustion Air Duct, Low Opening (left) and High Opening (right)

Breeching for the boiler is welded black steel construction and some sections of the breeching are insulated with what appears to be calcium silicate insulation with a canvas jacket. Many areas of the breeching are uninsulated which is non code compliant. The breeching discharges to a masonry chimney which appears to require some repairs. The condition of the chimney liner was not observed during this site visit as the boiler plant was in operation. However, given the age of the chimney, chimney liner repairs and/or replacement with a new internal liner are likely required.



Uninsulated Boiler Breeching



Existing Boiler Chimney

The building HVAC system's automatic temperature controls (ATC) are of the pneumatic type. The ATC compressor is located in a basement electric room, and the control panels are located in the boiler room. The boiler Heat Timer control panel is an electric/electronic control panels that appears to have been installed in more recent years. The majority of the remaining control panels, air lines and control devices appear to be antiquated. The pneumatic compressor consists of a single air storage tank with two tank mounted motors and compressors which generate between 15 and 20 psi of control and pressure for distribution to all control devices throughout the building. Also located adjacent to the storage tank is a refrigerated air dryer. The compressor and air dryer appear to be in good condition; however, the building automatic temperature control lines, t-stats and remaining components appear to be antiquated and should be replaced and upgraded.



Existing ATC Compressor and Air Dryer



Boiler Controller



Existing ATC Pneumatic Control Panel



Existing Pneumatic T-Stats

Abandoned in Place HVAC Equipment and Systems:

There are existing fuel oil lines and fuel oil tank monitoring control panel located in the boiler room. The fuel oil piping and monitoring system is no longer used and should be removed. It is our understanding that the existing underground fuel oil tank has been drained, filled with sand and is abandoned in place.

There is an abandoned in place hot water heat exchanger, circulator pumps and ceiling suspended expansion tanks located in the Storage room adjacent to the existing Boiler room. We recommend that this abandoned in place equipment is removed. There are also several abandoned in place T-stats located throughout the building.



Abandoned in Place HW Heat Exchanger



Abandoned in Place Expansion Tanks

Classrooms:

The Basement building classrooms/storage rooms/offices are provided with ceiling mounted free discharge type classroom unit ventilators located at the ceiling. These units appear to be provided with outside air from a wall mounted louver which connects to each unit ventilator through an uninsulated galvanized outside air duct. Return air is drawn directly at the base of each unit and redistributed to the space. The overall condition of the ceiling units was noted to have surface soiling and some damage, however most units appear to be operating and maintaining reasonable heating temperature control. Exhaust air is removed by exhaust registers that are ducted to a roof mounted exhaust fan systems. Most of the exhaust grilles observed were noted to have surface soiling. All units were noted to be in excess of 50 years old and all equipment has exceeded its maximum serviceable life and in need replacement.



Lower Level- Unit Ventilator



Lower Level- Ductwork



The upper-level building classrooms located on First, Second and Third floors are typically provided with wall mounted classroom unit ventilators located at the exterior wall of each classroom. These units are provided with outside air drawn from a wall mounted louver and return air is drawn directly at the base of each unit. Also located in the classroom located in the central area of the building are ceiling or sidewall exhaust register which communicates to a roof mounted exhaust fan through a galvanized sheet metal exhaust ductwork system. Classrooms located at the North and South ends of the building are typically exhausted by room Wall Exhauster units that communicate directly to the outdoors through a wall exhaust air louver. In general, all classroom unit ventilators and exhaust systems were in excess of 50 years old, beyond their useful expected service life and are in need replacement.



Classroom Unit Ventilator



Third Floor – Classroom Unit Ventilators



Room Wall Exhauster Unit



Building Exterior – Wall Louvers and Window AC Units



Several of the classrooms observed appear to be air conditioned by Window AC units, and most of the classroom had ceiling mounted paddle type fans installed.

Corridors, Entrances and Storage areas:

The corridors throughout building are typically heater by wall mounted convector units that appear to be in poor condition, beyond their expected useful service life and in need of replacement. Corridors appear to lack code required ventilation air. The main vestibule and is not heated, but just outside the vestibule there is a hot water unit heater.

Storage rooms in the basement and on the third floor are typically heated by wall mounted fin tube radiation heating. The basement fin tube radiation and enclosures appear to be in poor condition. The third floor radiation appears to be in fair condition.



Basement Storage Room – Fin Tube Radiation



Third Floor Storage Room – Fin Tube Radiation

Basement - Kitchen:

The kitchen area is provided with an abandoned in place kitchen exhaust hood located over location of previous installed but since removed kitchen equipment. The abandoned in place dishwasher equipment does not have any exhaust hood or direct ductwork connections. The kitchen hood was noted to be antiquated and has reached its maximum serviceable life. Make up air for the kitchen hood appears to be through the use of a ceiling suspended unit heater and adjacent heating and ventilation unit that is located in an adjacent storage closet. The H&V unit also appears to serve other areas of the basement such as the Cafeteria and adjacent corridor.



Kitchen Exhaust Hood



Abandoned Kitchen Dish Washer

Abandoned

Basement - Cafeteria:

The cafeteria area is served by a combination of a hot water heating and ventilation (H&V) air handling unit located suspended from the ceiling in an adjacent storage closet in the Kitchen area, and a semi-recessed ceiling mounted hot water unit ventilator. Supply air is distributed from the H&V unit via an overhead galvanized sheet-metal distribution system that provides supply air to two individual ceiling diffusers. It was noted that these supply registers were slightly dirty and in need of cleaning. The H&V and unit ventilator equipment appears to be old, in poor condition and in need of replacement. The amount of ventilation airflow provided to the Kitchen and Cafeteria does not appear to be adequate based on current code requirements. If a new Kitchen exhaust air system is installed, we would recommend increased make-up ventilation air is provided.



Cafeteria – Unit Ventilator



Kitchen/Cafeteria Heating & Ventilation Unit



Basement - Teen Lounge

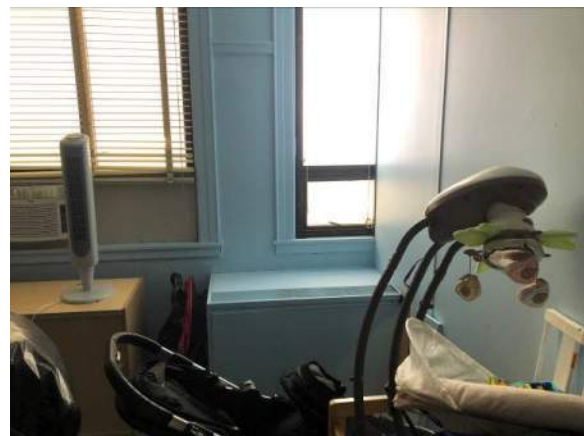
The Teen Lounge is served by a ceiling mounted classroom unit ventilator and ceiling exhaust air grilles. The Teen lounge is air conditioned by a Window Ac Unit. The partitioned Video game room that is part of the Teen Lounge does not have a separate heating, ventilation or air conditioning system. At a minimum, transfer air grilles should be provided to allow airflow in and out of the Video game room.

First Floor - Administration Area:

Several offices in the administration area are not provided with mechanical outdoor supply ventilation air. These office areas are typically provided with a limited amount of exhaust ductwork which is galvanized sheetmetal construction that connects to a roof mounted exhaust fan. The majority of outdoor ventilation air appears to be through the use of operable windows located in the exterior wall. The majority of offices appear to be served by wall mounted hot water / DX direct expansion cooling fan coil units. It is our understanding that the cooling operation no longer works on these units and air conditioning is now provided by Window AC units in some offices. Several offices observed also had ceiling mounted paddle type fans. Two adjoining offices are served by one unit ventilator. In this case the wall partition was cut around the existing unit ventilator. In general, the office heating and air conditioning equipment is in poor condition, beyond its useful service life and in need of replacement. A new mechanical ventilation air system should be provided for the administration office areas.



Administration Office – Window AC and HW Fan Coil



Administration Office – Unit Ventilator

First Floor - Community Meeting Room:

The Community Meeting room is served by two floor mounted vertical hot water unit ventilators. The room is also served by two ceiling mounted paddle type destratification fans and two windows AC units. Exhaust air ventilation is provided by two ceiling mounted exhaust grilles that are ducted to a central roof mounted exhaust air fan system.



Community Meeting Room – Window AC (left) and Unit Ventilator (right)

Gymnasium:

The gymnasium is provided with two ceiling mounted horizontal discharge heating and ventilation air handling units. The units were manufacturer by Herman Nelson (Model AUDIVent). Each air handling unit appears to be provided with a hot water heating coil, supply fan, filters, return air drawn at the rear of the unit, and an outside ventilation air duct that is connected to a roof mounted hood. Supply air is provided through the unit discharge grille. It was noted that the insulation on the return and outside air duct had extensive damage and generally in a state of disrepair. The units' discharge grilles were noted to be soiled. The air handling equipment, ductwork and insulation would be considered in very poor condition and generally need of replacement.

The gymnasium was also provided with two individual roof mounted exhaust fans which vent directly at the roof level. The units are not sized for economizer control and only maintain minimum ventilation air circulation. The exhaust fans were noted to be in very poor condition and generally need replacement.



Gymnasium – Heating & Ventilation Units



Gymnasium – Exhaust Fan (left) and Gymnasium Roof – Fans and Roof Hoods (right)

Public Toilet Areas:

The individual public toilet areas are typically heated by hot water convector units that appear to be in poor condition. The toilet rooms also appear to all be provided with either ceiling or wall mounted exhaust registers generally in back of the toilet fixtures. The registers communicate to individual roof mounted exhaust fans through a galvanized sheetmetal exhaust ductwork system. All exhaust registers were noted to be soiled and appear to be original to the building. Make up air for the exhaust system is typically provided through the use of door. In general, the toilet room heating equipment, exhaust grilles/ductwork and exhaust fans appear to be in poor condition and in need of replacement.



Toilet Room – Convactor Heater



Exhaust Air Systems:

In general, the majority of the building exhaust air fan equipment and systems appear to be over 50 years old and in need of replacement. While some fans may have been replaced in subsequent years, they all appear to be in poor condition and in need of replacement.



Attic – Exhaust/Ventilation Ductwork



Roof - Exhaust Fans

Recommendations:

Overall the existing HVAC system is very antiquated, generally in poor condition and has exceeded its expected useful service life. Therefore, we recommend that the building HVAC system is replaced in its entirety. In addition, in order to provide code required ventilation, and a higher degree of thermal comfort for the building we would recommend that the existing system is upgraded if it is replaced. HVAC system replacement and upgrade scope of work would include the following:

- Demolish and remove all existing to be replaced and abandoned in place HVAC systems and equipment.
- Replace existing hot water heating boiler plant, associated piping/insulation and terminal heating equipment.
- Replace existing classroom unit ventilators.
 - Potentially install alternate HVAC system with central ventilation that would eliminate Unit Ventilators and incorporate energy recovery ventilation. This would likely require additional ceiling work, attic space work or structural re-enforcement work for new air handling equipment and central ventilation ductwork. Due to existing floor to floor height restrictions, ductwork would likely have to be exposed or concealed in soffits in many areas.



- Potentially add partial or full air conditioning to classrooms.
- Replace Gym, and Cafeteria/Kitchen heating and ventilation units. Potentially add full or partial air conditioning to these areas of the building.
- Replace existing Administration heating and air conditioning systems. Provide new heating, ventilation and air conditioning for administration office areas.
- Replace existing entryway, hallway and toilet room hot water convectors with new hot water convectors. Hallways should be provided with code required ventilation air. Toilet rooms should be provided with new code complaint exhaust air systems.
- Replace existing utility/storage room hot water radiation/convectors/unit heaters with new hot water heating equipment
- Replace existing exhaust fans, roof hood ventilators and associated exhaust air ductwork distribution system.
- Replace existing kitchen exhaust hood and fan. Provide make-up air unit to serve the kitchen.
- Replace the building control systems with a new direct digital control (DDC) and building energy management system (BMS).



*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

VIII. Electrical



Electrical Existing Conditions Systems Report

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Electrical Distribution System:

The three phase primary service runs overhead on Union Street. Primary service consisting of (2) 4" risers, (1) active, (1) spare, and runs underground between the utility pole on Union Street and a pad mounted transformer located adjacent to the building. The transformer is not accessible currently to a boom truck as generally required by Utility Company. The secondary service runs underground between the transformer and the switchboard located in the Basement Electric Room. The secondary service is rated at: 1,000 amperes, 120/208 volt, 3Ø, 4wire. The switchboard has a main breaker and C/T compartment and a main distribution section that feeds sub-panels throughout the building.

The electric meter is located in the Electric Room. The existing panelboards throughout the Facility vary in condition but all generally in fair condition.

The lighting and power panels are of circuit breaker type and are rated at 120/208 volt, 3Ø, 4wire. The panelboards are generally full and small subpanels have been added.

The main switchgear was manufactured by GE and is in fair condition. The switchboard does not have space provisions for additional future breakers. Most other equipment including starters, disconnect switches, etc. are generally in poor condition and should be replaced.

The air compressor is located in the Main Electric Room. The Main Electric Room door does not swing in the direction of egress and is not equipped with panic hardware, required by code.

The grounding electrode system does not connect to the water service required by code.



Pad Mounted Transformer



Main Switchboard



Panel in Basement



Panelboards with Subpanels



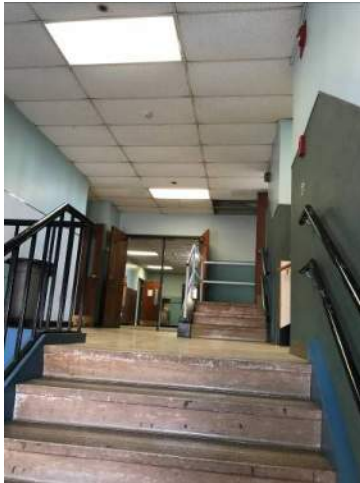
Starters & Disconnect Switches



Panelboards on 3rd Floor

Interior Lighting System:

The lighting has been upgraded over the years with fluorescent fixtures and T8 lamps. The existing wiring and switches were reused. The corridor lighting consists of 2x2 and 2x4 recessed fixtures with acrylic lens and T8 lamps. The corridor lights are controlled with local switches.



Corridor Lights



Classroom Lights



Classrooms Switches on C/S Panel

The typical classroom has recessed 2x4 fixtures with acrylic lens and T8 lamps. The fixtures are controlled with local switches, as well as, a ceiling occupancy sensor.

The switches are typically mounted on the clock/speaker panel and are at 56" A.F.F., which exceeds ADA guidelines of 48" A.F.F.

The office areas and art room are lit with surface wraparound fixtures with two T8 lamps.

The Gymnasium lighting consists of LED high bays with (4) lamps and integral occupancy sensors, controlled with local switches.

The Game Room, Teen Center and Community Room lighting consists of recessed 2x4 fixtures controlled with local switches.

Kitchen lighting has recessed 2x4 lensed troffers with T8 lamps. Kitchen is inactive, used as storage.



Gymnasium Lights



Game Room



Inactive Kitchen Lights

The florescent lighting fixtures are generally of the utility grade and are in fair to poor condition.

Emergency Standby System:

The facility has an interior 30 kW, 120/208 volt, 3Ø, 4wire diesel generator within a dedicated generator room in the basement. The generator feeds a 100A/3P disconnect switch that feeds one automatic transfer switch. A double wall diesel tank as well as a day tank are located in the same room within a CMU containment bay.

The 100 ampere automatic transfer switch and emergency panelboard are located in the Main Electric Room. The generator was manufactured by Onan, the ATS is an ASCO switch. The system equipment is in fair condition.

Exit signs are generally internally lit and condition varies from fair to poor. Coverage is generally inadequate. The gym exit signs have protective wire guards.

The exterior egress discharge doors do not have emergency lighting.

The emergency standby system, due to code changes, no longer meets current codes to service life safety egress lighting and exit signs. Egress lighting and exit signs with battery back-up are required throughout.



Interior Generator



Automatic Transfer Switch



Normal/Emergency Panel/Subpanel



Internally Lit with Wire guard



Internally Lit Exit Sign

Non-Lit Exit Sign



Gym Exit Sign

Fire Alarm System:

The fire alarm system consists of an addressable Silent Knight 5820XL control panel located at the Main Office. The form of alarm transmission is via a local energy master box with IMSA cable.

Corridors generally have smoke detectors. Horn/strobe units are used throughout for notification appliances. Various spaces have inadequate coverage of notification appliances.

Typical classroom has a smoke detector but does not have a horn/strobe. The Utility Rooms, as well as most spaces, have smoke or heat detectors.



The codes have changed since the installation of the existing system and now require speakers in lieu of horns for voice evacuation for Group “E” occupancy with 100 occupants or greater.

The sprinkler system is supervised for water flow and tampering with valves.

Toilet Rooms do not have notification appliances.

The Elevator does not appear to be interlocked with the fire alarm system for fire fighter’s service. No control modules were noted in the Elevator Machine Room.



FACP



Pull Station & Horn/Strobe



Sprinkler Flow & Tamper Switches



Exterior Master Box



Pull stations and horn/strobes are generally located within the stairwells at each level, however, not all exit discharge doors have pull stations. Pull stations in Gym are equipped with tamper resistant covers. Horn/strobes in Gym exceed ADA mounting height and do not have protective wire guards.

The kitchen is inactive; room is currently used as storage.

The existing exterior local energy master box with pull lever is fed overhead from a utility pole with IMSA cable.

The attic does not have a pull station or horn/strobe.

The fire alarm wiring noted was generally low energy cable.

Site Lighting System:

Site lighting for front drop-off and rear parking area is by utility pole-mounted HID flood lighting fixtures. Building mounted HID wall packs are also used to light the rear parking lot. The light fixtures are not of the cutoff type. Some exterior doors have wall sconces while others do not have wall sconces and those that do vary from poor to good condition. Exterior lighting is inadequate and generally in poor condition.



Rear Parking Area Pole Lights



Rear Parking Flood Light



Wall Scones at Rear Parking Door

Wiring Devices/Circuitry:

Classrooms typically have two or three receptacles. Receptacles are not of the tamper resistant type, currently required by code for educational facilities. Receptacles mounted near sinks are not GFI protected.

The wiring method is generally pipe and wire, and A/C / MC Cable.



Data/ Classroom Intercom/ Clock System/Security Systems:

The incoming communications services enter the building overhead from a utility pole on Union Street. The intercom/paging system is located at the Main Office. The system is an Edwards-6500 Series console; however, the system is non-functional. The classrooms have a clock speaker. The call-in switch has been removed. Classrooms do not have telephones or other means to communicate with the Main Office.



Communications Overhead Services



Clock/Speaker in Classroom



Intercom Paging Console

There are typically five or six tel/data drops in each classroom, as well as a coaxial outlet. The cabling backbone generally consists of category 5 for data drops in the classrooms. Surface wire mold raceways were used in classrooms for tel/data drops. Wireless access nodes exist throughout.

There is a Cincinnati master time clock controller located in the Main Office, but is non-functional. The clocks have been replaced with battery operated clocks.



Time Controller



Data/Coaxial Outlet in Classrooms



Wireless Access Node

There is a DSC security system present with motion detectors and exterior door magnetic contacts, however, not all doors have been provided with magnetic contacts. A security keypad is located at the main lobby.



Security Control Panel



Security Keypad



Motion Sensor & Camera

The closed-circuit TV system consists of interior cameras and an exterior camera at the Main Entrance with a monitor in the MDF Room; however, the DVR is non-functional. A push button and buzzer exist at the Main Entrance with door release. No proximity card readers were noted.



Floor Rack in MDF Room

Miscellaneous:

The facility does not have a lightning protection system.

The facility does not have a bi-directional antennae (BDA) system.

The facility does not have a two-way call box system at elevator lobbies.

Recommendations:

- The existing electrical service is rated at 1000 amperes, 120/208V, 3Ø, 4W or 11.1 watts per s.f., based on 32,351 s.f. New construction is designed for 10 w/s.f. to allow for HVAC, Elevator, etc., therefore, the existing service is adequately sized. The switchgear has approached its intended useful life and should be replaced under a renovation.
- The proposed secondary switchgear should be installed in a dedicated Main Electric Room and sized in accordance with current NEC minimum workspace requirements. New panelboards should be added as required. The new panelboards should be located in electrical rooms located within each floor of the building. The electrical rooms should be sized in accordance with current NEC minimum workspace requirements and provide space for future expansion.
- Computer grade panelboards with double neutrals and with surge protective devices should be provided for computer receptacles to mitigate harmonic distortion of non-linear computer loads.
- Additional tamper resistant 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 computer grade panelboards outlined above. Existing duplex receptacles should be changed to tamper resistant type as required by code. Receptacles near water need to be provided with GFI protection.
- Office areas will generally have 1 duplex outlet per wall. At each workstation a double duplex receptacle will be provided.
- In general, the existing lighting system should be upgraded with LED sources under a renovation program.
- Classroom lighting fixtures will consist of recessed or pendant-mounted direct/indirect luminaries with LED sources and dimmable electronic drivers. The fixtures will be pre-wired for automatic dimming control where natural daylight is available and also for multi-level switching. Occupancy and dimming photo sensors will be provided.
- Office lighting fixtures will consist of acrylic recessed direct fixtures with LED sources and electronic drivers for dual-level switching. Fully dimmable drivers will be provided where natural daylight is available. Lighting levels will be approximately 30-foot candles in classrooms and offices.
- Corridor lighting will be comprised of surface acrylic fixtures with LED sources and electronic drivers. The corridor light level will be designed for approximately 20-foot candles.
- Each area will be locally switched and designed for multi-level controls. Each classroom, office space, and toilet room will have an occupancy sensor to turn lights off when unoccupied. Daylight sensors will be installed in each classroom and perimeter spaces for automatic dimming of light fixtures.
- The entire school will be controlled with an automatic lighting control system using addressable networked controls for programming lights on and off.
- 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 to the automatic lighting control system for photocell on and timed off operation. All exterior lighting will be of the cut-off type.
- Provide a new exterior emergency generator and two automatic transfer switches to provide emergency backup power for life safety and optional 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 code required egress lighting and exit signs

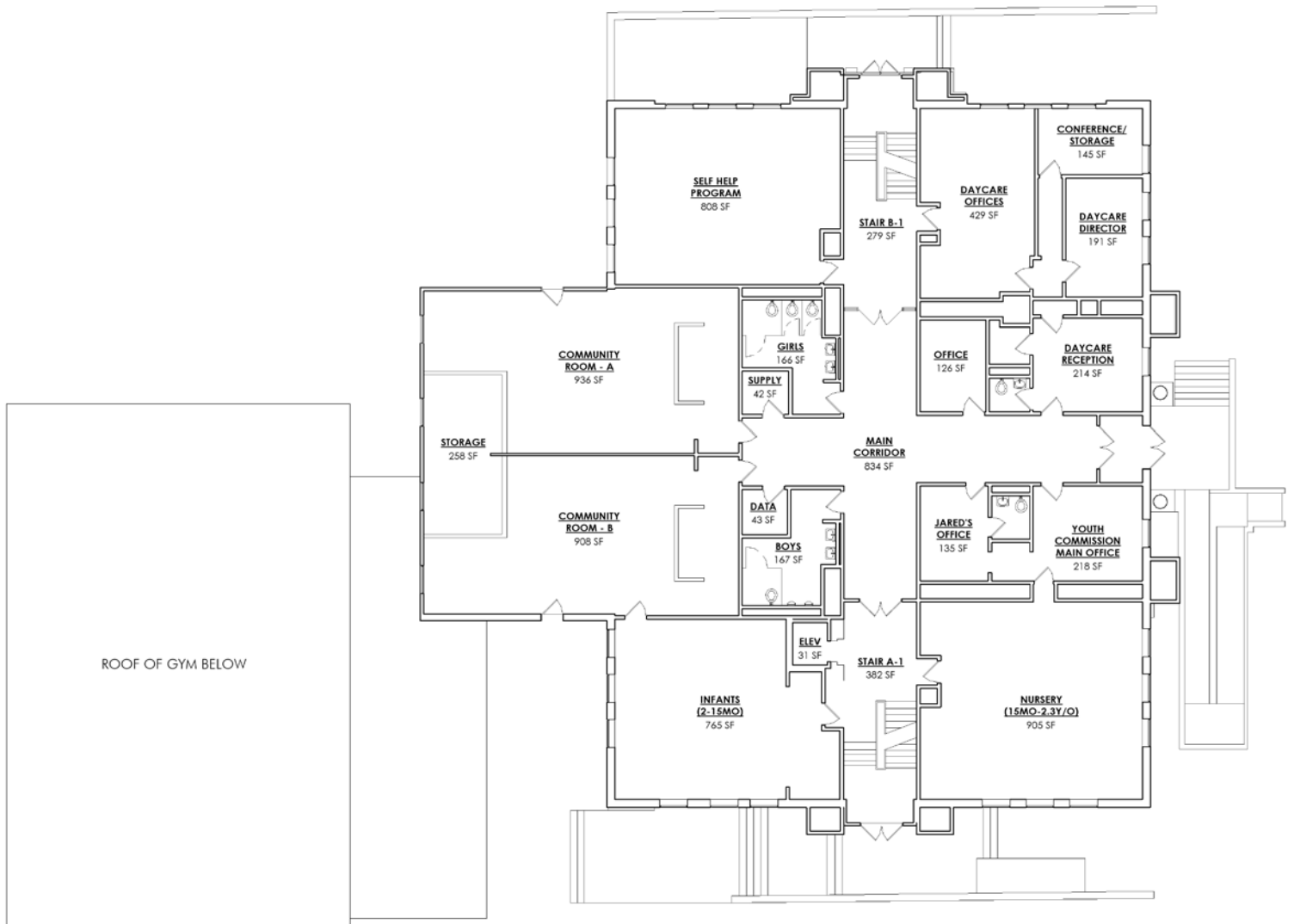
- Emergency life safety lighting should be provided in toilet areas and other public spaces as required by NFPA 101 Life Safety Code.
- A fire alarm and detection system in compliance with NFPA and ADA should be provided with battery back-up. The system will be of the addressable type where each device will be identified at the control panel and remote annunciator by device type and location to facilitate search for origin of alarms. Smoke detectors will be provided in open areas, corridors, and other egress ways for full coverage. A mass notification system could also be provided and integrated into to the fire alarm system.
- Voice evacuation 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.
- Manual pull stations will be provided at each exit discharge door.
- The system will be remotely connected to automatically report alarms to fire department via the existing local energy master box. A digital dialer connected with telephone lines will be provided to transmit supervisory and trouble signals.
- A system of lightning protection or preventors should be provided. The system will be installed in compliance with the provisions of the latest “Code for Protection Against Lightning” for buildings as adopted by the National Fire Protection Association and the ETL Laboratories, Inc. The lightning protection equipment will include air terminals, conductors, conduits, fasteners, connectors, ground rods, etc.
- Test existing building for BDA signal strength and provide a BDA, Bi-directional Amplifier Antennae System throughout the school for police, fire department and school, for enhancement signal of portable radios, if required.
- Increase wireless to full coverage with one (1) access point per classroom.
- Upgrade all existing infrastructure cabling with Category 6 cabling.
- Provide dedicated rooms for MDF and IDF locations with A/C and cable tray.



- Connect MDF, IDFs, and Security/Card Access systems to a Central UPS system with UPS also connected to the generator.
- Provide an IP public address system and wireless master clock system.
- Provide an integrated electronic security system consisting of CCTV, card access, and security intrusion.
- Provide a door entry system with video/intercom with door release at the Main Entrance.

B. Programming

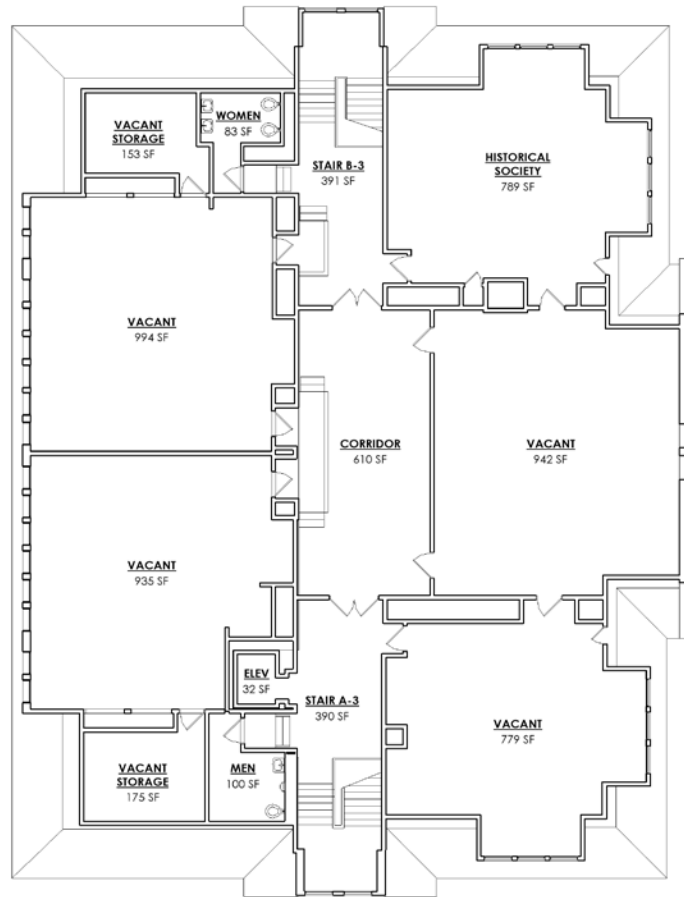
I. Existing Floor Plans



Existing 1st Floor Plan



Existing 2nd Floor Plan



Existing 3rd Floor Plan

II. Existing Program

EXISTING PROGRAM

ROOM NAME	AREA (SF)
BASEMENT	12277 (13590 GROSS)
CIRCULATION	2630
CORRIDOR	526
ELEV	29
CORRIDOR	36
CORRIDOR	701
OPEN CORRIDOR	387
SERVICE CORRIDOR	593
STAIR B-B	173
STAIR A-B	185
PROGRAM SPACES	6200
GYMNASIUM	3622
OPEN TEEN CENTER	1114
TEEN LOUNGE	926
GAMING ROOM	121
WIC OFFICE	230
WIC RECEPTION	187
SERVICE SPACES	360
MEN	112
WOMEN	103
JAN	33
MEN	44
WOMEN	39
JAN	29
STORAGE	2511
GYM EQUIPMENT CLOSET	186
BUILDING STORAGE (OLD KITCHEN)	734
CUSTODIAL STORAGE	375
SPORTS EQUIPMENT STORAGE	258
STORAGE	139
STORAGE (CLOSED RESTROOM)	194
STORAGE (CLOSED RESTROOM)	238
HOUSEKEEPING	204
SUPPLY	40
STORAGE	68

WIC STORAGE	75
SYSTEMS	576
ELECTRICAL	109
ELEV MACHINE ROOM	66
BOILER ROOM	401
LEVEL 01	8263 (8890 GROSS)
ADMIN	1458
DAYCARE OFFICES	429
DAYCARE DIRECTOR	191
CONFERENCE/ STORAGE	145
OFFICE	126
JARED'S OFFICE	135
YOUTH COMMISSION MAIN	
OFFICE	218
DAYCARE RECEPTION	214
CIRCULATION	1679
ELEV	31
STAIR A-1	382
CORRIDOR	64
STAIR B-1	279
MAIN CORRIDOR	923
PROGRAM SPACES	4322
SELF HELP PROGRAM	808
COMMUNITY ROOM - A	936
COMMUNITY ROOM - B	908
INFANTS (2-15MO)	765
NURSERY (15MO-2.3Y/O)	905
SERVICE SPACES	396
GIRLS	166
BOYS	167
ADULT RR	34
ADULT RR	29
STORAGE	365
TABLE & CHAIR STORAGE	258
SUPPLY	42
SUPPLY	32
SUPPLY	33
SYSTEMS	43
DATA	43

LEVEL 02	7244 (7695 GROSS)
CIRCULATION	1210
CORRIDOR	572
ELEV	35
STAIR B-2	303
STAIR A-2	300
PROGRAM SPACES	5802
3-4 Y/O (DAYCARE)	751
DAYCARE STAFF LOUNGE	445
MULTI-PURPOSE (DAYCARE & TE)	890
PRE-K (TOT ENRICHMENT)	692
4 Y/O (DAYCARE)	701
4-6 Y/O (DAYCARE)	841
3 Y/O (DAYCARE)	702
2-3 Y/O (DAYCARE)	780
SERVICE SPACES	232
BOYS	103
TOT ENRICHMENT RR	28
GIRLS	101
LEVEL 03	6534 (7000 GROSS)
CIRCULATION	1486
STAIR B-3	424
CORRIDOR	610
ELEV	32
STAIR A-3	420
PROGRAM SPACES	4537
VACANT	997
VACANT	938
HISTORICAL SOCIETY	789
VACANT	1034
VACANT	779
SERVICE SPACES	183
MEN	100
WOMEN	83
STORAGE	328
VACANT STORAGE	153
VACANT STORAGE	175

EXTERIOR

PARKING

- 17 STANDARDS SPOTS (FRONT)
- 2 HC SPOTS (FRONT)
- APPROX 30 STANDARD (REAR)
- 2 HC (REAR)

III. Proposed Program – Option 1

PROPOSED PROGRAM #1

ROOM NAME	AREA (SF)	
BASEMENT	14087	(EXISTING 12277)
CIRCULATION	2243	
CORRIDOR	526	
ELEV	29	
CORRIDOR	36	
CORRIDOR	701	
OPEN CORRIDOR	387	
SERVICE CORRIDOR	593	
STAIR B-B	173	
STAIR A-B	185	
PROGRAM SPACES	8540	
GYMNASIUM	3622	
OPEN TEEN CENTER	1114	
TEEN LOUNGE	926	
GAMING ROOM	121	
WIC OFFICE	230	
WIC RECEPTION	187	
HS/ COLLEGE SIZE GYMNASIUM	5000	
TEEN LOUNGE	800	
FITNESS	1000	Town Recreation Use
RECREATION/ TEEN	865	Town Recreation Use closed on Teen days
CAFÉ/ ENTRY	875	
SERVICE SPACES	1260	
MEN	112	
WOMEN	103	
JAN	33	
MEN	44	
WOMEN	39	
JAN	29	
RECREATION RESTROOM & LOCKERS	400	
RECREATION RESTROOM & LOCKERS	500	
STORAGE	1468	
GYM EQUIPMENT CLOSET	186	
BUILDING STORAGE (OLD KITCHEN)	734	

CUSTODIAL STORAGE	375	
SPORTS EQUIPMENT STORAGE	258	
STORAGE	139	
STORAGE (CLOSED RESTROOM)	194	
STORAGE (CLOSED RESTROOM)	238	
HOUSEKEEPING	204	
SUPPLY	40	
STORAGE	68	
WIC STORAGE	75	
REC STORAGE	660	
SYSTEMS	576	
ELECTRICAL	109	
ELEV MACHINE ROOM	66	
BOILER ROOM	401	
LEVEL 01	8236	(EXISTING 8263)
ADMIN	1510	
DAYCARE OFFICE (EMPTY CLASSROOM)	429	
DAYCARE DIRECTOR	191	
CONFERENCE/ STORAGE OFFICE	145	
JARED'S OFFICE	126	
YOUTH COMMISSION MAIN OFFICE	135	
DAYCARE RECEPTION	218	
DAYCARE DIRECTOR	214	
DAYCARE STAFF OPEN OFFICE	200	
BUILDING RECEPTION/ SECURITY	200	
REC DIRECTOR'S OFFICE	160	
EXECUTIVE ASSISTANT'S OFFICE	200	
RECREATION OFFICE 1	150	
RECREATION OFFICE 2/ HOMEWORK	130	
COPY/ PRINT	90	
STAFF LUNCH ROOM/ SMALL CONF	230	
CIRCULATION	1519	
ELEV	31	
STAIR A-1	382	
CORRIDOR	64	
STAIR B-1	279	
MAIN CORRIDOR	923	

MAIN CORRIDOR	763	
PROGRAM SPACES	4565	
SELF-HELP PROGRAM	808	
COMMUNITY ROOM - A	936	
COMMUNITY ROOM - B	908	
INFANTS (2-15MO)	765	
NURSERY (15MO-2.3Y/O)	905	
INFANT ROOM	900	<i>Including dedicated child toilets</i>
TODDLERS/ TWOS	765	<i>Including dedicated child toilets</i>
COMMUNITY/ MULTIPURPOSE	2100	
COMMUNITY/ MULTIPURPOSE	800	
SERVICE SPACES	149	
GIRLS	166	
BOYS	167	
ADULT RR	34	
ADULT RR	29	
ADULT ACCESSIBLE RR	60	
ADULT ACCESSIBLE RR	60	
STORAGE	493	
TABLE & CHAIR STORAGE	258	
SUPPLY	42	
SUPPLY	32	
SUPPLY	33	
STORAGE	230	
STORAGE	230	
SYSTEMS	0	
DATA	43	
LEVEL 02	7365	(EXISTING 7244)
CIRCULATION	1210	
CORRIDOR	572	
ELEV	35	
STAIR B-2	303	
STAIR A-2	300	
PROGRAM SPACES	5980	
3-4 Y/O (DAYCARE)	751	
DAYCARE STAFF LOUNGE	445	
MULTI-PURPOSE (DAYCARE & TE)	890	
PRE-K (TOT ENRICHMENT)	692	
4 Y/O (DAYCARE)	701	

4-6 Y/O (DAYCARE)	841	
3 Y/O (DAYCARE)	702	
2-3 Y/O (DAYCARE)	780	
TOT-ENRICHMENT	930	<i>Including dedicated child toilets</i>
2-3 Y/O (DAYCARE)	975	<i>Including dedicated child toilets</i>
3 Y/O (DAYCARE)	950	<i>Including dedicated child toilets</i>
3-4 Y/O (DAYCARE)	1000	<i>Including dedicated child toilets</i>
4 Y/O (DAYCARE)	1150	<i>Including dedicated child toilets</i>
4-6 Y/O (DAYCARE)	975	<i>Including dedicated child toilets</i>

SERVICE SPACES	0
BOYS	103
TOT ENRICHMENT RR	28
GIRLS	101
STORAGE	175
STORAGE	175

LEVEL 03	6457	(EXISTING 6534)
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CIRCULATION	1126
STAIR B-3	424
CORRIDOR	610
ELEV	32
STAIR A-3	420
CORRIDOR	250
PROGRAM SPACES	4755
VACANT	997
VACANT	938
HISTORICAL SOCIETY	789
VACANT	1034
VACANT	779
MULTIPURPOSE	780
MULTIPURPOSE	550
STAGE	625
BACK STAGE	1250
AUDIENCE/ MULTIPURPOSE	1550
SERVICE SPACES	283
MEN	100
WOMEN	83
ACCESSIBLE RESTROOM	200
STORAGE	293
VACANT STORAGE	153

VACANT STORAGE	175
STORAGE	140

EXTERIOR

PARKING

48 SPACES

4 HC SPACES

GREEN SPACES

PUBLIC POCKET PARK	2245	
INFANT/ TODDLER PLAY AREA	1280	14 Children
PRESCHOOL PLAY AREA	5745	45 Children

IV. Proposed Program – Option 2

PROPOSED PROGRAM #2

ROOM NAME	AREA (SF)
BASEMENT	12254 (EXISTING 12277)
CIRCULATION	2630
CORRIDOR	526
ELEV	29
CORRIDOR	36
CORRIDOR	701
OPEN CORRIDOR	387
SERVICE CORRIDOR	593
STAIR B-B	173
STAIR A-B	185
PROGRAM SPACES	6913
GYMNASIUM	3622
OPEN TEEN CENTER	1114
TEEN LOUNGE	926
GAMING ROOM	121
WIC OFFICE	230
WIC RECEPTION	187
CAFÉ	730
MULTIPURPOSE	400
SERVICE SPACES	360
MEN	112
WOMEN	103
JAN	33
MEN	44
WOMEN	39
JAN	29
STORAGE	1775
GYM EQUIPMENT CLOSET	186
BUILDING STORAGE (OLD KITCHEN)	734
CUSTODIAL STORAGE	375
SPORTS EQUIPMENT STORAGE	258
STORAGE	139
STORAGE (CLOSED RESTROOM)	194
STORAGE (CLOSED RESTROOM)	238
HOUSEKEEPING	204
SUPPLY	40

STORAGE	68
WIC STORAGE	75
STORAGE	240
STORAGE	190
SYSTEMS	576
ELECTRICAL	109
ELEV MACHINE ROOM	66
BOILER ROOM	401
LEVEL 01	8204 (EXISTING 8263)
ADMIN	1510
DAYCARE OFFICE (EMPTY CLASSROOM)	429
DAYCARE DIRECTOR	191
CONFERENCE/ STORAGE OFFICE	145
JARED'S OFFICE	135
YOUTH COMMISSION MAIN OFFICE	218
DAYCARE RECEPTION	214
DAYCARE DIRECTOR	200
DAYCARE STAFF OPEN OFFICE	200
BUILDING RECEPTION/ SECURITY	160
REC DIRECTOR'S OFFICE	200
EXECUTIVE ASSISTANT'S OFFICE	150
RECREATION OFFICE 1	150
RECREATION OFFICE 2/	
HOMEWORK	130
COPY/ PRINT	90
STAFF LUNCH ROOM/ SMALL CONF	230
CIRCULATION	1519
ELEV	31
STAIR A-1	382
CORRIDOR	64
STAIR B-1	279
MAIN CORRIDOR	923
MAIN CORRIDOR	763
PROGRAM SPACES	4317
SELF HELP PROGRAM	808
COMMUNITY ROOM - A	936
COMMUNITY ROOM - B	908

INFANTS (2-15MO)	765	
NURSERY (15MO-2.3Y/O)	905	
INFANT ROOM	900	
TODDLERS/ TWOS	765	
SERVICE SPACES	482	
GIRLS	166	
BOYS	167	
ADULT RR	34	
ADULT RR	29	
ADULT ACCESSIBLE RR	60	
ADULT ACCESSIBLE RR	60	
STORAGE	333	
TABLE & CHAIR STORAGE	258	
SUPPLY	42	
SUPPLY	32	
SUPPLY	33	
SYSTEMS	43	
DATA	43	
LEVEL 02	7244	(EXISTING 7244)
CIRCULATION	1210	
CORRIDOR	572	
ELEV	35	
STAIR B-2	303	
STAIR A-2	300	
PROGRAM SPACES	5802	
3-4 Y/O (DAYCARE)	751	
DAYCARE STAFF LOUNGE	445	
MULTI-PURPOSE (DAYCARE & TE)	890	
PRE-K (TOT ENRICHMENT)	692	
4 Y/O (DAYCARE)	701	
4-6 Y/O (DAYCARE)	841	
3 Y/O (DAYCARE)	702	
2-3 Y/O (DAYCARE)	780	
STEM/ ART ROOM	890	<i>Can also serve as additional classroom</i>
SERVICE SPACES	232	
BOYS	103	
TOT ENRICHMENT RR	28	
GIRLS	101	

LEVEL 03	6297	(EXISTING 6534)
CIRCULATION	1486	
STAIR B-3	424	
CORRIDOR	610	
ELEV	32	
STAIR A-3	420	
PROGRAM SPACES	4160	
VACANT	997	
VACANT	938	
HISTORICAL SOCIETY	789	
VACANT	1034	
VACANT	779	
TOWN HALL HEARING ROOM	710	
TOWN HALL HEARING ROOM	720	
ADAPTIVE / TOWN HALL SPACE	1030	
ADAPTIVE PROGRAMMING	850	
ADAPTIVE PROGRAMMING	850	
SERVICE SPACES	323	
MEN	100	
WOMEN	83	
UNISEX ACCESSIBLE RESTROOM	70	
UNISEX ACCESSIBLE RESTROOM	70	
STORAGE	328	
STORAGE	153	
STORAGE	175	
EXTERIOR		
PARKING		
48 SPACES		
4 HC SPACES		
GREEN SPACES		
PUBLIC POCKET PARK	2245	
INFANT/ TODDLER PLAY AREA	1280	14 Children
PRESCHOOL PLAY AREA	5745	45 Children

V. Proposed Program – Option 3

PROPOSED PROGRAM #3

ROOM NAME	AREA (SF)
BASEMENT	14017 (EXISTING 12334)
CIRCULATION	2243
CORRIDOR	526
ELEV	29
CORRIDOR	36
CORRIDOR	701
OPEN CORRIDOR	387
SERVICE CORRIDOR	593
STAIR B-B	173
STAIR A-B	185
PROGRAM SPACES	9063
GYMNASIUM	3622
OPEN TEEN CENTER	1114
TEEN LOUNGE	926
GAMING ROOM	121
WIC OFFICE	230
WIC RECEPTION	187
CAFÉ	1050
TEEN LOUNGE	730
MULTIPURPOSE TEEN/ FITNESS	1100
MULTIPURPOSE	400
SERVICE SPACES	360
MEN	112
WOMEN	103
JAN	33
MEN	44
WOMEN	39
JAN	29
STORAGE	1775
GYM EQUIPMENT CLOSET	186
BUILDING STORAGE (OLD KITCHEN)	734
CUSTODIAL STORAGE	375
SPORTS EQUIPMENT STORAGE	258
STORAGE	139
STORAGE (CLOSED RESTROOM)	194
STORAGE (CLOSED RESTROOM)	238

HOUSEKEEPING	204
SUPPLY	40
STORAGE	68
WIC STORAGE	75
STORAGE	190
STORAGE	240
STORAGE	75
SYSTEMS	576
ELECTRICAL	109
ELEV MACHINE ROOM	66
BOILER ROOM	401
LEVEL 01	8236 (EXISTING 8263)
ADMIN	1110
DAYCARE OFFICES	429
DAYCARE DIRECTOR	191
CONFERENCE/STORAGE	145
OFFICE	126
JARED'S OFFICE	135
YOUTH COMMISSION MAIN OFFICE	218
DAYCARE RECEPTION	214
BUILDING RECEPTION/ SECURITY	160
REC DIRECTOR'S OFFICE	200
EXECUTIVE ASSISTANT'S OFFICE	150
RECREATION OFFICE 1	150
RECREATION OFFICE 2/ HOMEWORK	130
COPY/ PRINT	90
STAFF LUNCH ROOM/ SMALL CONF	230
CIRCULATION	1519
ELEV	31
STAIR A-1	382
CORRIDOR	64
STAIR B-1	279
MAIN CORRIDOR	923
MAIN CORRIDOR	763
PROGRAM SPACES	4749
SELF HELP PROGRAM	808
COMMUNITY ROOM - A	936
COMMUNITY ROOM - B	908
INFANTS (2-15MO)	765

NURSERY (15MO-2.3Y/O)	905
TOT ENRICHMENT CLASSROOM 1	800
TOT ENRICHMENT CLASSROOM 2	765
TOT ENRICHMENT CLASSROOM 3	900
ART/ STEM ROOM	440
SERVICE SPACES	482
GIRLS	166
BOYS	167
ADULT RR	34
ADULT RR	29
ADULT ACCESSIBLE RR	60
ADULT ACCESSIBLE RR	60
STORAGE	333
TABLE & CHAIR STORAGE	258
SUPPLY	42
SUPPLY	32
SUPPLY	33
SYSTEMS	43
DATA	43
LEVEL 02	7300 (EXISTING 7244)
ADMIN SPACES	5410
ASSESSORS	650
TREASURER	550
TOWN CLERK & TAX COLLECTOR	650
ACCOUNTING	650
HEARING ROOM	780
STAFF LOUNGE	425
TOWN ADMINISTRATOR	440
ASSISTANT TOWN ADMINISTRATOR	425
BOARD OF HEALTH	840
CIRCULATION	1210
CORRIDOR	572
ELEV	35
STAIR B-2	303
STAIR A-2	300
PROGRAM SPACES	0
3-4 Y/O (DAYCARE)	751
DAYCARE STAFF LOUNGE	445
MULTI-PURPOSE (DAYCARE & TE)	890

PRE-K (TOT ENRICHMENT)	692	
4 Y/O (DAYCARE)	701	
4-6 Y/O (DAYCARE)	841	
3 Y/O (DAYCARE)	702	
2-3 Y/O (DAYCARE)	780	
SERVICE SPACES	520	
BOYS	103	
TOT ENRICHMENT RR	28	
GIRLS	101	
WOMEN	270	
MEN	250	
STORAGE	160	
STORAGE	100	
STORAGE	60	
LEVEL 03	6486	(EXISTING 6534)
ADMIN SPACES	3460	
HEARING ROOM	780	
COPY/PRINT	200	
IT	375	
BUILDING DEPARTMENT	780	
STAFF LOUNGE	300	
CONFERENCE	325	
COMMUNITY DEVELOPMENT & CDBG	400	
HUMAN RESOURCES	300	
CIRCULATION	1961	
STAIR B-3	424	
CORRIDOR	610	
ELEV	32	
STAIR A-3	420	
NEW CORRIDOR	475	
PROGRAM SPACES	0	
VACANT	997	
VACANT	938	
HISTORICAL SOCIETY	789	
VACANT	1034	
VACANT	779	
SERVICE SPACES	400	
MEN	100	

WOMEN	83	
WOMEN	200	
MEN	200	
STORAGE	665	
VACANT STORAGE	153	
VACANT STORAGE	175	
STORAGE/ SERVER	120	
PLANNING/ZONING CONCOM FILES	325	
STORAGE	100	
STORAGE	120	
EXTERIOR		
PARKING		
21 SPACES		
3 HC SPACES		
GREEN SPACES		
INFANT/ TODDLER PLAY AREA	1195	14 Children
PRESCHOOL PLAY AREA	3530	45 Children



*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase I – July 07, 2020
McKinley School
394 Union Street
Rockland, MA 02370*

End of Phase 1 Report

Town of Rockland Community Center
At McKinley School
394 Union St. Rockland, MA

Facility Assessment & Planning Study
July 07, 2020

-Phase II-

In addition to recommendations from the Phase I report, the following information and subsequent drawings were provided as the scope for the Phase II pricing exercise. Pricing documents can be found as appendices to this study.

Historical

- The evaluation of the original, low (flat) roof of the western projection on the west side of the original building.
- Replace broken and cracked brick with either salvaged brick, or new brick that matches the existing in color, texture, range and compressive strength. Modified common bond should be followed in areas of rebuilding. Replace areas of poorly matched brick with a better match. Gently clean masonry walls to remove atmospheric soiling and areas of rust staining and biological growth.
- Line item for Repair/restoration of masonry and cast stone elements.
- Peeling paint was observed at numerous wood trim elements (cornices, soffits, etc.) at the upper areas of the façade. It is not known if local rotting has occurred. Repair, painting/caulking of these areas is recommended, to prevent future deterioration and water infiltration. Assume 1% allowance for rot.
- Line item for painting all trim.
- Lintel replacement per report- assume 50%. Provide typical window cost, scaffolding estimate.
- Repair/reconstruction of the stairs/terrace and wood framing at the entries
- Window repairs- provide a line item with typical repair cost. This was not included in our survey, and there is no additional information.
- Repointing the building. Repoint areas where mortar is missing as soon as possible to stop water infiltration.
- Add line items for all other BCA items.

Plumbing

- Add drinking fountain required by code
- Provide mechanical mixing valves at all public bathroom lavatories to limit hot water temperature to less than 110 deg. F to prevent scalding.
- Provide accessible plumbing fixtures
- Replace plumbing fixtures with high efficiency, low flow fixtures to reduce water consumption throughout the building.
- Provide emergency gas shutoff valve and CO monitors at Kitchen Hood (dependent on if Owner wants full cooking in Kitchen).
- Replace existing domestic water heater with high efficiency unit to reduce fuel costs.
- Insulate all domestic water piping
- Provide new Boiler Room sump pump with solid cover and vent

- Replace inoperable toilet exhaust fans.
- Add ventilation transfer duct/grille to Teen Center Video Game room.
- Add kitchen make-up air unit and replace kitchen exhaust fan if kitchen is renovated with new kitchen exhaust hood/cooking appliances. Any new kitchen hood should have Ansul fire protection system provided as part of kitchen equipment.
- Repair boiler combustion air ductwork and add automatic damper and controls.
- Remove abandoned gas piping in Kitchen
- Include all remaining HVAC report list of recommendations except the DDS & EMS systems which are to be included as alternates.

Minimum Operational repairs include:

- Repair (1) existing boiler. Service the other boiler.
- Replace (2) hot water pumps & service (2) other hot water pumps.
- Maintain chemical/water treatment of hot water system.
- Continue Preventative Maintenance & Repairs as required for Unit Ventilators, Exhausters, Terminal heating equipment.
- Continue preventative maintenance and repairs of ATC pneumatic control system
- Potential Chimney exterior and interior repairs. 7. Re-insulated Boiler breeching.

Electrical

- The switchgear has approached its intended useful life and should be replaced. The proposed secondary switchgear should be installed in a dedicated Main Electric Room 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 rooms located within each floor of the building. The electrical rooms should be sized in accordance with current NEC minimum workspace requirements and provide space for future expansion.
- Include areas for new receptacles per notes on plans. GFIs added to childcare rooms per notes on plan.
- In general, the existing lighting system should be upgraded with LED sources
 - Classroom lighting fixtures will consist of recessed or pendant-mounted direct/indirect luminaries with LED sources and dimmable electronic drivers. The fixtures will be pre-wired for automatic dimming control where natural daylight is available and also for multi-level switching. Occupancy and dimming photo sensors will be provided.
 - Office lighting fixtures will consist of acrylic recessed direct fixtures with LED sources and electronic drivers for dual-level switching. Fully dimmable drivers will be provided where natural daylight is available. Lighting levels will be approximately 30-foot candles in classrooms and offices.
 - Corridor lighting will be comprised of surface acrylic fixtures with LED sources and electronic drivers. The corridor light level will be designed for approximately 20-foot candles.

- Each area will be locally switched and designed for multi-level controls. Each classroom, office space, and toilet room will have an occupancy sensor to turn lights off when unoccupied.

Life Safety

- Emergency life safety lighting should be provided in toilet areas and other public spaces as required by NFPA 101 Life Safety Code.
- A fire alarm and detection system in compliance with NFPA and ADA should be provided with battery back-up. The system will be of the addressable type where each device will be identified at the control panel and remote annunciator by device type and location to facilitate search for origin of alarms. Smoke detectors will be provided in open areas, corridors, and other egress ways for full coverage. A mass notification system could also be provided and integrated into to the fire alarm system.
- Voice evacuation 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.
- Manual pull stations will be provided at each exit discharge door.

Minimum Code requirement repair/upgrades should include:

- The water service grounding electrode needs to be connected to switchboard.
- Provide exterior exit discharge light fixtures with battery back-up at all exit discharge doors.
- Provide additional exit signs with battery back-up at all egress corridors, exit doors, etc.
- Upgrade fire alarm system to voice evac speakers with ADA synchronized strobes with full coverage of pulls and notification devices.
- Test existing emergency lighting and provide additional emergency lights including Toilet rooms, corridors, etc. where required.

Minimum operational/safety Items should include:

- Provide an IP public address system to communicate between Admin and classrooms.
- Provide two-way call box system at elevator lobbies.
- Interlock elevator with fire alarm system.
- Provide a door entry system with video/intercom at the main entrance.
- Repair/replace the CCTV DVR.

Structural

- Provide a waterproofing/ drainage Allowance: FBRA recommends that waterproofing/foundation drainage issues be investigated further, in conjunction with a future renovation of the building
- FBRA recommends that all loose slate tiles be removed/replaced in the short term, and that slate roofing, flashing and snow fences be properly addressed. (Assume 20%),

- FBRA recommends that panels on the gym be checked and that all loose panels be secured as necessary (assume north and west walls only)
- Include seismic upgrades from FBRA report.

Site

- Provide allowance for exterior site lighting fixtures for area lighting consisting of 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 to the automatic lighting control system for photocell on and timed off operation. All exterior lighting will be of the cut-off type. Replace existing building site lighting with LED.

Recommended, but specifically excluded:

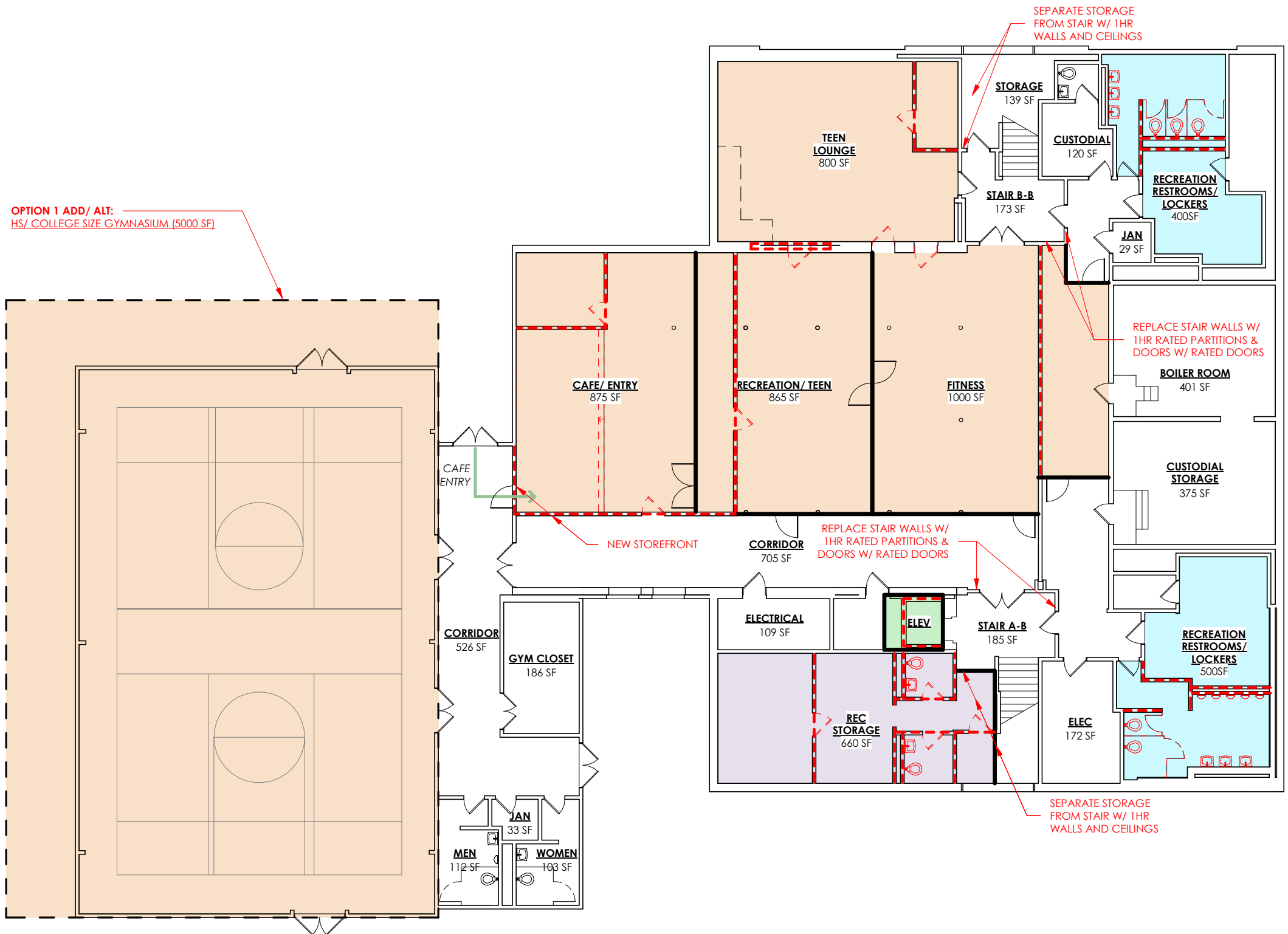
- Fire escapes
- Security, beyond recommendations above
- AV
- Equipment not specifically listed on drawings or MEP report scope

Provide pricing Alternates:

- Level 3 alterations per FBRA report
- HVAC: Replace the building control systems with a new direct digital control (DDC) and building energy management system (BMS)
- The entire school will be controlled with an automatic lighting control system using addressable networked controls for programming lights on and off.
- New generator

LEGEND

- WALL REMOVED
- NEW WALL
- ⌋ NEW DOOR LOCATION



OPTION 1 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE - ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 1 - BASEMENT NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

- GYMNASIUM:**
- REFINISH FLOORING
 - CLEAN & RELAMP HIGH BAY LIGHTS

- CAFE/ ENTRY:**
- LVT FLOORING & RUBBER BASE
 - 9'X9' INTERIOR ENTRY STOREFRONT & DOUBLE DOOR
 - 30'X9' STOREFRONT WALL
 - CAFE COUNTER & KITCHENETTE
 - ASSUME (2) BUILT IN BOOTH SEATING/ TABLES

- TEEN LOUNGE:**
- LVT FLOORING & RUBBER BASE
 - 10'X9' OPENING W/ LARGE FORMAT BARN DOOR
 - 8'X20' RAISED "STAGE" AREA 14" HIGH - WOOD FRAMED
 - CEILING MOUNTED PROJECTION SCREEN & PROJECTOR
 - WAINSCOTING

- RECREATION/ TEEN & FITNESS:**
- ATHLETIC RUBBER FLOORING & RUBBER BASE
 - 75% GLAZING BETWEEN TWO RECREATION MULTIPURPOSE ROOMS

- RECREATION RESTROOM/ LOCKERS:**
- TILE FLOORING & HALF HEIGHT @ 2 WET WALLS
 - 8-10 LOCKERS
 - BUILT-IN BENCHES
 - 3 TOILETS EACH
 - 2 SINKS EACH
 - ACCESSORIES FOR EACH TOILET & SINK
 - TOILET PARTITIONS

- CORRIDORS/ STORAGE:**
- LVT FLOORING & RUBBER BASE

OPTION 1 ADD/ALT: DEMOLISH EXISTING GYMNASIUM & BUILD NEW 5000SF ADDITION FOR NEW REGULATION SIZE GYMNASIUM

- TRADITIONAL CONSTRUCTION
- FLAT ROOF
- CLERESTORY WINDOWS ON 2 SIDES

OPTION 1- BASEMENT

04/01/20 | SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⤵ NEW DOOR LOCATION



OPTION 1 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

- ALL OCCUPIABLE SPACES TO RECEIVE:**
- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
 - NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
 - NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
 - REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 1 - 1ST FLOOR NOTES:
SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

COMMUNITY/ MULTIPURPOSE:

- LVT FLOORING & RUBBER BASE
- 5' OF NEW CASEWORK WITH SINK

INFANT ROOM:

- LVT FLOORING & RUBBER BASE
- LIGHTS OVER SLEEP AREA TO BE ON SEPARATE SWITCH W/ DIMMERS
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- FULL SIZE RESIDENTIAL REFRIGERATOR W/ MILLWORK ENCLOSURE
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 8 MILLWORK CUBBIES
- 5' LONG MILLWORK SHOE BENCH

TODDLERS/ TWOS:

- LVT FLOORING & RUBBER BASE
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 10 MILLWORK CUBBIES
- (1) ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

CHILD TOILETS:

- HALF HEIGHT PARTITIONS W/ MILLWORK SAFETY GATE
- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (2) 10" BOWL TOILETS
- (2) SINKS
- ACCESSORIES: (2) MIRRORS, (4) GRAB BARS, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER & (2) RECESSED TOILET PAPER DISPENSERS
- MILLWORK CABINETS ABOVE TOILETS

OFFICES:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (1) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

STAFF BREAK/ CONFERENCE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK & UNDERCOUNTER REFRIGERATOR

BUILDING RECEPTION/ SECURITY:

- LVT FLOORING & RUBBER BASE
- RECEPTION DESK
- GLASS STOREFRONT WALL W/ DOUBLE DOORS

ADULT RESTROOM:

- TILE FLOORING & (1) WET WALL
- (1) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH

CORRIDORS/ STORAGE:

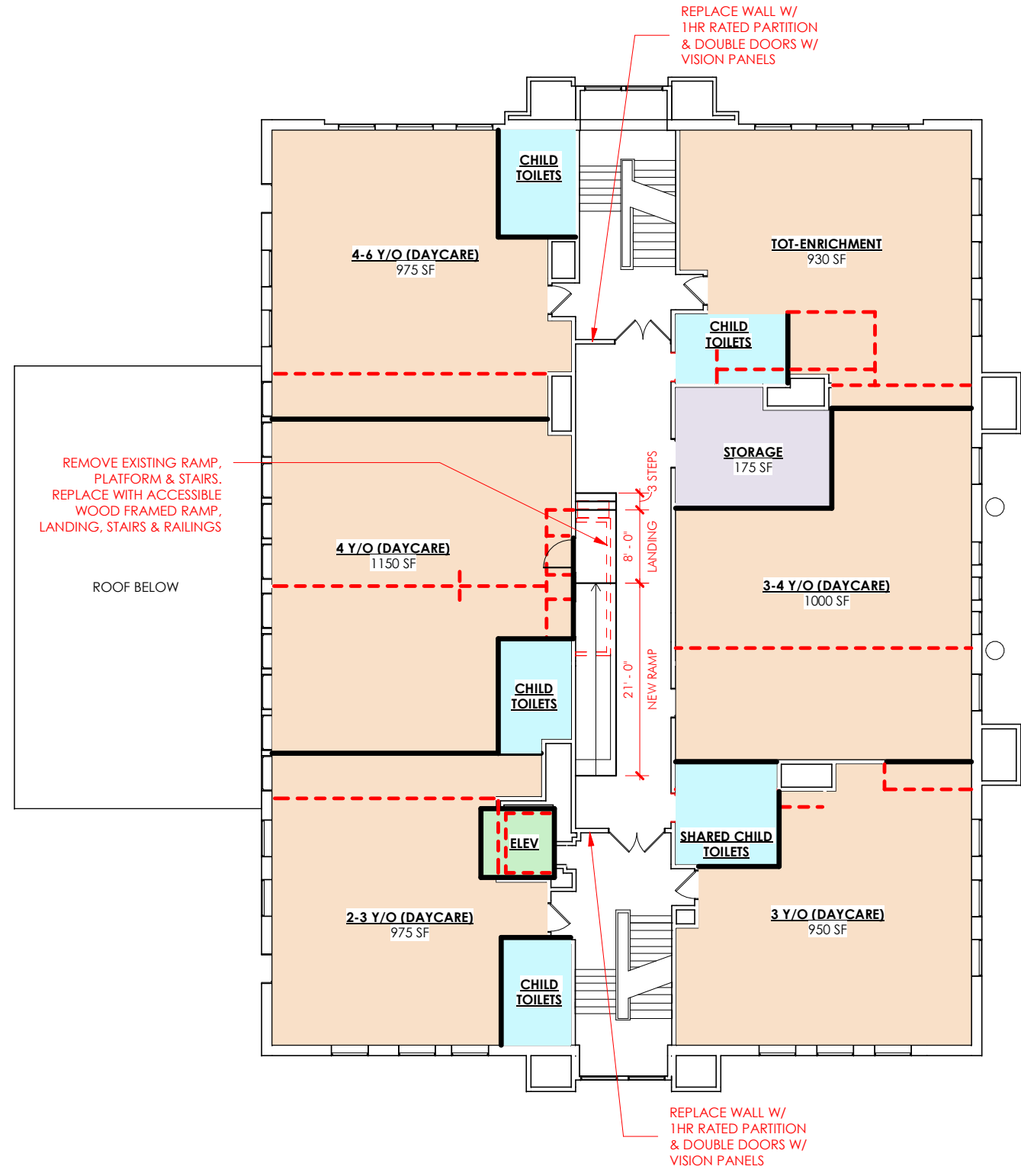
- LVT FLOORING & RUBBER BASE

OPTION 1- 1ST FLOOR

04/01/20 | SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ↷ NEW DOOR LOCATION



OPTION 1 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 1 - 2ND FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

CLASSROOMS:

- LVT FLOORING & RUBBER BASE
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 20 MILLWORK CUBBIES
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

CHILD TOILETS:

- HALF HEIGHT PARTITIONS W/ MILLWORK SAFETY GATE
- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (2) 10" BOWL TOILETS
- (2) SINKS
- ACCESSORIES: (2) MIRRORS, (4) GRAB BARS, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER & (2) RECESSED TOILET PAPER DISPENSERS
- MILLWORK CABINETS ABOVE TOILETS

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

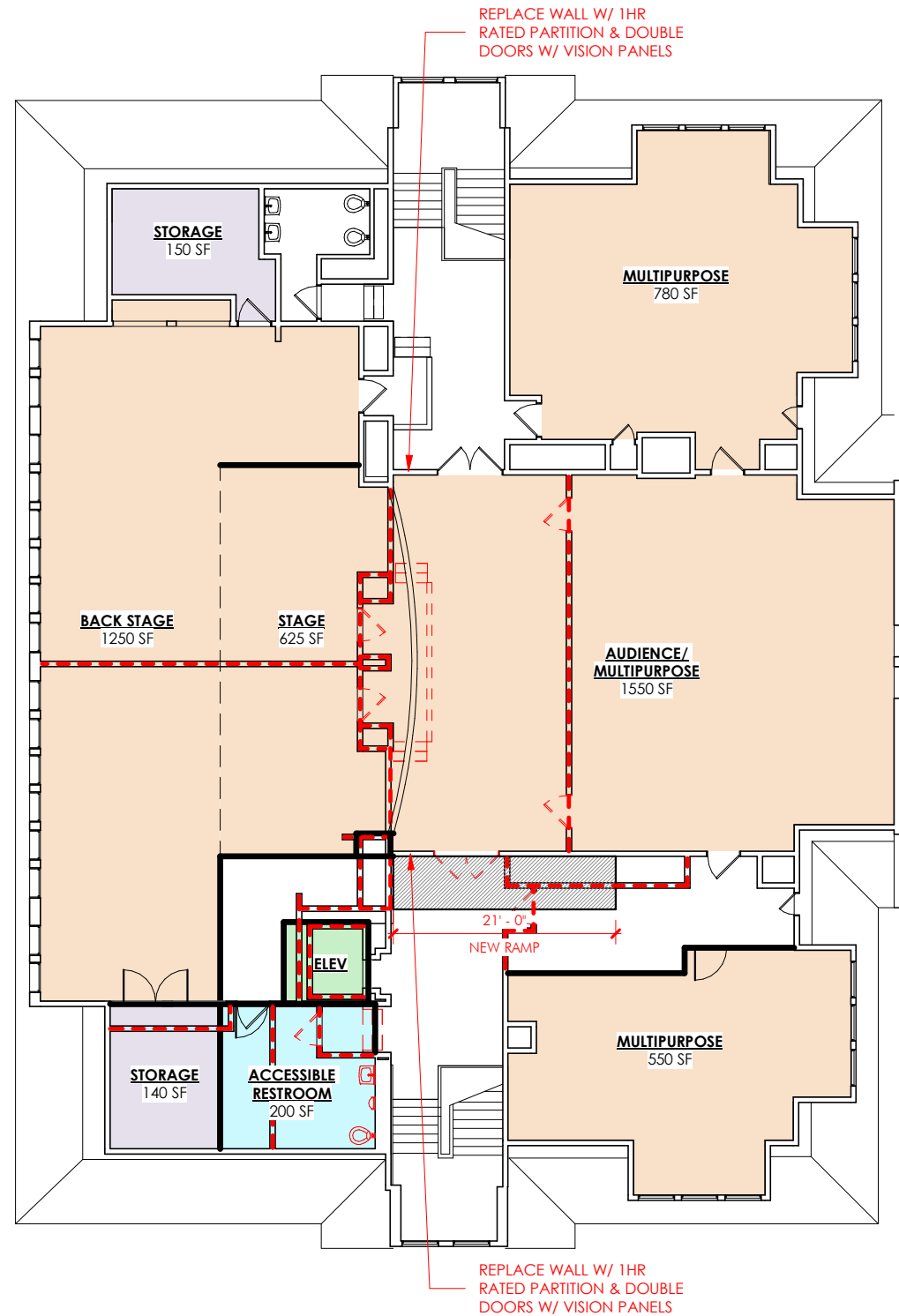
OPTION 1- 2ND FLOOR

04/01/20 | SCALE: 1/16" = 1'-0"



LEGEND

- WALL REMOVED
- NEW WALL
- ⌣ NEW DOOR LOCATION



OPTION 1 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 1 - 3RD FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

STAGE:

NOTE: EXISTING WEST SIDE OF 3RD FLOOR IS RAISED 21" - LITTLE TO NO STRUCTURE IS REQUIRED

- (2) 35' LENGTHS OF CURTAIN TRACK & CURTAIN
- SLIP RESISTANT VINYL FLOORING
- OPEN CEILING W/ BLACK K-13 SPRAY
- ORGANIZE & PAINT ALL SYSTEMS BLACK
- SPECIALTY CEILING HUNG LIGHTING SYSTEM

BACK STAGE:

- SLIP RESISTANT VINYL FLOORING
- OPEN CEILING W/ BLACK K-13 SPRAY
- ORGANIZE & PAINT ALL SYSTEMS BLACK

MULTIPURPOSE:

- LVT FLOORING & RUBBER BASE
- WALL MOUNTED ACOUSTIC PANELS ON ALL WALLS

AUDIENCE/ MULTIPURPOSE:

- LVT FLOORING & RUBBER BASE
- WALL MOUNTED ACOUSTIC PANELS ON 3 WALLS
- CEILING MOUNTED PROJECTOR & SCREEN

ACCESSIBLE RESTROOM:

- TILE FLOORING & 42" HIGH WALL TILE
- (2) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH
- METAL TOILET PARTITIONS FOR (1) STANDARD AND (1) ACCESSIBLE STALL

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP:

- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING

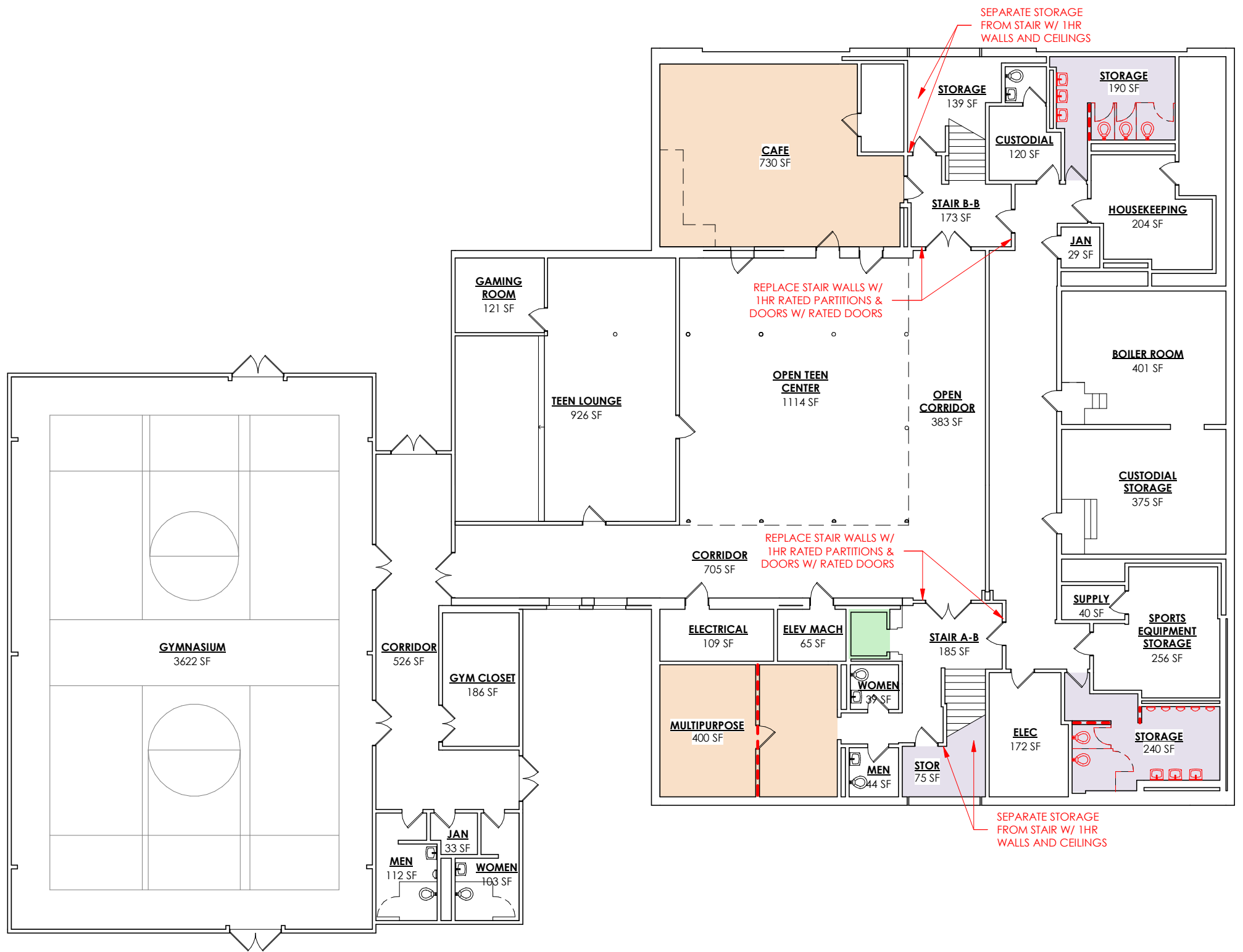
OPTION 1- 3RD FLOOR

04/01/20

SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⤵ NEW DOOR LOCATION



OPTION 2 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR WITHIN EXISTING SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 2 - BASEMENT NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

GYMNASIUM:

- REFINISH FLOORING
- CLEAN & RELAMP HIGH BAY LIGHTS

CAFE:

- LVT FLOORING
- 9'X9' INTERIOR ENTRY STOREFRONT & DOUBLE DOOR
- CAFE COUNTER & KITCHENETTE

TEEN CENTER/ LOUNGE/ GAMING ROOM:

- LVT FLOORING
- 10'X9' OPENING W/ LARGE FORMAT BARN DOOR
- CEILING MOUNTED PROJECTION SCREEN & PROJECTOR
- WAINSCOTING

CORRIDORS/ STORAGE:

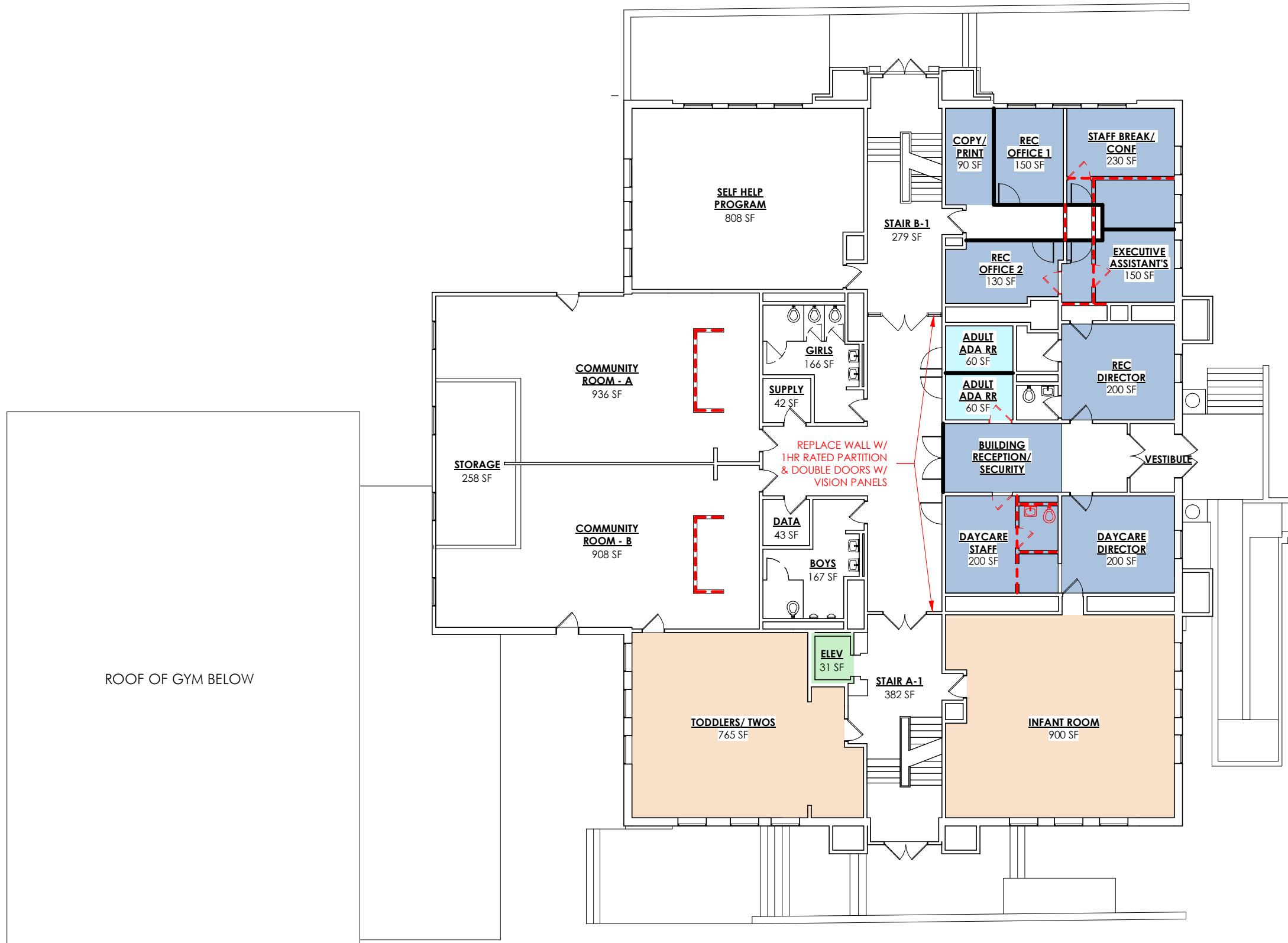
- LVT FLOORING & RUBBER BASE

OPTION 2- BASEMENT

04/01/20 | SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ↷ NEW DOOR LOCATION



OPTION 2 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR WITHIN EXISTING SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
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- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 2 - 1ST FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

SELF HELP PROGRAM:

- LVT FLOORING & RUBBER BASE
- 5' OF NEW CASEWORK WITH SINK

COMMUNITY ROOMS:

- LVT FLOORING & RUBBER BASE

INFANT ROOM:

- LVT FLOORING & RUBBER BASE
- LIGHTS OVER SLEEP AREA TO BE ON SEPARATE SWITCH W/ DIMMERS
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- FULL SIZE RESIDENTIAL REFRIGERATOR W/ MILLWORK ENCLOSURE
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 8 MILLWORK CUBBIES
- 5' LONG MILLWORK SHOE BENCH

TODDLERS/ TWOS:

- LVT FLOORING & RUBBER BASE
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 10 MILLWORK CUBBIES
- (1) ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

OFFICES:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (1) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

STAFF BREAK/ CONFERENCE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK & UNDERCOUNTER REFRIGERATOR

BUILDING RECEPTION/ SECURITY:

- LVT FLOORING & RUBBER BASE
- RECEPTION DESK
- GLASS STOREFRONT WALL W/ DOUBLE DOORS

ADULT RESTROOM:

- TILE FLOORING & (1) WET WALL
- (1) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

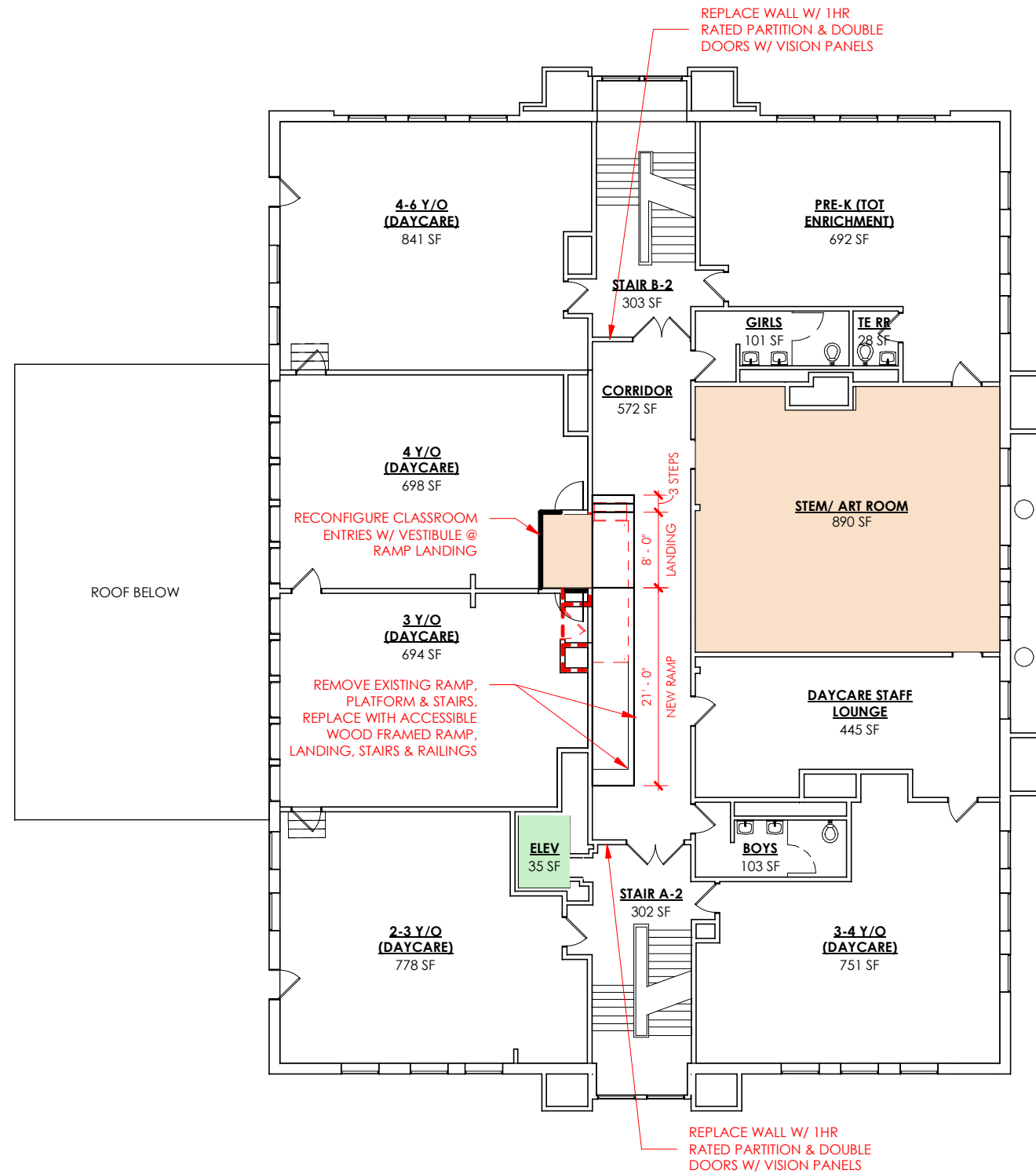
OPTION 2- 1ST FLOOR

04/01/20

SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⤵ NEW DOOR LOCATION



OPTION 2 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR WITHIN EXISTING SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 2 - 2ND FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

STEM/ ART ROOM:

- LVT FLOORING & RUBBER BASE
- 10' WIDE FULL HEIGHT MILLWORK STORAGE PIECE
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL

CLASSROOMS:

- LVT FLOORING & RUBBER BASE
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 20 MILLWORK CUBBIES
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

DAYCARE STAFF LOUNGE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK, MICROWAVE, UNDERCOUNTER REFRIGERATOR & COFFEE MACHINE

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP/ STAIRS:

- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING

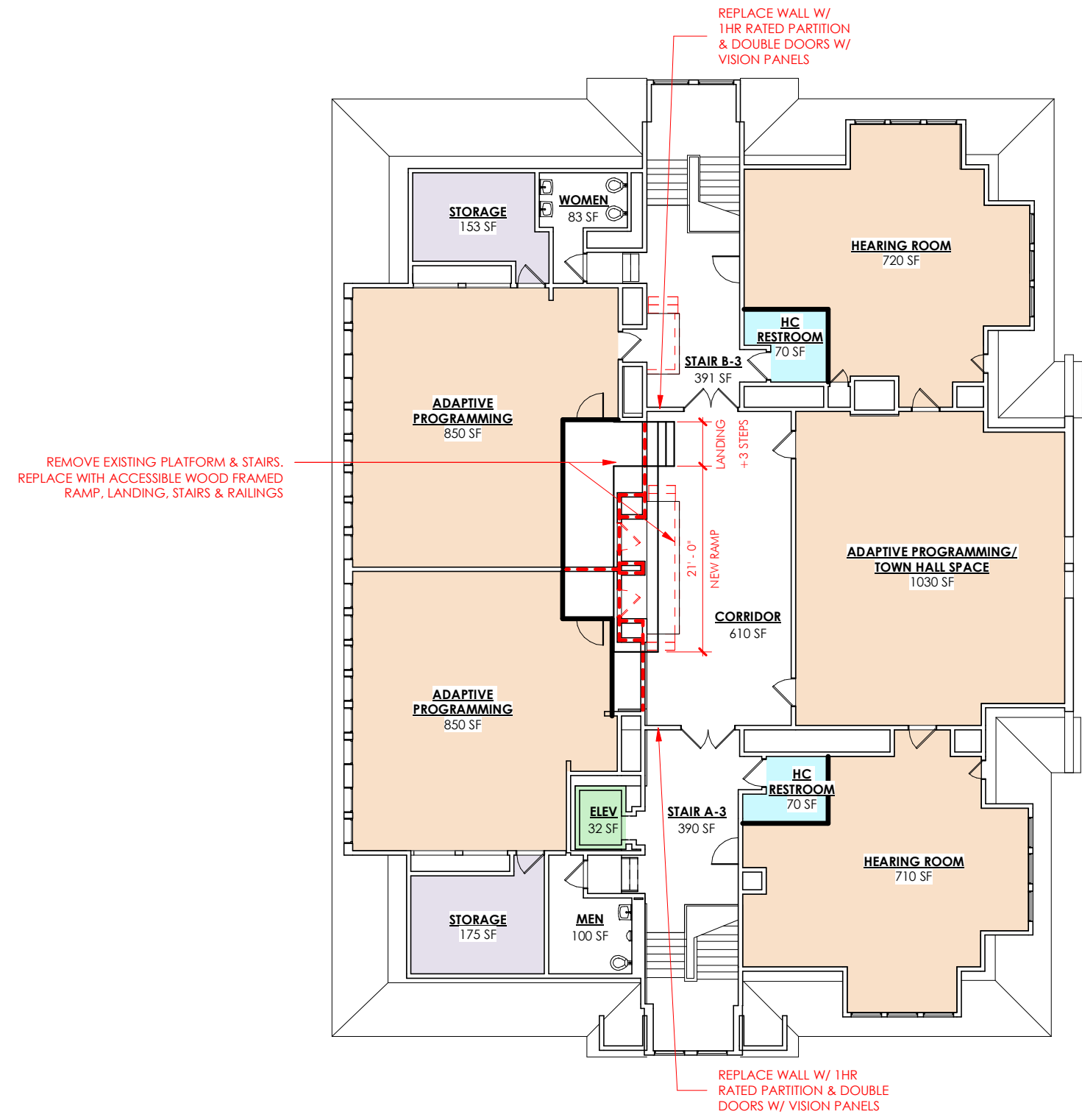
OPTION 2- 2ND FLOOR

04/01/20

SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⤵ NEW DOOR LOCATION



OPTION 2 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPLACE EXISTING ELEVATOR WITHIN EXISTING SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 2 - 3RD FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

ADAPTIVE PROGRAMMING:

- LVT FLOORING & RUBBER BASE
- CLOSET W/ SHELVES & SOLID WOOD DOOR

HEARING ROOMS:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (1) NEW POWER/ DATA RECEPTACLE IN EACH
- CEILING MOUNTED PROJECTION SCREEN & PROJECTOR

HC RESTROOM:

- TILE FLOORING & (1) WET WALL
- (1) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP/ STAIRS:

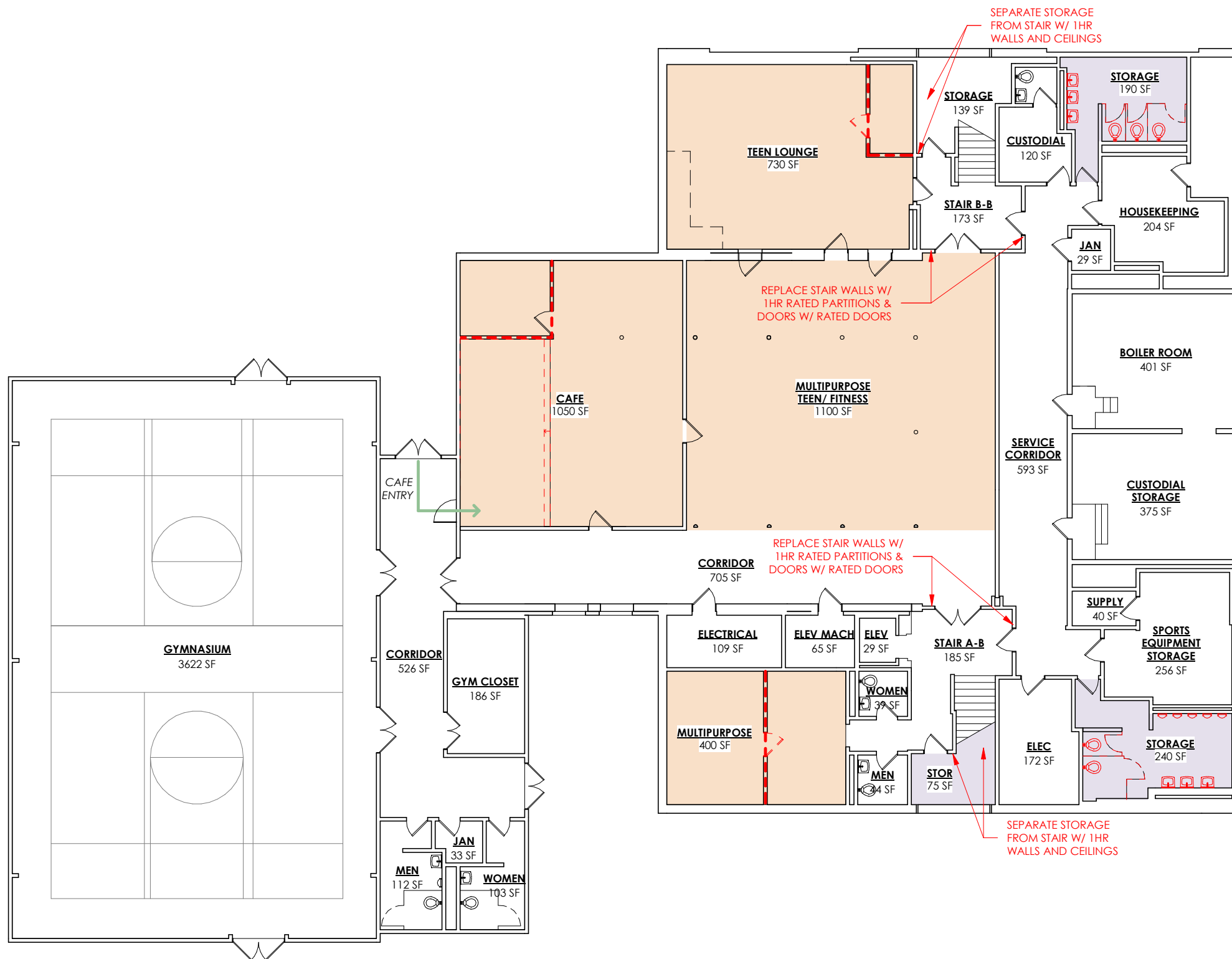
- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING

OPTION 2- 3RD FLOOR

04/01/20 | SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⤵ NEW DOOR LOCATION



OPTION 3 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP SECURITY & AV EXCLUDED
- REPAIR EXISTING ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- U.N.O. ASSUME (1) NEW DOOR PER SPACE WHERE ACCESS VIA EXISTING DOOR IS NOT PROVIDED; NEW DOOR TO WOOD WITH FULL HEIGHT GLASS & WELDED FRAME
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 3 - BASEMENT NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

GYMNASIUM:

- REFINISH FLOORING
- CLEAN & RELAMP HIGH BAY LIGHTS

CAFE:

- LVT FLOORING
- 9'X9' INTERIOR ENTRY STOREFRONT & DOUBLE DOOR
- CAFE COUNTER & KITCHENETTE

TEEN LOUNGE:

- LVT FLOORING
- 10'X9' OPENING W/ LARGE FORMAT BARN DOOR
- WAINSCOTING

MULTIPURPOSE TEEN/ FITNESS:

- LVT FLOORING
- CEILING MOUNTED PROJECTION SCREEN & PROJECTOR

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

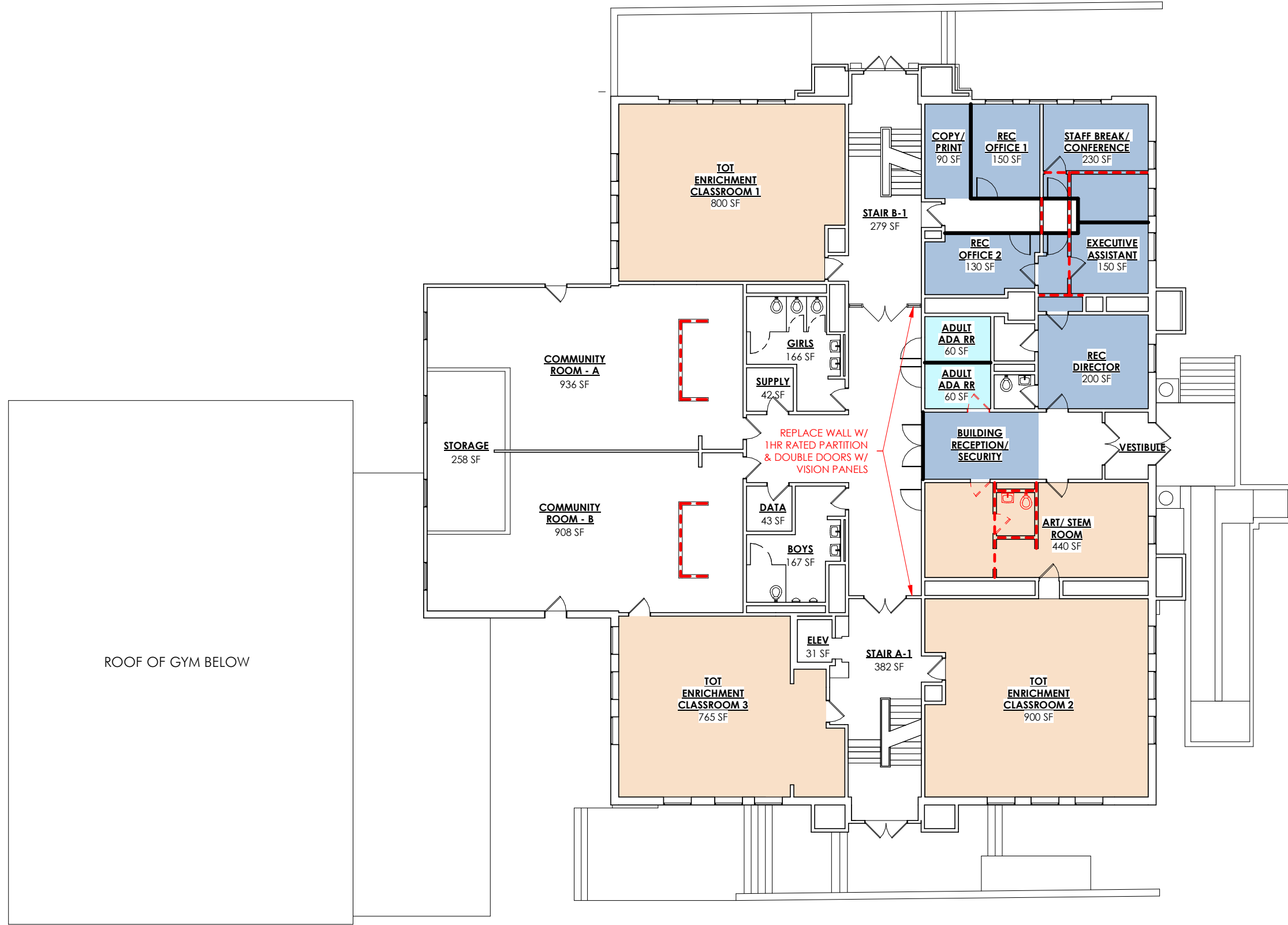
OPTION 3- BASEMENT

04/01/20

SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ↷ NEW DOOR LOCATION



OPTION 3 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPAIR EXISTING ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS WITH NEW TILE
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 3 - 1ST FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

COMMUNITY ROOMS:

- LVT FLOORING & RUBBER BASE

CLASSROOMS:

- LVT FLOORING & RUBBER BASE
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 20 MILLWORK CUBBIES
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

STEM/ ART ROOM:

- LVT FLOORING & RUBBER BASE
- 3' WIDE FULL HEIGHT MILLWORK STORAGE PIECE
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL

OFFICES:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (1) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

STAFF BREAK/ CONFERENCE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK & UNDERCOUNTER REFRIGERATOR

BUILDING RECEPTION/ SECURITY:

- LVT FLOORING & RUBBER BASE
- RECEPTION DESK
- GLASS STOREFRONT WALL W/ DOUBLE DOORS

ADULT RESTROOM:

- TILE FLOORING & (1) WET WALL
- (1) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH

CORRIDORS/ STORAGE:

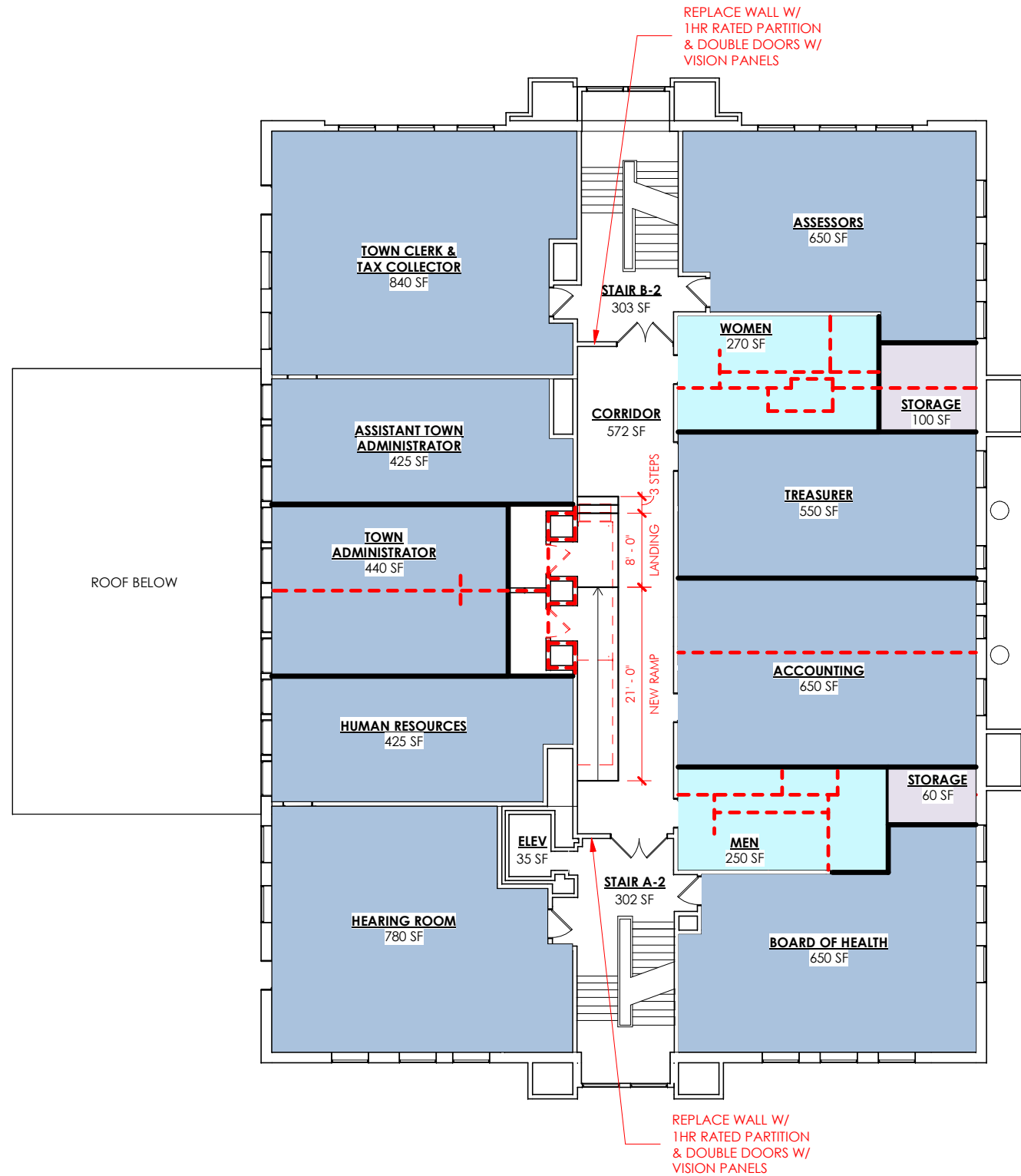
- LVT FLOORING & RUBBER BASE

OPTION 3- 1ST FLOOR

04/01/20 | SCALE: 1/16" = 1'-0"

LEGEND

- WALL REMOVED
- NEW WALL
- ⌋ NEW DOOR LOCATION



OPTION 3 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPAIR EXISTING ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS WITH NEW TILE
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
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- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

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- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 3 - 1ST FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

OFFICES:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (2) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

ADULT RESTROOMS:

- TILE FLOORING & 42" HIGH WALL TILE
- (2) WALL MOUNTED TOILETS, (2) WALL MOUNTED SINKS, (2) SOAP DISPENSERS, (2) PAPER TOWEL DISPENSERS, (2) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH METAL TOILET PARTITIONS FOR (1) STANDARD AND (1) ACCESSIBLE STALL

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP/ STAIRS:

- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING

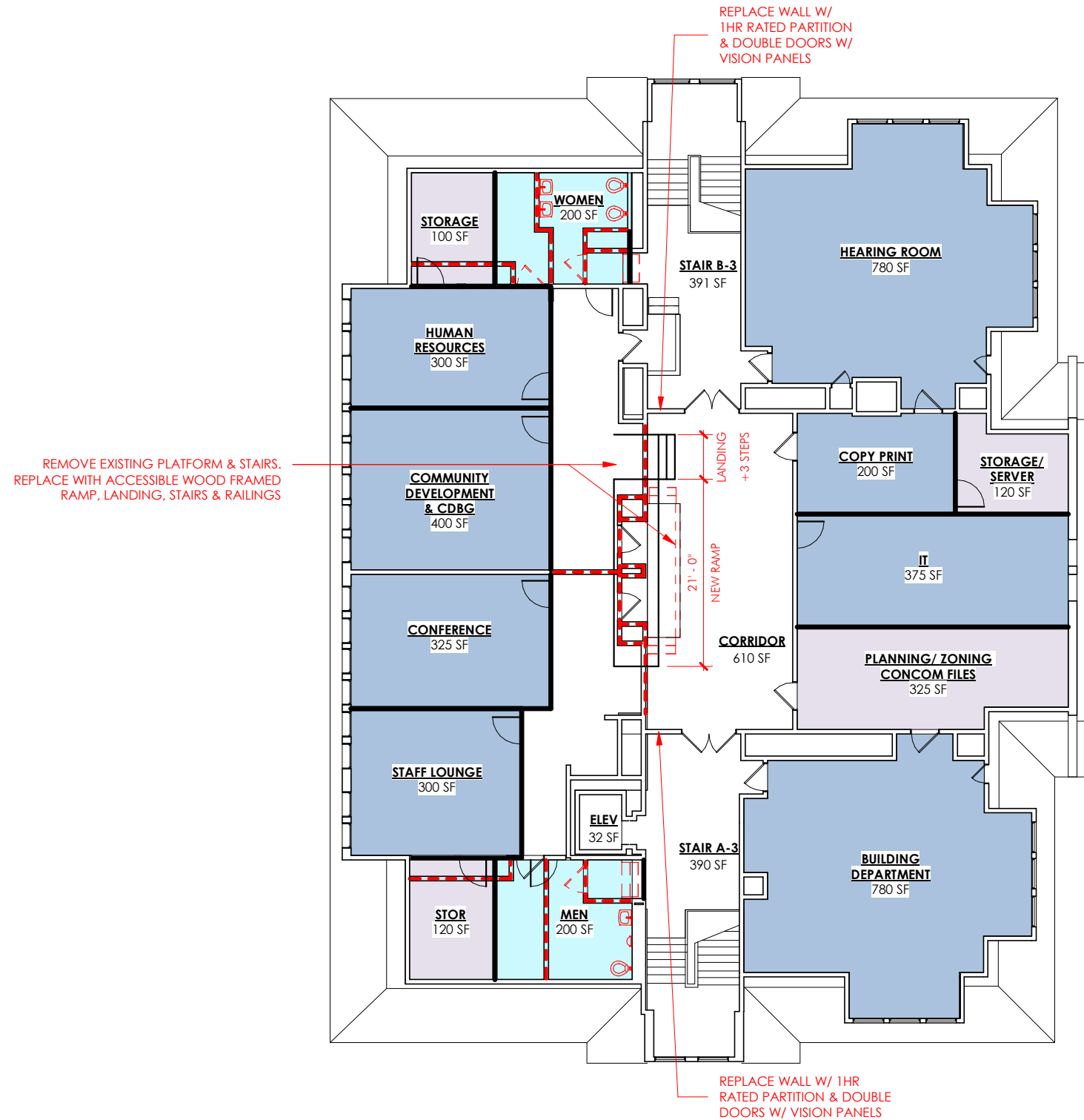
OPTION 3- 2ND FLOOR

04/01/20

SCALE: 1/16" = 1'-0"

LEGEND

- - - WALL REMOVED
- NEW WALL
- NEW DOOR LOCATION



OPTION 3 - GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- SECURITY & AV EXCLUDED
- REPAIR EXISTING ELEVATOR
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
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- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

OPTION 3 - 3RD FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

OFFICES/ CONFERENCE/ IT:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (2) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

STAFF LOUNGE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK & UNDERCOUNTER REFRIGERATOR

COPY/ PRINT:

- LVT FLOORING & RUBBER BASE
- ASSUME (2) NEW POWER/ DATA OUTLETS

ADULT RESTROOMS:

- TILE FLOORING & 42" HIGH WALL TILE
- (2) WALL MOUNTED TOILETS, (2) WALL MOUNTED SINKS, (2) SOAP DISPENSERS, (2) PAPER TOWEL DISPENSERS, (2) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH METAL TOILET PARTITIONS FOR (1) STANDARD AND (1) ACCESSIBLE STALL

CORRIDORS/ STORAGE/ FILES:

- LVT FLOORING & RUBBER BASE

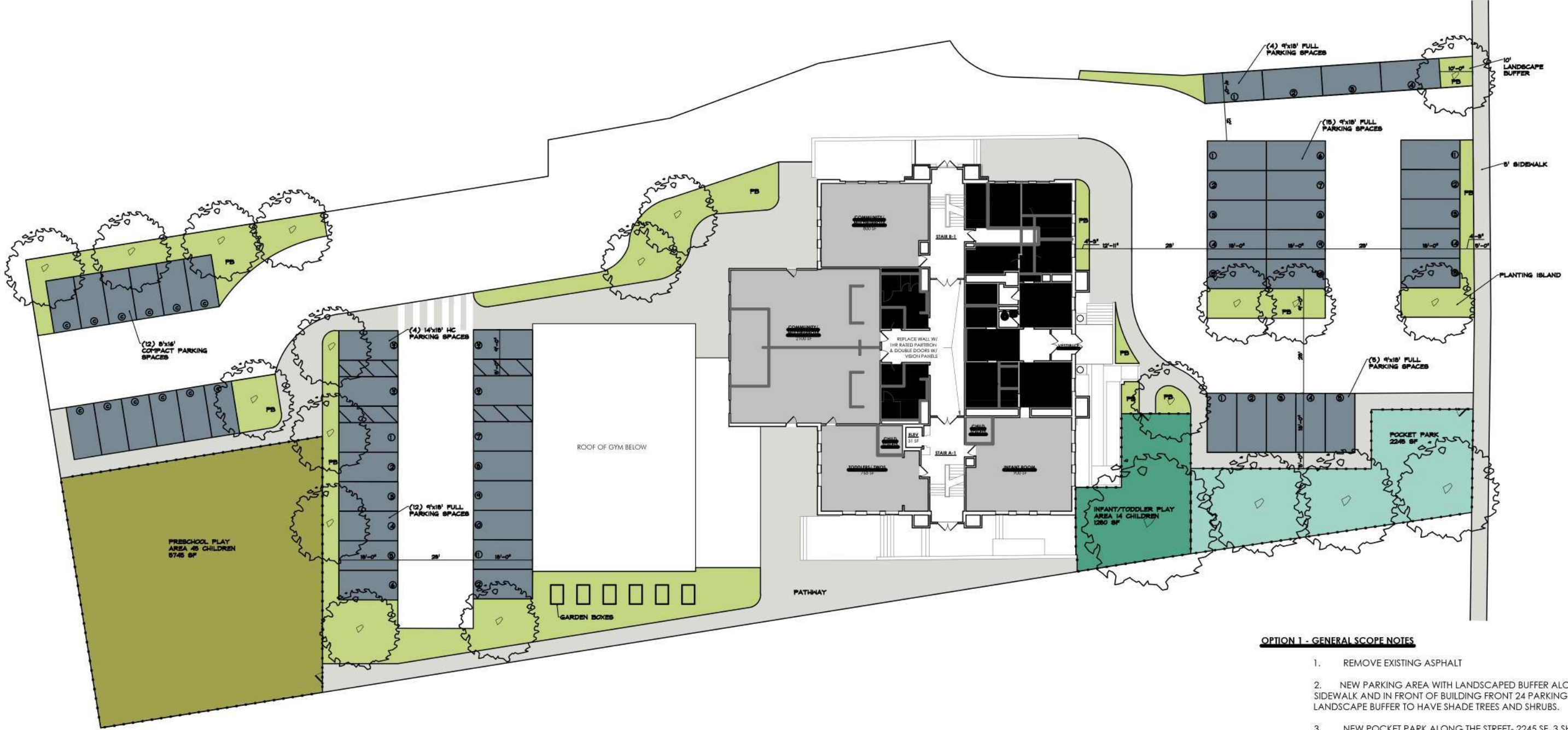
NEW RAMP/ STAIRS:

- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING

OPTION 3- 3RD FLOOR

04/01/20

SCALE: 1/16" = 1'-0"



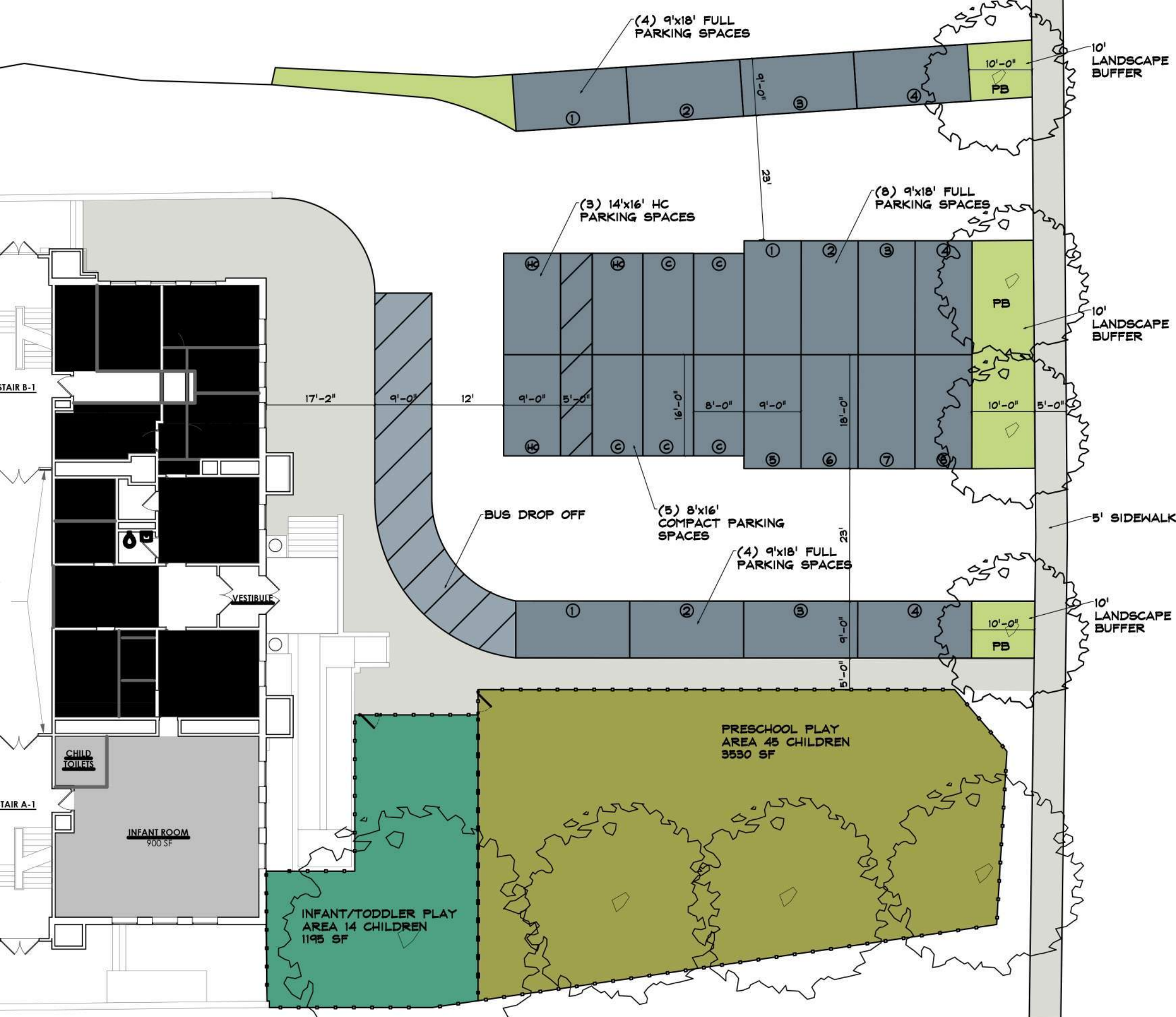
OPTION 1 - GENERAL SCOPE NOTES

1. REMOVE EXISTING ASPHALT
2. NEW PARKING AREA WITH LANDSCAPED BUFFER ALONG THE SIDEWALK AND IN FRONT OF BUILDING FRONT 24 PARKING SPACES, LANDSCAPE BUFFER TO HAVE SHADE TREES AND SHRUBS.
3. NEW POCKET PARK ALONG THE STREET- 2245 SF, 3 SHADE TREES, SEATING, PLANTING.
4. NEW INFANT PLAY AREA, MIN, 750 SF
5. SEALCOATED REAR PARKING LOT
6. RE-STRIPED 28 PARKING SPACES
7. NEW CONCRETE PATH TO RELOCATED PRESCHOOL PLAYGROUND
8. NEW PRESCHOOL PLAY AREA AT WEST END OF PARKING LOT 5745 SF. 4' HT. VINYL-COATED CHAIN LINK FENCING WITH GATE.
9. GARDENING BOXES RELOCATED
10. NEW CURBING IN REAR PARKING LOT AND ALONG DRIVEWAY, WITH SIDEWALK FOR PEDESTRIANS TO SOUTHERN ENTRY DOORS.

OPTION 1- LANDSCAPE

03/10/20 | SCALE: 1/32" = 1'-0"





OPTION 2 - GENERAL SCOPE NOTES

1. SEALCOAT AND RE-STRIPE PARKING LINES TO THE PARKING LOT
2. SQUARE FOOTAGE TO BE CONFIRMED IN PLAY AREAS. FENCE IN PLAY AREA TO BE RELOCATED TO ACCOMMODATE REQUIRED OUTDOOR PLAY SPACE.
3. 10' WIDE LANDSCAPE BUFFER WITH STREET TREES AND SHRUBS ALONG SIDEWALK AS PER TOWN OF ROCKLAND ZONING

NOTE: ACTUAL EXISTING SITE MEASUREMENTS WILL NEED TO BE SURVEYED AND REQUIRED DIMENSIONS FOR PARKING AISLES CONFIRMED

OPTION 2- LANDSCAPE

03/10/20 | SCALE: 1/16" = 1'-0"



*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase II – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

End of Phase II

Town of Rockland Community Center
At McKinley School
394 Union St. Rockland, MA

Facility Assessment & Planning Study
July 07, 2020

-Phase III-



**Town of Rockland Community Center
Facility Assessment & Planning Study
Phase III – July 07, 2020**
McKinley School
394 Union Street
Rockland, MA 02370

The following plans were refined from the previous phase's documents as a final conceptual recommendation. Pricing for this final option was informed by the plans, recommendations from the Phase I report and the written scope for Phase II. All alternates in the written Phase II scope were included as base scope in the Phase III pricing exercise. It was assumed that the renovations would require the building to be fully accessible and that the work being done would be classified as Level 3 Alterations (please refer to Phase I report for more information on levels of alteration). Detailed pricing documents can be found as appendices to this study.

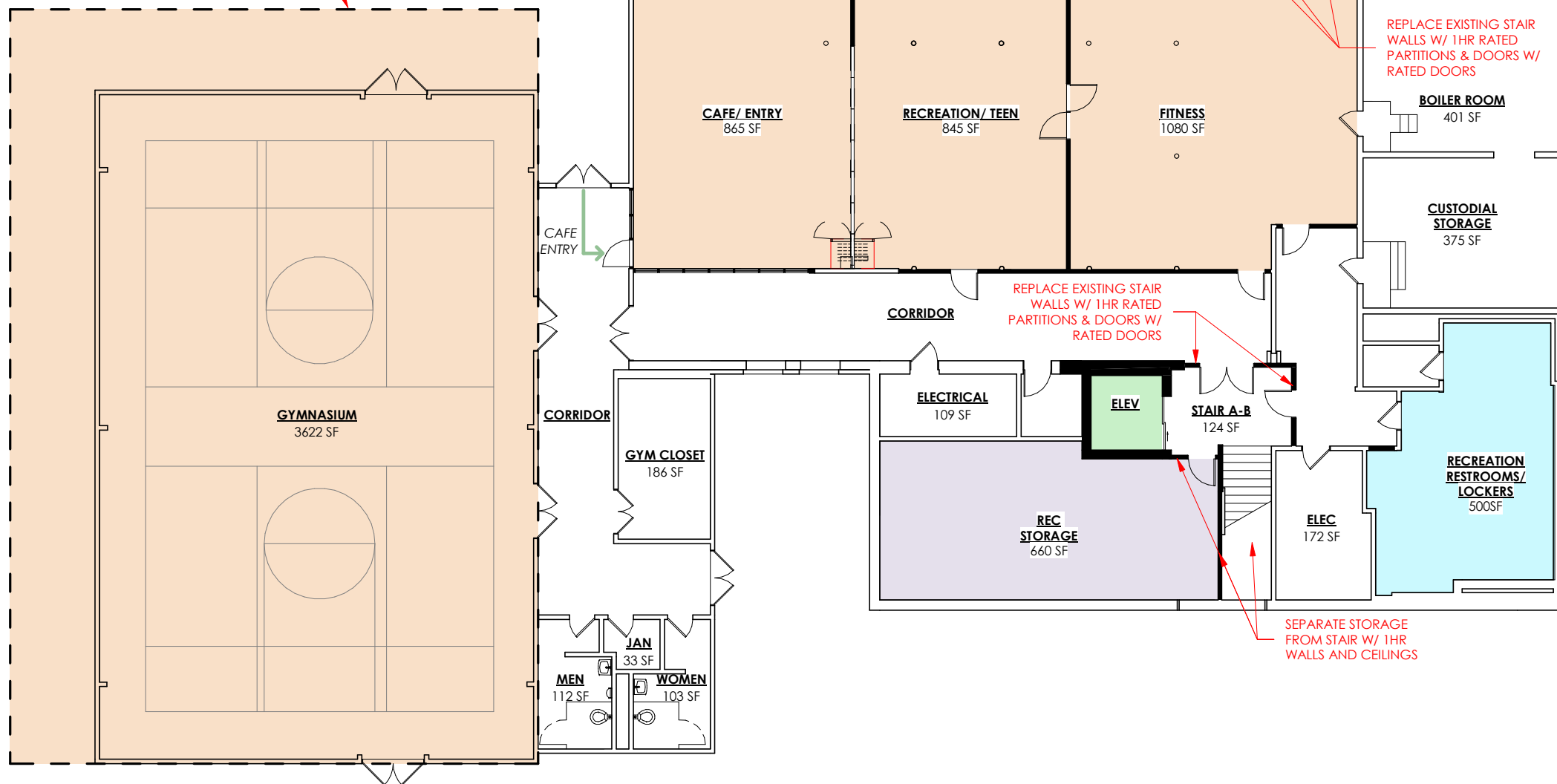
GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- INCLUDE ALLOWANCE FOR NEW BUILDING SECURITY SYSTEM W/ INDOOR & OUTDOOR CAMERAS
- INCLUDE ALLOWANCE FOR AV EQUIPMENT. SEE ROOM DESCRIPTIONS FOR BASIC AV SCOPE ASSUMPTIONS.
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR & SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
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- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

ADD/ALT:
HS/ COLLEGE SIZE GYMNASIUM (5000 SF)



BASEMENT NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

GYMNASIUM:

- REFINISH FLOORING
- CLEAN & RELAMP HIGH BAY LIGHTS

CAFE/ ENTRY:

- LVT FLOORING & RUBBER BASE
- 9'X9' INTERIOR ENTRY STOREFRONT & DOUBLE DOOR
- 20'X9' STOREFRONT WALL
- CAFE COUNTER & KITCHENETTE
- ASSUME (2) BUILT IN BOOTH SEATING/ TABLES

TEEN LOUNGE:

- LVT FLOORING & RUBBER BASE
- 10'X9' OPENING W/ LARGE FORMAT DOUBLE BARN DOORS
- 8'X20' RAISED "STAGE" AREA 14" HIGH - WOOD FRAMED
- CEILING MOUNTED PROJECTION SCREEN & PROJECTOR
- WAINSCOTING

RECREATION/ TEEN:

- ATHLETIC RUBBER FLOORING & RUBBER BASE
- NEW HUF COR ELECTRIC OPERABLE PARTITION W/ ACOUSTIC PANELS
- CEILING MOUNTED PROJECTOR & SCREEN
- AUDIO EQUIPMENT - CEILING MOUNTED SPEAKERS

FITNESS:

- ATHLETIC RUBBER FLOORING & RUBBER BASE

RECREATION RESTROOM/ LOCKERS:

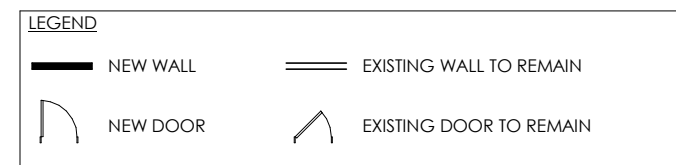
- TILE FLOORING & HALF HEIGHT @ 2 WET WALLS
- 8-10 LOCKERS
- BUILT-IN BENCHES
- 3 TOILETS EACH
- 2 SINKS EACH
- ACCESSORIES FOR EACH TOILET & SINK
- TOILET PARTITIONS

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

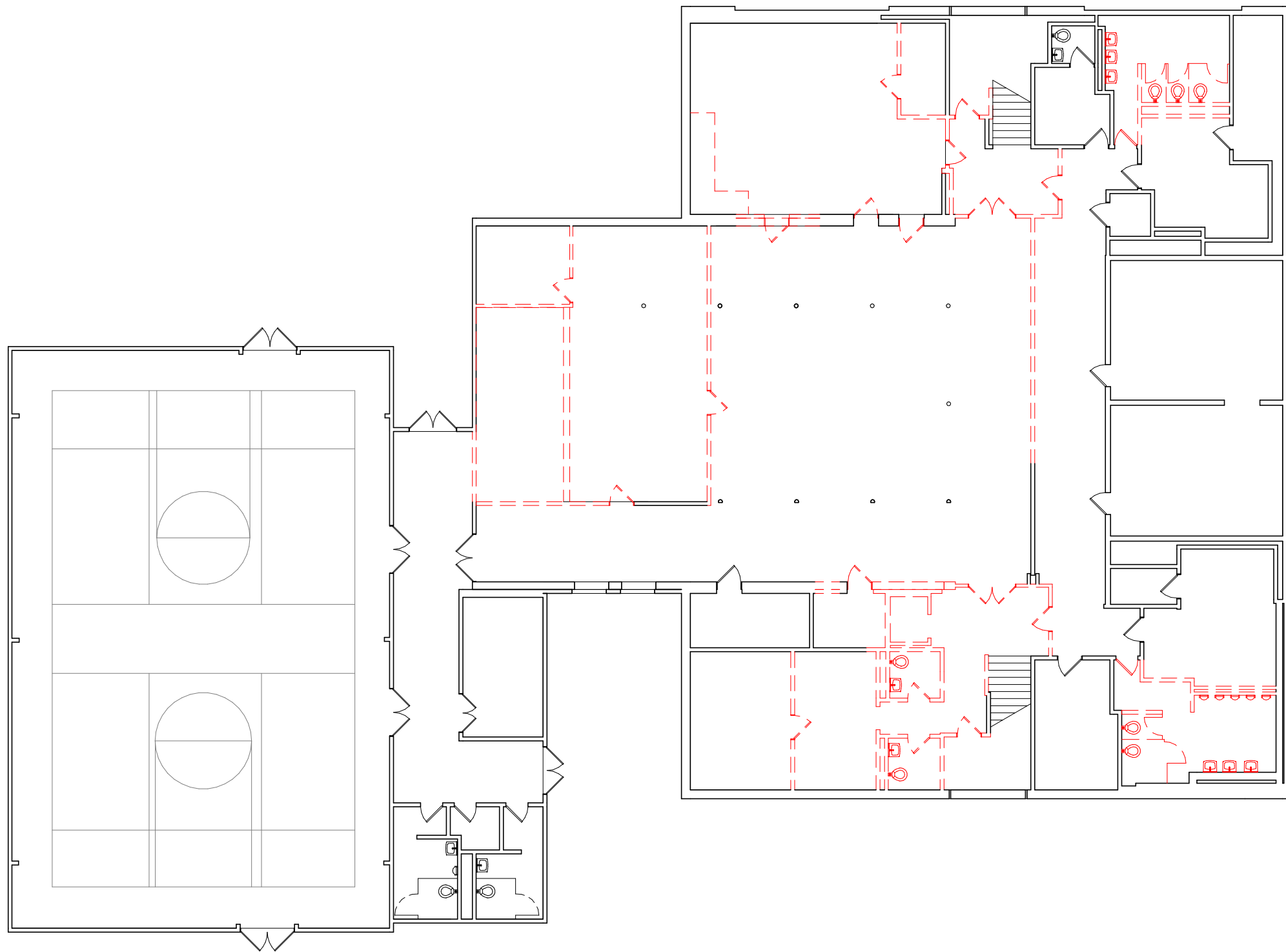
ADD/ALT: DEMOLISH EXISTING GYMNASIUM & BUILD NEW 5000SF ADDITION FOR NEW REGULATION SIZE GYMNASIUM





- TRADITIONAL CONSTRUCTION
- FLAT ROOF
- CLERESTORY WINDOWS ON 2 SIDES



BASEMENT FLOOR PLAN - NEW

05/18/20 | SCALE: 1/16" = 1'-0"



LEGEND			
	WALL REMOVED		EXISTING WALL TO REMAIN
	DOOR REMOVED		EXISTING DOOR TO REMAIN

BASEMENT FLOOR PLAN - DEMO

05/18/20

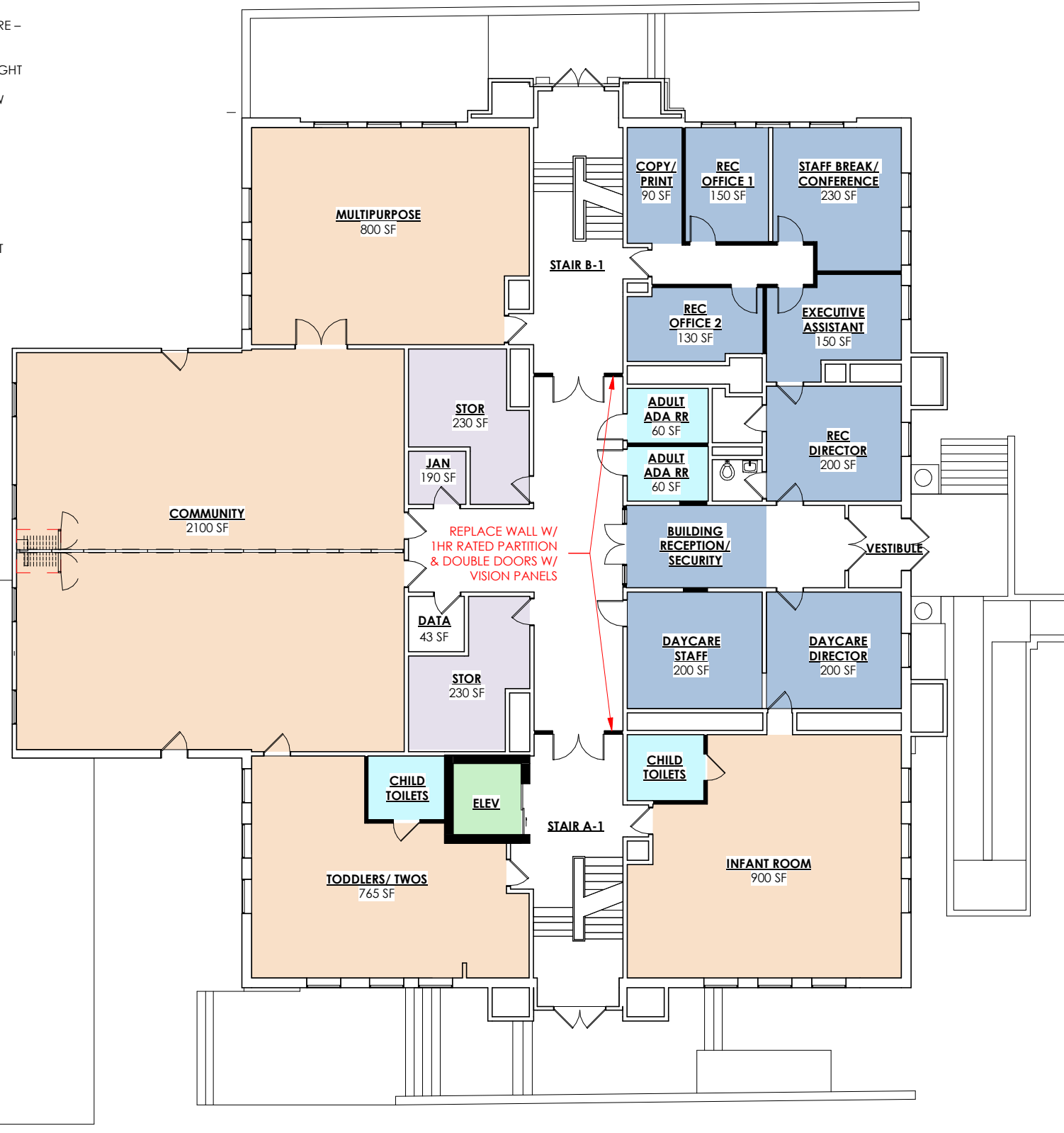
SCALE: 1/16" = 1'-0"

GENERAL SCOPE NOTES:

- SEE PHASE I REPORT FOR MEP
- INCLUDE ALLOWANCE FOR NEW BUILDING SECURITY SYSTEM W/ INDOOR & OUTDOOR CAMERAS
- INCLUDE ALLOWANCE FOR AV EQUIPMENT. SEE ROOM DESCRIPTIONS FOR BASIC AV SCOPE ASSUMPTIONS.
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- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT



1ST FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

COMMUNITY:

- LVT FLOORING & RUBBER BASE
- NEW HUF COR ELECTRIC OPERABLE PARTITION W/ ACOUSTIC PANELS
- CEILING MOUNTED PROJECTOR & SCREEN
- AUDIO EQUIPMENT - WALL MOUNTED SPEAKERS

MULTIPURPOSE:

- LVT FLOORING & RUBBER BASE
- 5' OF NEW CASEWORK WITH SINK

INFANT ROOM:

- LVT FLOORING & RUBBER BASE
- LIGHTS OVER SLEEP AREA TO BE ON SEPARATE SWITCH W/ DIMMERS
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- FULL SIZE RESIDENTIAL REFRIGERATOR W/ MILLWORK ENCLOSURE
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 8 MILLWORK CUBBIES
- 5' LONG MILLWORK SHOE BENCH

TODDLERS/ TWOS:

- LVT FLOORING & RUBBER BASE
- CHANGING STATION W/ SINK, SOAP DISPENSER & PAPER TOWEL HOLDER
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 10 MILLWORK CUBBIES
- (1) ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

CHILD TOILETS:

- HALF HEIGHT PARTITIONS W/ MILLWORK SAFETY GATE
- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (2) 10" BOWL TOILETS
- (2) SINKS
- ACCESSORIES: (2) MIRRORS, (4) GRAB BARS, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER & (2) RECESSED TOILET PAPER DISPENSERS
- MILLWORK CABINETS ABOVE TOILETS

OFFICES:

- CARPET TILE FLOORING & RUBBER BASE
- ASSUME (1) NEW POWER/ DATA RECEPTACLE IN EACH OFFICE

STAFF BREAK/ CONFERENCE:

- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK & UNDERCOUNTER REFRIGERATOR

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ADULT RESTROOM:

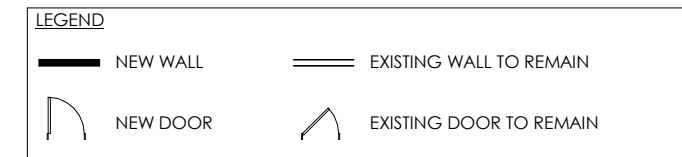
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JANITOR CLOSET:

- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (1) 24" MOP SINK & FAUCET
- THREE POLE MOP HOLDER

CORRIDORS/ STORAGE:

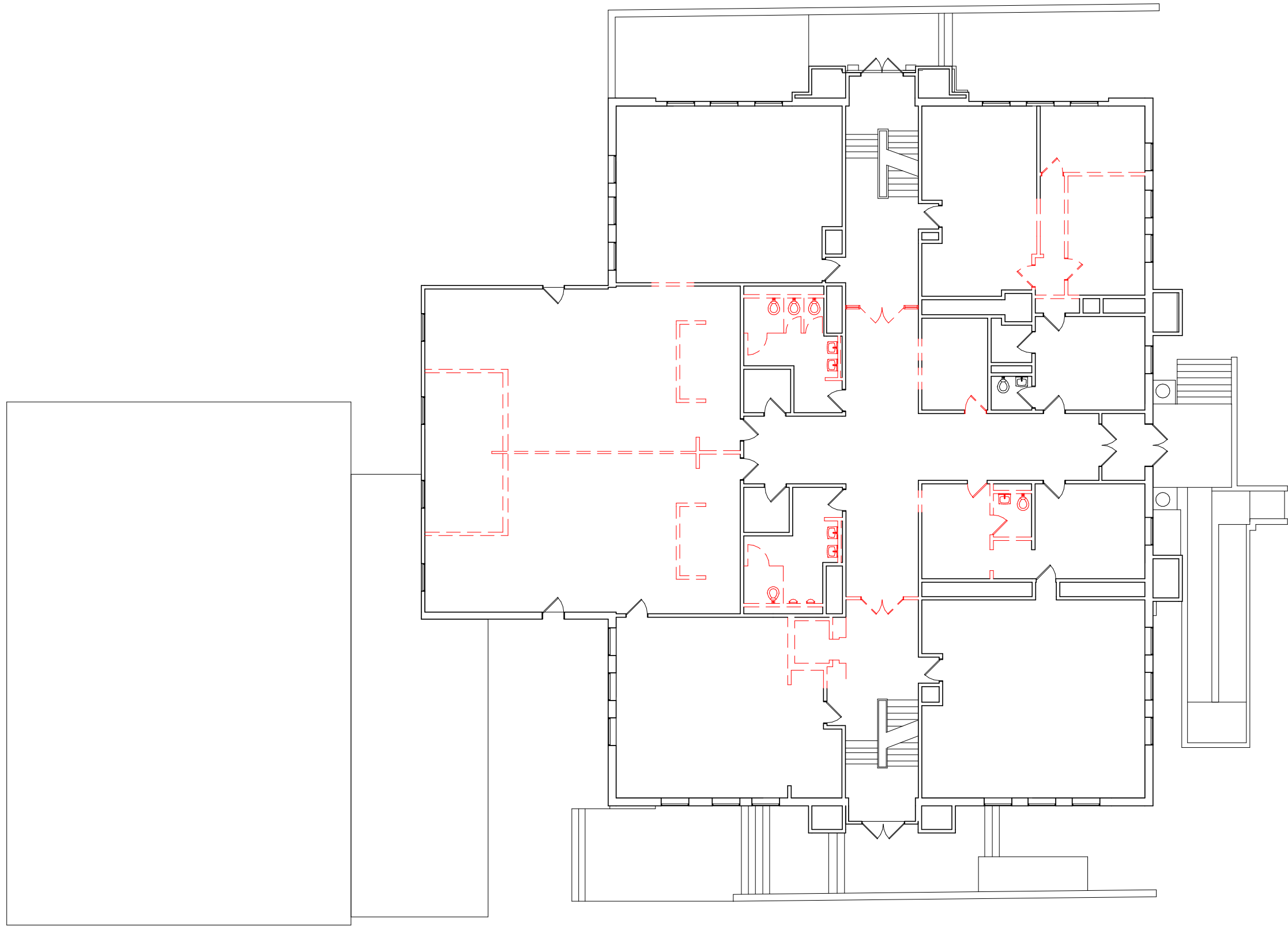
- LVT FLOORING & RUBBER BASE







1ST FLOOR PLAN - NEW

05/18/20

SCALE: 1/16" = 1'-0"



LEGEND			
	WALL REMOVED		EXISTING WALL TO REMAIN
	DOOR REMOVED		EXISTING DOOR TO REMAIN

1ST FLOOR PLAN - DEMO

05/18/20 | SCALE: 1/16" = 1'-0"

GENERAL SCOPE NOTES

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- INCLUDE ALLOWANCE FOR NEW BUILDING SECURITY SYSTEM W/ INDOOR & OUTDOOR CAMERAS
- INCLUDE ALLOWANCE FOR AV EQUIPMENT. SEE ROOM DESCRIPTIONS FOR BASIC AV SCOPE ASSUMPTIONS.
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR & SHAFT
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- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

2ND FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

STEM/ ART ROOM:

- LVT FLOORING & RUBBER BASE
- 10' WIDE FULL HEIGHT MILLWORK STORAGE PIECE
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL

CLASSROOMS:

- LVT FLOORING & RUBBER BASE
- FOOD PREP STATION W/ SINK, SOAP DISPENSER AND PAPER TOWEL HOLDER W/ ADJACENT ELECTRICAL OUTLET
- UNDERCOUNTER REFRIGERATOR IN FOOD PREP
- TEACHER WORK STATION W/ WALL MOUNTED PHONE AND DATA/ POWER OUTLET ABOVE COUNTER
- CLOSET W/ SOLID WOOD DOOR, SHELVES AND COAT HOOKS - ELECTRICAL OUTLET ON INSIDE WALL
- 20 MILLWORK CUBBIES
- (1) 4' ART SINK W/ MIRROR, SOAP DISPENSER, PAPER TOWEL HOLDER & CABINET ABOVE - FRP BEHIND SINK
- (2) NEW LOCATIONS FOR POWER/ DATA OUTLETS

CHILD TOILETS (FIXTURE & ACCESSORY COUNTS ARE PER BATHROOM):

- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (3) 10" BOWL TOILETS
- (3) SINKS
- (1) ACCESSIBLE TOILET STALL & (2) STANDARD STALLS
- ACCESSORIES: (3) MIRRORS, (2) GRAB BARS, (2) SOAP DISPENSERS, (2) PAPER TOWEL DISPENSERS & (3) RECESSED TOILET PAPER DISPENSERS

JANITOR CLOSET

- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (1) 24" MOP SINK & FAUCET
- THREE POLE MOP HOLDER

DAYCARE STAFF LOUNGE:

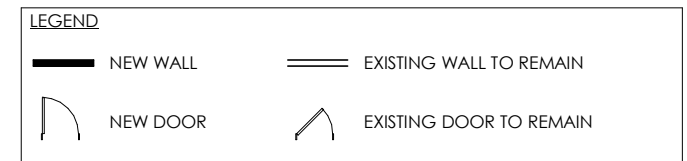
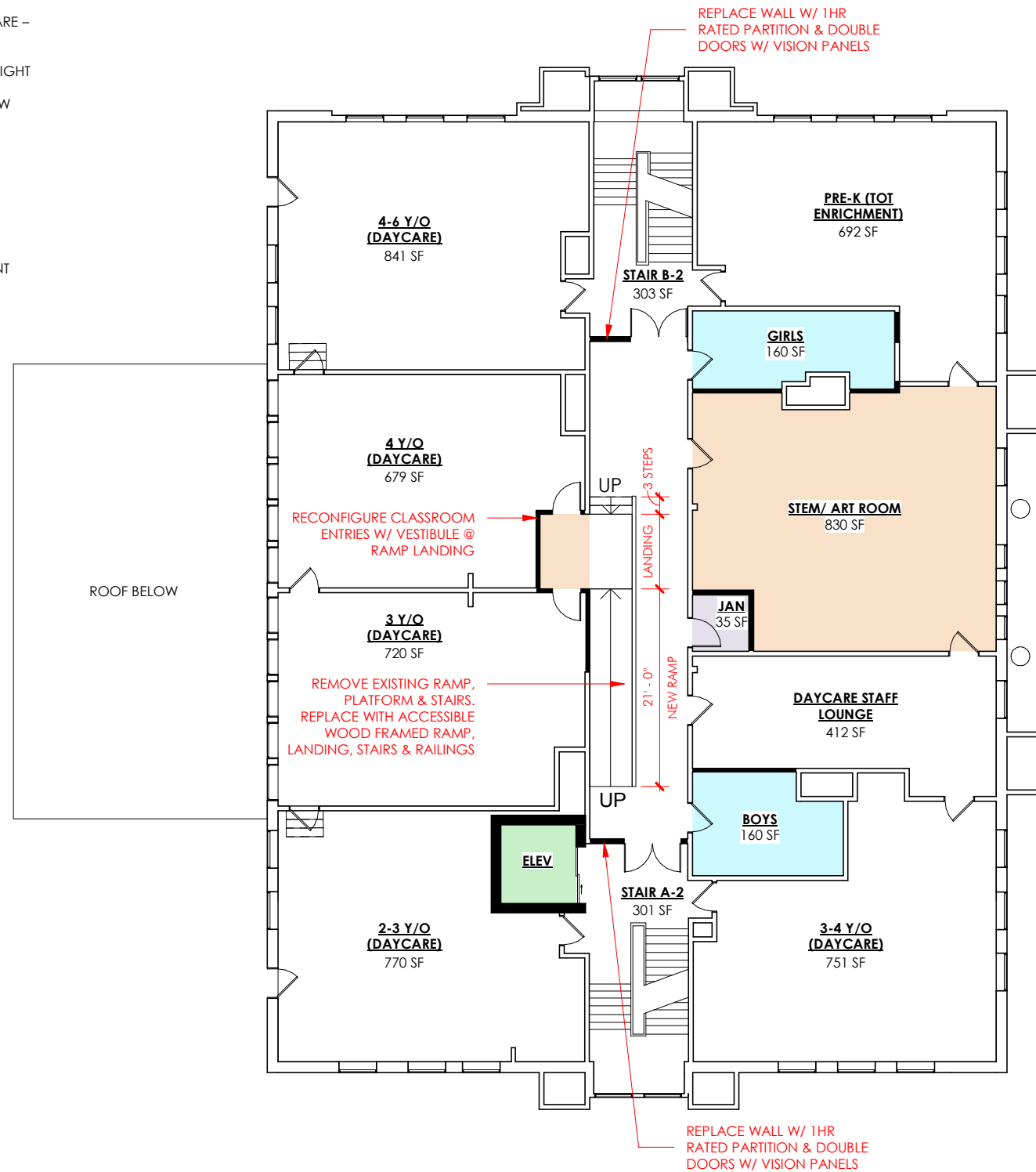
- LVT FLOORING & RUBBER BASE
- SMALL KITCHENETTE W/ SINK, MICROWAVE, UNDERCOUNTER REFRIGERATOR & COFFEE MACHINE

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP/ STAIRS:

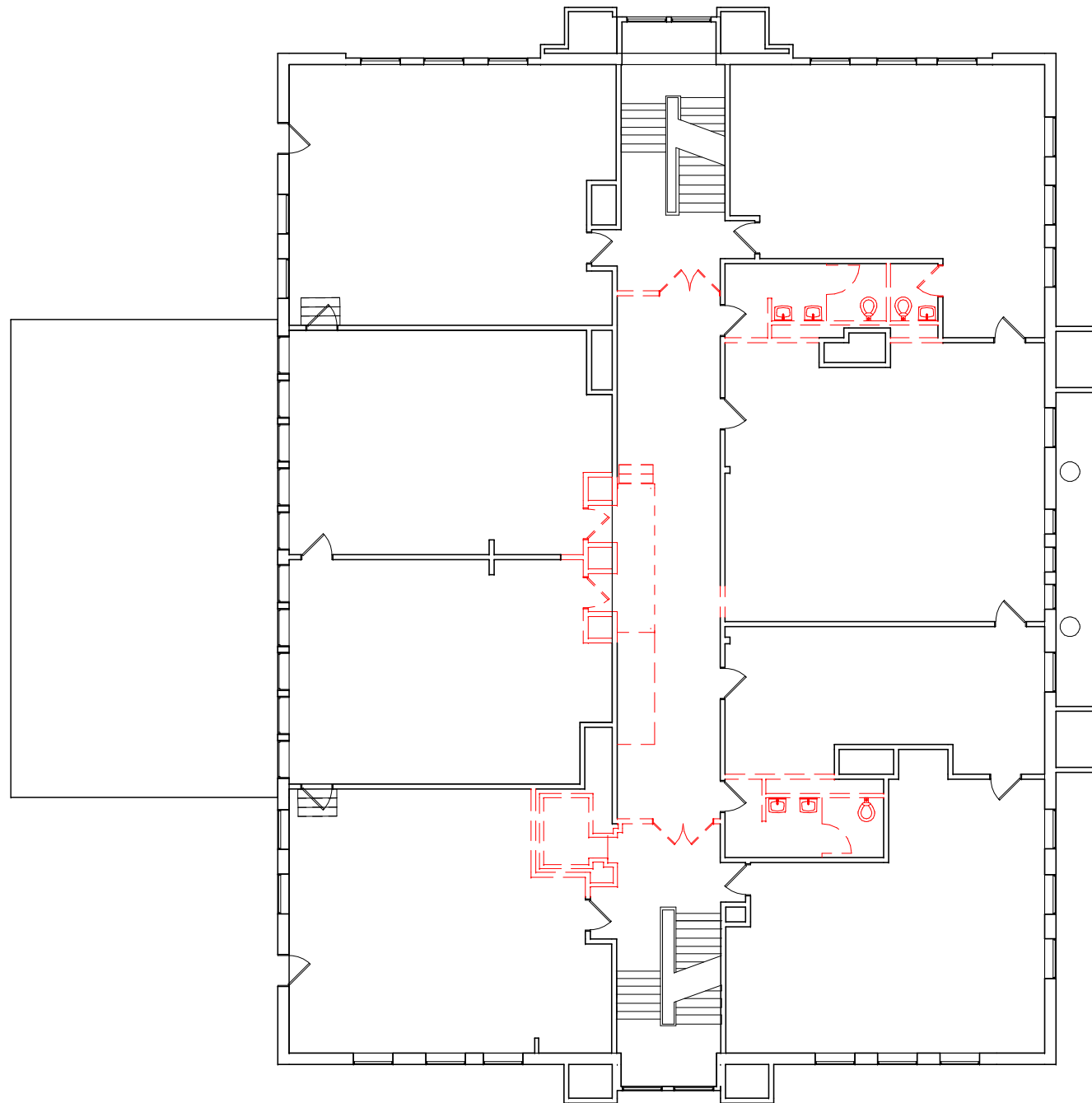
- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING







2ND FLOOR PLAN - NEW

05/18/20

SCALE: 1/16" = 1'-0"



LEGEND			
	WALL REMOVED		EXISTING WALL TO REMAIN
	DOOR REMOVED		EXISTING DOOR TO REMAIN

2ND FLOOR PLAN - DEMO

05/18/20

SCALE: 1/16" = 1'-0"

GENERAL SCOPE NOTES

- SEE PHASE I REPORT FOR MEP
- INCLUDE ALLOWANCE FOR NEW BUILDING SECURITY SYSTEM W/ INDOOR & OUTDOOR CAMERAS
- INCLUDE ALLOWANCE FOR AV EQUIPMENT. SEE ROOM DESCRIPTIONS FOR BASIC AV SCOPE ASSUMPTIONS.
- REPLACE EXISTING ELEVATOR & SHAFT W/ NEW ACCESSIBLY SIZED ELEVATOR & SHAFT
- REMOVE EXISTING WALL TREATMENTS IN RESTROOMS & PROVIDE NEW HALF HEIGHT CERAMIC TILING ON WET WALLS
- REPLACE TILE FLOORING IN EXISTING RESTROOMS
- ALL EXISTING DOORS TO BE PAINTED & REINSTALLED WITH NEW DOOR HARDWARE – ASSUME 50% OF DOORS TO BE REPLACED WITH NEW WOOD DOORS WITH FULL HEIGHT GLASS; EXISTING FRAMES TO BE PAINTED
- NEW DOORS AS INDICATED IN PLANS; ASSUME 50% TO BE WOOD WITH FULL HEIGHT GLASS & WELDED FRAME AND 50% TO BE SOLID WOOD
- PROVIDE NEW WINDOW TREATMENTS FOR ALL SPACES; PAINT EXISTING WINDOW FRAMES
- ALL EXISTING STAIRS TO RECEIVE NEW RUBBER FINISH
- ALL EXISTING RAILINGS TO BE PAINTED
- PROVIDE CODE REQUIRED SIGNAGE THROUGHOUT

ALL OCCUPIABLE SPACES TO RECEIVE:

- NEW FLOORING - AS INDICATED PER SPACE TYPE BELOW
- NEW ACT CEILINGS TO REPLACE EXISTING IN KIND
- NEW LED FIXTURES TO REPLACE EXISTING FIXTURES - SEE ELECTRICAL REPORT
- REPAINT ALL WALLS - FOR EACH SPACE ASSUME A BASE PAINT AND A TRIM PAINT

3RD FLOOR NOTES:

SEE FLOOR PLANS FOR EXTENT OF DEMOLITION & CONSTRUCTION

STAGE:

NOTE: EXISTING WEST SIDE OF 3RD FLOOR IS RAISED 21" - LITTLE TO NO STRUCTURE IS REQUIRED

- (2) 35' LENGTHS OF CURTAIN TRACK & CURTAIN
- SLIP RESISTANT VINYL FLOORING
- OPEN CEILING W/ BLACK K-13 SPRAY
- ORGANIZE & PAINT ALL SYSTEMS BLACK
- SPECIALTY CEILING HUNG LIGHTING SYSTEM
- AUDIO EQUIPMENT - MICROPHONES & WALL MOUNTED SPEAKERS

BACK STAGE:

- SLIP RESISTANT VINYL FLOORING
- OPEN CEILING W/ BLACK K-13 SPRAY
- ORGANIZE & PAINT ALL SYSTEMS BLACK

MULTIPURPOSE/ HISTORICAL SOCIETY:

- LVT FLOORING & RUBBER BASE
- WALL MOUNTED ACOUSTIC PANELS ON ALL WALLS
- CEILING MOUNTED PROJECTOR & SCREEN
- AUDIO EQUIPMENT - TABLE MICROPHONES & CEILING SPEAKERS

HEARING ROOM:

- LVT FLOORING & RUBBER BASE
- WALL MOUNTED ACOUSTIC PANELS ON ALL WALLS
- CEILING MOUNTED PROJECTOR & SCREEN
- AUDIO EQUIPMENT - TABLE MICROPHONES & CEILING SPEAKERS

AUDIENCE/ MULTIPURPOSE:

- LVT FLOORING & RUBBER BASE
- WALL MOUNTED ACOUSTIC PANELS ON 3 WALLS
- CEILING MOUNTED PROJECTOR & SCREEN
- AUDIO EQUIPMENT - WALL MOUNTED SPEAKERS

ACCESSIBLE RESTROOMS (FIXTURE & ACCESSORY COUNTS ARE PER BATHROOM):

- TILE FLOORING & 42" HIGH WALL TILE
- (2) WALL MOUNTED TOILET, (1) WALL MOUNTED SINK, (1) SOAP DISPENSER, (1) PAPER TOWEL DISPENSER, (1) TOILET PAPER DISPENSER & (2) 42" GRAB BARS - EACH
- METAL TOILET PARTITIONS FOR (1) STANDARD AND (1) ACCESSIBLE STALL

JANITOR CLOSET

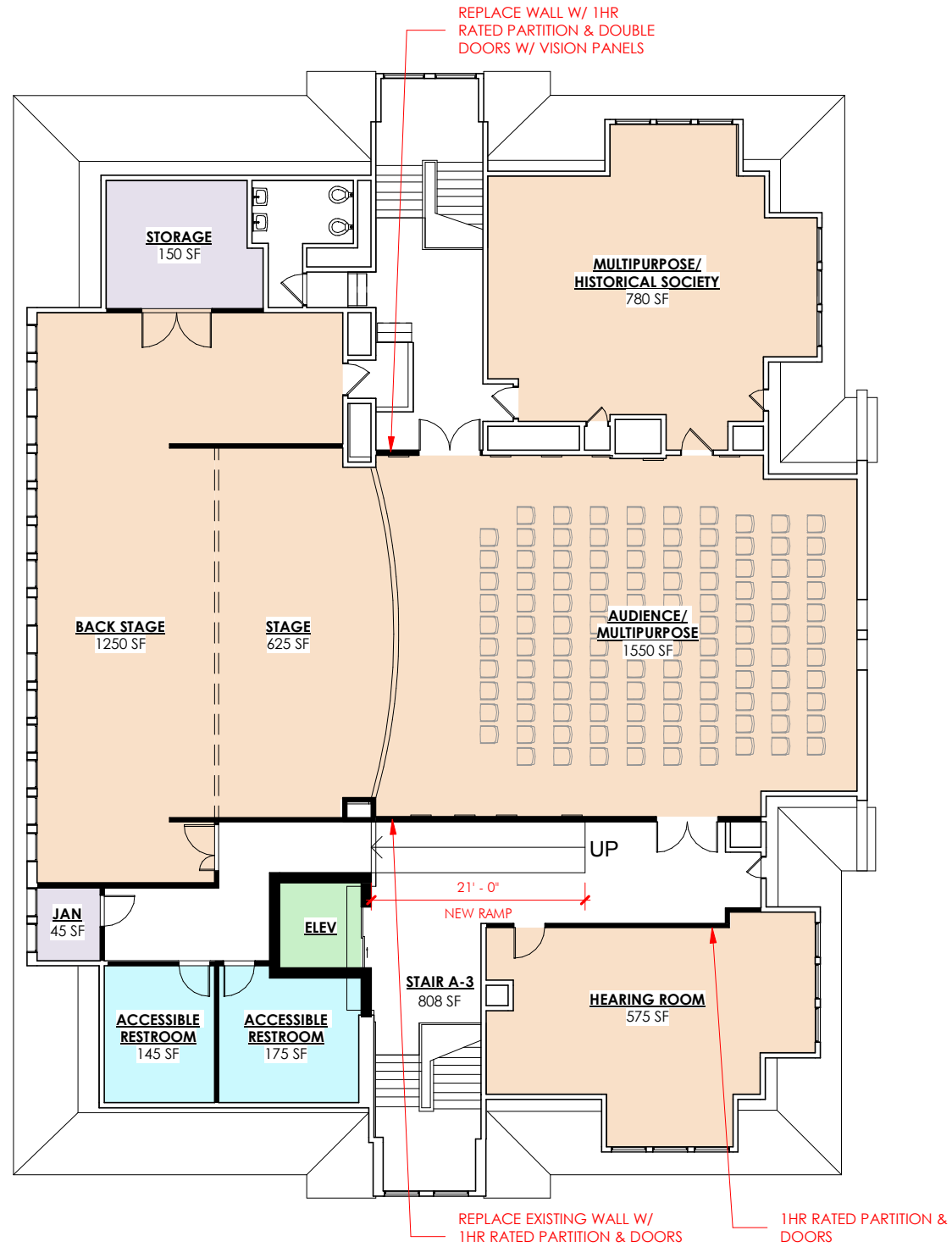
- SHEET VINYL FLOORING W/ INTEGRAL BASE
- 48" FRP ON WALLS
- (1) 24" MOP SINK & FAUCET
- THREE POLE MOP HOLDER

CORRIDORS/ STORAGE:

- LVT FLOORING & RUBBER BASE

NEW RAMP:

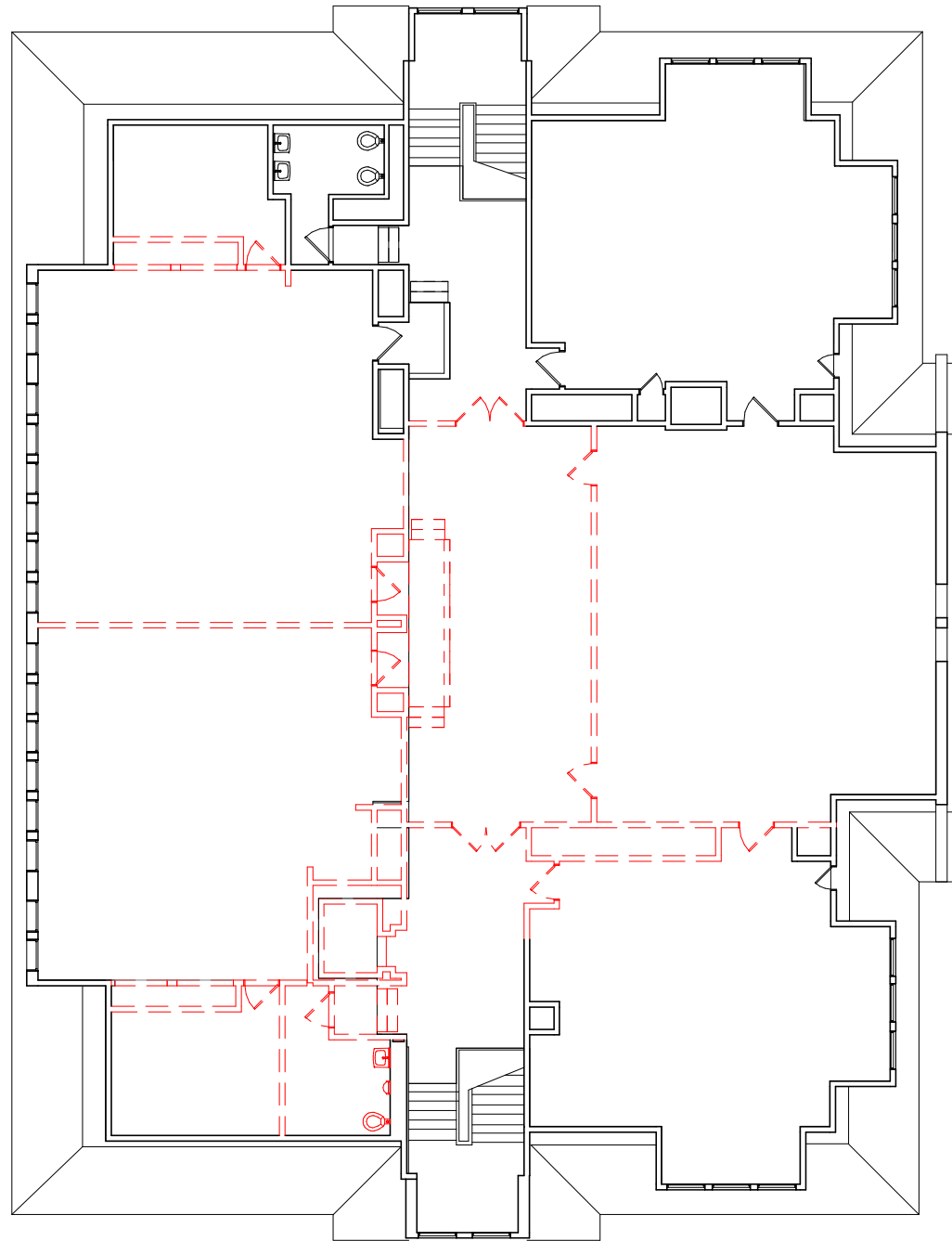
- SLIP RESISTANT RUBBER FLOORING/ TREADS
- PAINTED METAL RAILING







3RD FLOOR PLAN - NEW

05/18/20

SCALE: 1/16" = 1'-0"

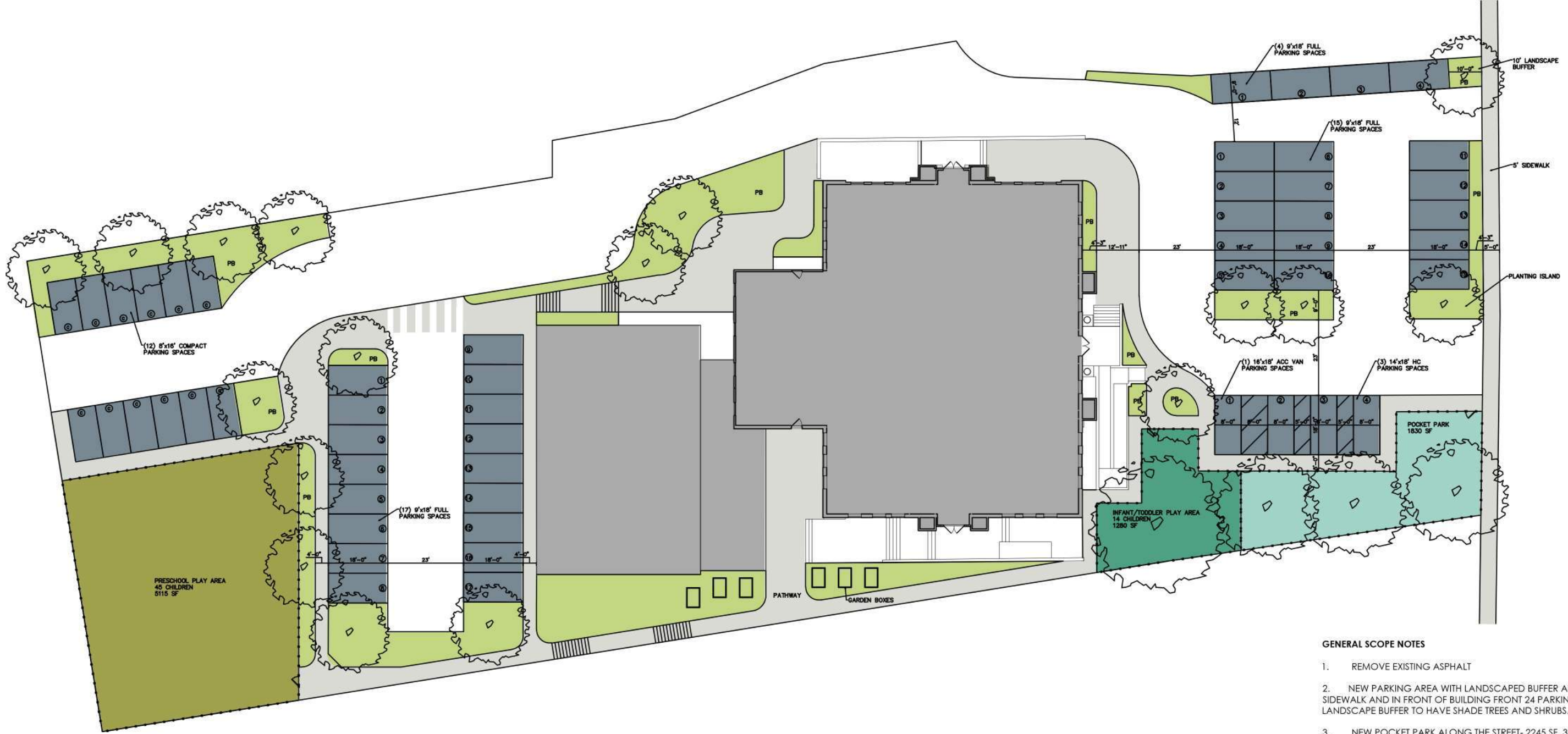


LEGEND			
	WALL REMOVED		EXISTING WALL TO REMAIN
	DOOR REMOVED		EXISTING DOOR TO REMAIN

3RD FLOOR PLAN - DEMO

05/18/20

SCALE: 1/16" = 1'-0"



GENERAL SCOPE NOTES

1. REMOVE EXISTING ASPHALT
2. NEW PARKING AREA WITH LANDSCAPED BUFFER ALONG THE SIDEWALK AND IN FRONT OF BUILDING FRONT 24 PARKING SPACES, LANDSCAPE BUFFER TO HAVE SHADE TREES AND SHRUBS.
3. NEW POCKET PARK ALONG THE STREET- 2245 SF, 3 SHADE TREES, SEATING, PLANTING.
4. NEW INFANT PLAY AREA, MIN, 750 SF
5. SEALCOATED REAR PARKING LOT
6. RE-STRIPED 28 PARKING SPACES
7. NEW CONCRETE PATH TO RELOCATED PRESCHOOL PLAYGROUND
8. NEW PRESCHOOL PLAY AREA AT WEST END OF PARKING LOT 5745 SF. 4' HT. VINYL-COATED CHAIN LINK FENCING WITH GATE.
9. GARDENING BOXES RELOCATED
10. NEW CURBING IN REAR PARKING LOT AND ALONG DRIVEWAY, WITH SIDEWALK FOR PEDESTRIANS TO SOUTHERN ENTRY DOORS.

LANDSCAPE PLAN

05/13/20 | 1/32" = 1'-0"



TEEN CENTER/ CAFE RENDERING

07/01/20 | SCALE:



3RD FLOOR AUDITORIUM RENDERING

07/01/20 | SCALE:



RENDERED SITE PLAN

07/01/20 | SCALE:



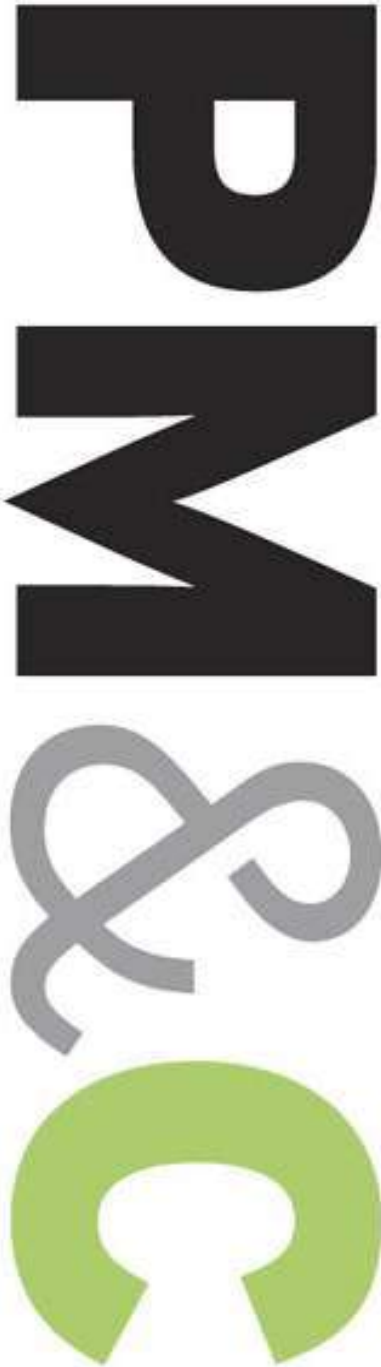
*Town of Rockland Community Center
Facility Assessment & Planning Study
Phase III – July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

End of Phase III

Town of Rockland Community Center
At McKinley School
394 Union St. Rockland, MA

Facility Assessment & Planning Study
July 07, 2020

-Appendix-



Feasibility Estimate

McKinley School Community Center RENOVATION/ADDITION

Rockland, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Studio MLA Architect

March 31, 2020



McKinley School Community Center
 RENOVATION/ADDITION
 Rockland, MA

31-Mar-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY - OPTION 1

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION		39,083	\$159.42	\$6,230,670
NEW ADDITION				See Alt#1
HAZARDOUS MATERIALS				\$390,830
SITework				\$1,107,336
SUB-TOTAL	Mar-20	39,083	\$197.75	\$7,728,836
DESIGN AND PRICING CONTINGENCY	10%			\$772,884
ESCALATION TO BID	4.67%			\$360,937
SUB-TOTAL				\$8,862,657
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$886,266
SUB-TOTAL				\$9,748,923
BONDS	1.00%			\$97,489
INSURANCE	2.00%			\$194,978
PERMIT	1.00%			\$97,489
SUB-TOTAL				\$10,138,879
OVERHEAD + PROFIT	5.0%			\$506,944
SUBTOTAL OF ALL CONSTRUCTION		39,083	\$272.39	\$10,645,823
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-21	39,083	\$272.39	\$10,645,823
<i>ALTERNATES</i>				
A#1	Add College Size Gymnasium		ADD	\$1,703,587
A#2	Level 3 Structural Repairs		ADD	\$557,280
A#3	DDC Controls to HVAC (Only recommended to be taken with Alt #6)		ADD	\$350,575
A#4	Emergency Generator		ADD	\$182,160
A#5	Replace Windows		ADD	\$458,960
A#6	Replace boilers & upgrade HVAC to Central System		ADD	\$2,239,347
A#7	Resecure and repair metal panels at gymnasium		ADD	\$181,125



McKinley School Community Center
RENOVATION/ADDITION
Rockland, MA

31-Mar-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY - OPTION 2

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION		39,083	\$146.95	\$5,743,276
HAZARDOUS MATERIALS				\$390,830
SITework				\$392,879
SUB-TOTAL	Mar-20	39,083	\$167.00	\$6,526,985
DESIGN AND PRICING CONTINGENCY	10%			\$652,699
ESCALATION TO BID	4.67%			\$304,810
SUB-TOTAL				\$7,484,494
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$748,449
SUB-TOTAL				\$8,232,943
BONDS	1.00%			\$82,329
INSURANCE	2.00%			\$164,659
PERMIT	1.00%			\$82,329
SUB-TOTAL				\$8,562,260
OVERHEAD + PROFIT	5.00%			\$428,113
SUBTOTAL OF ALL CONSTRUCTION		39,083	\$230.03	\$8,990,373
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-21	39,083	\$230.03	\$8,990,373

ALTERNATES

See Option 1



McKinley School Community Center
RENOVATION/ADDITION
Rockland, MA

31-Mar-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY - OPTION 3

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION		39,083	\$140.09	\$5,475,314
HAZARDOUS MATERIALS				\$390,830
SITework				\$392,879
SUB-TOTAL	Mar-20	39,083	\$160.15	\$6,259,023
DESIGN AND PRICING CONTINGENCY	10%			\$625,902
ESCALATION TO BID	4.67%			\$292,296
SUB-TOTAL				\$7,177,221
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$717,722
SUB-TOTAL				\$7,894,943
BONDS	1.00%			\$82,329
INSURANCE	2.00%			\$164,659
PERMIT	1.00%			\$82,329
SUB-TOTAL				\$8,224,260
OVERHEAD + PROFIT	5.00%			\$411,213
SUBTOTAL OF ALL CONSTRUCTION		39,083	\$220.95	\$8,635,473
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-21	39,083	\$220.95	\$8,635,473

ALTERNATES

See Option 1



McKinley School Community Center
RENOVATION/ADDITION
Rockland, MA

31-Mar-20

Feasibility Estimate

This feasibility Design cost estimate was produced from drawings, outline specifications and other documentation prepared by Studio MLA Architect and their design team dated March 10th 2020. 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, General Contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

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

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
- Contaminated soils removal



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation Option 1					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$167,034			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$2,500	\$169,534	\$4.34	2.7%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$73,625			
B1020	Roof Construction	\$0	\$73,625	\$1.88	1.2%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$922,369			
B2020	Windows	\$76,050			
B2030	Exterior Doors	\$21,930	\$1,020,349	\$26.11	16.4%
B30 ROOFING					
B3010	Roof Coverings	\$206,014			
B3020	Roof Openings	\$0	\$206,014	\$5.27	3.3%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$346,126			
C1020	Interior Doors	\$204,185			
C1030	Specialties/Millwork	\$198,582	\$748,893	\$19.16	12.0%
C20 STAIRCASES					
C2010	Stair Construction	\$5,000			
C2020	Stair Finishes	\$36,104	\$41,104	\$1.05	0.7%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$224,619			
C3020	Floor Finishes	\$394,138			
C3030	Ceiling Finishes	\$282,424	\$901,181	\$23.06	14.5%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$222,875	\$222,875	\$5.70	3.6%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction				
D20 PLUMBING					
D20	Plumbing	\$537,127	\$537,127	\$13.74	8.6%
D30 HVAC					
D30	HVAC	\$495,338	\$495,338	\$12.67	7.9%



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	SubTotal	TOTAL	\$/SF	%
Renovation Option 1				
D40 FIRE PROTECTION				
D40 Fire Protection	\$96,049	\$96,049	\$2.46	1.5%
D50 ELECTRICAL				
D5010 Service & Distribution	\$194,374			
D5020 Lighting & Power	\$697,632			
D5030 Communication & Security Systems	\$297,031			
D5040 Other Electrical Systems	\$51,037	\$1,240,074	\$31.73	19.9%
E10 EQUIPMENT				
E10 Equipment	\$61,250	\$61,250	\$1.57	1.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$202,608			
E2020 Movable Furnishings	NIC	\$202,608	\$5.18	3.3%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$214,649			
F2020 Hazardous Components Abatement		\$214,649	\$5.49	3.4%
TOTAL DIRECT COST (Trade Costs)		\$6,230,670	\$159.42	100.0%



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

GROSS FLOOR AREA CALCULATION AT NEW

Basement	14,180
First Floor	9,481
Second Floor	8,120
Third Floor	7,302

TOTAL GROSS FLOOR AREA (GFA)	39,083 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Foundations

New elevator pit and foundation for shaft walls	1	ls	45,000.00	45,000
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Waterproofing to existing foundation wall, perimeter	3,876	sf	8.00	31,008
Parge foundation wall to create smooth surface	3,876	sf	6.00	23,256

072100 THERMAL INSULATION

Insulation, perimeter	3,876	sf	3.50	13,566
Protection board	3,876	sf	1.50	5,814

312000 EARTHWORK

For Waterproofing

Excavation, adjacent to existing foundation wall to expose	574	cy	25.00	14,350
Store on site	574	cy	12.00	6,888
Backfill with onsite material	488	cy	14.00	6,832
Remove off site	86	cy	20.00	1,720
Backfill with imported structural fill material	86	cy	36.00	3,096

Miscellaneous

Premium for excavating adjacent to existing building	574	cy		Included in rates
Foundation drain	646	lf	24.00	15,504

SUBTOTAL					167,034
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A1020 SPECIAL FOUNDATIONS

Underpin existing foundation walls, assume not required					NR
SUBTOTAL					-

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

Slab on Grade, 5" thick	14,180	sf		ETR
Repair at new elevator shaft	1	ls	2,500.00	2,500

SUBTOTAL					2,500
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TOTAL - FOUNDATIONS					\$169,534
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

See foundations above					
SUBTOTAL					

A2020 BASEMENT WALLS

See foundations above					-
SUBTOTAL					

TOTAL - BASEMENT CONSTRUCTION					
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Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

Connect floors at perimeter w/12" clip, incl anchor to wall and repair	310	ea	475.00	See Alt2		
Reinforcing of existing floors	24,903	sf	8.50	See Alt2		
Cut, brace and repair floors at new elev shaft	3	flr	7,500.00	22,500		
Allowance to replace damaged structure	1	ls	20,000.00	20,000		
Repair/infill to floors due to MEP replacement	1,245	sf	25.00	31,125		
SUBTOTAL						73,625

B1020 ROOF CONSTRUCTION

<u>Engineered wood framing</u>						
Timber roof structure ETR, allow for bracing to accommodate MEP	1	ls	20,000.00	See Alt2		
Inspect/reinforce low flat roof on Western Projection	1,300	sf	20.00	See Alt2		
SUBTOTAL						-

TOTAL - SUPERSTRUCTURE

\$73,625

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

16,571 SF -

042000 MASONRY

Wash exterior	16,571	sf	8.00	132,568		
Repoint / repair existing brick (25%)	2,562	sf	40.00	102,480		
Repoint / repair existing cast stone (100%)	3,800	sf	65.00	247,000		
Premium for new 4" cast stone face (25%)	950	sf	150.00	142,500		
Repair brick at replaced lintels	168	lf	150.00	25,200		
Repoint / repair existing chimney	1	ea	7,500.00	7,500		
Staging	1	ls	10,000.00	10,000		
Replace existing chimney	1	ea	17,500.00	17,500		
Repoint / repair portico columns	50	lf	219.80	10,990		
Premium for replacing base	2	ea	2,500.00	5,000		
Repoint / repair window sills	336	lf	75.00	25,200		
Replace broken bricks at fire escape	1	ls	2,500.00	2,500		
Repair / replace stucco and paint	1,500	sf	25.00	37,500		

052000 MISC. METALS

Misc. metals at exterior walls	16,571	sf	0.25	4,143		
Replace steel lintel set into brick wall (50%)	168	lf	90.00	15,120		
Scrape and paint steel lintel set into brick wall (50%)	168	lf	15.00	2,520		

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants	16,571	sf	1.00	16,571		
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076400 CLADDING

Scrape and paint wood, frieze, siding, etc.	1,025	sf	7.50	7,688		
Premium for repairing / replacing (25%)	256	sf	30.00	7,680		

072100 THERMAL INSULATION

Blown-in cellulose insulation, exterior wall	16,571	sf	4.00	NR		
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092900 GYPSUM BOARD ASSEMBLIES

GWB lining, ETR, allow repairs	16,571	sf	1.50	24,857		
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Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

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Miscellaneous

Scaffold to exterior walls

19,463 sf 4.00 77,852

SUBTOTAL

922,369

B2020 WINDOWS

2,892 SF

085200 WINDOWS

Wood windows, repair and repaint

2,892 sf 25.00 72,300

089000 LOUVERS

Louvers - allow

50 sf 75.00 3,750

101400 SIGNAGE

Building signage allowance

1 ls ETR

Name sign, main entrance

1 ea ETR

SUBTOTAL

76,050

B2030 EXTERIOR DOORS

081100 DOORS, FRAMES AND HARDWARE

SL, ETR, service and paint

2 ea 315.00 630

DL, ETR, service and paint

4 ea 630.00 2,520

DL, main entry, ETR, service and paint

3 ea 1,260.00 3,780

Premium for auto operator and card access

1 ea 15,000.00 15,000

SUBTOTAL

21,930

TOTAL - EXTERIOR CLOSURE

\$1,020,349

B30 ROOFING

B3010 ROOF COVERINGS

15,842 SF

070002 ROOFING AND FLASHING

Flat Roofing

Existing flat roof, inspect, repair flashings

6,181 sf 1.50 9,272

Slate Roof System - Pitched Roof

Existing flat roof, inspect for loose slates

9,661 sf 2.00 19,322

Reset/replace damaged slates (20%)

1,932 sf 85.00 164,220

Miscellaneous Roofing

Replace flashing at chimney

2 ea 350.00 700

Repair / Replace snow guards

1 ls 7,500.00 7,500

Sundry flashing repairs

1 ls 5,000.00 5,000

SUBTOTAL

206,014

B3020 ROOF OPENINGS

Elevator vent

1 ea 3,000.00 NR

Roof hatch and ladder, allow

1 ea NR

SUBTOTAL

-

TOTAL - ROOFING

\$206,014

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

042000 MASONRY

8" CMU at elevator shaft, 2 hr rated

1,524 sf 38.00 57,912



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

179	055000	MISC. METALS					
180		Misc. metals to CMU	1,524	sf	1.50	2,286	
181							
182	061000	ROUGH CARPENTRY					
183		Wood blocking at interiors	39,083	gsf	0.15	5,862	
184		Rough blocking at partitions	1,600	lf	4.00	6,400	
185							
186	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
187		Miscellaneous sealants at partitions	8,943	sf	0.30	2,683	
188							
189	080002	GLASS AND GLAZING					
190		Interior storefront	657	sf	85.00	55,845	
191		Sidelights, allow	140	sf	70.00	9,800	
192		Interior glazing, allow	200	sf	70.00	14,000	
193							
194	092900	GYPSUM BOARD ASSEMBLIES					
195		Standard	8,943	sf	15.50	138,617	
196		Premium for fire rating	2,532	sf	2.00	5,064	
197		Premium for cement board	1,545	sf	0.50	773	
198		Partition ETR, repair	23,442	sf	2.00	46,884	
199		SUBTOTAL					346,126
200							
201	C1020	INTERIOR DOORS					
202							
203	061000	ROUGH CARPENTRY					
204		Wood blocking at openings	730	lf	4.00	2,920	
205							
206	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
207		Backer rod & double sealant	730	lf	2.50	1,825	
208							
209	081110	HOLLOW METAL DOOR FRAMES					
210		Frames, single	30	ea	350.00	10,500	
211		Frames, single, ETR	48	ea	350.00	ETR	
212		Frames, double	11	ea	450.00	4,950	
213		Frames, double, ETR	5	ea	450.00	ETR	
214							
215	081400	WOOD DOORS					
216		Wood door	75	leaf	460.00	34,500	
217		Wood door/gate to child's WC, half height	6	leaf	230.00	1,380	
218		Premium for full glass vision panel	38	leaf	460.00	17,480	
219		Premium for fire rated doors	16	leaf	200.00	3,200	
220		DL, barn type wood door, 10' x 9'	1	ea	8,550.00	8,550	
221							
222	083110	ACCESS DOORS AND FRAMES					
223		Access doors	1	ls	2,500.00	2,500	
224		<u>Aluminum door, frame & hardware</u>					
225		Double leaf	3	pr	8,000.00	24,000	
226							
227	087100	DOOR HARDWARE					
228		Hardware	81	leaf	900.00	72,900	
229		Specialty hardware, allow	1	ls	7,500.00	7,500	
230							
231	090007	PAINTING					
232		Finish doors and frames, SL	78	ea	110.00	8,580	
233		Finish doors and frames, DL	17	ea	200.00	3,400	
234		SUBTOTAL					204,185
235							
236	C1030	SPECIALTIES / MILLWORK					
237							
238	055000	MISCELLANEOUS METALS					



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

239	Ramp guardrail	59	lf	225.00	13,275		
240	Miscellaneous metals throughout building	39,083	sf	0.50	19,542		
241							
242	061000 ROUGH CARPENTRY						
243	Raised stage to teen 8' x 20'	160	sf	20.00	3,200		
244	Ramp/platform	248	sf	20.00	4,960		
245	Stairs to stage and change in level	2	ea	1,500.00	3,000		
246	Backer panels in electrical closets	1	ls	1,000.00	1,000		
247							
248	064020 INTERIOR ARCHITECTURAL WOODWORK						
249	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
250	Window sill, ETR, paint	336	lf	2.50	840		
251	Additional architectural woodwork, allow	1	ls	10,000.00	10,000		
252							
253	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
254	Miscellaneous sealants throughout building	39,083	sf	1.00	39,083		
255							
256	101100 VISUAL DISPLAY SURFACES						
257	Marker boards	320	sf	22.00	7,040		
258	Tackboards	240	sf	20.00	4,800		
259							
260	101400 DISPLAY CASES						
261	Display case allowance	1	ea	3,500.00	3,500		
262							
263	101400 SIGNAGE						
264	Building directory	1	loc	3,000.00	NIC		
265	Room Signs	94	loc	120.00	11,280		
266	Other signage	1	ls	5,862.45	5,862		
267							
268	102110 TOILET COMPARTMENTS						
269	ADA	4	ea	1,800.00	7,200		
270	Standard	4	ea	1,600.00	6,400		
271							
272	102610 CORNER GUARDS						
273	Corner guards	1	ls	1,500.00	1,500		
274							
275	102800 TOILET ACCESSORIES						
276	WC, gang w/2# fixtures	3	rms	2,100.00	6,300		
277	WC, gang/lockers combined	2	rms	2,850.00	5,700		
278	WC, single	6	rms	1,575.00	9,450		
279	WC, child	6	rms	1,725.00	10,350		
280	Janitors	3	rms	300.00	900		
281	Classroom	8	rms	300.00	2,400		
282	Changing table	2	loc	800.00	1,600		
283							
284	104400 FIRE PROTECTION SPECIALTIES						
285	Fire extinguisher cabinets	14	ea	350.00	4,900		
286							
287	105113 LOCKERS						
288	Metal lockers	20	opes	350.00	7,000		
289	SUBTOTAL					198,582	

TOTAL - INTERIOR CONSTRUCTION	\$748,893
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C20 STAIRCASES

C2010 STAIR CONSTRUCTION



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

297
298
299
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301

055000 MISCELLANEOUS METALS

Scrape and paint fire escape

1 ea 5,000.00 5,000

SUBTOTAL

5,000

302
303
304

C2020 STAIR FINISHES

090007 PAINTING

Paint to staircase guardrails

6 flt 1,500.00 9,000

Paint to staircase guardrails, 3 riser

4 flt 150.00 600

308

090005 RESILIENT FLOORS

Rubber tile at stairs - landings

653 sf 16.00 10,448

Rubber tile at stairs - treads & risers

669 lft 24.00 16,056

SUBTOTAL

36,104

312

TOTAL - STAIRCASES

\$41,104

314

C30 INTERIOR FINISHES

315
316
317

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Proscenium

288 sf 85.00 24,480

Wainscot to teen lounge

339 sf 65.00 22,035

323

090002 TILE

Ceramic tile, at all toilet rooms

1,545 sf 24.00 37,080

325

090007 PAINTING

Paint to interior partitions

67,818 sf 0.90 61,036

Premium for paint to masonry

1,524 sf 0.35 533

Miscellaneous painting throughout including final touch-up

39,083 gsf 1.00 39,083

Allow for murals/wall graphics

1 ls 10,000.00 10,000

331

098413 SOUND ABSORBING PANELS

Acoustical panels -

-

Acoustic panels to audience

374 sf 30.00 11,220

335

097800 WALL COVERING

Plastic sheet wall covering in child's WC's

1,064 sf 18.00 19,152

SUBTOTAL

224,619

339

C3020 FLOOR FINISHES

033000 CONCRETE

Sealed concrete

727 sf 1.50 1,091

Repair / levelling to existing floors

34,028 sf 2.50 85,070

344

096400 WOOD FLOORING

Stage - maple wood flooring

652 sf 24.00 15,648

347

096466 WOOD ATHLETIC FLOORING

Wood athletic flooring in gym, ETR, refinish

3,631 sf 7.50 27,233

348

090002 TILE

Ceramic tile

2,229 sf 22.00 49,038

Ceramic tile base

781 lf 22.00 17,182

350

090005 RESILIENT FLOORS

Athletic rubber

1,933 sf 16.00 30,928

LVT

22,318 sf 6.00 133,908

Slip resistant vinyl

1,269 sf 7.00 8,883

Rubber base

5,108 lf 3.00 15,324

357

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Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

360	Resilient base in Gym, vented	246	lf	8.00	1,968		
361							
362	096820 TILE CARPETING						
363	Carpet tile	1,210	sf	6.50	7,865		
364	Moisture mitigation				NR		
365	SUBTOTAL					394,138	
366							

C3030 CEILING FINISHES

367							
368							
369	072100 INSULATION						
370	1" thick K-13 insulation spray acoustical foam	1,921	sf	6.00	11,526		
371							
372	090003 ACOUSTICAL TILE						
373	ACT	28,999	sf	6.50	188,494		
374							
375	090007 PAINTING						
376	Paint exposed deck	1,921	sf	1.75	3,362		
377	Paint to drywall ceilings	4,608	sf	1.20	5,530		
378							
379	092900 GYPSUM BOARD ASSEMBLIES						
380	GWB ceilings	1,608	sf	14.00	22,512		
381	GWB soffits - horizontal	1,500	sf	16.00	24,000		
382	GWB soffits - vertical	1,500	sf	18.00	27,000		
383	SUBTOTAL					282,424	
384							

TOTAL - INTERIOR FINISHES						901,181
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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

391							
392	142000 ELEVATOR						
393	055000 MISCELLANEOUS METALS						
394	Pit ladder	1	ea	2,500.00	2,500		
395	Sill angle	15	lf	25.00	375		
396							
397	142000 ELEVATOR						
398	Passenger elevator, 4 stop; 3,500lbs	1	ea	220,000.00	220,000		
399	SUBTOTAL					222,875	
400							

TOTAL - CONVEYING SYSTEMS						\$222,875
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D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

406	No work in this section						
407	SUBTOTAL						

TOTAL - SPECIAL CONSTRUCTION						
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D20 PLUMBING

D20 PLUMBING, GENERALLY

414	<u>Equipment</u>						
415	Plumbing equipment, including Gas fired domestic water heater, pumps, Sump pump, etc.	39,083	sf	2.50	97,708		
416	<u>Plumbing Fixtures</u>						
417	Water Closet	17	ea	1,200.00	20,400		
418	Water Closet, child	14	ea	1,300.00	18,200		
419	Urinal	1	ea	1,400.00	1,400		



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

420	Janitor sink	2	ea	1,200.00	2,400		
421	Lavatory	14	ea	1,000.00	14,000		
422	Lavatory, child	14	ea	1,100.00	15,400		
423	Sink, kitchen	3	ea	950.00	2,850		
424	Sink, art	1	ea	1,150.00	1,150		
425	Sink, classroom	2	ea	1,150.00	2,300		
426	Sink, changing	2	ea	1,150.00	2,300		
427	Bi-level water cooler	2	ea	3,500.00	7,000		
428	Floor drain	9	ea	550.00	4,950		
429	Roof drainage	1	ls		ETR		
430	<u>Domestic Water Piping</u>						
431	Copper pipe type L with fittings & hangers	39,083	sf	3.50	136,791		
432	<u>Pipe insulation</u>						
433	Pipe insulation	39,083	sf	1.70	66,441		
434	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>						
435	Cast iron pipe with fittings & hangers, modify / update	39,083	sf	2.50	97,708		
436	<u>Storm Drainage, Hubless Cast Iron Pipe</u>						
437	Cast iron pipe with fittings & hangers	39,083	sf	0.50	19,542		
438	<u>Natural Gas Piping</u>						
439	Natural gas pipe with fittings & hangers	39,083	sf	0.30	11,725		
440	<u>Miscellaneous</u>						
441	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862		
442	Coring, sleeves & fire stopping	1	ls	4,000.00	4,000		
443	Testing and sterilization	1	ls	2,500.00	2,500		
444	Fees & permits	1	ls	2,500.00	2,500		
445	SUBTOTAL					537,127	

TOTAL - PLUMBING	\$537,127
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D30 HVAC

450	D30 HVAC, GENERALLY						
451	<u>HVAC Equipment</u>						
452	D30 HVAC, GENERALLY						
453	<u>HVAC Equipment</u>						
454	Repair 2# boilers, replace pumps, repair unit ventilators, repair exhaust fans	39,083	sf	3.50	136,791		
455	<u>Sheet metal & Accessories</u>						
456	Galvanized ductwork with fittings, hangers & Insulation, allow for minimal modification	39,083	sf	4.00	156,332		
457	Lining to chimney	45	lf	450.00	20,250		
458	<u>Piping</u>						
459	<u>Hot Water & Chilled Water Pipe</u>						
460	Heating and cooling piping & insulation, allow for modification	39,083	sf	2.00	78,166		
461	<u>Controls (DDC)</u>						
462	Automatic temperature controls	39,083	sf	6.50	See Alt 3		
463	Service / repair pneumatic controls	39,083	sf	0.75	29,312		
464	<u>Balancing</u>						
465	System testing & balancing	39,083	sf	1.50	58,625		
466	<u>Miscellaneous</u>						
467	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862		
468	Commissioning support	1	ls	5,000.00	5,000		
469	Coring, sleeves & fire stopping	1	ls	5,000.00	5,000		
470	SUBTOTAL					495,338	

TOTAL - HVAC	\$495,338
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Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Service equipment	39,083	sf	1.50	ETR			
Extend branch pipe with fittings & hangers to 3rd floor	7,302	sf	2.20	16,064			
Extend main pipe with fittings & hangers to 3rd floor	7,302	sf	0.85	6,207			
Modify existing system to suit renovation	31,781	sf	1.50	47,672			
Extend coverage to attic	1	ls	21,906.00	21,906			
<u>Miscellaneous</u>							
Hydraulic calculations	1	ls	1,000.00	1,000			
Coring, sleeves & fire stopping	1	ls	2,000.00	2,000			
Fees & permits	1	ls	1,200.00	1,200			
SUBTOTAL						96,049	

TOTAL - FIRE PROTECTION \$96,049

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

<u>Normal Power</u>							
Electrical service, 1,000 Amp	1	ls		ETR			
MDP, panelboards and distribution	39,083	sf	4.50	175,874			
Emergency generator, 100 Kw, w/ATS	1	ea	132,000.00	See Alt 4			
<u>Equipment Wiring</u>							
HVAC equipment	1	ls	15,000.00	15,000			
Other equipment	1	ls	3,500.00	3,500			
SUBTOTAL						194,374	

D5020 LIGHTING & POWER

<u>Lighting & Branch Power</u>							
Lighting allowance (LED)	39,083	sf	10.00	390,830			
<u>Lighting controls</u>							
Lighting controls, local, daylight sensing and dimming	39,083	sf	1.20	46,900			
<u>Branch devices</u>							
Branch devices	39,083	sf	0.65	25,404			
<u>Lighting and branch circuitry</u>							
Branch & lighting circuitry	39,083	sf	6.00	234,498			
SUBTOTAL						697,632	

D5030 COMMUNICATION & SECURITY SYSTEMS

<u>Fire Alarm</u>							
Fire alarm system	39,083	sf	3.00	117,249			
<u>Telephone/Data/CATV</u>							
Telecommunications rough in & devices and cabling	39,083	sf	4.00	156,332			
<u>Security System</u>							
New Security system including intrusion detection, card access and CCTV	39,083	sf	2.00	Excluded			
Repair / extend existing	39,083	sf	0.40	15,633			
<u>Bi-Directional Amplification System</u>							
BDA system	39,083	sf	0.50	Excluded			
<u>Master Clock & PA System</u>							
New Master clock and PA system	39,083	sf	1.00	Excluded			
Repair / extend existing	39,083	sf	0.20	7,817			
<u>Audio/Visual</u>							



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

529	AV rough-in and power to community rooms (devices and cabling by other)	39,083	sf	0.75	Excluded			
530	SUBTOTAL					297,031		
531								
532	D5040 OTHER ELECTRICAL SYSTEMS							
533	<u>Miscellaneous</u>							
534	Disconnect existing for removal by GC	1	ls	3,908.30	3,908			
535	Lightning protection	1	ls	17,587.35	17,587			
536	Temp power and lights	1	ls	19,541.50	19,542			
537	Fees & Permits	1	ls	10,000.00	10,000			
538	SUBTOTAL					51,037		
539								
540	TOTAL - ELECTRICAL							\$1,240,074
541								
542								

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

547	113100 APPLIANCES							
548	Dishwasher	1	ea	550.00	550			
549	Microwave	1	ea	500.00	500			
550	Refrigerator/Freezer	2	ea	1,800.00	3,600			
551	Refrigerator/freezer - Undercounter	2	ea	700.00	1,400			
552	Toaster oven	1	ea	200.00	200			
553								
554	114000 FOOD SERVICE EQUIPMENT							
555	Food Service equipment to café	1	ls	15,000.00	15,000			
556								
557	115213 PROJECTION SCREENS							
558	<u>Electrically operated projection screens</u>							
559	Teen lounge	1		5,000.00	5,000			
560	Audience	1		10,000.00	10,000			
561								
562	116100 THEATRICAL EQUIPMENT							
563	Stage/platform curtain and rigging	1	ls	25,000.00	25,000			
564								
565	116620 ATHLETIC EQUIPMENT							
566	All ETR, see Alt 1 for gymnasium replacement	1	ls		ETR			
567	SUBTOTAL					61,250		
568								
569	TOTAL - EQUIPMENT							\$61,250
570								

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

576	124810 ENTRANCE FLOOR MAT AND FRAMES						
577	WOM; Recessed floor grille in all vestibules	59	sf	55.00	3,245		
578							
579	122100 WINDOW TREATMENT						
580	Horizontal blinds at interior glazing	997	sf	8.00	7,976		
581	Roller shades at exterior glazing	2,892	sf	7.00	20,244		
582							
583	123553 CASEWORK						
584	<u>1 Infant/toddler</u>	2	rms				
585	Food prep station	2	ea	1,520.00	3,040		
586	Refrigerator enclosure	1	ea	1,200.00	1,200		
587	Teachers work station	2	ea	1,800.00	3,600		



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

588	Tall cabinet	2	ea	1,600.00	3,200		
589	Cubbies	18	ea	550.00	9,900		
590	Shoe bench	1	ea	1,750.00	1,750		
591	Art base cab w/FRP backsplash	1	ea	1,680.00	1,680		
592	Millwork above toilet	2	ea	300.00	600		
593	<u>2 Classrooms</u>	6	rms				
594	Food prep station	6	ea	1,520.00	9,120		
595	Teachers work station	6	ea	1,800.00	10,800		
596	Tall cabinet	6	ea	1,600.00	9,600		
597	Cubbies	120	ea	550.00	66,000		
598	Art base cab w/FRP backsplash	6	ea	1,680.00	10,080		
599	Millwork above toilet	6	ea	300.00	1,800		
600	<u>3 Sundry rooms</u>						
601	Cafe counter	1	ea	2,000.00	2,000		
602	Cafe kitchenette	1	ea	5,360.00	5,360		
603	Cafe built in booth seating and table	2	ea	3,500.00	7,000		
604	Locker rm bench	2	ea	350.00	700		
605	MPR kitchenette	1	ea	3,350.00	3,350		
606	Staff/break kitchenette	1	ea	3,350.00	3,350		
607	Tall cabinet	1	ea	1,600.00	1,600		
608	Additional casework, allow	1	ls	15,413.00	15,413		
609	SUBTOTAL						202,608

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS

\$202,608

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

1 Structural

Floor slab for elevator pit

80 sf 25.00 2,000

Sawcut

36 lf 35.00 1,260

2 Envelope

See exterior walls for masonry restoration

See Ext Walls

3 Interior Const

Partition

15,420 sf 1.00 15,420

Partition, elev shaft

852 ea 3.50 2,982

Partition, old ext wall

132 sf 3.50 462

Partition, ope DL

1 ea 63.00 63

Door, SL

26 ea 100.00 2,600

Door DL

8 ea 180.00 1,440

Toilet compartment

11 ea 80.00 880

Ramp/platform + demo extg

138 sf 3.50 483

Stage

116 sf 5.00 580

MEP Demolition

Decommission passenger elevator

1 ls 30,000.00 30,000

Remove MEP; cut and cap included in trades

39,083 sf 1.50 58,625

General

General gut/Miscellaneous demolition (finishes, furniture etc.)

39,083 sf 1.50 58,625

Temporary shoring

1 ls 25,000.00 25,000

Temporary screens/barriers

1 ls 4,008.40 4,008

Remove rubbish off site

1 ls 10,221.40 10,221



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 1

645 SUBTOTAL 214,649

646 **F2020 HAZARDOUS COMPONENTS ABATEMENT**

647 See main summary for HazMat allowance

See Summary

648 SUBTOTAL

649

650

651

TOTAL - SELECTIVE BUILDING DEMOLITION						\$214,649
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Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITWORK OPTION 1

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G SITEWORK

G10 SITE CLEARING/SITE DEMOLITION

24113	Site construction fence/barricades	1,171	lf	18.00	21,078		
24113	Site construction fence gates	2	ls	10,000.00	20,000		
311100	Stabilized construction entrance	1,750	sf	6.00	10,500		
311100	Set-down area including maintenance during construction	15,000	sf	2.00	30,000		
24113	Pavement/curbing removal	26,086	sf	1.25	32,608		
24113	Concrete sidewalk removal	705	sf	2.50	1,763		
24113	Sawcut existing pavement	30	lf	8.00	240		
24113	Remove vegetation for play area	5,782	sf	0.75	4,337		
24113	Tree protection	2	ea	250.00	500		
24113	Tree removals	12	ea	800.00	NR		
24113	Utility Demo & disconnection	1	ls	35,000.00	NR		
24113	Remove to storage existing playground equipment	1	ls	2,500.00	2,500		
24113	Miscellaneous demolition	1	ls	5,000.00	5,000		

EARTHWORK

Building Earthwork

See new estimate See Building

Site Earthwork

312000	Fine grading	4,583	sy	1.00	4,583		
312000	Cut and Fill	764	cy	10.00	7,640		
312000	Reuse suitable material	573	cy	8.00	4,584		
312000	Import fill	191	cy	24.00	4,584		
312000	Remove off site	191	cy	20.00	3,820		
312000	<u>Roadways and Parking Lots</u>						
312000	gravel base; 6" thick;	483	cy	40.00	19,320		
312000	aggregate sub base; 6" thick;	483	cy	40.00	19,320		
312000	<u>Cement concrete pedestrian paving</u>						
312000	aggregate base; 6" thick;	281	cy	40.00	11,240		
312000	<u>Hazardous Waste Remediation</u>						
312000	Remove existing underground fuel storage tanks						NIC
312000	Dispose/treat contaminated soils						NIC

EROSION CONTROL

312500	Erosion control barrier	1,171	lf	12.00	14,052		
312500	Inlet protection	6	ea	250.00	1,500		
312500	Silt fence maintenance and monitoring	1	ls	7,500.00	7,500		
312500	Dust control	1	ls	3,500.00	3,500		

SUBTOTAL 230,169

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Roadways and Parking Lots

321216	Bituminous concrete paving	26,086	sf				
321216	3.5" Bituminous concrete paving	2,898	sy	26.00	75,348		
321216	<u>Asphalt markings</u>						
321216	ADA parking spot	4	loc	85.00	340		
321216	Parking spot	48	loc	50.00	2,400		
321216	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	2,500.00	2,500		

PAVING

Concrete pedestrian walkway paving

321313	5" Concrete walkways	7,189	sf	9.00	64,701		
321313	5" Concrete walkways , Union street	705	sf	9.00	6,345		
321313	6" Concrete pads , allow	200	sf	12.00	2,400		
321313	Concrete ADA ramp	2	loc	800.00	1,600		



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITWORK OPTION 1								
63	<u>Play Area Surfacing</u>							
64	Play area surface - pre-school; new	5,782	sf	26.00	150,332			
65	Play area surface - infant/toddler	1,289	sf	26.00	33,514			
66	<u>Curbing</u>							
67 321313	Vertical granite curb	1,510	lf	42.00	63,420			
68 321313	Vertical granite curb, Union street	101	lf	42.00	4,242			
69 321313	Horizontal granite curb, Union street	40	lf	42.00	1,680			
70								
71	SITE IMPROVEMENTS							
72 323000	Play structures, relocate and add to existing	1	ls	100,000.00	100,000			
73	Pocket park benches and furniture	1	ls	7,500.00	7,500			
74								
75	CHAIN LINK FENCING AND GATES							
76 323000	4' Chain link fence around play area	692	lf	28.00	19,376			
77 323000	4' Single gate	3	loc	500.00	1,500			
78 323000	Replace fence to site perimeter	1,171	ls	28.00	NR			
79								
80	LANDSCAPING							
81 329900	Import topsoil, 6" thick	150	cy	60.00	9,000			
82 329900	Lawn - seed	4,054	sf	0.35	1,419			
83 329900	Planting soil & 4" mulch at new plantings	150	cy	80.00	12,000			
84 329343	Garden boxes, 6' o" x 4' 6", relocated	6	ea	350.00	2,100			
85 329343	Planting allowance	1	ls	35,000.00	35,000			
86	SUBTOTAL					598,717		
87								
88	G30 CIVIL MECHANICAL UTILITIES							
89								
90	WATER UTILITIES							
91	<u>Water supply</u>							
92 331000	Protect/repair existing water service	1	ls	5,000.00	5,000			
93								
94	WASTEWATER COLLECTION							
95	<u>Sanitary sewer</u>							
96 333100	Connect new plumbing into existing	1	ls	15,000.00	15,000			
97								
98	STORM DRAINS							
99 334000	Storm Sewer incl BMP's	1	ls	199,650.00	199,650			
100								
101	GAS							
102 330000	Excavate and backfill; service by utility company	1	lf	20.00	NR			
103	SUBTOTAL					219,650		
104								
105	G40 ELECTRICAL UTILITIES							
106	<u>Power</u>							
107 260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	ETR			
108 260000	Utility company provided pad mounted transformer	1	ls	NIC	NIC			
109 260000	Transformer pad	1	ea	3,000.00	ETR			
110 260000	Secondary ductbank	35	lf	360.00	ETR			
111	<u>Communications</u>							
112 260000	Telecom services	125	lf	80.00	ETR			
113	<u>Site Lighting</u>							
114 260000	SL	12	ea	3,000.00	36,000			
115 260000	Pole base	12	ea	400.00	4,800			
116 260000	Circuitry	1,200	lf	15.00	18,000			
117	SUBTOTAL					58,800		
118								
119	TOTAL - SITE DEVELOPMENT							\$1,107,336



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES - OPTION 1

Alt ALTERNATES

A#1 Add College Size Gymnasium

Omit

Renovation scope (3,802) sf 159.42 (606,115)

Add

Demolish existing gymnasium 72,238 cf 0.75 54,179

Premium for grubbing up foundations 3,802 sf 7.50 28,515

Protect/waterproofing to existing 1,216 sf 6.50 7,904

New gymnasium 5,000 sf 350.00 1,750,000

Markups 1 ls See Sum

SUBTOTAL 1,234,483

A#2 Level 3 Structural Repairs

Omit

None

Add

Connect floors at perimeter w/12" clip, incl anchor to wall and repair 310 ea 475.00 147,250

Reinforcing of existing floors 24,903 sf 8.50 211,676

Timber roof structure ETR, allow for bracing to accommodate MEP 1 ls 20,000.00 20,000

Inspect/reinforce low flat roof on Western Projection 1,245 sf 20.00 24,900

Markups 1 ls See Sum

SUBTOTAL 403,826

A#3 DDC Controls to HVAC (Only recommended to be taken with Alt #6)

Omit

None

Add

Automatic temperature controls 39,083 sf 6.50 254,040

Markups 1 ls See Sum

SUBTOTAL 254,040

A#4 Emergency Generator

Omit

None

Add

Emergency generator, 100 Kw, w/ATS 1 ea 132,000.00 132,000

Markups 1 ls See Sum

SUBTOTAL 132,000

A#5 Replace Windows

Omit

Wood windows, repair and repaint (2,892) sf 25.00 (72,300)

Add

Replace wood windows 2,892 sf 140.00 404,880

Markups 1 ls See Sum

SUBTOTAL 332,580

A#6 Replace boilers & upgrade HVAC to Central System

Omit

HVAC base bid (1) ls 495,338.00 (495,338)

Add
HVAC Equipment

Heating, cooling and air distribution equipment, including 2# boilers, central air handling unit, unit heaters, chiller unit and exhaust fans 39,083 sf 20.00 781,660

Sheet metal & Accessories

Galvanized ductwork with fittings, hangers & Insulation 39,083 sf 15.00 586,245

Lining to chimney 45 lf 250.00 11,250

Piping

Hot Water & Chilled Water Pipe

Heating and cooling piping & insulation 39,083 sf 12.00 468,996

Controls (DDC)

Automatic temperature controls 39,083 sf 6.50 See Alt 3



Feasibility Estimate

<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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ALTERNATES - OPTION 1

Balancing

System testing & balancing **39,083** sf 1.50 58,625

Miscellaneous

Cut and cap existing for removal by GC **1** ls 5,862.45 5,862

Commissioning support **1** ls 5,000.00 5,000

Coring, sleeves & fire stopping **1** ls 5,000.00 5,000

Electrical upgrades **39,083** sf 5.00 195,415

Markups **1** ls See Sum

SUBTOTAL 1,622,715



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation Option 2					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$122,034			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$0	\$122,034	\$3.12	2.1%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$73,625			
B1020	Roof Construction	\$0	\$73,625	\$1.88	1.3%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$922,369			
B2020	Windows	\$75,050			
B2030	Exterior Doors	\$21,930	\$1,019,349	\$26.08	17.7%
B30 ROOFING					
B3010	Roof Coverings	\$206,014			
B3020	Roof Openings	\$0	\$206,014	\$5.27	3.6%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$164,323			
C1020	Interior Doors	\$152,626			
C1030	Specialties/Millwork	\$180,767	\$497,716	\$12.73	8.7%
C20 STAIRCASES					
C2010	Stair Construction	\$5,000			
C2020	Stair Finishes	\$36,104	\$41,104	\$1.05	0.7%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$159,182			
C3020	Floor Finishes	\$362,511			
C3030	Ceiling Finishes	\$280,022	\$801,715	\$20.51	14.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$220,000	\$220,000	\$5.63	3.8%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction				
D20 PLUMBING					
D20	Plumbing	\$537,013	\$537,013	\$13.74	9.4%
D30 HVAC					
D30	HVAC	\$495,338	\$495,338	\$12.67	8.6%



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation Option 2					
D40 FIRE PROTECTION					
D40	Fire Protection	\$96,049	\$96,049	\$2.46	1.7%
D50 ELECTRICAL					
D5010	Service & Distribution	\$194,374			
D5020	Lighting & Power	\$697,632			
D5030	Communication & Security Systems	\$297,031			
D5040	Other Electrical Systems	\$51,037	\$1,240,074	\$31.73	21.6%
E10 EQUIPMENT					
E10	Equipment	\$26,250	\$26,250	\$0.67	0.5%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$216,642			
E2020	Movable Furnishings	NIC	\$216,642	\$5.54	3.8%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$150,353			
F2020	Hazardous Components Abatement	\$0	\$150,353	\$3.85	2.6%
TOTAL DIRECT COST (Trade Costs)			\$5,743,276	\$146.95	100.0%



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

GROSS FLOOR AREA CALCULATION AT NEW

1								
2								
3	Basement				14,180			
4	First Floor				9,481			
5	Second Floor				8,120			
6	Third Floor				7,302			
7	TOTAL GROSS FLOOR AREA (GFA)					39,083	sf	

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Foundations

No work in this section

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Waterproofing to existing foundation wall, perimeter

3,876 sf 8.00 31,008

Parge foundation wall to create smooth surface

3,876 sf 6.00 23,256

072100 THERMAL INSULATION

Insulation, perimeter

3,876 sf 3.50 13,566

Protection board

3,876 sf 1.50 5,814

312000 EARTHWORK

For Waterproofing

Excavation, adjacent to existing foundation wall to expose

574 cy 25.00 14,350

Store on site

574 cy 12.00 6,888

Backfill with onsite material

488 cy 14.00 6,832

Remove off site

86 cy 20.00 1,720

Backfill with imported structural fill material

86 cy 36.00 3,096

Miscellaneous

Premium for excavating adjacent to existing building

574 cy Included in rates

Foundation drain

646 lf 24.00 15,504

SUBTOTAL

122,034

A1020 SPECIAL FOUNDATIONS

Underpin existing foundation walls, assume not required

NR

SUBTOTAL

-

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

Slab on Grade, 5" thick

14,180 sf ETR

SUBTOTAL

-

TOTAL - FOUNDATIONS \$122,034

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

See foundations above

SUBTOTAL

A2020 BASEMENT WALLS

See foundations above

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

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B1010 FLOOR CONSTRUCTION

Connect floors at perimeter w/12" clip, incl anchor to wall and repair	310	ea	475.00	See Alt2		
Reinforcing of existing floors	24,903	sf	8.50	See Alt2		
Cut, brace and repair floors at new elev shaft	3	flr	7,500.00	22,500		
Allowance to replace damaged structure	1	ls	20,000.00	20,000		
Repair/infill to floors due to MEP replacement	1,245	sf	25.00	31,125		
SUBTOTAL						73,625

B1020 ROOF CONSTRUCTION

<u>Engineered wood framing</u>						
Timber roof structure ETR, allow for bracing to accommodate MEP	1	ls	20,000.00	See Alt2		
Inspect/reinforce low flat roof on Western Projection	1,300	sf	20.00	See Alt2		
SUBTOTAL						-

TOTAL - SUPERSTRUCTURE						\$73,625
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B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

	16,571	SF		-		
042000 MASONRY						
Wash exterior	16,571	sf	8.00	132,568		
Repoint / repair existing brick (25%)	2,562	sf	40.00	102,480		
Repoint / repair existing cast stone (100%)	3,800	sf	65.00	247,000		
Premium for new 4" cast stone face (25%)	950	sf	150.00	142,500		
Repair brick at replaced lintels	168	lf	150.00	25,200		
Repoint / repair existing chimney	1	ea	7,500.00	7,500		
Replace existing chimney	1	ea	17,500.00	17,500		
Staging	1	ls	10,000.00	10,000		
Repoint / repair portico columns	50	lf	219.80	10,990		
Premium for replacing base	2	ea	2,500.00	5,000		
Repoint / repair window sills	336	lf	75.00	25,200		
Replace broken bricks at fire escape	1	ls	2,500.00	2,500		
Repair / replace stucco and paint	1,500	sf	25.00	37,500		
052000 MISC. METALS						
Misc. metals at exterior walls	16,571	sf	0.25	4,143		
Replace steel lintel set into brick wall (50%)	168	lf	90.00	15,120		
Scrape and paint steel lintel set into brick wall (50%)	168	lf	15.00	2,520		
070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
Miscellaneous sealants	16,571	sf	1.00	16,571		
076400 CLADDING						
Scrape and paint wood, frieze, siding, etc.	1,025	sf	7.50	7,688		
Premium for repairing / replacing (25%)	256	sf	30.00	7,680		
072100 THERMAL INSULATION						
Blown-in cellulose insulation, exterior wall	16,571	sf	4.00	NR		
092900 GYPSUM BOARD ASSEMBLIES						
GWB lining, ETR, allow repairs	16,571	sf	1.50	24,857		
<u>Miscellaneous</u>						
Scaffold to exterior walls	19,463	sf	4.00	77,852		
SUBTOTAL						922,369



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

123	B2020 WINDOWS	2,892	SF					
124								
125	085200 WINDOWS							
126	Wood windows, repair and repaint	2,892	sf	25.00	72,300			
127								
128	089000 LOUVERS							
129	Louvers - allow	50	sf	55.00	2,750			
130								
131	101400 SIGNAGE							
132	Building signage allowance	1	ls		ETR			
133	Name sign, main entrance	1	ea		ETR			
134	SUBTOTAL					75,050		
135								
136	B2030 EXTERIOR DOORS							
137	081100 DOORS, FRAMES AND HARDWARE							
138	SL, ETR, service and paint	2	ea	315.00	630			
139	DL, ETR, service and paint	4	ea	630.00	2,520			
140	DL, main entry, ETR, service and paint	3	ea	1,260.00	3,780			
141	Premium for auto operator and card access	1	ea	15,000.00	15,000			
142	SUBTOTAL					21,930		
143								
144	TOTAL - EXTERIOR CLOSURE							\$1,019,349

B30 ROOFING

147								
148								
149	B3010 ROOF COVERINGS	15,842	SF		-			
150								
151	070002 ROOFING AND FLASHING							
152	<u>Flat Roofing</u>							
153	Existing flat roof, inspect, repair flashings	6,181	sf	1.50	9,272			
154	<u>Slate Roof System - Pitched Roof</u>							
155	Existing flat roof, inspect for loose slates	9,661	sf	2.00	19,322			
156	Reset/replace damaged slates (20%)	1,932	sf	85.00	164,220			
157	<u>Miscellaneous Roofing</u>							
158	Replace flashing at chimney	2	ea	350.00	700			
159	Repair / Replace snow guards	1	ls	7,500.00	7,500			
160	Sundry flashing repairs	1	ls	5,000.00	5,000			
161	SUBTOTAL					206,014		
162								
163	B3020 ROOF OPENINGS							
164	Elevator vent	1	ea	3,000.00	NR			
165	Roof hatch and ladder, allow	1	ea		NR			
166	SUBTOTAL					-		
167								
168	TOTAL - ROOFING							\$206,014

C10 INTERIOR CONSTRUCTION

171							
172							
173	C1010 PARTITIONS						
174							
175	061000 ROUGH CARPENTRY						
176	Wood blocking at interiors	39,083	gsf	0.15	5,862		
177	Rough blocking at partitions	714	lf	4.00	2,856		
178							
179	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
180	Miscellaneous sealants at partitions	4,284	sf	0.30	1,285		
181							
182	080002 GLASS AND GLAZING						
183	Interior storefront	90	sf	85.00	7,650		



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
184	Interior glazing, allow	200	sf	70.00	14,000		
185							
186	092900 GYPSUM BOARD ASSEMBLIES						
187	Standard	4,284	sf	15.50	66,402		
188	Premium for fire rating	2,532	sf	2.00	5,064		
189	Premium for cement board	1,839	sf	0.50	920		
190	Partition ETR, repair	30,142	sf	2.00	60,284		
191	SUBTOTAL					164,323	
192							
193	C1020 INTERIOR DOORS						
194							
195	061000 ROUGH CARPENTRY						
196	Wood blocking at openings	347	lf	4.00	1,388		
197							
198	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
199	Backer rod & double sealant	347	lf	2.50	868		
200							
201	081110 HOLLOW METAL DOOR FRAMES						
202	Frames, single	11	ea	350.00	3,850		
203	Frames, single, ETR	67	ea	350.00	ETR		
204	Frames, double	8	ea	450.00	3,600		
205	Frames, double, ETR	8	ea	450.00	ETR		
206							
207	081400 WOOD DOORS						
208	Wood door	69	leaf	460.00	31,740		
209	Premium for full glass vision panel	35	leaf	460.00	16,100		
210	Premium for fire rated doors	16	leaf	200.00	3,200		
211							
212	083110 ACCESS DOORS AND FRAMES						
213	Access doors	1	ls	2,500.00	2,500		
214	<u>Aluminum door, frame & hardware</u>						
215	Double leaf	1	pr	8,000.00	8,000		
216							
217	087100 DOOR HARDWARE						
218	Hardware	69	leaf	900.00	62,100		
219	Specialty hardware, allow	1	ls	7,500.00	7,500		
220							
221	090007 PAINTING						
222	Finish doors and frames, SL	78	ea	110.00	8,580		
223	Finish doors and frames, DL	16	ea	200.00	3,200		
224	SUBTOTAL					152,626	
225							
226	C1030 SPECIALTIES / MILLWORK						
227							
228	055000 MISCELLANEOUS METALS						
229	Ramp guardrail	30	lf	225.00	6,750		
230	Miscellaneous metals throughout building	39,083	sf	0.50	19,542		
231							
232	061000 ROUGH CARPENTRY						
233	Ramp/platform	116	sf	20.00	2,320		
234	Backer panels in electrical closets	1	ls	1,000.00	1,000		
235							
236	064020 INTERIOR ARCHITECTURAL WOODWORK						
237	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
238	Window sill, ETR, paint	336	lf	2.50	840		
239	Additional architectural woodwork, allow	1	ls	2,500.00	2,500		
240							
241	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
242	Miscellaneous sealants throughout building	39,083	sf	1.00	39,083		
243							
244	101100 VISUAL DISPLAY SURFACES						



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
Renovation Option 2								
245	Marker boards	320	sf	22.00	7,040			
246	Tackboards	240	sf	20.00	4,800			
247								
248	101400 DISPLAY CASES							
249	Display case allowance	1	ea	3,500.00	3,500			
250								
251	101400 SIGNAGE							
252	Building directory	1	loc	3,000.00	NIC			
253	Room Signs	94	loc	120.00	11,280			
254	Other signage	1	ls	5,862.45	5,862			
255								
256	102110 TOILET COMPARTMENTS							
257	ADA	4	ea	1,800.00	7,200			
258	Standard	4	ea	1,600.00	6,400			
259								
260	102610 CORNER GUARDS							
261	Corner guards	1	ls	1,500.00	1,500			
262								
263	102800 TOILET ACCESSORIES							
264	WC, gang	2	rms	2,500.00	5,000			
265	WC, gang w/2# fixtures	6	rms	2,100.00	12,600			
266	WC, gang/lockers combined	2	rms	3,250.00	6,500			
267	WC, single	7	rms	1,575.00	11,025			
268	WC, child	1	rms	1,725.00	1,725			
269	Janitors	3	rms	300.00	900			
270	Classroom	8	rms	300.00	2,400			
271	Changing table	2	loc	800.00	1,600			
272								
273	104400 FIRE PROTECTION SPECIALTIES							
274	Fire extinguisher cabinets	14	ea	350.00	4,900			
275								
276	105113 LOCKERS							
277	Metal lockers	20	opes	350.00	7,000			
278	SUBTOTAL					180,767		
279								
280	TOTAL - INTERIOR CONSTRUCTION						\$497,716	
281								
282								
283	C20 STAIRCASES							
284								
285	C2010 STAIR CONSTRUCTION							
286								
287	055000 MISCELLANEOUS METALS							
288	Scrape and paint fire escape	1	ea	5,000.00	5,000			
289	SUBTOTAL					5,000		
290								
291	C2020 STAIR FINISHES							
292								
293	090007 PAINTING							
294	Paint to staircase guardrails	6	flt	1,500.00	9,000			
295	Paint to staircase guardrails, 3 riser	4	flt	150.00	600			
296								
297	090005 RESILIENT FLOORS							
298	Rubber tile at stairs - landings	653	sf	16.00	10,448			
299	Rubber tile at stairs - treads & risers	669	lft	24.00	16,056			
300	SUBTOTAL					36,104		
301								
302	TOTAL - STAIRCASES						\$41,104	
303								
304								



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

C30 INTERIOR FINISHES

C3010 WALL FINISHES

090002	TILE						
	Ceramic tile, at all toilet rooms	1,839	sf	24.00	44,136		
090007	PAINTING						
	Paint to interior partitions	69,032	sf	0.90	62,129		
	Miscellaneous painting throughout including final touch-up	39,083	gsf	1.00	39,083		
	Allow for murals/wall graphics	1	ls	10,000.00	10,000		
098413	SOUND ABSORBING PANELS						
	Acoustical panels -				-		
	Acoustic panels to audience	374	sf	30.00	NR		
097800	WALL COVERING						
	Plastic sheet wall covering in child's WC's	213	sf	18.00	3,834		
	SUBTOTAL						159,182

C3020 FLOOR FINISHES

033000	CONCRETE						
	Sealed concrete	727	sf	1.50	1,091		
	Repair / levelling to existing floors	33,953	sf	2.50	84,883		
096400	WOOD FLOORING						
	Stage - maple wood flooring	652	sf	24.00	NR		
096466	WOOD ATHLETIC FLOORING						
	Wood athletic flooring in gym, ETR, refinish	3,631	sf	7.50	27,233		
090002	TILE						
	Ceramic tile	1,197	sf	22.00	26,334		
	Ceramic tile base	613	lf	22.00	13,486		
090005	RESILIENT FLOORS						
	Athletic rubber	1,933	sf	16.00	30,928		
	LVT	24,002	sf	6.00	144,012		
	Slip resistant vinyl	1,269	sf	7.00	8,883		
	Rubber base	5,276	lf	3.00	15,828		
	Resilient base in Gym, vented	246	lf	8.00	1,968		
096820	TILE CARPETING						
	Carpet tile	1,210	sf	6.50	7,865		
	Moisture mitigation				NR		
	SUBTOTAL						362,511

C3030 CEILING FINISHES

072100	INSULATION						
	1" thick K-13 insulation spray acoustical foam	1,921	sf	6.00	NR		
090003	ACOUSTICAL TILE						
	ACT	30,920	sf	6.50	200,980		
090007	PAINTING						
	Paint exposed deck	1,921	sf	1.75	NR		
	Paint to drywall ceilings	4,608	sf	1.20	5,530		
092900	GYPSON BOARD ASSEMBLIES						
	GWB ceilings	1,608	sf	14.00	22,512		
	GWB soffits - horizontal	1,500	sf	16.00	24,000		
	GWB soffits - vertical	1,500	sf	18.00	27,000		
	SUBTOTAL						280,022



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

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TOTAL - INTERIOR FINISHES							801,715
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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

142000	ELEVATOR						
055000	MISCELLANEOUS METALS						
	Pit ladder	1	ea	2,500.00		NR	
	Sill angle	15	lf	25.00		NR	
142000	ELEVATOR						
	Passenger elevator, 4 stop; 3,500lbs	1	ea	220,000.00	220,000		
	SUBTOTAL						220,000

TOTAL - CONVEYING SYSTEMS							\$220,000
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D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

No work in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION							
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D20 PLUMBING

D20 PLUMBING, GENERALLY

	<u>Equipment</u>						
	Plumbing equipment, including Gas fired domestic water heater, pumps, Sump pump, etc.	39,083	sf	2.50	97,708		
	<u>Plumbing Fixtures</u>						
	Fixtures as per Option 1	39,083	sf	2.36	92,236		
	<u>Domestic Water Piping</u>						
	Copper pipe type L with fittings & hangers	39,083	sf	3.50	136,791		
	<u>Pipe insulation</u>						
	Pipe insulation	39,083	sf	1.70	66,441		
	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>						
	Cast iron pipe with fittings & hangers, modify / update	39,083	sf	2.50	97,708		
	<u>Storm Drainage, Hubless Cast Iron Pipe</u>						
	Cast iron pipe with fittings & hangers	39,083	sf	0.50	19,542		
	<u>Natural Gas Piping</u>						
	Natural gas pipe with fittings & hangers	39,083	sf	0.30	11,725		
	<u>Miscellaneous</u>						
	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862		
	Coring, sleeves & fire stopping	1	ls	4,000.00	4,000		
	Testing and sterilization	1	ls	2,500.00	2,500		
	Fees & permits	1	ls	2,500.00	2,500		
	SUBTOTAL						537,013

TOTAL - PLUMBING							\$537,013
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D30 HVAC

D30 HVAC, GENERALLY

	<u>HVAC Equipment</u>						
	Repair 2# boilers, replace pumps, repair unit ventilators, repair exhaust fans	39,083	sf	3.50	136,791		



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

428	<u>Sheet metal & Accessories</u>						
429	Galvanized ductwork with fittings, hangers & Insulation, allow for modification	39,083	sf	4.00	156,332		
430	Lining to chimney	45	lf	450.00	20,250		
431	<u>Piping</u>						
432	<u>Hot Water & Chilled Water Pipe</u>						
433	Heating and cooling piping & insulation, allow for modification	39,083	sf	2.00	78,166		
434	<u>Controls (DDC)</u>						
435	Automatic temperature controls	39,083	sf	6.50	See Alt 3		
436	Service / repair pneumatic controls	39,083	sf	0.75	29,312		
437	<u>Balancing</u>						
438	System testing & balancing	39,083	sf	1.50	58,625		
439	<u>Miscellaneous</u>						
440	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862		
441	Commissioning support	1	ls	5,000.00	5,000		
442	Coring, sleeves & fire stopping	1	ls	5,000.00	5,000		
443	SUBTOTAL					495,338	
444							
445	TOTAL - HVAC						\$495,338

D40 FIRE PROTECTION

449	D40 FIRE PROTECTION, GENERALLY						
451	Service equipment	39,083	sf	1.50	ETR		
452	Extend branch pipe with fittings & hangers to 3rd floor	7,302	sf	2.20	16,064		
453	Extend main pipe with fittings & hangers to 3rd floor	7,302	sf	0.85	6,207		
454	Modify existing system to suit renovation	31,781	sf	1.50	47,672		
455	Extend coverage to attic	1	ls	21,906.00	21,906		
456	<u>Miscellaneous</u>						
457	Hydraulic calculations	1	ls	1,000.00	1,000		
458	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000		
459	Fees & permits	1	ls	1,200.00	1,200		
460	SUBTOTAL					96,049	
461							
462	TOTAL - FIRE PROTECTION						\$96,049

D50 ELECTRICAL

467	D5010 SERVICE & DISTRIBUTION						
468	<u>Normal Power</u>						
469	Electrical service, 1,000 Amp	1	ls		ETR		
470	MDP, panelboards and distribution	39,083	sf	4.50	175,874		
471	Emergency generator, 30 Kw, w/ATS	1	ea	37,500.00	See Alt 4		
472	<u>Equipment Wiring</u>						
473	HVAC equipment	1	ls	15,000.00	15,000		
474	Other equipment	1	ls	3,500.00	3,500		
475	SUBTOTAL					194,374	
476							
477	D5020 LIGHTING & POWER						
478	<u>Lighting & Branch Power</u>						
479	Lighting allowance (LED)	39,083	sf	10.00	390,830		
480	<u>Lighting controls</u>						
481	Lighting controls, local, daylight sensing and dimming	39,083	sf	1.20	46,900		
482	<u>Branch devices</u>						
483	Branch devices	39,083	sf	0.65	25,404		
484	<u>Lighting and branch circuitry</u>						



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

485	Branch & lighting circuitry	39,083	sf	6.00	234,498			
486	SUBTOTAL					697,632		
487								
488	D5030 COMMUNICATION & SECURITY SYSTEMS							
489	<u>Fire Alarm</u>							
490	Fire alarm system	39,083	sf	3.00	117,249			
491	<u>Telephone/Data/CATV</u>							
492	Telecommunications rough in & devices and cabling	39,083	sf	4.00	156,332			
493	<u>Security System</u>							
494	New Security system including intrusion detection, card access and CCTV	39,083	sf	2.00	Excluded			
495	Repair / extend existing	39,083	sf	0.40	15,633			
496	<u>Bi-Directional Amplification System</u>							
497	BDA system	39,083	sf	0.50	Excluded			
498	<u>Master Clock & PA System</u>							
499	New Master clock and PA system	39,083	sf	1.00	Excluded			
500	Repair / extend existing	39,083	sf	0.20	7,817			
501	<u>Audio/Visual</u>							
502	AV rough-in and power to community rooms (devices and cabling by other)	39,083	sf	0.75	Excluded			
503	SUBTOTAL					297,031		
504								
505	D5040 OTHER ELECTRICAL SYSTEMS							
506	<u>Miscellaneous</u>							
507	Disconnect existing for removal by GC	1	ls	3,908.30	3,908			
508	Lightning protection	1	ls	17,587.35	17,587			
509	Temp power and lights	1	ls	19,541.50	19,542			
510	Fees & Permits	1	ls	10,000.00	10,000			
511	SUBTOTAL					51,037		
512								
513	TOTAL - ELECTRICAL							\$1,240,074

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

517								
518	E10 EQUIPMENT, GENERALLY							
519								
520	113100 APPLIANCES							
521	Dishwasher	1	ea	550.00	550			
522	Microwave	1	ea	500.00	500			
523	Refrigerator/Freezer	2	ea	1,800.00	3,600			
524	Refrigerator/freezer - Undercounter	2	ea	700.00	1,400			
525	Toaster oven	1	ea	200.00	200			
526								
527	114000 FOOD SERVICE EQUIPMENT							
528	Food Service equipment to café	1	ls	15,000.00	15,000			
529								
530	115213 PROJECTION SCREENS							
531	<u>Electrically operated projection screens</u>							
532	Teen lounge	1		5,000.00	5,000			
533	Audience	1		10,000.00	NR			
534								
535	116100 THEATRICAL EQUIPMENT							
536	Stage/platform curtain and rigging	1	ls	25,000.00	NR			
537								
538	116620 ATHLETIC EQUIPMENT							
539	All ETR, see Alt 1 for gymnasium replacement	1	ls		ETR			
540	SUBTOTAL					26,250		
541								
542	TOTAL - EQUIPMENT							\$26,250



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 2

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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

124810 ENTRANCE FLOOR MAT AND FRAMES

WOM; Recessed floor grille in all vestibules 59 sf 55.00 3,245

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing 290 sf 8.00 2,320

Roller shades at exterior glazing 2,892 sf 7.00 20,244

123553 CASEWORK

1 Infant/toddler

Food prep station 2 ea 1,520.00 3,040

Refrigerator enclosure 1 ea 1,200.00 1,200

Teachers work station 2 ea 1,800.00 3,600

Tall cabinet 2 ea 1,600.00 3,200

Cubbies 18 ea 550.00 9,900

Shoe bench 1 ea 1,750.00 1,750

Art base cab w/FRP backsplash 1 ea 1,680.00 1,680

Millwork above toilet 2 ea 300.00 600

2 Classrooms

Food prep station 7 ea 1,520.00 10,640

Teachers work station 7 ea 1,800.00 12,600

Tall cabinet 7 ea 1,600.00 11,200

Cubbies 140 ea 550.00 77,000

Art base cab w/FRP backsplash 7 ea 1,680.00 11,760

Millwork above toilet 7 ea 300.00 2,100

3 Sundry rooms

Cafe counter 1 ea 2,000.00 2,000

Cafe kitchenette 1 ea 5,360.00 5,360

Cafe built in booth seating and table 2 ea 3,500.00 7,000

Locker rm bench 2 ea 350.00 700

MPR kitchenette 1 ea 3,350.00 3,350

Staff/break kitchenette 1 ea 3,350.00 3,350

Tall cabinet 1 ea 1,600.00 1,600

Additional casework, allow 1 ls 17,203.00 17,203

SUBTOTAL 216,642

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS						\$216,642
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

1 Structural

None

2 Envelope

See exterior walls for masonry restoration See Ext Walls

3 Interior Const

Partition 2,592 sf 1.00 2,592

Door, SL 11 ea 100.00 1,100



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
Renovation Option 2							
601	Toilet compartment	11	ea	80.00	880		
602	Ramp/platform + demo extg	138	sf	3.50	483		
603	Stage	116	sf	5.00	580		
604	<u>MEP Demolition</u>						
605	Decommission passenger elevator	1	ls	10,000.00	10,000		
606	Remove MEP; cut and cap included in trades	39,083	sf	1.50	58,625		
607							
608	General						
609	General gut/Miscellaneous demolition (finishes, furniture etc.)	39,083	sf	1.50	58,625		
610	Temporary shoring	1	ls	7,500.00	7,500		
611	Temporary screens/barriers	1	ls	2,807.70	2,808		
612	Remove rubbish off site	1	ls	7,159.65	7,160		
613	SUBTOTAL					150,353	
614							
615	F2020 HAZARDOUS COMPONENTS ABATEMENT						
616	See main summary for HazMat allowance					See Summary	
617	SUBTOTAL						
618							
619							
TOTAL - SELECTIVE BUILDING DEMOLITION							\$150,353



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation Option 3					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$122,034			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$0	\$122,034	\$3.12	2.2%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$73,625			
B1020	Roof Construction	\$0	\$73,625	\$1.88	1.3%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$911,119			
B2020	Windows	\$75,050			
B2030	Exterior Doors	\$21,930	\$1,008,099	\$25.79	18.4%
B30 ROOFING					
B3010	Roof Coverings	\$206,014			
B3020	Roof Openings	\$0	\$206,014	\$5.27	3.8%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$228,882			
C1020	Interior Doors	\$157,648			
C1030	Specialties/Millwork	\$155,356	\$541,886	\$13.87	9.9%
C20 STAIRCASES					
C2010	Stair Construction	\$5,000			
C2020	Stair Finishes	\$36,104	\$41,104	\$1.05	0.8%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$148,279			
C3020	Floor Finishes	\$351,323			
C3030	Ceiling Finishes	\$264,562	\$764,164	\$19.55	14.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$60,000	\$60,000	\$1.54	1.1%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction				
D20 PLUMBING					
D20	Plumbing	\$537,013	\$537,013	\$13.74	9.8%
D30 HVAC					
D30	HVAC	\$495,338	\$495,338	\$12.67	9.0%



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>	SubTotal	TOTAL	\$/SF	%
Renovation Option 3				
D40 FIRE PROTECTION				
D40 Fire Protection	\$96,049	\$96,049	\$2.46	1.8%
D50 ELECTRICAL				
D5010 Service & Distribution	\$194,374			
D5020 Lighting & Power	\$697,632			
D5030 Communication & Security Systems	\$297,031			
D5040 Other Electrical Systems	\$51,037	\$1,240,074	\$31.73	22.6%
E10 EQUIPMENT				
E10 Equipment	\$26,250	\$26,250	\$0.67	0.5%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$110,415			
E2020 Movable Furnishings	NIC	\$110,415	\$2.83	2.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$153,249			
F2020 Hazardous Components Abatement	\$0	\$153,249	\$3.92	2.8%
TOTAL DIRECT COST (Trade Costs)		\$5,475,314	\$140.09	100.0%



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

GROSS FLOOR AREA CALCULATION AT NEW

1								
2								
3	Basement				14,180			
4	First Floor				9,481			
5	Second Floor				8,120			
6	Third Floor				7,302			
7	TOTAL GROSS FLOOR AREA (GFA)					39,083	sf	

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

12	A1010 STANDARD FOUNDATIONS						
13	033000 CONCRETE						
14	Foundations						
15	No work in this section						
16							
17	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
18	Waterproofing to existing foundation wall, perimeter	3,876	sf	8.00	31,008		
19	Parge foundation wall to create smooth surface	3,876	sf	6.00	23,256		
20							
21	072100 THERMAL INSULATION						
22	Insulation, perimeter	3,876	sf	3.50	13,566		
23	Protection board	3,876	sf	1.50	5,814		
24							
25	312000 EARTHWORK						
26	For Waterproofing						
27	Excavation, adjacent to existing foundation wall to expose	574	cy	25.00	14,350		
28	Store on site	574	cy	12.00	6,888		
29	Backfill with onsite material	488	cy	14.00	6,832		
30	Remove off site	86	cy	20.00	1,720		
31	Backfill with imported structural fill material	86	cy	36.00	3,096		
32							
33	Miscellaneous						
34	Premium for excavating adjacent to existing building	574	cy		Included in rates		
35	Foundation drain	646	lf	24.00	15,504		
36	SUBTOTAL						122,034
37							
38	A1020 SPECIAL FOUNDATIONS						
39	Underpin existing foundation walls, assume not required						NR
40	SUBTOTAL						-
41							
42	A1030 LOWEST FLOOR CONSTRUCTION						
43	033000 CONCRETE						
44	Slab on Grade, 5" thick	14,180	sf		ETR		
45	SUBTOTAL						-
46							
47	TOTAL - FOUNDATIONS						\$122,034

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

52	See foundations above						
53	SUBTOTAL						

A2020 BASEMENT WALLS

56	See foundations above						
57	SUBTOTAL						-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

B1010 FLOOR CONSTRUCTION

	Connect floors at perimeter w/12" clip, incl anchor to wall and repair	310	ea	475.00	See Alt2		
	Reinforcing of existing floors	24,903	sf	8.50	See Alt2		
	Cut, brace and repair floors at new elev shaft	3	flr	7,500.00	22,500		
	Allowance to replace damaged structure	1	ls	20,000.00	20,000		
	Repair/infill to floors due to MEP replacement	1,245	sf	25.00	31,125		
	SUBTOTAL						73,625

B1020 ROOF CONSTRUCTION

	<u>Engineered wood framing</u>						
	Timber roof structure ETR, allow for bracing to accommodate MEP	1	ls	20,000.00	See Alt2		
	Inspect/reinforce low flat roof on Western Projection	1,300	sf	20.00	See Alt2		
	SUBTOTAL						-

TOTAL - SUPERSTRUCTURE

\$73,625

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

16,571 SF -

042000 MASONRY

	Wash exterior	16,571	sf	8.00	132,568		
	Repoint / repair existing brick (25%)	2,562	sf	40.00	102,480		
	Repoint / repair existing cast stone (100%)	3,800	sf	65.00	247,000		
	Premium for new 4" cast stone face (25%)	950	sf	150.00	142,500		
	Repair brick at replaced lintels	168	lf	150.00	25,200		
	Repoint / repair existing chimney	1	ea	7,500.00	7,500		
	Replace existing chimney	1	ea	17,500.00	17,500		
	Staging	1	ls	10,000.00	10,000		
	Repoint / repair portico columns	50	lf	219.80	10,990		
	Premium for replacing base	2	ea	2,500.00	5,000		
	Repoint / repair window sills	336	lf	75.00	25,200		
	Replace broken bricks at fire escape	1	ls	2,500.00	2,500		
	Repair / replace stucco and paint	1,500	sf	17.50	26,250		

052000 MISC. METALS

	Misc. metals at exterior walls	16,571	sf	0.25	4,143		
	Replace steel lintel set into brick wall (50%)	168	lf	90.00	15,120		
	Scrape and paint steel lintel set into brick wall (50%)	168	lf	15.00	2,520		

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

	Miscellaneous sealants	16,571	sf	1.00	16,571		
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076400 CLADDING

	Scrape and paint wood, frieze, siding, etc.	1,025	sf	7.50	7,688		
	Premium for repairing / replacing (25%)	256	sf	30.00	7,680		

072100 THERMAL INSULATION

	Blown-in cellulose insulation, exterior wall	16,571	sf	4.00	NR		
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092900 GYPSUM BOARD ASSEMBLIES

	GWB lining, ETR, allow repairs	16,571	sf	1.50	24,857		
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Miscellaneous

	Scaffold to exterior walls	19,463	sf	4.00	77,852		
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SUBTOTAL 911,119



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

123	B2020 WINDOWS	2,892	SF					
124								
125	085200 WINDOWS							
126	Wood windows, repair and repaint	2,892	sf	25.00	72,300			
127								
128	089000 LOUVERS							
129	Louvers - allow	50	sf	55.00	2,750			
130								
131	101400 SIGNAGE							
132	Building signage allowance	1	ls		ETR			
133	Name sign, main entrance	1	ea		ETR			
134	SUBTOTAL						75,050	
135								
136	B2030 EXTERIOR DOORS							
137	081100 DOORS, FRAMES AND HARDWARE							
138	SL, ETR, service and paint	2	ea	315.00	630			
139	DL, ETR, service and paint	4	ea	630.00	2,520			
140	DL, main entry, ETR, service and paint	3	ea	1,260.00	3,780			
141	Premium for auto operator and card access	1	ea	15,000.00	15,000			
142	SUBTOTAL						21,930	
143								
144	TOTAL - EXTERIOR CLOSURE							\$1,008,099

B30 ROOFING

147								
148								
149	B3010 ROOF COVERINGS	15,842	SF		-			
150								
151	070002 ROOFING AND FLASHING							
152	Flat Roofing							
153	Existing flat roof, inspect, repair flashings	6,181	sf	1.50	9,272			
154	Slate Roof System - Pitched Roof							
155	Existing flat roof, inspect for loose slates	9,661	sf	2.00	19,322			
156	Reset/replace damaged slates (20%)	1,932	sf	85.00	164,220			
157	Miscellaneous Roofing							
158	Replace flashing at chimney	2	ea	350.00	700			
159	Repair / Replace snow guards	1	ls	7,500.00	7,500			
160	Sundry flashing repairs	1	ls	5,000.00	5,000			
161	SUBTOTAL						206,014	
162								
163	B3020 ROOF OPENINGS							
164	Elevator vent	1	ea	3,000.00	NR			
165	Roof hatch and ladder, allow	1	ea		NR			
166	SUBTOTAL						-	
167								
168	TOTAL - ROOFING							\$206,014

C10 INTERIOR CONSTRUCTION

171							
172							
173	C1010 PARTITIONS						
174							
175	061000 ROUGH CARPENTRY						
176	Wood blocking at interiors	39,083	gsf	0.15	5,862		
177	Rough blocking at partitions	1,456	lf	4.00	5,824		
178							
179	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
180	Miscellaneous sealants at partitions	8,736	sf	0.30	2,621		
181							
182	080002 GLASS AND GLAZING						
183	Interior storefront	90	sf	85.00	7,650		



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
184	Interior glazing, allow	200	sf	70.00	14,000		
185							
186	092900 GYPSUM BOARD ASSEMBLIES						
187	Standard	8,736	sf	15.50	135,408		
188	Premium for fire rating	2,532	sf	2.00	5,064		
189	Premium for cement board	1,533	sf	0.50	767		
190	Partition ETR, repair	25,843	sf	2.00	51,686		
191	SUBTOTAL					228,882	
192							
193	C1020 INTERIOR DOORS						
194							
195	061000 ROUGH CARPENTRY						
196	Wood blocking at openings	415	lf	4.00	1,660		
197							
198	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
199	Backer rod & double sealant	415	lf	2.50	1,038		
200							
201	081110 HOLLOW METAL DOOR FRAMES						
202	Frames, single	15	ea	350.00	5,250		
203	Frames, single, ETR	63	ea	350.00	ETR		
204	Frames, double	8	ea	450.00	3,600		
205	Frames, double, ETR	8	ea	450.00	ETR		
206							
207	081400 WOOD DOORS						
208	Wood door	71	leaf	460.00	32,660		
209	Premium for full glass vision panel	36	leaf	460.00	16,560		
210	Premium for fire rated doors	16	leaf	200.00	3,200		
211							
212	083110 ACCESS DOORS AND FRAMES						
213	Access doors	1	ls	2,500.00	2,500		
214	<u>Aluminum door, frame & hardware</u>						
215	Double leaf	1	pr	8,000.00	8,000		
216							
217	087100 DOOR HARDWARE						
218	Hardware	71	leaf	900.00	63,900		
219	Specialty hardware, allow	1	ls	7,500.00	7,500		
220							
221	090007 PAINTING						
222	Finish doors and frames, SL	78	ea	110.00	8,580		
223	Finish doors and frames, DL	16	ea	200.00	3,200		
224	SUBTOTAL					157,648	
225							
226	C1030 SPECIALTIES / MILLWORK						
227							
228	055000 MISCELLANEOUS METALS						
229	Ramp guardrail	30	lf	225.00	6,750		
230	Miscellaneous metals throughout building	39,083	sf	0.50	19,542		
231							
232	061000 ROUGH CARPENTRY						
233	Ramp/platform	116	sf	20.00	2,320		
234	Backer panels in electrical closets	1	ls	1,000.00	1,000		
235							
236	064020 INTERIOR ARCHITECTURAL WOODWORK						
237	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
238	Window sill, ETR, paint	336	lf	2.50	840		
239	Additional architectural woodwork, allow	1	ls	2,500.00	2,500		
240							
241	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
242	Miscellaneous sealants throughout building	39,083	sf	1.00	39,083		
243							
244	101100 VISUAL DISPLAY SURFACES						



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

245		Marker boards	192	sf	22.00	4,224		
246		Tackboards	144	sf	20.00	2,880		
247								
248	101400	DISPLAY CASES						
249		Display case allowance	1	ea	3,500.00	3,500		
250								
251	101400	SIGNAGE						
252		Building directory	1	loc	3,000.00	NIC		
253		Room Signs	94	loc	120.00	11,280		
254		Other signage	1	ls	5,862.45	5,862		
255								
256	102110	TOILET COMPARTMENTS						
257		ADA	4	ea	1,800.00	7,200		
258		Standard	4	ea	1,600.00	6,400		
259								
260	102610	CORNER GUARDS						
261		Corner guards	1	ls	1,500.00	1,500		
262								
263	102800	TOILET ACCESSORIES						
264		WC, gang	4	rms	2,500.00	10,000		
265		WC, gang w/2# fixtures	4	rms	2,100.00	8,400		
266		WC, single	5	rms	1,575.00	7,875		
267		Janitors	3	rms	300.00	900		
268		Classroom	3	rms	300.00	900		
269								
270	104400	FIRE PROTECTION SPECIALTIES						
271		Fire extinguisher cabinets	14	ea	350.00	4,900		
272								
273	105113	LOCKERS						
274		Metal lockers	20	opes	350.00	NR		
275		SUBTOTAL					155,356	
276								
277	TOTAL - INTERIOR CONSTRUCTION							\$541,886
278								

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

283	055000	MISCELLANEOUS METALS					
284		Scrape and paint fire escape	1	ea	5,000.00	5,000	
285		SUBTOTAL					5,000
286							
287							

C2020 STAIR FINISHES

288	090007	PAINTING						
289		Paint to staircase guardrails	6	flt	1,500.00	9,000		
290		Paint to staircase guardrails, 3 riser	4	flt	150.00	600		
291								
292	090005	RESILIENT FLOORS						
293		Rubber tile at stairs - landings	653	sf	16.00	10,448		
294		Rubber tile at stairs - treads & risers	669	lft	24.00	16,056		
295		SUBTOTAL					36,104	
296								
297								
298								
299	TOTAL - STAIRCASES							\$41,104
300								

C30 INTERIOR FINISHES

C3010 WALL FINISHES

303							
304							
305							



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
Renovation Option 3								
306	090002 TILE							
307	Ceramic tile, at all toilet rooms	1,533	sf	24.00	36,792			
308								
309	090007 PAINTING							
310	Paint to interior partitions	69,338	sf	0.90	62,404			
311	Miscellaneous painting throughout including final touch-up	39,083	gsf	1.00	39,083			
312	Allow for murals/wall graphics	1	ls	10,000.00	10,000			
313								
314	098413 SOUND ABSORBING PANELS							
315	Acoustical panels -				-			
316	Acoustic panels to audience	374	sf	30.00	NR			
317								
318	097800 WALL COVERING							
319	Plastic sheet wall covering in child's WC's	213	sf	18.00	NR			
320	SUBTOTAL						148,279	
321								
322	C3020 FLOOR FINISHES							
323	033000 CONCRETE							
324	Sealed concrete	727	sf	1.50	1,091			
325	Repair / levelling to existing floors	33,953	sf	2.50	84,883			
326								
327	096400 WOOD FLOORING							
328	Stage - maple wood flooring	652	sf	24.00	NR			
329								
330	096466 WOOD ATHLETIC FLOORING							
331	Wood athletic flooring in gym, ETR, refinish	3,631	sf	7.50	27,233			
332								
333	090002 TILE							
334	Ceramic tile	1,310	sf	22.00	28,820			
335	Ceramic tile base	511	lf	22.00	11,242			
336								
337	090005 RESILIENT FLOORS							
338	Athletic rubber	1,933	sf	16.00	30,928			
339	LVT	15,357	sf	6.00	92,142			
340	Slip resistant vinyl	1,269	sf	7.00	8,883			
341	Rubber base	270	lf	3.00	810			
342	Resilient base in Gym, vented	246	lf	8.00	1,968			
343								
344	096820 TILE CARPETING							
345	Carpet tile	9,742	sf	6.50	63,323			
346	Moisture mitigation				NR			
347	SUBTOTAL						351,323	
348								
349	C3030 CEILING FINISHES							
350								
351	072100 INSULATION							
352	1" thick K-13 insulation spray acoustical foam	1,921	sf	6.00	NR			
353								
354	090003 ACOUSTICAL TILE							
355	ACT	30,920	sf	6.00	185,520			
356								
357	090007 PAINTING							
358	Paint exposed deck	1,921	sf	1.75	NR			
359	Paint to drywall ceilings	4,608	sf	1.20	5,530			
360								
361	092900 GYPSUM BOARD ASSEMBLIES							
362	GWB ceilings	1,608	sf	14.00	22,512			
363	GWB soffits - horizontal	1,500	sf	16.00	24,000			
364	GWB soffits - vertical	1,500	sf	18.00	27,000			
365	SUBTOTAL						264,562	
366								
367	TOTAL - INTERIOR FINISHES							764,164
368								
369								



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

142000 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder

1 ea 2,500.00 NR

Sill angle

15 lf 25.00 NR

142000 ELEVATOR

Service and repair, existing

1 ea 60,000.00 60,000

SUBTOTAL

60,000

TOTAL - CONVEYING SYSTEMS							\$60,000
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D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

No work in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION							
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D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

Plumbing equipment, including Gas fired domestic water heater, pumps, Sump pump, etc.

39,083 sf 2.50 97,708

Plumbing Fixtures

Fixtures as per Option 1

39,083 sf 2.36 92,236

Domestic Water Piping

Copper pipe type L with fittings & hangers

39,083 sf 3.50 136,791

Pipe insulation

Pipe insulation

39,083 sf 1.70 66,441

Sanitary Waste And Vent Pipe w/ Hangers

Cast iron pipe with fittings & hangers, modify / update

39,083 sf 2.50 97,708

Storm Drainage, Hubless Cast Iron Pipe

Cast iron pipe with fittings & hangers

39,083 sf 0.50 19,542

Natural Gas Piping

Natural gas pipe with fittings & hangers

39,083 sf 0.30 11,725

Miscellaneous

Cut and cap existing for removal by GC

1 ls 5,862.45 5,862

Coring, sleeves & fire stopping

1 ls 4,000.00 4,000

Testing and sterilization

1 ls 2,500.00 2,500

Fees & permits

1 ls 2,500.00 2,500

SUBTOTAL

537,013

TOTAL - PLUMBING							\$537,013
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D30 HVAC

D30 HVAC, GENERALLY

HVAC Equipment

Repair 2# boilers, replace pumps, repair unit ventilators, repair exhaust fans

39,083 sf 3.50 136,791

Sheet metal & Accessories



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

426	Galvanized ductwork with fittings, hangers & Insulation, allow for modification	39,083	sf	4.00	156,332			
427	Lining to chimney	45	lf	450.00	20,250			
428	<u>Piping</u>							
429	<u>Hot Water & Chilled Water Pipe</u>							
430	Heating and cooling piping & insulation, allow for modification	39,083	sf	2.00	78,166			
431	<u>Controls (DDC)</u>							
432	Automatic temperature controls	39,083	sf	6.50	See Alt 3			
433	Service / repair pneumatic controls	39,083	sf	0.75	29,312			
434	<u>Balancing</u>							
435	System testing & balancing	39,083	sf	1.50	58,625			
436	<u>Miscellaneous</u>							
437	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862			
438	Commissioning support	1	ls	5,000.00	5,000			
439	Coring, sleeves & fire stopping	1	ls	5,000.00	5,000			
440	SUBTOTAL					495,338		
441								
442	TOTAL - HVAC						\$495,338	
443								
444								
445	D40 FIRE PROTECTION							
446								
447	D40 FIRE PROTECTION, GENERALLY							
448	Service equipment	39,083	sf	1.50	ETR			
449	Extend branch pipe with fittings & hangers to 3rd floor	7,302	sf	2.20	16,064			
450	Extend main pipe with fittings & hangers to 3rd floor	7,302	sf	0.85	6,207			
451	Modify existing system to suit renovation	31,781	sf	1.50	47,672			
452	Extend coverage to attic	1	ls	21,906.00	21,906			
453	<u>Miscellaneous</u>							
454	Hydraulic calculations	1	ls	1,000.00	1,000			
455	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000			
456	Fees & permits	1	ls	1,200.00	1,200			
457	SUBTOTAL					96,049		
458								
459	TOTAL - FIRE PROTECTION						\$96,049	
460								
461								
462	D50 ELECTRICAL							
463								
464	D5010 SERVICE & DISTRIBUTION							
465	<u>Normal Power</u>							
466	Electrical service, 1,000 Amp	1	ls		ETR			
467	MDP, panelboards and distribution	39,083	sf	4.50	175,874			
468	Emergency generator, 30 Kw, w/ATS	1	ea	37,500.00	See Alt 4			
469	<u>Equipment Wiring</u>							
470	HVAC equipment	1	ls	15,000.00	15,000			
471	Other equipment	1	ls	3,500.00	3,500			
472	SUBTOTAL					194,374		
473								
474	D5020 LIGHTING & POWER							
475	<u>Lighting & Branch Power</u>							
476	Lighting allowance (LED)	39,083	sf	10.00	390,830			
477	<u>Lighting controls</u>							
478	Lighting controls, local, daylight sensing and dimming	39,083	sf	1.20	46,900			
479	<u>Branch devices</u>							
480	Branch devices	39,083	sf	0.65	25,404			
481	<u>Lighting and branch circuitry</u>							
482	Branch & lighting circuitry	39,083	sf	6.00	234,498			
483	SUBTOTAL					697,632		



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

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D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system 39,083 sf 3.00 117,249

Telephone/Data/CATV

Telecommunications rough in & devices and cabling 39,083 sf 4.00 156,332

Security System

New Security system including intrusion detection, card access and CCTV 39,083 sf 2.00 Excluded

Repair / extend existing 39,083 sf 0.40 15,633

Bi-Directional Amplification System

BDA system 39,083 sf 0.50 Excluded

Master Clock & PA System

New Master clock and PA system 39,083 sf 1.00 Excluded

Repair / extend existing 39,083 sf 0.20 7,817

Audio/Visual

AV rough-in and power to community rooms (devices and cabling by other) 39,083 sf 0.75 Excluded

SUBTOTAL 297,031

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous

Disconnect existing for removal by GC 1 ls 3,908.30 3,908

Lightning protection 1 ls 17,587.35 17,587

Temp power and lights 1 ls 19,541.50 19,542

Fees & Permits 1 ls 10,000.00 10,000

SUBTOTAL 51,037

TOTAL - ELECTRICAL						\$1,240,074
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E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

113100 APPLIANCES

Dishwasher 1 ea 550.00 550

Microwave 1 ea 500.00 500

Refrigerator/Freezer 2 ea 1,800.00 3,600

Refrigerator/freezer - Undercounter 2 ea 700.00 1,400

Toaster oven 1 ea 200.00 200

114000 FOOD SERVICE EQUIPMENT

Food Service equipment to café 1 ls 15,000.00 15,000

115213 PROJECTION SCREENS

Electrically operated projection screens

Teen lounge 1 5,000.00 5,000

Audience 1 10,000.00 NR

116100 THEATRICAL EQUIPMENT

Stage/platform curtain and rigging 1 ls 25,000.00 NR

116620 ATHLETIC EQUIPMENT

All ETR, see Alt 1 for gymnasium replacement 1 ls ETR

SUBTOTAL 26,250

TOTAL - EQUIPMENT						\$26,250
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Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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Renovation Option 3

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

124810 ENTRANCE FLOOR MAT AND FRAMES

WOM; Recessed floor grille in all vestibules **59** sf 55.00 3,245

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing **290** sf 8.00 2,320

Roller shades at exterior glazing **2,892** sf 7.00 20,244

123553 CASEWORK

1 Classrooms **3** rms

Food prep station **3** ea 1,520.00 4,560

Teachers work station **3** ea 1,800.00 5,400

Tall cabinet **3** ea 1,600.00 4,800

Cubbies **60** ea 550.00 33,000

Art base cab w/FRP backsplash **3** ea 1,680.00 5,040

Millwork above toilet **3** ea 300.00 900

2 Sundry rooms

Cafe counter **1** ea 2,000.00 2,000

Cafe kitchenette **1** ea 5,360.00 5,360

Cafe built in booth seating and table **2** ea 3,500.00 7,000

Locker rm bench **2** ea 350.00 700

MPR kitchenette **1** ea 3,350.00 3,350

Staff/break kitchenette **1** ea 3,350.00 3,350

Tall cabinet **1** ea 1,600.00 1,600

Additional casework, allow **1** ls 7,546.00 7,546

SUBTOTAL 110,415

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS						\$110,415
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

1 Structural

None

2 Envelope

See exterior walls for masonry restoration See Ext Walls

3 Interior Const

Partition **5,196** sf 1.00 5,196

Door, SL **12** ea 100.00 1,200

Toilet compartment **11** ea 80.00 880

Ramp/platform + demo extg **138** sf 3.50 483

Stage **116** sf 5.00 580

MEP Demolition

Decommission passenger elevator **1** ls 10,000.00 10,000

Remove MEP; cut and cap included in trades **39,083** sf 1.50 58,625

General

General gut/Miscellaneous demolition (finishes, furniture etc.) **39,083** sf 1.50 58,625

Temporary shoring **1** ls 7,500.00 7,500

Temporary screens/barriers **1** ls 2,861.78 2,862



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
Renovation Option 3								
600	Remove rubbish off site	1	ls	7,297.55	7,298			
601	SUBTOTAL					153,249		
602								
603	F2020 HAZARDOUS COMPONENTS ABATEMENT							
604	See main summary for HazMat allowance				See Summary			
605	SUBTOTAL							
606								
607	TOTAL - SELECTIVE BUILDING DEMOLITION						\$153,249	



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST
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SITWORK OPTION 2/3

G SITEWORK

G10 SITE CLEARING/SITE DEMOLITION

24113	Site construction fence/barricades	1,171	lf	18.00	21,078		
24113	Site construction fence gates	2	ls	10,000.00	20,000		
311100	Stabilized construction entrance	1,750	sf	6.00	10,500		
311100	Set-down area including maintenance during construction	15,000	sf	2.00	NR		
24113	Pavement/curbing removal	26,086	sf	1.00	NR		
24113	Concrete sidewalk removal	705	sf	2.50	NR		
24113	Sawcut existing pavement	30	lf	8.00	NR		
24113	Remove vegetation for play area	3,523	sf	0.75	NR		
24113	Tree protection	2	ea	250.00	500		
24113	Tree removals	12	ea	800.00	NR		
24113	Utility Demo & disconnection	1	ls	35,000.00	NR		
24113	Remove to storage existing playground equipment	1	ls	2,500.00	2,500		
24113	Miscellaneous demolition	1	ls	5,000.00	5,000		

EARTHWORK

Building Earthwork

312000	See new estimate					See Building	
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Site Earthwork

312000	Fine grading	1,347	sy	1.00	1,347		
312000	Cut and Fill	225	cy	10.00	2,250		
312000	Reuse suitable material	169	cy	8.00	1,352		
312000	Import fill	56	cy	24.00	1,344		
312000	Remove off site	56	cy	20.00	1,120		
312000	<u>Roadways and Parking Lots</u>						
312000	gravel base; 6" thick;	483	cy	40.00	NR		
312000	aggregate sub base; 6" thick;	483	cy	40.00	NR		
312000	<u>Cement concrete pedestrian paving</u>						
312000	aggregate base; 6" thick;	238	cy	40.00	9,520		
312000	<u>Hazardous Waste Remediation</u>						
312000	Remove existing underground fuel storage tanks						NIC
312000	Dispose/treat contaminated soils						NIC

EROSION CONTROL

312500	Erosion control barrier	293	lf	12.00	3,516		
312500	Inlet protection	2	ea	250.00	500		
312500	Silt fence maintenance and monitoring	1	ls	2,500.00	2,500		
312500	Dust control	1	ls	3,500.00	3,500		
	SUBTOTAL						86,527

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Roadways and Parking Lots

	Bituminous concrete paving	26,086	sf				
321216	2" Bituminous concrete paving overlay of existing	2,898	sy	20.00	57,960		
	<u>Asphalt markings</u>						
321216	ADA parking spot	4	loc	85.00	340		
321216	Parking spot	48	loc	50.00	2,400		
321216	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	2,500.00	2,500		

PAVING

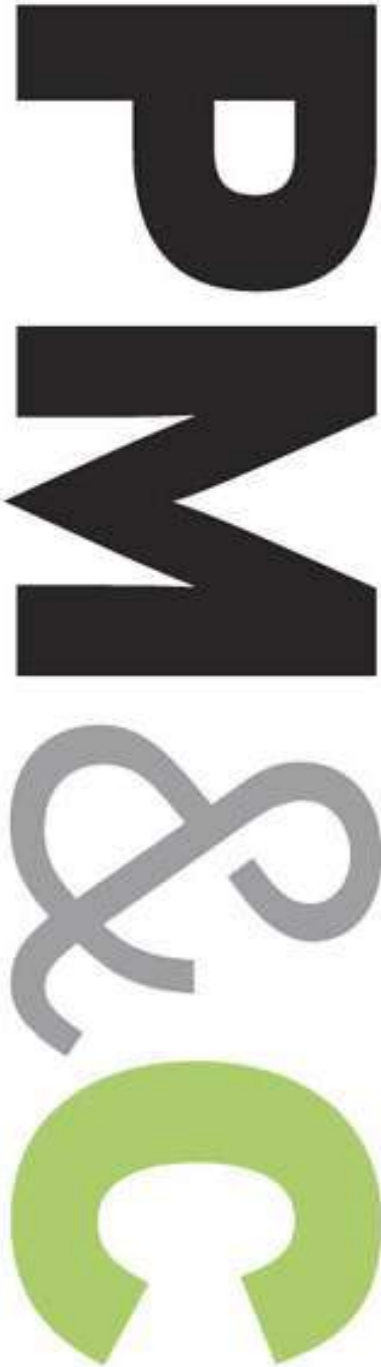
Concrete pedestrian walkway paving

321313	5" Concrete walkways	7,189	sf	9.00	NR		
321313	5" Concrete walkways, Union street	705	sf	9.00	NR		



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	ESTD COST	SUB TOTAL	TOTAL COST	
SITWORK OPTION 2/3								
61 321313	6" Concrete pads , allow	200	sf	12.00	2,400			
62 321313	Concrete ADA ramp	2	loc	800.00	1,600			
63	<u>Play Area Surfacing</u>							
64	Play area surface - pre-school	3,523	sf	26.00	NR			
65	Play area surface - infant/toddler	1,210	sf	26.00	NR			
66	<u>Curbing</u>							
67 321313	Vertical granite curb	1,510	lf	42.00	NR			
68 321313	Vertical granite curb, Union street	101	lf	42.00	NR			
69 321313	Horizontal granite curb, Union street	40	lf	42.00	NR			
70								
71	SITE IMPROVEMENTS							
72 323000	Play structures, relocate existing	1	ls	5,000.00	NR			
73	Pocket park benches and furniture	1	ls	7,500.00	NR			
74								
75	CHAIN LINK FENCING AND GATES							
76 323000	4' Chain link fence around play area	361	lf	28.00	10,108			
77 323000	4' Single gate	2	loc	500.00	1,000			
78 323000	Replace fence to site perimeter	1,171	ls	28.00	NR			
79								
80	LANDSCAPING							
81 329900	Import topsoil, 6" thick	150	cy	60.00	9,000			
82 329900	Lawn - seed	4,054	sf	0.35	1,419			
83 329900	Planting soil & 4" mulch at new plantings	150	cy	80.00	12,000			
84 329343	Garden boxes, 6' 0" x 4' 6", relocated	6	ea	350.00	NR			
85 329343	Planting allowance	1	ls	25,000.00	25,000			
86	SUBTOTAL						127,727	
87								
88	G30 CIVIL MECHANICAL UTILITIES							
89								
90	WATER UTILITIES							
91	<u>Water supply</u>							
92 331000	Protect/repair existing water service	1	ls	5,000.00	5,000			
93								
94	WASTEWATER COLLECTION							
95	<u>Sanitary sewer</u>							
96 333100	Connect new plumbing into existing	1	ls	15,000.00	15,000			
97								
98	STORM DRAINS							
99 334000	Storm Sewer, minor modifications	1	ls	99,825.00	99,825			
100								
101	GAS							
102 330000	Excavate and backfill; service by utility company	1	lf	20.00	NR			
103	SUBTOTAL						119,825	
104								
105	G40 ELECTRICAL UTILITIES							
106	<u>Power</u>							
107 260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	ETR			
108 260000	Utility company provided pad mounted transformer	1	ls	NIC	NIC			
109 260000	Transformer pad	1	ea	3,000.00	ETR			
110 260000	Secondary ductbank	35	lf	360.00	ETR			
111	<u>Communications</u>							
112 260000	Telecom services	125	lf	80.00	ETR			
113	<u>Site Lighting</u>							
114 260000	SL	12	ea	3,000.00	36,000			
115 260000	Pole base	12	ea	400.00	4,800			
116 260000	Circuitry	1,200	lf	15.00	18,000			
117	SUBTOTAL						58,800	
118								
119	TOTAL - SITE DEVELOPMENT							\$392,879



Feasibility Estimate

McKinley School Community Center RENOVATION/ADDITION

Rockland, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Studio MLA Architect

May 28, 2020



McKinley School Community Center
 RENOVATION/ADDITION
 Rockland, MA

28-May-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION		39,083	\$240.30	\$9,391,560
NEW ADDITION				See Alt#1
HAZARDOUS MATERIALS				\$390,830
SITework				\$1,114,603
SUB-TOTAL	Mar-20	39,083	\$278.82	\$10,896,993
DESIGN AND PRICING CONTINGENCY	12%			\$1,307,639
ESCALATION TO BID	4.67%			\$508,890
SUB-TOTAL				\$12,713,522
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$1,271,352
SUB-TOTAL				\$13,984,874
BONDS	1.00%			\$139,849
INSURANCE	2.00%			\$279,697
PERMIT	1.00%			\$139,849
SUB-TOTAL				\$14,544,269
OVERHEAD + PROFIT	5.0%			\$727,213
SUBTOTAL OF ALL CONSTRUCTION		39,083	\$390.74	\$15,271,482
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Jul-21	39,083	\$390.74	\$15,271,482
<i>ALTERNATES</i>				
A#1	Add College Size Gymnasium		ADD	\$1,297,768
A#2	Add Exterior Ramp		ADD	\$87,997



McKinley School Community Center
RENOVATION/ADDITION
Rockland, MA

28-May-20

Feasibility Estimate

This feasibility Design cost estimate was produced from drawings, outline specifications and other documentation prepared by Studio MLA Architect and their design team dated May 18th 2020. 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, General Contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

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

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
- Contaminated soils removal



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$167,034			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$2,500	\$169,534	\$4.34	1.8%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$432,551			
B1020	Roof Construction	\$46,000	\$478,551	\$12.24	5.1%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$1,053,619			
B2020	Windows	\$408,630			
B2030	Exterior Doors	\$21,930	\$1,484,179	\$37.98	15.8%
B30 ROOFING					
B3010	Roof Coverings	\$187,800			
B3020	Roof Openings	\$0	\$187,800	\$4.81	2.0%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$386,670			
C1020	Interior Doors	\$208,046			
C1030	Specialties/Millwork	\$230,382	\$825,098	\$21.11	8.8%
C20 STAIRCASES					
C2010	Stair Construction	\$5,000			
C2020	Stair Finishes	\$36,104	\$41,104	\$1.05	0.4%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$225,478			
C3020	Floor Finishes	\$431,406			
C3030	Ceiling Finishes	\$283,685	\$940,569	\$24.07	10.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$222,875	\$222,875	\$5.70	2.4%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction				
D20 PLUMBING					
D20	Plumbing	\$542,427	\$542,427	\$13.88	5.8%
D30 HVAC					
D30	HVAC	\$2,185,678	\$2,185,678	\$55.92	23.3%



CONSTRUCTION COST SUMMARY

<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Renovation					
D40 FIRE PROTECTION					
D40	Fire Protection	\$96,049	\$96,049	\$2.46	1.0%
D50 ELECTRICAL					
D5010	Service & Distribution	\$506,789			
D5020	Lighting & Power	\$697,632			
D5030	Communication & Security Systems	\$439,684			
D5040	Other Electrical Systems	\$54,946	\$1,699,051	\$43.47	18.1%
E10 EQUIPMENT					
E10	Equipment	\$76,150	\$76,150	\$1.95	0.8%
E20 FURNISHINGS					
E2010	Fixed Furnishings	\$219,268			
E2020	Movable Furnishings	NIC	\$219,268	\$5.61	2.3%
F20 HAZMAT REMOVALS					
F2010	Building Elements Demolition	\$223,227			
F2020	Hazardous Components Abatement		\$223,227	\$5.71	2.4%
TOTAL DIRECT COST (Trade Costs)			\$9,391,560	\$240.30	100.0%



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

GROSS FLOOR AREA CALCULATION AT NEW

Basement	14,180
First Floor	9,481
Second Floor	8,120
Third Floor	7,302

TOTAL GROSS FLOOR AREA (GFA)	39,083 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

033000 CONCRETE

Foundations

New elevator pit and foundation for shaft walls	1	ls	45,000.00	45,000
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Waterproofing to existing foundation wall, perimeter	3,876	sf	8.00	31,008
Parge foundation wall to create smooth surface	3,876	sf	6.00	23,256

072100 THERMAL INSULATION

Insulation, perimeter	3,876	sf	3.50	13,566
Protection board	3,876	sf	1.50	5,814

312000 EARTHWORK

For Waterproofing

Excavation, adjacent to existing foundation wall to expose	574	cy	25.00	14,350
Store on site	574	cy	12.00	6,888
Backfill with onsite material	488	cy	14.00	6,832
Remove off site	86	cy	20.00	1,720
Backfill with imported structural fill material	86	cy	36.00	3,096

Miscellaneous

Premium for excavating adjacent to existing building	574	cy		Included in rates
Foundation drain	646	lf	24.00	15,504

SUBTOTAL					167,034
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A1020 SPECIAL FOUNDATIONS

Underpin existing foundation walls, assume not required					NR
SUBTOTAL					-

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

Slab on Grade, 5" thick	14,180	sf		ETR
Repair at new elevator shaft	1	ls	2,500.00	2,500

SUBTOTAL					2,500
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TOTAL - FOUNDATIONS					\$169,534
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

See foundations above					
SUBTOTAL					

A2020 BASEMENT WALLS

See foundations above					-
SUBTOTAL					

TOTAL - BASEMENT CONSTRUCTION					
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Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

Connect floors at perimeter w/12" clip, incl anchor to wall and repair	310	ea	475.00	147,250		
Reinforcing of existing floors	24,903	sf	8.50	211,676		
Cut, brace and repair floors at new elev shaft	3	flr	7,500.00	22,500		
Allowance to replace damaged structure	1	ls	20,000.00	20,000		
Repair/infill to floors due to MEP replacement	1,245	sf	25.00	31,125		
SUBTOTAL						432,551

B1020 ROOF CONSTRUCTION

<u>Engineered wood framing</u> Timber roof structure ETR, allow for bracing to accommodate MEP	1	ls	20,000.00	20,000		
Inspect/reinforce low flat roof on Western Projection	1,300	sf	20.00	26,000		
SUBTOTAL						46,000

TOTAL - SUPERSTRUCTURE						\$478,551
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B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

16,571 SF -

042000 MASONRY

Wash exterior	16,571	sf	8.00	132,568		
Repoint / repair existing brick (25%)	2,562	sf	40.00	102,480		
Repoint / repair existing cast stone (100%)	3,800	sf	65.00	247,000		
Premium for new 4" cast stone face (25%)	950	sf	150.00	142,500		
Repair brick at replaced lintels	168	lf	150.00	25,200		
Repoint / repair existing chimney	1	ea	7,500.00	7,500		
Staging to chimney (see below for staging to exterior walls)	1	ls	10,000.00	10,000		
Replace existing chimney	1	ea	17,500.00	17,500		
Repoint / repair portico columns	50	lf	219.80	10,990		
Premium for replacing base	2	ea	2,500.00	5,000		
Repoint / repair window sills	336	lf	75.00	25,200		
Replace broken bricks at fire escape	1	ls	2,500.00	2,500		
Repair / replace stucco and paint	1,500	sf	25.00	37,500		

052000 MISC. METALS

Misc. metals at exterior walls	16,571	sf	0.25	4,143		
Replace steel lintel set into brick wall (50%)	168	lf	90.00	15,120		
Scrape and paint steel lintel set into brick wall (50%)	168	lf	15.00	2,520		

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants	16,571	sf	1.00	16,571		
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076400 CLADDING

Scrape and paint wood, frieze, siding, etc.	1,025	sf	7.50	7,688		
Premium for repairing / replacing (25%)	256	sf	30.00	7,680		
Resecure and repair metal panels at gymnasium	4,375	sf	30.00	131,250		

072100 THERMAL INSULATION

Blown-in cellulose insulation, exterior wall	16,571	sf	4.00	NR		
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092900 GYPSUM BOARD ASSEMBLIES



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

119	GWB lining, ETR, allow repairs	16,571	sf	1.50	24,857			
120								
121	<u>Miscellaneous</u>							
122	Scaffold to exterior walls	19,463	sf	4.00	77,852			
123	SUBTOTAL					1,053,619		
124								
125	B2020 WINDOWS	2,892	SF					
126								
127	085200 WINDOWS							
128	Replace wood windows	2,892	sf	140.00	404,880			
129								
130	089000 LOUVERS							
131	Louvers - allow	50	sf	75.00	3,750			
132								
133	101400 SIGNAGE							
134	Building signage allowance	1	ls			ETR		
135	Name sign, main entrance	1	ea			ETR		
136	SUBTOTAL						408,630	
137								
138	B2030 EXTERIOR DOORS							
139	081100 DOORS, FRAMES AND HARDWARE							
140	SL, ETR, service and paint	2	ea	315.00	630			
141	DL, ETR, service and paint	4	ea	630.00	2,520			
142	DL, main entry, ETR, service and paint	3	ea	1,260.00	3,780			
143	Premium for auto operator and card access	1	ea	15,000.00	15,000			
144	SUBTOTAL						21,930	
145								
146	TOTAL - EXTERIOR CLOSURE							\$1,484,179

B30 ROOFING

151	B3010 ROOF COVERINGS	15,842	SF		-			
152								
153	070002 ROOFING AND FLASHING							
154	<u>Flat Roofing</u>							
155	Existing flat roof, inspect, repair flashings	6,181	sf	1.50	See below			
156	<u>Slate Roof System - Pitched Roof</u>							
157	Existing flat roof, inspect for loose slates	9,661	sf	2.00	See below			
158	Reset/replace damaged slates (20%)	1,932	sf	85.00	See below			
159	<u>Miscellaneous Roofing</u>							
160	Replace flashing at chimney	2	ea	350.00	See below			
163	Roof repairs as per South Shore Roofing quotation	1	ls	175,300.00	175,300			
162	Sundry flashing repairs	1	ls	5,000.00	5,000			
161	Repair / Replace snow guards	1	ls	7,500.00	7,500			
164	Scaffolding	1	ls		See Ext Encl			
163	SUBTOTAL						187,800	
165								
164	B3020 ROOF OPENINGS							
166	Elevator vent	1	ea	3,000.00		NR		
167	Roof hatch and ladder, allow	1	ea			NR		
168	SUBTOTAL						-	
169								
170	TOTAL - ROOFING							\$187,800

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
Renovation							
177	042000 MASONRY						
178	8" CMU at elevator shaft, 2 hr rated	1,524	sf	38.00	57,912		
179							
180	055000 MISC. METALS						
181	Misc. metals to CMU	1,524	sf	1.50	2,286		
182							
183	061000 ROUGH CARPENTRY						
184	Wood blocking at interiors	39,083	gsf	0.15	5,862		
185	Rough blocking at partitions	1,490	lf	4.00	5,960		
186							
187	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
188	Miscellaneous sealants at partitions	7,311	sf	0.30	2,193		
189							
190	080002 GLASS AND GLAZING						
191	Interior storefront	567	sf	85.00	48,195		
192	Sidelights, allow	140	sf	70.00	9,800		
193	Interior glazing, allow	200	sf	70.00	14,000		
194							
195	092900 GYPSUM BOARD ASSEMBLIES						
196	Standard	7,311	sf	15.50	113,321		
197	Premium for fire rating	2,532	sf	2.00	5,064		
198	Premium for cement board	1,689	sf	0.50	845		
199	Partition ETR, repair	25,471	sf	2.00	50,942		
200							
201	102226 OPERABLE PARTITIONS						
202	Operable partition in Café/entry	25	lf	990.00	24,750		
203	Operable partition in Community	46	lf	990.00	45,540		
204	SUBTOTAL					386,670	
205							
206	C1020 INTERIOR DOORS						
207							
208	061000 ROUGH CARPENTRY						
209	Wood blocking at openings	747	lf	4.00	2,988		
210							
211	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
212	Backer rod & double sealant	747	lf	2.50	1,868		
213							
214	081110 HOLLOW METAL DOOR FRAMES						
215	Frames, single	31	ea	350.00	10,850		
216	Frames, single, ETR	49	ea	350.00	ETR		
217	Frames, double	11	ea	450.00	4,950		
218	Frames, double, ETR	5	ea	450.00	ETR		
219							
220	081400 WOOD DOORS						
221	Wood door	77	leaf	460.00	35,420		
222	Wood door/gate to child's WC, half height	6	leaf	230.00	1,380		
223	Premium for full glass vision panel	39	leaf	460.00	17,940		
224	Premium for fire rated doors	16	leaf	200.00	3,200		
225	DL, barn type wood door, 10' x 9'	1	ea	8,550.00	8,550		
226							
227	083110 ACCESS DOORS AND FRAMES						
228	Access doors	1	ls	2,500.00	2,500		
229	<u>Aluminum door, frame & hardware</u>						
230	Double leaf	3	pr	8,000.00	24,000		
231							
232	087100 DOOR HARDWARE						
233	Hardware	83	leaf	900.00	74,700		
234	Specialty hardware, allow	1	ls	7,500.00	7,500		
235							



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

236	090007	<i>PAINING</i>					
237							
238							
239							
240							
241	C1030	SPECIALTIES / MILLWORK					
242							
243	055000	<i>MISCELLANEOUS METALS</i>					
244							
245							
246							
247	061000	<i>ROUGH CARPENTRY</i>					
248							
249							
250							
251							
252							
253	064020	<i>INTERIOR ARCHITECTURAL WOODWORK</i>					
254							
255							
256							
257							
258	070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>					
259							
260							
261	101100	<i>VISUAL DISPLAY SURFACES</i>					
262							
263							
264							
265	101400	<i>DISPLAY CASES</i>					
266							
267							
268	101400	<i>SIGNAGE</i>					
269							
270							
271							
272							
273	102110	<i>TOILET COMPARTMENTS</i>					
274							
275							
276							
277	102610	<i>CORNER GUARDS</i>					
278							
279							
280	102800	<i>TOILET ACCESSORIES</i>					
281							
282							
283							
284							
285							
286							
287							
288							
289							
290	104400	<i>FIRE PROTECTION SPECIALTIES</i>					
291							
292							



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

293	105113	LOCKERS					
294		Metal lockers	20	opes	350.00	7,000	
295		SUBTOTAL					230,382

TOTAL - INTERIOR CONSTRUCTION							\$825,098
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C20 STAIRCASES

C2010 STAIR CONSTRUCTION

303	055000	MISCELLANEOUS METALS					
304		Scrape and paint fire escape	1	ea	5,000.00	5,000	
305		SUBTOTAL					5,000

C2020 STAIR FINISHES

309	090007	PAINTING					
310		Paint to staircase guardrails	6	flt	1,500.00	9,000	
311		Paint to staircase guardrails, 3 riser	4	flt	150.00	600	
312	090005	RESILIENT FLOORS					
313		Rubber tile at stairs - landings	653	sf	16.00	10,448	
314		Rubber tile at stairs - treads & risers	669	lft	24.00	16,056	
315		SUBTOTAL					36,104

TOTAL - STAIRCASES							\$41,104
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

325	064020	INTERIOR ARCHITECTURAL WOODWORK					
326		Proscenium	288	sf	85.00	24,480	
327		Wainscot to teen lounge	339	sf	65.00	22,035	
328	090002	TILE					
329		Ceramic tile, at all toilet rooms	1,689	sf	24.00	40,536	
330	090007	PAINTING					
331		Paint to interior partitions	68,612	sf	0.90	61,751	
332		Premium for paint to masonry	1,524	sf	0.35	533	
333		Miscellaneous painting throughout including final touch-up	39,083	gsf	1.00	39,083	
334		Allow for murals/wall graphics	1	ls	10,000.00	10,000	
335	098413	SOUND ABSORBING PANELS					
336		Acoustical panels -				-	
337		Acoustic panels to audience	374	sf	30.00	11,220	
338	097800	WALL COVERING					
339		Plastic sheet wall covering in child's WC's and janitors, 4' high	880	sf	18.00	15,840	
340		SUBTOTAL					225,478

C3020 FLOOR FINISHES

346	033000	CONCRETE					
347		Sealed concrete	727	sf	1.50	1,091	
348		Repair / levelling to existing floors	34,028	sf	2.50	85,070	
349	096400	WOOD FLOORING					
350		Stage - maple wood flooring	652	sf	24.00	15,648	
351	096466	WOOD ATHLETIC FLOORING					



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

355	Wood athletic flooring in gym	3,631	sf	18.00	65,358			
356								
357	090002 TILE							
358	Ceramic tile	2,217	sf	22.00	48,774			
359	Ceramic tile base	746	lf	22.00	16,412			
360								
361	090005 RESILIENT FLOORS							
362	Athletic rubber	1,933	sf	16.00	30,928			
363	LVT	22,330	sf	6.00	133,980			
364	Slip resistant vinyl	1,269	sf	7.00	8,883			
365	Rubber base	5,143	lf	3.00	15,429			
366	Resilient base in Gym, vented	246	lf	8.00	1,968			
367								
368	096820 TILE CARPETING							
369	Carpet tile	1,210	sf	6.50	7,865			
370	Moisture mitigation				NR			
371	SUBTOTAL						431,406	
372								
373	C3030 CEILING FINISHES							
374								
375	072100 INSULATION							
376	1" thick K-13 insulation spray acoustical foam	1,921	sf	6.00	11,526			
377								
378	090003 ACOUSTICAL TILE							
379	ACT	28,854	sf	6.50	187,551			
380								
381	090007 PAINTING							
382	Paint exposed deck	1,921	sf	1.75	3,362			
383	Paint to drywall ceilings	4,753	sf	1.20	5,704			
384								
385	092900 GYPSUM BOARD ASSEMBLIES							
386	GWB ceilings	1,753	sf	14.00	24,542			
387	GWB soffits - horizontal	1,500	sf	16.00	24,000			
388	GWB soffits - vertical	1,500	sf	18.00	27,000			
389	SUBTOTAL						283,685	
390								
391	TOTAL - INTERIOR FINISHES							940,569

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

397	142000 ELEVATOR						
398							
399	055000 MISCELLANEOUS METALS						
400	Pit ladder	1	ea	2,500.00	2,500		
401	Sill angle	15	lf	25.00	375		
402							
403	142000 ELEVATOR						
404	Passenger elevator, 4 stop; 3,500lbs	1	ea	220,000.00	220,000		
405	SUBTOTAL						222,875
406							

TOTAL - CONVEYING SYSTEMS **\$222,875**

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

412	No work in this section						
413	SUBTOTAL						

TOTAL - SPECIAL CONSTRUCTION



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

416

417

D20 PLUMBING

418

419

D20 PLUMBING, GENERALLY

420

Equipment

421

Plumbing equipment, including Gas fired domestic water heater, pumps, Sump pump, etc. **39,083** sf 2.50 97,708

422

Plumbing Fixtures

423

Water Closet **19** ea 1,200.00 22,800

424

Water Closet, child **10** ea 1,300.00 13,000

425

Urinal **1** ea 1,400.00 1,400

426

Janitor sink **5** ea 1,200.00 6,000

427

Lavatory **16** ea 1,000.00 16,000

428

Lavatory, child **10** ea 1,100.00 11,000

429

Sink, kitchen **3** ea 950.00 2,850

430

Sink, art **1** ea 1,150.00 1,150

431

Sink, classroom **8** ea 1,150.00 9,200

432

Sink, changing **2** ea 1,150.00 2,300

433

Bi-level water cooler **2** ea 3,500.00 7,000

434

Floor drain **9** ea 550.00 4,950

435

Roof drainage **1** ls ETR

436

Domestic Water Piping

437

Copper pipe type L with fittings & hangers **39,083** sf 3.50 136,791

438

Pipe insulation

439

Pipe insulation **39,083** sf 1.70 66,441

440

Sanitary Waste And Vent Pipe w/ Hangers

441

Cast iron pipe with fittings & hangers, modify / update **39,083** sf 2.50 97,708

442

Storm Drainage, Hubless Cast Iron Pipe

443

Cast iron pipe with fittings & hangers **39,083** sf 0.50 19,542

444

Natural Gas Piping

445

Natural gas pipe with fittings & hangers **39,083** sf 0.30 11,725

446

Miscellaneous

447

Cut and cap existing for removal by GC **1** ls 5,862.45 5,862

448

Coring, sleeves & fire stopping **1** ls 4,000.00 4,000

449

Testing and sterilization **1** ls 2,500.00 2,500

450

Fees & permits **1** ls 2,500.00 2,500

451

SUBTOTAL 542,427

452

453

TOTAL - PLUMBING						\$542,427
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454

455

456

D30 HVAC

457

458

D30 HVAC, GENERALLY

459

HVAC Equipment

460

Heating, cooling and air distribution equipment, including 2# boilers, central air handling unit, unit heaters, chiller unit and exhaust fans **39,083** sf 20.00 781,660

461

Sheet metal & Accessories

462

Galvanized ductwork with fittings, hangers & Insulation **39,083** sf 15.00 586,245

463

Lining to chimney **45** lf 450.00 20,250

464

Piping

465

Hot Water & Chilled Water Pipe

466

Heating and cooling piping & insulation **39,083** sf 12.00 468,996

467

Controls (DDC)

468

Automatic temperature controls **39,083** sf 6.50 254,040



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

469	<u>Balancing</u>							
470	System testing & balancing	39,083	sf	1.50	58,625			
471	<u>Miscellaneous</u>							
472	Cut and cap existing for removal by GC	1	ls	5,862.45	5,862			
473	Commissioning support	1	ls	5,000.00	5,000			
474	Coring, sleeves & fire stopping	1	ls	5,000.00	5,000			
475	SUBTOTAL					2,185,678		
476								
477	TOTAL - HVAC							\$2,185,678

D40 FIRE PROTECTION

480	D40 FIRE PROTECTION, GENERALLY							
481								
482								
483	Service equipment	39,083	sf	1.50	ETR			
484	Extend branch pipe with fittings & hangers to 3rd floor	7,302	sf	2.20	16,064			
485	Extend main pipe with fittings & hangers to 3rd floor	7,302	sf	0.85	6,207			
486	Modify existing system to suit renovation	31,781	sf	1.50	47,672			
487	Extend coverage to attic	1	ls	21,906.00	21,906			
488	<u>Miscellaneous</u>							
489	Hydraulic calculations	1	ls	1,000.00	1,000			
490	Coring, sleeves & fire stopping	1	ls	2,000.00	2,000			
491	Fees & permits	1	ls	1,200.00	1,200			
492	SUBTOTAL					96,049		
493								
494	TOTAL - FIRE PROTECTION							\$96,049

D50 ELECTRICAL

495							
496							
497	D5010 SERVICE & DISTRIBUTION						
498							
499	<u>Normal Power</u>						
500							
501	Electrical service, 1,000 Amp	1	ls		ETR		
502	MDP, panelboards and distribution	39,083	sf	7.50	293,123		
503	Emergency generator, 100 Kw, w/ATS	1	ea	132,000.00	132,000		
504	<u>Equipment Wiring</u>						
505	HVAC equipment	1	ls	78,166.00	78,166		
506	Other equipment	1	ls	3,500.00	3,500		
507	SUBTOTAL					506,789	
508							
509	D5020 LIGHTING & POWER						
510	<u>Lighting & Branch Power</u>						
511	Lighting allowance (LED)	39,083	sf	10.00	390,830		
512	<u>Lighting controls</u>						
513	Lighting controls, local, daylight sensing and dimming	39,083	sf	1.20	46,900		
514	<u>Branch devices</u>						
515	Branch devices	39,083	sf	0.65	25,404		
516	<u>Lighting and branch circuitry</u>						
517	Branch & lighting circuitry	39,083	sf	6.00	234,498		
518	SUBTOTAL					697,632	
519							
520	D5030 COMMUNICATION & SECURITY SYSTEMS						
521	<u>Fire Alarm</u>						
522	Fire alarm system	39,083	sf	3.00	117,249		
523	<u>Telephone/Data/CATV</u>						
524	Telecommunications rough in & devices and cabling	39,083	sf	4.00	156,332		
525	<u>Security System</u>						



Feasibility Estimate

GFA 39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

526	New Security system including intrusion detection, card access and CCTV	39,083	sf	2.00	78,166			
527	Decommission existing for removal by GC	39,083	sf		See below			
528	<u>Bi-Directional Amplification System</u>							
529	BDA system	39,083	sf	0.50	19,542			
530	<u>Master Clock & PA System</u>							
531	New Master clock and PA system	39,083	sf	1.00	39,083			
532	Decommission existing for removal by GC	39,083	sf		See below			
533	<u>Audio/Visual</u>							
534	AV rough-in and power to community rooms (devices and cabling by other)	39,083	sf	0.75	29,312			
535	SUBTOTAL					439,684		
536								
537	D5040 OTHER ELECTRICAL SYSTEMS							
538	<u>Miscellaneous</u>							
539	Disconnect existing for removal by GC	1	ls	7,816.60	7,817			
540	Lightning protection	1	ls	17,587.35	17,587			
541	Temp power and lights	1	ls	19,541.50	19,542			
542	Fees & Permits	1	ls	10,000.00	10,000			
543	SUBTOTAL					54,946		
544								
545	TOTAL - ELECTRICAL							\$1,699,051
546								
547								
548	E10 EQUIPMENT							
549								
550	E10 EQUIPMENT, GENERALLY							
551								
552	113100 APPLIANCES							
553	Dishwasher	1	ea	550.00	550			
554	Microwave	1	ea	500.00	500			
555	Refrigerator/Freezer	2	ea	1,800.00	3,600			
556	Refrigerator/freezer - Undercounter	9	ea	700.00	6,300			
557	Toaster oven	1	ea	200.00	200			
558								
559	114000 FOOD SERVICE EQUIPMENT							
560	Food Service equipment to café	1	ls	15,000.00	15,000			
561								
562	115213 PROJECTION SCREENS							
563	<u>Electrically operated projection screens</u>							
564	Teen lounge	1		5,000.00	5,000			
565	Community	1		5,000.00	5,000			
566	Historical	1		5,000.00	5,000			
565	Audience	1		10,000.00	10,000			
566								
567	116100 THEATRICAL EQUIPMENT							
568	Stage/platform curtain and rigging	1	ls	25,000.00	25,000			
569								
570	116620 ATHLETIC EQUIPMENT							
571	All ETR, see Alt 1 for gymnasium replacement	1	ls		ETR			
572	SUBTOTAL					76,150		
573								
574	TOTAL - EQUIPMENT							\$76,150
575								
576								
577	E20 FURNISHINGS							
578								
579	E2010 FIXED FURNISHINGS							
580								
581	124810 ENTRANCE FLOOR MAT AND FRAMES							



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation

582	WOM; Recessed floor grille in all vestibules	59	sf	55.00	3,245		
583							
584	122100 WINDOW TREATMENT						
585	Horizontal blinds at interior glazing	907	sf	8.00	7,256		
586	Roller shades at exterior glazing	2,892	sf	7.00	20,244		
587							
588	123553 CASEWORK						
589	<u>1 Infant/toddler</u>	2	rms				
590	Food prep station	2	ea	1,520.00	3,040		
591	Refrigerator enclosure	1	ea	1,200.00	1,200		
592	Teachers work station	2	ea	1,800.00	3,600		
593	Tall cabinet	2	ea	1,600.00	3,200		
594	Cubbies	18	ea	550.00	9,900		
595	Shoe bench	1	ea	1,750.00	1,750		
596	Art base cab w/FRP backsplash	1	ea	1,680.00	1,680		
597	Millwork above toilet	2	ea	300.00	600		
598	<u>2 Classrooms (incl STEM/Art)</u>	7	rms				
599	Food prep station	7	ea	1,520.00	10,640		
600	Teachers work station	7	ea	1,800.00	12,600		
601	Tall cabinet	7	ea	1,600.00	11,200		
602	Cubbies	140	ea	550.00	77,000		
603	Art base cab w/FRP backsplash	7	ea	1,680.00	11,760		
604	<u>3 Sundry rooms</u>						
605	Cafe counter	1	ea	2,000.00	2,000		
606	Cafe kitchenette	1	ea	5,360.00	5,360		
607	Cafe built in booth seating and table	2	ea	3,500.00	7,000		
608	Locker rm bench	2	ea	350.00	700		
609	MPR kitchenette	1	ea	3,350.00	3,350		
610	Staff/break kitchenette	1	ea	3,350.00	3,350		
611	Tall cabinet	1	ea	1,600.00	1,600		
612	Additional casework, allow	1	ls	16,993.00	16,993		
613	SUBTOTAL						219,268

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS	\$219,268
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

1 Structural

Floor slab for elevator pit

80 sf 25.00 2,000

Sawcut

36 lf 35.00 1,260

2 Envelope

See exterior walls for masonry restoration

See Ext Walls

3 Interior Const

Partition

14,532 sf 1.00 14,532

Partition, elev shaft

852 ea 3.50 2,982

Partition, old ext wall

132 sf 3.50 462

Partition, ope DL

1 ea 147.00 147

Partition, ope SL

2 ea 73.50 147

Door, SL

28 ea 100.00 2,800

Door DL

8 ea 180.00 1,440

Toilet compartment

13 ea 80.00 1,040



Feasibility Estimate

GFA

39,083

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
Renovation							
639	Ramp/platform + demo extg	138	sf	3.50	483		
640	Stage	116	sf	5.00	580		
641	Wood athletic flooring in gym	3,631	sf	2.25	8,170		
642	Base cabinet	18	lf	7.50	135		
643	<u>MEP Demolition</u>						
644	Decommission passenger elevator	1	ls	30,000.00	30,000		
645	Remove MEP; cut and cap included in trades	39,083	sf	1.50	58,625		
646							
647	General						
648	General gut/Miscellaneous demolition (finishes, furniture etc.)	39,083	sf	1.50	58,625		
649	Temporary shoring	1	ls	25,000.00	25,000		
650	Temporary screens/barriers	1	ls	4,168.56	4,169		
651	Remove rubbish off site	1	ls	10,629.85	10,630		
652	SUBTOTAL					223,227	
653							
654	F2020 HAZARDOUS COMPONENTS ABATEMENT						
655	See main summary for HazMat allowance						See Summary
656	SUBTOTAL						
657							
658							
TOTAL - SELECTIVE BUILDING DEMOLITION							\$223,227



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITWORK							
G SITEWORK							
G10 SITE CLEARING/SITE DEMOLITION							
24113	Site construction fence/barricades	1,171	lf	18.00	21,078		
24113	Site construction fence gates	2	ls	10,000.00	20,000		
311100	Stabilized construction entrance	1,750	sf	6.00	10,500		
311100	Set-down area including maintenance during construction	15,000	sf	2.00	30,000		
24113	Pavement/curbing removal	25,783	sf	1.25	32,229		
24113	Concrete sidewalk removal	705	sf	2.50	1,763		
24113	Sawcut existing pavement	30	lf	8.00	240		
24113	Remove vegetation for play area	5,135	sf	0.75	3,851		
24113	Tree protection	2	ea	250.00	500		
24113	Tree removals	12	ea	800.00	NR		
24113	Utility Demo & disconnection	1	ls	35,000.00	NR		
24113	Remove to storage existing playground equipment	1	ls	2,500.00	2,500		
24113	Miscellaneous demolition	1	ls	5,000.00	5,000		
EARTHWORK							
<u>Building Earthwork</u>							
312000	See new estimate					See Building	
<u>Site Earthwork</u>							
312000	Fine grading	4,538	sy	1.00	4,538		
312000	Cut and Fill	756	cy	10.00	7,560		
312000	Reuse suitable material	567	cy	8.00	4,536		
312000	Import fill	189	cy	24.00	4,536		
312000	Remove off site	189	cy	20.00	3,780		
<u>Roadways and Parking Lots</u>							
312000	gravel base; 6" thick;	477	cy	40.00	19,080		
312000	aggregate sub base; 6" thick;	477	cy	40.00	19,080		
<u>Cement concrete pedestrian paving</u>							
312000	aggregate base; 6" thick;	279	cy	40.00	11,160		
<u>Hazardous Waste Remediation</u>							
312000	Remove existing underground fuel storage tanks					NIC	
312000	Dispose/treat contaminated soils					NIC	
EROSION CONTROL							
312500	Erosion control barrier	1,171	lf	12.00	14,052		
312500	Inlet protection	6	ea	250.00	1,500		
312500	Silt fence maintenance and monitoring	1	ls	7,500.00	7,500		
312500	Dust control	1	ls	3,500.00	3,500		
SUBTOTAL						228,483	
G20 SITE IMPROVEMENTS							
BITUMINOUS CONCRETE PAVING							
<u>Roadways and Parking Lots</u>							
Bituminous concrete paving							
321216	3.5" Bituminous concrete paving	25,783	sf				
321216		2,865	sy	26.00	74,490		
<u>Asphalt markings</u>							
321216	ADA parking spot	3	loc	85.00	255		
321216	Parking spot	48	loc	50.00	2,400		
321216	Parking spot , van	1	loc	85.00	85		
321216	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	2,500.00	2,500		
PAVING							
<u>Concrete pedestrian walkway paving</u>							
321313	5" Concrete walkways	7,725	sf	9.00	69,525		
321313	5" Concrete walkways , Union street	705	sf	9.00	6,345		
321313	6" Concrete pads , allow	200	sf	12.00	2,400		



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITWORK							
63 321313	Concrete ADA ramp	2	loc	800.00	1,600		
64	<u>Play Area Surfacing</u>						
65	Play area surface - pre-school; new	5,135	sf	26.00	133,510		
66	Play area surface - infant/toddler	1,297	sf	26.00	33,722		
67	<u>Curbing</u>						
68 321313	Vertical granite curb	1,518	lf	42.00	63,756		
69 321313	Vertical granite curb, Union street	101	lf	42.00	4,242		
70 321313	Horizontal granite curb, Union street	40	lf	42.00	1,680		
71							
72	SITE IMPROVEMENTS						
73	<u>Concrete stairs</u>						
74	Steps, 5' wide, 12 riser	2	ea	2,700.00	5,400		
75	Steps, 6' wide, 8 riser	1	ea	2,160.00	2,160		
76	Steps, 9' wide, 6 riser	1	ea	2,430.00	2,430		
77	Guardrail to steps	72	lf	150.00	10,800		
78	<u>Play structures</u>						
79 323000	Play structures, relocate and add to existing	1	ls	100,000.00	100,000		
80	Pocket park benches and furniture	1	ls	7,500.00	7,500		
81							
82	CHAIN LINK FENCING AND GATES						
83 323000	4' Chain link fence around play area	657	lf	28.00	18,396		
84 323000	4' Single gate	3	loc	500.00	1,500		
85 323000	Replace fence to site perimeter	1,171	ls	28.00	NR		
86							
87	LANDSCAPING						
88 329900	Import topsoil, 6" thick	150	cy	60.00	9,000		
89 329900	Lawn - seed	4,217	sf	0.35	1,476		
90 329900	Planting soil & 4" mulch at new plantings	150	cy	80.00	12,000		
91 329343	Garden boxes, 6' 0" x 4' 6", relocated	6	ea	350.00	2,100		
92 329343	Planting allowance	1	ls	35,000.00	35,000		
93	SUBTOTAL					606,272	
94							
95	G30 CIVIL MECHANICAL UTILITIES						
96							
97	WATER UTILITIES						
98	<u>Water supply</u>						
99 331000	Protect/repair existing water service	1	ls	5,000.00	5,000		
100							
101	WASTEWATER COLLECTION						
102	<u>Sanitary sewer</u>						
103 333100	Connect new plumbing into existing	1	ls	15,000.00	15,000		
104							
105	STORM DRAINS						
106 334000	Storm Sewer incl BMP's	1	ls	201,048.00	201,048		
107							
108	GAS						
109 330000	Excavate and backfill; service by utility company	1	lf	20.00	NR		
110	SUBTOTAL					221,048	
111							
112	G40 ELECTRICAL UTILITIES						
113	<u>Power</u>						
114 260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	ETR		
115 260000	Utility company provided pad mounted transformer	1	ls	NIC	NIC		
116 260000	Transformer pad	1	ea	3,000.00	ETR		
117 260000	Secondary ductbank	35	lf	360.00	ETR		
118	<u>Communications</u>						
119 260000	Telecom services	125	lf	80.00	ETR		



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
SITWORK								
120	Site Lighting							
121 260000	SL	12	ea	3,000.00	36,000			
122 260000	Pole base	12	ea	400.00	4,800			
123 260000	Circuitry	1,200	lf	15.00	18,000			
124	SUBTOTAL					58,800		
125	TOTAL - SITE DEVELOPMENT							\$1,114,603
126								



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

Alt ALTERNATES

A#1 Add College Size Gymnasium

Omit

Renovation scope (3,802) sf 240.30 (913,621)

Add

Demolish existing gymnasium 72,238 cf 0.75 54,179

Premium for grubbing up foundations 3,802 sf 7.50 28,515

Protect/waterproofing to existing 1,216 sf 6.50 7,904

New gymnasium 5,000 sf 350.00 1,750,000

Markups 1 ls See Sum

SUBTOTAL 926,977

A#2 Add Exterior Ramp

Omit

5" Concrete walkways (115) sf 9.00 (1,035)

Import topsoil, 6" thick (2) cy 60.00 (120)

Lawn - seed (115) sf 0.35 (40)

Steps, 9' wide, 6 riser (1) ea 2,430.00 (2,430)

Guardrail to steps -12 lf 150.00 (1,800)

Add

Ramp 694 sf 20.00 13,880

Low wall to ramp 152 lf 125.00 19,000

Guardrail to ramp 148 lf 150.00 22,200

Handrail to ramp 120 lf 110.00 13,200

Markups 1 ls See Sum

SUBTOTAL 62,855



*Town of Rockland Community Center
Facility Assessment & Planning Study
July 07, 2020*
McKinley School
394 Union Street
Rockland, MA 02370

End of Facility Assessment & Planning Study