

BUILDING USE AUDIT - CONDITION ASSESSMENT
Town of Hadley, Massachusetts

Russell School

Middle Street

Year Constructed: 1894

Construction Type: IIIB

Fire Sprinklers: No

Approximate Building Area per Floor:

Basement: 3,449 SF

First Floor: 3,467 SF

Second Floor: 3,614 SF

Total Area: 10,530 SF



Documents used in study:

"Historic Building Preservation Plan" (Draft). Author: Olde Mohawk
Masonry & Historic Restoration, Inc. 2013

Asbestos Survey Results and Laboratory Results, dated July 12, 2007 by
ATC Associates, Inc.

Report on building titled "1894 Russell Street School". Undated and no
author listed.

General:

The building was originally constructed as a school and continues in this role as
an independent school.

It is an attractive building, sound on the interior but exterior deterioration has
reached the tipping point and now requires extensive attention.

The building is not handicapped accessible and requires significant modifications,
both exterior and interior, to make it fully useable.

CONDITION ASSESSMENT

Life Safety

- 2 Egress steps are uneven, cracked and broken. Generally the steps should be re-constructed with modification to ensure proper support of the treads. Cracked and broken treads should be replaced with new steps. Tread and riser dimensions should be constant for each flight. Redesign of steps should limit the riser height to 7 inches.



Egress from the building is poor with the two second floor stairs exiting through the same space and the basement stairs exiting into a hallway. Headroom on the stairs from the second floor is only about 6'-3". It is recommended that egress in the building be re-designed to meet current codes.



- 4 New Fire Sprinkler System.

Universal Accessibility

- 3 There is no handicapped access into the building or between floors. A ground level entrance needs to be created and a new elevator added to serve all levels.
- 3 There are no accessible restrooms. Provide new accessible restrooms on all levels and remove those existing.
- 3 Where sinks are provided they are not accessible and need to be replaced.
- 3 Exterior step handrails, at the three locations, do not have extensions and need to be replaced.
- 3 Interior stairs are typically not handicapped accessible
- 3 Most doors have knob-sets that need to be replaced with lever hardware.



Site

- 3 Bituminous paving is deteriorated with cracks and missing sections. Damaged areas need to be replaced.
- 3 Concrete sidewalks are badly deteriorated and need to be re-placed.
- 2 There is evidence of settling, subsidence and open stone joints in a number of locations. The condition of the stone is generally satisfactory; however, there are numerous open and failed joints that require repair. Conditions observed appear to be related to settlement, inadequate maintenance, water and drainage issues (both roof and site), freeze-thaw action and the age of the building. In view of the conditions observed, the rate of deterioration will continue to increase with time. Repair of the stone joints at the base of the building and particularly at the entries (partial reconstruction required) should be conducted as soon as practical, to arrest future deterioration. Prior to conducting such repairs, however, settlement issues should be monitored and evaluated by a Geotechnical Engineer to determine if active conditions still exist. Roofing and drainage issues should also be addressed, to ensure that conditions will not reoccur once they are repaired.



Exterior

- 3 The exterior trim, columns and windows need to be re-painted.
- 3 Wood columns at the two side porches require repairs due to lost capitals and moldings, misaligned components and wood deterioration. (It appears that there are capitals stored in the basement.)
- 4 Aluminum entrance doors (3 locations) should be replaced with new wood doors matching the character of the existing sidelights.
- Battered granite walls below water-table has displaced stones and has suffered from rain-water run-off eroding the mortar joints. These should be reset and the majority of the wall re-pointed.
- The brick has also suffered from rain water run-off and approximately 75% of the wall should be re-pointed.



3 The slate roof appears to be in good condition but in recent years almost \$20,000 has been spent on slate repairs to stop leaks. It is highly likely that any underlayment has deteriorated and therefore does not provide a second layer of defense against leaks should a slate be damaged. The slates or, more likely, the nails may have reached their life expectancy and may continue to fail. Further detailed investigation is necessary to determine the condition of the roof. For the purpose of this report we are using the worst case scenario of the replacement of the roof.

3 Railings at entry porches are improperly fastened to stone treads and are deteriorating (Photo). Replacement with properly anchored and protected bases is required.

Interior

3 Paint all existing interior surfaces that are currently painted.

3 12"x12" Acoustical panel ceilings with wood battens are aged and should be replaced. There is some staining from roof leaks but these appear to have been corrected.

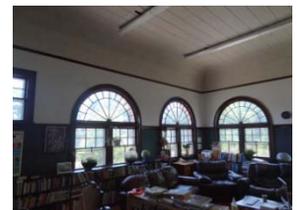
3 Floors in public areas are wood and need to be sanded and re-finished.

3 Dampness is passing through the basement walls and where these have been plastered or painted the finish has failed. It is recommended that the finishes in the basement that are directly applied to the masonry be removed to allow the wall to breathe. If a finish is required a separate wall should be constructed and the air space ventilated.



Energy & Water Conservation

3 Windows are single glazed and some units have exterior storm panels. It is recommended that weather-stripping be added to the windows.



Hazardous Materials: (Information from 2007 Survey)

- 1 The following items were noted as containing asbestos and require abatement:
- Square duct penetration mud.
 - Exterior window caulk. Replace caulking.
 - Storm window caulk. Replace caulking.
 - Adhesive behind chalk boards. This will require removal of the chalk boards and possible installation of painted sheetrock to exposed wall surfaces.
 - Adhesive under white streaked brown stair treads.
 - Glazing (putty?) on 5" x 24" door lights.
 - Thick grey asbestos insulation paper.
 - 12"x12" tan mottled vinyl floor tile. Replace with new floor tile.
 - Basement window (putty?)
 - Air cell thermal systems pipe insulation.

- 3 Remove existing oil tank when new boilers installation is implemented (See "Mechanical" below).

Structural

- 3 Brick masonry chimneys are in poor condition; repair/reconstruction is recommended. Elsewhere, repointing of the brick masonry is required in limited areas.

- The live load capacity of the First Floor, Second Floor and roof framing was not determined. Presently, there do not appear to be any loading issues in the building (except possibly at First Floor corridors); floor and roof construction appears to be performing as intended. Ultimately, wood floor and roof framing should be thoroughly investigated and evaluated in conjunction with potential future renovations to the building.

Mechanical

- 2 Demolish the entire heating system and replace with a hot water heating system. Provide two new natural gas fired direct vent condensing boilers, each sized for 50% of the building heating load, similar to Lochinvar Knight XL Model KBN400 (399,000 btuh input). If redundancy is desired, provide a third boiler.
- 3 Provide hydronic cabinet unit heaters and unit heaters in vestibules, utility rooms, and normally unoccupied spaces. Provide hydronic (hot water) fan coil units at all normally occupied spaces. If a new outside air ventilation system will be provided (see next paragraph), provide ducted fan coil units at all normally occupied spaces.
- 3 Provide a new outside air ventilation system. The recommended ventilation system would generally consist of a heat recovery ventilator which would temper the outside air prior to delivering it to the fan coil units. The ventilation system should be sized for the anticipated use of the building; an office/retail use building would need significantly less ventilation than a classroom building.
- 3 Provide new automatic temperature controls for the building. At minimum, the controls should consist of programmable thermostats for the terminal heating units. Upgrades from this basic system would include communicating programmable thermostats and either a stand-alone digital control system or a digital control system compatible with the Town digital control system (if the Town elects to go with a digital control system in the future).

Electrical

- 1 Demolish all of the electrical systems, including power, lighting, and fire alarm. Provide new electrical systems throughout.

Plumbing

- 3 With the exception of the water closet and lavatory in the restroom adjacent to the main entrance, replace all of the water closets, urinals, and lavatories in the facility. Provide accessible fixtures where required. Water closets and urinals should be low flow, and lavatories should be provided with flow restrictors.
- 3 If new gas fired boilers are provided with the intent of not using oil for fuel, replace the existing oil fired water heater with a new gas tank type or instantaneous water heater.



PROGRAM INFORMATION

The building is not used as a town facility but is leased to an independent school.

Consideration of options for this building included;

- Use as a Town Hall
- Use for Park and Recreation
- Sale of the building.

In using the Russell School all Town Hall functions can be consolidated in the one building if all floors are utilized. Extensive renovations to the building are necessary to utilize the school building. Parking will be extremely limited unless expanded to the front lawn of the building. Plans were developed for this option.

A scheme for using the building for Park and Recreation was not developed as the North Hadley Village Hall is a better fit for the program. However if the program was to be relocated the use of the Senior Center would provide a better solution.

The building is highly visible on Route 9 and would be a good candidate for sale.

LIST OF DRAWINGS SHOWING EXISTING AND PROPOSED PLANS:

- EXR-1 Existing Basement Floor Plan
- EXR-2 Existing First Floor Plan
- EXR-3 Existing Second Floor Plan

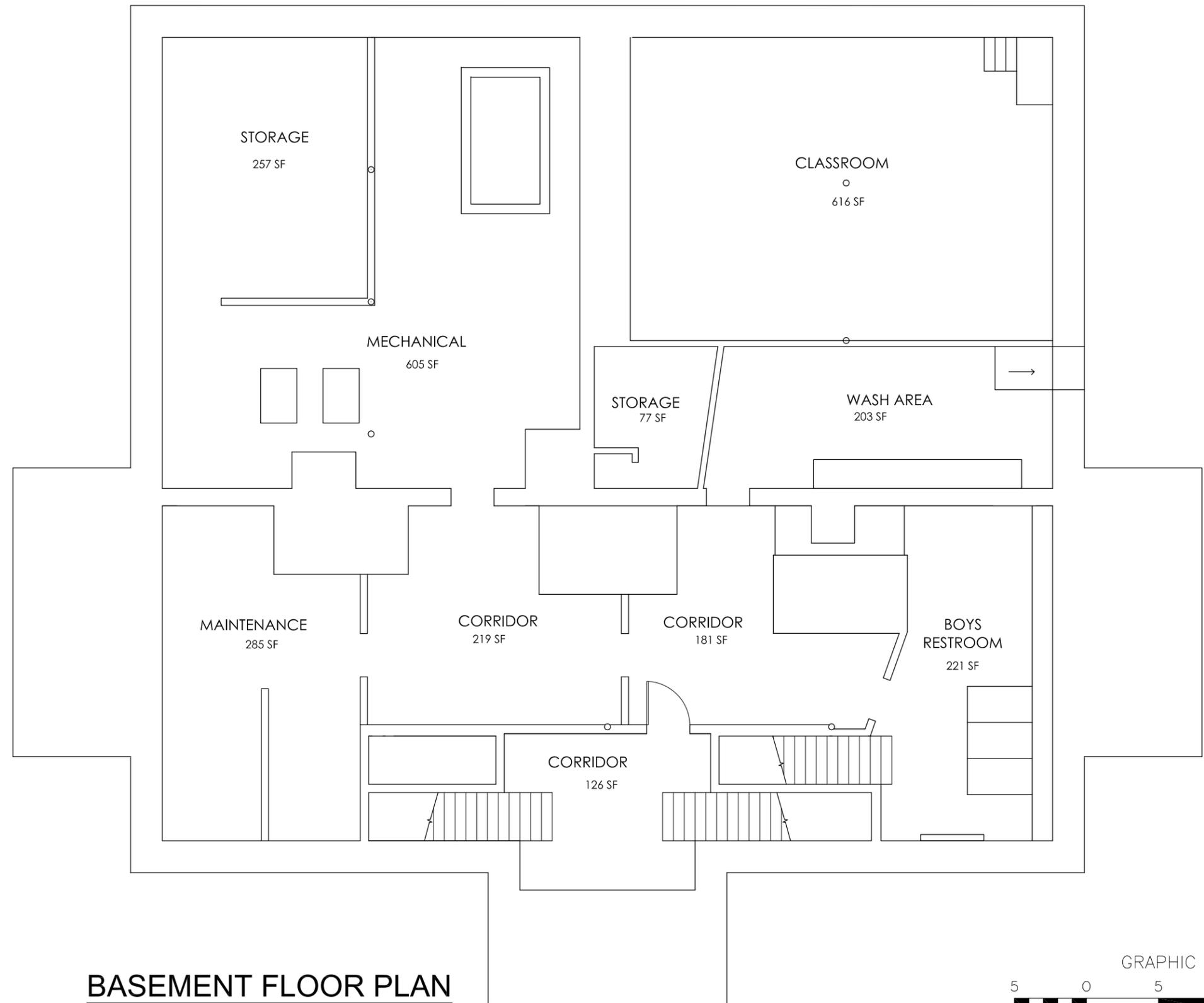
Town Hall Option:

- PRR-1 Proposed Basement Floor Plan
- PRR-2 Proposed First Floor Plan
- PRR-3 Proposed Second Floor Plan
- PRR-4 Proposed Site Plan

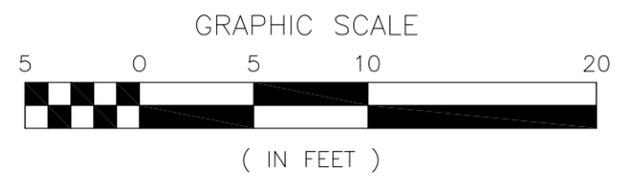


Drumme Rosane Anderson, Inc.
 225 Oakland Road, Studio 205
 South Windsor, Ct 06074

Planning 860-644-8300
 Architecture 860-644-8301 fax
 Interior Design info@draws.com



BASEMENT FLOOR PLAN



Town Of Hadley
 Municipal Facilities Study and Planning
 Hadley, Massachusetts

RUSSELL SCHOOL
 EXISTING BASEMENT FLOOR PLAN

Scale: 1/8"=1'-0"
 Drawn by: MC
 Job No. 13006.00
 Date: 9/6/13

EXR-1

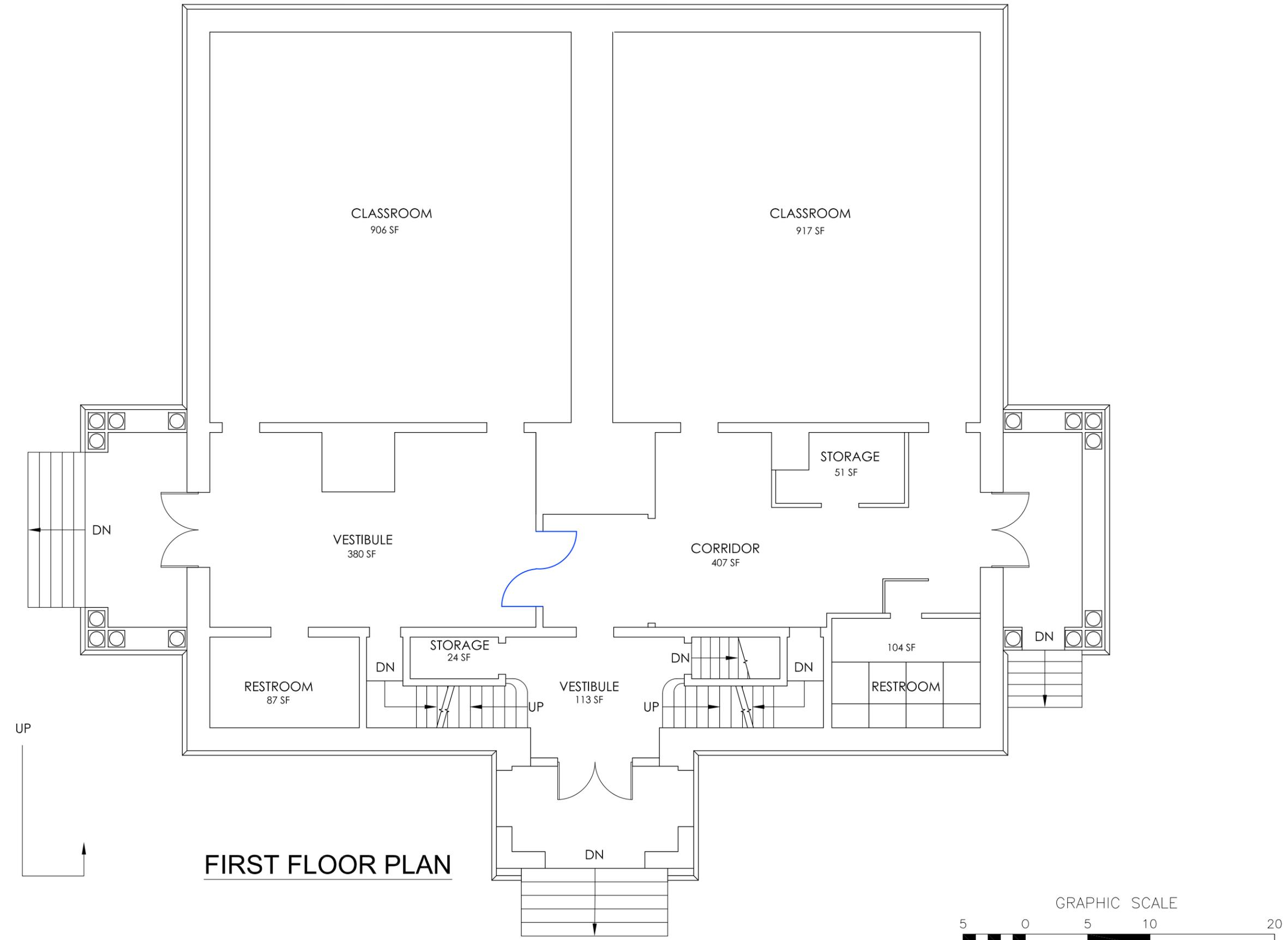


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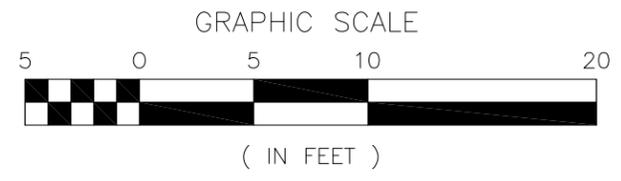
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Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

RUSSELL SCHOOL
EXISTING FIRST FLOOR PLAN



FIRST FLOOR PLAN



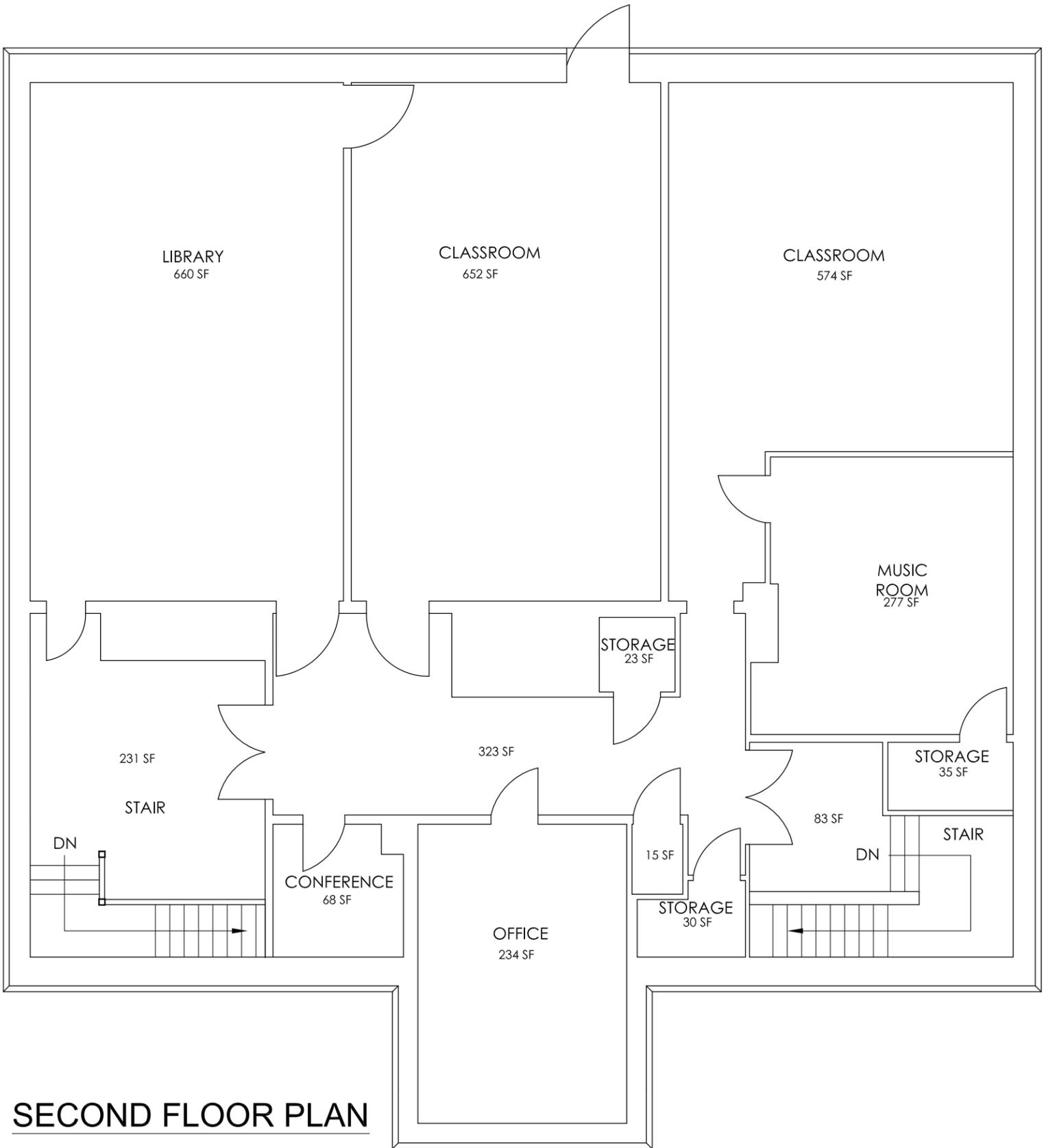
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Drawn by: MC
Job No. 13006.00
Date: 9/6/13

EXR-2



Drumme Rosane Anderson, Inc.
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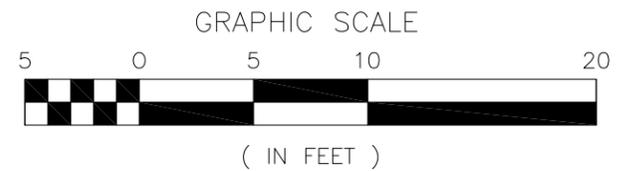
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Interior Design info@draws.com



SECOND FLOOR PLAN

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

RUSSELL SCHOOL
EXISTING SECOND FLOOR PLAN



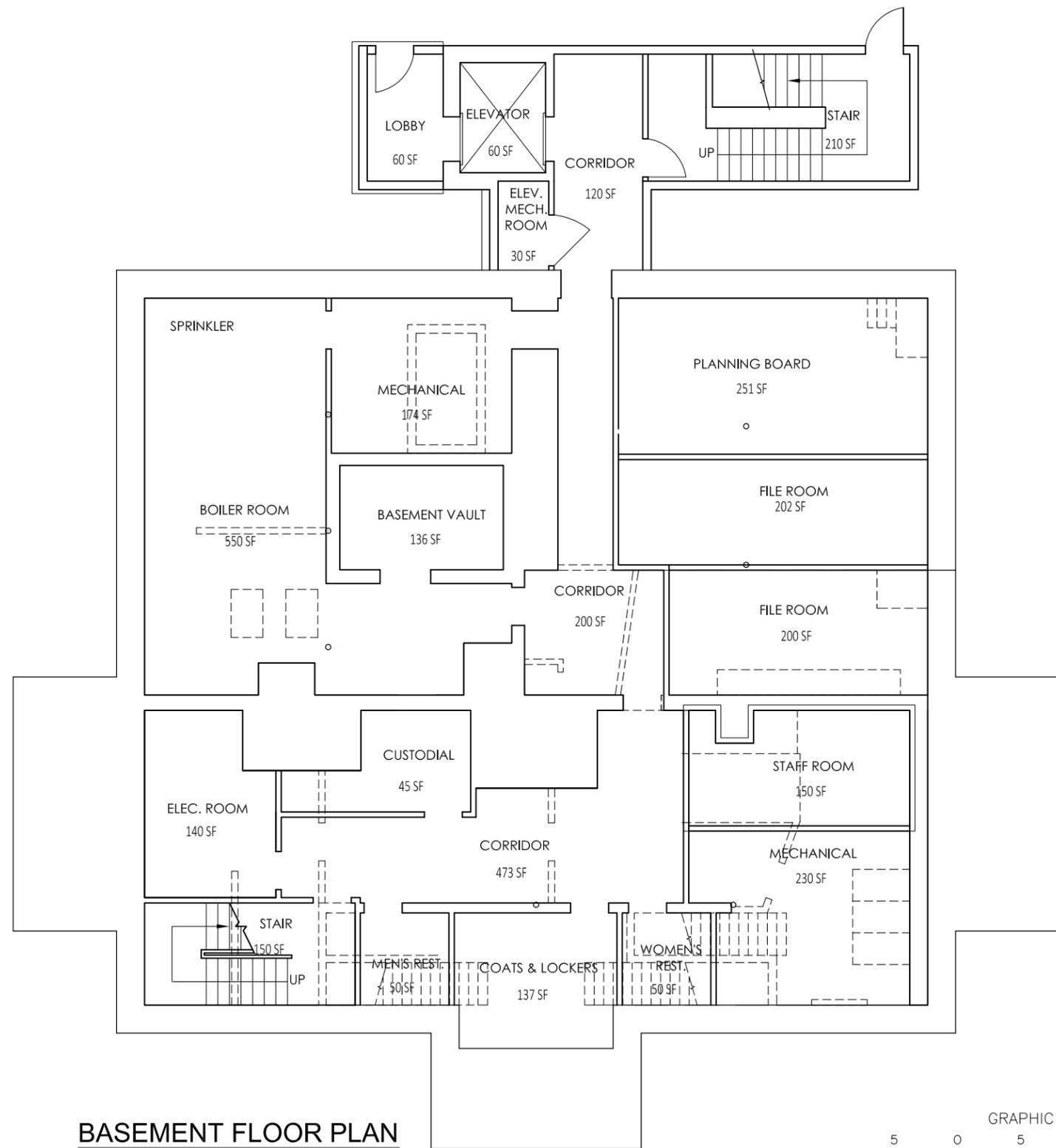
Scale: 1/8"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9/6/13

EXR-3

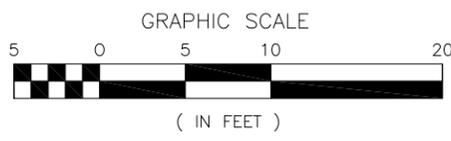


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BASEMENT FLOOR PLAN

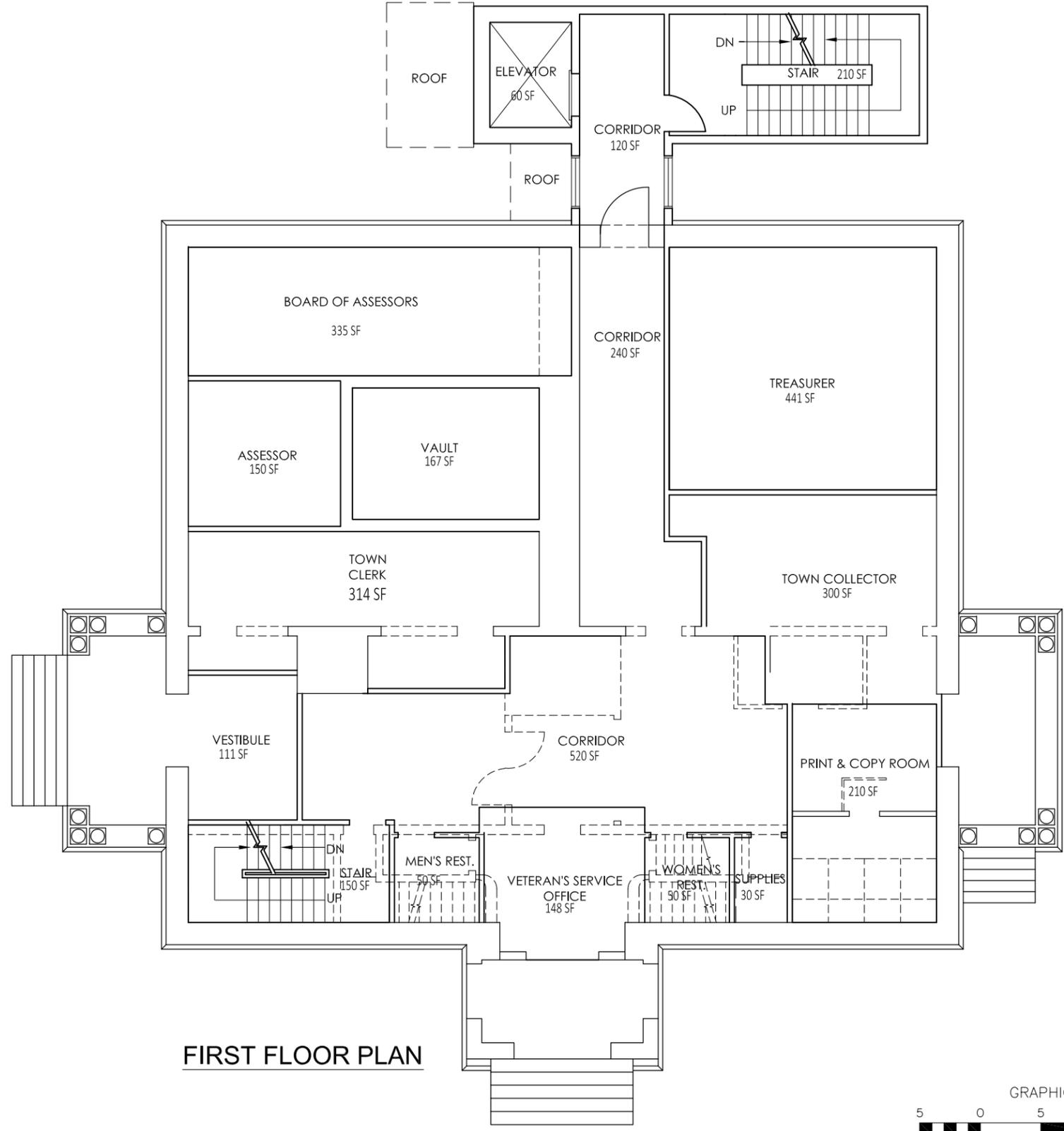


Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

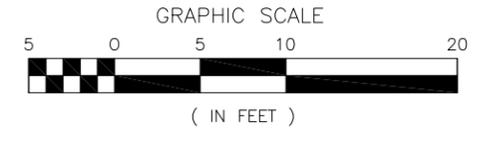
RUSSELL SCHOOL
PROPOSED BASEMENT FLOOR PLAN

Scale: 3/32"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9/6/13

PRR-1



FIRST FLOOR PLAN

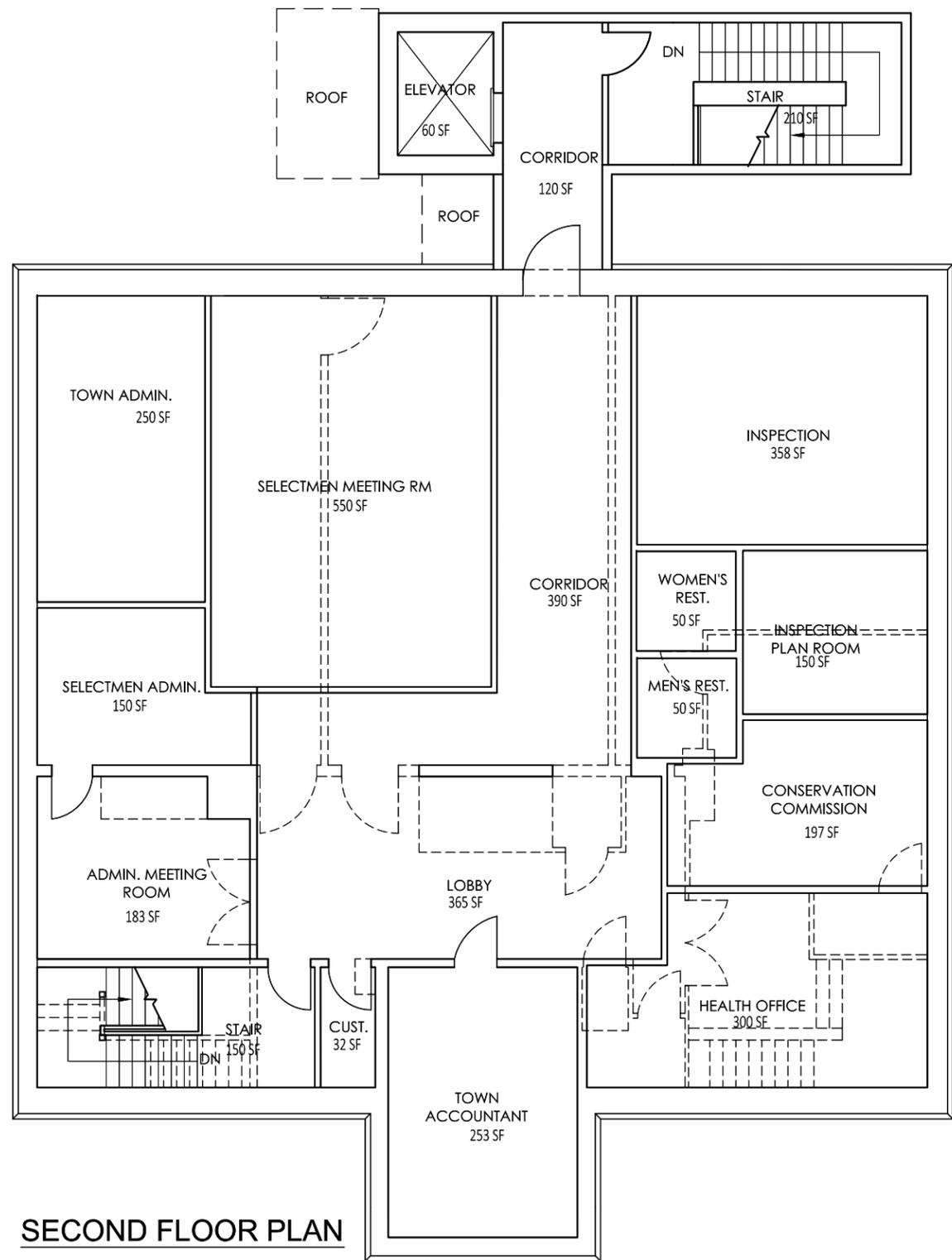


Town Of Hadley
 Municipal Facilities Study and Planning
 Hadley, Massachusetts

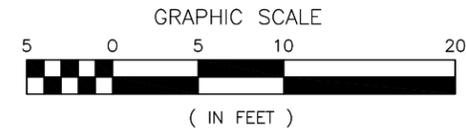
RUSSELL SCHOOL
PROPOSED FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"
 Drawn by: MC
 Job No. 13006.00
 Date: 9/6/13

PRR-2



SECOND FLOOR PLAN



Drummey Rosane Anderson, Inc.
 225 Oakland Road, Studio 205
 South Windsor, Ct 06074

Planning 860-644-8300
 Architecture 860-644-8301 fax
 Interior Design info@draws.com

Town Of Hadley
 Municipal Facilities Study and Planning
 Hadley, Massachusetts

RUSSELL SCHOOL
PROPOSED SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"
 Drawn by: MOC
 Job No. 13006.00
 Date: 9/6/13

PRR-3



Drumme Rosane Anderson, Inc.
 225 Oakland Road, Studio 205
 South Windsor, Ct 06074

| | |
|-----------------|------------------|
| Planning | 860-644-8300 |
| Architecture | 860-644-8301 fax |
| Interior Design | info@draws.com |

Town Of Hadley
 Municipal Facilities Study and Planning
 Hadley, Massachusetts

**RUSSELL SCHOOL
 PROPOSED SITE PLAN**

| | |
|-----------|----------|
| Scale: | 1"=20' |
| Drawn by: | MC |
| Job No. | 13006.00 |
| Date: | 9/6/13 |

PRR-4

MUNICIPAL FACILITIES STUDY and PLANNING Town of Hadley, Massachusetts

Russell School Structural

Foley Buhl Roberts & Associates, Inc. (FBRA) is collaborating with Drummey Rosane Anderson, Inc. (DRA) in the study of existing conditions and planning options for the Russell School, located at 135 Russell Street in Hadley. The three-story, 6,000 square foot facility was constructed in 1894 and served as an elementary school until 1996. The building is presently leased to a private educational group.



The Russell School is rectangular in plan, with a footprint of approximately 60 feet (north-south) by 65 feet (east-west). A bell tower projects out from the building over the main entrance on the north side. The roof is a shallow hipped form with a central flat section at the top. The Basement Floor is presently unoccupied and used primarily for storage. The Basement is accessed by two opposing stairs along the north side of the building, below the main entrance. Two classrooms and a restroom are located on the First Floor, which is approximately four feet above the exterior grade. Two additional classrooms, a Music Room and the Library are located at the Second Floor. The ceiling of the center classroom is vaulted and projects up into the Attic space above. The Second Floor is served by the same two stairways that extend to the Basement Level. There is no elevator in the building and no handicap ramps have been constructed; the building is not handicapped accessible.

The site slopes downwards from the east to west, approximately ½ story. The Basement Floor exits to grade on the western side of the building.

Documents made available by the Town for review and use in the preparation of this report included the following:

- *1894 Russell Street School*, author unknown, undated.
- *Historic Buildings Preservation Plan*, prepared by Olde Mohawk Masonry & Historic Restoration, Inc., 2013 Draft.

No other structural or subsurface soils information was available. No exploratory demolition or geotechnical investigations were conducted in conjunction with this study.

Structural Description:

Based on FBRA site observations and the above-referenced documents, the Russell School building is a wood framed structure, supported by masonry bearing walls at the perimeter and by masonry bearing walls, beams and columns at the building interior.

The main roof is a shallow hipped form with a central, flat area at the top. Wood rafters are full 2x10's, spaced at 16" o.c. Steel ties (one on each side of the bell tower) run through the Attic space in the north-south direction, tying the exterior walls together (Left Photo). The masonry walls of the bell tower are supported above the Attic floor, on wrought iron beams and cast iron columns (Right Photo). Roofing on the sloped sections of the roof is the original slate shingles.



Details of the Second Floor construction are unknown; however, this level is wood framed. Wood joists likely span in the north-south direction. It appears that the Second Floor slopes downwards towards the building interior along the east side of the building.

First Floor construction is also wood framed; specific details of the construction could not be determined, as much the structure was hidden from view by finishes. Floor joists typically span in the north-south direction (approximately 9 to 15 feet) and are supported by timber beams spanning in the east-west direction. It appears that the northernmost interior, beam bearing line (along the south side of the stairways) has been reinforced with double steel channels, sistered to the original timber beams (apparently damaged or deficient). To the south of this area, the First Floor structure appears to be relatively flexible under foot.

Basement Floor construction is a concrete slab on grade (thickness unknown).

Foundation walls are mortared rubble stone construction below grade, with brick masonry construction above. Brick foundation walls are faced with stone above grade (the base of the building). Perimeter foundation drainage does not likely exist.

Exterior walls are unreinforced brick masonry, with wood trim elements. There are three (3) brick chimneys.

There is no clearly defined lateral force resisting system in the building (the Russell School was constructed before modern building codes were introduced); the building does not comply with current seismic code requirements. Lateral forces (wind and seismic) are resisted by the unreinforced, interior and perimeter masonry walls of the building.

Floor and roof construction does not appear to be fire protected (except to the extent afforded by the ceiling construction). The Russell School is not sprinklered.

Structural Conditions/Issues – Comments and Recommendations:

Structural conditions at the Russell School were observed during a brief tour of the building on July 23, 2013. Generally speaking (except as previously noted), floor and roof construction appears to be performing satisfactorily; there is no evidence of structural distress that would indicate significantly overstressed, deteriorated or failed structural members. With regard to foundations however, there is evidence of settlement issues; particularly at the building corners and at the north, east and west entrances to the building. Please also refer to the above-referenced, *Historic Buildings Preservation Plan* for additional information and a detailed assessment of existing envelope conditions.

Structural/structurally related conditions observed during site visit are noted below:

- As noted above, there is evidence of settling, subsidence and open stone joints in a number of locations, as shown in the photos of the entry porches below.





The condition of the stone is generally satisfactory; however, as seen in the photos above, there are numerous open and failed joints that require repair. Conditions observed appear to be related to settlement, inadequate maintenance, water and drainage issues (both roof and site), freeze-thaw action and the age of the building. In view of the conditions observed, the rate of deterioration will continue to increase with time. Repair of the stone joints at the base of the building and particularly at the entries (partial reconstruction required) should be conducted as soon as practical, to arrest future deterioration. Prior to conducting such repairs, however, settlement issues should be monitored and evaluated by a Geotechnical Engineer to determine if active conditions still exist. Roofing and drainage issues should also be addressed, to ensure that conditions will not reoccur once they are repaired.

- Brick masonry chimneys are in poor condition; repair/reconstruction is recommended. Elsewhere, repointing of the brick masonry is required in limited areas.
- Railings at entry porches are improperly fastened to stone treads and are deteriorating (Photo). Replacement with properly anchored and protected bases is required.
- The condition of the wood trim (cornices, etc.) appears to be generally satisfactory. Inspection, cleaning, sanding and painting is needed in the long term.
- Wood columns at the east and west entry porches are open and appear to have suffered moisture related damage (Photo – North Porch). Further inspection and repair is recommended.



- The live load capacity of the First Floor, Second Floor and roof framing was not determined. Presently, there do not appear to be any loading issues in the building (except possibly at First Floor corridors); floor and roof construction appears to be performing as intended. Ultimately, wood floor and roof framing should be thoroughly investigated and evaluated in conjunction with potential future renovations to the building.

Building Code Requirements and Additional Comments:

Massachusetts State Building Code Requirements – General Comments:

Proposed renovations, alterations, repairs and additions to the Russell School would be governed by the provisions of the Massachusetts State Building Code (MSBC – 780 CMR 8th Edition) and the Massachusetts Existing Building Code (MEBC). These documents are based on amended versions of the 2009 International Building Code (IBC) and the 2009 International Existing Building Code (IEBC), respectively.

The MEBC allows the Design Team to choose one of three (3) compliance methods. Structurally, the Prescriptive Compliance Method is preferred. Regardless of the compliance method chosen, the MEBC may require that the unreinforced masonry walls of the building be evaluated with respect to the provisions of Appendix A1 of the IEBC (depending on the extent of the renovation/alteration work and/or proposed change(s) in use). In addition, Section 101.5.4.0 of the Massachusetts Amendments (Chapter 34) requires that the existing building be investigated in sufficient detail to ascertain the effects of the proposed work (or change in use) on the area under consideration, and the entire building or structure and its foundations, if impacted by the proposed work or change in use.

Additions – General Comments:

The design and construction of any proposed additions would be conducted in accordance with the Code for new construction. Significant additions should be structurally separated from the existing building by an expansion (seismic) joint to avoid an increase in gravity loads and/or lateral loads to existing structural elements. Smaller additions can be structurally attached to the existing building, provided they do not increase the demand - capacity ratio of the existing lateral force resisting elements in the building by more than 10%. Presently, no additions to the Russell School are proposed.

Renovations/Alterations – General Comments:

Where proposed alterations to existing structural elements carrying gravity loads results in a stress increase of over 5%, the affected element will need to be reinforced or replaced to comply with the Code for new construction. Proposed alterations to existing structural elements carrying lateral load (perimeter and interior brick masonry walls in this case) which result in an increase in the demand - capacity ratio of over 10% should be avoided, if possible.

Essentially, this means that removal of, or major alterations to the existing, unreinforced masonry walls in the building should be minimized. If this is not avoidable, more significant seismic upgrades/reinforcing will be required; potentially including the addition of lateral force resisting elements (braces, shear walls, etc.).

End of Structural Report

TOWN BUILDING ASSESSMENT STUDY
Town of Hadley, Massachusetts

Russell Street School

135 Russell Street

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS

Prepared By:

Consulting Engineering Services
510 Chapman Street, Suite 201
Canton, MA 02021

July 29, 2013

GENERAL

The mechanical, electrical, plumbing, and fire protection systems were reviewed in conformance with the requirements of the following State and National codes and regulations, as applicable:

- Massachusetts State Building Code 8th Edition
- Massachusetts State Fire Prevention Regulations
- NFPA Latest Editions
- Massachusetts Plumbing Code
- Massachusetts Mechanical Code
- Massachusetts Electrical code (NEC 2011 Edition)
- Illuminating Engineering Society of North America (IESNA) Lighting Handbook
- ASHRAE 90.1 Latest Edition

The scope of this study does not include operational assessment of the fixtures and equipment reviewed; it includes only a brief visual review of the fixtures and equipment. Therefore notes regarding the condition of the fixtures and equipment may or may not be indicative of the actual condition of the systems and equipment and/or the expected life of the fixtures and equipment. Therefore it is recommended that services of a qualified technician be retained to evaluate the actual condition of fixtures and equipment prior to replacement.

MECHANICAL

HEATING

The heating system generally consists of two oil fired steam boilers, located in the basement, that appear to be in poor to fair condition. The boilers are vented into a chimney, and a power booster is mounted on the vent to assist the venting of the boilers.

The oil tanks for the boilers are below grade.

The terminal heating units generally consist of wall mounted 'serpentine' loop bare steel piping in the larger spaces, in combination with steam radiators, and steam radiators in the remainder of the spaces. The steam piping in general appears to be in fair to poor condition, and per Gary Berg they have to repair leaking pipes relatively frequently during the heating season. The temperature of bare steel piping with steam as the heating source is hot enough that burning of the skin could occur with relatively brief contact with the pipe, and therefore during the winter the piping is a hazard for any occupancy other than possibly able bodied adults who are adequately warned of the hazard.

AIR CONDITIONING

There is no central air conditioning system. There are a couple of thru window/wall mounted air conditioning units.

VENTILATION

The only mechanical ventilation systems are the exhaust systems for the restrooms. Local exhaust fans at the restrooms exhaust air directly through the side wall.

CONTROLS

The only automatic controls for the system are the controls integral to the boilers. The controls for the terminal heating units consist of plug/gate valves that can be manually adjusted to regulate the heat.

RECOMMENDATIONS

Demolish the entire heating system and replace with a hot water heating system. Provide two new natural gas fired direct vent condensing boilers, each sized for 50% of the building heating load, similar to Lochinvar Knight XL Model KBN400 (399,000 btuh input). If redundancy is desired, provide a third boiler.

Provide hydronic cabinet unit heaters and unit heaters in vestibules, utility rooms, and normally unoccupied spaces. Provide hydronic (hot water) fan coil units at all normally

occupied spaces. If a new outside air ventilation system will be provided (see next paragraph), provide ducted fan coil units at all normally occupied spaces.

Provide a new outside air ventilation system. The recommended ventilation system would generally consist of a heat recovery ventilator which would temper the outside air prior to delivering it to the fan coil units. The ventilation system should be sized for the anticipated use of the building; an office/retail use building would need significantly less ventilation than a classroom building.

Provide new automatic temperature controls for the building. At minimum, the controls should consist of programmable thermostats for the terminal heating units. Upgrades from this basic system would include communicating programmable thermostats and either a stand-alone digital control system or a digital control system compatible with the Town digital control system (if the Town elects to go with a digital control system in the future).

ELECTRICAL

EXISTING SYSTEMS

This building is in the worst condition electrically of the buildings surveyed. The building is being underserved by a 150A single phase service, and the panels throughout the building are in poor condition, and some still use fuses versus breakers.

The condition of the electrical system is hazardous. At minimum the fuse panels should be replaced and exposed knob and tube wiring should be removed and replaced with metal clad wiring; nonmetallic wiring is not recommended due to the risk of rodents in the building. The lighting systems and the fire alarm system are old and should be replaced.

RECOMMENDATIONS

Demolish all of the electrical systems, including power, lighting, and fire alarm. Provide new electrical systems throughout.

PLUMBING

EXISTING SYSTEMS

Water for the facility is from the municipal water system, and the water entrance is in the basement. Hot water for the facility is provided by an oil fired tank type water heater in the basement adjacent to the boilers, and it appears to be in fair condition.

The restroom fixtures throughout the building - lavatories, water closets, and urinals - are vitreous china, with exception of a stainless steel gang lavatory in the basement Mens restroom. With the exception of the restroom adjacent to the main entrance, the fixtures are not low flow, are not accessible, are generally in poor condition, and some of them are not operable.

The water closets throughout are flush valve operated, with exception of the water closet adjacent to the main entrance which is a tank type unit. The faucets throughout, with exception of the gang lavatory in the basement Mens restroom, are the dual handle type.

The water closet and the lavatory at the restroom adjacent to the main entrance are in good condition, are accessible, and the water closet is low flow.

There are several wall mounted vitreous china bubblers that appear to be in fair condition.

There are several utility sinks - floor mounted and counter mounted, that appear to be in fair condition.

RECOMMENDATIONS

With the exception of the water closet and lavatory in the restroom adjacent to the main entrance, replace all of the water closets, urinals, and lavatories in the facility. Provide accessible fixtures where required. Water closets and urinals should be low flow, and lavatories should be provided with flow restrictors.

If new gas fired boilers are provided with the intent of not using oil for fuel, replace the existing oil fired water heater with a new gas tank type or instantaneous water heater.

FIRE PROTECTION

The building does not have a sprinkler system.



| Description | Note | Quantity | Unit | Price | Total |
|---|--------|----------|-------|----------|-----------|
| Basic Quantities | | GFA | Girth | | |
| basement | | 3,483 | sf | 255 | lf |
| level 1 | | 3,467 | sf | 255 | lf |
| level 2 | | 3,663 | sf | 273 | lf |
| <u>Life Safety</u> | | | | | |
| 2 Egress Steps | | | | | \$ |
| demo existing steps | | 183 | lfr | 18.06 | 3,305 |
| disposal | | 1 | ea | 991.50 | 992 |
| structural modifications/soil stabilization | allow | 150 | sf | 49.01 | 7,352 |
| new concrete steps | | 214 | lfr | 49.01 | 10,488 |
| Sub Total - Direct Cost | | | | | 22,137 |
| General Conditions | | 20.00% | | | 4,427 |
| Overhead & Profit | | 23.00% | | | 6,110 |
| Design & Price Reserve | | 15.00% | | | 4,901 |
| Escalation | May-15 | 8.16% | | | 3,066 |
| Bond | | 3.00% | | | 1,219 |
| Soft Costs/Design Fees | | 30.00% | | | 12,558 |
| Total Project Cost | | | | | 54,418 |
| 2 Redesign Egress | | | | | \$ |
| demolition | | 2,398 | sf | 9.80 | 23,500 |
| disposal | | 1 | ea | 7,050.00 | 7,050 |
| interior construction | | 2,398 | sf | 182.00 | 436,436 |
| Sub Total - Direct Cost | | | | | 466,986 |
| General Conditions | | 16.00% | | | 74,718 |
| Overhead & Profit | | 16.00% | | | 86,673 |
| Design & Price Reserve | | 15.00% | | | 94,257 |
| Escalation | May-15 | 8.16% | | | 58,967 |
| Bond | | 2.40% | | | 18,758 |
| Soft Costs/Design Fees | | 30.00% | | | 240,108 |
| Total Project Cost | | | | | 1,040,467 |



| Description | Note | Quantity | Unit | Price | Total |
|--------------------------------|---|----------|--------|-----------|-----------|
| Health | | | | | |
| 2 | No work identified | | | | |
| Universal Accessibility | | | | | |
| 3 | Elevator | | | | \$ |
| | stair/elevator addition see attached cost plan | 874 | sf | 571.60 | 499,575 |
| | Sub Total - Direct Cost | | | | 499,575 |
| | General Conditions | 16.00% | | | 79,932 |
| | Overhead & Profit | 16.00% | | | 92,721 |
| | Design & Price Reserve | 15.00% | | | 100,834 |
| | Escalation | May-15 | 8.16% | | 63,082 |
| | Bond | | 2.40% | | 20,067 |
| | Soft Costs/Design Fees | | 30.00% | | 256,863 |
| | Total Project Cost | | | | 1,113,074 |
| 3 | Accessible Restrooms | | | | \$ |
| | demolish restrooms | 506 | sf | 10.32 | 5,222 |
| | disposal | 1 | ea | 1,566.60 | 1,567 |
| | new accessible restrooms | 6 | ea | 26,000.00 | 156,000 |
| | Sub Total - Direct Cost | | | | 162,789 |
| | General Conditions | 20.00% | | | 32,558 |
| | Overhead & Profit | 23.00% | | | 44,930 |
| | Design & Price Reserve | 15.00% | | | 36,042 |
| | Escalation | May-15 | 8.16% | | 22,548 |
| | Bond | | 2.40% | | 7,173 |
| | Soft Costs/Design Fees | | 30.00% | | 91,812 |
| | Total Project Cost | | | | 397,852 |
| 3 | Inaccessible Sinks | | | | \$ |
| | modify counters to provide knee space at sinks | 1 | ea | 2,473.02 | 2,473 |
| | replace sink with accessible sink | 3 | ea | 1,793.01 | 5,379 |
| | disposal | 3 | ea | 75.00 | 225 |
| | Sub Total - Direct Cost | | | | 8,077 |
| | General Conditions | 20.00% | | | 1,615 |
| | Overhead & Profit | 23.00% | | | 2,229 |
| | Design & Price Reserve | 15.00% | | | 1,788 |
| | Escalation | May-15 | 8.16% | | 1,119 |
| | Bond | | 3.00% | | 445 |
| | Soft Costs/Design Fees | | 30.00% | | 4,582 |
| | Total Project Cost | | | | 19,855 |



| Description | Note | Quantity | Unit | Price | Total |
|---|--------|----------|------|----------|------------------------|
| 3 Step Handrails | | | | | \$ |
| demo guardrail | | 30 | lf | 5.16 | 155 |
| disposal | | 1 | ea | 46.50 | 47 |
| replace guardrail on stair | | 36 | lf | 177.63 | 6,395 |
| Sub Total - Direct Cost | | | | | <u>6,597</u> |
| General Conditions | | 20.00% | | | 1,319 |
| Overhead & Profit | | 23.00% | | | 1,821 |
| Design & Price Reserve | | 15.00% | | | 1,461 |
| Escalation | May-15 | 8.16% | | | 914 |
| Bond | | 3.00% | | | 363 |
| Soft Costs/Design Fees | | 30.00% | | | 3,743 |
| Total Project Cost | | | | | <u><u>16,218</u></u> |
| 3 Interior Stairs are Inaccessible | | | | | \$ |
| demo door and frame | | 4 | leaf | 123.84 | 495 |
| disposal | | 1 | ea | 148.50 | 149 |
| modify opening | | 4 | ea | 1,585.50 | 6,342 |
| hm door, frame, hardware, paint | | 4 | leaf | 1,902.60 | 7,610 |
| cut and patch | | 1 | ls | 540.50 | 541 |
| Sub Total - Direct Cost | | | | | <u>15,137</u> |
| General Conditions | | 20.00% | | | 3,027 |
| Overhead & Profit | | 23.00% | | | 4,178 |
| Design & Price Reserve | | 15.00% | | | 3,351 |
| Escalation | May-15 | 8.16% | | | 2,097 |
| Bond | | 3.00% | | | 834 |
| Soft Costs/Design Fees | | 30.00% | | | 8,587 |
| Total Project Cost | | | | | <u><u>\$37,211</u></u> |
| 3 Replace Knobset | | | | | \$ |
| replace knobset with lever set | | 35 | ea | 861.46 | 30,151 |
| disposal | | 1 | ea | 175.00 | 175 |
| Sub Total - Direct Cost | | | | | <u>30,326</u> |
| General Conditions | | 20.00% | | | 6,065 |
| Overhead & Profit | | 23.00% | | | 8,370 |
| Design & Price Reserve | | 15.00% | | | 6,714 |
| Escalation | May-15 | 8.16% | | | 4,200 |
| Bond | | 3.00% | | | 1,670 |
| Soft Costs/Design Fees | | 30.00% | | | 17,204 |
| Total Project Cost | | | | | <u><u>74,549</u></u> |



| Description | Note | Quantity | Unit | Price | Total |
|---|--------|----------|------|----------|----------|
| Site | | | | | |
| 3 Repair/Repave Parking Lot | | | | | \$ |
| repave asphalt areas | | 8,241 | sf | 3.04 | 25,053 |
| Sub Total - Direct Cost | | | | | 25,053 |
| General Conditions | | 20.00% | | | 5,011 |
| Overhead & Profit | | 23.00% | | | 6,915 |
| Design & Price Reserve | | 15.00% | | | 5,547 |
| Escalation | May-15 | 8.16% | | | 3,470 |
| Bond | | 3.00% | | | 1,380 |
| Soft Costs/Design Fees | | 30.00% | | | 14,213 |
| Total Project Cost | | | | | 61,589 |
| 3 Deteriorated Sidewalks | | | | | \$ |
| demo existing walks | | 2,681 | sf | 1.55 | 4,156 |
| disposal | | 1 | ea | 1,246.80 | 1,247 |
| new conc. Sidewalks | | 2,681 | sf | 9.26 | 24,826 |
| Sub Total - Direct Cost | | | | | 30,229 |
| General Conditions | | 20.00% | | | 6,046 |
| Overhead & Profit | | 23.00% | | | 8,343 |
| Design & Price Reserve | | 15.00% | | | 6,693 |
| Escalation | May-15 | 8.16% | | | 4,187 |
| Bond | | 3.00% | | | 1,665 |
| Soft Costs/Design Fees | | 30.00% | | | 17,149 |
| Total Project Cost | | | | | \$74,312 |
| 2 Unstable Grades | | | | | \$ |
| retaining wall, soil compaction & repair subsidization problems | | 100 | lf | 795.75 | 79,575 |
| Sub Total - Direct Cost | | | | | 79,575 |
| General Conditions | | 20.00% | | | 15,915 |
| Overhead & Profit | | 23.00% | | | 21,963 |
| Design & Price Reserve | | 15.00% | | | 17,618 |
| Escalation | May-15 | 8.16% | | | 11,022 |
| Bond | | 2.40% | | | 3,506 |
| Soft Costs/Design Fees | | 30.00% | | | 44,880 |
| Total Project Cost | | | | | 194,479 |



| Description | Note | Quantity | Unit | Price | Total |
|---|-------------|----------|------|----------|----------|
| Exterior | | | | | |
| 3 Repaint Trim, Columns & Windows | | | | | |
| painter | ladder work | 240 | hrs | 67.10 | 16,104 |
| materials | | 1 | ls | 3,925.35 | 3,925 |
| Sub Total - Direct Cost | | | | | 20,029 |
| General Conditions | | 20.00% | | | 4,006 |
| Overhead & Profit | | 23.00% | | | 5,528 |
| Design & Price Reserve | | 15.00% | | | 4,434 |
| Escalation | May-15 | 8.16% | | | 2,774 |
| Bond | | 3.00% | | | 1,103 |
| Soft Costs/Design Fees | | 30.00% | | | 11,362 |
| Total Project Cost | | | | | \$49,236 |
| 3 Repair 16 Columns With Capitals Stored in Basement | | | | | |
| carpenter | | 128 | hrs | 65.50 | 8,384 |
| materials | | 16 | ea | 500.00 | 8,000 |
| Sub Total - Direct Cost | | | | | 16,384 |
| General Conditions | | 20.00% | | | 3,277 |
| Overhead & Profit | | 23.00% | | | 4,522 |
| Design & Price Reserve | | 15.00% | | | 3,627 |
| Escalation | May-15 | 8.16% | | | 2,269 |
| Bond | | 3.00% | | | 902 |
| Soft Costs/Design Fees | | 30.00% | | | 9,294 |
| Total Project Cost | | | | | \$40,275 |
| 3 Aluminum Entrance Doors | | | | | |
| demo exterior door and frame | | 3 | leaf | 123.84 | 372 |
| disposal | | 1 | ea | 111.60 | 112 |
| wood door, hardware to match sidelights | | 3 | leaf | 5,285.00 | 15,855 |
| Sub Total - Direct Cost | | | | | 16,339 |
| General Conditions | | 20.00% | | | 3,268 |
| Overhead & Profit | | 23.00% | | | 4,510 |
| Design & Price Reserve | | 15.00% | | | 3,618 |
| Escalation | May-15 | 8.16% | | | 2,263 |
| Bond | | 3.00% | | | 900 |
| Soft Costs/Design Fees | | 30.00% | | | 9,269 |
| Total Project Cost | | | | | \$40,167 |



| Description | Note | Quantity | Unit | Price | Total |
|---|--------|----------|------|----------|-------------------------|
| 4 Battered Granite Walls | | | | | \$ |
| reset loose granite | | 200 | sf | 110.64 | 22,128 |
| repoint wall | | 2,040 | sf | 9.82 | 20,033 |
| Sub Total - Direct Cost | | | | | <u>42,161</u> |
| General Conditions | | 20.00% | | | 8,432 |
| Overhead & Profit | | 23.00% | | | 11,636 |
| Design & Price Reserve | | 15.00% | | | 9,334 |
| Escalation | May-15 | 8.16% | | | 5,840 |
| Bond | | 3.00% | | | 2,322 |
| Soft Costs/Design Fees | | 30.00% | | | 23,918 |
| Total Project Cost | | | | | <u><u>\$103,643</u></u> |
| 4 Repoint Brickwork | | | | | \$ |
| repoint exterior brick masonry | 75% | 5,544 | sf | 12.76 | 70,741 |
| Sub Total - Direct Cost | | | | | <u>70,741</u> |
| General Conditions | | 20.00% | | | 14,148 |
| Overhead & Profit | | 23.00% | | | 19,524 |
| Design & Price Reserve | | 15.00% | | | 15,662 |
| Escalation | May-15 | 8.16% | | | 9,798 |
| Bond | | 2.40% | | | 3,117 |
| Soft Costs/Design Fees | | 30.00% | | | 39,897 |
| Total Project Cost | | | | | <u><u>172,887</u></u> |
| 4 Replace Slate Roof | | | | | \$ |
| demo existing roof coverings | | 4,762 | sf | 1.03 | 4,905 |
| disposal | | 1 | ea | 1,471.50 | 1,472 |
| new slate roof, flashings & trim | | 4,762 | sf | 28.58 | 136,098 |
| Sub Total - Direct Cost | | | | | <u>142,475</u> |
| General Conditions | | 20.00% | | | 28,495 |
| Overhead & Profit | | 23.00% | | | 39,323 |
| Design & Price Reserve | | 15.00% | | | 31,544 |
| Escalation | May-15 | 8.16% | | | 19,734 |
| Bond | | 2.40% | | | 6,278 |
| Soft Costs/Design Fees | | 30.00% | | | 80,355 |
| Total Project Cost | | | | | <u><u>348,204</u></u> |
| 4 Replace Slate Roof with Asphalt Shingle Roof (Alternate) | | | | | \$ |
| demo existing roof coverings | | 4,762 | sf | 1.03 | 4,905 |
| disposal | | 1 | ea | 1,471.50 | 1,472 |
| new asphalt shingle roof, flashings & trim | | 4,762 | sf | 9.72 | 46,287 |
| Sub Total - Direct Cost | | | | | <u>52,664</u> |
| General Conditions | | 20.00% | | | 10,533 |
| Overhead & Profit | | 23.00% | | | 14,535 |
| Design & Price Reserve | | 15.00% | | | 11,660 |

TOWN OF HADLEY FACILITIES AUDIT
 RUSSELL SCHOOL
 HADLEY, MA 01778

GFA 10,613



| Description | Note | Quantity | Unit | Price | Total |
|------------------------|--------|----------|------|-------|---------|
| Escalation | May-15 | 8.16% | | | 7,294 |
| Bond | | 3.00% | | | 2,901 |
| Soft Costs/Design Fees | | 30.00% | | | 29,876 |
| Total Project Cost | | | | | 129,463 |



| Description | Note | Quantity | Unit | Price | Total |
|-----------------------------------|--------|----------|------|----------|---------|
| Interior | | | | | |
| 3 Painting | | | | | \$ |
| paint/stain all interior surfaces | | 10,613 | sf | 2.08 | 22,075 |
| Sub Total - Direct Cost | | | | | 22,075 |
| General Conditions | | 20.00% | | | 4,415 |
| Overhead & Profit | | 23.00% | | | 6,093 |
| Design & Price Reserve | | 15.00% | | | 4,887 |
| Escalation | May-15 | 8.16% | | | 3,058 |
| Bond | | 3.00% | | | 1,216 |
| Soft Costs/Design Fees | | 30.00% | | | 12,523 |
| Total Project Cost | | | | | 54,267 |
| 3 Ceiling Tile Replacement | | | | | \$ |
| demo 12x12 ceiling tiles | | 7,130 | sf | 0.80 | 5,704 |
| disposal | | 1 | ea | 1,711.20 | 1,711 |
| new 2x4 ceiling tiles | | 7,130 | sf | 3.64 | 25,953 |
| Sub Total - Direct Cost | | | | | 33,368 |
| General Conditions | | 20.00% | | | 6,674 |
| Overhead & Profit | | 23.00% | | | 9,210 |
| Design & Price Reserve | | 15.00% | | | 7,388 |
| Escalation | May-15 | 8.16% | | | 4,622 |
| Bond | | 3.00% | | | 1,838 |
| Soft Costs/Design Fees | | 30.00% | | | 18,930 |
| Total Project Cost | | | | | 82,030 |
| 3 Wood Floors | | | | | \$ |
| refinish wood floors | | 7,130 | sf | 6.81 | 48,555 |
| Sub Total - Direct Cost | | | | | 48,555 |
| General Conditions | | 20.00% | | | 9,711 |
| Overhead & Profit | | 23.00% | | | 13,401 |
| Design & Price Reserve | | 15.00% | | | 10,750 |
| Escalation | May-15 | 8.16% | | | 6,725 |
| Bond | | 3.00% | | | 2,674 |
| Soft Costs/Design Fees | | 30.00% | | | 27,545 |
| Total Project Cost | | | | | 119,361 |



| Description | Note | Quantity | Unit | Price | Total |
|-------------------------------|--------|----------|------|--------|--------|
| 3 Dampness in Basement | | | | | \$ |
| demo finishes | | 1,936 | sf | 1.03 | 1,994 |
| disposal | | 1 | ea | 598.20 | 598 |
| new ventilated wall furr out | | 1,936 | sf | 6.24 | 12,081 |
| paint | | 1,936 | sf | 1.30 | 2,517 |
| Sub Total - Direct Cost | | | | | 17,190 |
| General Conditions | | 20.00% | | | 3,438 |
| Overhead & Profit | | 23.00% | | | 4,744 |
| Design & Price Reserve | | 15.00% | | | 3,806 |
| Escalation | May-15 | 8.16% | | | 2,381 |
| Bond | | 3.00% | | | 947 |
| Soft Costs/Design Fees | | 30.00% | | | 9,752 |
| Total Project Cost | | | | | 42,258 |

Energy & Water Conservation

| | | | | | |
|---------------------------|-------------|--------|----|--------|--------|
| 3 Windows | | | | | \$ |
| add interior storm panels | double hung | 26 | ea | 343.53 | 8,932 |
| add interior storm panels | fan light | 14 | ea | 515.29 | 7,214 |
| Sub Total - Direct Cost | | | | | 16,146 |
| General Conditions | | 20.00% | | | 3,229 |
| Overhead & Profit | | 23.00% | | | 4,456 |
| Design & Price Reserve | | 15.00% | | | 3,575 |
| Escalation | May-15 | 8.16% | | | 2,236 |
| Bond | | 3.00% | | | 889 |
| Soft Costs/Design Fees | | 30.00% | | | 9,159 |
| Total Project Cost | | | | | 39,690 |

Hazardous Materials

| | | | | | |
|---|----------|--------|----|-------|---------|
| 1 Asbestos Abatement | | | | | \$ |
| abate & replace items listed in 2007 survey | asbestos | 10,613 | sf | 25.80 | 273,815 |
| Sub Total - Direct Cost | | | | | 273,815 |
| General Conditions | | 16.00% | | | 43,810 |
| Overhead & Profit | | 18.00% | | | 57,173 |
| Design & Price Reserve | | 15.00% | | | 56,220 |
| Escalation | May-15 | 8.16% | | | 35,171 |
| Bond | | 2.40% | | | 11,189 |
| Soft Costs/Design Fees | | 30.00% | | | 143,213 |
| Total Project Cost | | | | | 620,591 |



| Description | Note | Quantity | Unit | Price | Total |
|--------------------------------|--------|----------|------|-----------|---------------|
| 3 Oil Tank | | | | | \$ |
| demo oil tank & accessories | | 1 | ea | 30,390.00 | 30,390 |
| disposal | | 1 | ea | 9,117.00 | 9,117 |
| Sub Total - Direct Cost | | | | | 39,507 |
| General Conditions | | 20.00% | | | 7,901 |
| Overhead & Profit | | 23.00% | | | 10,904 |
| Design & Price Reserve | | 15.00% | | | 8,747 |
| Escalation | May-15 | 8.16% | | | 5,472 |
| Bond | | 3.00% | | | 2,176 |
| Soft Costs/Design Fees | | 30.00% | | | 22,412 |
| Total Project Cost | | | | | 97,119 |

Mechanical

| | | | | | |
|----------------------------------|--------|--------|----|----------|----------------|
| 2 Hydronic Heating System | | | | | \$ |
| demo existing heating system | | 10,613 | sf | 0.51 | 5,413 |
| disposal | | 1 | ea | 1,623.90 | 1,624 |
| new hydronic heating system | | 10,613 | sf | 9.80 | 104,007 |
| cutting & patching | | 1 | ea | 5,200.35 | 5,200 |
| Sub Total - Direct Cost | | | | | 116,244 |
| General Conditions | | 20.00% | | | 23,249 |
| Overhead & Profit | | 23.00% | | | 32,083 |
| Design & Price Reserve | | 15.00% | | | 25,736 |
| Escalation | May-15 | 8.16% | | | 16,101 |
| Bond | | 2.40% | | | 5,122 |
| Soft Costs/Design Fees | | 30.00% | | | 65,561 |
| Total Project Cost | | | | | 284,096 |

| | | | | | |
|-------------------------------------|--------|--------|----|----------|----------------|
| 3 Hydronic Terminal Units | | | | | \$ |
| demo existing heating system | | 10,613 | sf | 0.61 | 6,474 |
| disposal | | 1 | ea | 1,942.20 | 1,942 |
| new unit heaters and fan coil units | | 10,613 | sf | 11.76 | 124,809 |
| cutting & patching | | 1 | ea | 6,240.45 | 6,240 |
| Sub Total - Direct Cost | | | | | 139,465 |
| General Conditions | | 20.00% | | | 27,893 |
| Overhead & Profit | | 23.00% | | | 38,492 |
| Design & Price Reserve | | 15.00% | | | 30,878 |
| Escalation | May-15 | 8.16% | | | 19,317 |
| Bond | | 2.40% | | | 6,145 |
| Soft Costs/Design Fees | | 30.00% | | | 78,657 |
| Total Project Cost | | | | | 340,847 |



| Description | Note | Quantity | Unit | Price | Total |
|---|--------|----------|------|-----------|---------|
| 3 Outside Air Ventilation | | | | | \$ |
| outside air ventilation system with heat recovery | | 10,613 | sf | 5.07 | 53,808 |
| electrical feeders & wiring | | 1 | ea | 1,764.00 | 1,764 |
| cutting & patching | | 1 | ea | 2,778.60 | 2,779 |
| Sub Total - Direct Cost | | | | | 58,351 |
| General Conditions | | 20.00% | | | 11,670 |
| Overhead & Profit | | 23.00% | | | 16,105 |
| Design & Price Reserve | | 15.00% | | | 12,919 |
| Escalation | May-15 | 8.16% | | | 8,082 |
| Bond | | 2.40% | | | 2,571 |
| Soft Costs/Design Fees | | 30.00% | | | 32,909 |
| Total Project Cost | | | | | 142,607 |
| 3 DDC Controls | | | | | \$ |
| demo existing controls | | 10,613 | sf | 0.15 | 1,592 |
| disposal | | 1 | ea | 477.60 | 478 |
| new DDC control system | | 10,613 | sf | 3.04 | 32,264 |
| Sub Total - Direct Cost | | | | | 34,334 |
| General Conditions | | 20.00% | | | 6,867 |
| Overhead & Profit | | 23.00% | | | 9,476 |
| Design & Price Reserve | | 15.00% | | | 7,602 |
| Escalation | May-15 | 8.16% | | | 4,756 |
| Bond | | 3.00% | | | 1,891 |
| Soft Costs/Design Fees | | 30.00% | | | 19,478 |
| Total Project Cost | | | | | 84,404 |
| Electrical | | | | | |
| 4 All Systems | | | | | \$ |
| demo existing electrical system | | 10,613 | sf | 1.29 | 13,691 |
| disposal | | 1 | ea | 4,107.30 | 4,107 |
| new electrical systems | | 10,613 | sf | 24.50 | 260,019 |
| cutting & patching | | 1 | ea | 13,000.95 | 13,001 |
| Sub Total - Direct Cost | | | | | 290,818 |
| General Conditions | | 16.00% | | | 46,531 |
| Overhead & Profit | | 18.00% | | | 60,723 |
| Design & Price Reserve | | 15.00% | | | 59,711 |
| Escalation | May-15 | 8.16% | | | 37,355 |
| Bond | | 2.40% | | | 11,883 |
| Soft Costs/Design Fees | | 30.00% | | | 152,106 |
| Total Project Cost | | | | | 659,127 |



| Description | Note | Quantity | Unit | Price | Total |
|--|--------|----------|------|-----------|---------|
| Plumbing | | | | | |
| 3 Plumbing Fixtures | | | | | \$ |
| demo plumbing fixtures | | 20 | ea | 77.40 | 1,548 |
| disposal | | 1 | ea | 464.40 | 464 |
| new plumbing fixtures and trim | | 20 | ea | 2,026.00 | 40,520 |
| Sub Total - Direct Cost | | | | | 42,532 |
| General Conditions | | 20.00% | | | 8,506 |
| Overhead & Profit | | 23.00% | | | 11,739 |
| Design & Price Reserve | | 15.00% | | | 9,417 |
| Escalation | May-15 | 8.16% | | | 5,891 |
| Bond | | 3.00% | | | 2,343 |
| Soft Costs/Design Fees | | 30.00% | | | 24,128 |
| Total Project Cost | | | | | 104,556 |
| 3 Water Heater | | | | | \$ |
| demo water heater | | 1 | ea | 309.60 | 310 |
| disposal | | 1 | ea | 93.00 | 93 |
| new gas water heater | | 1 | ea | 20,260.00 | 20,260 |
| Sub Total - Direct Cost | | | | | 20,663 |
| General Conditions | | 20.00% | | | 4,133 |
| Overhead & Profit | | 23.00% | | | 5,703 |
| Design & Price Reserve | | 15.00% | | | 4,575 |
| Escalation | May-15 | 8.16% | | | 2,862 |
| Bond | | 3.00% | | | 1,138 |
| Soft Costs/Design Fees | | 30.00% | | | 11,722 |
| Total Project Cost | | | | | 50,796 |
| Fire Protection | | | | | |
| 3 Sprinkler System | | | | | \$ |
| new water service & backflow preventer | | 1 | ea | 15,195.00 | 15,195 |
| sprinkler system | | 10,613 | sf | 5.07 | 53,808 |
| cutting & patching | | 1 | ea | 2,690.40 | 2,690 |
| Sub Total - Direct Cost | | | | | 71,693 |
| General Conditions | | 20.00% | | | 14,339 |
| Overhead & Profit | | 23.00% | | | 19,787 |
| Design & Price Reserve | | 15.00% | | | 15,873 |
| Escalation | May-15 | 8.16% | | | 9,930 |
| Bond | | 2.40% | | | 3,159 |
| Soft Costs/Design Fees | | 30.00% | | | 40,434 |
| Total Project Cost | | | | | 175,215 |

COSTPRO INC.
 CAPITAL IMPROVEMENTS TO TOWN BUILDINGS
 RUSSELL SCHOOL STAIR/ELEVATOR ADDITION
 TOWN OF HADLEY, MA



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

| Project: New Addition Component | | GFA(SF): | | 874 | | Date: Aug-13 | | Sheet No: 1 OF 2 | | |
|--------------------------------------|-----------|---------------|-----------------------|-------|--------------------|--------------|-------------------|------------------|--|--|
| Uniformat Element (Levels 2&3) | Amount \$ | Total Cost \$ | Rate \$/SF Floor Area | % | Element Quantities | Unit | Element Unit Rate | | | |
| A SUBSTRUCTURE | | 16,031 | 18.34 | 3.2% | | | | | | |
| A10 Foundations | 8,192 | | 9.37 | | 336 SF | SF | 24.38 | | | |
| A20 Basement Construction | 7,839 | | 8.97 | | 336 SF | SF | 23.33 | | | |
| B SHELL | | 241,738 | 276.59 | 48.4% | | | | | | |
| B10 Superstructure | 21,028 | | 24.06 | | 874 SF | SF | 24.06 | | | |
| B20 Exterior Closure | 215,670 | | 246.76 | | 3,318 SF | SF | 65.00 | | | |
| B30 Roofing | 5,040 | | 5.77 | | 336 SF | SF | 15.00 | | | |
| C INTERIORS | | 78,922 | 90.30 | 15.8% | | | | | | |
| C10 Interior Construction | 11,266 | | 12.89 | | 874 SF | SF | 12.89 | | | |
| C20 Stairs | 60,000 | | 68.65 | | 2 FLT | FLT | 30000.00 | | | |
| C30 Interior Finishes | 7,656 | | 8.76 | | 874 SF | SF | 8.76 | | | |
| D SERVICES | | 144,924 | 165.82 | 29.0% | | | | | | |
| D10 Conveying Systems | 97,500 | | 111.56 | | 3 STOP | STOP | 32500.00 | | | |
| D20 Plumbing | 6,992 | | 8.00 | | 874 SF | SF | 8.00 | | | |
| D30 HVAC | 20,181 | | 23.09 | | 874 SF | SF | 23.09 | | | |
| D40 Fire Protection | 4,807 | | 5.50 | | 874 SF | SF | 5.50 | | | |
| D50 Electrical Systems | 15,444 | | 17.67 | | 874 SF | SF | 17.67 | | | |
| E EQUIPMENT & FURNISHINGS | | 0 | 0.00 | 0.0% | | | | | | |
| E10 Equipment | 0 | | 0.00 | | 0 SF | SF | 2.00 | | | |
| E20 Furnishings | 0 | | 0.00 | | 0 SF | SF | 1.50 | | | |



COSTPRO, INC.

Project Cost Plan (Uniformat II Level 3)

Sheet No: 2 OF 2

Date: Aug-13

Project: New Addition Component

| Uniformat Element (Levels 2&3) | Amount \$ | Total Cost \$ | Rate \$/SF Floor Area | % | Element Quantities | Unit | Element Unit Rate |
|--|-----------|---------------|-----------------------|--------|--------------------|------|-------------------|
| F SPECIAL CONSTRUCTION & DEMOLITION | | 2,578 | 2.95 | 0.5% | | | |
| F10 Special Construction | 0 | | 0.00 | | 0 | SF | 0.00 |
| F20 Selective Demolition | 2,578 | | 2.95 | | 874 | SF | 2.95 |
| G BUILDING SITEWORK | | 15,382 | 17.60 | 3.1% | | | |
| G10 Site Preparation | 0 | | 0.00 | | 874 | SF | 0.00 |
| G20 Site Improvements | 9,701 | | 11.10 | | 874 | SF | 11.10 |
| G30 Site Civil/Mechanical Utilities | 4,370 | | 5.00 | | 874 | SF | 5.00 |
| G40 Site Electrical Utilities | 1,311 | | 1.50 | | 874 | SF | 1.50 |
| G90 Other Site Construction | 0 | | 0.00 | | 874 | SF | 0.00 |
| SUBTOTAL | | 499,575 | 571.60 | 100.0% | | | |
| Z10 GENERAL REQUIREMENTS | 0.0% | 0 | 0.00 | | | | |
| Z20 CONTINGENCIES | 0.0% | 0 | 0.00 | | | | |
| Z30 CM AT RISK PREMIUM | 0.0% | 0 | 0.00 | | | | |
| Z90 PROJECT COST ESTIMATE | \$ | 499,575 | \$ | | | | |
| | | | 571.60 | | | | |

Facilities Plan for Town Buildings
Hadley, Massachusetts

RUSSELL SCHOOL FUNCTIONS

| | Existing Area | Proposed Town Hall |
|--|---------------|--------------------|
|--|---------------|--------------------|

Basement

| | | |
|-------------------|-------------|-------------|
| Corridor | 126 | 512 |
| Coats and Lockers | | 137 |
| Electrical Room | | 140 |
| Custodial | | 45 |
| Maintenance | 285 | |
| Corridor | 219 | 120 |
| Corridor | 181 | |
| Men's Room | | 50 |
| Women's Room | | 50 |
| Boy's Restroom | 221 | |
| Wash Area | 203 | |
| Boiler Room | | 550 |
| Basement Vault | | 136 |
| Planning Board | | 251 |
| File Room | | 402 |
| Storage | 77 | |
| Staff Room | | 150 |
| Classroom | 616 | |
| Mechanical | 605 | 230 |
| Lobby | | 60 |
| Storage | 257 | |
| Unassigned | 659 | 1133 |
| Total | 3449 | 3966 |

First Floor

| | | |
|--------------------------|-------------|-------------|
| Rest. 2 | 87 | 50 |
| Men's Room | | 50 |
| Women's Room | | 111 |
| Vestibule 1 | 380 | |
| Vestibule 2 | 113 | 148 |
| Veteran's Service Office | | 30 |
| Supplies | | 210 |
| Print and Copy Room | | 300 |
| Town Collector | | 441 |
| Treasurer | | |
| Classroom 1 | 906 | |
| Classroom 2 | 917 | |
| Corridor 1 | 407 | 520 |
| Corridor 2 | | 240 |
| Corridor 3 | | 120 |
| Board of Assessors | | 335 |
| Assessor | | 150 |
| Vault | | 167 |
| Town Clerk | | 314 |
| Storage 1 | 24 | |
| Storage 2 | 51 | |
| Rest. 1 | 104 | |
| Unassigned | 478 | 690 |
| Total | 3467 | 3876 |

Second Floor

| | | |
|----------------------------|--------------|--------------|
| Library | 660 | |
| Lobby | | 365 |
| Town Accountant | | 253 |
| Health Office | | 300 |
| Admin. Meeting Room | | 183 |
| Selectmen Admin. | | 150 |
| Inspection Plan Room | | 150 |
| Inspection | | 358 |
| Vestibule 3 | 231 | |
| Classroom 3 | 652 | |
| Classroom 4 | 574 | |
| Music Room | 277 | |
| Corridor | 323 | 510 |
| Selectmen Meeting Room | | 550 |
| Town Administrator | | 250 |
| Storage 3 | 23 | |
| Conference | 68 | |
| Office | 234 | |
| AV | 15 | |
| Men's Room | | 50 |
| Women's Room | | 50 |
| Storage 4 | 35 | |
| Storage 5 | 30 | |
| Vestibule 4 | 83 | |
| Unassigned | 409 | 854 |
| Total | 3614 | 4023 |
| Total Building Area | 10530 | 11865 |