City of Fall River, *In City Council*

FINANCE 3

LOAN ORDER

(WATSON SCHOOL REPAIRS)

ORDERED: That the City appropriates the amount of Seven Million Four Hundred Twenty-six Thousand and Seven Hundred Seventy-five Dollars ($7,426,775) for the purpose of paying costs for the replacement windows, doors, roof replacement, boiler and fire suppression system at the Samuel Watson Elementary School , located at 935 Eastern Avenue in Fall River, including the payment of all other costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Fall River School Building Committee. To meet this appropriation the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under M.G.L. c. 44, or pursuant to any other enabling authority. The City acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the City incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City; and that, if invited to collaborate with the MSBA on the proposed repair project, the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City and the MSBA, and,

BE IT FURTHER ORDERED: That any premiums received by the City upon the sale of any bonds or notes approved by this order, may be applied to the payment of costs approved this vote in accordance with M.G.L. c. 44, §20, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount, and,

BE IT FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of the Commonwealth of Massachusetts (the "Commonwealth") to qualify under M.G.L. c. 44A any and all bonds of the City to be issued pursuant to this Order, and to provide such information and execute such documents as such officials of the Commonwealth my require.

CITY OF FALL RIVER
IN CITY COUNCIL
APR 23 2019
Authorized to be published and Referred to the Committee on Finance

4

City of Fall River
Massachusetts
Office of the Mayor

RECEIVED

2019 APR 17 A 11:15

CITY CLERK
FALL RIVER, MA

JASIEL F. CORREIA II
Mayor

April 16, 2019

The Honorable City Council
City of Fall River
One Government Center
Fall River, MA 02722

Dear Honorable Council Members:

Superintendent Matthew Malone is respectfully requesting that the City appropriate the sum of $7,426,775 for the purpose of repairs to the Samuel Watson Elementary School. The MSBA as part of the Massachusetts School Building Authority's Accelerated Buildings Repair Program will reimburse the City $4,180,690. This appropriation is requested in the form of a loan order.

Your approval of appropriation/loan order is respectfully requested.

Best Regards,

Jasiel F. Correia II
Mayor

CITY OF FALL RIVER
IN CITY COUNCIL
APR 23 2019
a/c & placed on file

One Government Center • Fall River, MA 02722
TEL (508) 324-2600 • FAX (508) 324-2626 • EMAIL mayor@fallriverma.org

CITY OF FALL RIVER
MASSACHUSETTS
Department of Facilities Maintenance

JASIEL F. CORREIA II
Mayor

CHRIS GALLAGHER
Director

RECEIVED
2019 MAY 10 P 1:56
CITY CLERK
FALL RIVER, MA

November 20, 2018

Mr. Walter White, Chairman
Massachusetts Architectural Access Board
One Ashburton Place, Room 310
Boston, MA 02108

Re: **Request for Variance – Samuel Watson Elementary School**

Dear Chairman White:

The City of Fall River and the Fall River Public Schools, as the owner of the Samuel Watson School building, have reviewed the proposed Application for Variance that is intended to be submitted to the Massachusetts Architectural Access Board for the Samuel Watson School in November 2018. The City of Fall River and the Fall River Public Schools takes no exception to the Application for Variance and grants permission to Tighe & Bond, Inc, the engineer on the proposed project, to submit the Application for Variance to the Architectural Access Board.

Respectfully,

Chris Gallagher, Director
City of Fall River, Facilities Maintenance

One Government Center, Room 321 • Fall River, MA 02722
OFFICE (508)324-2226 • FAX (508)324-2659 • EMAIL cgallagher@fallriverma.org

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-826-2511

JOHN C. CHAPMAN
UNDERSECRETARY OF CONSUMER AFFAIRS AND BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

TO: Local Building Inspector
Local Disability Commission
Independent Living Center

Docket Number V 18 375

FROM: ARCHITECTURAL ACCESS BOARD

RE: **Samuel Watson Elementary School**
935 Eastern Avenue
Fall River

Date: **12/17/2018**

Enclosed please find the following material regarding the above location:

____Application for Variance

✓ Decision of the Board

____Notice of Hearing

____Correspondence

____Letter of Meeting

The purpose of this memo is to advise you of action taken or to be taken by this Board. If you have any information which may assist the Board in reaching a decision in this case, you may call this office or you may submit comments in writing.

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
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JOHN C. CHAPMAN
UNDERSECRETARY OF CONSUMER AFFAIRS AND BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

NOTICE of ACTION Docket Number **V 18 375**

RE: Samuel Watson Elementary School , 935 Eastern Avenue , Fall River

1. A request for a variance was filed with the Board by Jay Viamari (Applicant) on November 23, 2018
The applicant has requested variances from the following sections of the 20 Rules and Regulations of the Board:

Section:	Description:
28.1	Petitioner seeks temporary relief for multiple items, proposing all outstanding violations would be corrected not later than November 2021.
25.1	
27.4	
26.11.1	
30.1	
36.1	
41.1.1	
cont	

2. The application was heard by the Board as an incoming case on Monday, December 17, 2018
3. After reviewing all materials submitted to the Board, the Board voted as follows:

GRANT temporary relief to the sections listed in the application until November 30, 2021 on the condition that the Petitioner provide status updates every six (6) months with the first report to be received not later than July 1, 2019 and that said reports shall include copies of executed contracts, planning and budgeting information, and any other information reasonably deemed to be relevant.

Any person aggrieved by the above decision may request an adjudicatory hearing before the Board within 30 days of receipt of this decision by filing the attached request for an adjudicatory hearing. If after 30 days, a request for an adjudicatory hearing is not received, the above decision becomes a final decision and the appeal process is through Superior Court.

Date: December 17, 2018

ARCHITECTURAL ACCESS BOARD
Walter White WJ
Chairperson

cc: Local Building Department, Independent Living Center, Local Disability Commission

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
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Architectural Access Board

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/dpl/aab • Fax: 617-727-0665

JOHN C. CHAPMAN
UNDERSECRETARY OF CONSUMER AFFAIRS AND BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

Docket Number: _____
(Staff Use Only)

REQUEST FOR ADJUDICATORY HEARING

RE: _____
(Name and address of building as appearing on application for variance)

I, _____, do hereby request that the Architectural Access Board conduct an informal Adjudicatory Hearing in accordance with the provisions of 801 CMR Rule 1.02 et. seq. as I am aggrieved by the decision of the Board with respect to Section(s) _____ of the Rules and Regulations of the Architectural Access Board, 521 CMR.

I understand that I may request such a hearing within **thirty (30) days** of receipt of the Notice of Action.

Date: _____

_____
Signature

PLEASE PRINT:

_____
Name

_____
Address

_____
City/Town State Zip Code

_____
E-mail

_____
Telephone

PLEASE NOTE:
This form must be received by the Board within thirty (30) days after receipt of the Notice of Action.

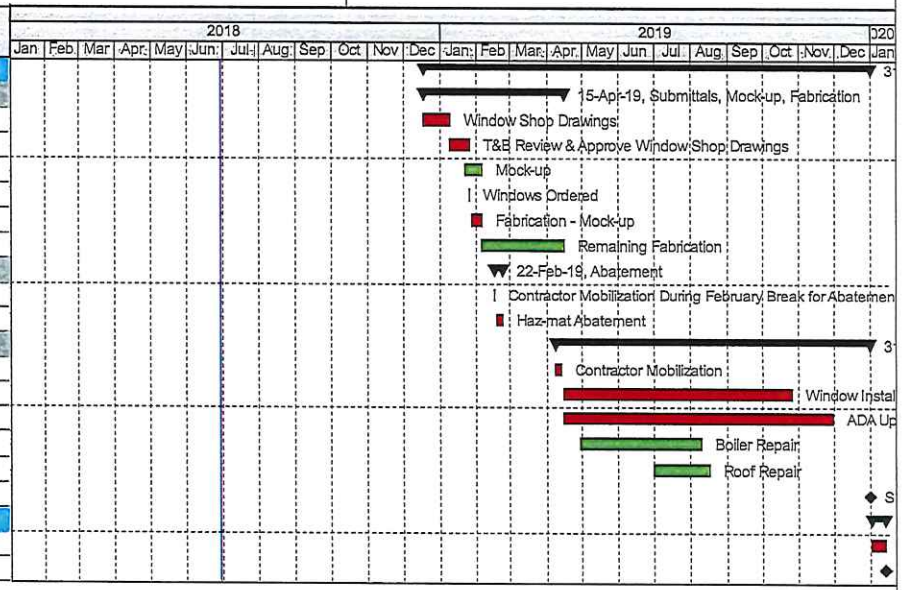
MSBA Excluded items - Items not related to Window, Boiler, Roof Replacement			
Category	Item #	Description	Value
ADA Compliance	15	Bathroom demolition (fixtures, partitions, tiles, and finishes)	$ 26,600.00
ADA Compliance	16	Remove and dispose of partitions	$ 24,975.00
ADA Compliance	17	Remove and dispose of section of wall	$ 28,700.00
ADA Compliance	18	Remove and dispose of metal railing	$ 24,000.00
ADA Compliance	19	Remove and dispose of metal handrail	$ 7,200.00
ADA Compliance	20	Remove and dispose of concrete wall, stairs, and landings	$ 24,000.00
ADA Compliance	21	Remove and dispose of existing drinking fountain	$ 250.00
ADA Compliance	22	Remove and dispose of T&G ceiling	$ 13,980.00
ADA Compliance	28	Temporary protections and barriers for demo	$ 80,790.00
ADA Compliance	34	Concrete ramp and stair/landing, #1, switch back	$ 90,200.00
ADA Compliance	35	Concrete ramp and stair/landing, #2	$ 21,750.00
ADA Compliance	36	Concrete ramp and stair/landing, #3	$ 25,600.00
ADA Compliance	37	Exterior elevator pit construction	$ 35,000.00
ADA Compliance	38	Tie new elevator pit foundation to existing building	$ 8,000.00
ADA Compliance	41	CMU wall, 6" interior	$ 46,575.00
ADA Compliance	42	CMU shaft at elevator	$ 61,950.00
ADA Compliance	43	Staging for elevator shaft	$ 17,700.00
ADA Compliance	44	Brick veneer for elevator shaft	$ 79,650.00
ADA Compliance	55	Metal handrail at interior stair, ADA wall mounted	$ 48,000.00
ADA Compliance	56	Metal railing at interior stair	$ 120,000.00
ADA Compliance	57	Metal handrail at existing concrete ramp and stair, ADA	$ 105,750.00
ADA Compliance	95	Elevator pit waterproofing	$ 6,800.00
ADA Compliance	100	HM frame interior	$ 8,410.00
ADA Compliance	106	HM door interior, single leaf	$ 7,350.00
ADA Compliance	107	WD door interior, single leaf	$ 17,160.00
ADA Compliance	144	GWB wall, new	$ 48,300.00
ADA Compliance	150	Mosaic tile, floor	$ 46,440.00
ADA Compliance	151	Ceramic tile, wall	$ 87,120.00
ADA Compliance	154	Acoustical ceiling tile, new	$ 17,598.00
ADA Compliance	161	Paint GWB/ CMU wall	$ 8,720.00
ADA Compliance	162	Paint new GWB soffits	$ 12,500.00
ADA Compliance	165	Misc. patch/paint at existing conditions	$ 32,700.00
ADA Compliance	168	Toilet partitions, HC	$ 9,600.00
ADA Compliance	169	Toilet partitions, STD	$ 31,500.00
ADA Compliance	170	Grab bars, set	$ 2,700.00
ADA Compliance	171	PT dispenser	$ 7,480.00
ADA Compliance	172	TP dispenser	$ 1,440.00
ADA Compliance	173	Mirror	$ 9,860.00
ADA Compliance	174	Soap dispenser	$ 2,210.00
ADA Compliance	183	Elevator, 4 stop, in-line	$ 260,000.00
ADA Compliance	198	Toilet	$ 55,200.00
ADA Compliance	199	Urinal	$ 15,300.00
ADA Compliance	200	Lav	$ 27,200.00
ADA Compliance	201	Drinking fountain	$ 4,500.00
ADA Compliance	209	Fixtures, connect to existing	$ 34,680.00
ADA Compliance	210	Adjust drain/water service for bathroom work	$ 8,000.00
ADA Compliance	274	New building electrical service upgrade for new MEP systems	$ 190,000.00
ADA Compliance	275	Electrical panel upgrades and backfeed to new service	$ 70,950.00
ADA Compliance	276	Misc upgrades to existing electrical for new electrical service	$ 56,400.00
ADA Compliance	277	Power for new elevator	$ 26,000.00
ADA Compliance	288	Earthwork mobilization	$ 8,000.00
ADA Compliance	289	Temporary barrier and protection for site work	$ 4,300.00
ADA Compliance	290	E/B for new electrical service	$ 12,600.00
ADA Compliance	292	E/B support for new site concrete work	$ 22,000.00
ADA Compliance	293	Site restoration from E/B work	$ 10,000.00
ADA Compliance		**Subtotal - Direct Accessibility Upgrade Work**	**$ 2,053,688.00**
ADA Compliance		**Subtotal with markups (34%)**	**$ 2,751,941.92**

MSBA Excluded items - Items not related to Window, Boiler, Roof Replacement			
Category	Item #	Description	Value
Fire Suppression	26	Interior selective demo for new sprinkler work	$ 55,800.00
Fire Suppression	27	Interior selective demo for new fire work	$ 14,880.00
Fire Suppression	145	GWB for sprinkler room	$ 13,000.00
Fire Suppression	147	GWB soffits, new for sprinkler work	$ 56,000.00
Fire Suppression	164	Patch paint from sprinkler work	$ 32,700.00
Fire Suppression	186	New fire protection system, complete	$ 253,800.00
Fire Suppression	291	New FP water service line	$ 27,000.00
Fire Suppression		**Subtotal - Fire Suppression Work**	**$ 453,180.00**
Fire Suppression		**Subtotal with markups (34%)**	**$ 607,261.20**
Fire Alarm	146	GWB soffits, new for FA work	$ 14,000.00
Fire Alarm	163	Patch paint from FA work	$ 32,700.00
Fire Alarm	284	New Fire Alarm system, complete	$ 206,800.00
Fire Alarm		**Subtotal - Fire Alarm Work**	**$ 253,500.00**
Fire Alarm		**Subtotal with markups (34%)**	**$ 339,690.00**

Fall River - Watson School

30-Jun-18 Update

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish
Watson School		**272**	**272**	**17-Dec-18**	**31-Dec-19**
Submittals, Mock-up, Fabrication		86	86	17-Dec-18	15-Apr-19
Task 4 -300	Window Shop Drawings	17	17	17-Dec-18	08-Jan-19
Task 4 -310	T&B Review & Approve Window Shop Drawings	13	13	09-Jan-19	25-Jan-19
Task 4 -320	Mock-up	10	10	22-Jan-19	04-Feb-19
Task 4 -330	Windows Ordered	1	1	25-Jan-19	25-Jan-19
Task 4 -340	Fabrication - Mock-up	6	6	28-Jan-19	04-Feb-19
Task 4 -350	Remaining Fabrication	50	50	05-Feb-19	15-Apr-19
Abatement		6	6	15-Feb-19	22-Feb-19
Task 4 -360	Contractor Mobilization During February Break for Abatement	1	1	15-Feb-19	15-Feb-19
Task 4 -370	Haz-mat Abatement	5	5	18-Feb-19	22-Feb-19
Construction		192	192	08-Apr-19	31-Dec-19
Task 4 -380	Contractor Mobilization	5	5	08-Apr-19	12-Apr-19
Task 4 -390	Window Installation	140	140	15-Apr-19	25-Oct-19
Task 4 -400	ADA Upgrade	165	165	15-Apr-19	29-Nov-19
Task 4 -410	Boiler Repair	75	75	29-Apr-19	09-Aug-19
Task 4 -420	Roof Repair	35	35	01-Jul-19	16-Aug-19
Task 4 -430	Substantial Completion	0	0		31-Dec-19
Close-out		**9**	**9**	**01-Jan-20**	**13-Jan-20**
Task 5 -510	Punch List & Project Close Out	9	9	01-Jan-20	13-Jan-20
Task 5 -520	Project Close-out Complete	0	0		13-Jan-20



TASK filter: All Activities

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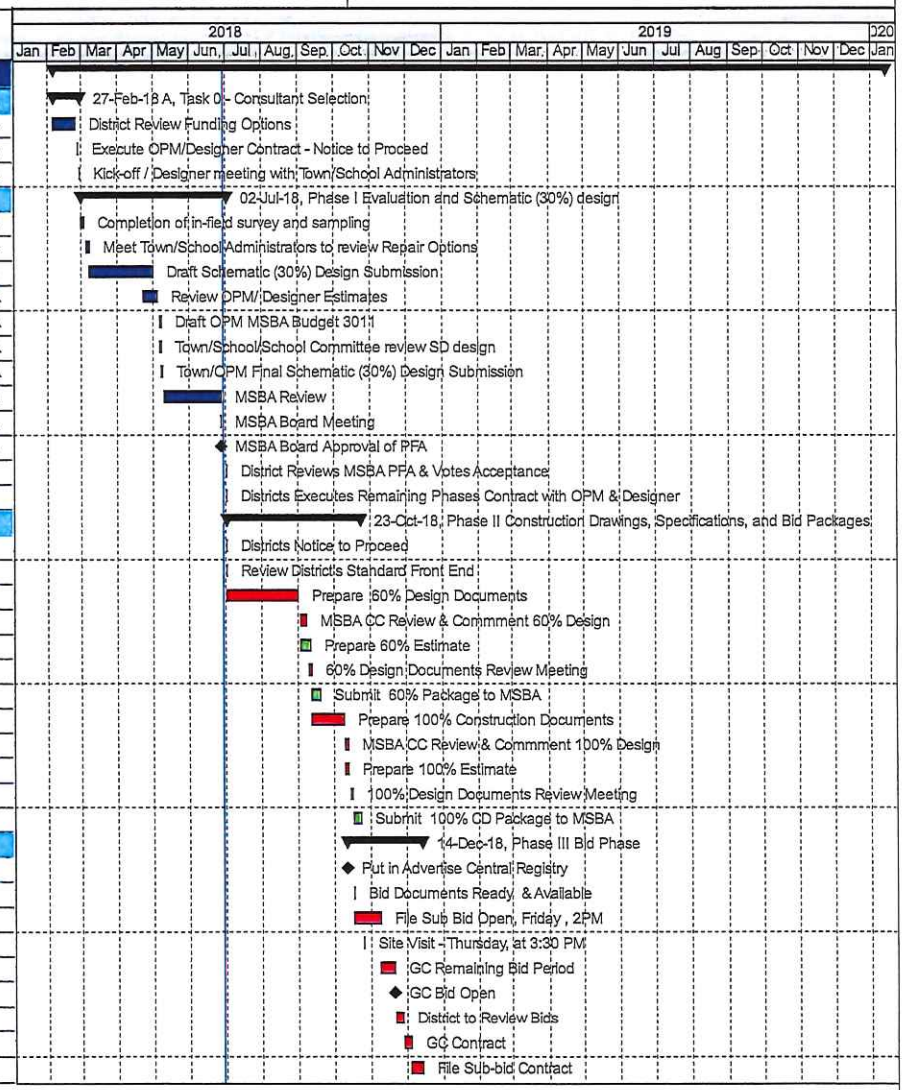
Fall River - Watson School

30-Jun-18 Update

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish
Fall River District - Watson Elementary		466	401	05-Feb-18 A	13-Jan-20
Task 0 - Consultant Selection		**16**	**0**	**05-Feb-18 A**	**27-Feb-18 A**
AW-010	District Review Funding Options	15	0	05-Feb-18 A	23-Feb-18 A
AW-020	Execute OPM/Designer Contract - Notice to Proceed	1	0	26-Feb-18 A	26-Feb-18 A
AW-030	Kick-off / Designer meeting with Town/School Administrators	1	0	27-Feb-18 A	27-Feb-18 A
Phase I Evaluation and Schematic (30%) design		**60**	**0**	**28-Feb-18 A**	**02-Jul-18**
Task 1 - 100	Completion of in-field survey and sampling	3	0	28-Feb-18 A	02-Mar-18 A
Task 1 - 110	Meet Town/School Administrators to review Repair Options	5	0	05-Mar-18 A	07-Mar-18 A
Task 1 - 120	Draft Schematic (30%) Design Submission	24	0	08-Mar-18 A	30-Apr-18 A
Task 1 - 130	Review OPM/ Designer Estimates	4	0	23-Apr-18 A	04-May-18 A
Task 1 - 140	Draft OPM MSBA Budget 3011	1	0	07-May-18 A	07-May-18 A
Task 1 - 150	Town/School/School Committee review SD design	1	0	07-May-18 A	07-May-18 A
Task 1 - 160	Town/OPM Final Schematic (30%) Design Submission	2	0	08-May-18 A	09-May-18 A
Task 1 - 170	MSBA Review	35	0	10-May-18 A	27-Jun-18 A
Task 1 - 180	MSBA Board Meeting	1	0	27-Jun-18 A	27-Jun-18 A
Task 1 - 190	MSBA Board Approval of PFA	0	0		27-Jun-18 A
Task 1 - 200	District Reviews MSBA PFA & Votes Acceptance	0	0	02-Jul-18	02-Jul-18
Task 1 - 210	Districts Executes Remaining Phases Contract with OPM & Designer	0	0	02-Jul-18	02-Jul-18
Phase II Construction Drawings, Specifications, and Bid Packages		**82**	**82**	**02-Jul-18**	**23-Oct-18**
Task 2 - 100	Districts Notice to Proceed	0	0	02-Jul-18	02-Jul-18
Task 2 - 110	Review District's Standard Front End	0	0	02-Jul-18	02-Jul-18
Task 2 - 120	Prepare 60% Design Documents	45	45	02-Jul-18	31-Aug-18
Task 2 - 130	MSBA CC Review & Commment 60% Design	5	5	03-Sep-18	07-Sep-18
Task 2 - 140	Prepare 60% Estimate	6	6	03-Sep-18	10-Sep-18
Task 2 - 150	60% Design Documents Review Meeting	2	2	10-Sep-18	11-Sep-18
Task 2 - 160	Submit 60% Package to MSBA	6	6	12-Sep-18	19-Sep-18
Task 2 - 170	Prepare 100% Construction Documents	20	20	12-Sep-18	09-Oct-18
Task 2 - 180	MSBA CC Review & Commment 100% Design	3	3	10-Oct-18	12-Oct-18
Task 2 - 190	Prepare 100% Estimate	3	3	10-Oct-18	12-Oct-18
Task 2 - 200	100% Design Documents Review Meeting	2	2	15-Oct-18	16-Oct-18
Task 2 - 210	Submit 100% CD Package to MSBA	5	5	17-Oct-18	23-Oct-18
Phase III Bid Phase		**47**	**47**	**11-Oct-18**	**14-Dec-18**
Task 3 - 100	Put in Advertise Central Registry	0	0		11-Oct-18
Task 3 - 110	Bid Documents Ready & Available	1	1	17-Oct-18	17-Oct-18
Task 3 - 120	File Sub Bid Open, Friday , 2PM	17	17	17-Oct-18	08-Nov-18
Task 3 - 130	Site Visit - Thursday, at 3:30 PM	1	1	25-Oct-18	25-Oct-18
Task 3 - 140	GC Remaining Bid Period	9	9	08-Nov-18	20-Nov-18
Task 3 - 150	GC Bid Open	0	0		20-Nov-18
Task 3 - 160	District to Review Bids	5	5	21-Nov-18	27-Nov-18
Task 3 - 170	GC Contract	5	5	28-Nov-18	04-Dec-18
Task 3 - 180	File Sub-bid Contract	8	8	05-Dec-18	14-Dec-18



TASK filter: All Activities

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Tighe&Bond
Engineers | Environmental Specialists

M-1215-15
November 7, 2018

Mr. Walter White, Chairman
Massachusetts Architectural Access Board
One Ashburton Place, Room 310
Boston, MA 02108

Re: **Request for Variances – Samuel Watson Elementary School**

Dear Chairman White:

The City of Fall River is currently considering potential renovations to the Samuel Watson Elementary School building as part of the Massachusetts School Building Authority's Accelerated Repair Program. The scope of the proposed work primarily consists of building envelope and energy efficiency upgrades to the school, including window, door, roof, and boiler replacement. The City has recently completed a Schematic Design evaluation of the proposed project and the anticipated cost of the renovations will be greater than 30% of the current assessed value of the building. As outlined in 521 CMR, renovations costing greater than 30% of the full and fair cash value of the building, require that the entire building be brought into compliance with 521 CMR.

The Accelerated Repair Program funding reimbursement does not cover any portion of the required accessibility upgrades once the anticipated scope of work exceeds 30% of the full and fair cash value of the building. Due to City funding restrictions, the exclusion of the required accessibility upgrades from the MSBA funding makes the proposed project infeasible. Therefore, the City of Fall River is requesting temporary relief from 521 CMR requirements, as outlined below, in order to complete the building upgrade project in phases to comply with funding requirements. It is the City's intention to complete full design of the school renovation project, including all required accessibility upgrades, and then complete construction in two phases. Phase I will include the window, door, roof, and boiler replacements partially funded by MSBA, and Phase II will include all of the accessibility upgrades required to bring the school into compliance with 521 CMR. These upgrades include construction of a new accessible entrance and elevator, installation of new handrails, door hardware, drinking fountains, signage, and wall-mounted fixtures; and the renovation of the building's bathrooms. As detailed in the variance application, the City of Fall River is requesting temporary relief for a period of 2-years (November 2020) to commence construction of the Phase II accessibility upgrades. It is anticipated that construction of the scope of work required to bring the School building into compliance with 521 CMR can be completed within a 1-year period, after the commencement of construction.

The following conditions have been identified which do not currently meet the requirements set forth in 521 CMR, and for which the City is seeking temporary relief:

- Variance Request #1 – Elevator
- Variance Request #2 – Accessible Entrances
- Variance Request #3 – Handrails
- Variance Request #4 – Door Hardware
- Variance Request #5 – Public Toilet Room Water Closets and Sinks
- Variance Request #6 – Drinking Fountains
- Variance Request #7 – Signage

- Variance Request #8 – Accessible Tables and Seating
- Variance Request #9 – Wall Mounted Fixtures

Attached you will find the Application for Variance Form. We will be happy to provide any additional information or materials that the Board may require. Thank you for your attention to this matter.

Very truly yours,

TIGHE & BOND, INC.

Jay P. Viamari
Senior Project Manager

J:\M\M1215\(08) Fall River\AAB Compliance\Cover Letter.doc

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

JAY ASH
SECRETARY OF HOUSING AND ECONOMIC DEVELOPMENT

Commonwealth of Massachusetts
Division of Professional Licensure
Office of Public Safety and Inspections
Architectural Access Board

1 Ashburton Place, Rm 1310 • Boston • Massachusetts • 02108
V: 617-727-0660 • www.mass.gov/aab • Fax: 617-727-0665

JOHN C. CHAPMAN
UNDERSECRETARY OF CONSUMER AFFAIRS AND BUSINESS REGULATION

CHARLES BORSTEL
COMMISSIONER, DIVISION OF PROFESSIONAL LICENSURE

THOMAS HOPKINS
EXECUTIVE DIRECTOR

APPLICATION FOR VARIANCE

Docket:_____
(Staff Only)

INSTRUCTIONS:

1) **Answer all questions on this application to the best of your ability.**
2) **Attach whatever documents you feel are necessary to meet the standard of impracticability laid out in 521 CMR 4.1. You must show that either:**
   a. **Compliance is technologically infeasible, or**
   b. **Compliance would result in an excessive and unreasonable cost without any substantial benefit for persons with disabilities.**
3) **Please ensure that attached documents are no larger than 11" x 17". Common attachments include but do not require documents such as:**
   a. **Floor plans,**
   b. **Site plans which include the location of buildings and the meets and bounds of the property,**
   c. **Cross-sectional drawings,**
   d. **Color photographs,**
   e. **Test drawings,**
   f. **Cost estimates,**
   g. **Copies of the Property Card, and/or**
   h. **Narratives, including accommodation plans.**
4) **Sign the Application.**
5) **If the applicant is not the owner of the building or his or her agent, include a letter from the owner granting permission for you to apply for variance.**
6) **Burn copies of the application and all attached documents onto a Compact Disc (CD or DVD only, no flash drives will be accepted).**
7) **Provide full copies of the application and all attached documentation, on both Paper and CD/DVD to the:**
   a. **Local Building Department,**
   b. **Local Commission on Disability (if applicable in the town where the project is located), and**
   c. **The Independent Living Center (ILC) for your area. (Your ILC can be found at: http://www.masilc.org/findacenter.)**
8) **Provide to the Board:**
   a. **A completed copy of the application and all attached documents,**
   b. **A copy of the CD/DVD,**
   c. **The completed, signed, and notarized Service Notice (included as Page 5 of this application).**
   d. **A check or money order in the amount of $50 dollars, made out to the Commonwealth of Massachusetts.**

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

1. State the name and address of the **owner** of the building/facility:
   City of Fall River, Fall River Public Schools
   417 Rock Street
   Fall River, MA 02720
   E-mail: kenpacheco@fallriverschools.org
   Telephone: (508) 675-8420 Ext 53704

2. State the name and address of the building/facility:
   935 Eastern Ave
   Fall River, MA 02723

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):
   The Samuel Watson Elementary School consists of an approximately 45,000 square foot building located on a parcel of approximately 1.2 acres. The school building is a multi-story brick and cast stone masonry building constructed in 1905. The school currently serves approximately 300 students from kindergarten through 5th grade. The sub-basement level of the building consists of mechanical and electrical equipment for building heating and hot water. The basement level consists of the gymnasium, cafeteria, bathrooms, storage areas, and custodial offices. The 1st through 3rd levels contain the core classroom space, as well as the school office, teachers' lounges, and administrative offices.

4. Total square footage of the building: 45,332 square feet Per floor:_____
   a. total square footage of tenant space (if applicable):_____

5. Check the work performed or to be performed:
   ___ New Construction ___ Addition
   X Reconstruction/Remodeling/Alteration ___ Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):
   The primary scope of work for this project is window, exterior door, boiler, and roof replacement throught the Massachusetts School Building Authority Accelerated Repair Program. Accessibility improvements will be required due to the project's construction cost exceeding 30% of the building's assessed value. Accessibility upgrades are proposed to commence in 2020, contigent upon this variance request.

7. Are you seeking temporary relief? Yes X No____
   a. If temporary relief if sought, what is the proposed deadline? Commencement of construction activities, of the items outlined in this variance request, is anticipated to begin by November 2020 and to be complete by November 2021.

8. State each section of the Architectural Access Board's Regulations for which a variance is being requested. **(Please note the Board will NOT consider requests for relief from Section 3, please list the specific items triggered by Section 3 where relief is being sought):**

SECTION NUMBER	LOCATION OR DESCRIPTION
See Attached	

If requesting relief to 5 or more sections, use the Large Variance Tally Sheet available on the "Forms and Applications" page of the Board's website (http://www.mass.gov/aab)

9. Is the building historically significant? ____yes __X__no. **If no, go to number 10.**

9a. If yes, check one of the following and indicate date of listing:

_____ National Historic Landmark
_____ Listed individually on the National Register of Historic Places
_____ Located in registered historic district
_____ Listed in the State Register of Historic Places
_____ Eligible for listing

9b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you *must* provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

10. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable *(use additional sheets if necessary)*, including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

See attached

11. Which section of the Board's Jurisdiction *(see Section 3 of the Board's Regulations)* has been triggered?

3.2 ____ 3.3.1a ____ 3.3.1b____ 3.3.2__X__ 3.4____ Other (List Section) _____

12. List **all** building permits that have been applied for within the past 36 months, include the issue date and the listed value of the work performed:

Permit #	**Date of Issuance**	**Value of Work**

(Use additional sheets if necessary.)

13. List the anticipated construction cost for any work not yet permitted:

MSBA Project Costs (not including work associated with 521 CMR) - $6,050,000
Work associated with 521 CMR - $2,650,000

14. Has a certificate of occupancy been issued for the facility? Yes____ No__X__

If yes, state the date it was issued: _____

15. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? Yes____ No__X__

a. If so, list the AAB docket number of the complaint _____

16. For existing buildings, state the actual assessed valuation of the **BUILDING ONLY,** as recorded in the **Assessor's Office** of the municipality in which the building is located:

$853,800.

Is the assessment at 100%? _____

If not, what is the town's current assessment ratio?_____

17. State the phase of design or construction of the facility as of the date of this application:
Schematic Phase

18. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:
Tighe & Bond, inc.
53 Southampton Road
Westfield, MA 01085
Joseph P. Viamari – Senior Project Manager
E-mail: jpviamari@tighebond.com
Telephone: (413) 572-3281

19. State the name and address of the building inspector responsible for overseeing this project:
Glen Hathaway
E-mail: buildings@fallriverma.org
Telephone: (508) 324-2500

Date: 11/6/18

Signature of owner or authorized agent *(required)*

PLEASE PRINT:

JAY VIAMARI
Name

TIGHE+BOND
Organization (If Applicable)

53 SOUTHAMPTON RD.
Address

Address 2 (optional)

WESTFIELD MA 01085
City/Town State Zip Code

jpviamari@tighebond.com
E-mail

413-572-3281
Telephone

SERVICE NOTICE

I, Joseph Viamari (name), as Engineer (relationship to the applicant)

for the Petitioner Kenneth Pacheco (name of the applicant) submit a

variance application filed with the Massachusetts Architectural Access Board on 11/6/18 (date variance submitted).

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

NAME AND ADDRESS OF PERSON OR AGENCY SERVED		METHOD OF SERVICE	DATE OF SERVICE
1 Building Department	Fall River Building Department One Government Center Room 524 Fall River, MA 02722	Mail	
2 Local Commission on Disability (If Applicable)	Disability Commission One Government Center Fall River, MA 02722	Mail	
3 Independent Living Center	Southeast Center for Independent Living 66 Troy Street Suite #3 Fall River, MA 02720	Mail	

AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.

Signature: Appellant or Petitioner

On the 6th **Day of** November **20** 18

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

Joseph P. Viamari

(Type or Print the Name of the Appellant)

Patrick A Reis

NOTARY PUBLIC

8-16-2024

MY COMMISSION EXPIRES

Tighe&Bond

APPENDIX A - Supporting Arguments for Variance Request

Tighe&Bond
Engineers | Environmental Specialists

M-2215-15
October 23, 2018

Supporting Arguments for Variance Request

Project: Samuel Watson Elementary School
935 Eastern Ave
Fall River, MA 02723

Introduction and Overview

The Samuel Watson Elementary School is a multi-story brick and cast stone masonry building constructed in 1905. The school currently serves approximately 300 students from kindergarten through 5th grade. The school consists of five levels including a sub-basement, basement, 1st, 2nd, and 3rd floors. The sub-basement level of the building consists of mechanical and electrical equipment for building heating and hot water. The basement level consists of the gymnasium, cafeteria, bathrooms, storage areas, and custodial offices. The 1st through 3rd levels contain classroom space, a school office, teachers' lounges, and administrative offices. As part of the Massachusetts School Building Authority's Accelerated Repair Program (ARP), proposed renovations to the school include replacement of the roof, windows, exterior doors, and boilers.

The Accelerated Repair Program funding reimbursement does not cover any portion of the required accessibility upgrades once the anticipated scope of work exceeds 30% of the full and fair cash value of the building. Due to City funding restrictions, the exclusion of the required accessibility upgrades from the MSBA funding makes the proposed project infeasible. Therefore, the City of Fall River is requesting temporary relief from 521 CMR requirements, as outlined below, in order to complete the building upgrade project in phases to comply with funding requirements. It is the City's intention to complete full design of the school renovation project, including all required accessibility requirements, and then complete construction in two phases. Phase I will include the window, door, roof, and boiler replacements partially funded by MSBA, and Phase II will include all of the accessibility upgrades required to bring the school into compliance with 521 CMR. These upgrades include construction of a new accessible entrance, elevator, and machine room, installation of new handrails, door hardware, drinking fountains, signage, and wall-mounted fixtures, and the renovation of the building's bathrooms. As detailed in the variance application, the City of Fall River is requesting temporary relief for a period of 2-years (November 2020) to commence construction of the Phase II accessibility upgrades. It is anticipated that construction of the scope of work required to bring the School building into compliance with 521 CMR can be completed within a 1-year period, after the commencement of construction.

Variance Request 1: Elevator

Elevator – MAAB Requirements

It is the intent of 521 CMR to provide persons with disabilities full, free and safe use of all buildings and facilities so that all such persons may have the educational, living and recreational opportunities necessary to be as self-sufficient as possible and to assume full responsibilities as citizens.

Elevator – Discussion/Conclusion

The building does not currently have an elevator to provide access between floors and access to each floor is currently provided by a stairwell located at each end of the building. Phase II of the project (tentatively scheduled to start in November of 2020) would include construction of an elevator on the north side of the building to allow access to each floor.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 2: Accessible Entrance

Accessible Entrance – MAAB Requirements

All public entrance(s) of a building or tenancy in a building shall be accessible. Public entrances are any entrances that are not solely service entrances, loading entrances, or entrances restricted to employee use only.

Accessible Entrance – Discussion/Conclusion

The school does not currently contain any accessible entrances. Front and side entrances to the building are located at the top of concrete stairs, and rear entrances to the basement level of the building each have a single step at the door threshold. Proposed upgrades in Phase II would add a handicap-accessible concrete ramp to provide access to the first floor of the building.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 3: Handrails

Handrails – MAAB Requirements

Stairways shall have continuous handrails at both sides of all stairs per 521 CMR 27.4.1.

Handrails – Discussion/Conclusion

Handrails at staircases throughout the building do not extend 12" beyond the top and bottom risers. Proposed Phase II improvements would add handrails to each set of stair which are compliant with 521 CMR 27.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 4: Non-Accessible Door Hardware

Non-Accessible Door Hardware – MAAB Requirements

Handles, pulls, latches, locks, and other operating devices on accessible doors shall 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. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides per 521 CMR 26.11.1.

Non-Accessible Door Hardware – Discussion/Conclusion

Several doors throughout the building have non-accessible hardware such as doorknobs. Proposed Phase II improvements would replace non-accessible door hardware with hardware that is compliant with 521 CMR 26.11.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 5: Non-Accessible Bathrooms

Non-Accessible Bathrooms – MAAB Requirements

Each public toilet room provided on a site or in a building shall comply with 521 CMR. In each adult public toilet room, at least one water closet and one sink in each location shall be accessible to persons in wheelchairs, or a separate accessible unisex toilet room shall be provided at each location per 521 CMR 30.1.

Non-Accessible Bathrooms – Discussion/Conclusion

The building's bathrooms are not currently accessible. The only student bathrooms are located on the basement level. These bathrooms do not include accessible toilet stalls. Proposed Phase II improvements would include renovations to the basement level bathrooms and replacement of existing single-toilet staff bathrooms with multi-stall student bathrooms on the second and third floors.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 6: Drinking Fountains

Drinking Fountain – MAAB Requirements

Wall and post-mounted cantilevered units allowing only a front approach shall have a clear knee space of at least 27 inches per 521 CMR 36.2.1.

Drinking Fountain – Discussion/Conclusion

The building's drinking fountains do not have knee space between the floor and the bottom of the apron, and do not have accessible controls. Proposed Phase II improvements would include installation of new accessible drinking fountains.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 7: Signage

Signage – MAAB Requirements

Signs that designate permanent rooms and spaces shall comply with 521 CMR 41.1.1. These include toilet room signs, room numbers, stair signs, etc.

Signage – Discussion/Conclusion

The school does not currently contain permanent room signage of any type. Proposed Phase II improvements would include installation of new permanent signage.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 8: Accessible Tables and Seating

Accessible Tables and Seating – MAAB Requirements

Where fixed tables or built in seating are provided, at least 5%, but not less than one, of the fixed tables shall be accessible and be on an accessible route per 521 CMR 35.1. There shall be no fixed seats at accessible tables

Accessible Tables and Seating – Discussion/Conclusion

The school does not currently have accessible tables or seating. Proposed Phase II improvements would include furnishing new seating and tables in accordance with 521 CMR 35.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Variance Request 9: Wall Mounted Dispensers

Wall Mounted Dispensers – MAAB Requirements

Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach per 521 CMR 30.12.

Wall Mounted Dispensers – Discussion/Conclusion

The school does not currently have accessible wall mounted dispensers in all of the required locations. Proposed Phase II improvements would include installation of wall mounted dispensers in accordance with 521 CMR 30.12.

Due to funding limitations, the City is requesting approval for temporary relief from 521 CMR 28.1 for a period of 2-years. Construction of the Phase II accessibility improvements would start in November 2020, with an anticipated construction completion date in November 2021.

Opinion of Probable Construction Costs

Tighe & Bond, with the assistance from VJ Associates, determined the estimated conceptual costs associated with correcting each of the barriers identified. The opinions of probable construction costs are $2,644,000 for the Phase II accessibility upgrades and $6,049,000 for the Phase I Accelerated Repair upgrades. The estimated conceptual costs are included in the attached cost opinion.

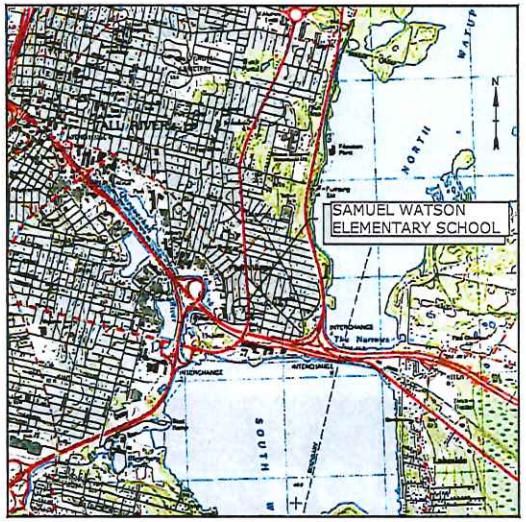
J:\M\M1215\(08) Fall River\AAB Compliance\Supporting Argument.doc

Tighe&Bond

APPENDIX B - Schematic Design Level Improvement Plan Sheets

SAMUEL WATSON ELEMENTARY SCHOOL
MSBA ACCELERATED REPAIR PROGRAM
WINDOW, DOOR, ROOF, AND BOILER REPLACEMENT
FALL RIVER, MASSACHUSETTS
MAY 2018

LIST OF DRAWINGS	
WG-001	LEGEND AND NOTES
WG-002	EXTERIOR ELEVATION AND BOILER ROOM PHOTOGRAPHS
WC-101	PROPOSED SITE IMPROVEMENTS
WD-101	SUB-BASEMENT DEMOLITION PLAN
WD-102	BASEMENT DEMOLITION PLAN
WD-103	FIRST FLOOR DEMOLITION PLAN
WD-104	SECOND FLOOR DEMOLITION PLAN
WD-105	THIRD FLOOR DEMOLITION PLAN
WD-106	DEMOLITION ELEVATION - WEST
WD-107	DEMOLITION ELEVATION - SOUTH
WD-108	DEMOLITION ELEVATION - EAST
WD-109	DEMOLITION ELEVATION - NORTH
WD-110	ROOF DEMOLITION PLAN
WA-101	SUB-BASEMENT PROPOSED PLAN
WA-102	BASEMENT PROPOSED PLAN
WA-103	FIRST FLOOR PROPOSED PLAN
WA-104	SECOND FLOOR PROPOSED PLAN
WA-105	THIRD FLOOR PROPOSED PLAN
WA-106	PROPOSED ELEVATION - WEST
WA-107	PROPOSED ELEVATION - SOUTH
WA-108	PROPOSED ELEVATION - EAST
WA-109	PROPOSED ELEVATION - NORTH
WA-110	ROOF PROPOSED PLAN
WA-111	ROOF PROPOSED DETAILS
WA-201	WINDOW SCHEDULE
WA-202	DOOR SCHEDULE AND DETAILS
WA-301	WINDOW DETAILS - 1
WA-302	WINDOW DETAILS - 2
WS-001	STRUCTURAL NOTES
WS-104	ATTIC FRAMING PLAN
WS-105	ROOF FRAMING PLAN
WM-001	MECHANICAL ANNOTATION AND GENERAL NOTES
WMD-101	MECHANICAL ROOM DEMOLITION PLAN 1
WMD-102	MECHANICAL ROOM DEMOLITION PLAN 2
WM-101	MECHANICAL ROOM HVAC FLOOR PLAN - 1
WM-102	MECHANICAL ROOM HVAC FLOOR PLAN - 2
WM-103	MECHANICAL ROOM DUCTWORK FLOOR PLAN
WM-104	MECHANICAL ROOF PLAN
WM-201	MECHANICAL DETAILS - 1
WM-202	MECHANICAL DETAILS - 2
WM-401	MECHANICAL SCHEDULES
WP-001	PLUMBING ANNOTATION AND GENERAL NOTES
WPD-101	MECHANICAL ROOM DEMOLITION PLAN - PLUMBING
WP-101	MECHANICAL ROOM PLUMBING FLOOR PLAN
WP-102	PLUMBING ROOF PLAN
WP-201	PLUMBING DETAILS
WP-401	PLUMING SCHEDULES
WE-001	ELECTRICAL ANNOTATION AND GENERAL NOTES
WED-101	MECHANICAL ROOM DEMOLITION PLAN - ELECTRICAL
WE-101	MECHANICAL ROOM ELECTRICAL FLOOR PLAN
WE-401	ELECTRICAL SCHEDULES



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:
Tighe&Bond
www.tighebond.com

PROJECT TEAM:

OWNER
FALL RIVER PUBLIC SCHOOLS
417 ROCK STREET
FALL RIVER, MA 02720

OWNER'S PROJECT MANAGER
EXPERTCON, INC.
100 CUNNINGHAM ROAD
DEDHAM, MA 02026

COMMISSIONING AGENT - WINDOWS/ROOF
X
X
X
X

COMMISSIONING AGENT - BOILERS
X
X
X

COST ESTIMATING
VJ ASSOCIATES
60 DEDHAM AVENUE
NEEDHAM, MA 02492

FUNDING
MASSACHUSETTS SCHOOL
BUILDING AUTHORITY
40 BROAD STREET, SUITE 500
BOSTON, MA 02109

ENGINEER
TIGHE & BOND, INC.
53 SOUTHAMPTON ROAD
WESTFIELD, MA 01085

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION
COMPLETE SET 50 SHEETS

Last Saved: 5/9/2018
Plotted On:May 09, 2018-11:15am By: ESS
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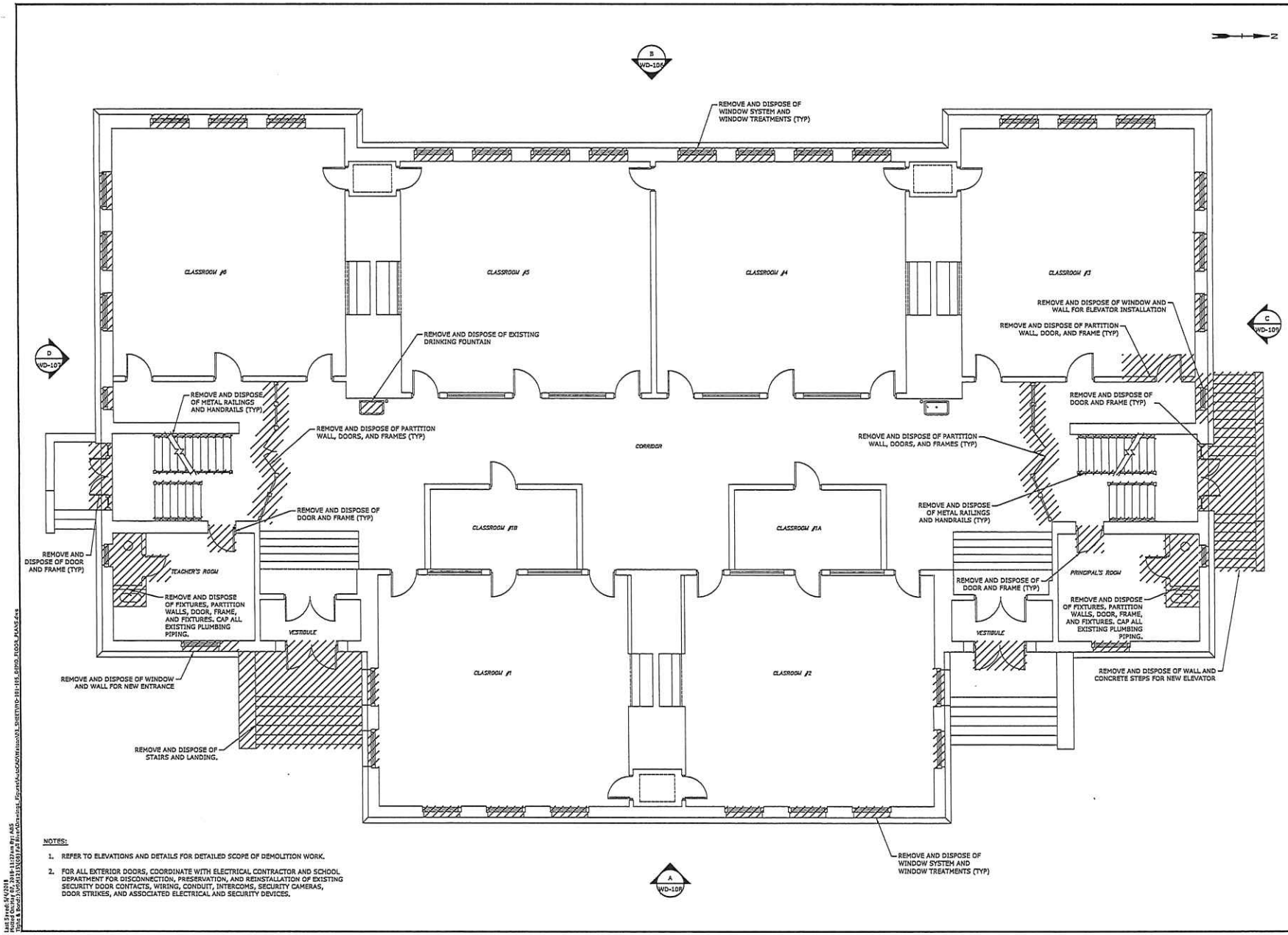

NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF DEMOLITION WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

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Tighe&Bond
www.tighebond.com

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Samuel Watson School
MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
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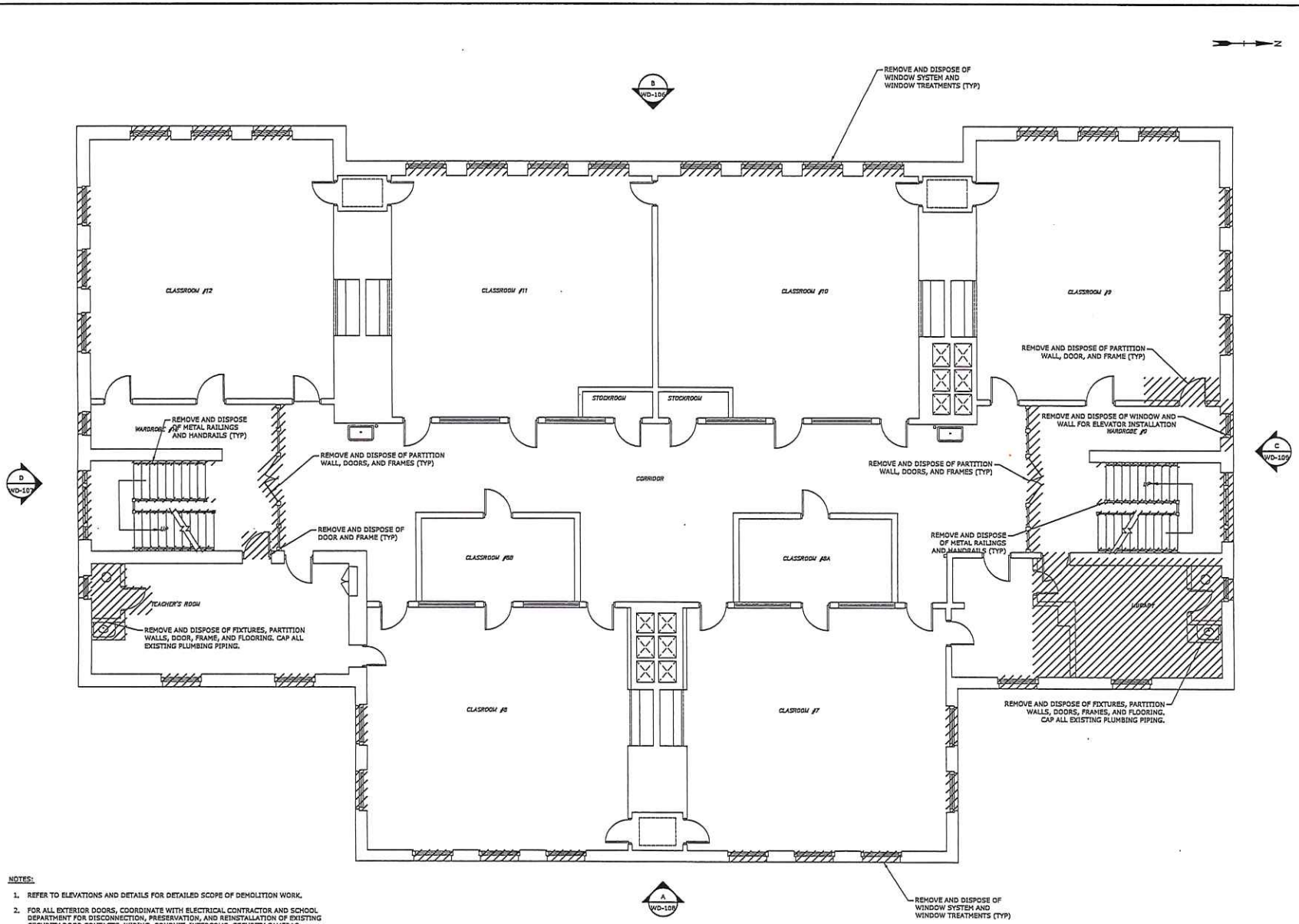
DATE:	01/18/2018
FILE:	WD-101-105_DEMO_FLOOR_PLANS.dwg
DRAWN BY:	ABS, TMP
CHECKED:	HPW
APPROVED:	JPV, FJH

FIRST FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

WD-103



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF DEMOLITION WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

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SCHEMATIC DESIGN
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Samuel Watson School
MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
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DATE:	01/10/2018
FILE:	WD-101-105_DEMO_FLOOR_PLANS.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPH, FJH

SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8"=1'-0"

WD-104

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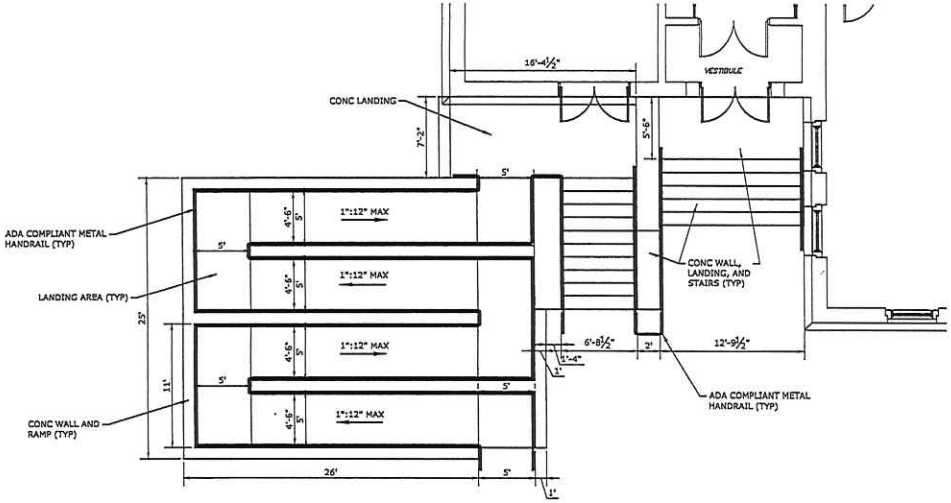

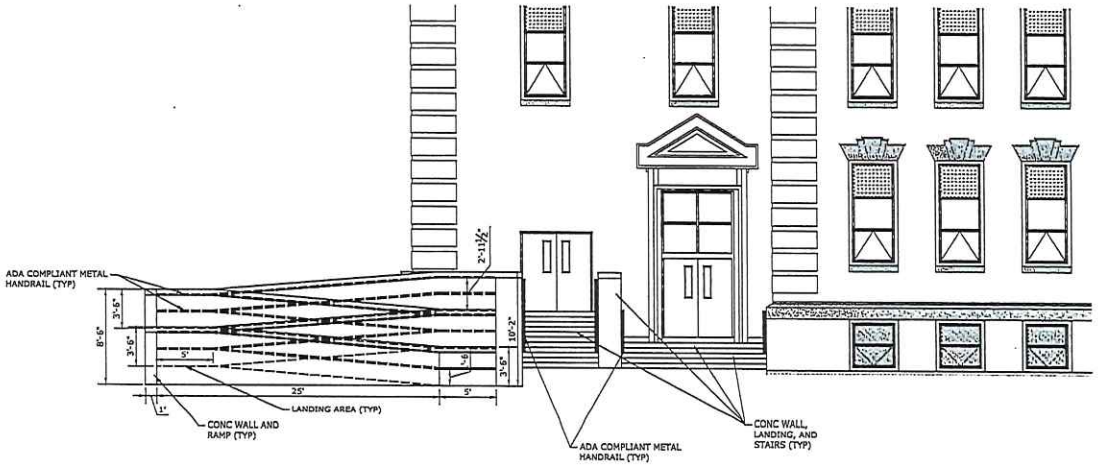

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SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Samuel Watson School
MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	3/18	SCHEMATIC DESIGN

PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, PJH

PROPOSED SITE IMPROVEMENTS

SCALE: 3/16"=1'-0"

WC-101

Last Saved: 5/4/2018
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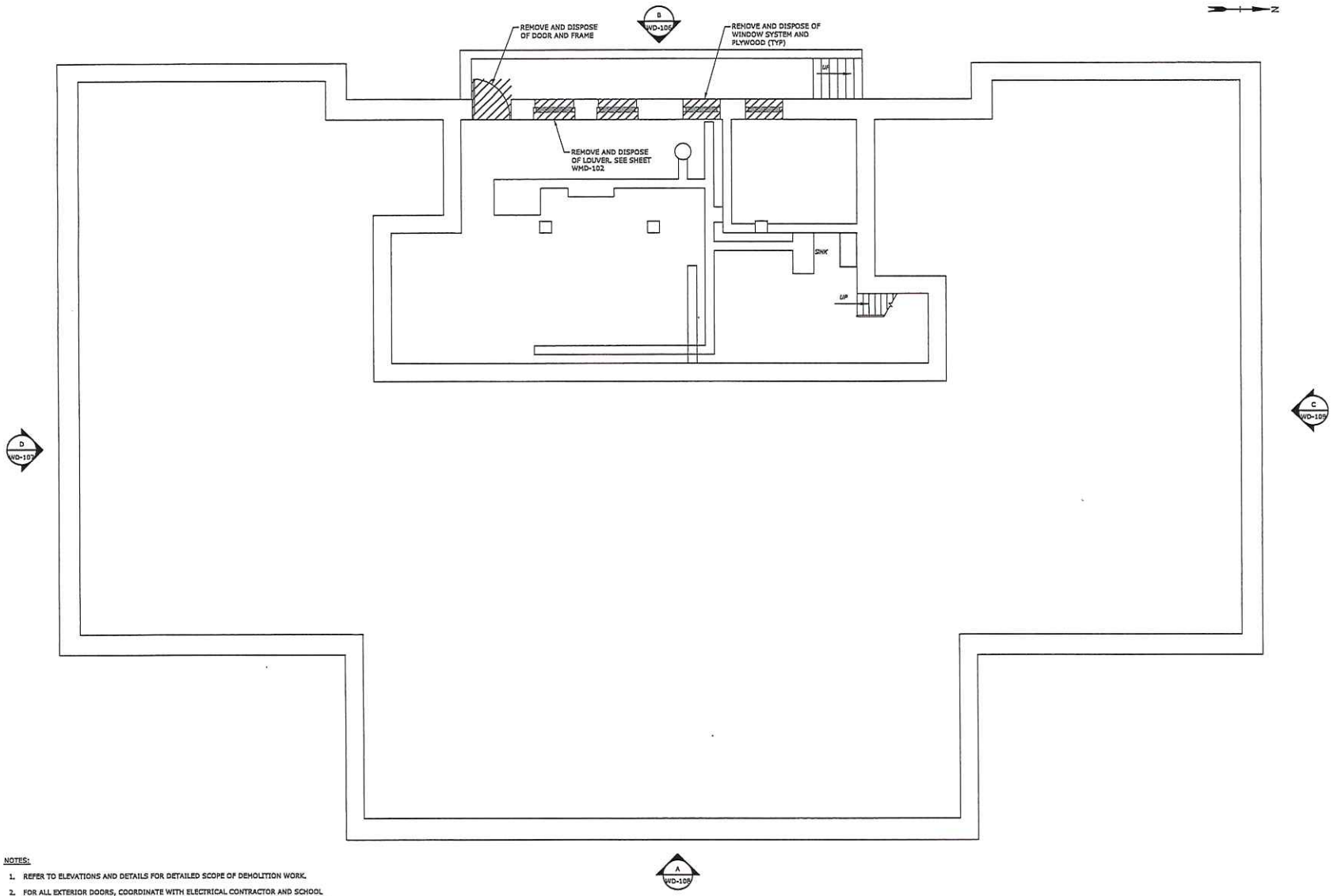

NOTES:

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2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

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SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Samuel Watson School
MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
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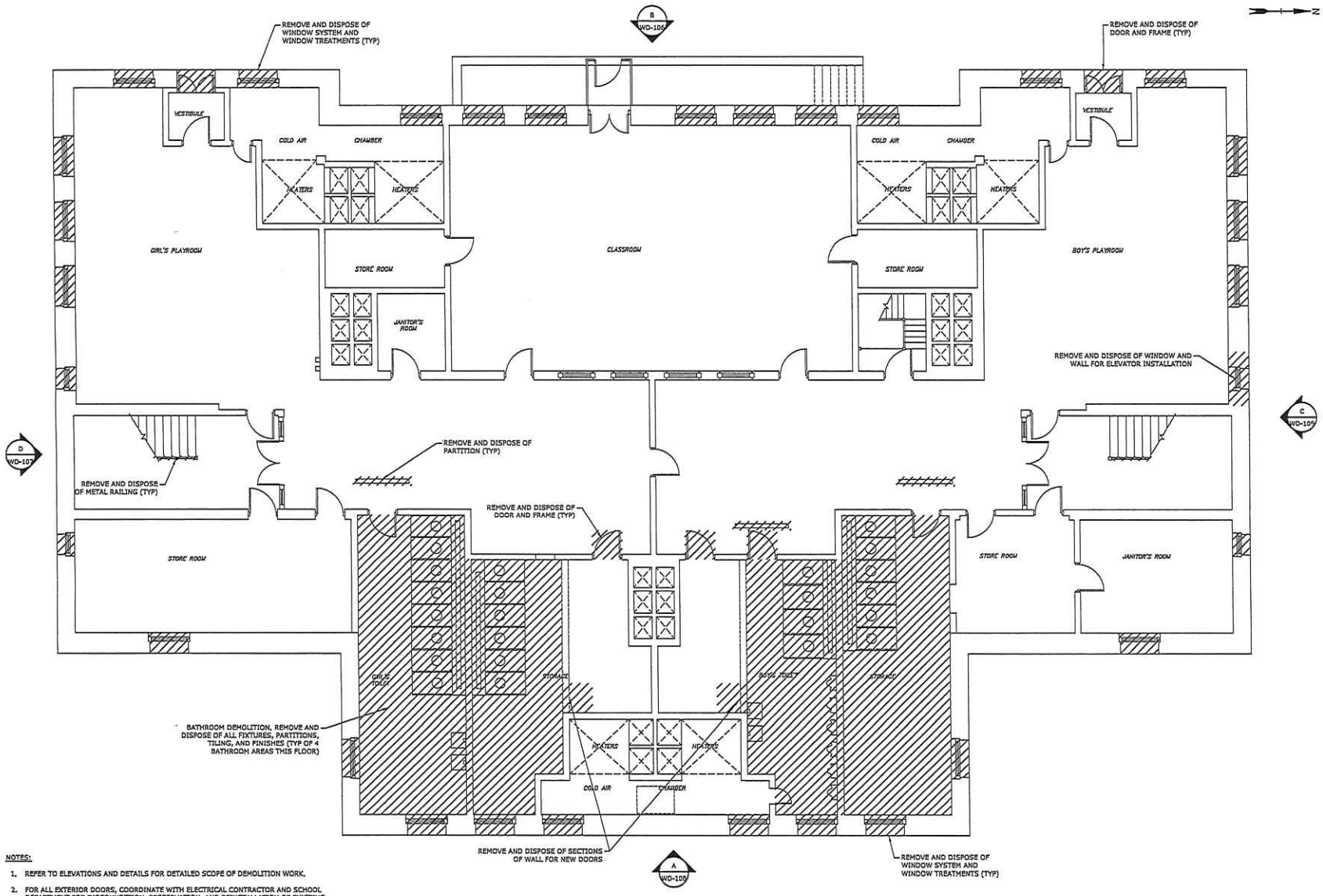
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, FJM

SUB-BASEMENT DEMOLITION PLAN

SCALE: 3/16"=1'-0"

WD-101

Last Saved: 5/4/2018
Plotted On:May 04, 2018-11:37am By: ABS
Tighe & Bond:\\WO\M1215\WO\Fall River\Drawings_Plans\Arch\CAD\Arch\Sheets\01_SHEETS\WD-101-105_DEMO_FLOOR_PLANS.dwg



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF DEMOLITION WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

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Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

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BAR IS 1 INCH ON ORIGINAL DRAWING
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MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WD-101-105_DEMO_FLOOR_PLANS.dwg
DRAWN BY:	ARG, TMP
CHECKED:	MPW
APPROVED:	JPV, FJM

BASEMENT DEMOLITION PLAN

SCALE: 3/16"=1'-0"

WD-102

Last Saved: 5/4/2018
Plotted On:May 01, 2018-12:27pm By: ACS
DWG: W:\M0\M1215\M1215-15\Design_Figures\AutoCAD\Watson\05_SHEETS\WD-101-105_DEMO_FLOOR_PLANS.dwg

DEMOLITION NOTES

1. COORDINATE PROPOSED METHODS AND OPERATIONS OF DEMOLITION WITH OWNER'S DESIGNATED REPRESENTATIVE AND SCHOOL CUSTODIAN PRIOR TO START OF DEMOLITION WORK. INCLUDE IN SCHEDULE COORDINATION FOR SHUT-OFF, CAPPING AND CONTINUATION OF UTILITY SERVICES IF REQUIRED, AND REMOVAL OF CEILINGS AND PARTITION WALLS.
2. COORDINATE INTERRUPTIONS IN DAILY OPERATIONS IN ADVANCE WITH OWNER'S REPRESENTATIVE. THIS SHALL INCLUDE SERVICE INTERRUPTIONS AND CONNECTIONS, RELOCATION OF OCCUPANTS, RENOVAL OF EQUIPMENT, AND SHIFTS IN LOCATION OF WORK.
3. CONDUCT DEMOLITION AND DEBRIS REMOVAL IN A SAFE MANNER TO MINIMIZE INTERFERENCE WITH CORRIDORS, HALLS, STAIRS, AND OTHER ADJACENT FACILITIES AND TO AVOID DAMAGE TO SAME. DO NOT CLOSE OR OBSTRUCT TRAFFIC WAYS WITHOUT PRIOR APPROVAL.
4. MANAGE HAZARDOUS MATERIALS IN ACCORDANCE WITH SPECIFICATION SECTION 02 82 13.
5. PROVIDE TEMPORARY SHORING DURING THE COURSE OF DEMOLITION WORK TO MAINTAIN STABILITY AND PREVENT DAMAGE TO EXISTING STRUCTURE. ERECT TEMPORARY ENCLOSURES AROUND ALL EXTERIOR OPENINGS CREATED IN THE BUILDING. THE BUILDING SHALL BE LEFT WEATHER TIGHT AND SECURE AT THE END OF EACH WORK DAY.
6. PROVIDE TEMPORARY DUST ENCLOSURES AROUND ALL AREAS OF WORK. PREVENT DUST, AND DEBRIS FROM REACHING ADJACENT AREA OF BUILDING.
7. UNLESS OTHERWISE INDICATED ON THE DRAWINGS ALL PORTIONS OF THE EXISTING BUILDING, INCLUDING FINISHES DISTURBED BY DEMOLITION OF EXISTING CONSTRUCTION AND/OR INSTALLATION OF NEW CONSTRUCTION, SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITION.
8. PRIOR TO REMOVAL OF EXISTING AC UNITS, DOCUMENT CONDITION/OPERATION AND SUBMIT INVENTORY OF UNITS.

GENERAL NOTES

1. COMPLY WITH THE MASSACHUSETTS BUILDING CODE 780 CMR, MASSACHUSETTS STRETCH ENERGY CODE, AND ANY OTHER CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. SUBMIT COPIES OF ANY INSPECTION REPORTS AND OTHER SIMILAR COMMUNICATIONS TO OWNER AND DESIGNER.
2. EXISTING CONDITIONS WERE BASED OFF DRAWINGS TITLED "DEPARTMENT OF PUBLIC SCHOOL BUILDINGS, FALL RIVER, MASSACHUSETTS., SAMUEL WATSON SCHOOL", DATED 1938 AND SITE VISITS PERFORMED BY TIGHE & BOND IN DECEMBER AND JANUARY 2017/2018.
3. CONTRACTOR WILL NOT HAVE USE OF SCHOOL BATHROOMS/INTERIOR FACILITIES DURING CONSTRUCTION.
4. DAMAGED MASONRY DISCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND REPLACED IN KIND.
5. CONTRACTOR SHALL SUPPLY THEIR OWN ELECTRICITY AND WATER. OWNER WILL NOT PROVIDE THESE UTILITIES.
6. THE DRAWINGS HAVE BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND ARE NOT INTENDED TO LIMIT THE SCOPE OF WORK. THE CONTRACTOR MAY UNCOVER HIDDEN CONDITIONS NOT SHOWN IN THE CONTRACT SET. ANY DEVIATIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER.
7. PERFORM ALL WORK DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS AND PROVIDE ALL ITEMS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM, INCLUDING APPROPRIATE BLOCKING.
8. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING DIMENSIONS, STRUCTURES, AND UTILITIES. REPORT ALL DISCREPANCIES WITH THE DRAWINGS TO THE DESIGNER.
9. WHERE REMOVAL OF EXISTING CONSTRUCTION IS REQUIRED FOR PERFORMANCE OF ANY WORK UNDER THIS CONTRACT, REMOVAL AND REINSTALLATION SHALL BE ACCOMPLISHED UNDER THE BASE CONTRACT WHETHER SPECIFICALLY SHOWN OR NOT. INCLUDING RESTORATION OF UTILITIES AND ANY TEMPORARY SHORING OF STRUCTURAL COMPONENTS.
10. ALL METAL AND MEMBRANE FLASHING TO BE LAPPED POSITIVELY TO DRAIN TO THE BUILDING EXTERIOR.

LEGEND

SECTION	A / A-1	SECTION REFERENCE LETTER DRAWING WHERE SECTION IS SHOWN OR TAKEN
BUILDING ELEVATION	A / A-1	ELEVATION REFERENCE LETTER DRAWING WHERE ELEVATION IS SHOWN OR TAKEN
DETAIL	1 / A-1	DETAIL REFERENCE NUMBER DRAWING WHERE DETAIL IS SHOWN OR TAKEN
		ITEM TO BE DEMOLISHED/REMOVED

Last Saved: 4/23/2018
Plotted On:Apr 02, 2018-11:17am By: ASS
Tighe & Bond:J:\M\M1215\M1215-15\Revit\Revit Models\M1215_Fitness Center_Revit_Central_WG-001_GENERAL NOTES.dwg

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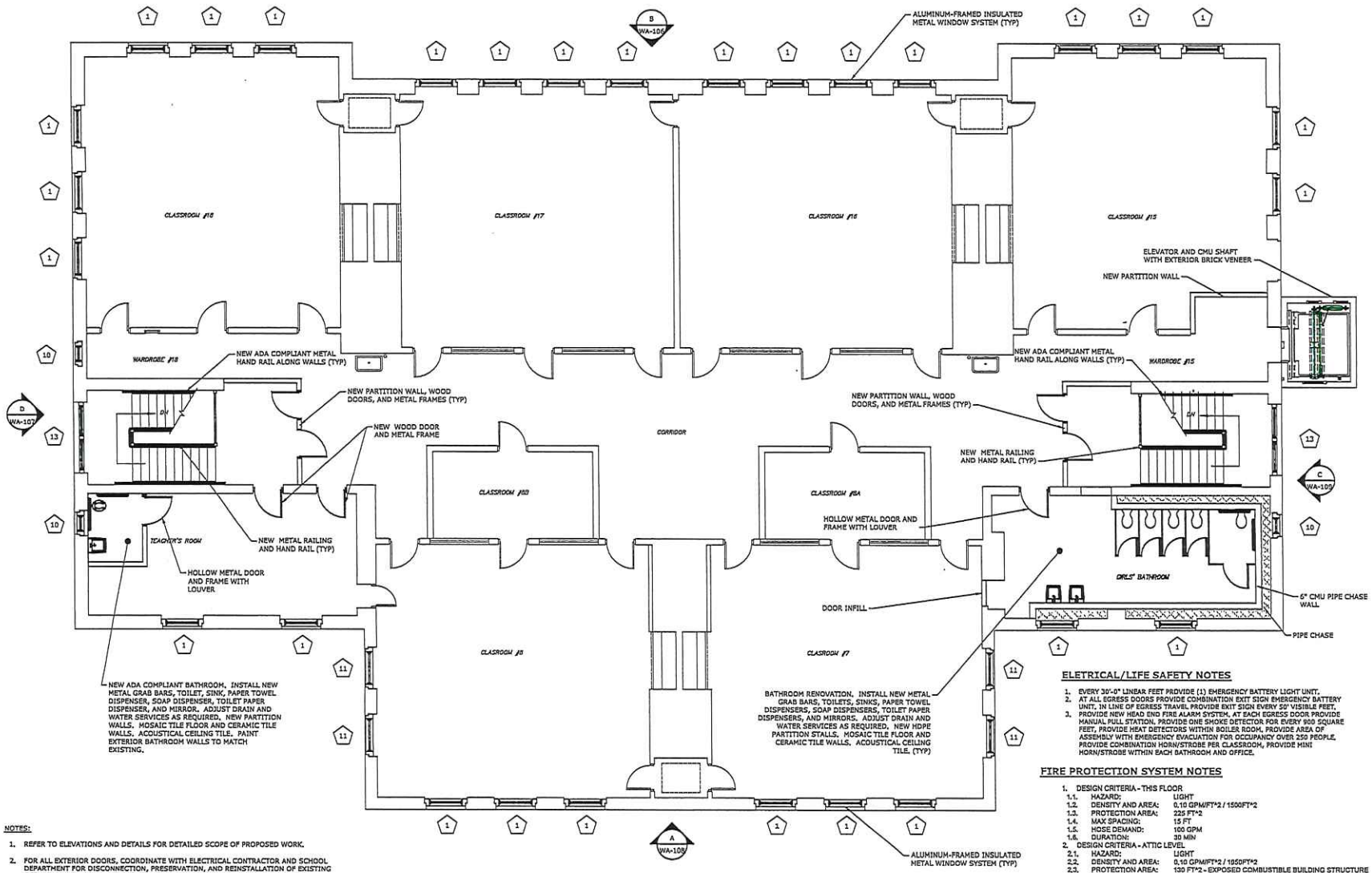
MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WG-001_GENERAL NOTES.dwg
DRAWN BY:	ADZ, TMP
CHECKED:	MPW
APPROVED:	JPV, FJM

LEGEND AND NOTES

SCALE: AS SHOWN

WG-001



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF PROPOSED WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

ELETRICAL/LIFE SAFETY NOTES

1. EVERY 30'-0" LINEAR FEET PROVIDE (1) EMERGENCY BATTERY LIGHT UNIT.
2. AT ALL EGRESS DOORS PROVIDE COMBINATION EXIT SIGN EMERGENCY BATTERY UNIT. IN LINE OF EGRESS TRAVEL PROVIDE EXIT SIGN EVERY 50' VISIBLE FEET.
3. PROVIDE NEW HEAD END FIRE ALARM SYSTEM. AT EACH EGRESS DOOR PROVIDE MANUAL PULL STATION. PROVIDE ONE SMOKE DETECTOR FOR EVERY 900 SQUARE FEET. PROVIDE HEAT DETECTORS WITHIN BOILER ROOM. PROVIDE AREA OF ASSEMBLY WITH EMERGENCY EVACUATION FOR OCCUPANCY OVER 250 PEOPLE. PROVIDE COMBINATION HORN/STROBE PER CLASSROOM, PROVIDE MINI HORN/STROBE WITHIN EACH BATHROOM AND OFFICE.

FIRE PROTECTION SYSTEM NOTES

1. DESIGN CRITERIA - THIS FLOOR
   - 1.1. HAZARD: LIGHT
   - 1.2. DENSITY AND AREA: 0.10 GPM/FT^2 / 1500FT^2
   - 1.3. PROTECTION AREA: 225 FT^2
   - 1.4. MAX SPACING: 15 FT
   - 1.5. HOSE DEMAND: 100 GPM
   - 1.6. DURATION: 30 MIN
2. DESIGN CRITERIA - ATTIC LEVEL
   - 2.1. HAZARD: LIGHT
   - 2.2. DENSITY AND AREA: 0.10 GPM/FT^2 / 1050FT^2
   - 2.3. PROTECTION AREA: 130 FT^2 - EXPOSED COMBUSTIBLE BUILDING STRUCTURE
   - 2.4. MAX SPACING: 15 FT
   - 2.5. HOSE DEMAND: 100 GPM
   - 2.6. DURATION: 30 MIN

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MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

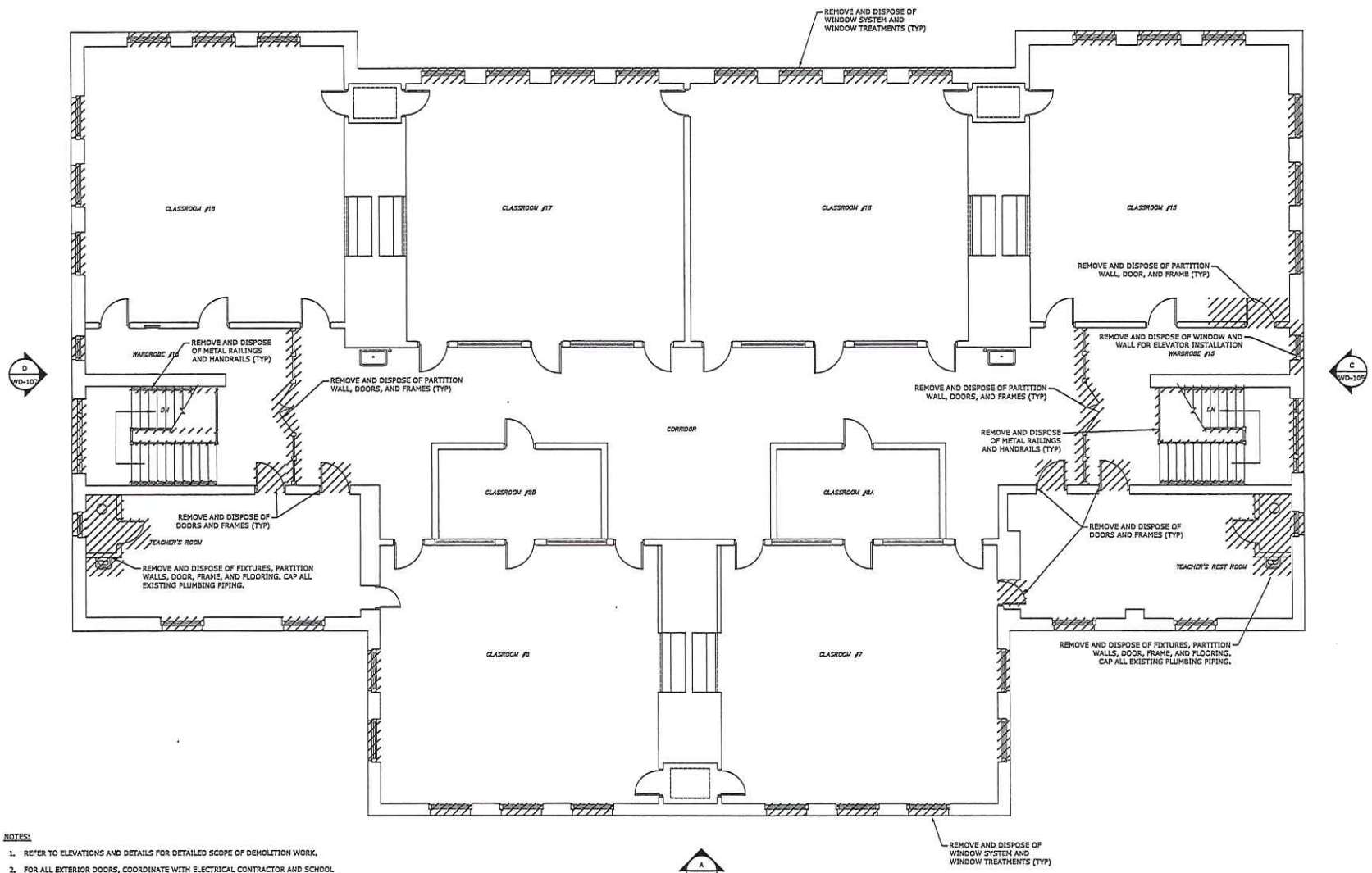
PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY:	ADS, TMP
CHECKED:	MPW
APPROVED:	JPV, PJH

THIRD FLOOR PROPOSED PLAN

SCALE: 3/16"=1'-0"

WA-105

Last Saved: 5/4/2018
Plotted On:May 07, 2018-11:21am By: ADS
File:J:\M1215\M1215\07-Design\Design Dwgs_Floor Plans\CAD\Version\03_SHEET\WA-101-105_PROP_FLOOR_PLANS.dwg



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF DEMOLITION WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

Last Saved: 5/4/2018
Plotted On:May 04, 2018-11:27am By: ABS
Tighe & Bond:J:\M\H1215\003 Fall River\Revit_Files\Max\CAD\Revit\03_SHEETS\WD-101-105_DEMO_FLOOR_PLANS.dwg

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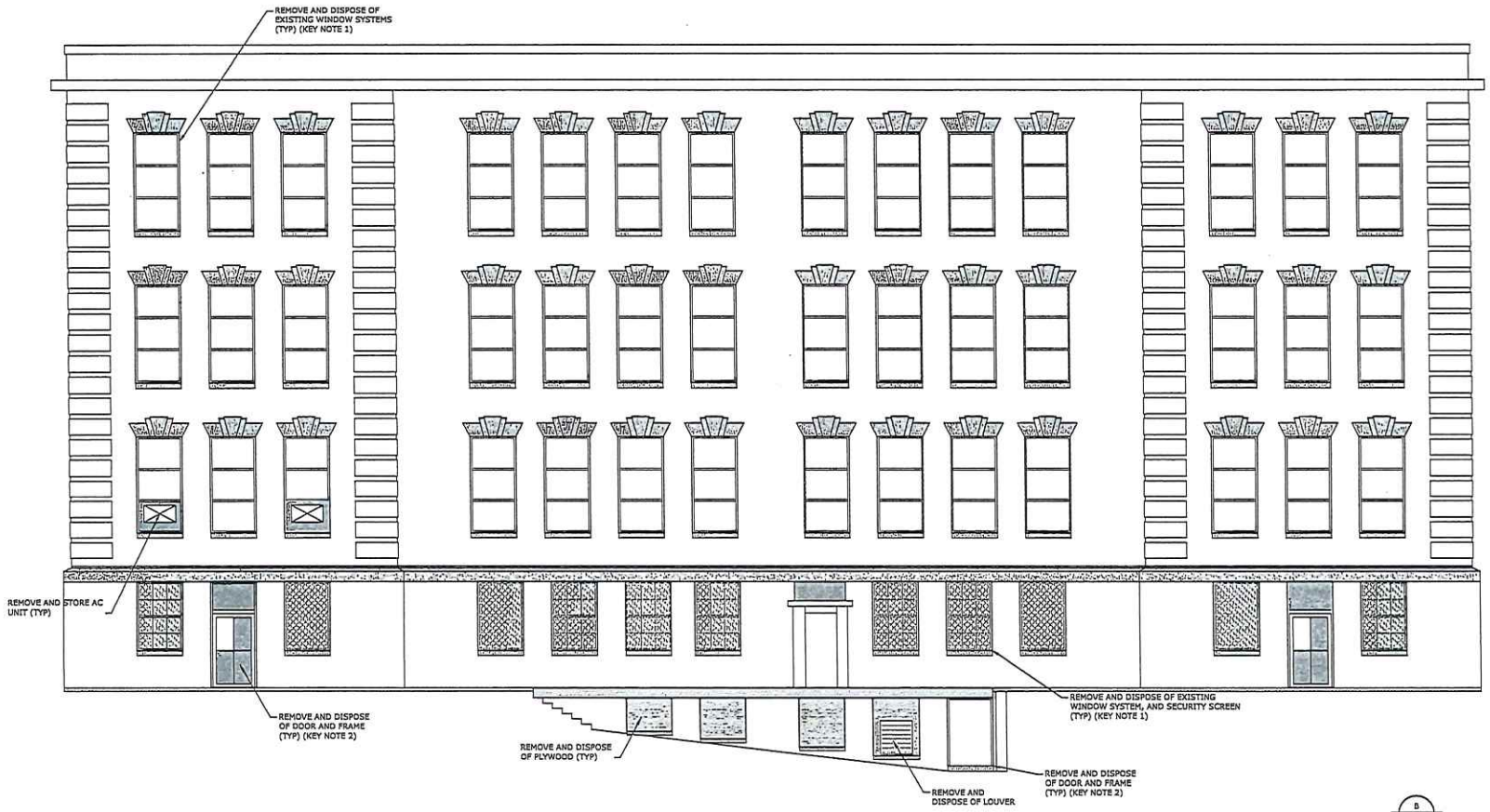
MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

PROJECT NO:	H1215-15
DATE:	01/10/2018
FILE:	WD-101-105_DEMO_FLOOR_PLANS.dwg
DRAWN BY:	ABS, THP
CHECKED:	MPW
APPROVED:	JPV, FJH

THIRD FLOOR DEMOLITION PLAN

SCALE: 3/16"=1'-0"

WD-105



GENERAL NOTES:

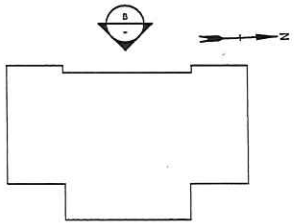
1. SEE DETAIL SHEETS FOR DETAILED SCOPE OF DEMOLITION FOR EACH WINDOW AND DOOR OPENING.

DEMOLITION KEY NOTES:

1. REMOVE AND DISPOSE OF EXISTING WINDOW SYSTEMS INCLUDING HEAD, JAMBS, SILL, TRIM, AND BLOCKING INCLUDING SEALANTS AND CAULKING AS SHOWN ON THE DETAIL SHEETS. SEE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EXISTING DAMAGED MASONRY OR BUILDING COMPONENTS UNCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NEGLIGENT DAMAGE TO THE EXISTING BUILDING BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR SYSTEMS, INCLUDING FRAMES, TRIM, BLOCKING, TRANSOM PANELS, INCLUDING SEALANTS AND CAULKING AS SHOW ON THE DETAIL SHEETS. SEE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EXISTING DAMAGED MASONRY OR BUILDING COMPONENTS UNCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NEGLIGENT DAMAGE TO THE EXISTING BUILDING BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

LEGEND:

- PROPOSED DEMOLITION/ ITEM TO BE REMOVED
- OPERABLE WINDOW
- ALUMINUM INFILL PANEL
- SPANDREL GLASS
- SAFETY GLAZING
- OBSCURED GLASS
- PLYWOOD
- SECURITY SCREEN



SAMUEL WATSON KEYPLAN
NO SCALE

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MARK	DATE	DESCRIPTION
0	3/18	SCHEMATIC DESIGN

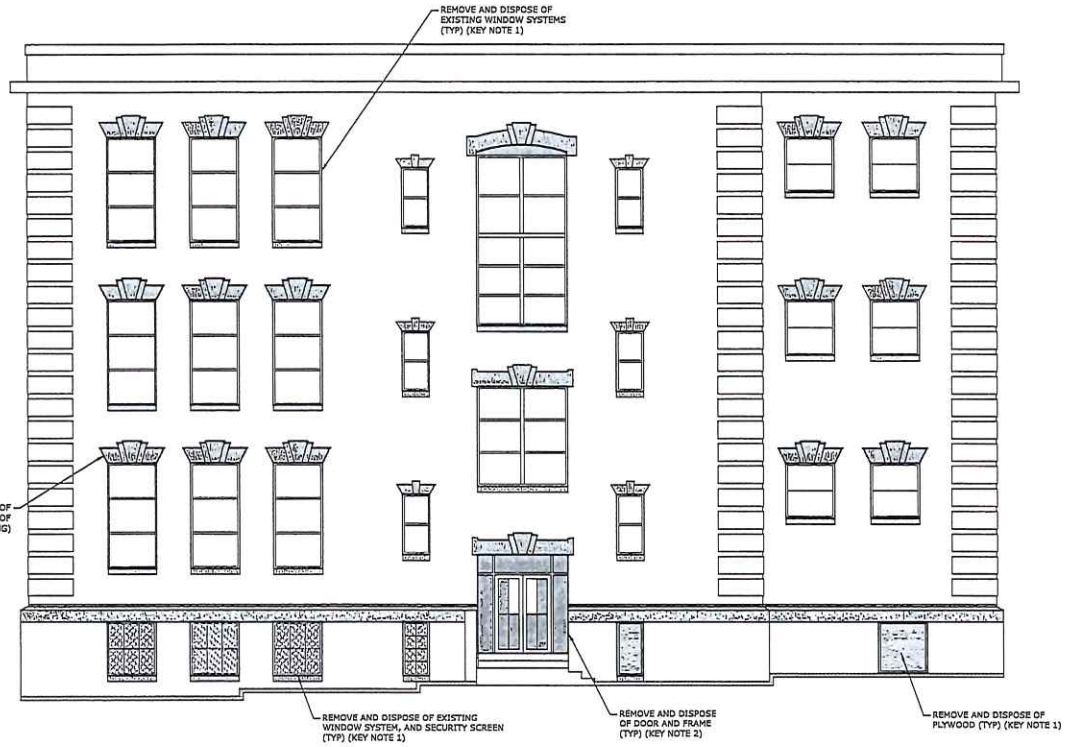
PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WD-106-109_DEMO_ELEV.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, FJH

DEMOLITION ELEVATION - WEST

SCALE: 3/16"=1'-0"

WD-106

Last Saved: 5/4/2018
Plotted On:May 07, 2018-11:32am By: ABS
Tighe & Bond:J:\M\M1215\M1215\09\Fall River\Drawings_Files\Revit\CAD\Version15_SHEET\WD-106-109_DEMO_ELEV.dwg



GENERAL NOTES:

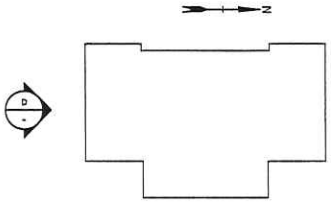
1. SEE DETAIL SHEETS FOR DETAILED SCOPE OF DEMOLITION FOR EACH WINDOW AND DOOR OPENING.

DEMOLITION KEY NOTES:

1. REMOVE AND DISPOSE OF EXISTING WINDOW SYSTEMS INCLUDING HEAD, JAMBS, SILL, TRIM, AND BLOCKING INCLUDING SEALANTS AND CAULKING AS SHOWN ON THE DETAIL SHEETS. SEE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EXISTING DAMAGED MASONRY OR BUILDING COMPONENTS UNCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NEGLIGENT DAMAGE TO THE EXISTING BUILDING BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. REMOVE AND DISPOSE OF EXISTING EXTERIOR DOOR SYSTEMS, INCLUDING FRAMES, TRIM, BLOCKING, TRANSOM PANELS, INCLUDING SEALANTS AND CAULKING AS SHOW ON THE DETAIL SHEETS. SEE HAZARDOUS MATERIALS ABATEMENT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. EXISTING DAMAGED MASONRY OR BUILDING COMPONENTS UNCOVERED DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NEGLIGENT DAMAGE TO THE EXISTING BUILDING BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

LEGEND:

- PROPOSED DEMOLITION/ ITEM TO BE REMOVED
- OPERABLE WINDOW
- ALUMINUM INFILL PANEL
- SPANDREL GLASS
- SAFETY GLAZING
- OBSCURED GLASS
- PLYWOOD
- SECURITY SCREEN



SAMUEL WATSON KEYPLAN
NO SCALE

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MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

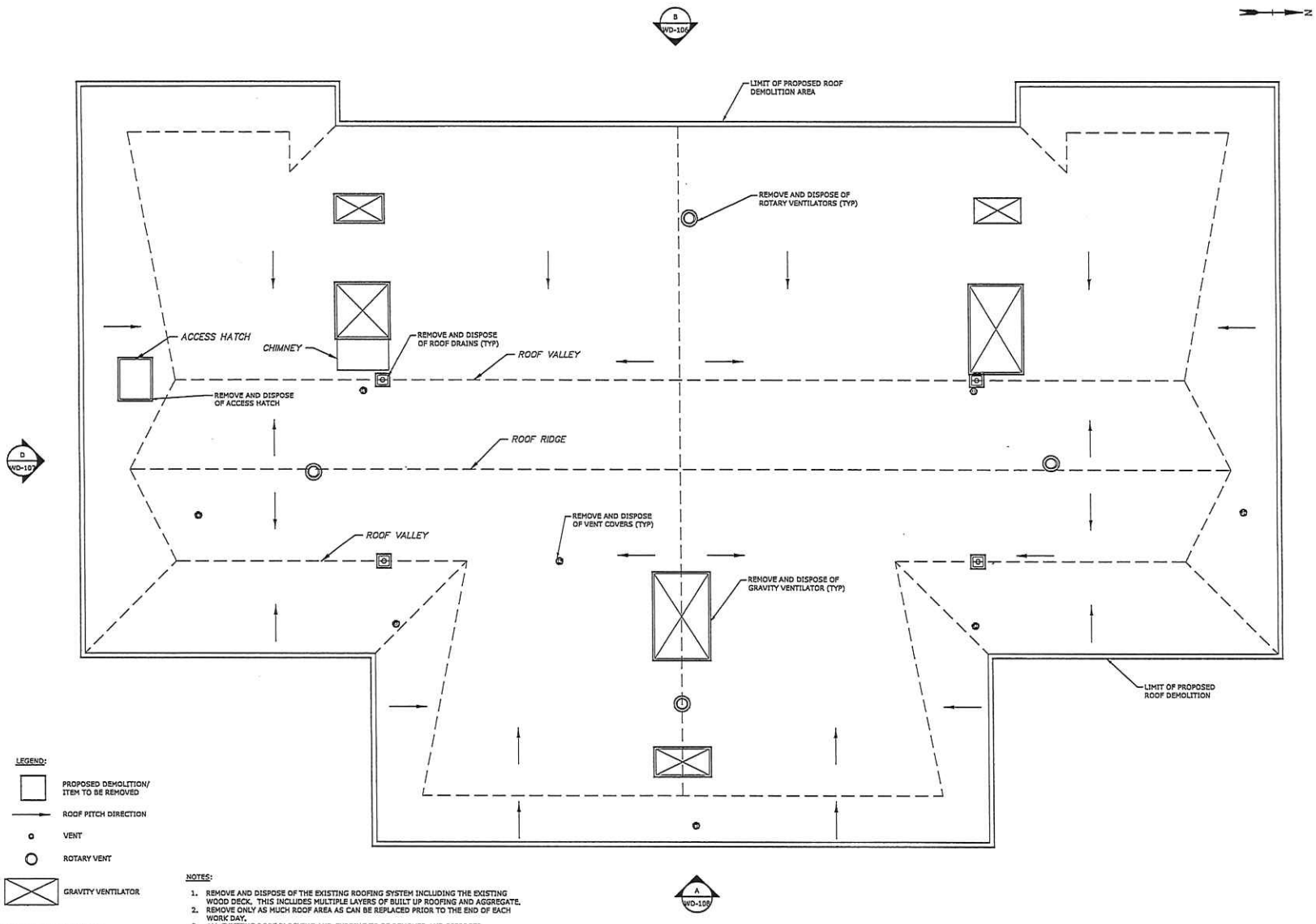
PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WD-106-109_DEMO_ELEV.dwg
DRAWN BY:	ASG, TMP
CHECKED:	MPW
APPROVED:	JPV, PJH

DEMOLITION ELEVATION - SOUTH

SCALE: 3/16"=1'-0"

WD-107

Last Saved: 5/4/2018
Plotted On:May 04, 2018-3:12:31pm By: ASG
Tighe & Bond:J:\M\M1215\003\CAD\Revit\Exp_Files\Arch\CAD\Models\03_SHEETS\WD-106-109_DEMO_ELEV.dwg



LEGEND:

- PROPOSED DEMOLITION/ ITEM TO BE REMOVED
- ROOF PITCH DIRECTION
- VENT
- ROTARY VENT
- GRAVITY VENTILATOR
- SLOPE LINE
- ROOF DRAIN

NOTES:

1. REMOVE AND DISPOSE OF THE EXISTING ROOFING SYSTEM INCLUDING THE EXISTING WOOD DECK. THIS INCLUDES MULTIPLE LAYERS OF BUILT UP ROOFING AND AGGREGATE.
2. REMOVE ONLY AS MUCH ROOF AREA AS CAN BE REPLACED PRIOR TO THE END OF EACH WORK DAY.
3. ALL EXISTING ROOF BLOCKING AND CURBING TO BE REMOVED AND DISPOSED.
4. FIELD VERIFY ROOF EXISTING CONDITIONS AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. COORDINATE DEMOLITION WORK WITH OTHER TRADES.

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MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

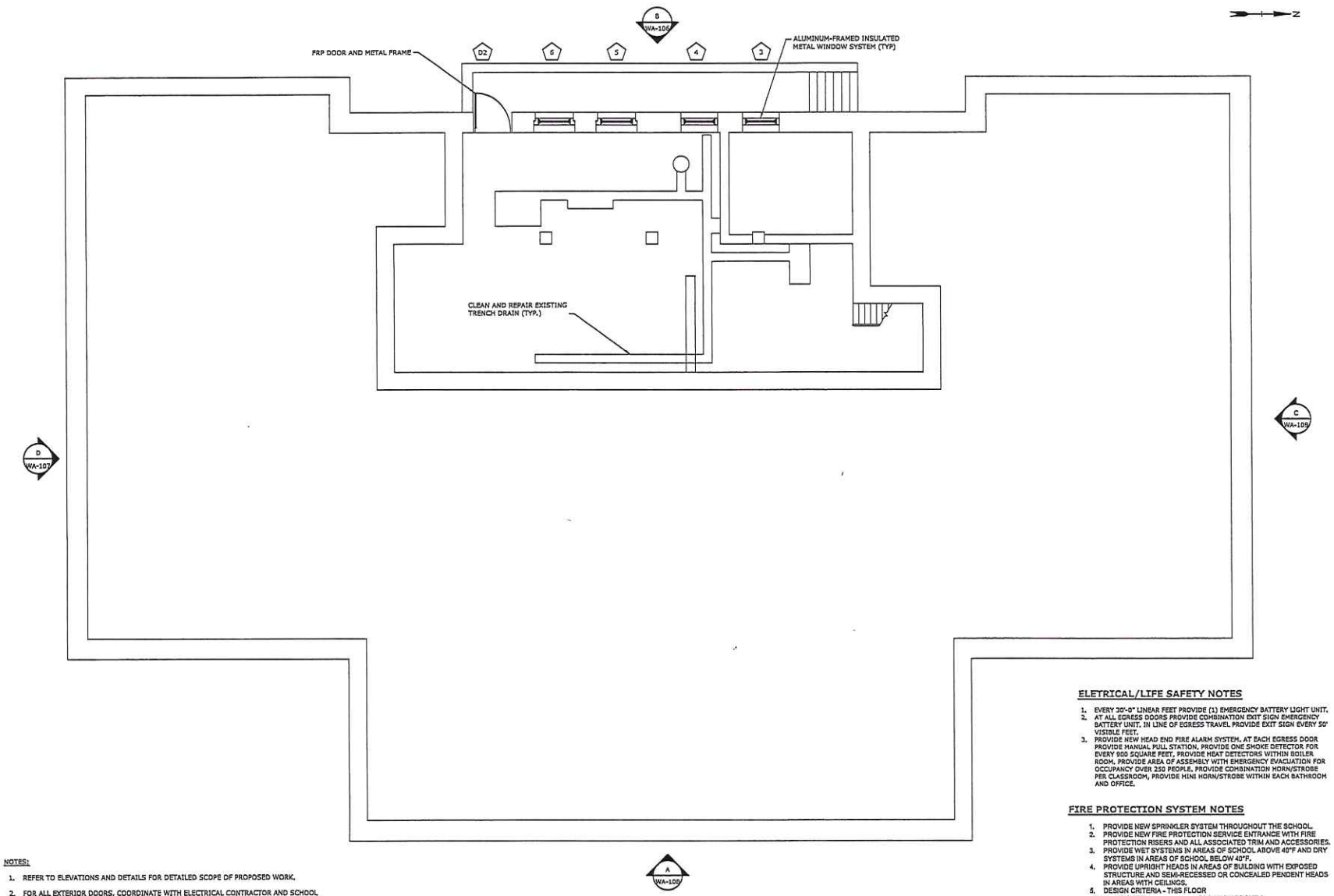
PROJECT NO:	H1215-15
DATE:	01/10/2018
FILE:	WD-110_DEMO_ROOF_PLAN.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, FJH

ROOF DEMOLITION PLAN

SCALE: 3/16"=1'-0"

WD-110

Last Saved: 5/4/2018
Plotted On:May 07, 2018-11:21am By: ABS
Tighe & Bond:J:\H\H1215\03\Fall River\Drawings_Phase1\AutoCAD\Watson\03_SHEET\WD-110_DEMO_ROOF_PLAN.dwg



NOTES:

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ELETRICAL/LIFE SAFETY NOTES

1. EVERY 30'-0" LINEAR FEET PROVIDE (1) EMERGENCY BATTERY LIGHT UNIT.
2. AT ALL EGRESS DOORS PROVIDE COMBINATION EXIT SIGN EMERGENCY BATTERY UNIT. IN LINE OF EGRESS TRAVEL PROVIDE EXIT SIGN EVERY 50' VISIBLE FEET.
3. PROVIDE NEW HEAD END FIRE ALARM SYSTEM. AT EACH EGRESS DOOR PROVIDE MANUAL PULL STATION. PROVIDE ONE SMOKE DETECTOR FOR EVERY 900 SQUARE FEET. PROVIDE HEAT DETECTORS WITHIN BOILER ROOM. PROVIDE AREA OF ASSEMBLY WITH EMERGENCY EVACUATION FOR OCCUPANCY OVER 250 PEOPLE. PROVIDE COMBINATION HORN/STROBE PER CLASSROOM, PROVIDE MINI HORN/STROBE WITHIN EACH BATHROOM AND OFFICE.

FIRE PROTECTION SYSTEM NOTES

1. PROVIDE NEW SPRINKLER SYSTEM THROUGHOUT THE SCHOOL.
2. PROVIDE NEW FIRE PROTECTION SERVICE ENTRANCE WITH FIRE PROTECTION RISERS AND ALL ASSOCIATED TRIM AND ACCESSORIES.
3. PROVIDE WET SYSTEMS IN AREAS OF SCHOOL ABOVE 40°F AND DRY SYSTEMS IN AREAS OF SCHOOL BELOW 40°F.
4. PROVIDE UPRIGHT HEADS IN AREAS OF BUILDING WITH EXPOSED STRUCTURE AND SEMI-RECESSED OR CONCEALED PENDENT HEADS IN AREAS WITH CEILINGS.
5. DESIGN CRITERIA - THIS FLOOR
   - 5.1. HAZARD: ORDINARY GROUP 2
   - 5.2. DENSITY AND AREA: 0.20 GPM/FT^2 / 1500FT^2
   - 5.3. PROTECTION AREA: 130 FT^2
   - 5.4. MAX SPACING: 15 FT
   - 5.5. HOSE DEMAND: 250 GPM
   - 5.6. DURATION: 60 MIN

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0	5/18	SCHEMATIC DESIGN

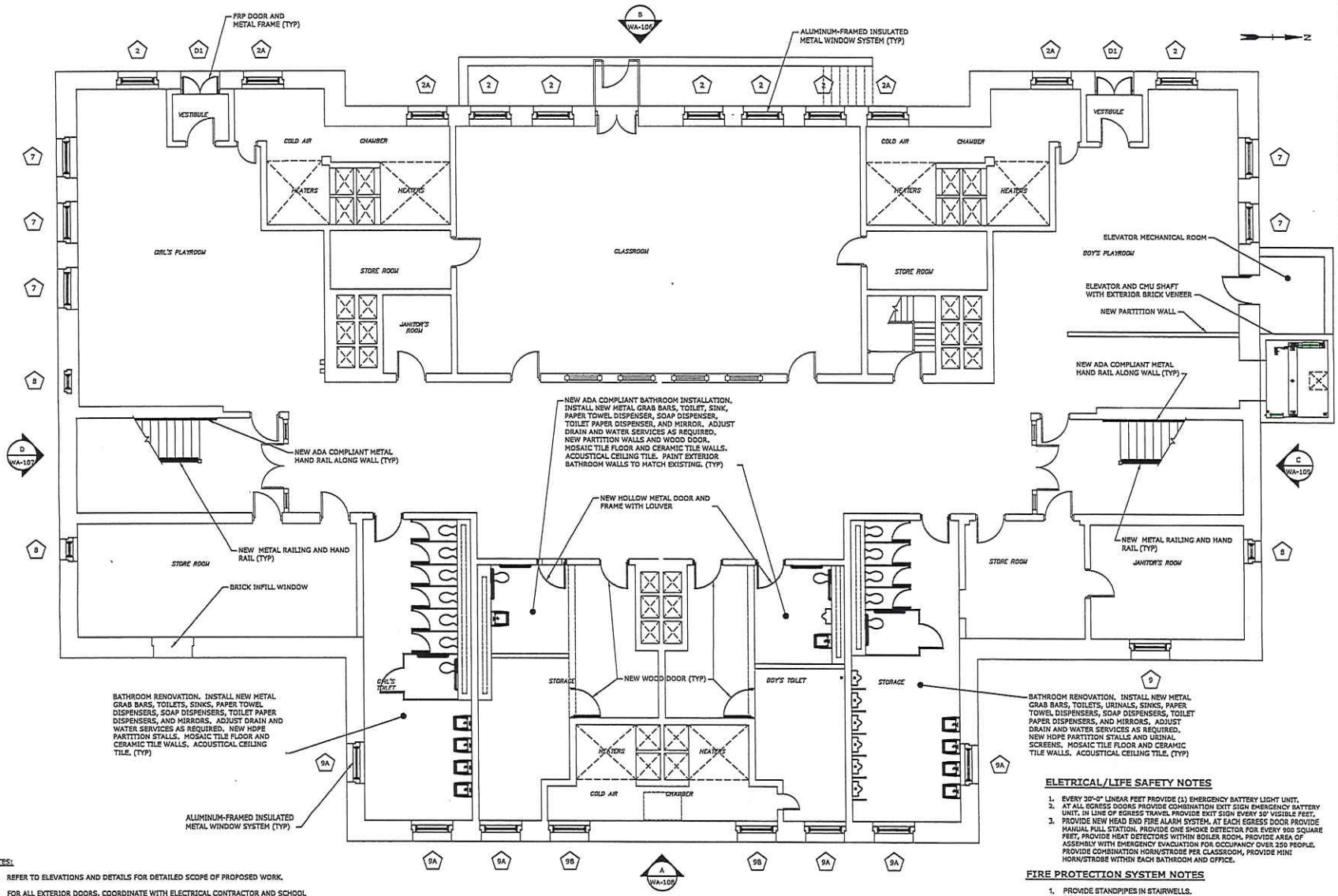
PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, FJH

SUB-BASEMENT PROPOSED PLAN

SCALE: 3/16"=1'-0"

WA-101

Last Saved: 5/4/2018
Plotted On:Jan 10, 2018-11:18am By: ABS
Tighe & Bond:\\WHI\15\M1215\05\Drawings_Plans\Arch\Drawings\01_SHEETS\WA-101-105_PROP_FLOOR_PLANS.dwg



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF PROPOSED WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

ELETRICAL/LIFE SAFETY NOTES

1. EVERY 30'-0" LINEAR FEET PROVIDE (1) EMERGENCY BATTERY LIGHT UNIT.
2. AT ALL EGRESS DOORS PROVIDE COMBINATION EXIT SIGN EMERGENCY BATTERY UNIT. IN LINE OF EGRESS TRAVEL PROVIDE EXIT SIGN EVERY 50' VISIBLE FEET.
3. PROVIDE NEW HEAD END FIRE ALARM SYSTEM. AT EACH EGRESS DOOR PROVIDE MANUAL PULL STATION. PROVIDE ONE SMOKE DETECTOR FOR EVERY 900 SQUARE FEET, PROVIDE HEAT DETECTORS WITHIN BOILER ROOM. PROVIDE AREA OF ASSEMBLY WITH EMERGENCY EVACUATION FOR OCCUPANCY OVER 250 PEOPLE. PROVIDE COMBINATION HORN/STROBE PER CLASSROOM, PROVIDE MINI HORN/STROBE WITHIN EACH BATHROOM AND OFFICE.

FIRE PROTECTION SYSTEM NOTES

1. PROVIDE STANDPIPES IN STAIRWELLS.
2. DESIGN CRITERIA - THIS FLOOR
   - 2.1. HAZARD: LIGHT
   - 2.2. DENSITY AND AREA: 0.10 GPM/FT^2 / 1500FT^2
   - 2.3. PROTECTION AREA: 225 FT^2
   - 2.4. MAX SPACING: 15 FT
   - 2.5. HOSE DEMAND: 100 GPM
   - 2.6. DURATION: 30 MIN

Tighe&Bond
www.tighebond.com

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Samuel Watson School MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

PROJECT NO:	H1215-15
DATE:	01/10/2018
FILE:	WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY:	ABS, THP
CHECKED:	MPW
APPROVED:	JPV, YJH

BASEMENT PROPOSED PLAN

SCALE: 3/16"=1'-0"

WA-102

Last Saved: 5/4/2018
Plotted On:May 04, 2018-1:12:34pm By: ABS
Tighe & Bond:J:\H\H1215\005\Fall River\Watson\CAD\Haus\03_SHEETS\WA-101-105_PROP_FLOOR_PLANS.dwg

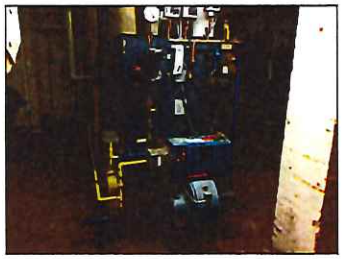
WEST ELEVATION (A)
NO SCALE

SOUTH ELEVATION (B)
NO SCALE

SOUTH/EAST ELEVATION (C)
NO SCALE

EAST/NORTH ELEVATION (D)
NO SCALE

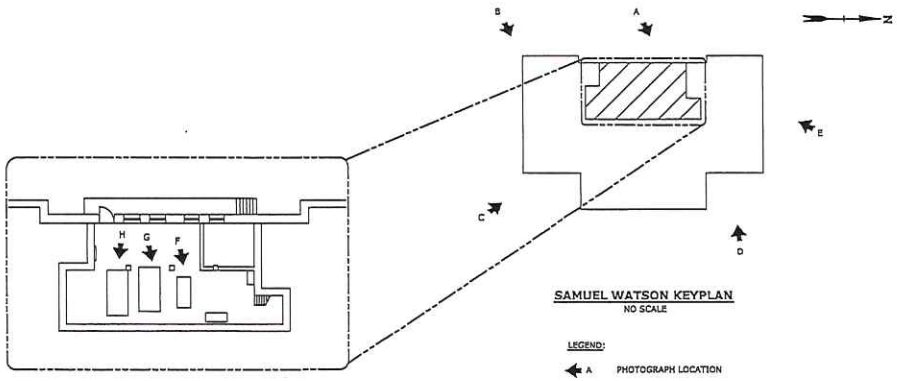
NORTH ELEVATION (E)
NO SCALE



NORTH ELEVATION (F)
NO SCALE

NORTH ELEVATION (G)
NO SCALE

EAST/NORTH ELEVATION (H)
NO SCALE



SAMUEL WATSON KEYPLAN
NO SCALE

LEGEND:
A PHOTOGRAPH LOCATION

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SCHEMATIC DESIGN
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VERIFY SCALE
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0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

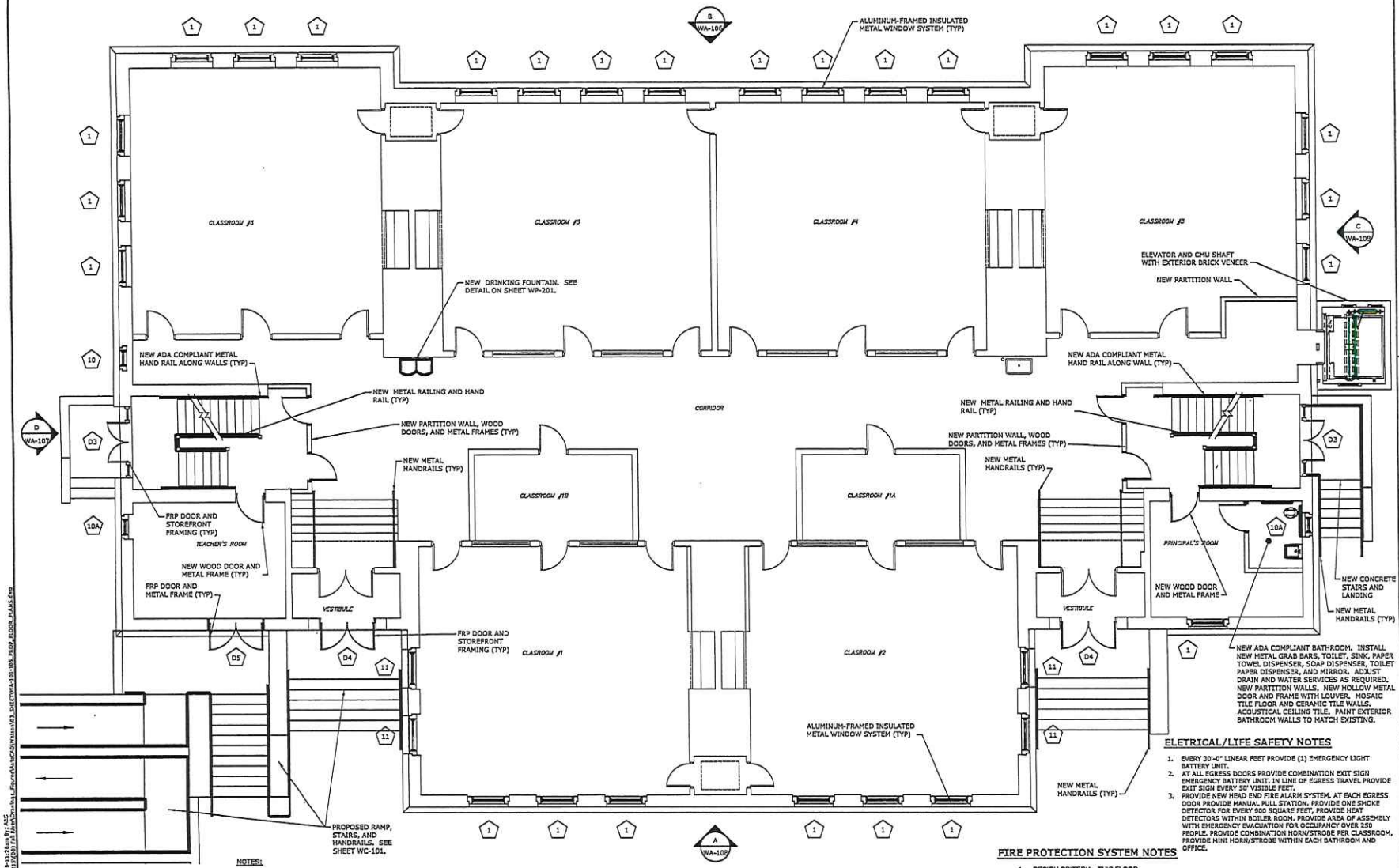
PROJECT NO:	H1215-15
DATE:	01/10/2018
FILE:	WG-002_PHOTO.dwg
DRAWN BY:	ABG, THP
CHECKED:	MPW
APPROVED:	JPV, PJH

EXTERIOR ELEVATIONS AND BOILER ROOM PHOTOGRAPHS

SCALE: NONE

WG-002

Last Saved: 4/18/2018
Plotted On:Apr 18, 2018-11:27am By: ABG
Tighe & Bond:J:\H\H1215\001 Fall River\Drawings_Figures\AutoCAD\Watson\03 SHEET\WG-002_PHOTO.dwg



NOTES:

1. REFER TO ELEVATIONS AND DETAILS FOR DETAILED SCOPE OF PROPOSED WORK.
2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

FIRE PROTECTION SYSTEM NOTES

1. DESIGN CRITERIA - THIS FLOOR
   - 1.1. HAZARD: LIGHT
   - 1.2. DENSITY AND AREA: 0.10 GPM/FT^2 / 1500FT^2
   - 1.3. PROTECTION AREA: 225 FT^2
   - 1.4. MAX SPACING: 15 FT
   - 1.5. HOSE DEMAND: 100 GPM
   - 1.6. DURATION: 30 MIN

ELETRICAL/LIFE SAFETY NOTES

1. EVERY 30'-0" LINEAR FEET PROVIDE (1) EMERGENCY LIGHT BATTERY UNIT.
2. AT ALL EGRESS DOORS PROVIDE COMBINATION EXIT SIGN EMERGENCY BATTERY UNIT. IN LINE OF EGRESS TRAVEL PROVIDE EXIT SIGN EVERY 50' VISIBLE FEET.
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MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

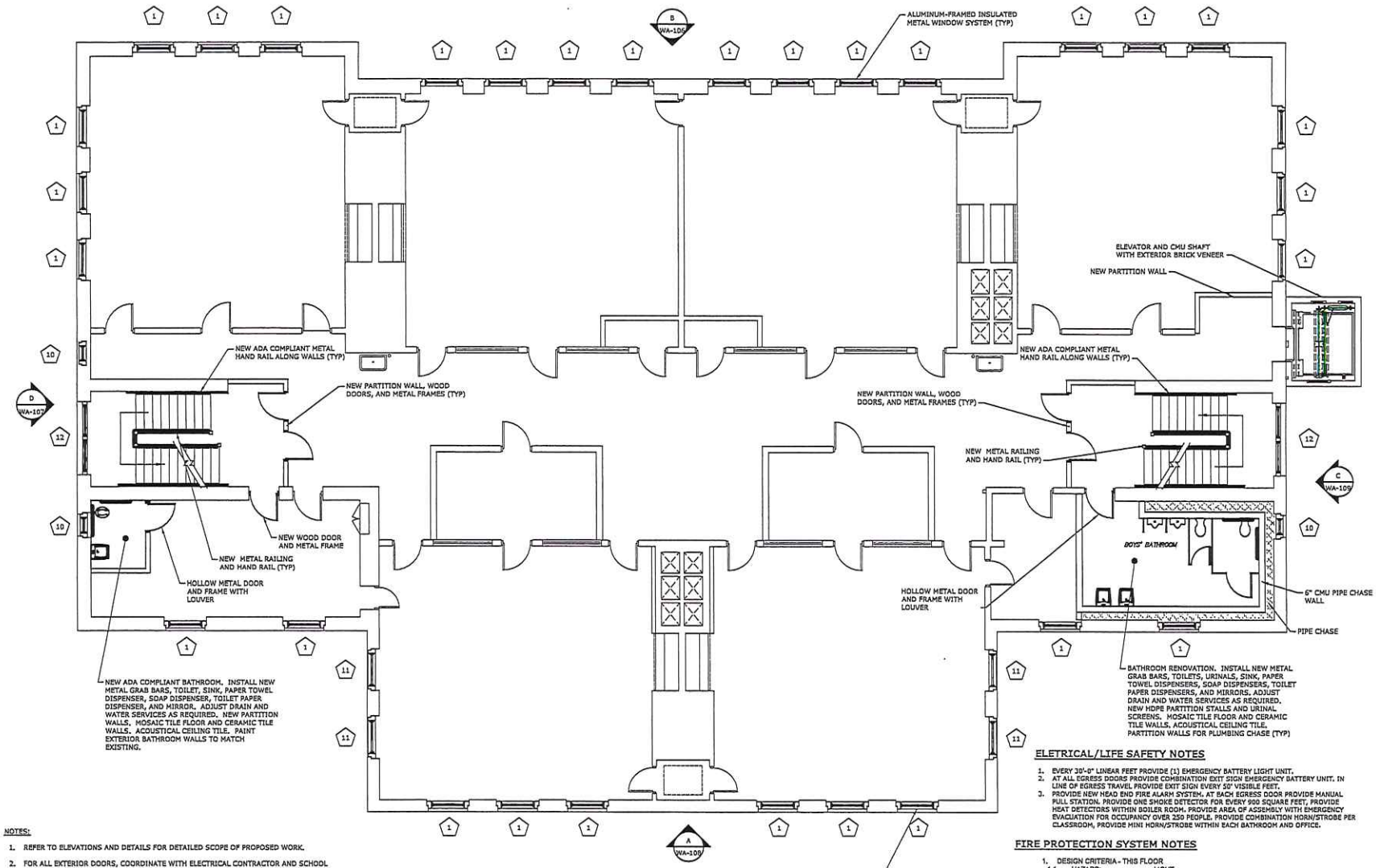
PROJECT NO: M1215-15
DATE: 01/10/2018
FILE: WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY: ABS, TMP
CHECKED: MPW
APPROVED: JPV, PJH

FIRST FLOOR PROPOSED PLAN

SCALE: 3/16"=1'-0"

WA-103

Last Saved: 5/4/2018
Plotted On:May 02, 2018-11:28am By: ABS
Tighe & Bond: J:\WA\M1215\003 Fall River\Drawings_Revit\Models\Architecture\WA-101-105_SCHEMATIC-101-105_PROP_FLOOR_PLANS.dwg



NOTES:

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2. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR AND SCHOOL DEPARTMENT FOR DISCONNECTION, PRESERVATION, AND REINSTALLATION OF EXISTING SECURITY DOOR CONTACTS, WIRING, CONDUIT, INTERCOMS, SECURITY CAMERAS, DOOR STRIKES, AND ASSOCIATED ELECTRICAL AND SECURITY DEVICES.

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FIRE PROTECTION SYSTEM NOTES

1. DESIGN CRITERIA - THIS FLOOR

1.1.	HAZARD:	LIGHT
1.2.	DENSITY AND AREA:	0.10 GPM/FT^2 / 1500FT^2
1.3.	PROTECTION AREA:	225 FT^2
1.4.	MAX SPACING:	15 FT
1.5.	HOSE DEMAND:	100 GPM
1.6.	DURATION:	30 MIN

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Fall River, Massachusetts

VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

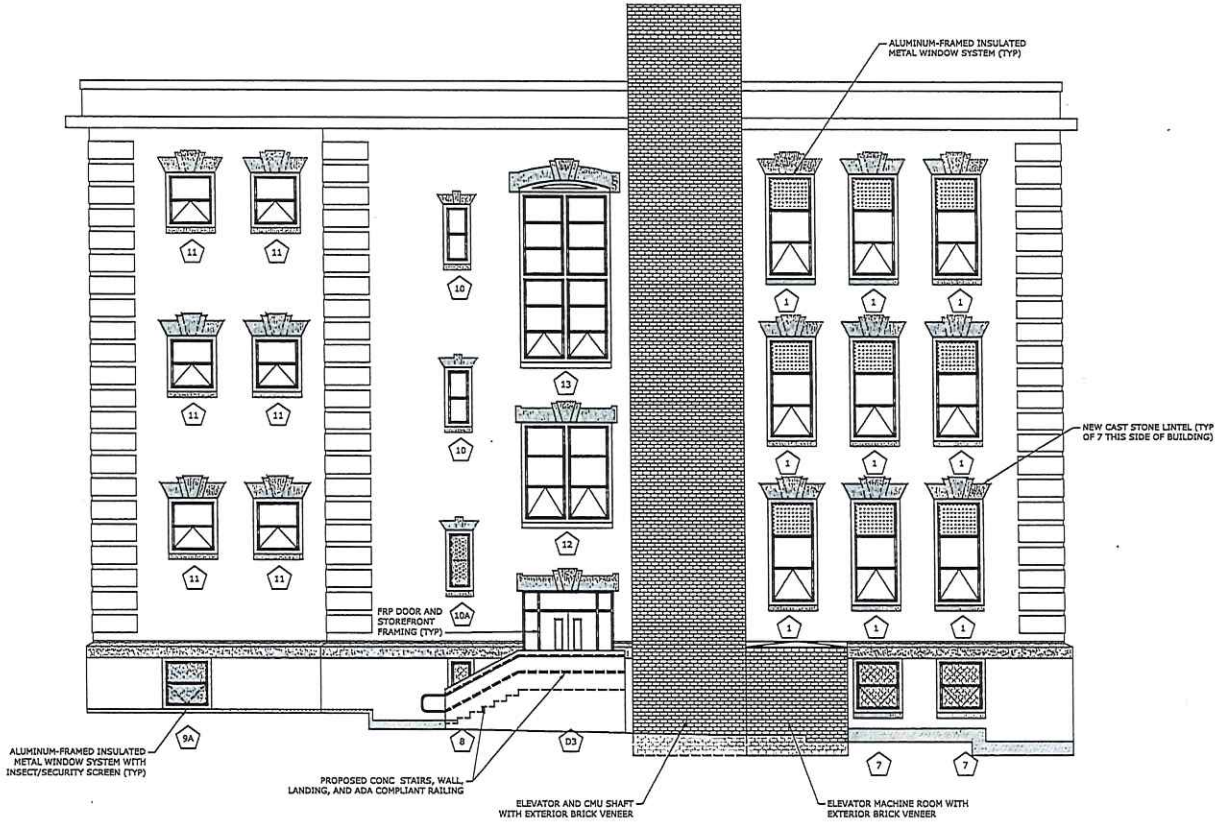
PROJECT NO:	M1215-15
DATE:	01/10/2018
FILE:	WA-101-105_PROP_FLOOR_PLANS.dwg
DRAWN BY:	ABS, THP
CHECKED:	MPW
APPROVED:	JPV, FJH

SECOND FLOOR PROPOSED PLAN

SCALE: 3/16"=1'-0"

WA-104

Last Saved: 5/4/2018
Plotted On:Jan 10, 2018-1:12:01pm By: ABS
Tighe & Bond:J:\M\M1215\01\18 Fall River\Drawings_Figures\Arch\CAD\Watson\101-SHEETS\WA-101-105_PROP_FLOOR_PLANS.dwg

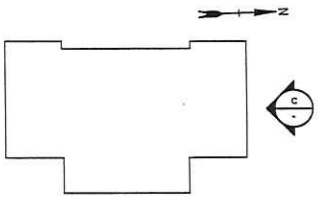


GENERAL NOTES:

1. SEE SHEETS WA-201 AND WA-202 FOR WINDOW AND DOOR SCHEDULES.
2. FIELD-VERIFY ALL DIMENSIONS.
3. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR FOR DISCONNECTION AND PRESERVATION OF EXISTING SECURITY DOOR CONTRACTS AND WIRING.

LEGEND:

- OPERABLE WINDOW
- ALUMINUM INFILL PANEL
- SPANDREL GLASS
- OBSCURED GLASS
- SECURITY SCREEN
- SAFETY GLAZING



SAMUEL WATSON KEYPLAN
NO SCALE

Tighe&Bond
www.tighebond.com

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

Samuel Watson School MSBA Accelerated Repair Program

Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	5/18	SCHEMATIC DESIGN

PROJECT NO:	M1215-13
DATE:	01/10/2018
FILE:	WA-108-109_PROP_ELEV.dwg
DRAWN BY:	ASG, TMP
CHECKED:	MPW
APPROVED:	JPV, FJH

PROPOSED ELEVATION - NORTH

SCALE: 3/16"=1'-0"

WA-109

Last Saved: 5/9/2018
Plotted On:May 07, 2018-11:29am By: ASG
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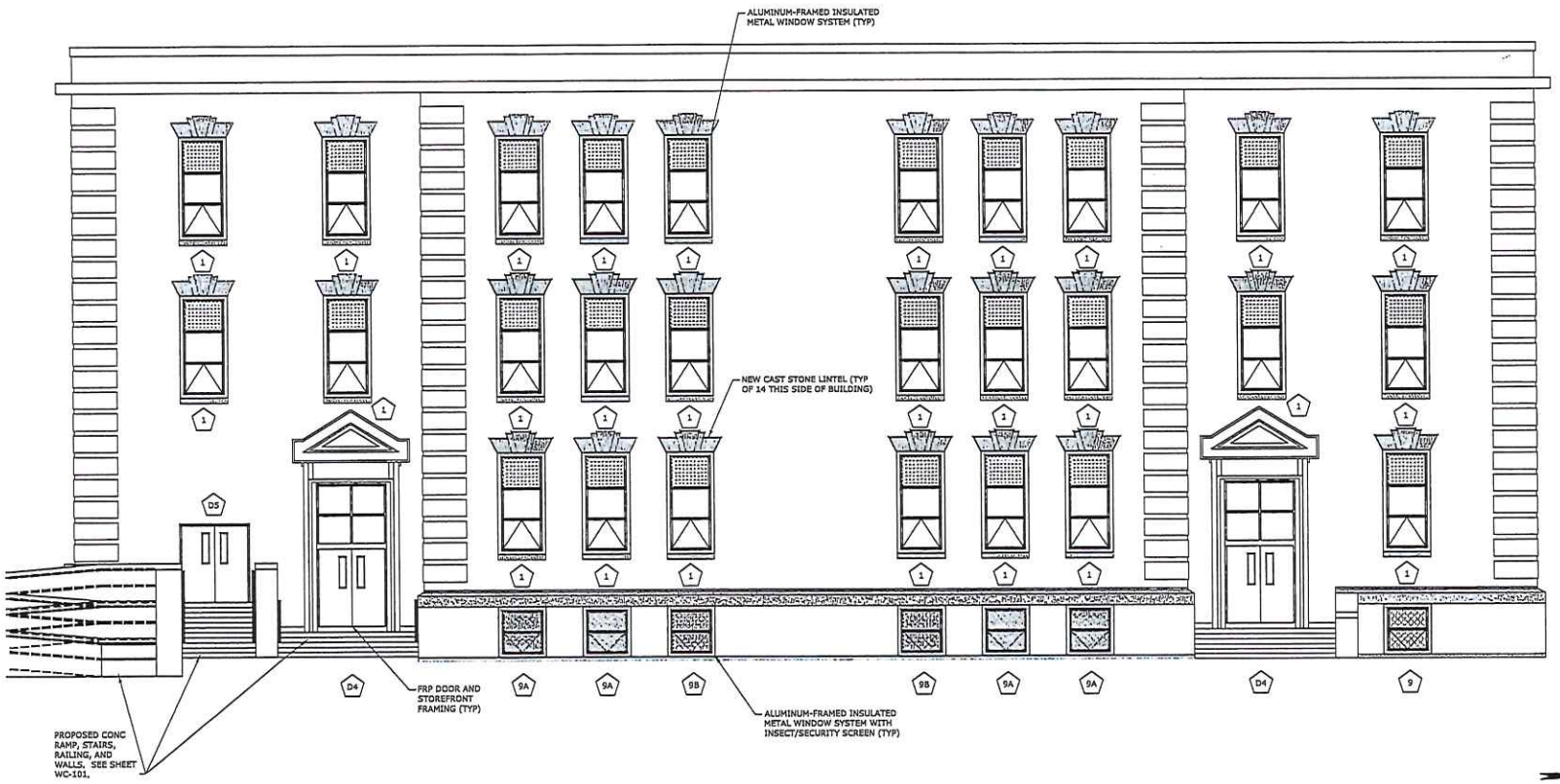

GENERAL NOTES:

1. SEE SHEETS WA-201 AND WA-202 FOR WINDOW AND DOOR SCHEDULES.
2. FIELD-VERIFY ALL DIMENSIONS.
3. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR FOR DISCONNECTION AND PRESERVATION OF EXISTING SECURITY DOOR CONTRACTS AND WIRING.

LEGEND:

- OPERABLE WINDOW
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- SPANDREL GLASS
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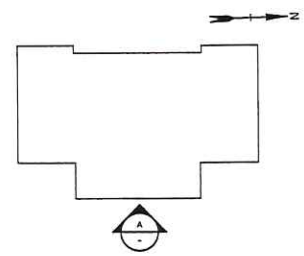

SAMUEL WATSON KEYPLAN
NO SCALE

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SCHEMATIC DESIGN
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VERIFY SCALE
BAR IS 1 INCH ON ORIGINAL DRAWING
0 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	2/18	SCHEMATIC DESIGN

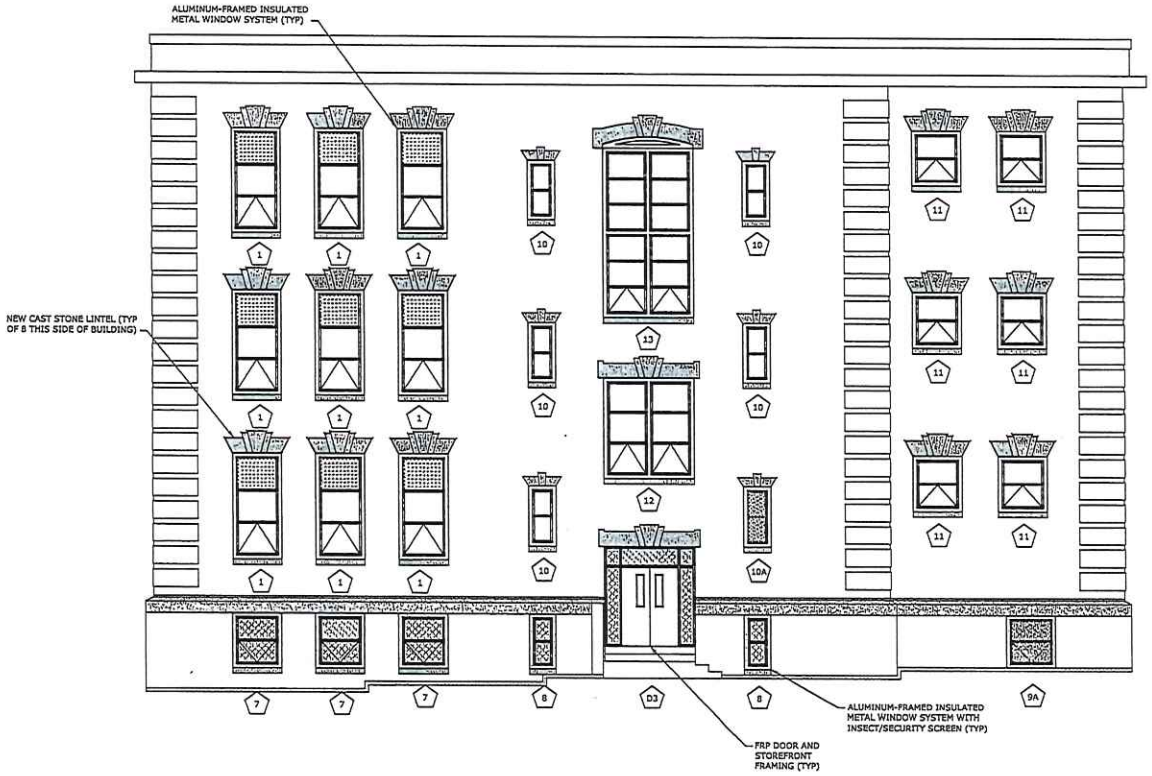
PROJECT NO:	M1213-15
DATE:	01/10/2018
FILE:	WA-106-108_PROP_ELEV.dwg
DRAWN BY:	ABS, THP
CHECKED:	HPW
APPROVED:	JPV, FJH

PROPOSED ELEVATION - NORTH

SCALE: 3/16"=1'-0"

WA-108

Last Saved: 5/4/2018
Plotted On:Jan 07, 2019-11:23am By: ABS
Tighe & Bond:\\MHI1313\CD\Fall River\Drawings_Figures\Arch\CAD\Watson\05_SHEETS\WA-106-108_PROP_ELEV.dwg

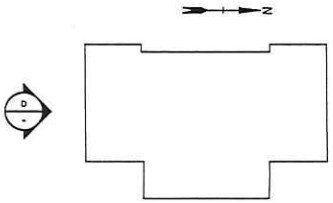


GENERAL NOTES:

1. SEE SHEETS WA-201 AND WA-202 FOR WINDOW AND DOOR SCHEDULES.
2. FIELD-VERIFY ALL DIMENSIONS.
3. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR FOR DISCONNECTION AND PRESERVATION OF EXISTING SECURITY DOOR CONTRACTS AND WIRING.

LEGEND:

- OPERABLE WINDOW
- ALUMINUM INFILL PANEL
- SPANDREL GLASS
- OBSCURED GLASS
- SECURITY SCREEN
- SAFETY GLAZING



SAMUEL WATSON KEYPLAN
NO SCALE

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MARK	DATE	DESCRIPTION
0	2/18	SCHEMATIC DESIGN

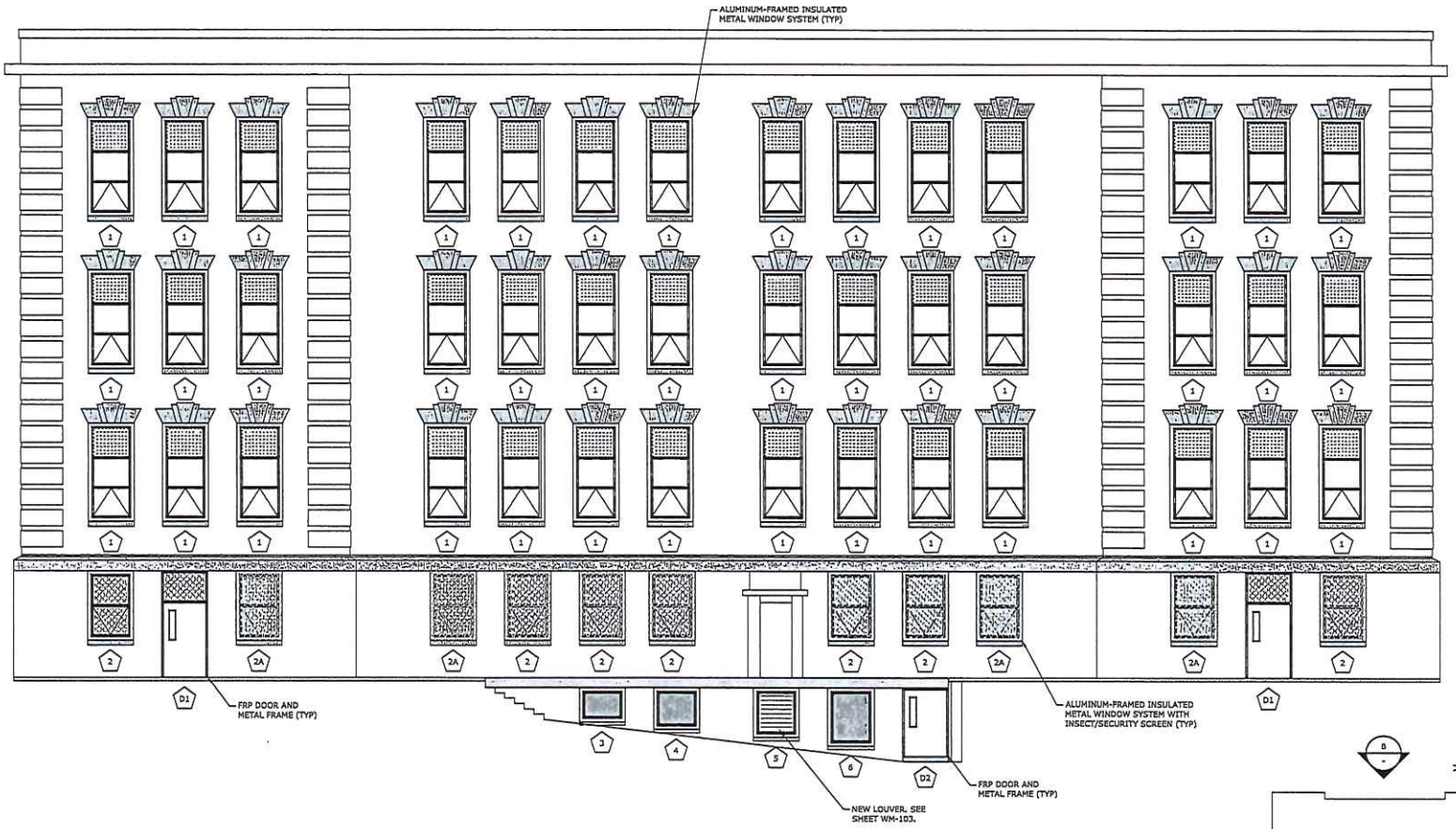
PROJECT NO:	M1213-15
DATE:	01/10/2018
FILE:	WA-106-109_PROP_ELEV.dwg
DRAWN BY:	ABS, THP
CHECKED:	MPW
APPROVED:	JPV, FJH

PROPOSED ELEVATION - WEST

SCALE: 3/16"=1'-0"

WA-107

Last Saved: 2/2018
Plotted On:Feb 01, 2018-11:29am By:ABS
Tighe & Bond:J:\M\M1213\009\Fall River\Drawings_Fixed\Wash\CAD\WA106-109_SHEETS\WA-106-109_PROP_ELEV.dwg



GENERAL NOTES:

1. SEE SHEETS WA-201 AND WA-202 FOR WINDOW AND DOOR SCHEDULES.
2. FIELD-VERIFY ALL DIMENSIONS.
3. FOR ALL EXTERIOR DOORS, COORDINATE WITH ELECTRICAL CONTRACTOR FOR DISCONNECTION AND PRESERVATION OF EXISTING SECURITY DOOR CONTRACTS AND WIRING.

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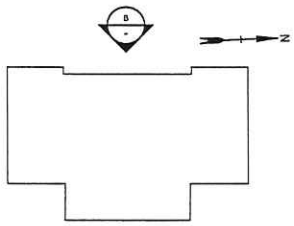

SAMUEL WATSON KEYPLAN
NO SCALE

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SCHEMATIC DESIGN
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Window, Door, Roof, and Boiler Replacement

Fall River, Massachusetts

VERIFY SCALE
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0 — 1 INCH
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
0	3/18	SCHEMATIC DESIGN

PROJECT NO:	M1213-15
DATE:	01/10/2018
FILE:	WA-106-109_PROP_ELEV.dwg
DRAWN BY:	ABS, TMP
CHECKED:	MPW
APPROVED:	JPV, FJH

PROPOSED ELEVATION - SOUTH

SCALE: 3/16"=1'-0"

WA-106

Last Saved: 3/6/2018
Plotted On:Mar 06, 2018-11:23am By: ABS
Tighe & Bond:\\WM1213\DB\FAB\Revit\Revit_Files\WA-106-109_PROP_ELEV.dwg

Tighe&Bond

APPENDIX C - Property Card Information

ARCHITECTURAL ACCESS BOARD
LARGE VARIANCE TALLY SHEET

Request #	Section #	Description of Request	Vote
1	521 CMR 28.1	Elevator	
2	521 CMR 25.1	Entrances	
3	521 CMR 27.4	Handrails	
4	521 CMR 26.11.1	Door hardware	
5	521 CMR 30.1	Public toilet room water closets and sinks	
6	521 CMR 36.1	Drinking fountains	
7	521 CMR 41.1.1	Signage	
8	521 CMR 35.1	Accessible Tables and Seating	
9	521 CMR 30.12	Wall Mounted Fixtures/Dispensers	

Attach additional sheets if necessary.

Tighe&Bond

APPENDIX D - Cost Information

Card 1 of 1

Location 935 EASTERN AVE	Property Account Number	Parcel ID J-20-0003 Old Parcel ID --

Current Property Mailing Address

Owner FALL RIVER CITY OF WATSON SCHOOL Address 417 ROCK ST	City FALL RIVER State MA Zip 02720 Zoning A-3

Current Property Sales Information

Sale Date 1/1/1900 Sale Price 0	Legal Reference N/A Grantor(Seller)

Current Property Assessment

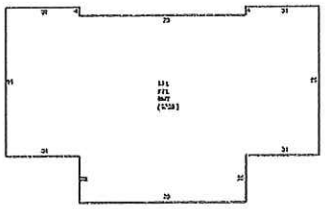
	Card 1 Value
Year 2018	Building Value 853,800 Xtra Features Value 24,200
Land Area 1.210 acres	Land Value 206,000 Total Value 1,084,000

Narrative Description

This property contains **1.210 acres** of land mainly classified as **CITY ED** with a(n) **SCHOOL** style building, built about **1920** , having **BRICK** exterior and **TAR+GRAVEL** roof cover, with **1** unit(s), **0** total room(s), **0** total bedroom(s), **0** total bath(s), **0** total half bath(s), **0** total 3/4 bath(s).

Legal Description

Property Images



Accessibility improvements included in Phase 2

Accessibility improvements included in Phase 1

May 07, 2018

Watson Elementary School, Window, Door, Roof and Boiler Replacement
Fall River, MA 02720

Architect: Tighe & Bond

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE		ASSEMBLY COST
1	**015000**	**Temporary Facilities & Controls**					
2		Misc. safety & protection measures for construction project duration	1	LS	177,600.00	$	177,600
3					**SUBTOTAL:**	**$**	**177,600**
4	**020800**	**ACM Abatement & Demolition**					
5		ACM Abatement, removal & disposal, allowance	1	ALW	87,000.00	$	87,000
6					**SUBTOTAL:**	**$**	**87,000**
7	**024100**	**Selective Demolition**					
8		Remove and dispose of door units (door, frame & hdw), dbl.	12	EA	225.00	$	2,700
9		Remove and dispose of door units (door, frame & hdw), single	23	EA	150.00	$	3,450
10		Remove and dispose of aluminum storefront panels	2	EA	250.00	$	500
11		Remove and dispose of window system, window treatment and security screen	5,440	SF	22.00	$	119,680
12		Remove and dispose of plywood and window system	77	SF	30.00	$	2,310
13		Remove and dispose of louvers	1	EA	150.00	$	150
14		Remove and store AC units	3	EA	175.00	$	525
15		Bathroom demolition (incl. fixtures, partitions, tiles and finishes)	1,900	SF	14.00	$	26,600
16		Remove and dispose of partition	1,665	SF	15.00	$	24,975
17		Remove and dispose section of wall	820	SF	35.00	$	28,700
18		Remove and dispose of metal railing	8	FLT	3,000.00	$	24,000
19		Remove and dispose of metal handrail	8	FLT	900.00	$	7,200
20		Remove and dispose of concrete wall, stairs and landings	320	SF	75.00	$	24,000
21		Remove and dispose of extg drinking fountain	1	EA	250.00	$	250
22		Remove and dispose T&G ceiling	9,320	SF	1.50	$	13,980
23		Remove and dispose of roof equipment and accessories (incl. vent, rotary vent, gravity ventilator, roof drain)	1	LS	25,000.00	$	25,000
24		Remove extg boiler rm equipment, cut/cap/make-safe by others	1	LS	17,400.00	$	17,400
25		Dumpsters for debris removal	16	EA	740.00	$	11,840
26		Interior selective demo for new sprinkler work (walls/clgs)	1	LS	55,800.00	$	55,800
27		Interior selective demo for new fire work	1	LS	14,880.00	$	14,880
28		Temporary protections and barriers for demo	1	LS	80,790.00	$	80,790
29					**SUBTOTAL:**	**$**	**484,730**
30	**028000**	**Hazardous Materials Abatement**					
31		Hazard materials, removal & disposal, allowance	1	ALW	75,000.00	$	75,000
32					**SUBTOTAL:**	**$**	**75,000**
33	**033000**	**Concrete**					
34		Concrete ramp & stair/landing, #1, switch back, (footings/walls/flatwork)	820	SF	110.00	$	90,200

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE	ASSEMBLY COST
35		Concrete stair and landings, #2 (footings/walls/flatwork)	145	SF	150.00	$ 21,750
36		Concrete stair and landings, #3 (footings/walls/flatwork)	80	SF	320.00	$ 25,600
37		Exterior elevator pit construction	1	EA	35,000.00	$ 35,000
38		Tie new elevator pit foundation to extg. Bldg.	1	LS	8,000.00	$ 8,000
39					**SUBTOTAL:**	**$ 180,550**
40	042000	**Unit Masonry**				
41		CMU wall, 6" interior	1,725	SF	27.00	$ 46,575
42		CMU shaft @ elevator	1,770	SF	35.00	$ 61,950
43		Staging for elevator shaft work	1,770	SF	10.00	$ 17,700
44		Brick veneer for elevator shaft	1,770	SF	45.00	$ 79,650
45		Remove and dispose of cast stone lintel	29	EA	275.00	$ 7,975
46		Install cast stone lintel	29	EA	2,400.00	$ 69,600
47		Install temp. shoring/support for lintel repl.	29	EA	1,800.00	$ 52,200
48		Repair and replace extg. Façade brick for stone lintel install	29	EA	2,800.00	$ 81,200
49		Lifts and access for exterior work	1	LS	104,400.00	$ 104,400
50					**SUBTOTAL:**	**$ 521,250**
51	051000	**Structural Steel**				
52		Structural metal beam/column/connection	8	TN	12,400.00	$ 99,200
53					**SUBTOTAL:**	**$ 99,200**
54	054000	**Misc. Metals**				
55		Metal hand rail @ interior stair, ADA wall mounted	8	FLT	6,000.00	$ 48,000
56		Metal railing @ interior stair	8	FLT	15,000.00	$ 120,000
57		Metal handrail @ ext. concrete ramp & stair, ADA	470	LF	225.00	$ 105,750
58					**SUBTOTAL:**	**$ 273,750**
59	061000	**Rough Carpentry**				
60		Wood blocking for new window assemblies	1	LS	43,220.00	$ 43,220
61		Wood blocking for new door assemblies	1	LS	11,100.00	$ 11,100
62		Misc. wood blocking for plumbing fixture	1	LS	12,000.00	$ 12,000
63		Window security screen	827	SF	60.00	$ 49,620
64		Microllam LVL, 1 3/4"x14"	2,040	LF	23.00	$ 46,920
65		Misc. Fasteners and hangers for lvl work	1	LS	10,000.00	$ 10,000
66		T&G ceiling, 2x6	9,320	SF	15.00	$ 139,800
67		Misc. Fasteners and hangers for T&G work	1	LS	28,000.00	$ 28,000
68		Temporary window protection for new work	5,381	SF	12.00	$ 64,572
69		Air vapor barrier & stone wool insulation	1	LS	14,500.00	$ 14,500
70		Misc. rough carpentry based on field condition	1	LS	78,000.00	$ 78,000
71					**SUBTOTAL:**	**$ 497,732**
72	062013	**Finish Carpentry**				
73		Interior wood trim around window	3,610	LF	15.00	$ 54,150
74		Interior wood trim around door	1,195	LF	15.00	$ 17,925
75		Wood stool	625	LF	44.00	$ 27,500
76					**SUBTOTAL:**	**$ 99,575**
77	075000	**Membrane Roofing, PVC**				
78		Remove and dispose of extg roofing system incl. wood deck	9,320	SF	7.00	$ 65,240
79		Remove and dispose of roof blocking and curbing as reqd.	1	LS	5,000.00	$ 5,000
80		Single-ply pvc roof system (incl. base sheet, rigid insulation, fiberboard)	9,405	SF	18.00	$ 169,290

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE		ASSEMBLY COST
81		Roof edge blocking, 3 piece	1,410	LF	11.00	$	15,510
82		Roof fascia, flashing/counterflashing	470	LF	65.00	$	30,550
83		Patching for new and existing penetration	1	LS	18,000.00	$	18,000
84					**SUBTOTAL:**	**$**	**303,590**
85	**076000**	**Flashing and Sheet Metal**					
86		Misc. flashing & counterflashing	1	LS	18,125.00	$	18,125
87		Curb flashing	1	LS	8,100.00	$	8,100
88					**SUBTOTAL:**	**$**	**26,225**
89	**077200**	**Roof Accessories**					
90		Roof hatch	1	EA	4,800.00	$	4,800
91					**SUBTOTAL:**	**$**	**4,800**
92	**079000**	**Joint Sealants**					
93		Exterior joint sealants	1	LS	57,600.00	$	57,600
94		Interior joint sealants	1	LS	51,200.00	$	51,200
95		Elev pit waterproofing	1	LS	6,800.00	$	6,800
96					**SUBTOTAL:**	**$**	**115,600**
97	**081000**	**Steel Doors & Frames**					
98		Frame TBHM D2, 4466	1	EA	300.00	$	300
99		Frame TBHM D5, 6473	1	EA	360.00	$	360
100		HM frame interior	29	EA	290.00	$	8,410
101		Door type D1, 4471 FRP	2	EA	1,230.00	$	2,460
102		Door type D2, 4466 FRP	1	EA	1,130.00	$	1,130
103		Door type D3, 5271 FRP	2	EA	1,470.00	$	2,940
104		Door type D4, 6473 FRP	2	EA	1,840.00	$	3,680
105		Door type D5, 6473 FRP	1	EA	1,840.00	$	1,840
106		HM door interior, single leaf	7	EA	1,050.00	$	7,350
107		WD door interior, single leaf	22	EA	780.00	$	17,160
108					**SUBTOTAL:**	**$**	**45,630**
109	**084113**	**Aluminum Framed Entrances & Storefronts**					
110		Frame Assemblies					
111		Frame AL D1, 44100	2	EA	610.00	$	1,220
112		Frame AL D3, 8089	2	EA	650.00	$	1,300
113		Frame AL D4, 64130	2	EA	810.00	$	1,620
114					**SUBTOTAL:**	**$**	**4,140**
115	**084413**	**Glazed Alum Window**					
116		New window assemblies					
117		Window type 1, 4'-4"x9'-4"	3,567	SF	120.00	$	428,040
118		Window type 2, 4'-4"x6'-6"	203	SF	120.00	$	24,360
119		Window type 2A, 4'-4"x6'-6"	116	SF	120.00	$	13,920
120		Window type 7, 4'-4"x4'-10"	126	SF	120.00	$	15,120
121		Window type 8, 2'-4"x4'-10"	36	SF	120.00	$	4,320
122		Window type 9, 4'-4"x4'-7"	20	SF	120.00	$	2,400
123		Window type 9A, 4'-4"x4'-7"	120	SF	120.00	$	14,400
124		Window type 9B, 4'-4"x4'-7"	40	SF	120.00	$	4,800
125		Window type 10, 2'-5"x5'-4"	91	SF	120.00	$	10,920
126		Window type 10A, 2'-5"x5'-4"	26	SF	120.00	$	3,120
127		Window type 11, 4'-4"x4'-10 11/16"	576	SF	120.00	$	69,120
128		Window type 12, 8'-0"x8'-10 11/16"	144	SF	120.00	$	17,280
129		Window type 13, 8'-0"x16'-1 5/8"	260	SF	120.00	$	31,200
130		Safety glazing in FRP doors	25	SF	55.00	$	1,375
131		Safety glazing in storefront system	166	SF	55.00	$	9,130
132					**SUBTOTAL:**	**$**	**649,505**
133	**084523**	**Aluminum Wall Panels**					
134		Window type 3, 4'-4"x3'-2 1/2"	14	SF	85.00	$	1,190
135		Window type 4, 4'-4"x3'-11"	17	SF	85.00	$	1,445

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE	ASSEMBLY COST
136		Window type 6, 4'-4 1/2"x5'-6"	25	SF	85.00	$ 2,125
137					**SUBTOTAL:**	**$ 4,760**
138	**087000**	**Hardware**				
139		Door hardware, HW-1	3	EA	890.00	$ 2,670
140		Door hardware, HW-2	5	EA	1,390.00	$ 6,950
141					**SUBTOTAL:**	**$ 9,620**
142	**092126**	**Gypsum Board Assemblies**				
143		New and repair GWB for window replacement	1	LS	52,000.00	$ 52,000
144		GWB wall, new	3,450	SF	14.00	$ 48,300
145		GWB for sprinkler room	1	LS	13,000.00	$ 13,000
146		GWB soffits, new for FA work	1,000	SF	14.00	$ 14,000
147		GWB soffits, new for sprinkler work	4,000	SF	14.00	$ 56,000
148					**SUBTOTAL:**	**$ 183,300**
149	**093000**	**Tiling**				
150		Mosaic tile, floor	1,935	SF	24.00	$ 46,440
151		Ceramic tile, wall	3,960	SF	22.00	$ 87,120
152					**SUBTOTAL:**	**$ 133,560**
153	**095100**	**Acoustical Ceiling Tiles**				
154		Acoustical ceiling tile, new	2,514	SF	7.00	$ 17,598
155					**SUBTOTAL:**	**$ 17,598**
156	**099000**	**Painting**				
157		Patch, paint interior drywall @ windows	1	LS	18,000.00	$ 18,000
158		Paint interior wood trim around window	1	LS	18,125.00	$ 18,125
159		Interior wood trim around door	1	LS	8,250.00	$ 8,250
160		Wood stool	1	LS	15,225.00	$ 15,225
161		Paint GWB/CMU wall	1	LS	8,720.00	$ 8,720
162		Paint new GWB soffits	1	LS	12,500.00	$ 12,500
163		Patch paint from FA work	1	LS	32,700.00	$ 32,700
164		Patch paint from sprinkler work	1	LS	32,700.00	$ 32,700
165		Misc. patch/paint at exlg conditions	1	LS	32,700.00	$ 32,700
166					**SUBTOTAL:**	**$ 178,920**
167	**101000**	**Toilet Accessories**				
168		Toilet partitions, HC	4	EA	2,400.00	$ 9,600
169		Toilet partitions, STD	15	EA	2,100.00	$ 31,500
170		Grab bars, set	9	EA	300.00	$ 2,700
171		PT dispenser	11	EA	680.00	$ 7,480
172		TP dispenser	24	EA	60.00	$ 1,440
173		Mirror	17	EA	580.00	$ 9,860
174		Soap dispenser	17	EA	130.00	$ 2,210
175					**SUBTOTAL:**	**$ 64,790**
176	**102000**	**Louvers, Vents and Grills**				
177		Window type 5, 4'-4"x4'-8"	1	EA	3,950.00	$ 3,950
178					**SUBTOTAL:**	**$ 3,950**
179	**122000**	**Window Treatment**				
180		Shades, manual	5,325	SF	15.00	$ 79,875
181					**SUBTOTAL:**	**$ 79,875**
182	**142000**	**Elevators**				
183		Elevator, 4 stop, in-line	1	LS	260,000.00	$ 260,000
184					**SUBTOTAL:**	**$ 260,000**
185	**210001**	**Fire Protection**				
186		New fire protection system, complete	37,600	GSF	6.75	$ 253,800
187					**SUBTOTAL:**	**$ 253,800**
188	**220001**	**Plumbing**				
189		Demolition				

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE	ASSEMBLY COST
190		Cut, Cap, & Make Safe, removal by section 024100	1	LS	2,170.00	$ 2,170
191		Remove & Dispose, removal by section 024100	1	LS	2,420.00	$ 2,420
192		Equipment				
193		Roof Drain	4	EA	980.00	$ 3,920
194		Make Up Water Backflow	1	EA	1,230.00	$ 1,230
195		Duplex Sump Pump	1	EA	2,835.00	$ 2,835
196		Plumbing Specialties	1	LS	740.00	$ 740
197		Fixtures				
198		Toilet	24	EA	2,300.00	$ 55,200
199		Urinal	9	EA	1,700.00	$ 15,300
200		Lav	17	LS	1,600.00	$ 27,200
201		Drinking fountain	1	EA	4,500.00	$ 4,500
202		Piping				
203		Water - 1"	25	LF	32.50	$ 813
204		Gas Train - 2 1/2"	10	LF	75.00	$ 750
205		Gas Vent	120	LF	41.25	$ 4,950
206		Insulation	25	LF	8.95	$ 224
207		Sump Pump Connections	1	EA	1,230.00	$ 1,230
208		Connect to Existing	2	EA	490.00	$ 980
209		Fixtures Connects to Existing	51	EA	680.00	$ 34,680
210		Adjust drain/water service for bathroom work	1	LS	8,000.00	$ 8,000
211		Trade Requirements				
212		Coordination	8	HR	120.00	$ 960
213		Clean Existing Drain Ditches & Install Gravel	1	LS	4,590.00	$ 4,590
214					**SUBTOTAL:**	**$ 172,691**
215	**230001**	**HVAC**				
216		Demolition				
217		Cut, Cap, & Make Safe Equipment, removal by section 024100	1	LS	2,570.00	$ 2,570
218		Cut, Cap, & Make Safe Piping, removal by section 024100	1	LS	6,810.00	$ 6,810
219		Cut, Cap, & Make Sheet Metal & Breeching, removal by section 024100	1	LS	4,340.00	$ 4,340
220		Remove & Dispose, removal by section 024100	1	LS	7,340.00	$ 7,340
221		Equipment				
222		Steam Boiler - B 2N	3,428	MBH	24.75	$ 84,843
223		Boiler Feed - BF 1N	1	EA	9,835.00	$ 9,835
224		Blowdown Tank - BDT 1	1	EA	4,450.00	$ 4,450
225		Louvers & Dampers	25	SF	165.00	$ 4,125
226		Gravity Relief Ventilator - 32"x60"	3	EA	3,480.00	$ 10,440
227		Gravity Relief Ventilator - 72"x108"	3	EA	4,960.00	$ 14,880
228		Turbine Ventilator	3	EA	890.00	$ 2,670
229		Sheet Metal				
230		Galvanized	220	LBS	11.25	$ 2,475
231		Chimney Liner - 24"	50	LF	325.00	$ 16,250
232		Breeching Double Wall Insulated - 20"	30	LF	950.00	$ 28,500
233		Breeching Double Wall Insulated - 14"	20	LF	635.00	$ 12,700
234		Sheet Metal Specialties	1	LS	1,960.00	$ 1,960
235		Equipment Connections	1	LS	3,420.00	$ 3,420
236		Piping				
237		Steam - 12"	10	LF	350.00	$ 3,500

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE	ASSEMBLY COST
238		Steam - 8"	60	LF	225.00	$ 13,500
239		Steam - 6"	5	LF	175.00	$ 875
240		Steam - 4"	5	LF	112.00	$ 560
241		Condensate Return - 3"	90	LF	68.50	$ 6,165
242		Condensate Return - 2 1/2"	40	LF	51.25	$ 2,050
243		Condensate Return - 2"	25	LF	46.75	$ 1,169
244		Condensate Return - 1"	50	LF	36.50	$ 1,825
245		Water	100	LF	36.50	$ 3,650
246		Drain	75	LF	38.75	$ 2,906
247		Water & Drain Specialties	1	LS	1,710.00	$ 1,710
248		Steam Specialties	1	LS	8,860.00	$ 8,860
249		Equipment Connections	1	LS	3,420.00	$ 3,420
250		Connect to Existing Water & Drain	3	EA	860.00	$ 2,580
251		Connect to Existing Steam & Condensate	8	EA	1,480.00	$ 11,840
252		Insulation				
253		Sheet Metal	106	SF	4.25	$ 449
254		Piping	460	LF	24.75	$ 11,385
255		Controls				
256		Cut, Cap, & Make Controls	1	LS	1,500.00	$ 1,500
257		Boiler	1	EA	12,900.00	$ 12,900
258		Louver Damper	1	EA	1,950.00	$ 1,950
259		Gravity Ventilators	6	EA	1,950.00	$ 11,700
260		CO Monitoring	1	EA	3,500.00	$ 3,500
261		Integration	1	LS	2,000.00	$ 2,000
262		Cx Assist	8	HR	125.00	$ 1,000
263		Commissioning				
264		Start Up	16	HR	120.00	$ 1,920
265		Testing, Adjusting, & Balancing	16	HR	125.00	$ 2,000
266		Cx Assist	8	HR	120.00	$ 960
267		Trade Requirements				
268		Coordination	24	HR	120.00	$ 2,880
269		Rigging	1	LS	5,090.00	$ 5,090
270		Permit	1	EA	1,500.00	$ 1,500
271					**SUBTOTAL:**	**$ 342,952**
272	**260001**	**Electrical**				
273		Make safe for demo	1	LS	4,440.00	$ 4,440
274		New bldg electrical service upgrade for new MEP systems	1	LS	190,000.00	$ 190,000
275		Electrical panel upgrades and backfeed to new service	1	LS	70,950.00	$ 70,950
276		Misc upgrades to extg electrical for new elec service	1	LS	56,400.00	$ 56,400
277		Power for new elevator	1	LS	26,000.00	$ 26,000
278		Connections for new boiler room equipment	1	LS	23,680.00	$ 23,680
279		New P-2 panel	1	EA	5,800.00	$ 5,800
280		Fixture, SB	7	EA	430.00	$ 3,010
281		Exit sign	2	EA	590.00	$ 1,180
282		EBU	2	EA	650.00	$ 1,300
283		Disconnect/reconnect extg exterior bldg. mounted electrical items for window/door work	1	LS	14,800.00	$ 14,800
284		New Fire Alarm system, complete	37,600	GSF	5.50	$ 206,800
285		Misc. power requirements as req'd	1	LS	66,500.00	$ 66,500
286					**SUBTOTAL:**	**$ 670,860**
287	**310000**	**Earthwork**				
288		Mobilization	1	LS	8,000.00	$ 8,000

DETAIL

LINE #	CODE	DESCRIPTION	QTY	UNIT	RATE		ASSEMBLY COST
289		Temp. barrier and protection for site work	1	LS	4,300.00	$	4,300
290		E/B for new electrical service	140	LF	90.00	$	12,600
291		New FP water service line	150	LF	180.00	$	27,000
292		E/B support for site concrete work	1	LS	22,000.00	$	22,000
293		Site restoration from E/B work	1	LS	10,000.00	$	10,000
294					**SUBTOTAL:**	**$**	**83,900**

	Total Construction Budget	Phase 2	Phase 1
Construction Costs			
Construction Budget			
GMP Fee			
GMP Insurance			
GMP Contingency			
Division 1 - General Requirements	$2,763,700	$670,786	$2,092,914
Division 2 - Existing Conditions	$646,730	$149,705	$497,025
Division 3 - Concrete	$180,550	$180,550	$0
Division 4 - Masonry	$521,250	$205,875	$315,375
Division 5 - Metals	$372,950	$273,750	$99,200
Division 6 - Woods, Plastics and Composites	$597,307	$0	$597,307
Division 7 - Thermal and Moisture Protection	$450,215	$6,800	$443,415
Division 8 - Openings	$713,655	$32,920	$680,735
Division 9 - Finishes	$513,378	$253,378	$260,000
Division 10 - Specialties	$68,740	$64,790	$3,950
Division 11 - Equipment		$0	$0
Division 12 - Furnishings	$79,875	$0	$79,875
Division 13 - Special Construction		$0	$0
Division 14 - Conveying Systems	$260,000	$260,000	$0
Division 21 - Fire Suppression	$253,800	$0	$253,800
Division 22 - Plumbing	$172,691	$144,880	$27,811
Division 23 - HVAC	$342,952	$0	$342,952
Division 25 - Integrated Automation		$0	$0
Division 26 - Electrical	$670,860	$343,350	$327,510
Division 27 - Communications		$0	$0
Division 28 - Electronic Safety and Security		$0	$0
Division 31 - Earthwork	$83,900	$56,900	$27,000
Division 32 - Exterior Improvements		$0	$0
Division 33 - Utilities		$0	$0
Construction Budget	**$8,692,553**	**$2,643,684**	**$6,048,869**

Total Project Budget

District: Fall River
School: Tansey & Watson Elementary

Date - One Week Prior to Board Meeting

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant[1]	Estimated Maximum Total Facilities Grant[1]
Feasibility Study Agreement				
OPM Feasibility Study	$11,800	$5,697	$6,103	
A&E Feasibility Study	$59,800	$28,871	$30,929	
Env. & Site			$0	
Other			$0	
Feasibility Study Agreement Subtotal	**$71,600**	**$34,568**	**$37,032**	**$29,470**
Administration				
Legal Fees			$0	$0
Owner's Project Manager				
Design Development			$0	
Construction Contract Documents	$33,000	$15,932	$17,068	
Bidding	$3,375	$1,629	$1,746	
Construction Contract Administration	$348,300	$168,159	$180,141	
Closeout	$4,250	$2,052	$2,198	
Extra Services			$0	
Reimbursable & Other Services			$0	
Cost Estimates	$5,000	$2,414	$2,586	
Advertising	$1,750	$845	$905	
Permitting			$0	
Owner's Insurance			$0	
Other Administrative Costs	$7,500	$3,621	$3,879	
Administration Subtotal	**$403,175**	**$194,652**	**$208,523**	**$165,943**
Architecture and Engineering				
Basic Services				
Design Development			$0	
Construction Contract Documents	$326,700	$157,731	$168,969	
Bidding	$8,700	$4,200	$4,500	
Construction Contract Administration	$137,000	$66,144	$70,856	
Closeout	$19,300	$9,318	$9,982	
Other Basic Services			$0	
Basic Services Subtotal	**$491,700**	**$237,393**	**$254,307**	
Reimbursable Services				
Construction testing			$0	
Printing (over minimum)	$8,000	$3,862	$4,138	
Other Reimbursable Costs	$9,000	$4,345	$4,655	
Hazardous Materials	$38,200	$18,443	$19,757	
Geotech & Geo-Env.	$10,600	$5,118	$5,482	
Site Survey	$4,600	$2,221	$2,379	
Wetlands			$0	
Traffic Studies			$0	
Architectural/Engineering Subtotal	**$562,100**	**$271,382**	**$290,718**	**$231,353**
CM & Risk Preconstruction Services				
Pre-Construction Services			$0	$0
Site Acquisition				
Land/Building Purchase			$0	
Appraisal Fees			$0	
Recording fees			$0	
Site Acquisition Subtotal	**$0**	**$0**	**$0**	**$0**
Construction Costs				
Construction Budget				
GMP Fee				
GMP Insurance				
GMP Contingency				
Division 1 - General Requirements	$2,092,914	$663,591		
Division 2 - Existing Conditions	$497,025	$70,680		
Division 3 - Concrete	$0	$0		
Division 4 - Masonry	$315,375	$104,400		
Division 5 - Metals	$99,200	$0		
Division 6 - Woods, Plastics and Composites	$597,307			
Division 7 - Thermal and Moisture Protection	$443,415	$0		
Division 8 - Openings	$680,735			
Division 9 - Finishes	$260,000	$148,400		

Cells highlighted in yellow include equations establis
project's Maximum Total Facilities Grant and for the
The equations in the highlighted cells should not be c

			ProRated 20% Excl
			$0
			$0
			$0
Soft Cost Reimbursement			$545,324
Est'd Budget		Excluded	Eligible Soft Costs
	$414,975	$200,349	$214,626
	$621,900	$300,253	$321,647
		Ineligible therefore not included in calculation	
	$17,500	$8,449	$9,051
	$0	$0	$0
			Not included in this calculation
			$545,324

Construction Costs associated with Soft Cost Cap Calculation

Est'd Eligible Budget	Construction Costs
$0	$0
$4,462,671	$4,462,671
	Not included in this calculation
	$4,462,671
	20%
	$892,534
	-$347,210

-If Eligible minus Reimbursable is negative, then no e
-If Eligible minus Reimbursable is positive, then the v
line "Soft Costs that exceed 20% of Const'n Cost" i

	Construction Budget	$6,048,869	
OPM Services		Eligible Fees	Total % of Constr
Basic Services	$400,725	$207,256	6.62%
Extra Services	$0		0.00%
Designer Services		Eligible Fees	Total % of Constr
Basic Services	$551,500	$285,236	9.12%
Extra Services	$70,400		1.16%

Soft Cost Exclusion for Spaces Ineligible per Regulations or Scope Outside of ARP

Total Construction Budget Costs	$6,048,869
Applicable Ineligible Budget Costs	$2,095,249
Ratio for Soft Cost Exclusions	$0

Total Project Budget

District: Fall River
School: Tansey & Watson Elementary

Date - One Week Prior to Board Meeting

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant[1]	Estimated Maximum Total Facilities Grant[1]
Division 10 - Specialties	$3,950	$0		
Division 11 - Equipment	$0			
Division 12 - Furnishings	$79,875			
Division 13 - Special Construction	$0			
Division 14 - Conveying Systems	$0	$0		
Division 21 - Fire Suppression	$253,800	$253,800		
Division 22 - Plumbing	$27,811	$14,497		
Division 23 - HVAC	$342,952			
Division 25 - Integrated Automation	$0			
Division 26 - Electrical	$327,510	$303,830		
Division 27 - Communications	$0			
Division 28 - Electronic Safety and Security	$0			
Division 31 - Earthwork	$27,000	$27,000		
Division 32 - Exterior Improvements				
Division 33 - Utilities				
Construction Budget	**$6,048,869**	**$1,586,198**	**$4,462,671**	**$3,551,394**

Cells highlighted in yellow include equations establis
project's Maximum Total Facilities Grant and for the
The equations in the highlighted cells should not be c

Total Project Budget

District: Fall River
School: Tansey & Watson Elementary

Date - One Week Prior to Board Meeting

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded from the Basis of Estimated Total Facilities Grant or Otherwise Ineligible	Basis of Estimated Total Facilities Grant[1]	Estimated Maximum Total Facilities Grant[1]
Alternates				
			$0	
			$0	
			$0	
Alternates Subtotal[3]	$0	$0	$0	$0
Miscellaneous Project Costs				
Utility company Fees				
Testing Services	$17,500	$8,449	$0 $9,051	
Swing Space/Modulars			$0	
Other Project Costs (Mailing & Moving)			$0	
Misc. Project Costs Subtotal	$17,500	$8,449	$9,051	$7,203
Furnishings and Equipment				
Furnishings			$0	
Equipment			$0	
Computer Equipment			$0	
FF&E Subtotal	$0	$0	$0	$0
Soft Costs that exceed 20% of Const'n Cost			$0	
Project Budget	$7,103,244	$2,095,249	$5,007,995	$3,985,363

Cells highlighted in yellow include equations establis
project's Maximum Total Facilities Grant and for the
The equations in the highlighted cells should not be c

Exclusion for Scope Less Than 30 Years or Spaces Ineligible per Regulations

Total Building Area	sf
Area of Ineligible Spaces	sf
Ineligible Area/Total Area	#DIV/0!
Construction Budget Costs for Scope	
Ineligible Construction Budget Costs	
Potentially Eligible Budget Costs	$0
Exclusion for Service Life/Ineligible Spaces	#DIV/0!

Board Authorization	
Project Budget	$7,103,244
Scope Items Excluded or Otherwise Ineligible	-$2,095,249
Basis of Estimated Total Facilities Grant[1, 3]	$5,007,995
Reimbursement Rate	79.58%
Estimated Maximum Total Facilities Grant[1]	$3,985,363

Total Construction Contingency[2]	$302,443
Total Owner's Contingency[2]	$21,088
Potentially Eligible Construction Contingency[2]	$223,134
Potentially Eligible Owner's Contingency[2]	$22,313
Total Potentially Eligible Contingency[2]	$245,447
Reimbursement Rate	79.58%
Potential Additional Contingency Grant Funds[2]	$195,327
Maximum Total Facilities Grant	$4,180,690
Total Project Budget	$7,426,775

Contingency Cap Calculations	
Eligible Construction Budget	$4,462,671
Eligible Constr Cont Cap @ 5%	$223,134
Eligible Construction Budget	$4,462,671
Eligible Owner's Cont Cap @ 0.5%	$22,313

$7,426,775 $4,180,690.00 $3,246,085.21

This document was prepared by the MSBA based on a preliminary review of information and estimates provided by the Owner's Project Manager of _____ for the _____ School project. Based on this preliminary review, certain budget, cost and scope items have been determined to be ineligible for reimbursement, however, this document does not contain a final, exhaustive list of all budget, cost and scope items which may be ineligible for reimbursement by the MSBA. Nor is it intended to be a final determination of which budget, cost and scope items may be eligible for reimbursement by the MSBA. All project budget, cost and scope items shall be subject to review and audit by the Authority, and the Authority shall determine, in its sole discretion whether any such budget, cost and scope items are eligible for reimbursement. The MSBA may determine that certain additional budget, cost and scope items are ineligible for reimbursement.

1. The estimated maximum facilities grant established for the Project Funding Agreement does not include any potentially eligible contingency funds and is subject to review and audit by the MSBA. At the time of PFA Bid Amendment, the Estimated Maximum Facilities Grant and the Maximum Total Facilities Grant will be adjusted to account for any budget revision requests submitted and approved by the MSBA at the time of establishing the Amendment.

2. Pursuant to Section 3.20 of the Project Funding Agreement and the applicable policies and guidelines of the Authority, any project costs associated with the reallocation or transfer of funds from either the Owner's contingency or the Construction contingency to other budget line items shall be subject to review by the Authority to determine whether any such costs are eligible for reimbursement by the Authority. All costs are subject to review and audit by the MSBA.

3. The Alternate Subtotal budget line represents the scope of work that the District may bid as an alternate to the construction contract. When an alternate increases project scope (an "add" alternate), the amount of the alternate is not included within the Construction Budget. By contrast, when an alternate decreases project scope (a "deduct" alternate), the amount is included within the Construction Budget. **Because the alternate, $78,349 for air cooled chiller replacement and ice storage tank removal, is a deduct alternate, the amount is included in the Construction Budget in Division 23 - HVAC. Accordingly, because the alternate amount is carried in Division 23 - HVAC, it is not duplicatively included in the total represented Project Budget or therefore in the Basis of the Estimate Total Facilities Grant. The District may consider the deduct alternate if the construction bids come in higher than the estimated Construction Budget shown in the Total Project Budget. In accordance with MSBA policy, this alternate would not be considered an eligible expense even if accommodated within the Total Project Budget.**

Ken Pacheco <kenpacheco@fallriverschools.org>

FW: Watson - Revised Watson School draft PFA

1 message

Siva Sivalogan <siva@expertconinc.com> Thu, May 9, 2019 at 4:27 PM
To: Ken Pacheco <kenpacheco@fallriverschools.org>, cgallagher@fallriverma.org
Cc: "Moutinho, Tammy" <tmoutinho@fallriverma.org>

Ken & Chris,

See attached.

In summary, the Revised (less ADA) Watson Total Project = $7,426,775. MSBA Portion = $4,180,690 (56.3%). That is, City share = $3,246,085 (43.7%).

Thank you,
Siva

857 277 2075

From: Siva Sivalogan <siva@expertconinc.com>
Sent: Friday, April 5, 2019 3:42 PM
To: 'cgallagher@fallriverma.org' <cgallagher@fallriverma.org>; 'tmoutinho@fallriverma.org' <tmoutinho@fallriverma.org>
Subject: Watson - Revised Watson School draft PFA

Chris,

In summary, the Revised (less ADA) Watson Total Project = $7,426,775. MSBA Portion = $4,180,690 (56.3%). That is, City share = $3,246,085 (43.7%)

See attached spreadsheet. Please note, we have not submitted this to MSBA and we have not received their approval for these amounts.

Thank you,
Siva

857 277 2075

From: Matt P. Wzorek <MPWzorek@tigheBond.com>
Sent: Tuesday, October 9, 2018 8:38 AM
To: Siva Sivalogan <siva@expertconinc.com>
Cc: Jay P. Viamari <JPViamari@tighebond.com>; Aaron B. Sabbs <ABSabbs@tighebond.com>
Subject: RE: Watson - PFA & Revised Tansey and Watson School Amendments #1

Siva,

Please find the PFA for the updated construction cost attached.

Thanks,

Matthew P. Wzorek, P.E. | Project Engineer

Tighe & Bond | 53 Southampton Road | Westfield, MA 01085 | 413.572.3274 (office) | 413.530.7568 (cell)

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Tighe&Bond

From: Siva Sivalogan <siva@expertconinc.com>
Sent: Monday, October 08, 2018 5:29 PM
To: Matt P. Wzorek <MPWzorek@tigheBond.com>
Cc: Jay P. Viamari <JPViamari@tighebond.com>
Subject: RE: Watson - PFA & Revised Tansey and Watson School Amendments #1

Hi Matt,

I have the original PFA excel that we prepared which can be used and I can revise the $s. Please revise the Watson Construction Estimate and complete the attached spreadsheet and I can complete the PFA.

Hi Jay,

Please revise the Tansey Amendment #1, as follows,

1. The Haz-Mat Reimbursables should be included in the Total in Page 1. Add line item below Completion Phase - $18,000 & New Total = $255,100
2. Revise Attachment C accordingly, Original Fee for Basic Services - $255,100
3. Revise the start date to 10/5/2018 on page 1.

Also, please send over the Watson Amendment #1 in the MSBA format with the October 5 start date.

Thank you,

Siva

From: Matt P. Wzorek <MPWzorek@tigheBond.com>
Sent: Monday, October 08, 2018 3:55 PM
To: Siva Sivalogan (siva@expertconinc.com) <siva@expertconinc.com>
Subject: Watson - PFA

Siva – do we have the PFA in excel?

Thanks,

Matthew P. Wzorek, P.E. | Project Engineer

Tighe & Bond | 53 Southampton Road | Westfield, MA 01085 | 413.572.3274 (office) | 413.530.7568 (cell)

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3011_Total_Project_Budget_Watson with ineligible Revised Oct 2018.xlsx
35K