Preferred Schematic Report

East Longmeadow High School

180 Maple Street
East Longmeadow, MA 01028

JONES WHITSETT ARCHITECTS
in association with
SMMA

February 2023

SKANSKA

Benjamin Murphy
Program Manager
Skanska USA Building Inc.
101 Seaport Blvd.
Boston, MA 02210

February 14th, 2023

Veatriki Dagkalakou, Project Manager
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

East Longmeadow High School – FSA – Preferred Schematic Report

Dear Ms. Dagkalakou,

Pursuant to the Module 3 - Feasibility Study requirements and in accordance with Section 8.1.1.2 of the OPM Contract, Skanska has reviewed and approved the materials associated with the enclosed Preferred Schematic Report Submittal. We certify, to the best of our knowledge, that the information is accurate, complete and in full compliance with the MSBA's Feasibility Study requirements.

Please contact us should you have any questions or concerns regarding this submission.

Sincerely,

Skanska USA Building, Inc.
Benjamin M. Murphy
Program Manager
617-275-6422

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East Longmeadow High School – Preferred Schematic Report

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1.A
Overview of Process & Changes Since PDP

The East Longmeadow School Building Committee, the Owner's Project Manager, and the Design Team have continued to evaluate each of the four options outlined in the Preliminary Design Program (PDP) and present the findings to the public to arrive at a preferred schematic design. Since the submission of the PDP, the School Building Committee (SBC) has met on a regular basis, and used these meetings to narrow down the options, first to three, and finally, to a preferred schematic plan.

A Project Notification Form (PNF) was submitted to Massachusetts Historic Commission (MHC) on February 7, 2023, documenting the intent to pursue an all-new building and fully demolish the existing East Longmeadow High School. A response from MHC is anticipated within 30 days of receipt.

<u>Original Options explored during PDP:</u>

1. Base Repair / Code Upgrade*

2A. Addition / Renovation with new pool*
2B. Addition / Renovation with existing pool*
2C. Addition / Renovation with new pool & change in site circulation
2D. Addition / Renovation with isolated pool building near track

3A. New Construction (Central Location) *
3B. New Construction (Central Location) without pool*
3C. New Construction (Central Location) with pool building adjacent (separate project)

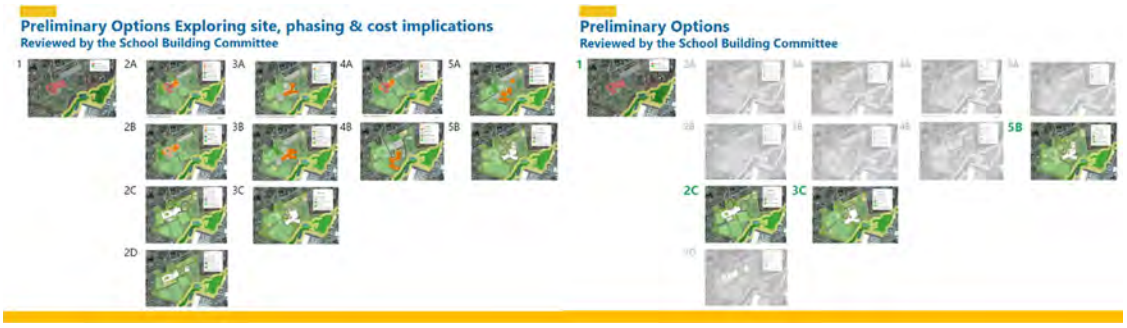
4A. New Construction (South Location)*
4B. New Construction (South Location) without pool*

5A. New Construction (Split Building)
5B. New Construction (Split Building) with alternate site layout*

*(Options submitted at end of PDP Phase)

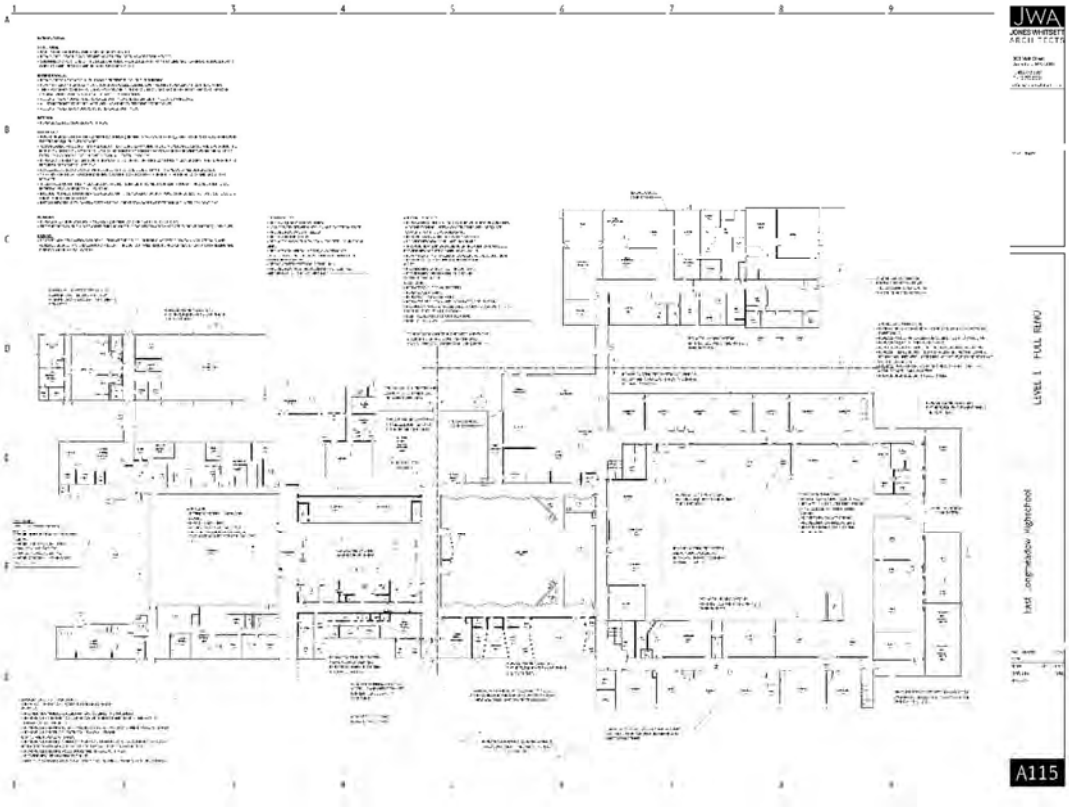
<u>The SBC narrowed the options down to the following at their meeting on September 29, 2022:</u>

1. Base Repair / Code Upgrade
2C. Addition / Renovation (with new pool as separate project)
3C. New Construction - Central Location (with new pool as separate project)
5B. New Construction (Split Building) with alternate site layout



1 - Existing Building – Code Upgrade (shown below)

The Code upgrade option has remained largely consistent since the PDP submission. The spaces within the building would not be updated significantly; however, the costs to bring the building up to current code requirements is significant. New sprinklers would be required throughout. Numerous changes would be required to make the building fully accessible. New energy code and stretch code requirements would require substantial greater cost in MEP systems and exterior insulation and cladding than would have been the case under the previous stretch code and base energy code. Given that the Educational Program would not be addressed in any meaningful manner, this option was never favored by the School Building Committee. Nevertheless, tracking this option has proven helpful in public communication efforts.



2C - Existing Building – Add/Reno (shown below)

An Add/Reno approach was more seriously considered at the beginning of the PSR process, after the School Building Committee began to grapple with the recent significant increase in construction costs. The Design Team began to evaluate how the Add/Reno would meet the E-educational program goals of the district while also meeting all required code upgrades.

Unfortunately, the existing floor to floor height of 11’-1”, and the rigid confines of the building proved to be restrictive. Ceilings in classrooms would have to be lowered to 9’-0” - and large soffits would be needed on each side of the classroom – at a height of no more than 6’-8”. A new, linear “dog-house” would be constructed on top of the existing roof – to house a majority of the required ductwork. This ductwork would penetrate down at a demising wall between every other classroom. The overall room volume required to meet these needs would significantly compromise the quality and flexibility of the teaching space.

Furthermore, to substantially insulate the existing structure to meet the current Stretch Code would require addition of insulation to the exterior of the masonry envelope in order to avoid dew point problems within the envelope, a risk factor for building longevity. New cladding on new support footings would have to be added to the exterior of the new insulation. While this approach is possible, the expense and downsides of this approach drove the costs of an Add/Reno approach to be roughly equivalent to the cost of an all-new building. In public

meetings held during the PSR phase the option of an Add/Reno was soundly rejected by members of the community.

3C - New Construction – Integrated Community Spaces (shown below)

The Site Plan for Option 3C, New Construction, has also been revised significantly since the PDP submission. Site circulation was altered after two additional meetings with district staff, public comments, and discussions with the traffic engineers (Traffic Report included with this submission). Field layout also been changed in response to input that priority should be given to equitable baseball fields(2) and softball fields(2) over other recreational field goals. This parity is missing from the current field layout at East Longmeadow High School.

Option 3C continued to be of interest to the School Building Committee, and the floor plans were refined since the PDP submission. The design evolved in tandem with explorations of the site plan. Input gathered from community meetings influenced the layout of the school relative to Maple Street, the Norden Street neighborhood, and the football stadium. Various parking configurations were explored. The option of a retained Annex to support District Offices was explored as were two options for inclusion of District Offices, IT and ELCAT. Working with the faculty and Ed Planning Focus Group, the arrangements of academic spaces and circulation were explored.

5B - New Construction – Separate Community Spaces (not shown)

This option was eliminated on September 29, 2022. The SBC reviewed the PDP final options in a community meeting and found that the general public did not see sufficient value in the split building concept to support the higher cost of construction. This option was not revised from the option presented at PDP.

Overview of Community Outreach

- East Longmeadow Night Out: The OPM and Design Team participated in the Town's National Night Out celebration on August 2, 2022. A booth on the high school grounds was staffed by JWA, SMMA and Skanska team members, who discussed the project with attendees, handed out information and links to the community survey, and gathered feedback from the community on their priorities for the high school.
- Community Survey: An online community survey was issued in August 2022 and responses were received during August and September. In addition to being publicized at East Longmeadow Night Out, the survey was made accessible in local community spaces, including the library, the high school, District offices and the Town offices. The survey received 181 responses.
- Public Forums:
    - Public Forums were held in June, September, October (School Council), and November.
- School Building Committee Meetings: All SBC meetings have been conducted in accordance with the state's open meeting law. The meetings have been held in person

at the District Offices while also offering a remote option via Zoom, and were televised by the community television station, ELCAT.

- Ed Planning Charrette: The SBC held meetings in November and December for faculty and staff from the high school to provide feedback on the preferred schematic response as the different alternatives developed.
- Student Engagement Day: Two members of the Design Team visited the High School on December 13, 2022, and gathered input from four classes of students. The presentation reviewed the project schedule, PSR options, and input on a variety of important educational and social spaces within the building.
- Systems and Sustainability Focus Group: Meetings were held on October 20, 2022 and December 8, 2022 with a group consisting of faculty, residents and representatives of the SBC to review the options for green building rating systems, and review mechanical system options as influenced by the changing codes.
- Site Focus Group: Meetings were held on August 20, 2022 and December 2, 2022 with a group consisting of faculty, residents and representatives from the SBC. Valuable input was gathered related to recreation priorities, site circulation and parking needs.

Summary of Updated Project Schedule

The project schedule has remained consistent since the PDP submission. Detailed schedules can be found in section 4 of this submittal.

If the project continues to progress smoothly a summary of key dates is as follows:

DBB Project Delivery:

Project MSBA Board Approval of Feasibility Study:	April 26, 2023
Town Council to Approve Budget & Ballot	September 26, 2023
Projected MSBA Board Approval of Scope and Budget:	October 25, 2023
Projected Debt Exclusion Vote:	November 7, 2023
Anticipated Start of Construction:	February 2025
Target move in date:	April 2027

CMR Project Delivery:

Project MSBA Board Approval of Feasibility Study:	April 26, 2023
Town Council to Approve Budget & Ballot	September 26, 2023
Projected MSBA Board Approval of Scope and Budget:	October 25, 2023
Projected Debt Exclusion Vote:	November 7, 2023

Anticipated Start of Construction:	August 2024
Target move in date:	August 2026

Summary of Final Evaluation of Existing Conditions

No updates have been made to the existing building conditions as documented in the PDP. Additional surveying and investigations conducted during the PSR phase are found in section 2 of this submittal.

Summary of Final Evaluation of Alternatives

As directed by the MSBA, the Design Team and the SBC have evaluated "at least three potential alternatives". At the August 25, 2022 meeting, the SBC narrowed down the potential options to the following:

1. Base Repair / Code Upgrade
2C. Addition / Renovation with adjacent pool building as separate project
3C. New Construction (Central Location) with adjacent pool building as separate project
5B. New Construction with Separate Community Building (Split Building)

At the September 29, 2022 SBC meeting, a week after a community forum, the SBC reduced the options to three by eliminating the 5B Option of the Split Building.

After further design modifications and additional investigations into the three potential alternatives, the SBC voted on February 2, 2023 to pursue the following as the preferred schematic, pending approval from the MSBA:

- 3C. New Construction (Central Location) with adjacent pool building (separate project)

While many factors were involved in the final decision, four of the primary reasons include:

1. Construction costs for a new building are about the same as construction costs for an add/reno approach.
2. New construction offers significantly more flexibility – from plan layout and adjacencies, to HVAC system choices, and better building performance.
3. New construction, constructed adjacent to the existing school, will have the least impact on students and staff – and allow for the shortest duration of construction.

4. New construction, efficiently designed, allows for the continued use of East Longmeadow's impressive athletic facilities and fields – while taking advantage of their recently completed track and field.

Summary of District's Preferred Solution

The District's preferred solution is a new high school at 180 Maple Street for 800 students. The proposed new building project would consist of approximately 191,780 square feet. The proposed plan locates the building immediately south of the existing building which will impact the existing small gym addition of the current school and require its early demolition. This site position allows the new school to be built while the existing school remains in place and largely preserves the overarching relationship of the building to Maple Street and the existing game stadium. A new building offers numerous benefits. Primarily, it most fully provides for the needs outlined in the District's educational plan.

The SBC acknowledges that a pool cannot be a part of the MSBA supported project. The District intends to develop plans for a new pool building that will be constructed on site proximate to the new school building.

MSBA PDP Review & Response

Please see the Design Team response to the PDP comments, dated October 18, 2022. The attachments have not been included in this submittal, but are included in the digital version.

Project Team and Local Officials List

East Longmeadow High School
180 Maple St.
East Longmeadow, MA 01028

ELHS School Building Committee	Stephen Chrusciel, School Building Committee Chair Gordon Smith, Superintendent of Schools Pamela Blair, Assistant Superintendent for Business Frank Paige, ELHS Principal Heather Brown, ELPS Director of Curriculum Kathleen Hill, Town Council Member Mary McNally, Town Manager Tom Christensen, Deputy Town Manager Elizabeth Marsian-Boucher, School Committee Member Greg Thompson, School Committee Member Bruce Fenney, Superintendent of East Longmeadow DPW Daniela LaBarre, School Psychologist and Faculty member Ryan Quimby, Town IT Director
East Longmeadow Public School Department 180 Maple St East Longmeadow, MA 01028 Phone: (413) 525-5450	Gordon Smith, Superintendent Pamela Blair, Assistant Superintendent for Business
East Longmeadow High School 180 Maple St East Longmeadow, MA 01028 Phone: (413) 525-5460	Frank Paige, Principal
East Longmeadow School Committee 180 Maple St East Longmeadow, MA 01028 Phone: (413)525-5450	Greg Thompson, Chair Antonella Raschilla Manzi, Vice Chair Elizabeth Marsian-Boucher, Committee Member Sarah Truoiolo, Committee Member Aimee Dalenta, Committee Member
East Longmeadow Public Schools Information Technology 180 Maple St. East Longmeadow, MA 01028 Phone: (413) 525-5400 ext. 1900	Ryan Quimby, IT Director
East Longmeadow Town Council 60 Center Square East Longmeadow, MA 01028 Phone: (413) 525-5400 ext. 1001	Ralph E. Page, Council President Marilyn M. Richards, Council Vice President Matthew Boucher, Council Member Anna T. Jones, Council Member Michael J. Kane, Council Member Kathleen G. Hill, Council Member

	Connor James O'Shea, Council Member
East Longmeadow Building Management Division 60 Center Square, 2nd Floor East Longmeadow, MA 01028 Phone: (413) 525-5400 ext. 1200	Bruce Fenney, DPW Superintendent Rob Roy, Building Facilities Manager
East Longmeadow Building Department 60 Center Sq. East Longmeadow, MA 01028 Phone: (413) 525-5400 ext. 1150	David Gardner, Building Commissioner/ Zoning Enforcement Officer
East Longmeadow Fire Department 150 Somers Rd. East Longmeadow, MA 01028 Phone: (413) 525-5430	Paul J. Morrissette, Fire Chief
East Longmeadow Health Department 60 Center Sq. East Longmeadow, MA 01028 Phone: 413-525-5400 x 1106	Tammy Spencer, Director of Public Health Alix Roncarati, Health Inspector Renée Suckau, Administrative Assistant
East Longmeadow Police Department 160 Somers Road East Longmeadow, MA 01028 Phone: (413) 525-5440	Mark Williams, Chief of Police
East Longmeadow Department of Public Works 60 Center Square, 2nd Floor East Longmeadow, MA 01028 Phone: (413) 525-5400 ext. 1200	Bruce Fenney, Department Head Philip Abair, Board Chair Thomas O'Brien, Board Member Michael Lynch, Board Member
Massachusetts School Building Authority 40 Broad St., Suite 500 Boston, MA 02108 Phone: (617) 720-4466	Veatriki Dagkalakou, Project Manager FS/SD Nina Pappacostas, Project Director
Skanska Building USA (OPM) 1350 Main St., Suite 1209 Springfield, MA 01103 Phone: (617) 275 6422	Dale Caldwell, Project Executive John Benzinger, Project Director Ben Murphy, Project Manager Victoria Clifford, Communications Director Richard L'Heureux, Field Representatives
Jones Whitsett Architects 308 Main St. Suite 3A Greenfield, MA 01301 Phone: (413) 773-5551	Kristian Whitsett, Principal-in-Charge Dorrie Brooks, Project Architect - Plans, Interiors, Ed Programming Jillian DeCoursey, Architect Aviva Galaski, Architect Molly Clark, Design Associate
Symmes Maini & McKee Associates 1000 Massachusetts Ave Cambridge, MA 02138 Phone: (617) 547-5400	Lorraine Finnegan, Principal Helen Fantini, Project Manager Philip J. Poinelli, Educational Programming Brian Black, Design Architect Mariana Hernandez, Project Architect - Envelope

	Chris Racine, Civil Engineer Erik Vangsness, Landscape Architect Lana Prokupets, Mechanical Engineer Kathy Jensen, Mechanical Engineer Stella Drizin, Electrical Engineer Paul Elliott, Plumbing/Fire Protection Engineer
Richmond So Engineers 85 Main St Watertown, MA 02472 Phone: (617) 926-9300	Jennifer McClain, Principal Sofya Auren, Structural Engineer Georgi Chaykov, Structural Engineer Eugene Slavsky, Structural Engineer
3si - Data & Communication 163 Main Street, Suite 3 Northfield, MA 01360-1033-1033 Phone: 413-237-5601	Mike DiBari, Data/Communications & Technology Consultant/Audo Visual Consultant Aaron DiBari, Data/Communications & Technology Consultant/Audo Visual Consultant
New Vista Design - Educational Visioning 32 Sheridan Street, #3 Boston, MA 02130 Phone: 617.733.0847	David Stephen, Architect & Educational Planner
Smith & Wessel - Hazardous Materials 188 Greenville St Spencer, MA 01562 Phone: (978) 346-4800	Glenn Nelson, Operations Manager Ted Sherry, Consultant
O'Reilly Talbot & Okun Associates - Geotechnical/Geoenvironmental Engineering 293 Bridge Street, Suite 500 Springfield, MA 01103 Phone: (413) 788-6222	Ashley Sullivan, President Mike Talbot, Principal Mark O'Malley, Consultant
PM&C - Cost Estimating 20 Downer Ave, Suite 5 Hingham, MA 02043 Phone: 781-740-8007	Peter Bradley, Cost Estimator
Schiavone Designs - Food Service 112 Saddle Rock Road Holbrook, NY 11741 Phone: 631-403-4268	Joanne Schiavone, Kitchen/Food Service Consultant
Acentech, Inc. - Acuostics 33 Moulton St Cambridge, MA 02138 Phone: 617-499-8005	Jonah Sacks, Acoustical Consultant
Next Stage Design - Theater 900 Chapel St New Haven, CT, 06510 Phone: (203) 936-6565	Gene Leitermann, Theatrical Consultant
Hastings Consulting - Code 142 Hanlon Rd	Kevin Hastings, Code Consultant

Holliston, MA 017446 Phone: 508.397.8417	
IHCD - Accessibility 200 Portland St, 1st Floor, Boston, MA 02114 Phone: (617) 695-1225	Valerie Fletcher, Accessibility Consultant
Tighe & Bond - Traffic 1 University Ave #100 Westwood, MA 02090 Phone: (413) 562-1600	Daniel Murphy, Traffic Consultant
Stefura Associates, Inc. - Furniture 7 North Washington St, 7th Floor Boston, MA 02114 Phone: 617-723-5164	Lianne Vivilecchia, Furniture, Fixtures and Equipment
Heritage - Survey 241 Colleg Highway Southampton, MA 01073 Phone: (413) 527-3600	Bruce Coombs, Surveyor
Good Harbor Techmark, LLC - Security 17 Accord Park Drive, Suite 201 Norwell, MA 02061 Phone: 781-871-6555	Matt Allain, Security Consultant Cody Lattin, Security Consultant

JONES WHITSETT ARCHITECTS

October 18, 2022

Nina Pappacostas, Project Coordinator
Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109

Re: East Longmeadow High School
Preliminary Design Program Review Comments

Dear Nina:

Thank you for the comments regarding the Preliminary Design Program Submission for the East Longmeadow High School Project received on October 5th. Below, please find responses to the PDP comments. MSBA comments requesting a response are included in italics. Responses from the District and Design Team follow in blue text:

3.1.1 Introduction

4) In response to these review comments, please address the following:

- *The information provided on page 5 in the 'Capital Budget Statement' section states: "The preliminary project costs range from $110 million to $171 million, depending on the final preferred design chosen. The project is expected to go through the local approval process in November of 2023. The SBC has set a target budget range for the Owner's share of approximately $77 million to $120 million but has not confirmed this budget with the Town Council and is aware that current cost escalation issues make it possible that this target budget will need to be reconsidered." For reference, the Owner's Project Manager ("OPM") Request for Services indicated an estimated total project cost range of $100-$154 million, and the Designer Request for Services indicated an estimated construction cost range of $80-100 million. In response to these review comments, describe this variation and provide information that indicates that the District has discussed and acknowledged the increase in estimated costs. Also, please indicate how the District and Design team intend to maintain the District's project budget through feasibility study and schematic design.*

The District, SBC, OPM and Design Team are all painfully aware that construction costs have risen dramatically since the OPM Request for Services and Designer Request for Services were issued. The District has always targeted a new school of approximately 180,000 - 200,000 square feet, and has always targeted a new/upgraded pool. With current construction costs, this is resulting in the $110 – $171 million budget. The School Building Committee and the Design Team are consistently exploring options to reduce the budget, while also making sure that the project is still a positive long-term investment for the district, community, and tax-payers.

The PSR duration was extended in order to review the project goals and potential costs more thoroughly with the community through three forums precisely because of the Committee's desire to present a cost effective, politically viable project that is also a positive long-term investment for the community.

308 Main Street
Greenfield, MA 01301
T. 413.773.5551
F. 413.773.5552
WWW.JONESWHITSETT.COM

- *The information provided on page 6 in the 'Capital Budget Statement' section states: "The four options have preliminary costs ranging from $113 million to $171 million. MSBA grant support is anticipated for this project at an estimated effective rate of thirty percent (30%), which establishes a target budget range for the Owner's share of approximately $79 million to $120 million. Please note that the District's reimbursement rate for the calendar year 2021 is 56.48% as it is shown in Exhibit C of the Feasibility Study Agreement ("FSA"). Additionally, please note that the District's reimbursement rate for the calendar year 2023 is unknown at this time. The MSBA will forward the base reimbursement rate to the District when this information is available. Also, please note that the MSBA updates district reimbursement rates annually and applies the reimbursement in effect at the time the MSBA Board of Directors approves a district's proposed project scope and budget. The reimbursement rate is established based on statutory requirements and information provided by the Departments of Revenue and Elementary and Secondary Education. Please acknowledge.*

Noted.

6) In response to these review comments, provide an updated Project Schedule and update the dates for each submittal that is targeting a Board of Directors' meeting according to the 2023 MSBA calendar that can be found on MSBA's website. Please note that the due date for submittals that target the March 1, 2023, Board of Directors meeting, is on December 28, 2022.

Included with these responses, please find the project schedule document which accurately reflects 2023 MSBA BOD meeting dates and associated submission deadlines (Attachment #01).

3.1.2 Educational Program

In response to these review comments address the comments below. Additionally, as part of the District's Preferred Schematic Report ("PSR") include (2) copies of the updated educational program, (1) redlined copy and (1) clean copy. The updated educational program must address the comments below, include District updates, provide a Designer response for each component of the educational program, and align with the District's Preferred Schematic. Please acknowledge

Noted. This will be included in the PSR submission.

4b) Provide additional information associated with the Large Group Instruction space that describes the scheduling, staffing, and overall utilization of this space. Also, describe potential adjacencies and common planning time relating to these programs.

Noted. This will be specifically addressed in the PSR submission. Also see section 3.1.3 below.

4a) Please clarify and provide information on the assistant principals' schedule. Please confirm if the assistant principals follow the class as they move through four years of high school or do they take on new classes each year.
Additionally, clarify if splitting the general counselor load alphabetically by last name results in ethnic segregation of counselees.

One Assistant Principal services grades 9 and 10. The other Assistant Principal services grades 11 and 12. This approach establishes a house structure for the lower grades and the upper grades directed by each assistant principal. Each assistant principal takes on new students in grades 9 and 11 each year respectively and stays with those students for two years.

In regards to the counselor assignments, the District has not found that splitting the load alphabetically results in ethnic segregation of counselees.

4e) Provide additional information associated with the proposed outdoor spaces and green houses including but not limited to; how the outdoor spaces will be accessed, identifying all of the classes/groups that will access the spaces, how safety and security of students and staff using the outdoor spaces will be addressed, how the outdoor spaces will be managed, and how the spaces will be designed for future changes in curriculum delivery.

The outdoor spaces will be accessed from the building and will be as convenient as possible. The greenhouse will be primarily utilized by the science department, but the outdoor learning environments will be open to all classes. Specific safety and security strategies will be addressed when the project is further along, but broader practices in the plans will include protected student-centric outdoor spaces, removed from the primary street, disengaged from vehicular traffic to all extents possible, flexible in use, and managed by the District.

Additionally, please note that the proposed maker and technology spaces proposed should have clear scheduling and supervision as described in the MSBA guidelines to ensure the spaces remain effective, use is coordinated, and the space are maintained and organized.

Noted. Each of the vocational spaces in the project is associated with a current faculty member with the exception of the TV production space for which the District intends to hire an additional instructor.

4g) Please provide additional information regarding the World Language program and confirm if it takes advantage of students who are native speakers of primary languages fully participating and perhaps leading elements of the instruction.

Additionally, please note that is encouraged to include ELL students in World Language classes where they can excel and lead in addition to working in English language instruction.

Noted. The District will keep these suggestions in mind.

4i) Please describe the District's plan to include staff and students in potential involvement and encouragement of ideas for the facility upgrades or changes that could enhance their program and promote greater integration with the other programs and students that will be in the proposed facility, if any.

The Design Team has already met with numerous faculty members - and conducted interviews with small groups over a two day intensive charrette. Through this process, the Design Team was able to understand the current constraints of the building, and gather input on recommended changes to enhance the educational delivery at East Longmeadow in the future. The Design Team has also met with a cross section of students during a Spartan Block session and been interviewed on a school podcast to generate student awareness.

Since the initial research phase, the Design Team has also presented the project to the faculty and has initiated surveys to engage students, staff and community members. An Ed Programming Subcommittee has been formed for the PSR and SD phases to involve students and staff more deeply, and a business and an engineering class have volunteered to include aspects of the project in course assignments in order to deepen engagement and take advantage of real world learning opportunities.

Additionally, provide information that describes whether the guidance counselors follow a student through their four years at East Longmeadow High School or if they change every year. Please consider the advantages and disadvantages of each type of assignment or the possibility of a hybrid model.

The ELHS Guidance Department is set up with one counselor focusing entirely on the grade nine and working with one assistant principal and the ninth grade team of teachers. The three other guidance counselors split the students alphabetically and work with those students from grade 10 through grade 12. While the freshman counselor focuses on a successful transition from the middle school to the high school, the other three counselors work with the same students over their next three years in order to build meaningful relationships that help them effectively work with the students to map out their post-secondary plans. We have found that this approach is the most beneficial to the students.

5) Provide additional information that indicates the type of support services the District will provide to assist in the transition that teachers will need to make as the District moves from a more traditional high school to one that embraces more cross-disciplinary and student-centered collaborative learning, and future-looking education programs. Clarify the District's approach to scheduling teacher preparation periods in order to support interdisciplinary sharing, including sharing between teachers in core academic departments and specials.

In addition, please describe whether the District has considered providing additional professional and curricular development opportunities outside the regular school year that would enable teachers extended times to prepare for changes in the curriculum and structure as a result of the proposed project.

ELHS already is participating in professional development on Universal Design for Learning and focusing on providing students with more options in their learning in order to develop a true partnership as students progress through the grades. Additionally, the ELHS staff has begun making the transition to more project-based learning, which makes collaboration between disciplines easier. Professional development supporting this type of instruction will continue into the future. The High School's transition to a house structure with one assistant principal overseeing the ninth and tenth grades and

another assistant principal overseeing the eleventh and twelfth grades allows for more creative scheduling and planning. The assistant principal's work with general academic teachers, special education teachers, counselors, and class advisors to meet the students' needs, provide, support, and coordinate programming.

9) The MSBA suggests the District consider providing assisted listening technology in each classroom, as well as general use throughout educational spaces within the proposed project for hearing impaired accessibility. Please acknowledge.

Noted. The District and the Design Team anticipate utilizing a "voice lift" system throughout educational spaces.

Additionally, please provide the following information:

- *Please describe the District's plan for students to use their technology devices at home, if any.*
- *If yes, describe whether the District has a regular program to ensure that all students have access to the internet at home and at an affordable cost.*
- *Additionally, please describe any arrangements that are in place to ensure all the devices are properly licensed to use the software required by the curriculum.*

The District has an established 1:1 technology program for its students. All students are provided a District email and Google account through which they can connect with teachers, counselors, students, and administrators. Currently, the District provides students in grades two through twelve with a Chromebook that is utilized by individual students at school and at home as needed. Students in grades kindergarten and one have access in their classrooms to Chromebooks and i-Pads, but these devices do not generally go home. The District has set-up an insurance program for families to insure the devices, and the District, in partnership with the Town IT Department, works with families who may have challenges in providing consistent Internet access at home. All software on the student devices is provided by the District and the Town IT Department. Note that part of the Town IT square footage includes an assumed area for a dedicated student support desk to address laptop maintenance issues.

10) Provide the following additional information associated with professional staffing for the proposed Library/Media Lab:

- *Please confirm that professional-level library-science and technical skills will be required by the District's staff to ensure that materials are properly vetted, and users acquire appropriate knowledge and skills in utilizing the technological equipment and services provided.*
- *Please consider including the library and media professionals in the development and instruction of interdisciplinary and project-based learning. Please acknowledge.*

Noted. The District plans to staff the Library/Media Lab with a staff member who has DESE licensure and training in this area. The current librarian is involved with the ongoing planning.

11) Provide additional information regarding the proposed changes in staffing, curriculum, and educational activities in the District's visual arts programs that will need to be supported by the proposed project. Also, describe potential adjacencies and common planning time relating to these programs and consider including suitable display spaces throughout the building, not just in the art area where works are produced. Please note that art storage should include secure and appropriately ventilated space for toxic and hazardous materials as well as an accessible file of Safety Data Sheets ("SDS"). Please acknowledge.

Noted. As stated above, the District does plan on additional Professional Development for the staff – and this would include the Visual Arts program.

The District and the Design Team note and acknowledge the design recommendations above.

12) The submittal referenced a multipurpose classroom, mac lab, small practice rooms, that were not included in the space summary provided. Please clarify and coordinate, describe current use as applicable plans for the proposed project.

The music program currently has a space referred to as the Music Tech Lab as a subspace of the Chorus Rm and taught by the Chorus teacher. The intent is to maintain this program within the area of the proposed Chorus classroom, but organized more flexibly within the larger space. The Ed Plan will be updated to reflect this in order to avoid the confusion. The small practice rooms are included in the Space Summary as "Music Practice" (3 rooms at 75 sq ft).

13) The educational program provided suggests incorporating a Fitness Center / Weight Room, a Physical Therapy & Athletic Training Treatment space and a Multi-Purpose Room. However, the MSBA notes that these spaces were not included in the space summary provided. Please clarify and coordinate.

The "PE Alternatives" room listed in the space summary will be separated into a Fitness Center, and then a largely separate Weight Room. This will be clarified in the PSR submission.

The Physical Therapy and Athletic Training Treatment space are included under the "Trainers Room" in the Space Summary.

Additionally, the information provided on page 43 indicates that it's the District's intention to separate the OT/PT space from speech services and from adaptive PE, however, in the Physical Education programs section the adaptive PE is not mentioned. Please provide additional information that describes how the District has envisioned the adaptive PE services, how it will be scheduled and delivered.

The "Adaptive PE" services will be primarily delivered by utilizing the PE Alternatives spaces described above (Fitness Room & Weight Room).

Furthermore, please confirm if the scheduling of Health and PE classes has students participating in these classes on a regular basis throughout the year.

Yes. Health and PE classes are scheduled throughout the year. As noted in the Ed Plan, the PE requirement for students at ELHS is substantial and 80% of students participate. All classes are scheduled in a four-day rotation where classes are guaranteed to meet three times. Health is not a subset of the PE Program. It is a separate, classroom based program.

In addition, the submittal indicates the physical education facility at East Longmeadow High School includes an existing swimming pool. The MSBA requests that the square footage for the pool and associated spaces be located to the 'Other' category of the space summary. Per 963 CMR 2.16(5), any work associated with renovating the existing space will be considered ineligible for reimbursement and costs associated with this work must be itemized in each cost estimate moving forward in the MSBA process. Based on current practice the MSBA would not support a project that includes a newly constructed swimming pool. Please acknowledge.

Noted and acknowledged.

14) The information provided on page 40 and 42 lists the "Best Program" and the "Willie Ross program" as part of the current school curriculum, however there is no mention if these programs will be eliminated, or if they will continue to be part of the new school. Please clarify

and provide additional information that describes how many students will be accommodated by each of these programs.

Both the "Best Program" and the "Willie Ross Program" will continue to be part of the new school – and are accounted for under the Special Education portion of the Space Summary. The Best Program typically accommodates 20 to 25 students, with anywhere from 6 to 12 being in the room at any given time. The Willie Ross Program typically accommodates 8 to 10 students in the room at any given time.

Additionally, please confirm if the Willie Ross Program provides the opportunity for all students to choose to learn the American Sign Language as an option.

Yes. The WIllie Ross staff provides after school opportunities for ELPS students and staff to learn American Sign Language.

15a) The information provided on page 46 in the 'Non Chapter 74 Programming' section states: "The ELCAT studio coordinates the high school instructional programs and community access functions without conflicts. One of the goals is to make the strength of our programs more available to more students and to have it supported more directly within the framework of the school day. This would necessitate additional staff and presumably require licensure of any staff providing direct instruction to students in school."

Please provide additional information that describes the scheduling, staffing, and overall utilization of the "Television Production Programs".

The current Television Production Programs are typically scheduled within the current ELHS schedule throughout the day as small group "internships." The ELCAT Director works with the students in small groups to produce television programming and supports students and faculty on individual projects. The popularity of these programs and opportunity to expand elective offerings in the new school led to a District decision to create a dedicated video instruction studio within the high school (vocational technology category). The District will hire a licensed instructor to support the new set of electives this space will enable.

The square footage in the space summary that is operated by ELCAT for town video production (in the Other Category) will be included in the proposed plans as a part of the IT/ELCAT space and will only serve the Town's ELCAT needs and the staff person who produces town video production. The current program goal for ELCAT includes 1,000sf - broken into a small studio area, 2-3 editing bays, a storage room and an administrator's desk area.

16) The educational program indicates several challenges with the current transportation policies. However, no proposed changes were found. Please describe how these challenges will be addressed in the subsequent submittals. Please acknowledge.

Apologies. There are no <u>immediate</u> proposed changes that the District is considering for site circulation. The District has done the best they can – managing the existing layout. For the <u>proposed</u> layout – there are numerous improvements. A few of the guiding principles include:

- Clear separation of bus drop off and parent drop off loops
- Clear pedestrian site circulation routes – that are as isolated from car traffic as possible
- Defined parking areas with clear travel lanes, separation of staff and student parking, etc.

17) Please confirm that representatives such as educators from the facility, will continue to be included in the planning and design process throughout the project and be consulted during value engineering and in any instance where the educational program could be affected by changes.

Confirmed.

18) Please confirm that first-responding emergency representatives will continue to be consulted in the planning process and associated requirements will be incorporated into the Preferred Schematic.

Confirmed.

Please note spaces associated with Physical Education programs will be further evaluated in subsequent submittals. The District may be required to adjust/square footage in spaces associated with the above.

Noted.

Please note additional comments on the educational plan beyond those listed above may be forthcoming.

Noted.

3.1.3 INITIAL SPACE SUMMARY

- ***Classroom – General –*** *The District is proposing (25) 850 nsf General Classrooms totaling 21,250 nsf, which is below the MSBA guidelines by (2) classrooms and a total of 1,700 nsf.*
  Additionally, note that 825 nsf is the minimum size for a high school General Classroom, and should any classroom in a new construction scenario be reduced to below 825 nsf during subsequent phases of design, the District will be required to adjust the design as necessary to meet these minimum criteria. Please acknowledge.

Noted.

- ***Teacher Planning*** *– The District is proposing (25) 100 nsf Teacher Planning areas totaling 2,500 nsf, which is below the MSBA guidelines by 200 nsf. In response to these review comments, provide information that describes the proposed location and adjacencies of the (25) Teacher Planning areas.*

ELHS faculty have expressed a preference for the even distribution of teacher planning rooms throughout the school with space provided in each for dining and kitchenette, eliminating the need for a faculty dining room. The square footage will be divided by 4 and located one space per academic wing. We will revisit the SF commitment to these rooms in the PSR. Thank you for your input.

- ***Science Classroom / Lab*** *– The District is proposing (8) 1,440 nsf Science Classrooms totaling 11,520 nsf, which exceeds the MSBA guidelines by (1) 1,440 nsf classroom. Please note, prior to the MSBA accepting this variation to the guidelines, the District should provide a narrative that describes the need for an additional Science Classroom / Lab exceeding the MSBA guidelines.*

ELHS's Program of Studies offers grades 9 – 12 students seventeen (17) courses in the Sciences, ranging from the traditional biology, chemistry and physics to specialty sciences of anatomy/physiology, environmental science, and forensic science. All offerings are full credit, year-long programs that meet three out of four days. Many students take multiple science electives. Currently, there are approximately 825 - 850 students enrolled across these 17 offerings each year. We anticipate these numbers to continue or increase in the future.

This yields a total of 43 sections with 645 sessions in a rotation. We see the need for 8 science classroom/labs. Recognizing that the appointments of science and science prep rooms vary somewhat by discipline, science classrooms / labs are grouped by discipline. An 85% utilization factor is applied to all room calculations.

See the Curriculum / Space Worksheet attached (attachment #02) that shows the arithmetic of the above narrative.

- ***Prep Room*** *– The District is proposing (8) 200 nsf Prep Rooms totaling 1,800 nsf, which exceeds the MSBA guidelines by (1) 200 nsf space. Please note, prior to the MSBA accepting this variation to the guidelines, the District should provide a narrative that describes the need for an additional Science Classroom / Lab exceeding the MSBA guidelines.*

The academic justification for the 8th science classroom / lab is articulated above. This additional Prep Room, per MSBA Guidelines, supports the 8th classroom / lab.

- ***Green House*** *– The District is proposing (3) 200 nsf Green House spaces totaling 600 nsf which exceeds the MSBA guidelines. In response to these review comments, provide additional information that describes the scheduling, staffing, and overall utilization of this space. As part of the District's PSR submittal, the District must fully describe the function, intended users and scheduling of this space. Please note that based on current practice the Green House spaces will be ineligible for reimbursement.*

The greenhouses will be in direct support of the biology and earth science programs. The school currently has a greenhouse that is actively used for curricular activities by students and teachers. As a part of efforts to reduce square footage, the District is now proposing reducing this to a single greenhouse to align with the existing utilization and locating the greenhouse where multiple classes can access it.

- ***Business Classroom*** *– The District is proposing (4) 850 nsf Business Classrooms totaling 3,400 nsf, which exceeds MSBA guidelines. In response to these review comments, provide additional information that describes the scheduling, staffing, and overall utilization of these spaces. As part of the District's PSR submittal, the District must fully describe the function, intended users and scheduling of these spaces.*

ELHS's Program of Studies offers grades 9 – 12 students nine (9) courses across a range of business subjects: accounting, law, marketing etc. All offerings are full credit, year-long programs that meet once in each school cycle. Currently, and anticipated in the future, are 545 students enrolled across these 9 offerings.

This yields a total of 27 sections with 405 sessions in a rotation. An 85% utilization factor is applied to all room calculations.

See the Curriculum / Space Worksheet attached (attachment #02) that shows the arithmetic of the above narrative.

- ***Health Classroom*** *– The District is proposing (2) 850 nsf Health Classrooms totaling 1,700 nsf, which exceeds MSBA guidelines. In response to these review comments, provide additional information that describes the scheduling, staffing, and overall utilization of these spaces. As part of the District's PSR submittal, the District must fully describe the function, intended users and scheduling of these spaces.*

ELHS's Program of Studies offers Health classes (as required by state law). Currently, and anticipated in the future, are 208 students enrolled across these offerings.

This yields a total of 10 sections with 150 sessions in a rotation. An 85% utilization factor is applied to all room calculations.

See the Curriculum / Space Worksheet attached (attachment #02) that shows the arithmetic of the above narrative.

- ***English Language Learners ("ELL") Classroom*** *– The District is proposing (1) 500 nsf ELL classroom, which exceeds the MSBA guidelines. In response to these review comments, describe how the proposed ELL classroom will be scheduled and staffed.*

The District employs a part-time ESL instructor who currently teaches two classes of 16 students - each in a full size classroom, and a Spartan block optional class where the same ELL students get general academic support. The District projects an increase in students in need of ESL instruction based on evolving demographics and wants to provide students with an appropriately sized space that is

welcoming and supportive to their transition to an American high school. The half size classroom will meet this need.

- ***Large Group Instruction Room*** *– The District is proposing (1) 2,000 nsf Large Group Instruction room, which exceeds the MSBA guidelines. In response to these review comments, provide additional information that describes the scheduling, staffing, and overall utilization of this space. Also describe why the proposed use could not be supported in the proposed auditorium.*

ELHS seeks to promote more interdisciplinary collaboration between subject area teachers, more hands-on learning, and more opportunities to showcase student academic productivity. The LGI is a flat floor teaching space that will support collaborative work between classes and set up of physical project-based student work (science and art projects, for example). The LGI will be located centrally so that it can be used by all staff, including guidance and administration staff.
At 2,000 sf it offers an important size space for all-grade gatherings, college counseling conversations, and parent meetings. The auditorium is oversized and sloped, which is advantageous to performances, but not to dynamic group work or social learning/events. Note that typical classroom sizes have been set at 850 sf with the understanding that this flexible space will provide an outlet for events that might require more room than an 850sf classroom would allow - on the occasions when additional space is needed.

- ***Special Education*** *– The proposed square footage for this category exceeds the MSBA guidelines by 1,590 nsf. In response to these review comments, please relocate the following space to the 'Administration and Guidance' category.*
  - *(1) 400 nsf SPED Conference Room.*

The Design Team would like to note that this Conference Room will be entirely utilized by SPED staff, students, and parents. It will be located near SPED offices. We strongly suggest that it remain associated with the SPED section of the Space Summary.

Please note that the Special Education program is subject to approval by the Department of Elementary and Secondary Education ("DESE"). The District should provide the required information required with the Schematic Design submittal. Formal approval of the District's proposed Special Education program by the DESE is a prerequisite for executing a Project Funding Agreement with the MSBA. Please acknowledge.

Noted.

- ***Health & Physical Education*** *– The proposed square footage for this category exceeds the MSBA guidelines by 1,150 nsf. This category includes additional storage (1,150 nsf), additional Health Instructor's Office space (250 nsf), a trainer's room (300 nsf), Athletic Director's Office space (100 nsf) and Athletic Storage (500 nsf). The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

Noted.

In addition, the submittal indicates the physical education facility at East Longmeadow High School includes an existing swimming pool. The MSBA requests that the square footage for the pool and associated spaces be relocated to the 'Other' category of the space summary. Per 963 CMR 2.16(5), any work associated with renovating the existing space will be considered ineligible for reimbursement and costs associated with this work must be itemized in each cost

estimate moving forward in the MSBA process. As previously communicated to the District and design team, and based on current practice, the MSBA would not support a project that includes a newly constructed swimming pool. Please acknowledge.

Noted

- ***Dining & Food Service*** *– The proposed square footage for this category exceeds the MSBA guidelines by 1,300 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

Noted

- ***Medical*** *– The proposed square footage for this category exceeds the MSBA guidelines by 60 nsf.* ***.*** *The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

A school of this many students requires a second accessible toilet room.

- ***Administration & Guidance*** *– The proposed square footage for this category exceeds MSBA guidelines by 1,150 nsf. The MSBA encourages the District and its consultants to continue to seek opportunities to increase efficiencies and align with MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

Noted

- ***Other*** *– The District is proposing 7,000 nsf for this category which exceeds the MSBA guidelines. The following spaces are proposed:*
    - ***District Central Offices –*** *The District is proposing (1) 4,000 nsf District Central Office in excess of the MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.* \
    - ***East Longmeadow Cable Access Television ("ELCAT") Studio –*** *The District is proposing (1) 4,000 nsf ELCAT Studio in excess of the MSBA guidelines. Please note that square footage exceeding MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge.*

Noted

Please note that upon selection of a Preferred Schematic, the District may be required to adjust spaces/square footage that exceeds the MSBA guidelines and is not supported by the educational program provided.

Noted

3.1.4 EVALUATION OF EXISTING CONDITIONS

3) The information provided indicates a Project Notification Form ("PNF") will be submitted to the Massachusetts Historical Commission ("MHC") prior to completing its PSR submittal. Please note MHC approval is required prior to construction bids. Additionally, the District should keep the MSBA informed of any decisions and/or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00. Please acknowledge.

Noted.

4) In response to these review comments, please provide a narrative that describes any development restrictions that may apply or verify there are no development restrictions.

The only known development restriction pertains to the wetland resource areas located in the southeast portion of the Site. While the wetland resource areas don't necessarily preclude development from occurring within them, the goal will be to minimize disturbance within them as well as the associated buffer zones. There is no intention of placing building structure within the formal wetland resource area. Any potential development within the wetland resource area or the buffer zone, such as bike paths, access drives, or grading, would be coordinated and permitted through the East Longmeadow Conservation Commission and Mass DEP.

There are no other known development restrictions associated with Site.

5, 6) Please acknowledge that the design team is adhering to and coordinating with the anticipated release of the revised building code.

Yes – the Design Team is looking into - and coordinating to the best of our abilities - with both the revised building code and the revised energy code. Our PDP cost estimates included appropriate mechanical and envelope assumptions.

8) The information provided for the existing East Longmeadow High School site indicates the following:

- *"Geotechnical investigations will be performed and submitted in a report in a future project phase, once a program is selected. A preliminary review of the USDA's NRCS Soil Mapping generally indicates loamy sand and gravelly sand profiles across the site." In response to these review comments, please provide additional information that describes ways the design team intends to mitigate site development constraints due to the existing site conditions. Please confirm that testing will be performed in order to inform the proposed scope and budget at schematic design.*

Geotechnical testing is scheduled for the month of November.

- *"There are wetland resources interspersed within the wooded areas in the southeast portion of the Site, and just beyond the south and southeast property lines. Extents of the wetland areas shown in accompanying figures are based on GIS data, but will be delineated and characterized by a wetlands consultant during the PSR phase." In response to these review comments, please provide additional information that describes ways the design team intends to mitigate site development constraints due to the existing site conditions.*

Wetlands flagging is being scheduled now. The Design Team is working to minimize project impacts on the wetlands and their associated setbacks.

As part of the PSR submittal, please provide a schedule and timeline associated with completing the required soils geotechnical testing and the recommended Phase 2 testing at the existing high school site.

Geotechnical testing is scheduled for early November. Phase 2 testing is not required per the Phase 1 report.

9) Note that all costs associated with abatement of contaminated soil from any source, and abatement of fuel storage tanks must be itemized in the cost estimates in subsequent submittals and is considered ineligible for MSBA reimbursement. Please acknowledge.

Noted

10) Note that all costs associated with the removal of flooring and ceiling materials containing asbestos are ineligible for MSBA reimbursement. The project team should be aware of the current policies associated with MSBA's participation in the abatement and removal of hazardous materials. Please acknowledge.

Noted

11) In response to these review comments, describe any previous existing building and/or site reports, studies, drawings, etc. provided by the District.

SMMA, in association with JWA (then Margo Jones Architects) completed a School Facilities Master Plan in 2013. We have utilized this report as background information as we updated our evaluation of the existing conditions of the school. The District has also provided the Design Team with previous HazMat abatement reports and their latest AHERA report .

3.1.5 SITE DEVELOPMENT REQUIREMENTS

1) As part of the District's PSR submittal, provide site section(s) that illustrates how the Preferred Schematic sits on the site and how the proposed location impacts access and circulation. Please acknowledge.

Noted.

2) In response to these review comments, provide the following:

- *Circulation diagrams that identify the existing:*
  - *Bus and parent drop-off/pick-up locations;*
  - *Vehicular and pedestrian circulation; and*
  - *Emergency vehicle access.*
- *Also, provide diagram(s) and a narrative that describes how a physically challenged individual currently accesses the existing building.*

Physically challenged individuals currently access the existing building's main entrance from the west side of the main entrance loop (the horseshoe) off of Maple St; or from the west end of the parking lot. The current accessible route from the west side of the main entrance loop is non-compliant as it exceeds the maximum allowable slope. To the rear of the building, additional ADA spaces are designated for the administration building and staff and Special Education entrances. Other ADA spaces are located throughout the parking lot to serve various recreational programs such as the pool, tennis courts, and track and field.

Morning and afternoon circulation diagrams are attached. Please see Attachments 03 and 04.

As part of the District's PSR submittal, provide site plan(s) in 11"x17" format that clearly identify the following features for the site of the Preferred Schematic:

- *Structures and fences;*
- *Site access and circulation;*
- *Parking and paving;*
- *Accessibility requirements;*
- *Easements;*
- *Wetlands and/or flood restrictions;*
- *Emergency vehicle access;*
- *Safety and security requirements;*
- *Utilities and drainage; and*
- *Site orientation and other location considerations.*

Noted.

3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES

According to the information provided, the District voted to eliminate "Options 2A, 3A, and 4A" for further development after the MSBA communicated to the Project Team and the District current policies and offered the following guidance regarding Districts participating in MSBA's grant program considering Natatoriums (pools) as a component of their buildings:

- ***New construction options:*** *Natatoriums (pools) cannot be included or incorporated in the scope of work and/or associated budget for projects seeking MSBA grants. If a District chooses to include a Natatorium (pool) as a component of their school buildings in a new construction scenario: Procurement, design, and construction associated with this work must be separate from the MSBA project (scope and budget). Further, this work cannot be combined or 'bundled' in any contracts or bidding documents associated with the MSBA project, either as base scope or as a construction alternate. Please acknowledge.*
- ***Renovation options:*** *For Natatoriums (pools) that exist in facilities where the preferred option includes renovation of these existing spaces, the MSBA may consider it acceptable to incorporate scope associated with renovating this component as part of the MSBA project. However, all costs associated with design, construction or fit-out for this work will be considered ineligible for reimbursement and will be 100% borne by the District. Please acknowledge.*

Noted.

As noted above, the District voted to include the following (4) options for further development in the PSR submittal:

- ***Option 1: Base Repair / Code Upgrade;***
- ***Option 2B. Addition / Renovation with existing pool****;*
- ***Option 3B. New Construction (Central Location) without pool; and***
- ***Option 5: New Construction (Split Building).***

Please note that in accordance with the MSBA guidelines associated with Modules 3 and 4, potential options for New Construction, Renovation, and Addition/renovation must be explored and evaluated. For new construction options, information associated with Natatoriums (pools) may be included in the District's PDP and PSR submittals and should be limited to identifying potential and/or future locations and preliminary design pricing cost estimates. All work beyond completion of the District's PSR submittal shall be under a separate contract and procurement from that of the MSBA school project.

Noted. The Design Team will continue to outline where a future pool can be located - and will include this effort through the PSR submittal. The pool will not be included in the more detailed design efforts during Schematic Design under this MSBA supported project.

As part of the District's PSR submittal, please provide floor plan diagrams that include a key/legend for clarity that showcase all the spaces with adjacencies to further understand the connections of the proposed spaces and ensure that further detail is provided in the subsequent phases of the project that clearly describes and illustrates the separation, safety provisions, and possible construction laydown areas that will be applied during construction on the occupied site. Please acknowledge.

Noted.

Additional Comments:

> *The MSBA issues project advisories from time to time, as informational updates for Districts, OPMs, and Designers in an effort to facilitate the efficient and effective administration of proposed projects currently pending review by the MSBA. The advisories can be found on the MSBA's website. In response to these review comments, please confirm that the District's consultants have reviewed all project advisories and they have been incorporated into the proposed project as applicable.*

Noted.

***

Please let us know if you have any further questions. Thank you again for your thorough review and comments.

Best,

Kristian Whitsett, AIA

Enclosures:

1. Updated Project Schedule
2. Curriculum / Space Worksheets
3. AM Circulation Diagrams
4. PM Circulation Diagrams

2.A
Evaluation of Existing Conditions

The existing conditions have not been updated since the PDP submittal. All Architectural, Code, Structural, Electrical, HVAC, Plumbing, and Fire Protection reports remain unchanged. Additional information deemed critical to the selection of the preferred schematic design was acquired since the submission of the PDP.

A summary of surveys and testing for the Maple Street site follows:

- Hazardous Materials Testing
  - Completed in July 2022 and included as part of the PDP submittal.
- Phase I Report
  - Completed in August 2022 and included as part of the PDP submittal.
- Phase II Report
  - OTO is proceeding with a Phase II Report. The focus will be on three key areas – the existing underground oil storage tanks, the area near the former auto lift that was located inside the building, and areas used for town fireworks displays. The scope of the Phase II report was recently approved – and the results are expected before the SD cost estimate process. The report will be included in the SD MSBA submission.

Reports included with this PSR submission:

- Traffic Analysis
  - Tighe & Bond performed an initial traffic assessment including the following Maple Street intersections: Marshall Street, East Longmeadow High School Entrance Driveway, Melwood Avenue, East Longmeadow High School Exit Driveway, East Longmeadow High School Sports Fields Driveway. The study also included the Norden Street at East Longmeadow High School Administration Driveway intersection. The analysis recommended an additional pedestrian crosswalk, but concluded that a new traffic light was not required. The study is included in this submittal.

- Geotechnical Investigations
    - O'Reilly, Talbot & Okun issued a preliminary geotechnical analysis for the site in December 2022, based on six soil borings performed on November 10 and 11, 2022. The report is included in this submittal. They discovered favorable conditions for the proposed construction, with soils that would support a building utilizing normal spread footings and could be reused as engineered fill. The groundwater table was between 9 and 12 feet, and the soils should allow surface water infiltrate to the water table.
    - The report is included with this submittal

- Wetlands Survey
    - GZA conducted a wetlands assessment and delineation on October 19, 2022. The results are included in this submittal.

- Site Survey
    - Heritage Land Surveying performed an initial site survey in December 2022. See "3.C – Outline of Site Parameters" for more information.
    - A CAD plan was most helpful for the site team – but a PDF is also included with this submittal.

East Longmeadow High School Schematic Design Phase Initial Traffic Assessment

TO: Kristian Whitsett, AIA, NCARB, LEED AP BD+C, Jones Whitsett Architects

FROM: Greg Lucas, PE, PTOE, RSP1, Tighe & Bond
Matt Stoutz, PE, PTOE, RSP1, Tighe & Bond

COPY: Chris Racine, PE, SMMA

DATE: December 16, 2022

This memorandum outlines the initial traffic review that has been conducted as part of the East Longmeadow High School Schematic Design Phase in accordance with the Massachusetts School Building Authority (MSBA) Schematic Design traffic analysis guidelines and MassDOT Standards. This initial traffic analysis includes a review of existing traffic volumes, operations and safety; a review of future volumes under a reconfigured school access; and a traffic signal warrant analysis under both existing and future conditions. The following study area intersections were reviewed as part of the study:

- Maple Street at Marshall Street
- Maple Street at East Longmeadow High School Entrance Driveway
- Maple Street at Melwood Avenue
- Maple Street at East Longmeadow High School Exit Driveway
- Maple Street at East Longmeadow High School Sports Fields Driveway
- Norden Street at East Longmeadow High School Administration Driveway

Existing Conditions

East Longmeadow High School is located on the south side of Maple Street, approximately ½ mile west of the town center. Maple Street provides a single lane of traffic in each direction with a posted speed of 30 miles per hour (mph). Sidewalk is provided on the north side of the roadway only in the vicinity of the school. The posted speed limit decreases to 25 mph east of the sports fields driveway. Pedestrian crossings are provided at a marked uncontrolled crossing west of the school entrance driveway and a pedestrian signal just east of the school exit driveway.

Vehicular access to East Longmeadow High School is currently provided via four driveways. The main entrance and exit driveways are one-way entering and one way exiting, respectively, and serve as the primary drop-off and pick-up location for both parents and buses. The sports fields driveway provides full access for both students and staff. Finally, the Norden Street driveway in the rear of the school provides access to the district administration and special education transportation services. The study area is shown in Figure 1.

Traffic Volumes

Turning movement counts (TMCs) were collected at the study area intersections on October 25, 2022 during the weekday morning (6:30 AM to 8:30 AM) and afternoon peak periods (1:30 PM to 3:30 PM) to align with the morning arrival and afternoon dismissal periods, for

the school's typical daily schedule of 7:25 AM to 1:45 PM. The 2022 Existing Conditions traffic volumes are shown in Figures 2 and 3 for the weekday morning and weekday afternoon peak hours, respectively. Automatic traffic recorder (ATR) data was collected on Maple Street, east of Melwood Avenue during a 72-hour period from October 25, 2022 to October 27, 2022. The 85th percentile speed, also known as the operating speed of the roadway, was found to be approximately 35 mph in the eastbound direction and 40 mph in the westbound direction. The raw traffic count data is available upon request.

Existing Traffic Operations

Capacity and queue analyses were performed for the study intersections for the 2022 Existing Conditions during the weekday morning and weekday afternoon peak hours using Trafficware Synchro Studio 11 – Traffic Analysis Software. The software conducts the analyses based on the methodology provided in the *Highway Capacity Manual (HCM), 6th Edition*. The analysis results are categorized in terms of Level of Service (LOS), which describes the qualitative intersection operational conditions based on the calculated average delay per vehicle. The queue analysis results are summarized based upon the length of vehicle queueing on an intersection approach. The queues are quantified for 95th percentile (design queues). Tables 1 and 2 summarize the capacity and queue analyses results, respectively. The full capacity analysis worksheets with full inputs, settings, and results are available upon request.

As shown in Table 1, all intersection approaches experience acceptable operations of LOS D or better, while design queues are accommodated within available storage during both the morning and afternoon peak hours. It is important to note that queues observed during a field visit on November 3, 2022 indicate queues at the entrance driveway westbound approach of approximately 16 vehicles between 7:15 AM and 7:30 AM. Similarly, queues of 8 to 10 vehicles were experienced during the afternoon peak hour at the exit driveway. The observed queues dissipated quickly, as is typical with school arrival and dismissal periods. Congestion during short time frames is typical at school entry and exit points during arrival and dismissal periods.

Safety Analysis

A collision history analysis was conducted using data available from the MassDOT IMPACT Crash Data Portal for the five-year period from January 1, 2018 to November 1, 2022 for the study area intersections. There were 11 total collisions reported in the study area during this period. Of the 11 reported collisions, 3 were rear-end, 2 angle, 2 sideswipe (same direction), 1 head-on, and 1 fixed object. There was one reported collision involving a pedestrian and one collision involving a bicyclist, both of which resulted in a personal injury. One motor vehicle collision also resulted in a personal injury. There were no reported fatalities during the time period reviewed. Collision data is summarized in Table 3.

Crash rates for each of the study area intersections were calculated based on MassDOT Crash Rate procedures. Crash rates at each intersection were found to be below the MassDOT statewide and District 2 average crash rates for unsignalized intersections. The crash rate worksheets are available upon request.

While there is no clear trend or pattern in vehicular collisions, the two collisions involving pedestrians indicate potential safety deficiencies. The following safety improvements may be considered under future design alternatives to improve safety for pedestrians:

- Intersection sight distance improvements at new and/ or existing driveways

- Pedestrian crossing enhancements
- Alignment of school driveway directly opposite roadway where possible
- Installation of school and pedestrian advance warning signage, devices, and/ or pavement markings
- Implementation of a formalized school zone
- Relocation of pedestrian crossing(s) to maximize visibility

Traffic Signal Warrant Analysis

A traffic signal warrant analysis was conducted to determine if a traffic control signal is warranted under both the existing configuration and under a potential driveway reconfiguration. The signal warrant analysis was conducted in accordance with methodology outlined in the Manual of Uniform Traffic Control Devices (MUTCD) for the following warrants:

- Warrant 1, Eight-Hour Vehicular Volume
- Warrant 2, Four-Hour Vehicular Volume
- Warrant 3, Peak Hour
- Warrant 4, Pedestrian Volume
- Warrant 5, School Crossing
- Warrant 7, Crash Experience

The traffic signal warrant analysis indicates a traffic signal met the requirements under Warrant 5, School Crossing based on the high number of pedestrians crossing and assumed low frequency of gaps during the afternoon dismissal period. This confirms the existing pedestrian signal located just east of the main driveway exit is warranted.

Under a future proposed reconfiguration, the existing main entrance and exit driveways are currently planned to be consolidated into a single full-access driveway across from Melwood Avenue. The Norden Street driveway is proposed to be closed under this configuration. The eastern-most driveway is maintained and proposed to be reconfigured with access more proximate to the school building. The proposed site circulation patterns are based on current conceptual site plans provided by SMMA and preferred circulation discussed during a Site Circulation meeting with representatives from the Town, school, and the project team on December 2, 2022.

Based on these proposed circulation changes, a traffic signal warrant analysis was conducted under this potential driveway reconfiguration to assess the need for intersection control. Because school enrollment is not expected to increase, existing traffic volumes were used in the analysis. Existing traffic volumes were then redistributed based on anticipated access and circulation for buses, staff, parents, and students. During the morning arrival period, parent drop-off will occur at the consolidated main driveway across from Melwood Avenue. Students and buses will utilize the reconfigured eastern driveway. During the afternoon dismissal period, students, parents, and staff will exit via the reconfigured main driveway with buses exiting the eastern driveway. Based on the signal warrant analysis methodology used under the existing condition, it was determined that a traffic signal is again only warranted under Warrant 5, School Crossing. The vehicular traffic signal warrants are not met under the proposed site reconfiguration even with the additional traffic added to the main driveway. Based on the results of the signal warrant analysis, it is recommended to maintain the existing

pedestrian signal at its current location. Full signalization of the intersection of Maple Street, the reconfigured main school driveway, and Melwood Avenue is not warranted based on vehicular volumes.

Conclusion

Based on the existing conditions safety and operations assessment, and existing and future signal warrant analysis, it was determined that a traffic signal is warranted under Warrant 5, School Crossing. Therefore, it is recommended that the existing pedestrian signal on Maple Street be maintained as part of any future reconfiguration. Safety enhancements to address existing pedestrian safety deficiencies such as signage, pavement markings, and/ or crossing improvements should be considered under any future site configurations.

Attachments:

Figure 1 – Site Location Map

Figures 2 to 5 – Existing & Future Conditions Traffic Volumes

Table 1 – LOS Summary

Table 2 – Queue Summary

Table 3 – Collision History Summary

Signal Warrant Analysis Worksheets

EAST LONGMEADOW HIGH SCHOOL SCHEMATIC DESIGN

EAST LONGMEADOW, MA

SITE LOCATION MAP

NORTH

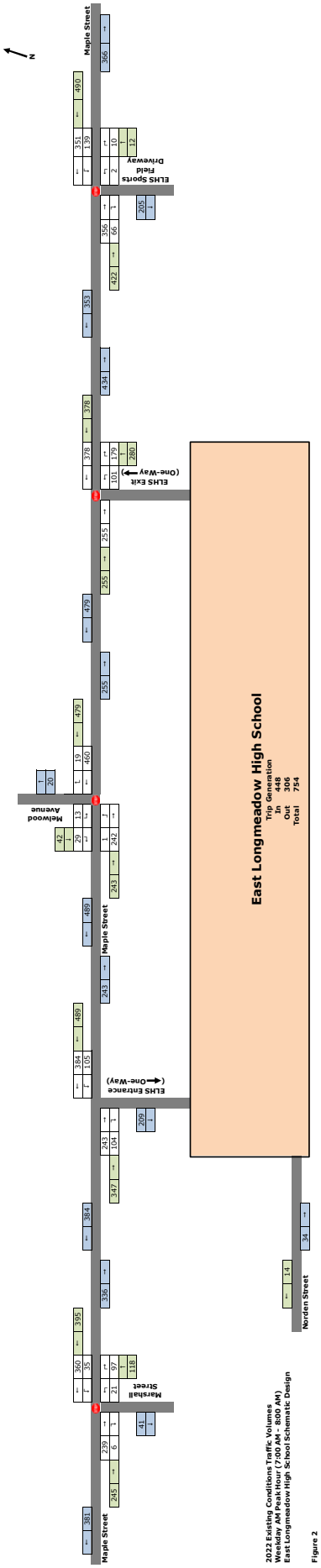
1" = 500'

FIGURE 1

Existing Conditions Plan

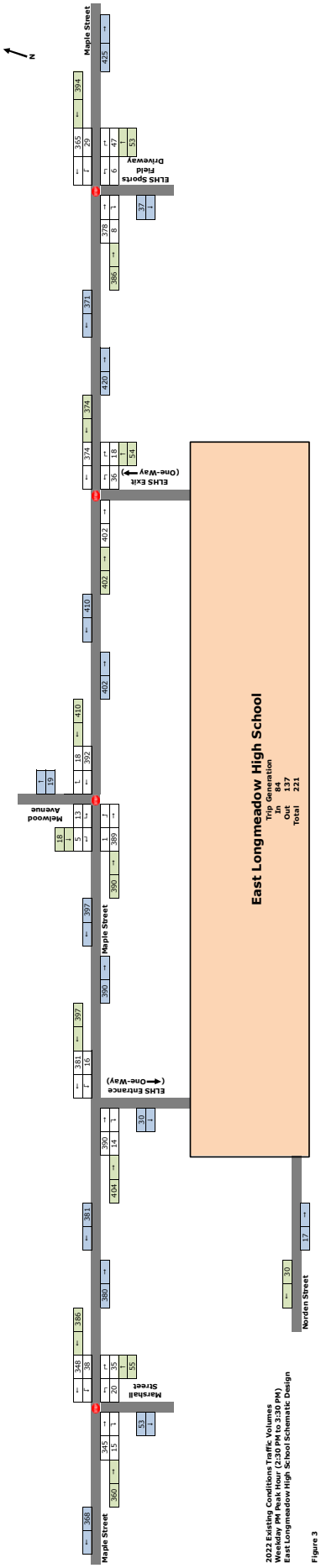
Tighe&Bond

Dec 15, 2022-10:37am Plotted By: MStoutz
Tighe & Bond, Inc. J:\E\E0714 East Longmeadow Engineering Services\062 - East Longmeadow High School\Drawings\AutoCAD\Sheet\Site Location Map.dwg



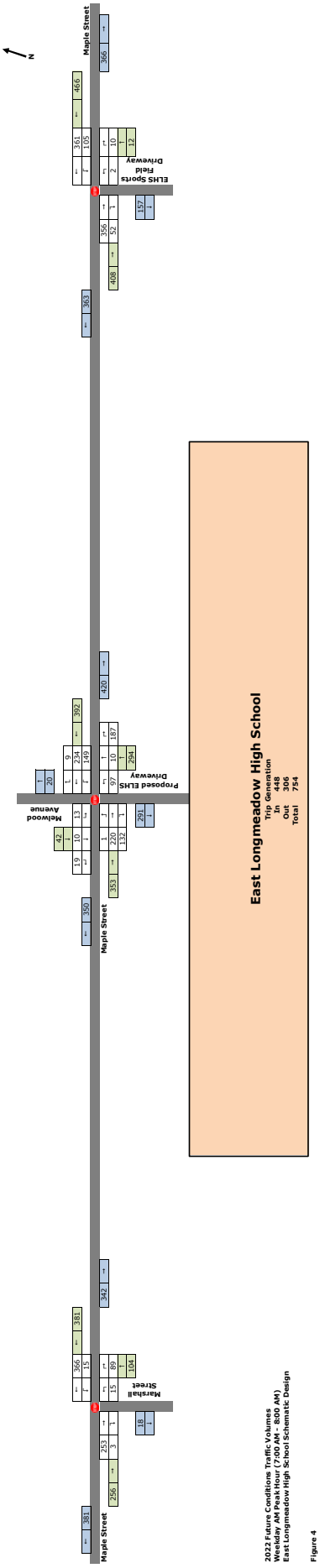
2022 Existing Conditions Traffic Volumes
Weekday AM Peak Hour (7:00 AM - 8:00 AM)
East Longmeadow High School Schematic Design

Figure 2



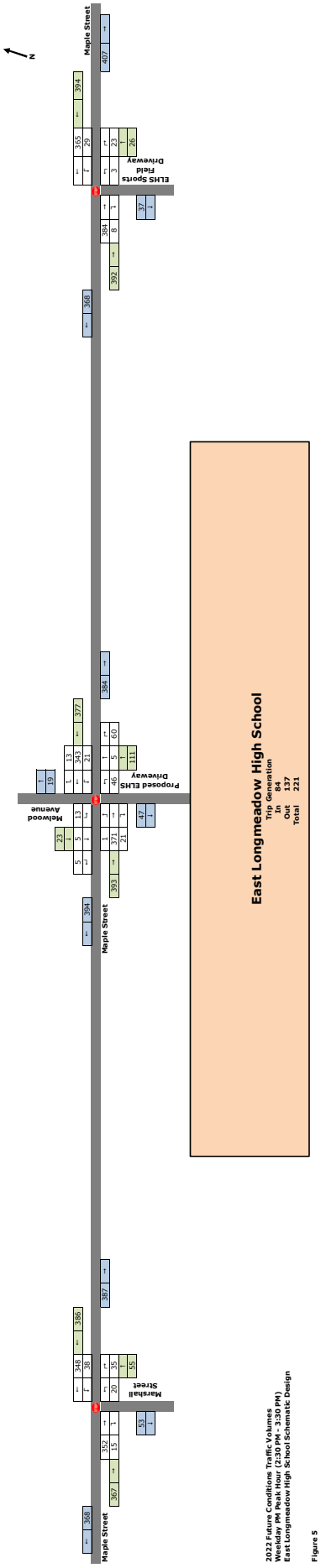
2022 Existing Conditions Traffic Volumes
Weekday PM Peak Hour (2:30 PM to 3:30 PM)
East Longmeadow High School Schematic Design

Figure 3



2022 Future Conditions Traffic Volumes
Weekday AM Peak Hour (7:00 AM - 8:00 AM)
East Longmeadow High School Schematic Design

Figure 4



2022 Future Conditions Traffic Volumes
Weekday PM Peak Hour (2:30 PM - 3:30 PM)
East Longmeadow High School Schematic Design

Figure 5

TABLE 1
Intersection Operation Summary - Capacity

	Lane Use	Weekday Morning Peak Hour 2022 Existing			Weekday Afternoon Peak 2022 Existing		
		LOS	Delay	V/C	LOS	Delay	V/C
Unsignalized TWSC - Maple Street at Marshall Street							
Marshall Street	NB	B	13.9	0.34	C	15.0	0.16
Maple Street	WBL	A	8.0	0.04	A	8.5	0.04
Unsignalized TWSC - Maple Street at East Longmeadow High School Entrance Driveway							
Maple Street	WBL	A	2.1	0.15	A	0.2	0.02
Unsignalized TWSC - Maple Street at Melwood Avenue							
Maple Street	EBL	A	9.1	0.00	A	8.2	0.00
Melwood Avenue	SB	C	16.8	0.18	C	16.5	0.10
Unsignalized TWSC - Maple Street at East Longmeadow High School Exit Driveway							
East Longmeadow High School	NBL	D	29.7	0.63	C	17.9	0.13
Exit Driveway	NBR	C	15.4	0.55	B	11.1	0.03
Unsignalized TWSC - Maple Street at East Longmeadow High School Sports Field Driveway							
East Long Meadow High School Sports Field Driveway	NB	C	16.2	0.05	B	13.3	0.17
Maple Street	WBL	A	9.6	0.18	A	8.4	0.03

TABLE 2
Intersection Operation Summary - Queues (In Feet)

	Lane Use	Available Storage	Weekday Morning Peak Hour 2022 Existing 50th	Weekday Morning Peak Hour 2022 Existing 95th	Weekday Afternoon Peak Hour 2022 Existing 50th	Weekday Afternoon Peak Hour 2022 Existing 95th
Unsignalized TWSC - Maple Street at Marshall Street						
Marshall Street	NB	650	--	38	--	15
Maple Street	WBL	515	--	3	--	3
Unsignalized TWSC - Maple Street at East Longmeadow High School Entrance						
Maple Street	WBL	100	--	13	--	1
Unsignalized TWSC - Maple Street at Melwood Avenue						
Maple Street	EBL	100	--	0	--	0
Melwood Avenue	SB	735	--	18	--	8
Unsignalized TWSC - Maple Street at East Longmeadow High School Exit						
East Longmeadow High School	NBL	190	--	102	--	10
Exit	NBR	100	--	85	--	3
Unsignalized TWSC - Maple Street at East Longmeadow High School Sports Field Driveway						
East Longmeadow High School Sports Field Driveway	NB	165	--	3	--	15
Maple Street	WBL	155	--	18	--	3

TABLE 3
Study Area Collision History Summary

COLLISION TYPE

	2018	2019	2020	2021	2022	Total	Percent
Rear-End	0	1	1	1	0	**3**	**27.3%**
Angle	0	1	1	0	0	**2**	**18.2%**
Sideswipe, Same Direction	1	0	0	0	1	**2**	**18.2%**
Bicycle	1	0	0	0	0	**1**	**9.1%**
Fixed Object	0	0	0	1	0	**1**	**9.1%**
Head-On	0	0	0	1	0	**1**	**9.1%**
Pedestrian	0	0	0	1	0	**1**	**9.1%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

CONTRIBUTING FACTOR

	2018	2019	2020	2021	2022	Total	Percent
None	1	1	2	3	1	**8**	**72.7%**
Unknown	1	1	0	0	0	**2**	**18.2%**
Traffic congestion related	0	0	0	1	0	**1**	**9.1%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

COLLISION EVENT

	2018	2019	2020	2021	2022	Total	Percent
Motor Vehicle	1	2	2	3	1	**9**	**81.8%**
Pedestrian / Cyclist	1	0	0	1	0	**2**	**18.2%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

SEVERITY

	2018	2019	2020	2021	2022	Total	Percent
Property Damage Only (PDO)	1	2	1	3	1	**8**	**72.7%**
Personal Injury	1	0	1	1	0	**3**	**27.3%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

DAY & TIME

	2018	2019	2020	2021	2022	Total	Percent
Weekday 6-9 A.M.	0	0	1	1	0	**2**	**18.2%**
Weekday 3-6 P.M.	1	0	1	1	1	**4**	**36.4%**
Weekday Off-Peak	1	2	0	2	0	**5**	**45.5%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

WEATHER

	2018	2019	2020	2021	2022	Total	Percent
Clear	2	2	2	4	0	**10**	**90.9%**
Rain	0	0	0	0	1	**1**	**9.1%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

ROAD SURFACE CONDITION

	2018	2019	2020	2021	2022	Total	Percent
Dry	2	2	2	3	0	**9**	**81.8%**
Wet	0	0	0	1	1	**2**	**18.2%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

LIGHT CONDITIONS

	2018	2019	2020	2021	2022	Total	Percent
Light	2	2	2	3	1	**10**	**90.9%**
Dark	0	0	0	1	0	**1**	**9.1%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

CRASHES BY STUDY AREA INTERSECTION

	2018	2019	2020	2021	2022	Total	Percent
Maple Street at ELHS Entrance Driveway	1	0	0	0	0	**1**	**9.1%**
Maple Street at Melwood Avenue	0	0	0	1	1	**2**	**18.2%**
Maple Street at ELHS Exit Driveway	0	0	1	2	0	**3**	**27.3%**
Maple Street at Sports Field Driveway	1	1	1	0	0	**3**	**27.3%**
School Bus Loop/Parking	0	1	0	1	0	**2**	**18.2%**
TOTAL	**2**	**2**	**2**	**4**	**1**	**11**	**100%**

HCS7 Warrants Report

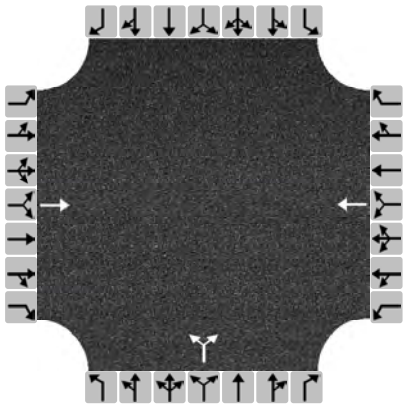
Project Information

Analyst	Tighe & Bond	Date	11/10/2022
Agency		Analysis Year	2022 Existing
Jurisdiction		Time Period Analyzed	
Project Description	East Longmeadow High School Traffic Study		

General

Major Street Direction	East-West	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	30	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	3000		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	0	1	0	0	0	0	0	0	0
Lane Usage		T			T			LR				
Vehicle Volumes Averages (veh/h)	0	318	0	0	335	0	24	0	28	0	0	0
Pedestrian Averages (peds/h)	0			8			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	0.0			0.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	73	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	0

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (100%)	1A (80%)	1B (100%)	1B (80%)	2 (100%)	3A (100%)	3B (100%)	4A (100%)	4B (100%)
07 - 08	532	275	807	5	0	Yes	Yes	No	No	Yes	No	No	No	No
08 - 09	599	29	628	0	0	No	No	No	No	No	No	No	No	No
09 - 10	588	3	591	1	0	No	No	No	No	No	No	No	No	No
10 - 11	638	10	648	0	0	No	No	No	No	No	No	No	No	No
11 - 12	588	28	616	1	0	No	No	No	No	No	No	No	No	No
12 - 13	650	20	670	4	0	No	No	No	No	No	No	No	No	No
13 - 14	652	25	677	0	0	No	No	No	No	No	No	No	No	No
14 - 15	664	106	770	73	0	No	No	No	Yes	No	No	No	No	No
15 - 16	732	62	794	9	0	No	No	No	Yes	No	No	No	No	No
16 - 17	761	13	774	1	0	No	No	No	No	No	No	No	No	No
17 - 18	753	37	790	0	0	No	No	No	No	No	No	No	No	No
18 - 19	683	25	708	5	0	No	No	No	No	No	No	No	No	No
Total	7840	633	8473	99	0	1	1	0	2	1	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
80% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	✓
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 80% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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HCS7 Warrants Report

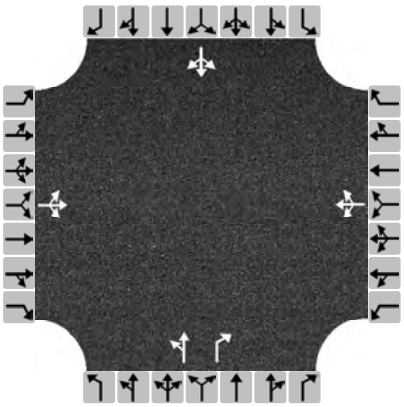
Project Information

Analyst	Tighe & Bond	Date	11/10/2022
Agency		Analysis Year	2022 Reconfigured
Jurisdiction		Time Period Analyzed	6:30 AM to 6:30 PM
Project Description	East Longmeadow High School Traffic Study		

General

Major Street Direction	East-West	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	30	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	3000		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	0	1	0	0	1	1	0	1	0
Lane Usage		LTR			LTR			LT	R		LTR	
Vehicle Volumes Averages (veh/h)	0	302	0	0	321	5	32	0	41	3	1	4
Pedestrian Averages (peds/h)	0			8			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	0.0			0.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.0			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	73	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	0

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HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (100%)	1A (80%)	1B (100%)	1B (80%)	2 (100%)	3A (100%)	3B (100%)	4A (100%)	4B (100%)
07 - 08	477	276	805	5	0	No	Yes	No	No	No	No	No	No	No
08 - 09	585	32	648	0	0	No	No	No	No	No	No	No	No	No
09 - 10	576	9	585	1	0	No	No	No	No	No	No	No	No	No
10 - 11	625	21	646	0	0	No	No	No	No	No	No	No	No	No
11 - 12	579	36	615	1	0	No	No	No	No	No	No	No	No	No
12 - 13	640	34	674	4	0	No	No	No	No	No	No	No	No	No
13 - 14	640	32	672	0	0	No	No	No	No	No	No	No	No	No
14 - 15	637	159	820	73	0	No	No	No	Yes	No	No	No	No	No
15 - 16	720	119	856	9	0	No	No	No	Yes	No	No	No	No	No
16 - 17	712	46	758	1	0	No	No	No	No	No	No	No	No	No
17 - 18	736	50	786	0	0	No	No	No	No	No	No	No	No	No
18 - 19	632	71	703	5	0	No	No	No	No	No	No	No	No	No
Total	7559	885	8568	99	0	0	1	0	2	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
80% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	✓
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 80% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

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J1843-21-01
December 19, 2022

Mr. Kristian Whitsett
Jones Whitsett Architects
308 Main Street
Greenfield, Massachusetts 01301

Re: Preliminary Geotechnical Engineering Recommendations
East Longmeadow High School
180 Maple Street
East Longmeadow, Massachusetts

Dear Mr. Whitsett:

O'Reilly, Talbot & Okun Associates, Inc. (OTO) is pleased to provide this letter report summarizing our preliminary geotechnical engineering recommendations for the proposed East Longmeadow High School, to be constructed immediately southeast of the existing school. The Site is located at 180 Maple Street in East Longmeadow, Massachusetts. A Site Locus is provided as Figure 1. A Boring Location Plan is provided as Figure 2.

This report provides our preliminary findings regarding subsurface conditions at the Site, an opinion of the suitability of the Site for the proposed project, and our preliminary geotechnical recommendations. We understand this information will be used to develop schematic design plans and cost estimates. Additional explorations and analyses will be required for final design.

Our geotechnical findings and preliminary recommendations are based upon subsurface conditions observed in six soil borings and upon subsurface information available from project drawings for the 1973 building additions. Our services consisted of the full-time observation of the borings, review of the logs and soil samples, engineering analyses, and preparation of this report. This report is subject to the attached limitations.

EXECUTIVE SUMMARY

In general, subsurface conditions are favorable for the proposed construction. Based upon the information collected, the following preliminary recommendations are provided:

- Subsurface conditions at the Site consist of a thin layer of topsoil over natural granular soils. A thin layer of fill consisting of reworked Site soils is present at some locations. However, this fill layer is relatively thin and should not significantly affect the proposed construction. Little to no debris and other deleterious materials were observed in the near surface soils. Bedrock is present at depth and should not be encountered during the proposed construction.
- The proposed building can be supported on normal spread footings, bearing on the natural granular soils present in the upper 10 feet. A moderate bearing pressure of 4,000 pounds per square foot should be achievable. Post-construction settlement of the proposed building should be on the order of one inch or less.

- The seismic site classification of the subsurface profile at the Site would be Class D. Based upon existing data, the saturated granular soils at the Site would not experience liquefaction during the design earthquake.
- The groundwater table is present at a depth of approximately 10 feet. The near surface soils consist of a fine to medium sand with trace silt. Based upon the depth to groundwater and the nature of the soils in the upper 10 feet, conditions are favorable for the infiltration of stormwater.
- If should be possible to reuse Site soils as engineered fill on the project. However, the Site soils may not be suitable for use as Sand and Gravel fill beneath footings and slabs or as Gravel Base Course beneath pavements, unless they are amended by adding gravel.

PROJECT DESCRIPTION

The Site is located at 180 Maple Street in East Longmeadow, Massachusetts. It is bounded to the north by the East Longmeadow High School and Maple Street, to the east and south by wetlands and wooded areas, and to the west by residential properties. The location of the Site is shown on Figure 1.

The existing East Longmeadow High School building, parking lots, and recreation fields are currently located at the Site. The existing building consists of a one- to two-story masonry building. The original building was constructed in 1959 with additions constructed in 1964, 1973, and 2012. Prior to the development of the school and recreation fields, the Site was occupied by farm fields.

According to conceptual design plans, the proposed structure will be located to the southeast of the existing building. The new building will have an approximate footprint of 156,000 square feet and may be up to three stories high. We anticipate that the proposed building will be slab on grade, and that cuts of up to five feet will be required to construct footings. Topography within the proposed building footprint slopes gently down from the existing building (elevation 224 feet) to the southeast (elevation 220 feet). The approximate location of the proposed building is shown on Figure 2. We understand that the location of the new building will likely not change significantly, but the final layout has yet to be determined. Figure 2 shows two possible configurations being considered.

SUBSURFACE EXPLORATIONS

Subsurface investigations conducted for this study consisted of six soil borings (HS-1 through HS-6). The recent borings were performed between November 10 and 11, 2022 by Seaboard Drilling of Chicopee, Massachusetts. In addition, six borings were performed near the proposed new school building by Chicopee Test Borings in 1973 for additions to the existing school.

The recent borings for this study were performed using a Mobile B-53 truck mounted drill rig with hollow stem or drive and wash drilling techniques. Each boring was performed within or near the footprint of the proposed building and extended to a depth of between 22 and 32 feet below ground surface. The proposed boring locations were adjusted in the field due to the presence of subsurface utilities. Boring locations are shown on Figure 2. Boring logs for both the recent and past soil borings are attached.

Soil samples were generally collected continuously from the ground surface to a depth of four feet below ground surface, at a depth of five feet, and every five feet thereafter. The headspace of each soil sample was screened using a photo-ionization detector (PID). PID screening provides an assessment of volatile organic content (VOC) of the samples. PID readings are provided on the boring logs.

Soil samples were collected using a two-inch diameter split spoon sampler, driven 24 inches with a 140-pound safety hammer falling 30 inches (American Society for Testing and Materials Test Method D1586 "Standard Test Method for Penetration Test and Split-Barrel Sampling of Soils"). The number of blows required to drive the sampler each six inches was recorded. The standard penetration resistance, or N-value, is the number of blows required to drive the sampler the middle 12 inches. Soil properties, such as strength and density, are related to the N-value. For engineering calculations and analysis, the field N-values are corrected to a standard 60% hammer efficiency, known as N_{60}. The N-values presented on the boring logs are field values, which are not adjusted for hammer efficiency. However, the adjusted N_{60} values were used in our engineering calculations and analysis.

An O'Reilly, Talbot & Okun Associates, Inc. (OTO) engineer observed and logged the recent borings. Samples were classified according to a modified version of the Burmister Soil Classification System. Upon completion, the boreholes were backfilled with soil cuttings.

SUBSURFACE CONDITIONS

Subsurface conditions were interpreted based upon the soil borings, both those performed for this study and those performed for the 1973 building additions. Conditions observed in the recent OTO borings and those in the 1973 borings were similar. In general, subsurface conditions consisted of:

- A surface layer of topsoil
- A thin layer of reworked soils or fill
- Native granular soils
- Glacial till

Bedrock was not encountered in any of the subsurface investigations conducted at the Site, but is likely present at a depth of between 35 and 50 feet below ground surface.

Soil Conditions

Topsoil: Approximately five to eight inches of topsoil was present at the ground surface. The topsoil generally consisted of dark brown, fine sand with some medium sand, little silt and organics (roots), and trace amounts of coarse sand and fine gravel.

Reworked Site Soils/Fill: Between 1.5 and 3 feet of reworded Site soils or fill was encountered beneath the surficial layer in each boring. The fill consisted of loose to dense, fine to medium sand with little to trace coarse sand, varying amounts of silt, and trace gravel and organics (roots). This layer contained little or no debris and other deleterious materials and was likely present during the construction of the existing high school.

Native Granular Soils: Native soils were encountered starting at a depth of approximately three feet below ground surface. These soils consisted of medium dense to very dense, fine to medium sand or medium to coarse sand with trace amounts of silt and gravel. With the exception of HS-3 and HS-4, borings were terminated within this layer at a depth of between 22 and 32 feet below ground surface, corresponding to approximate elevations of 200.5 and 190.5 feet.

Glacial Till: The native granular soils were underlain by sandy glacial till at a depth of 28 to 29 feet (elevation 194 to 192.5 feet). Glacial till is a very dense, heterogeneous mixture of silt, clay, sand, and gravel that was lain down at the base of the continental glaciers which once covered all of New England. Glacial Till is generally present immediately above bedrock and is commonly less than ten feet tick in the project vicinity, based upon nearby explorations. Therefore, we estimate that bedrock is present within approximately 50 feet below ground surface.

Environmental Field Screening

The headspace of each soil sample was screened using a photoionization detector (PID). PID screening provides an assessment of volatile organic compounds (VOCs) of the samples. The PID readings were generally below the instrument detection limits. VOC concentrations were detected at 0.2 parts per million (ppm) in boring HS-5 (sample S-6, 20 to 22 feet) and 0.1 ppm in boring HS-6 (sample S-7, 25 to 27 feet). These readings are consistent with background conditions and do not indicate an environmental concern regarding VOCs. PID readings are presented on the boring logs.

Groundwater Conditions

Groundwater was encountered in borings HS-1, HS-2, HS-5, and HS-6 at a depth of between 9 and 12 feet below ground surface, corresponding to approximate elevations of 210.5 to 213 feet. Assuming a slab on grade building, groundwater is not expected to be encountered during construction or during the service life of the building. The groundwater level could not be determined in borings HS-3 and HS-4 due to the wash drilling techniques (addition of water) used to advance these soil borings.

SIGNIFICANT GEOTECHNICAL ISSUES

The significant geotechnical issues for the proposed construction addressed in this report include the following: the presence of non-engineered fill; foundation bearing capacity; seismic design considerations; pavement design; and the suitability of on-Site materials for use as engineered fill.

PRELIMINARY DESIGN RECOMMENDATIONS

The following recommendations are provided for the preliminary design of the proposed building and refer to the 9th Edition of the Massachusetts State Building Code (MSBC), which includes amendments to the 2015 International Building Code (IBC).

Additional explorations will be required during the design phase, as discussed below. The recommendations provided in this report should be reviewed and revised (as appropriate) after the design phase explorations have been completed.

Overall Site Conditions and Geotechnical Issues

Subsurface conditions appear favorable for the proposed construction. The near surface fill layer is thin and can be densified using surface compaction techniques. The proposed building can be supported on traditional spread footings. Groundwater was encountered at a depth of 9 to 12 feet. We note that the depth to groundwater will vary seasonally. Therefore, it is unlikely that groundwater will impact either construction excavations nor should it impact the proposed building unless the new structure contains either a below grade swimming pool or a basement. It should be possible to infiltrate surface water runoff into the ground, given the depth to groundwater and the granular nature of the near surface soils. The fill present in the upper three feet does not contain significant amount of debris or other deleterious materials. It should be possible to reuse these materials as engineered fill, although they may not be suitable for use as Sand and Gravel beneath slabs and footings or as Gravel Base Course under pavements. The project estimator should assume that these materials will need to be imported.

Demolition of Existing Building

We understand that the existing school building will be demolished once the new building has been completed. Abandoned buried utilities containing asbestos (such as electrical conduit insulation or transite pipe) are commonly found during construction excavations. Furthermore, former structures (pipes, conduits, foundations walls) may contain or be covered with materials containing asbestos. Such materials should be handled in accordance with MassDEP's asbestos regulations (310 CMR 7.15). We recommend that suspect materials be managed appropriately and tested by a Department of Labor Standards (DLS) certified asbestos inspector prior to disturbances.

Foundation Recommendations

Based upon the observed subsurface conditions, new building can be supported on normal spread footings bearing on the densified native granular soils or compacted engineered fill. Any unsuitable soils (debris), topsoil, asphalt, or concrete layers should be removed from beneath the building footprint. It may be possible to reuse some of the existing fill material. Excavations resulting from the removal of structures or unsuitable soil should be backfilled with compacted, engineered fill.

We recommend that a maximum bearing capacity of 4,000 pounds per square foot be used for preliminary design of a slab on grade building. Exterior footings should be embedded at least four feet for frost protection. Other requirements of the MSBC should be followed.

Seismic Considerations

Earthquake loadings must be considered under requirements in Section 1613 and 1806 of the 9th Edition (October 2017) of the Massachusetts State Building Code (MSBC), which

is based upon the International Building Code 2015 (IBC) with Massachusetts amendments. Note that the IBC refers to ASCE-7 (2010), *Minimum Design Loads for Buildings and Other Structures*.

Site Class and Earthquake Design Factors

Section 1613 of the IBC covers lateral forces imposed on structures from earthquake shaking and requires that every structure be designed and constructed to resist the effects of earthquake motions in accordance with ASCE-7. Lateral forces are dependent on the type and properties of soils present beneath the Site, along with the geographic location. Per Table 1604.11, the maximum considered earthquake spectral response acceleration at short periods (S_s) and at 1-sec (S_1) was determined to be 0.174 and 0.065, respectively, for East Longmeadow, Massachusetts.

Soil properties are represented through Site Classification. Procedures for the Site-specific determination of Site Classification are provided in Chapter 20 of ASCE-7. At this Site, we evaluated Site Classification using one of the parameters allowed, Standard Penetration Resistance (N-value). The Site Class was determined to be Class D based upon soil data collected. Furthermore, the Site coefficients F_a and F_v were determined according to Tables 1613.3.3(1) and 1613.3.3(2) of the IBC (2015), using both the S_s and S_1 values and the Site Class. For this Site, F_a and F_v were determined to be 1.6 and 2.4, respectively.

Liquefaction

Section 1806.4 relates to the liquefaction potential of the underlying soils. The liquefaction potential was evaluated for saturated Site soils, using Figure 1806.4b of the MSBC. However, based upon the observed density, it appears unlikely that liquefaction would occur under the design earthquake. In addition, loose soil layers below the maximum depth explored are not anticipated.

Stormwater Infiltration

Subsurface conditions appear to be favorable for the infiltration of stormwater for the new project. The groundwater table is present at a depth of approximately 10 feet below ground surface and the near surface soils consist of a fine to medium sand with little to trace silt. We recommend that the civil engineer use a permeability value of 10 feet per day for preliminary design of the stormwater infiltration systems. We note that backhoe test pits will need to be performed within infiltration areas during Design Development (DD). A soil scientist should determine the estimated seasonal high groundwater table (ESHGWT) and in-situ permeability testing should be performed for final design.

Earthwork Considerations

We anticipate that earthwork for this project will include the following: removal and replacement of non-engineered fill (if present) and existing structures; excavations for footings; placement of compacted engineered fill beneath the building, floor slab and pavements (as needed); and the treatment of the existing soils to address any localized loose areas that may be present.

FURTHER INVESTIGATIONS AND TESTING

This preliminary study indicates that conditions are favorable for the project. However, design phase explorations will be necessary prior to final design. The number and scope of additional explorations will depend upon the location and footprint of the new building. Typically, design phase borings should be completed at 100-foot center-to-center spacing, or less. The design phase geotechnical study should include supplemental testing to evaluate the estimated seasonal high groundwater table (ESHGWT) and the hydraulic conductivity at proposed stormwater disposal locations.

If significant quantities of soil are to be removed from the Site, environmental testing of soils would also be appropriate.

We appreciated the opportunity to be of service on this project. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,
O'Reilly, Talbot & Okun Associates, Inc.

Dustin A. Humphrey, P.E.
Project Manager

Michael J. Talbot, P.E.
Principal

Attachments: Limitations, Site Locus, Boring Location Plan, 1973 Site Plan, Boring Logs

LIMITATIONS

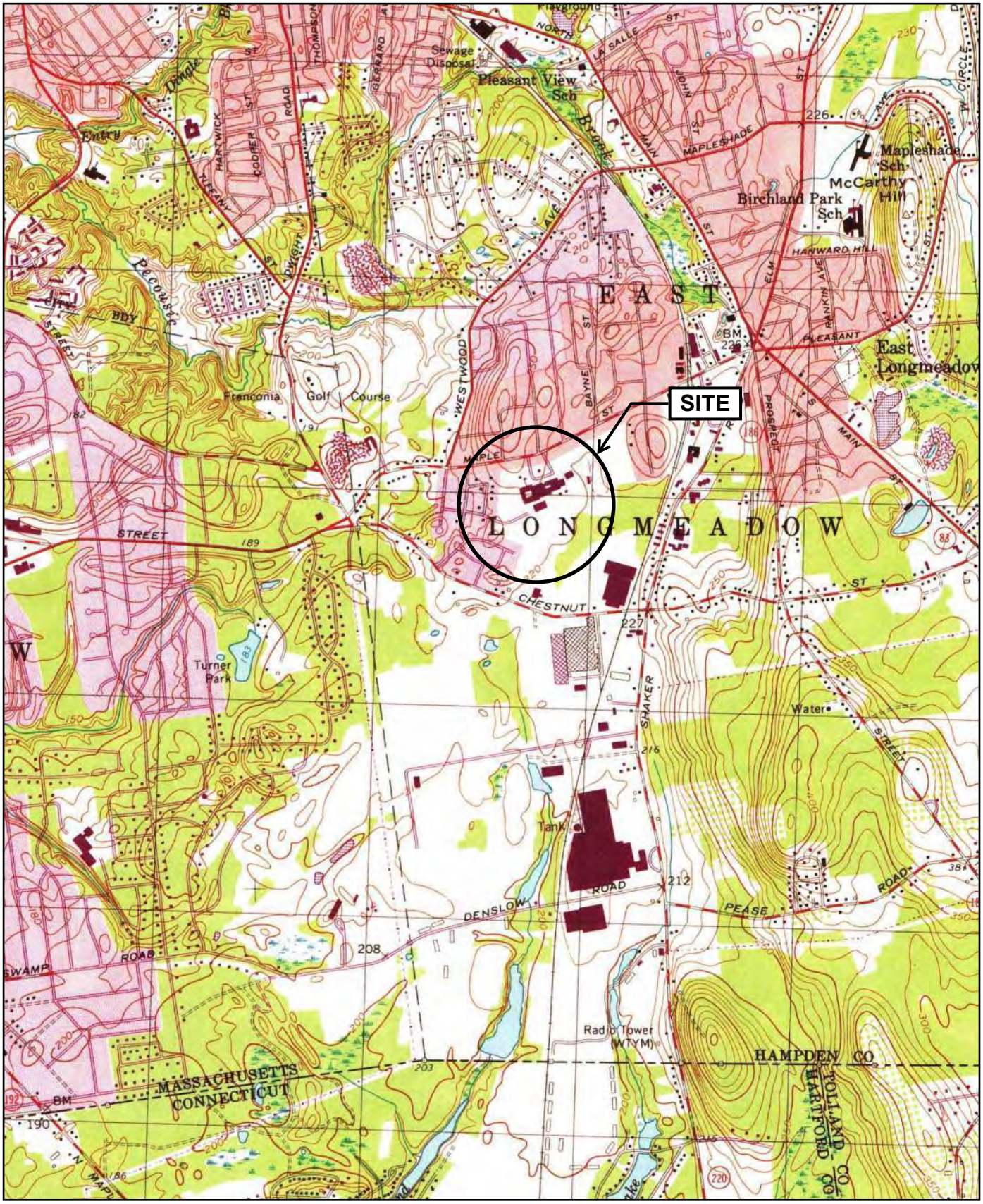
1. The observations presented in this report were made under the conditions described herein. The conclusions presented in this report were based solely upon the services described in the report and not on scientific tasks or procedures beyond the scope of the project or the time and budgetary constraints imposed by the client. The work described in this report was carried out in accordance with the Statement of Terms and Conditions attached to our proposal.

2. The analysis and recommendations submitted in this report are based in part upon the data obtained from widely spaced subsurface explorations. The nature and extent of variations between these explorations may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate the recommendations of this report.

3. The generalized soil profile described in the text is intended to convey trends in subsurface conditions. The boundaries between strata are approximate and idealized and have been developed by interpretations of widely spaced explorations and samples; actual soil transitions are probably more erratic. For specific information, refer to the boring logs.

4. In the event that any changes in the nature, design or location of the proposed structures are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing by O'Reilly, Talbot & Okun Associates Inc. It is recommended that we be retained to provide a general review of final plans and specifications.

5. Our report was prepared for the exclusive benefit of our client. Reliance upon the report and its conclusions is not made to third parties or future property owners.



0 1000 FEET | 0 0.5 1.0 MILES | 0 0.5 1 KILOMETERS

1:25,000 SCALE NATIONAL GEODETIC VERTICAL DATUM 1929 10 FOOT CONTOUR INTERVAL

O:\J1800\1843 Jones Whitsett Architects Inc\21-01 East Longmeadow High School - Ph I ESA & Geotech\Figures\Figure 1 - Site Locus 1843-21-01.pdf

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES
293 Bridge Street, Suite 500 Springfield, MA 01103 413.788.6222
www.OTO-ENV.com

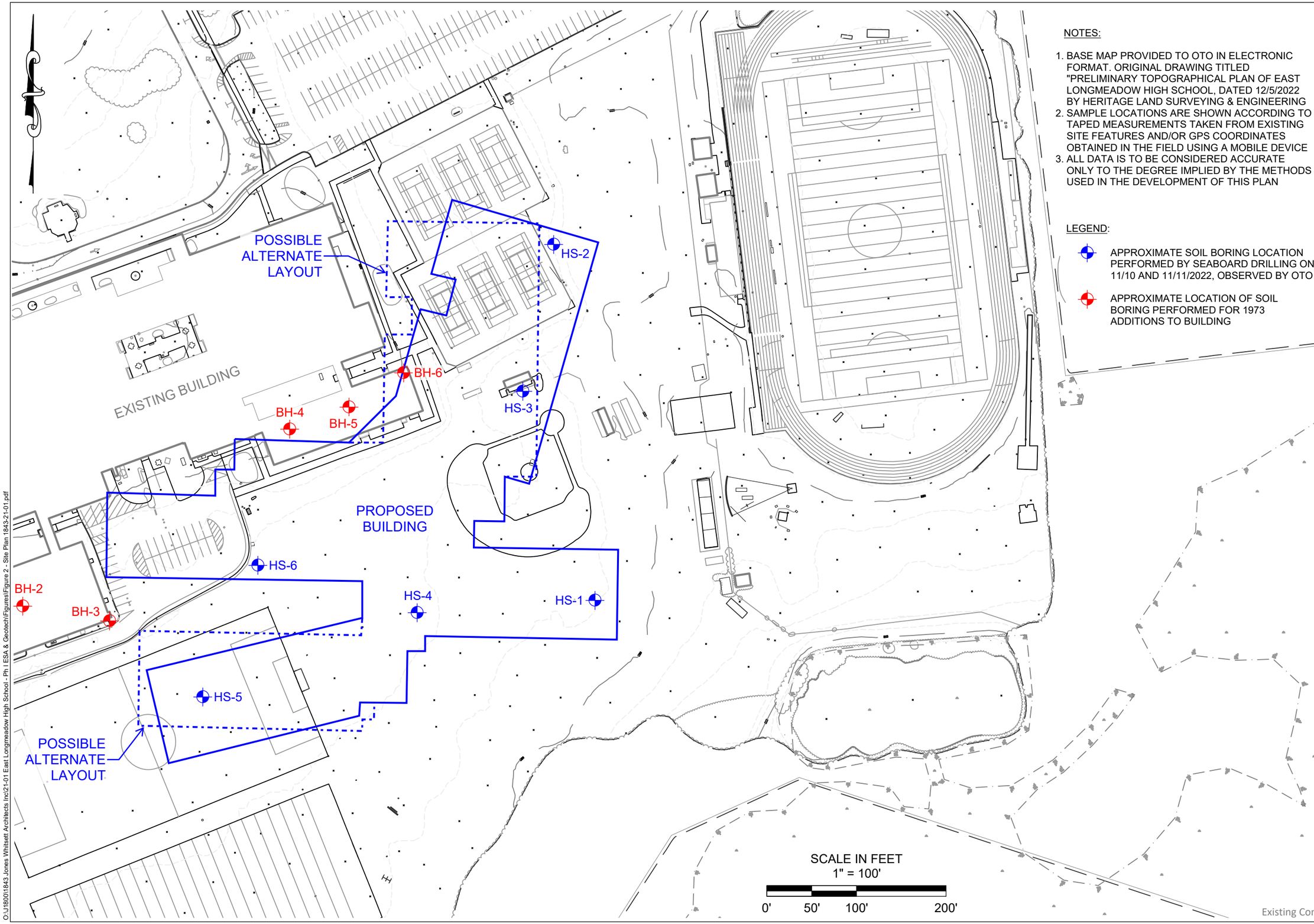
EAST LONGMEADOW
HIGH SCHOOL
180 MAPLE STREET
EAST LONGMEADOW, MASSACHUSETTS

SITE LOCUS

Topographic Map Quadrant: SPRINGFIELD SOUTH, MA
Map Version: 1958
Current As Of: 1979
Date: NOVEMBER 2022

PROJECT No. J1843-21-01

FIGURE No. 1



NOTES:

1. BASE MAP PROVIDED TO OTO IN ELECTRONIC FORMAT. ORIGINAL DRAWING TITLED "PRELIMINARY TOPOGRAPHICAL PLAN OF EAST LONGMEADOW HIGH SCHOOL, DATED 12/5/2022 BY HERITAGE LAND SURVEYING & ENGINEERING
2. SAMPLE LOCATIONS ARE SHOWN ACCORDING TO TAPED MEASUREMENTS TAKEN FROM EXISTING SITE FEATURES AND/OR GPS COORDINATES OBTAINED IN THE FIELD USING A MOBILE DEVICE
3. ALL DATA IS TO BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHODS USED IN THE DEVELOPMENT OF THIS PLAN

LEGEND:

APPROXIMATE SOIL BORING LOCATION PERFORMED BY SEABOARD DRILLING ON 11/10 AND 11/11/2022, OBSERVED BY OTO

APPROXIMATE LOCATION OF SOIL BORING PERFORMED FOR 1973 ADDITIONS TO BUILDING

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ENGINEERING ASSOCIATES
293 Bridge Street, Suite 500 Springfield, MA 01103 413.788.6222
www.OTO-ENV.com

DESIGNED BY: SLR
DRAWN BY: SLR
CHECKED BY: DAH
DATE: 11/14/2022
REV. DATE:

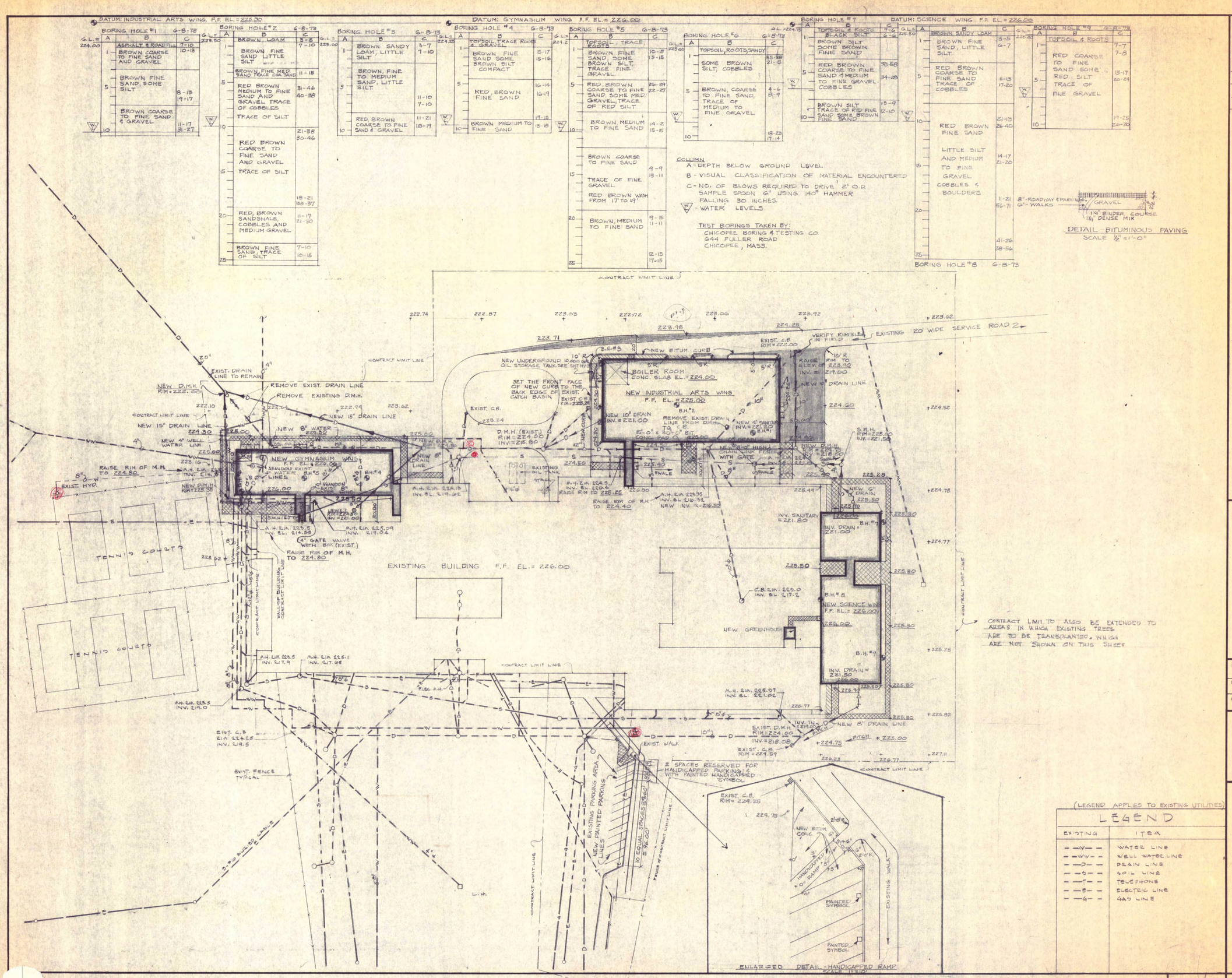
EAST LONGMEADOW HIGH SCHOOL
180 MAPLE STREET
EAST LONGMEADOW, MASSACHUSETTS

BORING LOCATION PLAN

PROJECT NO.
J1843-21-01

FIGURE NO.
2

O:\J1800\1843 Jones Whitsett Architects Inc\21-01 East Longmeadow High School - Ph I ESA & Geotech\Figures\Figure 2 - Site Plan 1843-21-01.pdf



LEGEND

- TEST BORING HOLES
- + 200.00 EXISTING SPOT GRADE
- + 200.00 NEW SPOT GRADE
- —S— SANITARY SEWER LINES
- —D— STORM DRAINAGE LINES
- —W— WATER MAIN OR SERVICE
- —WW— WELL WATER
- NEW BITUMINOUS CONC. WALKS OR BITUMINOUS AREAS
- EXISTING PAVING OR WALKS TO BE REMOVED.
- NEW BITUMINOUS CONC. PAVING.
- D.M.H. - DRAIN MANHOLE
- S.M.H. - SANITARY MANHOLE
- C.B. - CATCH BASIN
- L.I. - LAWN INLET

NOTES

1.) SEE SPECS. FOR THE DETAILS OF THE MANHOLES, WALK EDGING, CURB, ETC.

2.) EXISTING UTILITY LINES ARE SHOWN DOTTED.

3.) ARROWS ON THE SANITARY & DRAIN LINES INDICATES THE DIRECTION OF FLOW.

4.) NEW UTILITY LINES OR NEW MANHOLE THAT TIE INTO EXISTING UTILITY LINES SHALL MEET EXISTING INVERTS OR DEPTHS AS REQUIRED.

5.) BLEND NEW PAVING INTO THE EXISTING PAVING TO FORM A SMOOTH, EVEN TRANSITION.

6.) PLUG ENDS OF D.M.H.'S (S.M.H.'S, C.B.'S,) AND EXISTING UTILITY LINES WHERE PIPES ARE TO BE REMOVED

7. PROVIDE CONC. THRUST BLOCKS @ EVERY CHANGE IN DIRECTION ON THE NEW WATER LINES.

8.) FINISH FLOOR ELEV. AS SHOWN, IS TAKEN @ THE FINISH CONC. SLAB.

9.) RE-SEED AREAS DISTURBED BY EXCAVATION OR GRADING.

10.) ALL NEW WALKS ARE TO BE A MINIMUM OF 5'-0" WIDE.

SITE PLAN & DETAILS

PROJECT NO. 73-597	SCALE 1" = 40'-0"	REV.
DRAWN BY KWL	DATE OR NOV. 8, 1973	REV.
CHKD BY H.D.	REV.	REV.

(LEGEND APPLIES TO EXISTING UTILITIES)

LEGEND

EXISTING	ITEM
—W—	WATER LINE
—WW—	WELL WATER LINE
—D—	DRAIN LINE
—S—	SOIL LINE
—T—	TELEPHONE
—E—	ELECTRIC LINE
—G—	GAS LINE

EINHARDT ASSOCIATES INC
Architects Engine

HIGH SCHOOL ADDITIONS EAST LONGMEADOW, MASS.

SP-

BRUNING 40-22 18934

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

BORING LOGS

SUMMARY OF THE BURMISTER SOIL CLASSIFICATION SYSTEM (MODIFIED)

RELATIVE DENSITY (of non-plastic soils) OR CONSISTENCY (of plastic soils)

STANDARD PENETRATION TEST (SPT)
Method: Samples were collected in accordance with ASTM D1586, using a 2" diameter split spoon sampler driven 24 inches. If samples were collected using direct push methodology (Geoprobe), SPTs were not performed and relative density/consistency were not reported. N-Value: The number of blows with a 140 lb. hammer required to drive the sampler the middle 12 inches. WOR: Weight Of Rod (depth dependent) WOH: Weight Of Hammer (140 lbs.)

COHESIONLESS SOILS		COHESIVE SOILS	
BLOWS/FOOT (SPT N-Value)	RELATIVE DENSITY	BLOWS/FOOT (SPT N-Value)	CONSISTENCY
0-4	Very loose	<2	Very soft
4-10	Loose	2-4	Soft
10-30	Medium dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
>50	Very dense	15-30	Very stiff
*Based upon uncorrected field N-values		>30	Hard

MATERIAL: (major constituent identified in CAPITAL letters)

COHESIONLESS SOILS		
MATERIAL	FRACTION	GRAIN SIZE RANGE
GRAVEL	Coarse	3/4" to 3"
	Fine	1/4" to 3/4"
SAND	Coarse	1/16" to 1/4"
	Medium	1/64" to 1/16"
	Fine	Finest visible & distinguishable particles
SILT/CLAY	see adjacent table	Cannot distinguish individual particles
COBBLES	3" to 6" in diameter	
BOULDERS	> 6" in diameter	
Note: Boulders and cobbles are observed in test pits and/or auger cuttings.		

COHESIVE SOILS		
SMALLEST DIAMETER	PLASTICITY	IDENTITY
None	Non-plastic	**SILT**
1/4" (pencil)	Slight	**Clayey SILT**
1/8"	Low	**SILT & CLAY**
1/16"	Medium	**CLAY & SILT**
1/32"	High	**Silty CLAY**
1/64"	Very High	**CLAY**
Wetted sample is rolled in hands to smallest possible diameter before breaking.		

ORGANIC SILT: Typically gray to dark gray, often has strong H2S odor. May contain shells or shell fragments. Light weight.

Fibrous PEAT: Light weight, spongy, mostly visible organic matter, water squeezed readily from sample. Typically near top of layer.

Fine grained PEAT: Light weight, spongy, little visible organic matter, water squeezed from sample. Typically below fibrous peat.

DEBRIS: Detailed contents described in parentheses (wood, glass, ash, crushed brick, metal, etc.)

BEDROCK: Underlying rock beneath loose soil, can be weathered (easily crushed) or competent (difficult to crush).

ADDITIONAL CONSTITUENTS

TERM	% OF TOTAL
and	35-50%
some	20-35%
little	10-20%
trace	1-10%

COMMON TERMS

Glacial till: Very dense/hard, heterogeneous mixture of sand, silt, clay, sub-angular gravel. Deposited at base of glaciers, which covered all of New England.

Varved clay: Fine-grained, post-glacial lake sediments characterized by alternating layers (or varves) of silt, sand and clay.

Fill: Material used to raise ground, can be engineered or non-engineered.

COMMON FIELD MEASUREMENTS

Torvane: Undrained shear strength is estimated using an E285 Pocket Torvane (TV). Values in tons/ft2.

Penetrometer: Unconfined compressive strength is estimated using a Pocket Penetrometer (PP). Values in tons/ft2.

RQD: Rock Quality Designation is determined by measuring total length of pieces of core 4" or greater and dividing by the total length of the run, expressed as %. 100-90% excellent; 90-75% good; 75-50% fair; 50-25% poor; 25-0% very poor.

PID: Soil screened for volatile organic compounds (VOCs) using a photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-1

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	25.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	221.0	FOREMAN	Mike G.	CASING	
START DATE	11/10/2022	DISTURBED SAMPLES	6	HELPER	Ben B.	CASE DIAMETER	N/A
FINISH DATE	11/10/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	Southeast of Existing Baseball Field	FIRST (ft)	10.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft)	ELEV.	REMARKS/ WELL CONSTRUCTION
	2/5/6/10	18/24	S-1 (0'-2')	0.0	Top 5" : Medium dense, brown, fine SAND, some to little medium sand, little silt, little organics (roots), dry (TOPSOIL) Bottom 13" : Medium dense, brown, fine SAND, some medium sand, little silt, trace fine gravel, trace (-) coarse sand, trace organics (roots), dry	TOPSOIL FILL/REWORKED SOILS		1.
	17/14/14/12	15/24	S-2 (2'-4')	0.0	Top 10" : Medium dense, red brown, fine SAND, some medium sand, some to little silt, trace (+) gravel, trace coarse sand, dry Bottom 5" : Medium dense, grey brown, fine to medium SAND, little to trace silt, trace (-) coarse sand, dry	3.5	217.5	2. , 3. 4.
5'	10/12/17/16	24/24	S-3 (5'-7')	0.0	Medium dense, grey brown, fine to medium SAND, trace (+) silt, trace coarse sand, moist (little rust staining throughout)	FINE TO MEDIUM SAND		
10'	11/13/17/18	13/24	S-4 (10'-12')	0.0	Medium dense, light brown, fine to medium SAND, trace (+) silt, trace coarse sand, wet (little rust staining throughout)	▽	211.0	5.
15'	12/13/13/13	14/24	S-5 (15'-17')	0.0	Medium dense, light brown, fine to medium SAND, trace (+) silt, trace coarse sand, wet (little rust staining throughout)			
20'	10/13/22/22	24/24	S-6 (20'-22')	0.0	Dense, light brown, fine to medium SAND, little silt, trace coarse sand, wet (some rust staining in bottom 11")			
25'					End of Exploration at 25'	25.0	196.0	6.

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Auger refusal at 2.5 feet below ground surface upon likely cobble.
3. Offset boring 5 feet south.
4. Auger grinding between 2.5 and 3 feet upon likely cobbles and gravel.
5. Slow drilling between 10 and 25 feet, to prevent disturbance to saturated coarse-grained soils.
6. Sample was not taken at 25 feet due to excessive soil blow-in.

PROJECT NO. 1843-21-01

LOG OF BORING HS-1

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-2

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	22.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	222.0	FOREMAN	Mike G.	CASING	
START DATE	11/10/2022	DISTURBED SAMPLES	6	HELPER	Ben B.	CASE DIAMETER	N/A
FINISH DATE	11/10/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	East of Existing Tennis Courts	FIRST (ft)	9.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
	1/5/6/7	20/24	S-1 (0'-2')	0.0	Top 6" : Medium dense, dark brown, fine SAND, some medium sand, some to little silt, trace (-) coarse sand, little organics (roots), dry (TOPSOIL) Bottom 14" : Medium dense, dark brown, fine SAND, some medium sand, little silt, trace gravel, trace coarse sand, trace organics (roots), dry	TOPSOIL FILL/REWORKED SOILS	1.
	9/19/20/18	19/24	S-2 (2'-4')	0.0	Top 8" : Dense, grey brown, fine SAND, some medium sand, little silt, trace gravel, trace coarse sand, dry Bottom 11" : Dense, light grey brown, medium SAND, some fine sand, little coarse sand, trace fine gravel, trace (-) silt, dry	3.0 219.0 MEDIUM TO COARSE SAND	
5'	12/20/24/20	18/24	S-3 (5'-7')	0.0	Dense, light brown, medium to coarse SAND, some fine sand, little gravel, trace silt, dry (little rust staining throughout)	▽ 213.0	
10'	5/6/12/14	20/24	S-4 (10'-12')	0.0	Medium dense, light brown, medium to coarse SAND, some fine sand, little to trace gravel, trace silt, wet	15.0 207.0	2.
15'	5/6/9/17	14/24	S-5 (15'-17')	0.0	Medium dense, light brown, fine to medium SAND, trace (+) coarse sand, trace silt, wet	FINE TO MEDIUM SAND	
20'	6/11/11/12	15/24	S-6 (20'-22')	0.0	Medium dense, light brown, fine to medium SAND, trace silt, trace (-) coarse sand, wet	22.0 200.0	
25'					End of Exploration at 22'		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Slow drilling between 10 and 20 feet, to prevent disturbance to saturated coarse-grained soils.

PROJECT NO. 1843-21-01

LOG OF BORING HS-2

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-3

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	32.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	221.5	FOREMAN	Mike G.	CASING	
START DATE	11/10/2022	DISTURBED SAMPLES	8	HELPER	Ben B.	CASE DIAMETER	4"
FINISH DATE	11/10/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Roller Bit with Wash	HAMMER WGT	300 lb
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	N (2 3/8" O.D.)	HAMMER DROP	30"
BORING LOCATION	North of Existing Baseball Field	FIRST (ft)	N/A	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
	2/9/14/18	15/24	S-1 (0'-2')	0.0	Top 5" : Medium dense, dark brown, fine SAND, some medium sand, some to little silt, little organics (roots), dry (TOPSOIL) Bottom 10" : Medium dense, brown, fine SAND, some medium sand, little silt, trace coarse sand, trace gravel, dry	TOPSOIL FILL/REWORKED SOILS 2.0 ↓ 219.5	1.
	19/13/14/20	16/24	S-2 (2'-4')	0.0	Medium dense, red brown, fine to medium SAND, little coarse sand, trace (+) gravel, trace silt, dry	FINE TO MEDIUM SAND	
5'	22/20/25/21	17/24	S-3 (4'-6')	0.0	Dense, light grey brown, fine to medium SAND, some to little coarse sand, trace (+) fine gravel, trace silt, damp		2.
10'	6/9/10/14	12/24	S-4 (10'-12')	0.0	Medium dense, light brown, fine to medium SAND, some to little coarse sand, trace silt, trace fine gravel (some rust staining in bottom 3")		
15'	6/11/10/17	6/24	S-5 (15'-17')	0.0	Medium dense, light brown, fine to medium SAND, trace coarse sand, trace silt		
20'	14/19/18/24	10/24	S-6 (20'-22')	0.0	Dense, brown, fine to medium SAND, trace gravel, trace silt, trace (-) coarse sand		
25'	18/30/38/41	18/24	S-7 (25'-27')	0.0	Very dense, brown, fine to medium SAND, trace silt, trace (-) coarse sand		3.

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Began casing and drilling with wash after sample S-3.
3. Difficulty driving casing between 25 and 30 feet below ground surface, upon likely very dense soils.
4. Difficult drilling between 29 and 30 feet.

PROJECT NO.
1843-21-01

LOG OF BORING
HS-3

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

Job No. 1843-21-01

LOG OF BORING HS-3

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
						FINE TO MEDIUM SAND (continued) 29.0 192.5	
30'	32/33/30/26	13/24	S-8 (30'-32')	0.0	Very dense, brown red, fine SAND, some silt, little medium sand, little to trace coarse sand, trace (+) gravel	GLACIAL TILL 32.0 189.5	4.
					End of Exploration at 32'		
35'							
40'							
45'							
50'							
55'							
60'							

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-4

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	32.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	222.0	FOREMAN	Mike G.	CASING	
START DATE	11/11/2022	DISTURBED SAMPLES	8	HELPER	Ben B.	CASE DIAMETER	4"
FINISH DATE	11/11/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Roller Bit with Wash	HAMMER WGT	300 lb
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	N (2 3/8" O.D.)	HAMMER DROP	30"
BORING LOCATION	Southwest of Existing Baseball Field	FIRST (ft)	N/A	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
	2/5/3/4	15/24	S-1 (0'-2')	0.0	Top 6" : Loose, dark brown, fine SAND, some medium sand, little silt, trace coarse sand, trace fine gravel, little organics (roots), damp (TOPSOIL) Bottom 9" : Loose, brown, fine to medium SAND, little to trace coarse sand, trace (+) silt, trace fine gravel, trace organics (roots), dry	TOPSOIL FILL/REWORKED SOILS 2.0 ↓ 220.0	1.
	6/8/8/10	17/24	S-2 (2'-4')	0.0	Medium dense, red brown, fine to medium SAND, little to trace coarse sand, trace gravel, trace silt, dry	FINE TO MEDIUM SAND	
5'	10/11/11/10	20/24	S-3 (4'-6')	0.0	Top 12" : Medium dense, red brown, fine to medium SAND, little to trace coarse sand, trace gravel, trace silt, dry Bottom 8" : Medium dense, light brown, fine to medium SAND, trace (+) coarse sand, trace silt, dry		2.
10'	9/9/11/11	11/24	S-4 (10'-12')	0.0	Medium dense, light brown, fine to medium SAND, trace (+) coarse sand, trace silt, trace (-) fine gravel		
15'	11/11/9/14	16/24	S-5 (15'-17')	0.0	Medium dense, light brown, fine to medium SAND, trace (+) coarse sand, trace silt trace (-) fine gravel		
20'	11/15/16/17	13/24	S-6 (20'-22')	0.0	Dense, light brown, fine to medium SAND, trace coarse sand, trace silt (trace rust staining throughout)		
25'	9/11/14/17	15/24	S-7 (25'-27')	0.0	Medium dense, brown, fine to medium SAND, trace silt (some rust staining in top 5")		3.

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Began casing and drilling with wash after sample S-3.
3. Began open hole drilling at 25 feet below ground surface.
4. Difficult drilling between 28 and 30 feet.

PROJECT NO. 1843-21-01

LOG OF BORING HS-4

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

Job No. 1843-21-01

LOG OF BORING HS-4

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
						FINE TO MEDIUM SAND (continued)	
						GLACIAL TILL	4.
30'	21/26/33/37	16/24	S-8 (30'-32')	0.0	Very dense, brown red, fine SAND, some medium sand, some to little silt, trace (+) coarse sand, trace gravel	32.0 190.0	
					End of Exploration at 32'		
35'							
40'							
45'							
50'							
55'							
60'							

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-5

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	22.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	222.5	FOREMAN	Mike G.	CASING	
START DATE	11/11/2022	DISTURBED SAMPLES	6	HELPER	Ben B.	CASE DIAMETER	N/A
FINISH DATE	11/11/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	East Portion of Existing Soccer Field, South of Existing Parking Lot	FIRST (ft)	12.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
	2/6/6/6	18/24	S-1 (0'-2')	0.0	Top 5" : Medium dense, dark brown, fine SAND, some medium sand, some to little silt, trace (-) gravel, little organics (roots), dry (TOPSOIL) Middle 5" : Medium dense, brown, fine SAND, some medium sand, little silt, trace coarse sand, trace organics (roots), dry Bottom 8" : Medium dense, light brown, fine to medium SAND, little coarse sand, trace silt, dry	TOPSOIL FILL/REWORKED FINE TO MEDIUM SAND	1.
	9/10/21/50	20/24	S-2 (2'-4')	0.0	Dense, light red brown, fine to medium SAND, little coarse sand, trace (+) gravel, trace silt, dry		2.
5'	12/13/17/13	16/24	S-3 (5'-7')	0.0	Top 9" : Medium dense, light brown, fine to medium SAND, trace coarse sand, trace silt, trace (-) gravel, damp (gravel at top ; trace rust staining throughout) Middle 3" : Medium dense, brown, fine to medium SAND, little silt, moist (little rust staining throughout) Bottom 4" : Medium dense, light brown, fine to medium SAND, trace coarse sand, trace silt, trace (-) gravel, moist		
10'	4/6/7/6	14/24	S-4 (10'-12')	0.0	Medium dense, light brown, medium to coarse SAND, some fine sand, trace fine gravel, trace silt, moist (bottom 3" wet)	▽ 210.5	3.
15'	11/11/12/10	12/24	S-5 (15'-17')	0.0	Medium dense, light brown, fine to medium SAND, trace silt, trace coarse sand, wet		4.
20'	8/12/24/28	24/24	S-6 (20'-22')	0.2	Dense, light brown, fine to medium SAND, trace silt, trace coarse sand, wet	22.0 200.5	4.
					End of Exploration at 22'		
25'							

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Auger grinding significantly between 3.5 and 4 feet below ground surface, upon likely cobble or gravel.
3. Slow drilling between 10 and 20 feet, to prevent disturbance to saturated, coarse-grained soils.
4. Auger grinding from 14.5 to 15 feet and 19 to 20 feet, upon likely gravel or cobble.

PROJECT NO.
1843-21-01

LOG OF BORING
HS-5

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

LOG OF BORING HS-6

PROJECT	East Longmeadow High School			CONTRACTOR	Seaboard Environmental Drilling		
JOB NUMBER	1843-21-01	FINAL DEPTH (ft)	32.0	DRILLING EQUIPMENT	B-53 Truck Mounted Rig		
LOCATION	East Longmeadow, MA.	SURFACE ELEV (ft)	222.5	FOREMAN	Mike G.	CASING	
START DATE	11/11/2022	DISTURBED SAMPLES	8	HELPER	Ben B.	CASE DIAMETER	N/A
FINISH DATE	11/11/2022	UNDISTURBED SAMPLES	0	BIT TYPE	Hollow Stem Auger	HAMMER WGT	N/A
ENGINEER/SCIENTIST	Shannon Raymond	WATER LEVEL		ROD TYPE	A (1 5/8" O.D.)	HAMMER DROP	N/A
BORING LOCATION	Southeast of Existing Parking Lot	FIRST (ft)	10.0	SAMPLER	2" O.D. Split Spoon	ROCK CORING INFORMATION	
		LAST (ft)	N/A	HAMMER TYPE	Safety	TYPE	N/A
		TIME (hr)	N/A	HAMMER WGT/DROP	140 lb / 30" Wire Line	SIZE	N/A

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	REC. (in)	TYPE/ NO.	FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
	9/16/17/21	17/24	S-1 (0'-2')	0.0	Top 8" : Dense, dark brown, fine SAND, some medium sand, little silt, trace coarse sand, trace gravel, trace organics (roots), damp Bottom 9" : Dense, brown, fine to medium SAND, little coarse sand, trace (+) silt, trace gravel, dry	TOPSOIL FILL/REWORKED SOILS 2.0 ↓ 220.5	1.
	35/34/37/28	15/24	S-2 (2'-4')	0.0	Very dense, red brown, fine to medium SAND, little coarse sand, trace (+) silt, trace (+) gravel, dry	FINE TO MEDIUM SAND	2.
5'							3.
	18/18/16/16	18/24	S-3 (5'-7')	0.0	Top 3" : Dense, light brown, fine to medium SAND, little coarse sand, trace silt, trace fine gravel, damp Middle 6" : Dense, brown, fine to medium SAND, little silt, moist Bottom 9" : Dense, light brown, fine to medium SAND, little coarse sand, trace silt, trace fine gravel, damp		
10'						▽ ↓ 212.5	
	8/10/14/12	13/24	S-4 (10'-12')	0.0	Medium dense, light brown, medium to coarse SAND, some fine sand, little to trace gravel, trace silt, wet	MEDIUM TO COARSE SAND	4.
15'							
	3/5/9/8	15/24	S-5 (15'-17')	0.0	Medium dense, light brown, medium to coarse SAND, some fine sand, little gravel, trace silt, wet		
20'						20.0 ↓ 202.5	
	6/9/13/17	20/24	S-6 (20'-22')	0.0	Medium dense, light brown, fine to medium SAND, trace coarse sand, trace silt, trace (-) fine gravel, wet	FINE TO MEDIUM SAND	
25'							
	21/23/19/25	24/24	S-7 (25'-27')	0.1	Dense, light brown, fine to medium SAND, trace silt, trace coarse sand, wet (trace rust staining throughout)		

Remarks:
1. Soil screened in field using MiniRAE Lite photoionization detector (PID) referenced to benzene in air. Readings in parts per million by volume.
2. Auger grinding between 2 and 5 feet below ground surface, upon likely gravel and cobbles.
3. Slow drilling between 4 and 10 feet, upon dense soils.
4. Slow drilling between 10 and 20 feet, to prevent disturbance to saturated, coarse-grained soils.

PROJECT NO. 1843-21-01

LOG OF BORING HS-6

O'Reilly, Talbot & Okun
ENGINEERING ASSOCIATES

Job No. 1843-21-01

LOG OF BORING HS-6

DEPTH (ft)/ SAMPLES	SAMPLES: PENETR. RESIST. (bl / 6 in)	SAMPLES: REC. (in)	SAMPLES: TYPE/ NO.	SAMPLES: FIELD TEST DATA	SAMPLE DESCRIPTION (MODIFIED BURMISTER)	PROFILE DEPTH (ft) ELEV.	REMARKS/ WELL CONSTRUCTION
30'	12/19/29/36	15/24	S-8 (30'-32')	0.0	Dense, light brown, fine to medium SAND, trace silt, trace coarse sand, wet	FINE TO MEDIUM SAND (continued) 32.0 190.5	
					End of Exploration at 32'		
35'							
40'							
45'							
50'							
55'							
60'							

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January 4, 2023
Project No. 15.0167104.00

Kristian Whitsett, AIA, NCARB, LEED AP BD+C
308 Main Street, 3rd Floor
Greenfield, MA 01301

Re: Wetland Assessment and Delineation Report
East Longmeadow High School
180 Maple Street
East Longmeadow, MA.

Dear Kristian,

In accordance with our contract, GZA conducted a wetland assessment and delineation of the 61± acre parcel where the existing East Longmeadow High School is located at 180 Maple Street, East Longmeadow, MA. The intention of the assessment was to determine if regulated wetland resources are present on the Site and determine the location and extent of any such resources if present. This letter report provides an overview of our assessment methodology and findings that may be useful for future wetland related permitting.

In preparation of the on-site wetland assessment, we conducted a desktop survey using the MassGIS online portal to review readily available natural resource data for the Site including soil and hydric soil information, topography, and other ecological conditions.

On Wednesday, October 19, 2022, a Certified Soils Scientist and Professional Wetlands Scientist with GZA conducted a wetland assessment and resource delineation at the above referenced Site. The wetland assessment and delineation methodology are consistent in accordance with the applicable MA Wetlands Protection Act regulations (WPA, 310 CMR 10.00) and federal definitions including in the 1987 Corps of Engineers Corps of Engineers Wetlands Delineation Manual and as described in the 2012 Northcentral, Northeastern Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.

On the date of observation, normal conditions were present and there was no excessive rainfall.

Assessment Findings

Desktop Survey

The Site fronts on Maple Street with Norden Street providing access to the rear of the High School. Based upon a review of the MassGIS natural resource data the 62 Acre Site is developed for a High School facility and associated outbuildings, recreational fields, and stormwater management features.

The vegetation on the Site is generally maintained turfgrass throughout, except where shrub or tree species have been allowed to become established. The GIS data indicates the Site contains wetland resources but limited to the southeastern portion of the Site and immediately outside of the property along the southern boundary.

The review of MassGIS layers/information for the site is summarized in Table 1 below.

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Table 1. Summary of On-Site Natural Resources from MassGIS

Resource	Present
Outstanding Resource Waters	No
MassDEP Wetlands	Yes
Waterbodies and Streams	No
Area of Critical Environmental Concern	No
Floodplain	No
Natural Heritage and Endangered Species Program - Priority or Estimated Habitat	No
Certified or Potential Vernal Pools	No

The entire site is mapped by State geologic maps as an area of Urban Land/Hinckley-Windsor association, indicative of glacial outwash soils as modified by the effects of urbanization. The Hinckley/Windsor parent soil types tend to be excessively to very well drained and not typical of wetland conditions. However, the NWI and DEP wetland mapping layers suggested the presence of extensive wetlands along the southern border of the parcel, including stormwater management features and drainage channels/ditches along property boundaries. GIS information did not show the potential presences of named or perennial rivers or floodplain areas. The Site is not identified as containing Priority or Estimated Habitat for Rare or Endangered Species. There was no indication of the potential or known presence of Certified or Potential Vernal Pools on the parcel.

Site Observations

The observed site topography generally reflected the MA GIS topography; generally flat in association with the developed high school property and athletic fields, with the most downslope portion of the property along the southern most extent of the Site. There is a stormwater management basin along the southern perimeter of the parcel which receives stormwater from paved and other portions of the Site. The basin appears to lack a defined structural outlet with the outflow consisting of an 8± ft wide outlet channel cut into the adjoining landscape. The developed northerly portions of the property was briefly reviewed and no potential regulated wetland resources were observed.

GZA determined the presence of a large continuous 10± acre wetland complex that largely reflected the shape and configuration of the wetland depicted on the MassGIS wetland mapping for the area. In addition, GZA also observed a small isolated wetland on the parcel within the wooded area in a shallow topographic depression, opposite the southern end of the football field/athletic track. Each of these wetland systems is described below.

Wetland Descriptions

Bordering Vegetated Wetland (Flags W-10 to W-84): This wetland complex qualifies as a Bordering Vegetated Wetland (BVW) under 310 CMR 10.55(2). The wetland extends east and west of the centrally located stormwater management basin, located to the south of the football field/athletic track. To the east of the basin, there is a large wooded area, much of which is red maple dominated, deciduous forested wetland with a more central shrub and herbaceous dominated wetland complex. This easterly portion of the wetland was flagged along its northern and western flanks with number flags W-10 through W-59, ending at the outflow of the stormwater management basin into the adjoining wetland areas. The wetland boundary closest to the school athletic fields continued to the southwest of the basin (wetland flags W-60 through W-84). The wetland boundaries along the easterly and southerly limits appear to be off property and, therefore, were not flagged.

Tree canopy species within the wooded wetland is primarily red maple, with abutting upland areas increasing diversity with white and red oak, black cherry, white pine, and shagbark hickory, among other species. The sapling/shrub growth includes the same canopy species as well as some arrowwood *(Viburnum recognitum), winterberry (Ilex verticillata),* highbush blueberry (*Vaccinium corymbosum*), maleberry (*Lyonia ligustrina*), and American hop hornbeam (*Ostrya virginiana*). Groundcover species include woodfern (*Dryopteris intermedia),* royal fern (*Osmunda regalis*), and cinnamon fern (O*smundastrum cinnamomeum).* The soils within the wetland area near the ditch/stream showed a deep dark A horizon underlain by a reduced B horizon with

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redoximorphic accretions and depletions. Soils were saturated at 14" at the time of observation (see data forms for more detail on hydrology, vegetation, and soils).

Isolated Wetland (Flags IW-1 to IW-5): This area is a small roughly 40 ft long and 20 ft wide depression within the wooded landscape that retains sufficient surface water to have developed hydric soils and support some facultative wetland plant species. There does not appear to be evidence of surface flooding with stained leaves or reduced vegetative growth.

Given that the isolated area does not have evidence of ponding, it would not likely be regulated under the MA Wetlands Protection Act or its companion regulations as an Isolated Land Subject to Flooding resource (310 CMR 10.57). However, the isolated wetland may be jurisdictional under the Section 404 of the federal Clean Water Act and administered by the Army Corps of Engineers.

The predominant vegetation includes canopy species red maple (*Acer rubrum*), red oak (*Quercus rubrum)*, and black cherry (*Prunus serotina)*. The sapling/shrub layer includes the same canopy species as well as arrowwood (*Viburnum recognitum)* and Tartarian honeysuckle (*Lonicera tartarica).* Groundcover species include woodfern (*Dryopteris intermedia)* and cinnamon fern (O*smundastrum cinnamomeum).* The soils within the depression showed reduction in color within 12 inches of the surface with the presence of redoximorphic accretions, underlain by increasingly depleted soil layers. The enclosed Wetland Determination Data Forms provide additional details regarding soils, vegetation, and hydrology.

Stormwater Feature - Detention Basin: As a designed, constructed, and maintained stormwater management feature, this basin would not be regulated as a wetland under the MA Wetlands Protection Act (WPA) or the East Longmeadow Wetland Bylaw. The detention basin was demarcated in the field with flags labeled D-1 to D-20 because we had yet not confirmed that the basin is periodically maintained. Maintenance of the basin would exclude the area from being regulated as a wetland resource.

Wetland Interests Under the WPA Regulations

The delineated BVW is assumed to support five (5) of the eight (8) interests of the Wetland Protection Act Regulations described at 310 CMR 10.01(2) including protection of ground water supply, flood control, storm damage prevention, prevention of pollution, and protection of wildlife habitat.

Sincerely,
GZA GeoEnvironmental, Inc.

Daniel M. Nitzsche

Daniel M. Nitzsche, CPESC, CESSWI, SE, SI
Senior Wetland Scientist

Encl: Natural Resource Survey and Assessment Limitations
Wetland Determination Data Forms

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USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) has prepared this report on behalf of, and for the exclusive use of Jones Whitsett Architects ("Client") for the stated purpose(s) and location(s) identified in the report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Report and/or proposal, and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the data gathered and observations made during the course of our work. Conditions other than described in this report may be found at the subject location(s).

3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.

LIMITS TO OBSERVATIONS

4. Natural resource characteristics are inherently variable. Biological community composition and diversity can be affected by seasonal, annual or anthropogenic influences. In addition, soil conditions are reflective of subsurface geologic materials, the composition and distribution of which vary spatially.

5. The observations described in this report were made on the dates referenced and under the conditions stated therein. Conditions observed and reported by GZA reflect the conditions that could be reasonably observed based upon the visual observations of surface conditions and/or a limited observation of subsurface conditions at the specific time of observation. Such conditions are subject to environmental and circumstantial alteration and may not reflect conditions observable at another time.

6. The conclusions and recommendations contained in this report are based upon the data obtained from a limited number of surveys performed during the course of our work on the site, as described in the Report. There may be variations between these surveys and other past or future surveys due to inherent environmental and circumstantial variability.

RELIANCE ON INFORMATION FROM OTHERS

7. Preparation of this Report may have relied upon information made available by Federal, state and local authorities; and/or work products prepared by other professionals as specified in the report. Unless specifically stated, GZA did not attempt to independently verify the accuracy or completeness of that information.

COMPLIANCE WITH REGULATIONS AND CODES

8. GZA's services were performed to render an opinion on the presence and/or condition of natural resources as described in the Report. Standards used to identify or assess these resources as well as regulatory jurisdiction, if any, are stated in the Report. Standards for identification of jurisdictional resources and regulatory control over them may vary between

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governmental agencies at Federal, state and local levels and are subject to change over time which may affect the conclusions and findings of this report.

NEW INFORMATION

9. In the event that the Client or others authorized to use this report obtain information on environmental regulatory compliance issues at the site not contained in this report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and, on the basis of this work, may modify the conclusions stated in this report.

ADDITIONAL SERVICES

10. GZA recommends that we be retained to provide further investigation, if necessary, which would allow GZA to (1) observe compliance with the concepts and recommendations contained herein; (2) evaluate whether the manner of implementation creates a potential new finding; and (3) evaluate whether the manner of implementation affects or changes the conditions on which our opinions were made.

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WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: East Longmeadow High School City/County: East Longmeadow/Hampden Sampling Date: 10/19/22

Applicant/Owner: Town of East Longmeadow State: MA Sampling Point: SP-1

Investigator(s): GZA, P.G. Davis, ARPACS, PWS Section, Township, Range: Hampden, Central

Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): concave Slope (%): <3

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42°03'23.30" Long: 72°31'23.17" Datum: _____

Soil Map Unit Name: Urban Land-Hinckley-Windsor Association NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____	No x	**Is the Sampled Area within a Wetland?** **Yes** _____ **No** X
Hydric Soil Present?	Yes _____	No x	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes _____	No x	

Remarks: (Explain alternative procedures here or in a separate report.)
SP-1 is an upland plot near flag W-76

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No x	Depth (inches): _____
Water Table Present?	Yes _____	No x	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes _____	No x	Depth (inches): _____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Site within slight depression within landscape adjacent to athletic fields

VEGETATION – Use scientific names of plants. Sampling Point: SP-1

Tree Stratum (Plot size: 3000± sf)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	30	Yes	FAC
2. *Quercus rubra*	20	Yes	FACU
3. *Quercus alba*	10	No	FACU
4. *Pinus strobus*	10	No	FACU
5.			
6.			
7.			
	70	=Total Cover	

Sapling/Shrub Stratum (Plot size: 800± sf)			
1. *Acer rubrum*	5	Yes	FAC
2. *Quercus rubra*	5	Yes	FACU
3. *Quercus alba*	5	Yes	FACU
4. *Carya ovata*	5	Yes	FACU
5. *Prunus serotina*	5	Yes	FACU
6. *Ostrya virginiana*	5	Yes	FACU
7.			
	30	=Total Cover	

Herb Stratum (Plot size: 100± sf)			
1. *Dryopteris intermedia*	5	Yes	FAC
2. *Osmundastrum cinnamomeum*	5	Yes	FACW
3. *Osmunda regalis*	2	No	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	12	=Total Cover	

Woody Vine Stratum (Plot size: 3000)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	2	x 1 =	2
FACW species	5	x 2 =	10
FAC species	40	x 3 =	120
FACU species	65	x 4 =	260
UPL species	0	x 5 =	0
Column Totals:	112 (A)		392 (B)

Prevalence Index = B/A = 3.50

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** ___ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/2	100					Loamy/Clayey	
3-5	10YR 5/6	100					Sandy	
5-14	10YR 4/4	100					Loamy/Clayey	
14-20	10YR 5/6	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: East Longmeadow High School City/County: East Longmeadow/Hampden Sampling Date: 10/19/22

Applicant/Owner: Town of East Longmeadow State: MA Sampling Point: SP-2

Investigator(s): GZA, P.G. Davis, ARPACS, PWS Section, Township, Range: Hampden, Central

Landform (hillside, terrace, etc.): Terrace Local relief (concave, convex, none): concave Slope (%): <3

Subregion (LRR or MLRA): LRR R, MLRA 144A Lat: 42°03'23.16" Long: 72°31'22.86" Datum: _____

Soil Map Unit Name: Urban Land-Hinckley-Windsor Association NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes x	No _____	**Is the Sampled Area within a Wetland?** **Yes** x **No** _____
Hydric Soil Present?	Yes x	No _____	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present?	Yes x	No _____	

Remarks: (Explain alternative procedures here or in a separate report.)
SP-2 is a wetland plot near flag W-76

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- x Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- x Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- x Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- x Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Microtopographic Relief (D4)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes _____	No x	Depth (inches): _____
Water Table Present?	Yes _____	No x	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes x	No _____	Depth (inches): 14

Wetland Hydrology Present? **Yes** X **No** _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: SP-2

Tree Stratum (Plot size: 2,800 SF)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer rubrum*	50	Yes	FAC
2. *Quercus rubra*	20	Yes	FACU
3. *Quercus palustris*	5	No	FACW
4.			
5.			
6.			
7.			
	75	=Total Cover	

Sapling/Shrub Stratum (Plot size: 800 SF)			
1. *Acer rubrum*	5	Yes	FAC
2. *Quercus rubra*	5	Yes	FACU
3. *Ilex verticillata*	5	Yes	FACW
4. *Carya ovata*	5	Yes	FACU
5. *Vaccinium corymbosum*	5	Yes	FACW
6. *Lyonia ligustrina*	5	Yes	FACW
7.			
	30	=Total Cover	

Herb Stratum (Plot size: 80 SF)			
1. *Dryopteris intermedia*	5	No	FAC
2. *Osmundastrum cinnamomeum*	20	Yes	FACW
3. *Osmunda regalis*	10	Yes	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
	35	=Total Cover	

Woody Vine Stratum (Plot size:)			
1.			
2.			
3.			
4.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 10 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 70.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	10	x 1 =	10
FACW species	40	x 2 =	80
FAC species	60	x 3 =	180
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	140 (A)		390 (B)

Prevalence Index = B/A = 2.79

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? **Yes** X **No** ___

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					Loamy/Clayey	
4-10	10YR 2/2	100					Sandy	
10-16	10YR 4/1	95	10YR 5/4	5	C	M	Loamy/Clayey	
16-20	10YR 6/1	90	7.5YR 4/6	10	C	M	Loamy/Clayey	Prominent redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ High Chroma Sands (S11) (**LRR K, L)**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (**LRR K, L**)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** _____ **No** _____

Remarks:

This data form is revised from Northcentral and Northeast Regional Supplement Version 2.0 to reflect the NRCS Field Indicators of Hydric Soils version 7.0 March 2013 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

NOTES

1. SURVEYING AND ELEVATIONS BASED HORIZONTAL AND VERTICAL DATUM:

HORIZONTAL DATUM: STATE COORDINATE SYSTEM, NAD 83 (1986) MASSACHUSETTS MAINLAND ZONE, U.S. SURVEY FOOT, GRID NORTH.

VERTICAL DATUM: NGVD1929 (NATIONAL GEODETIC DATUM OF 1929 (NGVD 29)).

TOPOGRAPHIC SURVEYS BY HUNDERT ENGINEERING, LTD, 300 STATE STREET, WORCESTER, MA 01609.

2. SITE DATA REFERENCES BASED, UNLESS NOTED OTHERWISE, ON SURVEYS TO, DATED 10/10/2000 BY HUNDERT ENGINEERING, LTD, 300 STATE STREET, WORCESTER, MA 01609.

3. INFORMATION AND LOCATIONS SHOWN ABOVE AND BASED UPON: SITE PLAN, DATED 10/10/2000 BY HUNDERT ENGINEERING, LTD, 300 STATE STREET, WORCESTER, MA 01609; SITE PLAN, DATED 10/10/2000 BY HUNDERT ENGINEERING, LTD, 300 STATE STREET, WORCESTER, MA 01609; AND PLAN OF LAND IN EAST LONGMEADOW, MASSACHUSETTS, DATED 10/10/2000 BY HUNDERT ENGINEERING, LTD, 300 STATE STREET, WORCESTER, MA 01609.

4. ALL OTHER UTILITIES OBTAINED FROM TOWN OF EAST LONGMEADOW, MA.

LEGEND
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
STORM DRAIN
STORM DRAIN MANHOLE
STORM DRAIN INLET
WATER LINE
WATER VALVE
WATER HYDRANT
GAS LINE
GAS VALVE
GAS METER
ELECTRICAL MANHOLE
ELECTRICAL TRANSFORMER PAD
TELEPHONE
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE POLE
CATV
CATV MANHOLE
CATV PEDESTAL
CATV POLE
CONCRETE
BITUMINOUS CONCRETE
BITUMINOUS CONCRETE PLAN
CURB
CONCRETE CURB
BITUMINOUS CONCRETE CURB
CONCRETE CURB
BITUMINOUS CONCRETE CURB
CONCRETE CURB
BITUMINOUS CONCRETE

DENNIS E. TULLY
ATTORNEY AT LAW
200 NORTH MAIN STREET
SUITE 2
EAST LONGMEADOW, MA 01028
(Office) 413-525-8161
(Fax) 413-525-1904
(Cell) 413-237-6802
attydennistully@gmail.com

Town of East Longmeadow
Public School
Assistant Superintendent
Pamela Blair
180 Maple Street
East Longmeadow, MA 01028

#2022-81
August 2, 2022

Re: Title Examination and certification East Longmeadow High School
180 Maple Street
East Longmeadow, Massachusetts.

Dear Asst. Superintendent Blair,

I have examined the record title of the Town of East Longmeadow the above captioned premises in the Hampden County Registry of Deeds and the Hampden County Registry of Probate and find title in it by an eminent domain taking under Massachusetts General Laws Chapter 79 dated March 27, 1957 and recorded on April 2, 1958 recorded in Hampden County Registry of Deeds Book 2600 Page 313.

I certify that the record title is free and clear of all material encumbrances and defects except the following noted below:

1 Subject to the zoning laws of the Commonwealth of Massachusetts and the zoning by-laws and rules and regulations of the Town of East Longmeadow.

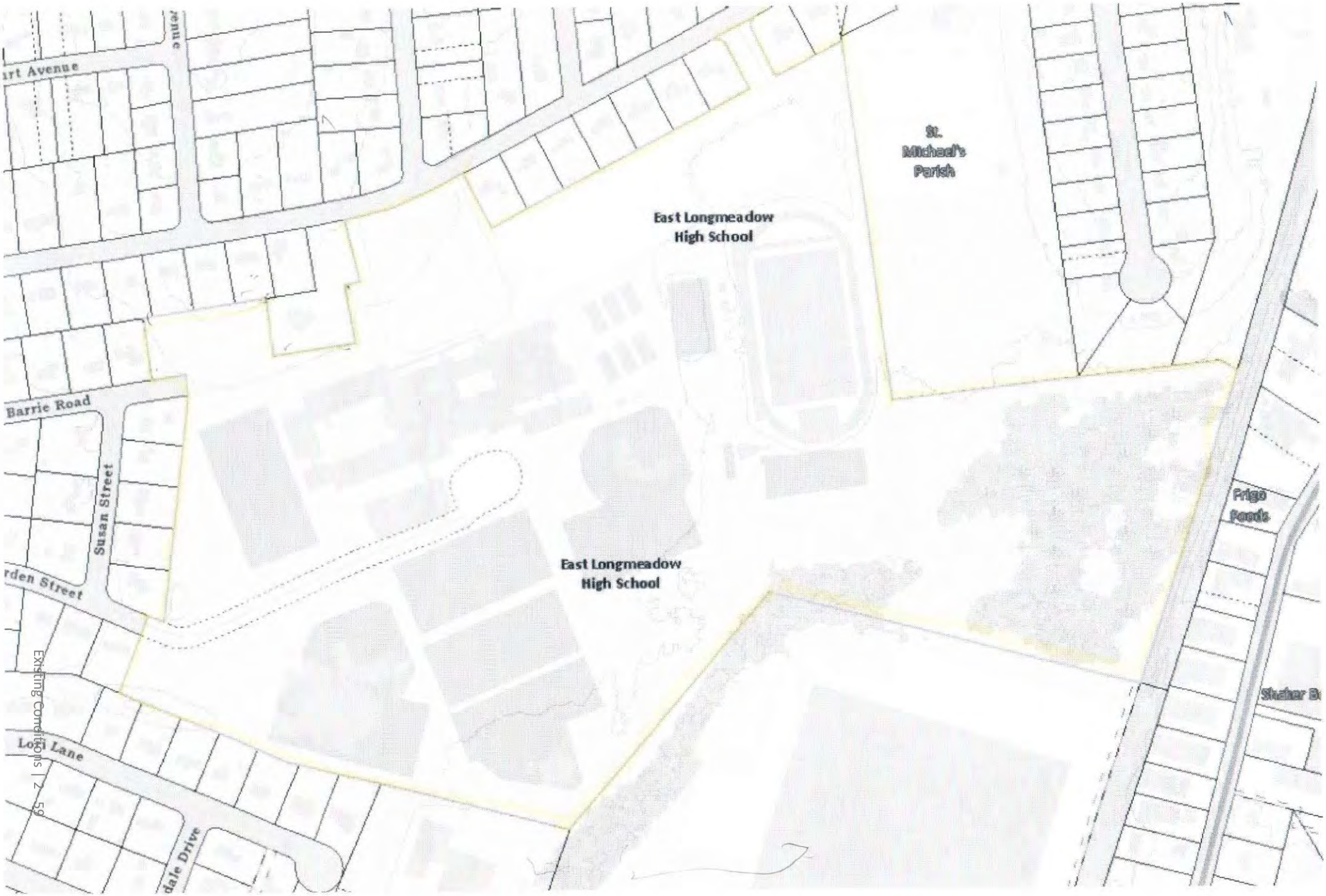
2. Subject to and together with a Notice of Variance to the East Longmeadow Zoning Board of Appeals dated May 1, 1974 and recorded in Hampden County Registry of Deeds Book 4012Page 42 (copy enclosed).

3. During the time period covered by examination of the record title stated below I find no record of any Use and Activity Limitations of similar liens encumbering the record title to these premises.

My examination begins on March 28, 1957 and ends on August 2, 2022 with Hampden County Registry of Deeds Document #46774 of 2022.

Very truly yours,

Dennis E. Tully


St.
Michael's
Parish
East Longmeadow
High School
East Longmeadow
High School
Barrie Road
Susan Street
Prigo
Ponds
Lodi Lane

BOOK 4012 PAGE 42

19724

THE COMMONWEALTH OF MASSACHUSETTS

EAST LONGMEADOW
CITY OR TOWN

BOARD OF APPEALS

COPY

May 1, 19 74

NOTICE OF VARIANCE

Conditional or Limited Variance or Special Permit

(General Laws Chapter 40A, Section 18 as amended)

Notice is hereby given that a Conditional or Limited Variance or Special Permit has been granted

To The 1973 School Building Committee, East Longmeadow High School
Owner or Petitioner

Address 180 Maple Street

City or Town East Longmeadow

#180 Maple Street
Identify Land Affected

by the ~~Town~~ City of East Longmeadow Board of Appeals affecting the rights of the owner with respect to the use of premises on

180 Maple Street, East Longmeadow
Street City or Town

the record title standing in the name of

Town of East Longmeadow

whose address is Town Hall, Center Square, E. Longmeadow, Ma. 01028
Street City or Town State

by a deed duly recorded in the Hampden County Registry of Deeds in Book 2600 Page 313, Registry District of the Land Court

Certificate No. Book Page

The decision of said Board is on file with the papers in Decision or Case No.

in the office of the Town Clerk ~~Town~~ City, East Longmeadow.

Certified this 1st day of May 19 74.

Board of Appeals:

Leo W. Etkin Chairman
Board of Appeals

Walter E. Lynch Clerk
Board of Appeals

RECEIVED
JUL 25 1974
AT 9:59 A.M. AND
REC'D FROM THE ORIGINAL

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD
BOSTON, MASS. 02125
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: East Longmeadow High School

Location / Address: 180 Maple Street

City / Town: East Longmeadow, MA 01028

Project Proponent

Name: Jones Whitsett Architects

Address: 308 Main Street

City/Town/Zip/Telephone: Greenfield, MA 01301 413-773-5551

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name	Type of License or funding (specify)
Massachusetts School Building Authority	MSBA Core Project

Project Description (narrative):
Proposed demolition of the existing East Longmeadow High School - and proposed construction of a new high school on the same site, including vehicular parking and circulation, pedestrian walkways and plazas, rereconfigured athletic fields, and associated utilities.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.
Yes. The project is proposing to demolish the entirety of the existing East Longmeadow High School.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.
No.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).
Yes. Please see attached site plan, floor plan, and perspective views.

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No.

What is the total acreage of the project area? 61.4 acres

* Woodland	6.9	acres	Productive Resources:		
Wetland	9.4	acres	Agriculture	0.0	acres
Floodplain	0.0	acres	Forestry	0.0	acres
Open space	30.8	acres	Mining/Extraction	0.0	acres
Developed	14.3	acres	Total Project Acreage	61.4	acres

*Note that portions of woodland area are within wetlands. Only woodlands outside of wetland limits are included in this number.

What is the acreage of the proposed new construction? 42.3 acres (This number accounts for total land disturbance)

What is the present land use of the project area?

High School, with associated parking, access drives, walkways, natural turf athletic fields, track w/ synthetic field, and utilities.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: Date: 2/7/2023

Name: Dorrie Brooks, Principal, Jones Whitsett Architects

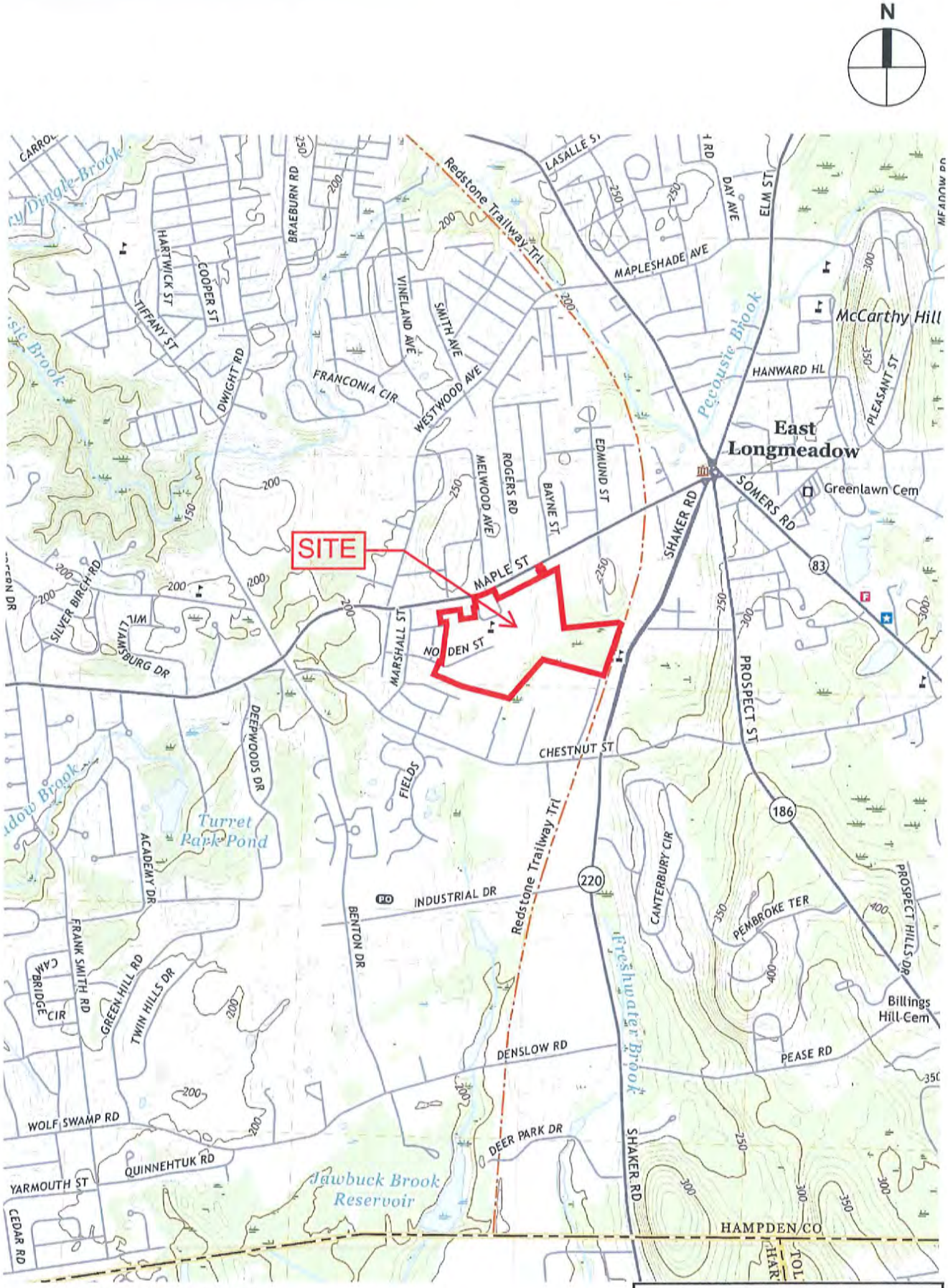
Address: 308 Main Street

City/Town/Zip: Greenfield, MA 01301

Telephone: 413-773-5551, x14

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



GRAPHIC SCALE

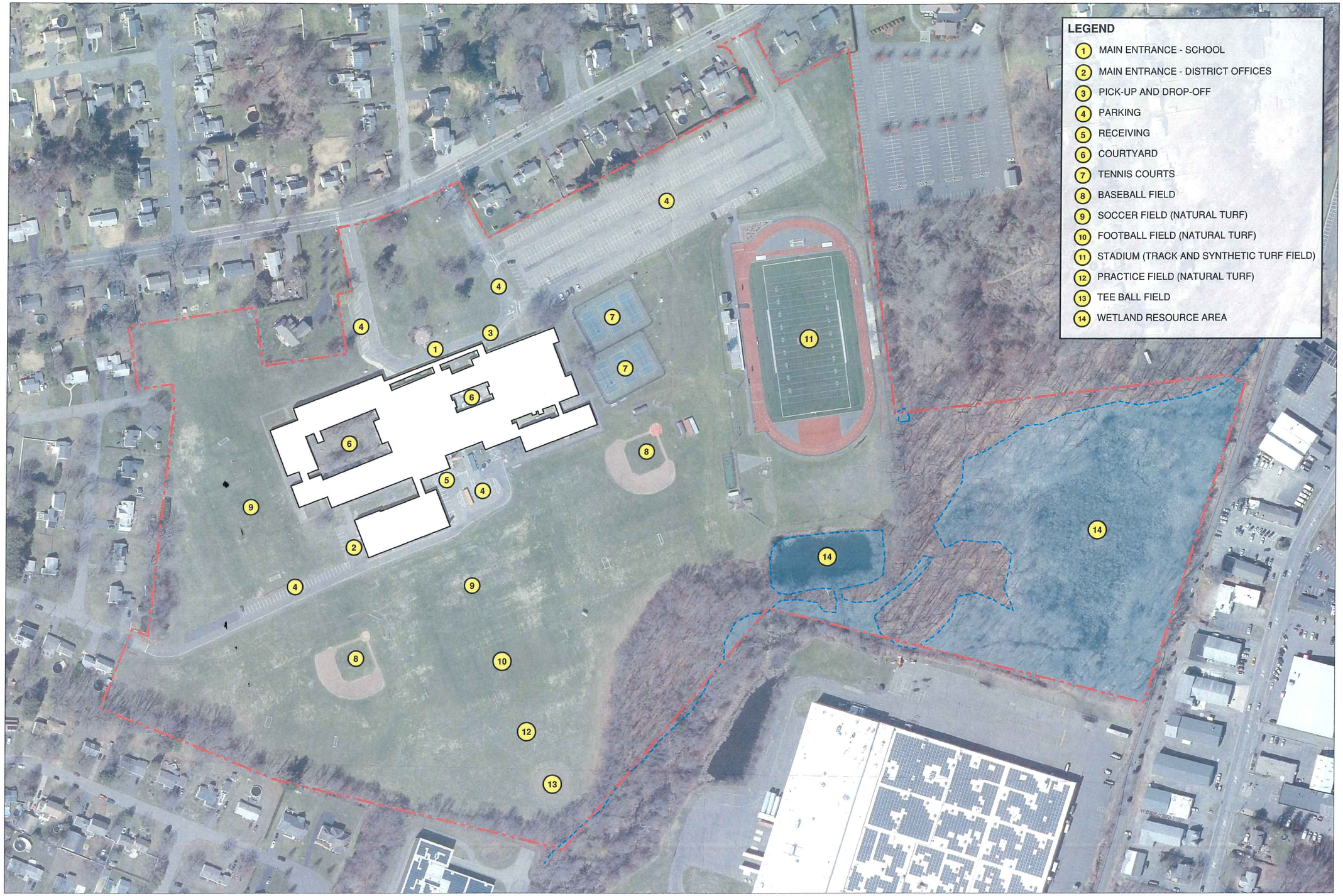
2000 0 1000 2000

(IN FEET)

1 inch = 2000ft.

East Longmeadow H.S.
USGS Quad Map
Project Notification Form

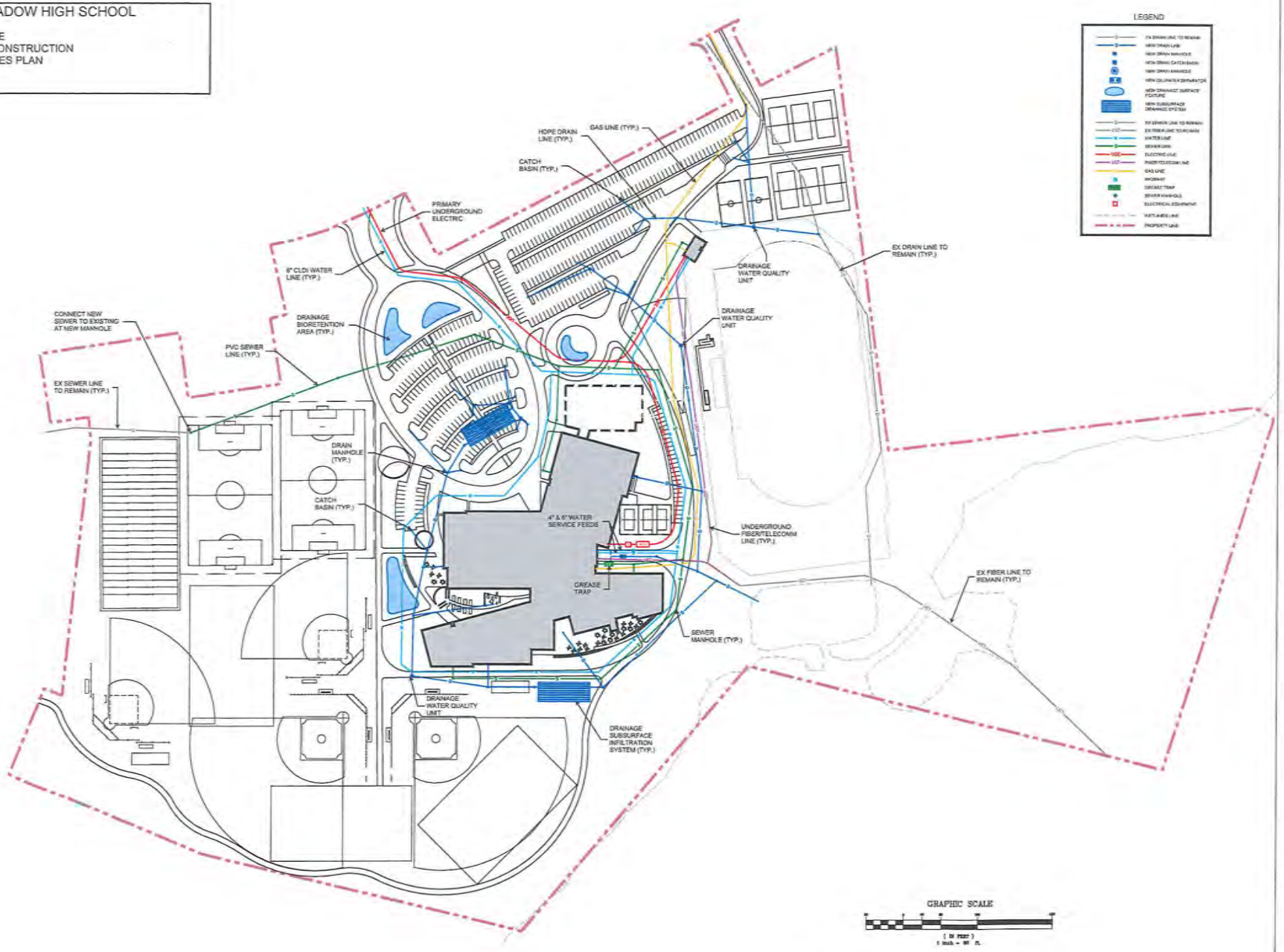
12/2/2022
SMMA



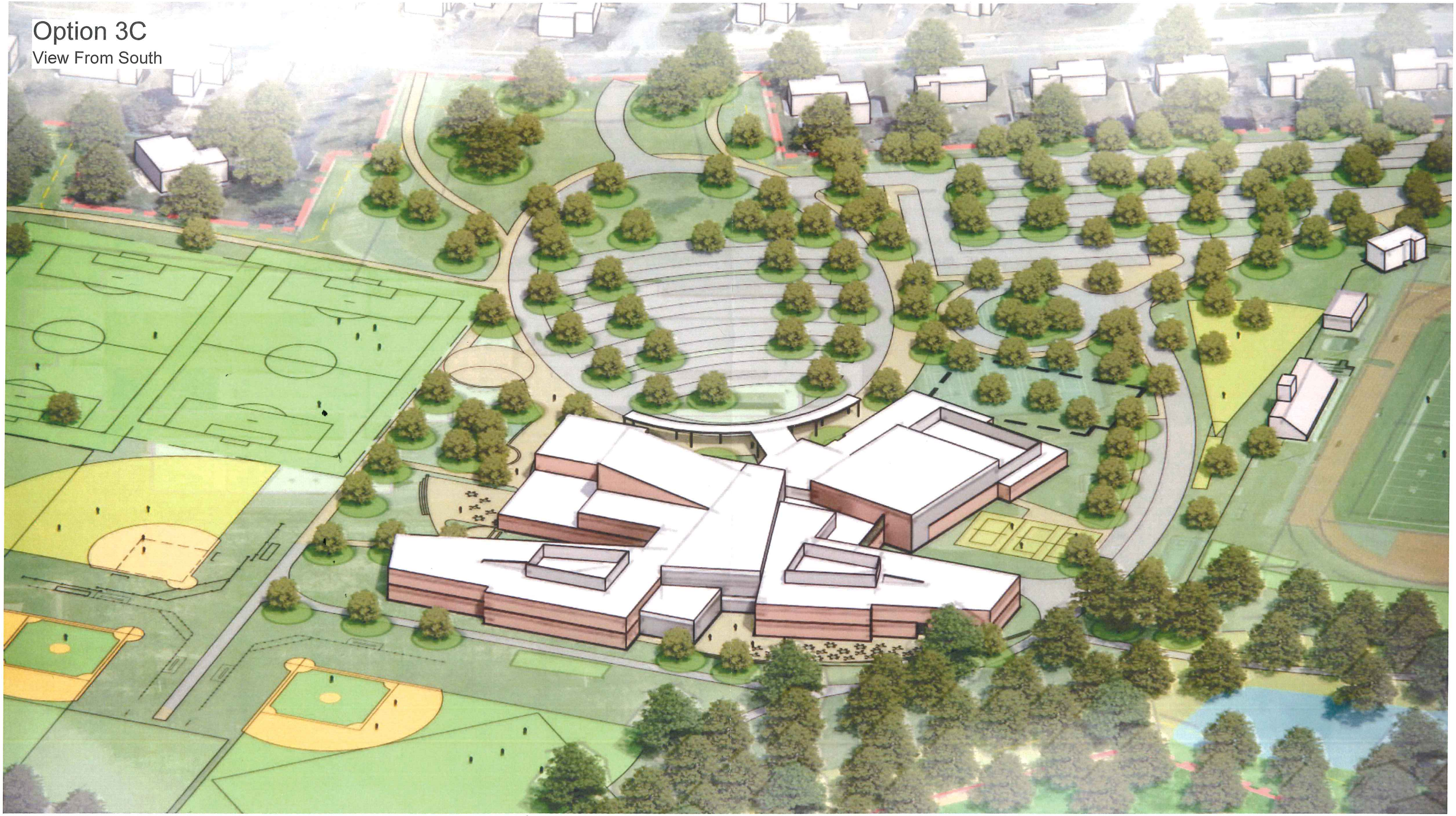
OPTION 1 - BASE REPAIR / CODE UPGRADE

EAST LONGMEADOW HIGH SCHOOL

PSR COST ESTIMATE
OPTION 3C - NEW CONSTRUCTION
DRAINAGE & UTILITIES PLAN
SCALE: 1" = 80'
12/20/2022



Option 3C
View From North


Option 3C
View From South

3.A
Final Evaluation of Alternatives Narrative

The East Longmeadow School Building Committee, the Owner's Project Manager, and the Design Team have continued to evaluate each of the four options outlined in the Preliminary Design Program (PDP) and present the findings to the public to arrive at a preferred schematic. Since the submission of the PDP, the School Building Committee (SBC) has met on a regular basis, and used these meetings to narrow down the options, and finally, to a preferred schematic plan.

<u>The SBC narrowed the options down to the following at their meeting on August 25, 2022:</u>

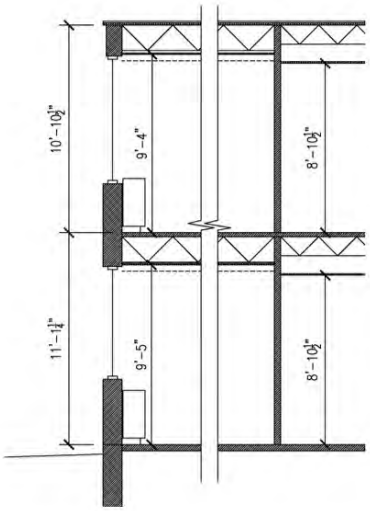
1. Base Repair / Code Upgrade
2C. Addition / Renovation (with new pool as separate project)
3C. New Construction - Central Location (with new pool as separate project)
5B. New Construction (Split Building) with alternate site layout

Through both Community presentations and discussions with the School Building Committee, there was always a strong preference for an all-new school. But at a September 15 SBC meeting the Committee focused on the 2C option of an Add/Reno when the initial cost range of new construction projects was presented. It was hoped that an Add/Reno would be significantly less expensive than new construction. The Committee asked the Design Team to explore the challenges of the Add/Reno approach.

The existing sectional conditions of the classroom wing are as follows:

Add/Reno – Code Upgrade
Ceiling Height Implications

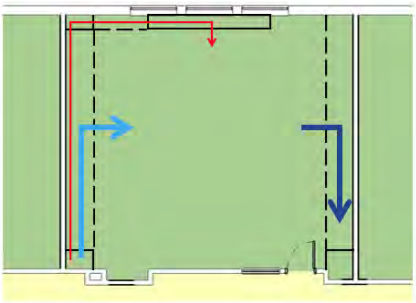
- Current ceiling is at 9′-4″ and 9′-5″
- Floor to floor is 11′-1 ¼″. Typically would be ~14′ in new construction
- Ceilings would have to be lowered at least 4″ for new ceiling systems
- New fire protection would likely run below the new ceiling
- Light fixtures would likely be recessed – and not pendant
- HVAC is difficult
  - Likely need a separate heating / cooling element at the window
  - Separate system for ventilation – will need to come from above the hallway (doghouse) – and then multiple shafts coming down.

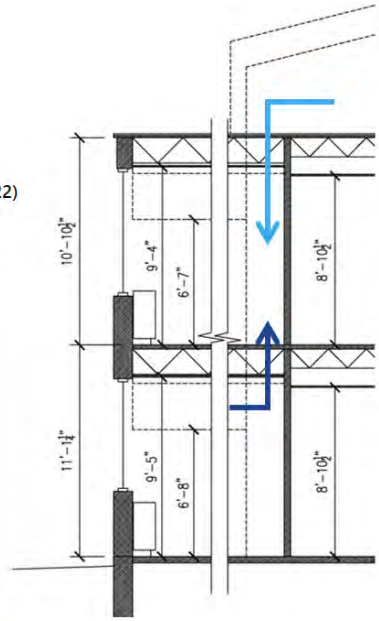


A new HVAC system would require a new dog-house to be constructed on the roof of the existing structure – containing the majority of the new ductwork. This ductwork would then punch down – through the roof and floor slabs – to access pairs of classrooms. Large soffits would be needed on each side of the classroom – making them claustrophobic and significantly limited in their flexibility.

Add/Reno – Code Upgrade
HVAC Implications

- Linear, insulated "dog-house" running above hallway – with multiple shafts coming down
- Two vertical shafts in each corner of each classroom (supply and return) (44x22)
- Soffits on each side of the classroom (44x33)
- ~9′ long, 1′ deep, 2′-6″ floor mounted Fan Coil Unit needed at window – and chase to contain piping to that unit.
- VAV boxes will be located in the soffits – not ideal acoustically
- Significant structural implications to the above requirements





Once the true challenges of insulating the existing structure, and providing updated HVAC systems in compliance with the current Stretch Code were made clear to the SBC, the Committee's consensus swung back again to an all new option (Option 3C).

In a public forum on September 21, the pros and cons of each option were simplified and the challenges and benefits were presented.

Side-by-Side Comparison

OPTION 5B New School + Community Building	OPTION 3C New School	OPTION 2C Add/Reno	OPTION 1 Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

Quick Review of Possible Approaches

Code Upgrade

- No change to interior finishes / plan
- No change to educational pattern
- Minimal changes to site
- Bringing school up to code only
  - Accessibility
  - Fire protection
  - Energy code
  - Hazmat abatement
  - Updated systems

Add/Reno

- Re-arrange interior spaces and move interior walls
- Larger classrooms in classroom wings
- No changes to floor diaphragm (would result in very low ceilings)
- Saves larger Auditorium
- New Gym, Cafeteria, Entry
- Upgraded site

New Construction

- Most flexibility for interior layout
- Smaller auditorium than existing
- Higher floor-to-floor heights – with better control of building systems, acoustics, etc.
- Fully upgraded site

At that same public meeting, strong negative reaction to the proposed Split Building Option 5B was conveyed, due to the higher cost of the option and lack of support for the programmatic strategy of dividing the District Offices and Recreational Offices from the high school. At no time did a majority of the SBC ever support Option 1, the Base Repair/Code Upgrade.

At the September 29th SBC meeting, the Design Team was directed to focus more attention on option 3C and to cease focusing on Option 5B. Option 2C (Add/Reno) continued to be carried forward for consideration.

In October and November, the SBC and Design Team wrestled with the challenge of locating the pool away from the high school building, siting the new option efficiently, exploring parking quantity and location, and investigating various strategies for incorporation of the District Offices, ELCAT offices and IT offices, much of which is anticipated to be ineligible for MSBA reimbursement. At the same time, the Town's Administration began actively exploring potential alternate locations for Municipal Offices and District Offices.

In December, the SBC committed to a plan for Option 3C - New Construction. This option reduced the high school program in modest ways from the PDP, but continued to carry the District Offices, IT and ELCAT. While there has been continued discussion of the merits of moving the District Offices, ELCAT and IT out of the project, the Town Council and SBC tend to fee l that this may ultimately create more cost and logistical complexity for East Longmeadow in the long run. At a February 7 Joint Council and School Committee Meeting, the two boards expressed preference to keep these spaces within the project where they can support the community in a single, central, accessible public building.

In January the SBC asked Skanska and JWA to develop proposals for the schematic design phase of the separate pool project which will run currently with the school project but will no longer be addressed in this feasibility study or the MSBA grant process.

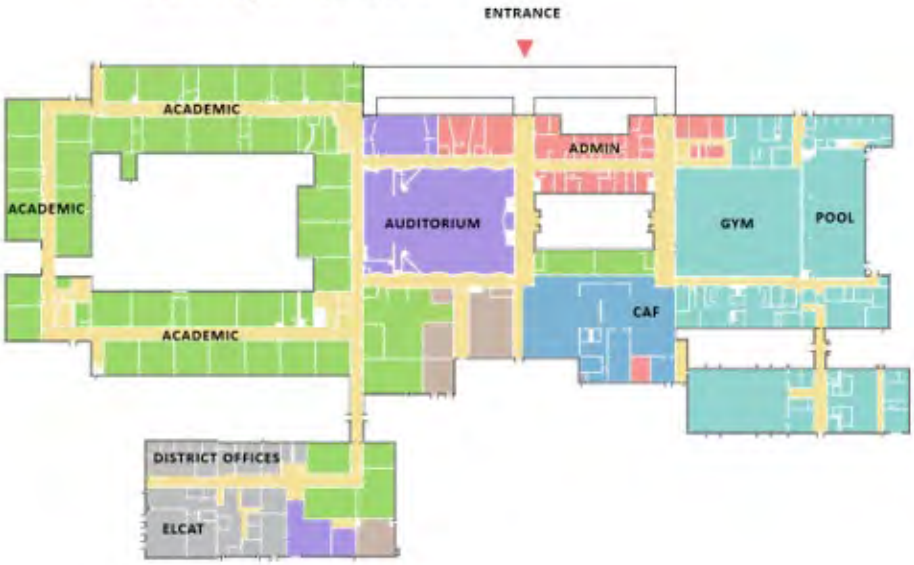
In February, the SBC agreed with the evaluation matrix as presented below – clearly showing Option 3C as the preferred option to bring into Schematic Design:

EAST LONGMEADOW HIGH SCHOOL CRITERIA OF EVALUATION	Weighting	1 - Base Repair / Code Upgrade		2C - Add/Reno HS - Reno Pool		3C - New HS - Central Location - Pool Separate	
2/14/2023							
Scores: 0 = does not meet 1 = slightly meets 2 = definitely meets criteria		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Meets Educational Space Needs	5	0	**0**	2	**10**	2	**10**
Meets Education Vision	5	0	**0**	1	**5**	2	**10**
Meets Community Recreational Goals	5	0	**0**	1	**5**	2	**10**
Highest MSBA Reimbursement Potential	4	1	**4**	2	**8**	1	**4**
Does not require modular rentals during construction	4	0	**0**	0	**0**	2	**8**
Meets desired Parking Needs	3	0	**0**	1	**3**	2	**6**
Meets District Office and Town IT/ELCAT Needs	3	1	**3**	2	**6**	2	**6**
Allows for greater choice in mechanical systems	2	0	**0**	0	**0**	2	**4**
Provides Energy Efficient Building Envelope	2	1	**2**	1	**2**	2	**4**
Provides for Flexibility & Expansion Potential	2	0	**0**	1	**2**	2	**4**
Meets District field requests	2	1	**2**	1	**2**	2	**4**
Reduces queueing on Maple Street	1	0	**0**	1	**1**	2	**2**
TOTAL SCORE			**11**		**44**		**72**
APPROX PROJECT COSTS		**~ 114.8Million**		**~173.0 Million**		**~176.5 Million**	
APPROX LOCAL SHARE		**~114.8 Million**		**~116.9 Million**		**~119.4 Million**	

Summary diagrams of each option are as follows:

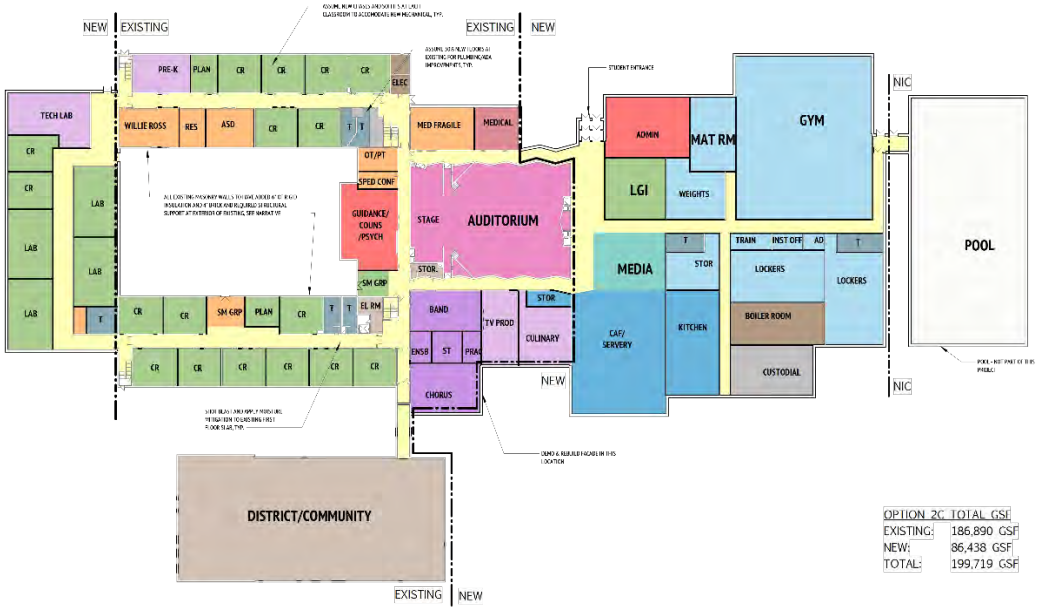
Option 1: Base Repair/Code Upgrade

Base Repair 1, Floor 2

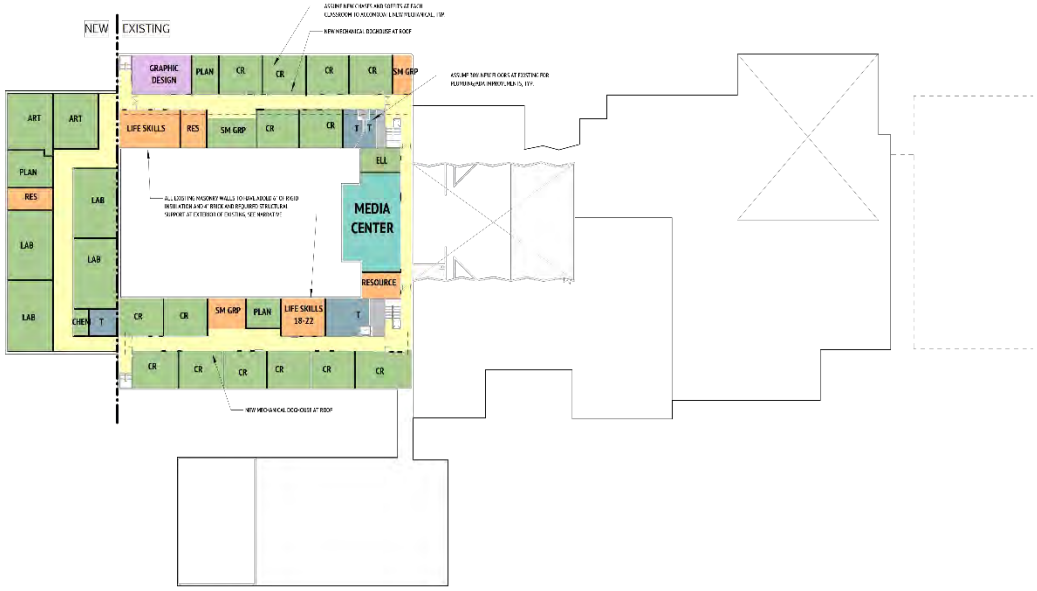


Base Repair 1, Floor 1

Option 2C: Addition/Renovation



OPTION 2C TOTAL GSF	
EXISTING:	186,890 GSF
NEW:	86,438 GSF
TOTAL:	199,719 GSF



Option 3C: New Construction

JONES WHITSETT ARCHITECTS

In association with

SMMA

3.B
OUTLINE OF ARCHITECTURAL SYSTEMS

BASE REPAIR / CODE UPGRADE SCHEME

The Base Repair scheme addresses the following:

- Code deficiencies
- Accessibility deficiencies
- Hazmat remediation
- Currently deleterious conditions, requiring repair to continue occupancy.
- Does not address the educational program.

General Information:

Floor Area:	186,890 gsf
Floors:	2
Construction Type:	IIB
Occupancy Type:	E, Education
	A-1, Assembly (Auditorium)
	A-3, Assembly (Gymnasium without spectator seating)
	A-4, Assembly (Gymnasium with spectator seating)

Construction:

Floors:
- Existing to remain
- Assume 30% new floors for new plumbing from ADA upgrades

Roof:
- Replace existing EPDM roof with new PVC roof
- Above Gym, replace existing built-up roof with new PVC roof
- Existing to remain metal roof deck
- Provide new drains, roof edges, perimeter flashing and counter flashing, scuppers and downspouts.
- Provide new skylights and curbs
- New roof vents and stacks

Exterior Walls:
- Assume 10% masonry replacement; 25% repointing
- All new storefront

- All window systems replacing existing EIFS and ribbon windows.
- Replace all control joints
- Assume 20% of existing masonry wall to be repaired.
- At all removed windows, doors, and louvers scrape, clean, and repaint steel lintels.
- Replace exterior paneling along the roof line to be removed and replaced with pre-finished insulated metal panel.

Windows:

- Assume replacement with Triple pane aluminum windows
- Replace all existing Aluminum storefront with new 8” Insulated, low-E, high performance Aluminum curtainwall and spandrels where required.

Doors:

- All new doors. Utilize existing interior hollow metal frames.
- Interior: Solid core, wood veneer with lite.
- Interior: New lockers
- Entrances: aluminum
- New Garage doors at all existing locations

Insulation:

- 8” Additional rigid polyiso insulation at the roof
- 2” closed cell spray at interior of all existing exterior walls – including exterior Auditorium walls. 2.5” metal stud and GWB wall held 1" off existing interior wall.

Finishes:

Floors:

- Kitchen: New Quarry Tile
- Cafeteria: Existing terrazzo to remain. Clean and buff.
- Toilet Rooms: New ceramic tile
- Admin: New carpet tile
- Auditorium: New carpet tile
- Classrooms: New VCT
- Gym: Refinish hardwood floor, repaint game lines
- Lockers: New ceramic tile, replace 30% of lockers in corridor.
- Gym Lockers: Replace with new
- Corridors: New VCT

Interior Walls

- Assume 20% of interior walls to remain

Ceilings

- New ACT throughout

Lighting

- New Lay-in LED Lighting throughout

ADD/RENO SCHEME

The add/reno option preserves the existing:

- Auditorium (auditorium, stage, adjacent storage, etc.)
- Mechanical, custodial, and classroom space to the south of the auditorium
- (2) two-story classroom wings
- District offices building and the connecting corridor to the rest of the school

The following existing building areas would be demolished:

- One-story classroom wing at the west end of the large courtyard
- Cafeteria & Kitchen
- PE/Fitness Wing including both Gyms, Pool, Locker rooms
- Classroom and administration offices to the north and east of the auditorium

The new additions for this option would include a new school commons, kitchen & cafeteria, administrative offices, and PE/fitness wing to the north and east of the existing auditorium, and a new 2-story science & art classroom wing to the west of the existing classroom wings. These new areas would be constructed in a similar means and with a similar level of finishes as the New Construction Options for the school. The location of the existing boiler room and custodial areas to the south of the auditorium would remain as situated but would be upgraded to meet the needs of new mechanical systems as outlined in mechanical narrative.

General Information:

Floor Area:	199,719 gsf (113,281 gsf renovation, 86,438 gsf new construction)
Floors:	2
Construction Type:	IIB
Occupancy Type:	E, Education A-1, Assembly (Auditorium) A-3, Assembly (Gymnasium without spectator seating) A-4, Assembly (Gymnasium with spectator seating)

	Renovation	New Construction
Construction:		
Floors:	▪ Assume 30% new floors for new plumbing from ADA upgrades ▪ Existing to remain, finishes to be replaced ▪ Shot blast and apply moisture mitigation to first floor slab ▪ Re-frame/level existing auditorium	▪ 1st Floor: Concrete slab on grade, R-20 rigid insulation for 6 feet at perimeter of slab and R-10 at the remainder of the slab on grade. ▪ 2nd Floor: Concrete on metal deck

	stepped flooring to meet AAB Requirements	
Roof:	▪ Replace coverboard and repair existing decking ▪ Replace existing EPDM roof with new PVC roof ▪ Existing metal roof deck to remain ▪ Provide new drains, roof edges, perimeter flashing and counter flashing, scuppers and downspouts. ▪ Provide new skylights and curbs ▪ New roof vents and stacks ▪ Provide new insulated mechanical doghouses for ventilation ductwork over the length of each of the classroom wings to remain	▪ PVC, 80mil, over metal roof deck and steel structure. Glulam beams at select locations of central core/commons. See structural narrative.
Exterior Walls:	▪ Assume exterior exposure of foundation wall for installation of fluid applied moisture barrier and drainage board. ▪ Assume new exterior cladding ▪ All new storefront ▪ All new window systems replacing existing EIFS and ribbon windows. ▪ Replace all control joints ▪ At all removed windows, doors, and louvers scrape, clean, and repaint steel lintels. ▪ Assume reconfiguration at two entries for highly secure vestibules. ▪ Exterior paneling along the roof line to be removed and replaced with pre-finished metal panel.	Composition of exterior materials (as % of Total Wall Enclosure): • 50% Brick masonry (size can vary) • 20% Rainscreen (porcelain tile) • 4% Stone base • 1% Precast sills and trims • 12% Windows • 13% Curtainwall From exterior to interior: exterior finish (as above), air space, rigid mineral wool insulation, vapor barrier, sheathing, steel framing, rock wool batt insulation, GWB.
Windows:	▪ Assume replacement with Triple pane aluminum windows ▪ Replace all existing Aluminum	▪ Windows to be Triple pane aluminum ▪ Curtainwall to be aluminum with

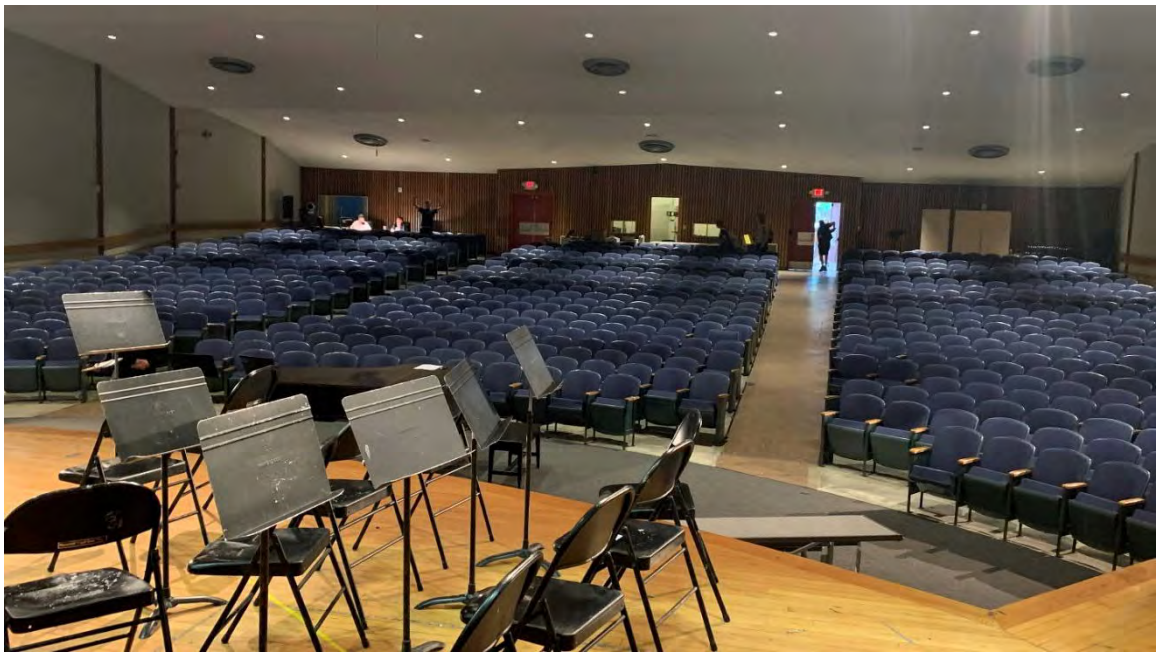
	storefront with new 8” Insulated, low-E, high performance Aluminum curtainwall and spandrels where required.	new 8” Insulated, low-E, high performance, triple pane
Doors:	▪ All new doors. Utilize existing interior hollow metal frames. ▪ Interior: Solid core, wood veneer with lite. ▪ Interior: New lockets ▪ Entrances: aluminum ▪ New Garage doors at all existing locations	▪ Interior: Solid core, wood veneer ▪ Entrances: aluminum ▪ Exterior Utilities: Insulated hollow metal ▪ Roll-up door at Shipping / Receiving
Insulation:	▪ Walls (from interior to exterior): Existing exterior wall, liquid applied vapor barrier, 6” rigid polyiso insulation, .5” air gap, 4” brick masonry. Assume new foundation frost wall under new masonry façade and thermally broken masonry ties to existing structure. ▪ Walls - Auditorium: New exterior insulated panel at exposed auditorium upper walls. ▪ All unit ventilators and hot water piping in walls to be removed. ▪ Roof: 8” New rigid polyiso insulation at the roof	▪ Walls: R-34 walls min – staggered insulation joints and thermally broken masonry anchors ▪ Roof: R-52 Min ▪ Slab: R-20 for 6’ at perimeter and R-10 min at interior of slab

	Renovation	New Construction
Finishes		
Floors:	▪ Toilet Rooms: New ceramic tile ▪ Admin: New carpet tile ▪ Auditorium: New carpet tile ▪ Classrooms: New Linoleum ▪ Corridors: New Linoleum ▪ Replace all floor finishes with new comparable finishes ▪ Replace existing stage with	▪ Entry, Primary Hallways, Cafeteria: Porcelain Tile ▪ Secondary Hallways: Linoleum ▪ Classrooms: Linoleum ▪ Gym: Hardwood ▪ Media Center: Carpet Tile ▪ Admin: Carpet Tile ▪ Toilet Rooms: Ceramic Tile

	new wood stage floor	
Interior Walls	▪ Assume 20% of interior walls to remain but be repainted. ▪ Glazed tile to be removed at any corridor wall to remain. ▪ At corridor walls - add new ceramic wall tile to 4 feet with abuse resistant GWB above ▪ Assume installation of 12 sf of interior glazing at all classrooms on average ▪ Add new acoustic wall treatment to auditorium, music, band spaces	▪ Corridors: Glazed thin brick base wainscot to 4 feet; painted above ▪ Classrooms: High impact gypsum board with steel studs ▪ Bathrooms: Ceramic Tile
Ceilings	▪ New ACT throughout	▪ ACT in Corridors & Offices ▪ ACT in 25% of Classrooms ▪ Exposed Acoustic Deck everywhere else ▪ Gymnasium: Acoustic Deck

See below sample images of existing conditions section slated for renovation as part of Option 2C.

CHARACTER
WHAT YOU SAY OR DO
WHEN NO ONE
ELSE IS LOOKING...



ALL NEW SCHEME

The All New scheme places a new building to the southeast of the existing school. Only the auxiliary gym & weight room would need to be demolished in order to facilitate construction of the new school. That limited amount of demolition could proceed without significantly impacting the current school.

General Information:

Floor Area:	191,780 gsf
Floors:	2
Construction Type:	IIA
Occupancy Type:	E, Education A-1, Assembly (Auditorium) A-3, Assembly (Gymnasium without spectator seating) A-4, Assembly (Gymnasium with spectator seating)

Construction:

Floors:
- 1st Floor: Concrete slab on grade
- 2nd Floor: Concrete on metal deck

Roof:
- Gymnasium: PVC, 80mil,
- New Classroom Wings (East & West): Metal Standing Seam
- Central Core/Cafeteria: PVC, 80mil, Glulam Beams

Exterior Walls: (as % of Total Wall Enclosure):
- 50% Brick masonry (size can vary)
- 20% Rainscreen (porcelain tile)
- 4% Stone base
- 1% Precast sills and trims
- 12% Windows
- 13% Curtainwall

From exterior to interior: exterior finish (as above), air space, rigid mineral wool insulation, vapor barrier, sheathing, steel framing, rock wool batt insulation, GWB.

Additional Exterior Items
- Exterior canopy - 5,000 sq ft
- Roof overhangs - 10% of parapet length at 4' depth
- Louvers - say 200 sf
- Sunshades - horizontal blade type at 25% of windows
- Roof screens - say 5,000 sf

Windows /Curtainwall:

- Aluminum frame systems as BOD for all exterior triple pane windows and curtain walls (EFCO PX32 for windows, X Therm 5500 for curtainwall)

Doors:

- Interior: Solid core, wood veneer
- Entrances: aluminum
- Exterior Utilities: Insulated hollow metal
- Roll-up door at Shipping / Receiving

Insulation:

- Walls: R-34 walls min – staggered insulation joints and thermally broken masonry anchors
- Roof: R-52 Min
- Slab: R-20 for 6' at perimeter and R-10 min at interior of slab

Finishes:

Floors:

- Entry, Primary Hallways, Cafeteria: Epoxy Terrazzo
- Secondary Hallways: Linoleum
- Classrooms: Linoleum
- Gym: Hardwood
- Media Center: Carpet Tile
- Admin: Carpet Tile
- Toilet Rooms: Ceramic Tile

Interior Walls

- Corridors: Glazed thin brick base wainscot; painted above
- Classrooms: High impact gypsum board with steel studs
- Bathrooms: Ceramic Tile
- Acoustic panels in Band, Chorus
- Specialized acoustic panels in auditorium
- Assume 16 sf of glazed wall area at each classroom

Ceilings

- ACT in Corridors & Offices
- ACT in 50% of Classrooms
- 50% Exposed Acoustic Deck in Classrooms
- Gymnasium: Acoustic Deck
- Acoustic wood panel ceiling – assume 5000 sf area

Furnishings

- Assume (200) 18" lockers at athletics wing
- Assume (200) 15" lockers at academic wings

3.C
OUTLINE OF SITE PARAMETERS

Option 1 - Base Repair / Code Upgrade

Site Analysis

Site work in this alternative is focused on meeting current accessibility codes. Improvements to existing accessible parking spaces and walkways are proposed along with accessible ramps, curb ramps, and building entrance steps at various places on the site. All other outdoor spaces, including those used by athletics, pedestrian and vehicular circulation, and parking spaces will be maintained. No changes to arrival and dismissal activities and site access are proposed.

Source, Capacities, and Method of Obtaining Utilities

Existing water, sewer, and drainage utilities will remain as-is with no planned improvements.

Refer to systems descriptions under Sections 3.F, 3.G, and 3.H for any removal and replacement of the gas, electrical, and telecommunications utility systems proposed for this option.

Permit Summary

Town of East Longmeadow

Building Department

- Building Permit

A building permit application will be submitted to the East Longmeadow Building Department prior to the start of construction and after other applicable permits are obtained. If the proposed work conforms to the requirements of the state building code and all pertinent laws under the building inspector's jurisdiction, it is expected that the building inspector will issue a permit within approximately 30 days of the filing date

Department of Public Works

- Trench Permit Application

A Trench Permit application will need to be filed with the East Longmeadow Department of Public Works. The application will be submitted at the start of Construction Documents.

Option 2C - Add / Reno

Site Analysis

The site areas adjacent to the school building will be redeveloped. New pedestrian circulation will create dedicated, safe, and accessible access to the school. Outdoor classrooms are proposed to provide exterior learning environments and support the educational plan. The front entrance drive loop will be reconfigured with a singular access point to Maple Street to reduce congestion and improve efficiency when entering and exiting the Site. The eastern access will be modified to provide a secondary drop-off and pick-up area to improve bus and parent vehicle segregation. New pedestrian crossings along Maple Street will be installed for improved sight lines, pedestrian visibility, and circulation efficiency. The Norden Street access west of the building will be reconfigured with a small loop in front of the administration wing.

Parking will be redistributed on the east side of the building to better separate staff and student parking areas and to provide safer circulation patterns around it.

All of the athletic fields will be renovated or restored as a result of construction activities, with some including installation of new accessory structures. The existing tennis courts will be demolished and six (6) new courts will be constructed north of the existing track & field area. A new concession stand with restrooms will be constructed adjacent to the existing track & field area.

New underground utilities will serve the school and a new stormwater management system will treat and mitigate runoff in accordance with state standards. See section below for additional utility information.

Source, Capacities, and Method of Obtaining Utilities

Water

The existing asbestos cement water services will be removed. The proposed water distribution system will consist of Class 52 cement-lined ductile iron (CLDI) water lines. A new 8” water main be installed, routed from the existing street main and looped around the building and site to provide a redundant supply.

New 4” domestic and 6” fire protection service lines for the building will be installed and fed off of the new 8” main. New hydrants will be provided, along with associated new service connections. The fire protection service will include a wall mounted indicator valve, as required by NFPA.

Sewer

A majority of the existing sanitary sewer service will be removed, with only the westernmost run of existing pipe remaining to connect the proposed service into. A portion of the new sewer

system will consist of 6” and 8” polyvinyl chloride pipe (PVC) Schedule 40 pressure pipe for gravity routing, while the remaining portion of the new system will consist of 3” force main and one (1) grinder pump. The new services will be routed off-site at the west property line where it eventually connects into the municipal sewer main within the public right of way.

A new precast concrete grease trap will be installed to treat wastes generated from the kitchen in accordance with the Plumbing Code. Floor drains from within the building will be routed through a precast gas/sand trap prior to entering the sewer system. Typical sewer manholes will consist of precast concrete and have exterior surfaces painted with two coats of bitumastic paint.

Drainage

A portion of existing drainage system will be removed, with a section of existing 24” pipe along the east edge of the site and a section of 24” pipe south of the building being maintained for re-use. Portions of existing drainage discharge pipes outside the limit of disturbance will remain, including concrete end walls.

The proposed storm drain system will consist of a series of deep-sump catch basins, areas drains, water quality units and manholes located in new parking areas, driveways, and around the perimeter of the building. A trench drain routed to an oil/grit separator will be installed to treat runoff from the loading dock area. The new drainage system will receive and treat stormwater runoff prior to discharge. The new drainage system will connect to and utilize the existing drainage discharge points into the existing wetland areas. Piping will consist of high-density polyethylene pipe, and manhole structures will consist of precast concrete.

Subsurface infiltration systems will be installed to capture portions of runoff from the roof and pavement and infiltrate it back into the ground. Low impact design (LID) elements, including bioretention areas, will also be utilized for stormwater management to the extent practicable. The use of porous pavers is also being considered for use in certain vehicular and pedestrian areas. The design will be based on detailed subsurface geotechnical investigations, including the existing groundwater elevation and soil permeability. Treatment of stormwater runoff will be provided in accordance with the Massachusetts Stormwater Management Handbook.

Gas

The existing gas service will be removed, including service connections and gas meter.

New gas service will be installed from the existing main in the right-of-way to the new meter with pad on the south side of the building.

Electric/Telecom

Existing electrical services will be removed, including primary and secondary underground services, portions of existing overhead wiring, and utility poles. Existing light poles will be removed, with the exception of existing track and field stadium lighting to remain.

New underground primary and secondary electric services will be installed, as well as new telecommunication services. A new pad mounted transformer, new pad mounted emergency generator and new light poles with LED fixtures will also be installed. New lighting will also be

provided for the tennis courts and basketball courts areas. Refer to Electrical Systems description under MEPFP Systems sections.

Permit Summary

Town of East Longmeadow

Planning Board

Site Plan Review

A Site Plan Review (SPR) application package will be filed with the Town Planning Board, as required by the Zoning Bylaw for new school construction. The SPR application package shall conform to the Town of East Longmeadow Instructions for Site Plan Review Application and will be filed approximately 4 weeks prior to the next scheduled Planning Board meeting. The Design Review Committee shall first review the application package and make recommendations to the Planning Board within 35 days of receiving the application, prior to the public hearing. The Planning Board shall schedule a public hearing within 65 days of receipt of the application. Within 90 days of the hearing, a decision will be rendered by the Planning Board. Written conditions, if any, shall be forwarded to the client within 14 days of the decision. An appeal may be filed with the Town's Zoning Board of Appeals within 30 days of the date of the decision. A Building Permit can be applied for at the conclusion of the appeal period.

Special Permit – Earth Removal Operations

A Special Permit application package will be filed with the Town Planning Board, as required by the Zoning Bylaw for earth removal operations associated with the new school construction. The Special Permit application package shall conform to the Town of East Longmeadow Instructions for Special Permit Application and will be filed approximately 4 weeks prior to the next scheduled Planning Board meeting. The Planning Board shall schedule a public hearing within 65 days of receipt of the application. Within 90 days of the hearing, a decision will be rendered by the Planning Board. Written conditions, if any, shall be forwarded to the client within 14 days of the decision. An appeal may be filed with the Town's Zoning Board of Appeals within 30 days of the date of the decision. A Building Permit can be applied for at the conclusion of the appeal period.

Building Department

Building Permit

A building permit application will be submitted to the East Longmeadow Building Department prior to the start of construction and after other applicable permits are obtained. If the proposed work conforms to the requirements of the state building code and all pertinent laws under the building inspector's jurisdiction, it is expected that the building inspector will issue a permit within approximately 30 days of the filing date

Department of Public Works

Application for Curb Cut, Water and Sewer Services

An application for curb cut, water and sewer services will need to be filed with the East Longmeadow Department of Public Works for modifying or creating a new curb cut, new water

connections, and new sewer connections. The application will be submitted at the start of Construction Documents. Anticipated period of review is estimated to be a maximum of 30 days.

Trench Permit Application

A Trench Permit application will need to be filed with the East Longmeadow Department of Public Works. The application will be submitted at the start of Construction Documents.

Conservation Commission

Notice of Intent

A Notice of Intent Application will likely need to be filed with the East Longmeadow Conservation Commission due to the presence of wetland resource buffer areas within close proximity of the project disturbance limits. The application package will be submitted during the Design Development phase. The Commission shall hold a public hearing within 21 days of receipt of the filing. A decision will be rendered within 21 days of the close of the hearing. An aggrieved party may file an appeal to the Town Board of Appeals within 10 days of the date of the decision, and a decision on the appeal shall be rendered within 30 days of the commencement of the appeal proceedings.

State of Massachusetts

Massachusetts Department of Environmental Management

Notice of Intent

The Notice of Intent application filed with the East Longmeadow Conservation Commission will also be submitted to the Massachusetts Department of Environmental Management (MA DEP) for their review and comment.

Federal

Environmental Protection Agency (EPA)

NPDES Construction General Permit

Construction activities which disturb an acre or more of land are regulated under the National Pollutant Discharge Elimination System (NPDES) administered by the Environmental Protection Agency (EPA). Most of these activities are regulated under the Construction General Permit, which outlines provisions that construction operators must follow to comply with the NPDES storm water regulations. A Notice of Intent (NOI) must be filed with the EPA for projects seeking coverage under the Construction General Permit. The NPDES permit is filed approximately one month prior to construction and will take 14 days to receive permit coverage.

Option 3C - All New Construction

Site Analysis

The site will be completely redeveloped in this option. New pedestrian circulation will create dedicated, safe, and accessible paths to the school, around the school, and to the surrounding

neighborhoods. Outdoor classrooms are proposed to provide exterior learning environments and to support the educational plan. Outdoor plazas and dining spaces will be constructed to provide enhanced outdoor gathering areas. The front entrance drive loop will be reconfigured with a singular access point to Maple Street to reduce congestion and improve efficiency when entering and exiting the Site. The eastern access drive will be modified to provide a secondary drop-off and pick-up area to improve bus and parent vehicle segregation. The Norden Street access west of the building will be demolished to provide additional green space for athletic fields. Emergency access around the entire building will be provided.

Parking will be redistributed to provide staff, visitor, and accessible spaces in front of the new main entrance while student parking will be reconfigured at its current location northeast of the new building. Maple Street will serve as the only access to the Site, from two locations – one north and one northeast of the new building.

The athletic fields will be reconstructed, with a portion previous building area being converted into new athletic fields once the existing building is demolished. The existing tennis courts will be demolished and six (6) new courts will be constructed north of the existing track & field area. A new concession stand with restrooms will be constructed adjacent to the existing track & field area.

New underground utilities will serve the school and a new stormwater management system will treat and mitigate runoff in accordance with state standards. See section below for additional utility information.

Source, Capacities, and Method of Obtaining Utilities

Water

The existing water services will be removed. The proposed water distribution system will consist of Class 52 cement-lined ductile iron (CLDI) water lines. A new 8” water main be installed, routed from the existing street main and looped around the building and site to provide a redundant supply.

New 4” domestic and 6” fire protection service lines for the building will be installed and fed off of the new 8” main. New hydrants will be provided, along with associated new service connections. The fire protection service will include a wall mounted indicator valve, as required by NFPA.

Sewer

A majority of the existing sanitary sewer service will be removed, with only the westernmost run of existing pipe remaining to connect the proposed service into. A portion of the new sewer system will consist of 6” and 8” polyvinyl chloride pipe (PVC) Schedule 40 pressure pipe for gravity routing, while the remaining portion of the new system will consist of 3” force main and two (2) grinder pumps. The new services will be routed off-site at the west property line where it eventually connects into the municipal sewer main within the public right of way.

A new precast concrete grease trap will be installed to treat wastes generated from the kitchen in accordance with the Plumbing Code. Floor drains from within the building will be routed through a precast gas/sand trap prior to entering the sewer system. Typical sewer manholes will consist of precast concrete and have exterior surfaces painted with two coats of bitumastic paint.

Drainage

A portion of existing drainage system will be removed, with a section of existing 24" pipe along the east edge of the site being maintained for re-use. Portions of existing drainage discharge pipe outside the limit of disturbance will remain, including concrete end walls.

The proposed storm drain system will consist of a series of deep-sump catch basins, areas drains, water quality units and manholes located in new parking areas, driveways, and around the perimeter of the building. A trench drain routed to an oil/grit separator will be installed to treat runoff from the loading dock area. The new drainage system will receive and treat stormwater runoff prior to discharge. The new drainage system will connect to and utilize the existing drainage discharge points into the existing wetland areas. Piping will consist of high-density polyethylene pipe, and manhole structures will consist of precast concrete.

Subsurface infiltration systems will be installed to capture portions of runoff from the roof and pavement and infiltrate it back into the ground. Low impact design (LID) elements, including bioretention areas, will also be utilized for stormwater management to the extent practicable. The use of porous pavers is also being considered for use in certain vehicular and pedestrian areas. The design will be based on detailed subsurface geotechnical investigations, including the existing groundwater elevation and soil permeability. Treatment of stormwater runoff will be provided in accordance with the Massachusetts Stormwater Management Handbook.

Gas

The existing gas service will be removed, including service connections and gas meter.

New gas service will be installed from the existing main in the right-of-way to the new meter with pad on the east side of the building.

Electric/Telecom

Existing electrical services will be removed, including primary and secondary underground services, portions of existing overhead wiring, and utility poles. Existing light poles will be removed, with the exception of existing track and field stadium lighting to remain.

New underground primary and secondary electric services will be installed, as well as new telecommunication services. A new pad mounted transformer, new pad mounted emergency generator and new light poles with LED fixtures will also be installed. New lighting will also be provided for the tennis courts and basketball courts areas. Refer to Electrical Systems description under MEPFP Systems sections.

Permit Summary

Town of East Longmeadow

Planning Board

Site Plan Review

A Site Plan Review (SPR) application package will be filed with the Town Planning Board, as required by the Zoning Bylaw for new school construction. The SPR application package shall conform to the Town of East Longmeadow Instructions for Site Plan Review Application and will be filed approximately 4 weeks prior to the next scheduled Planning Board meeting. The Design Review Committee shall first review the application package and make recommendations to the Planning Board within 35 days of receiving the application, prior to the public hearing. The Planning Board shall schedule a public hearing within 65 days of receipt of the application. Within 90 days of the hearing, a decision will be rendered by the Planning Board. Written conditions, if any, shall be forwarded to the client within 14 days of the decision. An appeal may be filed with the Town's Zoning Board of Appeals within 30 days of the date of the decision. A Building Permit can be applied for at the conclusion of the appeal period.

Special Permit – Earth Removal Operations

A Special Permit application package will be filed with the Town Planning Board, as required by the Zoning Bylaw for earth removal operations associated with the new school construction. The Special Permit application package shall conform to the Town of East Longmeadow Instructions for Special Permit Application and will be filed approximately 4 weeks prior to the next scheduled Planning Board meeting. The Planning Board shall schedule a public hearing within 65 days of receipt of the application. Within 90 days of the hearing, a decision will be rendered by the Planning Board. Written conditions, if any, shall be forwarded to the client within 14 days of the decision. An appeal may be filed with the Town's Zoning Board of Appeals within 30 days of the date of the decision. A Building Permit can be applied for at the conclusion of the appeal period.

Building Department

Building Permit

A building permit application will be submitted to the East Longmeadow Building Department prior to the start of construction and after other applicable permits are obtained. If the proposed work conforms to the requirements of the state building code and all pertinent laws under the building inspector's jurisdiction, it is expected that the building inspector will issue a permit within approximately 30 days of the filing date.

Department of Public Works

Application for Curb Cut, Water and Sewer Services

An application for curb cut, water and sewer services will need to be filed with the East Longmeadow Department of Public Works for modifying or creating a new curb cut, new water connections, and new sewer connections. The application will be submitted at the start of Construction Documents. Anticipated period of review is estimated to be a maximum of 30 days.

Trench Permit Application

A Trench Permit application will need to be filed with the East Longmeadow Department of Public Works. The application will be submitted at the start of Construction Documents.

Conservation Commission

Notice of Intent

A Notice of Intent Application will likely need to be filed with the East Longmeadow Conservation Commission due to the presence of wetland resource buffer areas within close proximity of the project disturbance limits. The application package will be submitted during the Design Development phase. The Commission shall hold a public hearing within 21 days of receipt of the filing. A decision will be rendered within 21 days of the close of the hearing. An aggrieved party may file an appeal to the Town Board of Appeals within 10 days of the date of the decision, and a decision on the appeal shall be rendered within 30 days of the commencement of the appeal proceedings.

State of Massachusetts

Massachusetts Department of Environmental Management

Notice of Intent

The Notice of Intent application filed with the East Longmeadow Conservation Commission will also be submitted to the Massachusetts Department of Environmental Management (MA DEP) for their review and comment.

Federal

Environmental Protection Agency (EPA)

NPDES Construction General Permit

Construction activities which disturb an acre or more of land are regulated under the National Pollutant Discharge Elimination System (NPDES) administered by the Environmental Protection Agency (EPA). Most of these activities are regulated under the Construction General Permit, which outlines provisions that construction operators must follow to comply with the NPDES storm water regulations. A Notice of Intent (NOI) must be filed with the EPA for projects seeking coverage under the Construction General Permit. The NPDES permit is filed approximately one month prior to construction and will take 14 days to receive permit coverage.

Phasing

Preliminary phasing diagrams for Option 3C are included in Section 6 C of this report. The phases are envisioned as follows and are based on the D-B-B delivery method assumed in the cost estimate for this phase. A more accelerated schedule is being explored as a part of the CMR delivery method option:

Phase 1A

Phase 1A will occur during the spring of 2025 while school is in session. Temporary fencing will be installed around the limit of work. The existing building will remain in use with the exception of the auxiliary gym, which will be demolished to allow for the new building to be constructed with adequate maneuvering clearances. The scope of work in this phase will mostly consist of clearing, earth moving, and excavation for new building footings and select demolition. The Norden Street access drive will be designated for contractor use, but will be shared with school staff.

Phase 1B

Phase 1B will occur during the summer vacation of 2025. Temporary fencing will be installed around the limit of work. The existing building will remain open for staff and admin to access. The scope of work in this phase will consist of the reconfiguration of the northeast parking lot and access drive with associated utilities, and footing, foundation, floor slab installation for the new building. Steel erection for the building may commence during this phase. The northeast access drive off of Maple Street will be utilized for contractor use, while the front entry loop will remain open for school staff.

Phase 1C

Phase 1C will start in the fall of 2025 and continue through to March of 2027. Temporary fencing will be installed around the limit of work. The existing building will remain in use, with no need for modular facilities anticipated. The scope of work in this phase will consist of building construction, and installation of site utilities, access drives, and pedestrian areas around the south and east sides of the new building. Installation of temporary parking will likely be required for this phase. During periods when school in session, contractor access to the site will be restricted to Norden Street. The new building construction will be substantially complete by the end of this phase.

Phase 2A

Phase 2A will start in April of 2027 and continue through to October of 2027. Temporary fencing will be installed around the limit of work. The new building will be occupied and the existing building will be abated and demolished. Once the existing building is demolished, the new front access loop and parking lot will be constructed along with some of the new pedestrian areas. A portion of the athletic fields will be reconfigured and reconstructed in this phase. Some temporary walkways and parking area will be required during this phase. Contractor access to the site will be from Maple Street, northwest of the new building, while staff, student, and parent access will be via the northeast drive off of Maple Street.

Phase 2B

Phase 2B will start in October 2027 and continue through to January of 2028. Temporary fencing will be installed around the limit of work when necessary. The scope of work in this phase will consist of final paving and striping of bituminous parking lots and access drives, installation of remaining sidewalks, plazas, and pedestrian along the front of the new building, and completion of athletic fields reconfiguration.

3.D
OUTLINE OF STRUCTURAL SYSTEMS

1 - BASE REPAIR / CODE UPGRADE SCHEME

This option does not involve structural scope

2 - ADD/RENO SCHEME

The structural implication of this option would be classified as an Addition, requiring the existing to remain portion of the building to be compliant with the current building code, necessitating a seismic upgrade. As the programming involves the removal of many interior CMU walls, disrupting the existing lateral system, assume that new steel braced frames would be introduced within the existing building footprint & some localized existing structure reinforced as a result. The new additions would be structurally separated with building expansion joints and have their own lateral systems. For pricing assume new structure to be 13 pounds per square (psf) of steel at floors & 11 psf at roofs. Floors will have 6.25" slab on metal deck & roofs will use metal roof deck.

3 - ALL NEW SCHEME

New construction will consist of shallow foundations and primarily a structural steel floor and roof system. The ground floor will consist of 5" slab on grade. Elevated floors will have 6.25" slab on metal deck, and roofs will use 3" metal roof deck. For pricing assume new structure to be 13 psf (pounds per square foot) of structural steel at floors & 11 psf at roofs. Spaces requiring column-free clear spanning such as the gymnasium and auditorium will use long span open web steel joists. The auditorium roof will include a higher pitch allowing for a fly space above the stage.

There is also interest in strategic use of exposed mass timber structure to achieve both an aesthetic goal and promote a low carbon footprint. Assume for pricing that the double height central space encompassing the main entry, and cafeteria will use mass timber in the roof framing in the form of glulam beams supporting exposed cellular acoustical metal deck.

The building will have at least one structural expansion joint, strategically located based on geometry.

An additional small concessions building is planned. Its structure will involve shallow foundations, 5" slab on grade, load bearing 8" CMU walls and its roof structure will consist of steel beams & metal roof deck. Assume 8 psf steel weight of roof structure.

JONES WHITSETT ARCHITECTS

In association with

SMMA

3.E
OUTLINE OF HVAC SYSTEMS

BASE REPAIR / CODE UPGRADE SCHEME

New Heating, Ventilating and Air Conditioning systems are proposed to serve the various program spaces and to meet current codes and energy standards.

Heating and cooling will be provided by the Air-Source Variable Refrigerant Flow (VRF) heat recovery systems that will serve indoor ducted heat pump fan coil units installed above ceilings and indoor non-ducted heat pump fan coil units installed in the ceiling. The VRF also will serve the DX heat pump cooling/heating coils in the Dedicated Outdoor Air Systems (DOAS) and Air Handling Units (AHU).

The VRF Air-Source Condensing units (ACCU) serving indoor heat pump fan coil units and DOAS's/AHU's coils will be modular style, roof mounted.

DOAS units will provide ventilation to the classrooms and all teaching spaces, providing conditioned fresh air as supply and exhaust going to energy recovery with Variable Air Volume (VAV) multi-zone distribution. AHUs will support large single-zone spaces with a single zone Variable Air Volume (VAV) distribution. Both unit types (DOAS and AHU) will be provided with DX heat pump heating/cooling coils. There will be an auxiliary electric coil in the main supply duct after each DOAS and AHU.

The VRF Air-source Condensing units (ACCU) serving DOAS and AHUs will be modular style, roof or grade mounted.

The Air-Source VRF heat recovery system will be configured with modular outdoor air-source condensing units (ACCU), Branch Distribution Control Units and distributed indoor heat pump fan coil units to provide heating and cooling to the building.

Air-source condensing units (ACCU) will be configured with compressors with inverter control technology and will support simultaneous heating and cooling of the zones served.

Branch Distribution Control Units will provide multi-zone distribution, control of refrigerant from the common outdoor ACCUs to the indoor heat pump fan coil units to provide simultaneous heating and cooling amongst the zones served.

Refrigerant piping and control wiring will be provided between the ACCUs and Branch Distribution Control Units and between the Branch Distribution Control Units and indoor heat pump fan coil units. Condensate drain piping will be provided for ACUs and Branch Distribution Control Units.

Variable Air Volume (VAV) terminals will be provided before each heat pump fan coil unit to control ventilation air flow.

Classrooms and teaching spaces will be provided with Carbon Dioxide Sensors (CO2) for monitoring.

All auxiliary heating terminals cabinet unit heaters, unit heaters, finned tube radiation & ceiling radiant panels will be electric.

Kitchen Demand Control Ventilation (DCV) will be provided to control variable air volume kitchen hood exhaust fans and make-up air units' fans for the kitchen systems. The DCV will vary the amount of kitchen exhaust and make-up air flow as required for the cooking demand.

Exhaust fans will be provided for the bathrooms, janitor closets and spaces with special exhaust requirements.

Independent, split-type air conditioning systems will be provided for data closets and electrical rooms.

Acoustic attenuation and vibration control will be provided to minimize noise and vibration transmission to occupied spaces in the form of in-duct attenuators, duct lagging, vibration isolators and/or roof-level slabs beneath HVAC equipment.

The heating system will be powered from the emergency generator for freeze protection during a loss of normal power.

The school facility will be provided with a web-accessible, microprocessor-based, direct digital control (DDC) building management system (BMS) for control of HVAC systems & equipment and for monitoring of selected other building systems.

The BMS will be integrated into the Town-wide networked system for the energy management and monitoring.

ADD/RENO SCHEME

New Heating, Ventilating and Air Conditioning systems are proposed to serve the various program spaces and to meet current codes and energy standards.

Heating and cooling will be provided by the Air-Source Variable Refrigerant Flow (VRF) heat recovery systems that will serve indoor ducted heat pump fan coil units installed above ceilings and indoor non-ducted heat pump fan coil units installed in the ceiling. The VRF also will serve the DX heat pump cooling/heating coils in the Dedicated Outdoor Air Systems (DOAS) and Air Handling Units (AHU).

The VRF Air-Source Condensing units (ACCU) serving indoor heat pump fan coil units and DOAS's/AHU's coils will be modular style, roof mounted.

DOAS units will provide ventilation to the classrooms and all teaching spaces, providing conditioned fresh air as supply and exhaust going to energy recovery with Variable Air Volume (VAV) multi-zone distribution. AHUs will support large single-zone spaces with a single zone Variable Air Volume (VAV) distribution. Both unit types (DOAS and AHU) will be provided with DX heat pump heating/cooling coils. There will be an auxiliary electric coil in the main supply duct after each DOAS and AHU.

The VRF Air-source Condensing units (ACCU) serving DOAS and AHUs will be modular style, roof or grade mounted.

The Air-Source VRF heat recovery system will be configured with modular outdoor air-source condensing units (ACCU), Branch Distribution Control Units and distributed indoor heat pump fan coil units to provide heating and cooling to the building.

Air-source condensing units (ACCU) will be configured with compressors with inverter control technology and will support simultaneous heating and cooling of the zones served.

Branch Distribution Control Units will provide multi-zone distribution, control of refrigerant from the common outdoor ACCUs to the indoor heat pump fan coil units to provide simultaneous heating and cooling amongst the zones served.

Refrigerant piping and control wiring will be provided between the ACCUs and Branch Distribution Control Units and between the Branch Distribution Control Units and indoor heat pump fan coil units. Condensate drain piping will be provided for ACUs and Branch Distribution Control Units.

Variable Air Volume (VAV) terminals will be provided before each heat pump fan coil unit to control ventilation air flow.

Classrooms and teaching spaces will be provided with Carbon Dioxide Sensors (CO_2) for monitoring.

All auxiliary heating terminals cabinet unit heaters, unit heaters, finned tube radiation & ceiling radiant panels will be electric.

Kitchen Demand Control Ventilation (DCV) will be provided to control variable air volume kitchen hood exhaust fans and make-up air units' fans for the kitchen systems. The DCV will vary the amount of kitchen exhaust and make-up air flow as required for the cooking demand.

Exhaust fans will be provided for the bathrooms, janitor closets and spaces with special exhaust requirements.

Independent, split-type air conditioning systems will be provided for data closets and electrical rooms.

Acoustic attenuation and vibration control will be provided to minimize noise and vibration transmission to occupied spaces in the form of in-duct attenuators, duct lagging, vibration isolators and/or roof-level slabs beneath HVAC equipment.

The heating system will be powered from the emergency generator for freeze protection during a loss of normal power.

The school facility will be provided with a web-accessible, microprocessor-based, direct digital control (DDC) building management system (BMS) for control of HVAC systems & equipment and for monitoring of selected other building systems.

The BMS will be integrated into the Town-wide networked system for energy management and monitoring.

ALL NEW SCHEME

New Heating, Ventilating and Air Conditioning systems are proposed to serve the various program spaces and to meet current codes and energy standards.

Heating and cooling will be provided by the Air-Source Variable Refrigerant Flow (VRF) heat recovery systems that will serve indoor ducted heat pump fan coil units installed above ceilings and indoor non-ducted heat pump fan coil units installed in the ceiling. The VRF also will serve the DX heat pump cooling/heating coils in the Dedicated Outdoor Air Systems (DOAS) and Air Handling Units (AHU).

The VRF Air-Source Condensing units (ACCU) serving indoor heat pump fan coil units and DOAS's/AHU's coils will be modular style, roof mounted.

DOAS units will provide ventilation to the classrooms and all teaching spaces, providing conditioned fresh air as supply and exhaust going to energy recovery with Variable Air Volume (VAV) multi-zone distribution. AHUs will support large single-zone spaces with a single zone Variable Air Volume (VAV) distribution. Both unit types (DOAS and AHU) will be provided with DX heat pump heating/cooling coils. There will be an auxiliary electric coil in the main supply duct after each DOAS and AHU.

The VRF Air-source Condensing units (ACCU) serving DOAS and AHUs will be modular style, roof or grade mounted.

The Air-Source VRF heat recovery system will be configured with modular outdoor air-source condensing units (ACCU), Branch Distribution Control Units and distributed indoor heat pump fan coil units to provide heating and cooling to the building.

Air-source condensing units (ACCU) will be configured with compressors with inverter control technology and will support simultaneous heating and cooling of the zones served.

Branch Distribution Control Units will provide multi-zone distribution, control of refrigerant from the common outdoor ACCUs to the indoor heat pump fan coil units to provide simultaneous heating and cooling amongst the zones served.

Refrigerant piping and control wiring will be provided between the ACCUs and Branch Distribution Control Units and between the Branch Distribution Control Units and indoor heat pump fan coil units. Condensate drain piping will be provided for ACUs and Branch Distribution Control Units.

Variable Air Volume (VAV) terminals will be provided before each heat pump fan coil unit to control ventilation air flow.

Classrooms and teaching spaces will be provided with Carbon Dioxide Sensors (CO2) for monitoring.

All auxiliary heating terminals cabinet unit heaters, unit heaters, finned tube radiation & ceiling radiant panels will be electric.

Kitchen Demand Control Ventilation (DCV) will be provided to control variable air volume kitchen hood exhaust fans and make-up air units' fans for the kitchen systems. The DCV will vary the amount of kitchen exhaust and make-up air flow as required for the cooking demand.

Exhaust fans will be provided for the bathrooms, janitor closets and spaces with special exhaust requirements.

Independent, split-type air conditioning systems will be provided for data closets and electrical rooms.

Acoustic attenuation and vibration control will be provided to minimize noise and vibration transmission to occupied spaces in the form of in-duct attenuators, duct lagging, vibration isolators and/or roof-level slabs beneath HVAC equipment.

The heating system will be powered from the emergency generator for freeze protection during a loss of normal power.

The school facility will be provided with a web-accessible, microprocessor-based, direct digital control (DDC) building management system (BMS) for control of HVAC systems & equipment and for monitoring of selected other building systems.

The BMS will be integrated into the Town-wide networked system for energy management and monitoring.

The following HVAC systems will continue to receive exploration in Schematic Design and were priced as alternates at this PSR phase for information:

- Alternate 1: geothermal ground source VRF heat pumps
- Alternate 2: gas fired boilers/air cooled chillers, 4-pipe FCUs

JONES WHITSETT ARCHITECTS

In association with

SMMA

3.F
OUTLINE OF PLUMBING & FIRE PROTECTION SYSTEMS

BASE REPAIR / CODE UPGRADE SCHEME

PLUMBING

The plumbing systems throughout the existing building are dated and have exceeded their expected lifespans. The replacement of each system, fixture, and equipment is recommended. Drainage systems include storm water, sanitary waste and vent, kitchen waste and vent, and classroom laboratory waste and vent. Domestic water systems cold water, hot water, and hot water return piping. Portions thereof may be preserved upon site observation of condition.

Prior to design, it is recommended that the underground storm water, sanitary, and waste piping be scoped by an outside plumbing service company to determine the condition of the buried piping. The investigation will show areas of blockages and define the scope of required replacement. Without confirmation of the adequacy of the existing underground piping, replacement of all piping is recommended.

The existing classroom laboratory waste piping is glass, which is no longer the industry standard for laboratory waste piping. Parts are not as readily available as newer materials, and the number of skilled workers is limited. It is recommended that the glass piping be replaced with polypropylene piping in accordance with current accepted practices.

Natural Gas Piping will be removed and consolidated to one gas service entrance. High- and low-pressure systems will be fed off their own regulator, new connections to gas fired equipment will be required.

All plumbing fixtures, equipment and drains are approaching or beyond their lifespan, fixtures shall be removed. New fixtures will meet the quantities, accessibility, and sustainability requirements set forth in the plumbing code, Architectural Access Board regulations, and Leed water reduction credits. In many locations, toilet rooms that were not accessible will be modified to accessible toilet rooms. New plumbing fixtures that meet MAAB requirements will be installed. Additionally, in this option, water heaters, pumps, etc. are to be replaced in kind.

FIRE SUPPRESSION

The existing building does not currently have an automatic sprinkler system or standpipe system. An automatic sprinkler system will be installed as part of the code upgrade option. Selective demolition of

ceilings, walls, etc. will be required to install the fire protection system throughout the building. Exposed piping and sprinklers may be necessary to accommodate the new system.

The entire building will be protected throughout with a combined wet automatic fire suppression system. The system will be designed in accordance with NFPA 13 (2013 ed), 780 CMR Ninth Edition (IBC 2015 with Massachusetts amendments), 527CMR 1.00 Massachusetts Comprehensive Fire Safety Code, & Local Jurisdictional regulations.

A hydrant flow test is required to confirm that the available water supply (pressure and flow) is sufficient for the new sprinkler system. The flow test is required during design to determine the system pipe sizing and to determine if a fire pump is required. Until the flow test is performed, it is currently assumed that a fire pump is not required, If deemed necessary, an electric fire pump with associated jockey pump, control panels, automatic transfer switch, etc, will be installed to provide adequate pressure to meet the automatic sprinkler demand.

A flow test within 12 months of the sprinkler sub-contractors working plan (shop drawings) submission is also required for preparation of the subcontractor's hydraulic calculations.

Since the height of the highest occupiable floor is less than 30 feet from the level of fire department access, standpipe systems are not required. However, firefighting operations may require standpipes with hose valves. Final determination will be coordinated with the East Longmeadow Fire Department during design. Standpipes will be designed in accordance with NFPA Standard 14, 2013, and local Fire Department requirements. Each standpipe will be equipped with a 2-1/2” fire department hose valve with 1-1/2” reducer. The standpipe system will be manual wet (required flow/pressure provided through the fire department connection).

A new fire entrance (estimated to be 6-inch) will be installed through the foundation wall and up into a fire / water service room. The location is yet to be determined. The service entrance will include a supervised double check valve assembly and wet alarm check valve. Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector’s test valve, will be provided for each sprinkler zone.

The type and location of fire department connection(s) will be coordinated with the East Longmeadow Fire Department. It is assumed that the fire department connection will be storz type and will be located at the exterior wall of the fire service room. An additional fire department connection will be provided at the front entrance if directed by the fire department. Both will be provided with a check valve and automatic ball drip.

Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector’s test valve, will be provided for each sprinkler zone. The sprinkler system will be zoned per floor to monitor water flow. Each zone will be limited to protect a maximum of 52,000 square feet. Two sprinkler zones are anticipated for each floor (four zones total). The test valves for each zone shall be accessible, and their discharge lines are directed outside the building to a safe location.

Sprinklers will be supplied from distribution piping off the floor control valve assemblies described in the paragraph above. The building will primarily be protected as light hazard with some areas of ordinary hazard group 1 ~~,~~ and ordinary hazard group 2.

Light hazard design shall have sprinkler spacing no more than 225 square feet (15’ x 15’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.10 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as light hazard include general classrooms, fitness rooms, common areas, gymnasiums, offices.

Ordinary hazard (group 1) design shall have sprinkler spacing no more than 130 square feet (10’ x 13’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.15 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 1): kitchens, storage rooms, electrical closets.

Ordinary hazard (group 2) design shall have sprinkler spacing no more than 130 square feet (10’ x 13’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.20 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 2): stages.

Dry Sprinkler systems will be provided for all enclosed areas that are unheated; A supervised dry pipe valve with flow and tamper switches, and an air compressor sized to fill the system.

The fire protection piping will be schedule 40 piping with threaded fittings for any piping sized 1-½” and less. For sizes 2” and larger, schedule 10 piping with roll grooved fittings and couplings will be used.

ADD/RENO SCHEME

PLUMBING

The plumbing systems throughout the renovated portion of the building are dated and have exceeded their expected lifespans. Refer to the base repair/code upgrade for details of the required work in the renovated area. The replacement of every system, fixture, and piece of equipment is recommended. Each system will be fed from new plumbing systems that will be installed within the addition portion of the project.

The new plumbing system will be designed in accordance with 780 CMR Ninth Edition (IBC 2015 with Massachusetts amendments), 248 CMR Fuel Gas and Plumbing Code, and the latest adopted version of National Fuel Gas Code NFPA 54.

A 6” domestic water service will be extended 10’-0” outside the building and connected to the underground utility main. The service will enter the Water Service Room. The water service entrance will be equipped with a strainer, reduced pressure backflow preventer, and water meter. All components will be coordinated with the requirements of the local water department. A hydrant flow test is required to determine if a water booster pump is needed.

- If necessary, an Electric Water Booster Pump will be furnished to provide 50 PSI at the most remote / demanding fixtures.

Domestic cold water will be piped with lead-free type L hard drawn copper with lead-free soldered joints. Domestic cold-water piping will be insulated and distributed throughout the building serving all fixtures and equipment. Additional backflow preventers will be provided as needed for equipment and systems such as HVAC make-up and dust collection system, ice machines, dishwashers, coffee makers, icemakers and protected hot and cold-water systems. Provide a cold-water feed with a reduced pressure backflow preventer for pool fill and make up water.

Domestic hot water will be provided by two ASME gas-fired 95% efficient (minimum) condensing type water heaters in parallel. Water heaters will include a 20-year full warrantee. Each heater will be sized to provide 66% of the demand. Water will be heated to 140 deg. F. for delivery to the kitchen. A central, master thermostatic mixing valve will reduce the temperature to 120 deg. F. for delivery to all other fixtures throughout the school. Digital mixing valves will be provided in lieu of mechanical types. Hand wash lavatories and showers will have integral temperature limit stops and/or point-of-use mixers to provide 110 deg. F. maximum temperature.

Domestic hot water will be piped with lead-free type L hard drawn copper with lead-free soldered joints. Domestic hot water piping will be insulated and distributed throughout the building serving all fixtures and equipment requiring hot water. Emergency shower and eyewash units will be fed from domestic potable water systems and point-of-use thermostatic mixing valves will be provided in each area. Thermostatic mixing valves shall be no further away than 10 feet from recirculated hot water. All domestic water supply systems will be circulated using circulating pumps controlled by immersion aquastats; Hot water will be circulated directly behind all lavatories and other low-flow fixtures.

Insulation for cold water piping will be 1/2” thick. For hot water and hot water return piping, insulation shall be 1” thick. Insulation shields will be installed to protect insulation at all pipe hangers.

Cast Iron Waste and Vent piping will be provided to collect liquid waste from plumbing fixtures, equipment and drains and provide atmospheric relief to maintain tap seals, respectively. All vents will discharge through the roof, at a minimum of 25 feet away from fresh air intakes. Sanitary waste piping will exit the building under the first-floor slab and connect to the site sewer by gravity.

Specialty waste systems will be provided for Kitchen, Garage and Laboratory Waste, each of which will be independently piped and vented. Cast Iron Kitchen Waste piping will serve waste from Kitchen equipment and drains. Waste will flow through an interior grease trap, then discharge by gravity through an exterior site grease trap. Venting from exterior grease trap will navigate back through the building and to the roof independently.

Cast Iron Garage waste, serving drains from overhead doors, parking structures, and discharge from elevator sump pumps, will flow by gravity to a Mass approved exterior gas oil interceptor in site.

Polypropylene Laboratory Waste Piping, serving science room equipment and drains will discharge by gravity to a centralized pH Neutralization system. The system will maintain the ability to treat caustic and acidic waste. Effluent from the pH system will drain by gravity in the under slab and connect to the sanitary sewer. Laboratory Venting functions as its own system and will discharge through the roof under the same stipulations as ordinary venting systems.

Storm Drainage systems will consist of dual purpose (primary and secondary) roof drains, providing primary and overflow drainage to accommodate 4 inches per hour of roof area. Overflow Cast Iron piping will drain by gravity down through the building and daylight at 18” above finished grade; Cast Iron Storm drainage will exit at various locations in the under slab and connect to site storm water collection system. All horizontal storm piping will be insulated to prevent condensation.

Plumbing fixtures will be provided in the facility to accommodate the projected population of male students and female students and shall be in accordance with 248 CMR Paragraph 10.10, Table 1. Plumbing fixtures will be equipped with water conserving features. Water closets and urinals will be commercial vitreous China, wall hung (ADA compliant.) Lavatories will be multi-station units or wall mounted China. Each floor will include a janitor’s closet with a corner mop service basin. Toilet cores on each floor will include alcove-recessed electric water cooler with bottle filling station and, in a high-low handicapped accessible configuration to meet MAAB requirement. All toilet and mechanical rooms will have floor drains complete with trap primers and chrome plated wall mounted hose bibbs.

Natural gas service will be installed to the exterior of the building by the gas company and include a meter and primary pressure regulator. From the outlet of the meter/regulator set, natural gas piping will be extended throughout the building and serve all equipment requiring gas service. Gas pressure within the building will be low pressure, under 1/2 PSIG (14” W.C.). The primary gas utilization equipment will be boilers, make-up air units, rooftop HVAC equipment, kitchen cooking appliances, science laboratory gas turrets, and central domestic water heating equipment. A gas check meter will be provided for gas to boilers and domestic water heaters for trending through the BMS

A radon test will be conducted in the Schematic Design phase. However, at this phase, a new passive radon system has been assumed to be provided. Above slab radon vent stacks from the system will run

through the building via cast iron no-hub piping, the vents will exit independently through the roof. All Below slab piping will be schedule 40 perforated PVC piping with solvent welded drainage pattern joints. Plenum boxes will be required underground within the building footprint to help with the collection of Radon. Perforated PVC trunk lines extended throughout the underslab, connecting to these trunk lines will be geovent lines, or vapor mats. Design of Radon system will be based upon ANSI/AARST CC-1000 (2017).

FIRE SUPPRESSION

The renovation areas of the existing building do not currently have an automatic sprinkler system or standpipe system. An automatic sprinkler system will be installed as part of the addition/renovation scheme. Selective demolition of ceilings, walls, etc. throughout the renovated areas will be required to install the fire protection system throughout the building. Exposed piping and sprinklers may be necessary to accommodate the new system. Throughout the addition, sprinkler mains and branch lines will be installed above the ceiling.

The entire building will be protected throughout with a combined wet automatic fire suppression system. The system will be designed in accordance with NFPA 13 (2013 ed), 780 CMR Ninth Edition (IBC 2015 with Massachusetts amendments), 527CMR 1.00 Massachusetts Comprehensive Fire Safety Code, & Local Jurisdictional regulations.

A hydrant flow test is required to confirm that the available water supply (pressure and flow) is sufficient for the new sprinkler system. The flow test is required during design to determine the system pipe sizing and to determine if a fire pump is required. Until the flow test is performed, it is currently assumed that a fire pump is not required, If deemed necessary, an electric fire pump with associated jockey pump, control panels, automatic transfer switch, etc, will be installed to provide adequate pressure to meet the automatic sprinkler demand.

A flow test within 12 months of the sprinkler sub-contractors working plan (shop drawings) submission is also required for preparation of the subcontractor's hydraulic calculations.

Since the height of the highest occupiable floor is less than 30 feet from the level of fire department access, standpipe systems are not required. However, firefighting operations may require standpipes with hose valves. Final determination will be coordinated with the East Longmeadow Fire Department during design. Standpipes will be designed in accordance with NFPA Standard 14, 2013, and local Fire Department requirements. Each standpipe will be equipped with a 2-1/2” fire department hose valve with 1-1/2” reducer. The standpipe system will be manual wet (required flow/pressure provided through the fire department connection).

A new fire entrance (estimated to be 6-inch) will be installed through the foundation wall and up into a fire / water service room. The location is yet to be determined. The service entrance will include a supervised double check valve assembly and wet alarm check valve. Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector’s test valve, will be provided for each sprinkler zone.

The type and location of fire department connection(s) will be coordinated with the East Longmeadow Fire Department. It is assumed that the fire department connection will be storz type and will be located

at the exterior wall of the fire service room. An additional fire department connection will be provided at the front entrance if directed by the fire department. Both will be provided with a check valve and automatic ball drip.

Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector's test valve, will be provided for each sprinkler zone. The sprinkler system will be zoned per floor to monitor water flow. Each zone will be limited to protect a maximum of 52,000 square feet. Two sprinkler zones are anticipated for each floor (four zones total). The test valves for each zone shall be accessible, and their discharge lines are directed outside the building to a safe location.

Sprinklers will be supplied from distribution piping off the floor control valve assemblies described in the paragraph above. The building will primarily be protected as light hazard with some areas of ordinary hazard group 1 , and ordinary hazard group 2.

Light hazard design shall have sprinkler spacing no more than 225 square feet (15' x 15' pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.10 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as light hazard include general classrooms, fitness rooms, common areas, gymnasiums, offices.

Ordinary hazard (group 1) design shall have sprinkler spacing no more than 130 square feet (10' x 13' pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.15 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 1): kitchens, storage rooms, electrical closets.

Ordinary hazard (group 2) design shall have sprinkler spacing no more than 130 square feet (10' x 13' pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.20 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 2): stages.

Dry Sprinkler systems will be provided for all enclosed areas that are unheated; A supervised dry pipe valve with flow and tamper switches, and an air compressor sized to fill the system.

The fire protection piping will be schedule 40 piping with threaded fittings for any piping sized 1-½" and less. For sizes 2" and larger, schedule 10 piping with roll grooved fittings and couplings will be used.

ALL NEW SCHEME

PLUMBING

The new plumbing systems will be designed in accordance with 780 CMR Ninth Edition (IBC 2015 with Massachusetts amendments), 248 CMR Fuel Gas and Plumbing Code, and the latest adopted version of National Fuel Gas Code NFPA 54.

A 6” domestic water service will be extended 10’-0” outside the building and connected to the underground utility main. The service will enter the Water Service Room. The water service entrance will be equipped with a strainer, reduced pressure backflow preventer, and water meter. All components will be coordinated with the requirements of the local water department. A hydrant flow test is required to determine if a water booster pump is needed.

- If necessary, an Electric Water Booster Pump will be furnished to provide 50 PSI at the most remote / demanding fixtures.

Domestic cold water will be piped with lead-free type L hard drawn copper with lead-free soldered joints. Domestic cold-water piping will be insulated and distributed throughout the building serving all fixtures and equipment. Additional backflow preventers will be provided as needed for equipment and systems such as HVAC make-up and dust collection system, ice machines, dishwashers, coffee makers, icemakers and protected hot and cold-water systems. Provide a cold-water feed with a reduced pressure backflow preventer for pool fill and make up water.

Domestic hot water will be provided by two ASME gas-fired 95% efficient (minimum) condensing type water heaters in parallel. Water heaters will include a 20-year full warrantee. Each heater will be sized to provide 66% of the demand. Water will be heated to 140 deg. F. for delivery to the kitchen. A central, master thermostatic mixing valve will reduce the temperature to 120 deg. F. for delivery to all other fixtures throughout the school. Digital mixing valves will be provided in lieu of mechanical types. Hand wash lavatories and showers will have integral temperature limit stops and/or point-of-use mixers to provide 110 deg. F. maximum temperature.

Domestic hot water will be piped with lead-free type L hard drawn copper with lead-free soldered joints. Domestic hot water piping will be insulated and distributed throughout the building serving all fixtures and equipment requiring hot water. Emergency shower and eyewash units will be fed from domestic potable water systems and point-of-use thermostatic mixing valves will be provided in each area. Thermostatic mixing valves shall be no further away than 10 feet from recirculated hot water. All domestic water supply systems will be circulated using circulating pumps controlled by immersion aquastats; Hot water will be circulated directly behind all lavatories and other low-flow fixtures.

Insulation for cold water piping will be 1/2” thick. For hot water and hot water return piping, insulation shall be 1” thick. Insulation shields will be installed to protect insulation at all pipe hangers.

Cast Iron Waste and Vent piping will be provided to collect liquid waste from plumbing fixtures, equipment and drains and provide atmospheric relief to maintain tap seals, respectively. All vents will discharge through the roof, at a minimum of 25 feet away from fresh air intakes. Sanitary waste piping will exit the building under the first-floor slab and connect to the site sewer by gravity.

Specialty waste systems will be provided for Kitchen, Garage and Laboratory Waste, each of which will be independently piped and vented. Cast Iron Kitchen Waste piping will serve waste from Kitchen equipment and drains. Waste will flow through an interior grease trap, then discharge by gravity through an exterior site grease trap. Venting from exterior grease trap will navigate back through the building and to the roof independently.

Cast Iron Garage waste, serving drains from overhead doors, parking structures, and discharge from elevator sump pumps, will flow by gravity to a Mass approved exterior gas oil interceptor in site.

Polypropylene Laboratory Waste Piping, serving science room equipment and drains will discharge by gravity to a centralized pH Neutralization system. The system will maintain the ability to treat caustic and acidic waste. Effluent from the pH system will drain by gravity in the under slab and connect to the sanitary sewer. Laboratory Venting functions as its own system and will discharge through the roof under the same stipulations as ordinary venting systems.

Storm Drainage systems will consist of dual purpose (primary and secondary) roof drains, providing primary and overflow drainage to accommodate 4 inches per hour of roof area. Overflow Cast Iron piping will drain by gravity down through the building and daylight at 18” above finished grade; Cast Iron Storm drainage will exit at various locations in the under slab and connect to site storm water collection system. All horizontal storm piping will be insulated to prevent condensation.

Plumbing fixtures will be provided in the facility to accommodate the projected population of male students and female students and shall be in accordance with 248 CMR Paragraph 10.10, Table 1. Plumbing fixtures will be equipped with water conserving features. Water closets and urinals will be commercial vitreous China, wall hung (ADA compliant.) Lavatories will be multi-station units or wall mounted China. Each floor will include a janitor’s closet with a corner mop service basin. Toilet cores on each floor will include alcove-recessed electric water cooler with bottle filling station and, in a high-low handicapped accessible configuration to meet MAAB requirement. All toilet and mechanical rooms will have floor drains complete with trap primers and chrome plated wall mounted hose bibbs.

Natural gas service will be installed to the exterior of the building by the gas company and include a meter and primary pressure regulator. From the outlet of the meter/regulator set, natural gas piping will be extended throughout the building and serve all equipment requiring gas service. Gas pressure within the building will be low pressure, under 1/2 PSIG (14” W.C.). The primary gas utilization equipment will be boilers, make-up air units, rooftop HVAC equipment, kitchen cooking appliances, science laboratory gas turrets, and central domestic water heating equipment. A gas check meter will be provided for gas to boilers and domestic water heaters for trending through the BMS

A radon test will be conducted in the Schematic Design phase. However, at this phase, a new passive radon system has been assumed to be provided. Above slab radon vent stacks from the system will run through the building via cast iron no-hub piping, the vents will exit independently through the roof. All Below slab piping will be schedule 40 perforated PVC piping with solvent welded drainage pattern joints. Plenum boxes will be required underground within the building footprint to help with the collection of Radon. Perforated PVC trunk lines extended throughout the underslab, connecting to these trunk lines will be geovent lines, or vapor mats. Design of Radon system will be based upon ANSI/AARST CC-1000 (2017).

FIRE SUPPRESSION

The entire building will be protected throughout with a combined wet automatic fire suppression system. The system will be designed in accordance with NFPA 13 (2013 ed), 780 CMR Ninth Edition (IBC 2015 with Massachusetts amendments), 527CMR 1.00 Massachusetts Comprehensive Fire Safety Code, & Local Jurisdictional regulations.

A hydrant flow test is required to confirm that the available water supply (pressure and flow) is sufficient for the new sprinkler system. The flow test is required during design to determine the system pipe sizing and to determine if a fire pump is required. Until the flow test is performed, it is currently assumed that a fire pump is not required, If deemed necessary, an electric fire pump with associated jockey pump, control panels, automatic transfer switch, etc, will be installed to provide adequate pressure to meet the automatic sprinkler demand.

A flow test within 12 months of the sprinkler sub-contractors working plan (shop drawings) submission is also required for preparation of the subcontractor's hydraulic calculations.

Since the height of the highest occupiable floor is less than 30 feet from the level of fire department access, standpipe systems are not required. However, firefighting operations may require standpipes with hose valves. Final determination will be coordinated with the East Longmeadow Fire Department during design. Standpipes will be designed in accordance with NFPA Standard 14, 2013, and local Fire Department requirements. Each standpipe will be equipped with a 2-1/2” fire department hose valve with 1-1/2” reducer. The standpipe system will be manual wet (required flow/pressure provided through the fire department connection).

A new fire entrance (estimated to be 6-inch) will be installed through the foundation wall and up into a fire / water service room. The location is yet to be determined. The service entrance will include a supervised double check valve assembly and wet alarm check valve. Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector’s test valve, will be provided for each sprinkler zone.

The type and location of fire department connection(s) will be coordinated with the East Longmeadow Fire Department. It is assumed that the fire department connection will be storz type and will be located at the exterior wall of the fire service room. An additional fire department connection will be provided at the front entrance if directed by the fire department. Both will be provided with a check valve and automatic ball drip.

Floor control valve assemblies, with monitored shut-off valve, flow switch, and an inspector’s test valve, will be provided for each sprinkler zone. The sprinkler system will be zoned per floor to monitor water flow. Each zone will be limited to protect a maximum of 52,000 square feet. Two sprinkler zones are anticipated for each floor (four zones total). The test valves for each zone shall be accessible, and their discharge lines are directed outside the building to a safe location.

Sprinklers will be supplied from distribution piping off the floor control valve assemblies described in the paragraph above. The building will primarily be protected as light hazard with some areas of ordinary hazard group 1 , and ordinary hazard group 2.

Light hazard design shall have sprinkler spacing no more than 225 square feet (15’ x 15’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.10 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as light hazard include general classrooms, fitness rooms, common areas, gymnasiums, offices.

Ordinary hazard (group 1) design shall have sprinkler spacing no more than 130 square feet (10’ x 13’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.15 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 1): kitchens, storage rooms, electrical closets.

Ordinary hazard (group 2) design shall have sprinkler spacing no more than 130 square feet (10’ x 13’ pattern maximum) per sprinkler. The system will be hydraulically calculated to provide 0.20 GPM per square foot over the most hydraulically remote 1500 square feet. Areas to be protected as ordinary hazard (group 2): stages.

Dry Sprinkler systems will be provided for all enclosed areas that are unheated; A supervised dry pipe valve with flow and tamper switches, and an air compressor sized to fill the system.

The fire protection piping will be schedule 40 piping with threaded fittings for any piping sized 1-½” and less. For sizes 2” and larger, schedule 10 piping with roll grooved fittings and couplings will be used.

3.G
OUTLINE OF ELECTRICAL SYSTEMS

BASE REPAIR / CODE UPGRADE SCHEME

Existing exterior lights shall be repaired and/or replaced with energy-efficient LED lights in compliance with the Energy Code. Associated manual switches shall be replaced with a programmable time-controlled lighting control system.

Majority of the existing interior lighting fixtures shall be replaced with energy-efficient dimmable LED lights in compliance with the Energy Code. Auditorium stage lighting shall be replaced to utilize LED lights.

Room occupancy sensors, photocells and programmable time-controlled lighting control system shall be provided throughout the building for controlling all interior lights.

Exit signs shall be replaced with LED type. Exit signs shall be added in some locations for better visibility. The “original” 800 Amp 120/208v 3ph 4 wire Main Distribution panel “DP-1” and the 1,200 Amp 277/480v 3 ph 4w Main Distribution Switchboard shall be replaced. The new location for the 1,200 Amp 277/480v 3ph 4 w switchboard shall be defined since the current location is unacceptable due to violation of the required clearance.

About 30 downstream Distribution and Small power 120/208v 3ph 4w panels in poor condition shall be replaced. All power feeders to downstream panels shall be replaced.

Non-GFI receptacles in the kitchen area shall be replaced. “Original” receptacles and associated branch wiring shall be replaced.

If the new HVAC and plumbing equipment will require additional power capacity comparing to the existing equipment needs, the existing utility service of 1,200 Amp may not be adequate, and it will need to be upgraded which will lead to replacement of the utility transformer, the secondary feeder, and the main power distribution system equipment accordingly.

The existing Fire Alarm system requires some upgrading – adding smoke detectors fand adding audio/visual signaling devices in corridors and some spaces.

Distributed Antenna System (DAS) with Bi-Directional Amplifier (BDA) shall be added for Police and Fire Fighters use.

ADD/RENO SCHEME

The new utility service will be provided by the Utility Co., as adequate to accommodate the new school building program. The new service will originate from the existing street overhead line and then will extend underground towards the new outdoor pad-mounted transformer. The utility transformer will be installed adjacent to the new Main Electric room. The transformer secondary feeder will be terminated in the new 2,500 Amp or 3,000 Amp 277/480 Main Switchboard.

The Main Electric room will house the main power distribution equipment such as panels, transformers, disconnect switches, motor control centers, etc.

A new 500KW-800KW 277/480v 3ph 4w outdoor diesel-fire Emergency Generator will be provided to support building equipment and loads that require a back-up power source. A skid-based fuel tank will be sized for 24 hours of the generator operation without re-fueling. Standby and Life-safety ATS's and downstream panels will be provided. The Life-safety equipment will be installed in dedicated 2-hr fire-rated emergency closets.

Five or more secondary electric rooms with emergency closets will house panels and transformers supporting building loads in respective building areas. Kitchen panels will be provided to support kitchen equipment. Power will be provided to HVAC and plumbing equipment, Gym equipment, Auditorium stage equipment, motorized window treatments, door operators, special equipment in labs and Art rooms, etc.

A new power use monitoring system will be provided. About 25-35 sub-meters will be provided to monitor the energy use of various panels and larger building equipment. The metering system will be connected to DDC (BMS).

A new energy-efficient lighting system will be provided in compliance with the Energy Code, consisting of pendant and recessed LED lights.

Auditorium stage will be equipped with LED Performance lighting system consisting of track-mounted LED multi-color lights and dimming multi-scene preset controls.

New networked time-programmable lighting control system, occupancy sensors and photocells will be provided to control interior and exterior lights. The lighting control system will be connected to DDC (BMS).

New exterior lights including LED pole-mounted and building-mounted lights will be provided.

A minimum of 50% of receptacles ("plug-in loads") will be controlled by local occupancy sensors or an automatic time-scheduled control system.

Lightning protection system will be provided. It will consist of roof mounted air terminals, grounding conductors, down leads, ground rods and bonding conductors.

Provisions for future PV system will be installed. Conduit penetrations with weatherproof caps through the roof and empty conduits with pull wires will be provided between the future roof PV arrays and future PV inverter location(s) in dedicated storage rooms, and continued conduits to the Main Electric room.

A new addressable Fire Alarm system will be provided. Fire alarm system will consist of a Fire Alarm Control Panel (FACP) with microphone assembly, printer, LCD type remote annunciator(s), automatic smoke and heat detectors, manual pull stations, audible and visible alarm signals, connections to automatic fire suppression systems. The system will transmit the alarm signals via telephone lines to monitoring Central Station.

Distributed Antenna System (DAS) with Bi-Directional Amplifier (BDA) shall be added for Police and Fire Fighters use.

ALL NEW SCHEME

The new utility service will be provided by the Utility Co., as adequate to accommodate the new school building program. The new service will originate from the existing street overhead line and then will extend underground towards the new outdoor pad-mounted transformer. The utility transformer will be installed adjacent to the new Main Electric room. The transformer secondary feeder will be terminated in the new 2,500 Amp or 3,000 Amp 277/480 Main Switchboard.

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Distributed Antenna System (DAS) with Bi-Directional Amplifier (BDA) shall be added for Police and Fire Fighters use.

Telecommunications Systems

BASE REPAIR SCHEME

The building interior was recently upgraded to provide 100% coverage with the addition of 85 new wireless access points. It is recommended that the location of the new devices be documented in plans and be salvaged, and safely stored during building repairs. At the end of repairs, the devices will be returned to their original locations and tested to ensure functionality has been maintained.

The existing horizontal cable infrastructure is a combination of Category 5 and 6, unshielded twisted pair cable. It is recommended that the existing horizontal cable infrastructure be upgraded to a Category 6A solution to enable current and future bandwidth requirements. It is also recommended that network equipment spaces that were identified in the existing conditions documentation phase be evaluated and upgraded to permit ease of access for maintaining equipment.

The internal fiber optic cable backbone was recently upgraded. It is recommended that the new fiber optic plant be thoroughly identified and tagged and protected throughout the building repairs. All fiber optic cable circuits shall be tested prior to closeout. Damaged fibers will be replaced.

Power upgrades in the Telecommunications equipment spaces are recommended to support future network electronic equipment upgrades. The Main Distribution Frame room and another Network Equipment room on the second floor of the 1964 addition are air conditioned to prevent equipment overheating. The remaining five network equipment spaces including rooms and wall mounted cabinets are not secured or air conditioned. It is recommended that the remaining five network equipment spaces be equipped with air conditioning and that all network equipment spaces be secured to prevent tampering or damage.

The main office is served by a town-wide IP phone system. There are no telephones in the classrooms. It is recommended that all classrooms and office spaces be equipped with VoIP handsets for emergency communications.

The paging system has been upgraded recently and is in good condition. A new master clock system has been installed and is battery operated. There are no paging horn speakers on the exterior of the building. It is recommended that the existing paging and clock systems be protected during building repairs and to provide exterior paging speakers.

Existing audio visual systems in classrooms and specialty spaces (Auditorium, Gymnasium and others) will be evaluated for functionality and potential upgrades.

ADD/RENO SCHEME

All recommendations listed in the listed in the Base Repair Scheme apply to the Add/Reno Scheme including salvaging of existing devices, equipment and cable infrastructure identified in the previous paragraphs. New spaces shall be provided with Category 6A horizontal cabling, fiber optic cabling that is

compatible with the existing cable plant and new Telecommunications equipment spaces that will be air conditioned and secured.
Existing paging equipment will be expanded to accommodate additional interior and exterior speakers.
If required, the existing master clock system will be expanded to accommodate additional secondary clocks. New secondary clocks will be provided for new classrooms, offices and other identified new spaces.
Existing audio visual systems in classrooms and specialty spaces (Auditorium, Gymnasium and others) will be evaluated for functionality and potential upgrades. New audio visual systems will be provided in new learning spaces per program requirements.

ALL NEW SCHEME

It is recommended that the 85 new wireless access points be salvaged, and safely stored during construction. Prior to closeout, the devices will be redeployed and tested to ensure functionality has been maintained. Additional new wireless access points will be deployed as required to provide 100% coverage in the new facility.

A Category 6A cable plant will be installed to provide state-of-the-art bandwidth capabilities. A new fiber optic backbone system will be provided to connect all remote network equipment rooms with a new Main Distribution Frame room.

New network equipment rooms will be designed to accommodate new equipment racks, and network appliances with a 25% allowance for future growth. Clearances around equipment racks will be factored into the design of Network equipment spaces to enable access to network electronic components for maintenance and repair.

Power in the Telecommunications equipment spaces will be provided to support network electronic equipment. All network equipment spaces will be supported by a back-up generator to maintain an uninterrupted supply of power to essential equipment in the event of power outages.

All network equipment spaces will be air conditioned to protect equipment from overheating and shortening the useful life of sensitive equipment. Each network equipment room will be equipped with access control card readers and door contact switches to prevent equipment tampering or damage.

All classrooms, offices and other designated spaces shall be equipped with VoIP handsets for normal and emergency communications.

A new IP-Based paging system will be provided for daily announcements as well as for initiating lockdown procedures or other emergency broadcasts. The paging system will be integrated with the VoIP system to enable users to initiate announcements from any VoIP handset.

A new wireless master clock system and secondary clocks will be provided. The master clock system will maintain accurate time via GPS technology and integrated with the paging system for providing scheduled tones and prerecorded announcements. The new secondary clocks will be battery operated.

New audio visual systems will be provided in all learning and specialty spaces (Auditorium, Gymnasium and others) per program requirements.

3.H

OUTLINE OF SECURITY SYSTEMS

Site Perimeter Security

Perimeter video surveillance shall include high resolution, lowlight and infrared fixed and multi-lens cameras in concert with video analytics, including motion detection and camera tampering to establish a virtual perimeter and monitor activity within the site. Video surveillance will be used to cover the driveways, parking areas, playgrounds and outdoor classrooms. Cameras will be aesthetically mounted to poles and to the school, where permitted, to provide maximum coverage of the perimeter. All exterior building cameras will be power over Ethernet (PoE), specified for the environment in which they are located, and will include surge suppression. All PoE power supplies will be on UPS and emergency power. Pole-mounted cameras will be powered from independent 120VAC power supplies mounted in a NEMA enclosure at the base of the pole.

Upgraded cameras containing video analytics will assist security and administrative staff with alert notifications. (Photo Source: Bosch Security – IVA5.60 Intelligent Video Analysis)

Building Perimeter

Multiple integrated cameras shall utilize a combination of classifications.

Doors scheduled as entry doors, including the Main Entry, will be controlled by a contactless card reader, electric lock, request to exit switch, door position switch, and be monitored by video on both the interior and exterior of the school. These doors will also include a video intercom system whereby a visitor will request access into the school.

All exterior doors not used for normal entry, but for emergency egress only, will be equipped with hardware on the interior side of the door only, door position switches and alarms. Alarms will be generated for unauthorized access and transmitted as silent alarms, generated only on the access control workstation, and/or audible alarms for local annunciation. All doors either access controlled or monitored will include door closers.

A video intercom will also be located outside of the loading dock delivery doors to allow the driver of the delivery vehicle to communicate with the kitchen office, custodian office or the main office, to request access into the school. Exterior doors, under no circumstances, should remain unsecure or propped open.

Exterior doors shall be marked in numerical order based on the clock position method, starting with the main entry as number one. All doors shall be clearly labeled with large, reflective numbers. These markings will serve as a reference point for first responders. Additionally, doors will be numbered on the interior, to allow occupants of the school the ability to easily identify doors closest to an emergency when communicating with first responders.

Blue flashing lights will be on each elevation of the school, visible from all exterior areas, to indicate a lockdown in progress. This notification will warn staff and students outside of the school to evacuate students to a predetermined location and alert first responders traveling on the adjacent streets of the emergency.

Building Interior

All controlled and monitored doors will communicate with access control panels and an intrusion detection system mounted in a climate-controlled secure closet inside the school. This location will also house the PoE switches that power the cameras. These panels will transmit the access control data to the access control workstations throughout the school. The system will have the capability to receive and acknowledge various types of facility alarm conditions to include door-propped-open and door-forced-open. All alarms will be displayed on a facility map indicating specific location and type of alarm.

Through the access control system and associated equipment, the school will have the capability to lockdown, rendering all card access doors only to be operated by pre-authorized credentials, i.e., the administrative team, and kept in the separate Knox Boxes for Police and Fire on the exterior of the school. These panels will also include a fire alarm module to support a connection with the fire alarm system. In addition, intrusion detection keypads shall be located at common entry points for after-hours door status monitoring. These keypads will be disarmed by the first person entering and armed by the last person leaving the school.

The access control system database will be linked to the district human resource database, which will allow new employee data to be passed to the system for pre-population of card holder data, which will allow personnel to quickly create new access control credentials. Access control credentials will be produced offsite with badging software within, or integrated with, the access control system and allow for multi-colored badges with a photograph and permit full user design of style, logo, fonts and data placement. The system will be part of, or integrated with, the access control system in order to

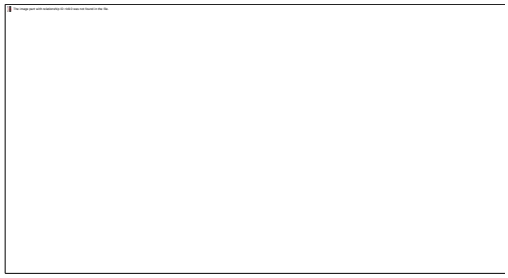
permit tracking of individual badge usage, activation/deactivation of badges at any time or based on user-defined rule sets, and provide both standard and custom reporting capability.

Card access will be employed at the inner and outer doors of the entry vestibule, entry door into the administrative office, tel/data closets, mechanical and electrical closets and rooms containing security equipment. Basic classrooms and other spaces will be provided with a storeroom type lockset, or similar functionality, where the corridor handle is always secure, only unlocked by a key, and the interior handle remains free.

PoE surveillance cameras will be employed within vestibules, hallways, the gymnasium, the cafeteria and other group gathering areas. The video management system server and the network video recorder (NVR), will be capable of recording and storing all video, including the exterior cameras, for a minimum of 30 days at a minimum of 2 megapixel resolution for interior cameras and 3 megapixel resolution for exterior cameras. The video management system will transmit video to workstations located throughout the school, and/or at alternate locations, including the local Police Station, where live viewing will be permitted of any camera image. All cameras will be capable of transmitting in color and exterior cameras will have low light capability where needed (based on lighting design and configuration). Software for motion-based as well as object-based and/or forensic video detection will be used in order to provide discrimination of unwanted versus normal events.

All cameras shall have wiring installed inside walls and above ceilings. Any cable that requires surface mounting shall be run in electrical metallic tubing (EMT) with appropriate fasteners. Any existing cameras that are no longer functional, deemed unnecessary, or conflict with a new design or functional camera field of view, shall be removed along with the wiring for those cameras. While leaving a non-working camera in place gives the perception of active monitoring and increased video surveillance to deter crime, they increase liability for a school.

A desk in the school office will house an access control system workstation, a video management workstation, a visitor management workstation, the master video intercom, a lockdown and duress button. It is from this desk that visitors requesting access into the building will communicate through the video intercom system. Once allowed into the school main office through the remote unlocking capability from the master intercom, visitors will utilize a visitor management kiosk where upon scanning their photo identification will check visitors against custom databases set by each school including custody alerts, banned visitors or sex offender registries. Once cleared by the software the visitor will be provided a credential by office staff to wear while inside the school.



Example of a visitor ID

The Principal and Assistant Principal Office will be equipped with the following equipment: an access control workstation, video management workstation, master intercom station, duress button and lockdown button. The Custodian Office will be equipped with the following equipment: an access control workstation, video management workstation, master intercom station and duress button. The Counselor, Gym and Nurse Office will be equipped with a duress button.

Lockdown and duress buttons will be hardwired to the access control and intrusion detection system. Similarly, the motion detectors and glass break sensors that will be installed on all ground floor and upper floor spaces with direct access from the exterior including doors and windows will be connected to both system with all signals transmitted through the monitoring company and then to the Police Department.

Ground floor windows with direct view from the exterior and all classrooms and offices with visibility from interior corridors will be fitted with easily controlled shades to allow teachers, staff and students to properly shelter in place while decreasing visibility.

All systems operating the security system shall be tied into the uninterruptable power supply (UPS) and generator. Incorporating this system will eliminate downtime while maintaining visibility that they are exposed to without a backup system.

A formalized master key-control and hardware locking system that is incorporated into the access control plan shall be established. Eliminating keys and constant replacement of locking mechanisms will reduce long-term costs. This includes storage room keys and maintenance/supply room doors that use common keys among facility staff and faculty. Audits run through the access control system can report where and when employees are accessing specific equipment or spaces.

Similar to its use on the exterior of the building, a blue flashing light will be provided in the gymnasium, cafeteria, music rooms and all other high volume spaces to indicate a lockdown in progress.

Infrastructure

Below are the various power, network and conduit requirements for the access control and video assessment systems:

Network:

A. A network connection would be required for each access control panel location. This is typically in the form of a network jack located within the security equipment enclosure.
B. Category cabling will be required for each camera, routed back to a network switch inside a secure closet.
C. Two network connections would be required for each video server recorder; the final configuration for recorders will vary depending on the number of cameras throughout the school. For most designs, a network switch is installed in one or more of the security equipment racks for the purpose of connecting video servers and mass storage devices.
D. Coordination of IT elements such as data drops, IP addresses and VLAN configuration, if desired, will be conducted well in advance of system deployment and will be closely monitored throughout the system installation.
E. A network connection would be required for each access control, video management, and visitor management workstation.
F. Rack-mounted equipment will be installed in a 7 foot server cabinet with locking system.

Power and Fire Alarm:

Power for security devices, as outlined below, shall not be shared with any circuit supplying non-security related equipment.

A. Provide one 120VAC 20 Amp UPS circuit and Fire Alarm connection for each access control panel location.
B. Provide one 120VAC 20 Amp UPS circuit for each door to receive an electrified panic hardware device. This circuit may be shared with other security devices.
C. Provide one 120VAC 20 Amp UPS circuit and Fire Alarm connection for each door to receive any type of delayed egress device. This circuit may be shared with other security devices.
D. Provide one 120VAC 20 Amp UPS circuit and Fire Alarm connection for each set of interlocked controlled doors. This circuit may be shared with other security devices.
E. Provide 120VAC UPS power for each pole mounted exterior camera. This circuit may be shared with other security devices.
F. Five 120VAC 20 amp UPS circuits would be required for the security desk.
G. Six 120VAC 20 amp UPS circuits would be required to support the security desk monitors.
H. A rack-mounted managed Uninterruptible Power Supply (UPS) will have adequate power to support at least 30 minutes of outage in the event of a power loss for all rack-mounted equipment.

Conduit:

A. One 1” conduit would be required for each card reader location. Conduit shall be run from the card reader location to the nearest IT closet or cable tray.
B. One ¾” conduit would be required for the following devices and would be run to the nearest IT closet or cable tray:
    1. Video assessment camera
    2. Monitored doors without a card reader
    3. Intercom or Call for Assistance stations

3.I
KITCHEN SUMMARY

BASE REPAIR / CODE UPGRADE SCHEME

The deficiencies outlined in the food service existing conditions report may or may not be specific code issues (most are by any interpretation); however, all are unacceptable in terms of sanitation, food safety and generally acceptable food service practice. The deficiencies and issues of food cross-contamination should be addressed now and in any future planning. Final determinations are subject to local authorities having jurisdiction.

Briefly, the following recommendations are based on current food service standards, sanitation, life safety and code compliance;

- Provide appropriate quantity of hand washing sinks throughout the preparation, cooking, serving and ware washing areas.
- Replace all degraded tables and shelving constructed of inappropriate materials (galvanized steel, painted steel and wood tops).
- Comply with handicap accessibility (i.e. staff toilets, office, work stations, traffic aisles).
- Replace serving line to include code mandated cold food pan, handicap assessable work station, food protectors that comply with current standards and hand washing sink.
- Provide hot and cold food holding equipment at serving lines.
- Replace antiquated dish machine and degraded support tables to accommodate future permanent trays and cutlery.
- Replace missing and non-washable perforated ceiling panels with code compliant panels in all food service areas.
- Provide missing or damaged light fixture covers.
- Repair/replace walls surfaces, ceilings and flooring that have severely degraded as required to meet the current standards for sanitation and safety compliance. Some floor areas are hazardous to foot traffic; liability issue.

ADD/RENO SCHEME

Consideration is given here to the planning of a new self-sustaining efficiently designed food service facility. It is proposed here that the newly renovated food service facility be relocated within the existing building's footprint and some surrounding areas in order to meet the design criteria as described herein.

To avoid disruptions in the food service operations from the existing to new and all other affected relocated areas, this option would require considerable construction phasing.

This option will offer the following advantages;

- The entire recommended design criteria will be achieved, which is includes but not limited to commodities storage, dedicated office space, food service janitorial room, washer & dryer, staff lockers and code compliant staff toilets.
- Allows the development of an operationally efficient and cost-effective food facility with a very long-life span.
- Enhances sanitation, food and staff safety, maintenance and a life-cost cycle justifying the investment.
- All traffic patterns are keyed to maximize operational efficiency of the food service operation.
- Allows professional planning, selection and arrangement of equipment in close consultation with the Owner.
- During the design phase, all existing equipment will be evaluated with food service management and selected for re-use to the greatest extent possible.

This option may offer the following disadvantages;

- The demolition and reconstruction of the proposed areas can impact facility operations and programs. This option will require considerable construction phasing and result in a longer schedule.
- Possible temporary serving and outsourcing of all food service or the inclusion of field kitchen (trailers) on-site.
- Unknown and potentially costly obstacles and compromises that may involve the existing conditions, utilities, etc.
- Construction cost must consider the provision of temporary utilities and accessibility locations that could affect day to day operation of the existing facility.

ALL NEW SCHEME

Consideration is given here for the planning of a new self-sustaining efficiently designed food service facility. It is proposed here that the food service facility would be included into the design of a newly constructed building and separate from the existing building structure.

The proposed new location for the food facility for this option would eliminate construction phasing required to achieve a smooth and seamless transition from the existing food service operations to the new operations. During the construction of the new building, the existing food service facility will continue to prepare and service the population occupying the existing building. Once construction of the new building and kitchen are complete and operational, demolition of the existing facility can be begin.

This option will offer the following advantages;

- No disruptions to the existing food service operations for the culinary program.
- The entire recommended design criteria will be achieved.
- Allows the development of operationally efficient and cost effective food facility with a very long life span.
- Enhances sanitation, food, student and staff safety, maintenance and a life-cost cycle justifying the investment.
- All traffic patterns are keyed to maximize operational efficiency of the food service operations.
- Allows professional planning, selection and arrangement of equipment in close consultation with the Owner.
- During the design phase, all existing equipment will be evaluated with food service management and selected for re-use to the greatest extent possible.

Summary Table - Estimated Preliminary Costs

	Total Gross Sq Ft	Estimated Construction Costs	***Est. Total Project Costs	**Approx. Local Share
1. Code Upgrade / Repair	186,890	$ 95,901,746	$114,800,000	114,800,000
2C. Add/Reno PSR*	199,720	$142,039,948	$173,030,000	116,968,280
3C. New Construction PSR*	191,780	$ 147,519,519	$176,559,772	119,354,406

*The District acknowledges that options containing a new pool are ineligible for participation in the MSBA Grant Program.

**Local share is assumed to be 67.6% of total cost.
***Assumes a project cost multiplier of 1.19
Option 2C includes 3M for Modular CRs

PSR Submission Estimate

East Longmeadow High School

East Longmeadow, MA

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

Prepared for:

Jones Whitsett Architects/SMMA

January 25, 2023

East Longmeadow High School

25-Jan-23

East Longmeadow, MA

PSR Submission Estimate

INTRODUCTION

NOTE: The costs for the various PSR Options indicated above are intended to be an analysis of the relative costs between options and NOT a prediction of the actual final cost of any individual option. Major variables such as geotechnical, site grading, structural system and final MEP systems have yet to be designed and costs will vary significantly from the benchmark cost estimating included as part of this PSR cost analysis. The costs outlined in this report should not be represented as the FINAL construction budget.

This PSR Design Submission cost estimate was produced from conceptual drawings and narratives received on December 21st 2022 prepared by Jones Whitsett Architects/SMMA and their design team.

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

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers. If a CMr procurement is selected costs will likely be higher.

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

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- PV systems
- Removal of contaminated soils
- Rock excavation
- Land acquisition, feasibility, and financing costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

MAIN CONSTRUCTION COST SUMMARY

			Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 1					
RENOVATION - CODE UPGRADES ONLY					
RENOVATE EXISTING SCHOOL			186,890	$343.81	$64,255,088
HAZARDOUS MATERIAL ABATEMENT					$2,070,988
SITEWORK					$1,495,175
SUB-TOTAL			186,890	$362.89	$67,821,251
DESIGN AND PRICING CONTINGENCY	12.0%				$8,138,550
ESCALATION - Assumed Start April 2025	11.5%				$7,799,444
PHASING & LOGISTICS					$2,034,638
SUB-TOTAL					$85,793,883
GENERAL CONDITIONS		48	Months	$140,000	$6,720,000
GENERAL REQUIREMENTS	2.0%				$1,715,878
BONDS	0.5%				$428,969
INSURANCE	1.5%				$1,286,908
PERMIT					WAIVED
SUB-TOTAL					$95,945,638
OVERHEAD + PROFIT	3.0%				$2,878,369
TEMPORARY CLASSROOMS					Owner's Budget
TOTAL OF ALL CONSTRUCTION			186,890	$528.78	**$98,824,007**

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

MAIN CONSTRUCTION COST SUMMARY

			Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 2C					
RENOVATION AND ADDITION					
NEW ADDITION			86,438	$497.21	$42,977,622
RENOVATION			113,282	$399.09	$45,209,765
DEMOLITION OF EXISTING BUILDING			73,608	$8.00	$588,864
HAZARDOUS MATERIAL ABATEMENT					$2,070,988
SITEWORK					$16,613,425
SUB-TOTAL			199,720	$538.06	$107,460,664
DESIGN AND PRICING CONTINGENCY	12.0%				$12,895,280
ESCALATION - Assumed Start April 2025	11.5%				$12,357,976
PHASING & LOGISTICS					$3,223,820
SUB-TOTAL					$135,937,740
GENERAL CONDITIONS		42	Months	$140,000	$5,880,000
GENERAL REQUIREMENTS	2.0%				$2,718,755
BONDS	0.5%				$679,689
INSURANCE	1.5%				$2,039,066
PERMIT					WAIVED
SUB-TOTAL					$147,255,250
OVERHEAD + PROFIT	3.0%				$4,417,658
TEMPORARY CLASSROOMS					Owner's Budget
TOTAL OF ALL CONSTRUCTION			199,720	$759.43	**$151,672,908**

ADD FOR ROOFTOP PV SYSTEM		**In Base Estimate**
HVAC Alternates (Including all markups)		
Alternate 1: Geothermal ground source VRF heat pumps	**ADD**	**$7,884,946**
Alternate 2: Gas fired boilers/air cooled chillers, 4-pipe FCUs	**ADD**	**$2,252,842**

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East Longmeadow High School
East Longmeadow, MA

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PSR Submission Estimate

MAIN CONSTRUCTION COST SUMMARY

			Gross Floor Area	$/sf	Estimated Construction Cost
OPTION 3C					
NEW CONSTRUCTION					
NEW BUILDING			191,780	$451.79	$86,644,610
DEMOLITION OF EXISTING BUILDING			186,890	$8.00	$1,495,120
HAZARDOUS MATERIAL ABATEMENT					$2,070,988
SITEWORK					$17,620,220
SUB-TOTAL			191,780	$562.26	$107,830,938
DESIGN AND PRICING CONTINGENCY	12.0%				$12,939,713
ESCALATION - Assumed Start March 2025	11.5%				$12,400,558
PHASING & LOGISTICS					NR
SUB-TOTAL					$133,171,209
GENERAL CONDITIONS		33	Months	$140,000	$4,620,000
GENERAL REQUIREMENTS	2.0%				$2,663,424
BONDS	0.5%				$665,856
INSURANCE	1.5%				$1,997,568
PERMIT					WAIVED
SUB-TOTAL					$143,118,057
OVERHEAD + PROFIT	3.0%				$4,293,542
TEMPORARY CLASSROOMS					Not Required
TOTAL OF ALL CONSTRUCTION			191,780	$768.65	**$147,411,599**

ADD FOR ROOFTOP PV SYSTEM		**In Base Estimate**
DEDUCT to Remove IT + ELCAT Scope	**DEDUCT**	**($1,504,800)**
DEDUCT to Remove IT, ELCAT + District Scope	**DEDUCT**	**($4,339,550)**
HVAC Alternates (Including all markups)		
Alternate 1: Geothermal ground source VRF heat pumps	**ADD**	**$7,356,681**
Alternate 2: Gas fired boilers/air cooled chillers, 4-pipe FCUs	**ADD**	**$2,101,909**

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East Longmeadow High School
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Building GFA 186,890

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 1 - CODE UPGRADES		BUILDING			
A10	**FOUNDATIONS**				
A1010	Standard Foundations	$0			
A1020	Special Foundations	$0			
A1030	Lowest Floor Construction	$692,100	**$692,100**	$3.70	1.1%
A20	**BASEMENT CONSTRUCTION**				
A2010	Basement Excavation	$0			
A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**				
B1010	Upper Floor Construction	$0			
B1020	Roof Construction	$1,285,900	**$1,285,900**	$6.88	2.0%
B20	**EXTERIOR CLOSURE**				
B2010	Exterior Walls	$4,650,690			
B2020	Windows	$4,650,700			
B2030	Exterior Doors	$420,816	**$9,722,206**	$52.02	15.1%
B30	**ROOFING**				
B3010	Roof Coverings	$5,487,200			
B3020	Roof Openings	$78,800	**$5,566,000**	$29.78	8.7%
C10	**INTERIOR CONSTRUCTION**				
C1010	Partitions	$4,784,384			
C1020	Interior Doors	$810,250			
C1030	Specialties/Millwork	$1,898,900	**$7,493,534**	$40.10	11.7%
C20	**STAIRCASES**				
C2010	Stair Construction	$68,600			
C2020	Stair Finishes	$27,746	**$96,346**	$0.52	0.1%
C30	**INTERIOR FINISHES**				
C3010	Wall Finishes	$736,230			
C3020	Floor Finishes	$1,744,348			
C3030	Ceiling Finishes	$1,578,114	**$4,058,692**	$21.72	6.3%
D10	**CONVEYING SYSTEMS**				
D1010	Elevator	$95,000	**$95,000**	$0.51	0.1%
D20	**PLUMBING**				
D20	Plumbing	$4,419,949	**$4,419,949**	$23.65	6.9%
D30	**HVAC**				
D30	HVAC	$15,184,813	**$15,184,813**	$81.25	23.6%

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Building GFA 186,890

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM			*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 1 - CODE UPGRADES			BUILDING			
D40	**FIRE PROTECTION**					
	D40	Fire Protection	$1,448,398	**$1,448,398**	$7.75	2.3%
D50	**ELECTRICAL**					
	D5010	Complete System	$6,379,260	**$6,379,260**	$34.13	9.9%
E10	**EQUIPMENT**					
	E10	Equipment	$2,285,020	**$2,285,020**	$12.23	3.6%
E20	**FURNISHINGS**					
	E2010	Fixed Furnishings	$2,064,900			
	E2020	Movable Furnishings	NIC	**$2,064,900**	$11.05	3.2%
F10	**SPECIAL CONSTRUCTION**					
	F10	Special Construction	$500,000	**$500,000**	$2.68	0.8%
F20	**DEMOLITION**					
	F2010	Building Elements Demolition	$2,962,970			
	F2020	Hazardous Components Abatement	$0	**$2,962,970**	$15.85	4.6%
TOTAL DIRECT BUILDING COST (Trade Costs)				**$64,255,088**	$343.81	100.0%

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East Longmeadow High School
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PSR Submission Estimate

GFA 186,890

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - CODE UPGRADES							
	GROSS FLOOR AREA CALCULATION						
	Level 01			153,800			
	Level 02			33,090			
	TOTAL GROSS FLOOR AREA (GFA)				**186,890**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	No work in this section						
	SUBTOTAL					-	
A1020	**SPECIAL FOUNDATIONS**						
	No work in this section						
	SUBTOTAL					-	
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Remove and replace 30% slab on grade	**46,140**	sf	15.00	692,100		
	SUBTOTAL					692,100	
	TOTAL - FOUNDATIONS						**$692,100**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						**$0**
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	No Work in this section						
	SUBTOTAL					-	
B1020	**ROOF CONSTRUCTION**						
	Sand, repaint and repair all canopy metal	**7,000**	sf	20.00	140,000		
	Paint steel bar joists + metal decking	**153,800**	sf	1.50	230,700		
	Allowance for structural repairs at Pool area	**15,000**	sf	20.00	300,000		
	Allowance for structural upgrades to accommodate HVAC system	**153,800**	sf	4.00	615,200		
	SUBTOTAL					1,285,900	
	TOTAL - SUPERSTRUCTURE						**$1,285,900**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*73,500*	sf				
040001	*MASONRY*						
	Masonry replacement - 10%	**5,880**	sf	90.00	529,200		
	Masonry repair - 20%	**11,760**	sf	50.00	588,000		
	Masonry repointing - 25%	**14,700**	sf	40.00	588,000		
	Clean etr masonry	**52,920**	sf	10.00	529,200		
	Staging/lifts to exterior wall	**98,000**	sf		w/ rates		
052000	*MISC. METALS*						
	At all removed windows, doors and louvers scrape, clean and repaint steel lintels	**4,083**	lf	30.00	122,490		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - CODE UPGRADES							
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	AVB; fluid applied	**73,500**	sf		ETR		
	AVB at window openings	**9,800**	lf		ETR		
	Miscellaneous sealants replacement/ control joints	**73,500**	sf	0.60	44,100		
072100	*THERMAL INSULATION*						
	Insulation; 2" closed cell insulation to interior face of exterior wall	**73,500**	sf	3.80	279,300		
	Insulation at window openings	**9,800**	lf	3.00	29,400		
074210	*WALL PANELS*						
	Replace existing ACM sheet product with fiber cement panel	**14,700**	sf	70.00	1,029,000		
092900	*GYPSUM BOARD ASSEMBLIES*						
	GWB lining, 5/8" on 4" stud	**73,500**	sf	12.00	882,000		
101400	*SIGNAGE*						
	New signage - allow	**1**	ls	30,000.00	30,000		
	SUBTOTAL					4,650,690	
B2020	**WINDOWS**	*24,500*	sf				
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**9,800**	lf	12.00	117,600		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Backer rod & double sealant	**9,800**	lf	9.50	93,100		
084413	*CURTAIN WALL SYSTEMS*						
	Aluminum window, operable and storefront replacement, triple glazed	**24,500**	sf	180.00	4,410,000		
089000	*LOUVERS*						
	Louvers - allow	**300**	sf	100.00	30,000		
	SUBTOTAL					4,650,700	
B2030	**EXTERIOR DOORS**						
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**784**	lf	12.00	9,408		
079200	*JOINT SEALANTS*						
	Backer rod & double sealant	**784**	lf	9.50	7,448		
081110	*HOLLOW METAL DOORS & FRAMES*						
	Hollow metal Frames, single	**11**	ea	600.00	6,600		
	Hollow metal Frames, double	**14**	ea	600.00	8,400		
	HM door	**39**	ea	800.00	31,200		
084110	*ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS*						
	Glazed aluminum entrance doors including frame and hardware; double	**15**	pr	13,500.00	202,500		
	Glazed aluminum entrance doors including frame and hardware; single	**5**	ea	7,500.00	37,500		
	School guard glazing at entrance	**1**	ls	7,560.00	7,560		
083300	*OVERHEAD DOOR*						
	Overhead door replacement	**1**	ls	30,000.00	30,000		
087100	*DOOR HARDWARE*						
	Hardware	**39**	ea	1,800.00	70,200		
	Auto openers - allow	**2**	ea	5,000.00	10,000		
	SUBTOTAL					420,816	
	TOTAL - EXTERIOR CLOSURE						**$9,722,206**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
055000	*MISC. METALS*						
	Roof ladders - allow	**1**	ls	10,000.00	10,000		
061000	*ROUGH CARPENTRY*						

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East Longmeadow High School
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GFA 186,890

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - CODE UPGRADES							
	Rough carpentry and blocking replacement	**4,000**	lf	12.00	48,000		
070002	*ROOFING AND FLASHING*						
	Remove existing roofing, complete	**153,800**	sf	3.00	461,400		
	New PVC membrane roofing w/ 8" insulation	**153,800**	sf	30.00	4,614,000		
	Roof edge fascia	**4,000**	lf	50.00	200,000		
	Miscellaneous flashings, sealants and accessories including scuppers and downspouts	**153,800**	sf	1.00	153,800		
	SUBTOTAL					5,487,200	
B3020	**ROOF OPENINGS**						
	Allowance to replace roof hatches, smoke hatches etc.	**1**	ls	50,000.00	50,000		
	Skylight replacement	**160**	sf	180.00	28,800		
	SUBTOTAL					78,800	
	TOTAL - ROOFING						**$5,566,000**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Allowance for reconfiguration of existing partitions to accommodate code upgrades, patch damaged etr partitions. Replace interior glazing and frames. 20% of existing walls to remain	**186,890**	gsf	25.60	4,784,384		
	SUBTOTAL					4,784,384	
C1020	**INTERIOR DOORS**						
	Replace all interior doors and hardware sets; reuse existing frames	**463**	set	1,750.00	810,250		
	SUBTOTAL					810,250	
C1030	**SPECIALTIES / MILLWORK**						
	Stage catwalk and access ladder	**1**	ls	30,000.00	30,000		
	Specialties and millwork replacement; markerboards, tackboard, toilet partitions and accessories, lockers, millwork, signage, rails and handrails etc.	**186,890**	gsf	10.00	1,868,900		
	SUBTOTAL					1,898,900	
	TOTAL - INTERIOR CONSTRUCTION						**$7,493,534**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	Replace stair rails and handrails at egress stairs	**4**	flt	15,000.00	60,000		
	New handrails; stage steps	**24**	lf	150.00	3,600		
	Work at stage steps	**1**	ls	5,000.00	5,000		
	SUBTOTAL					68,600	
C2020	**STAIR FINISHES**						
	Rubber tile at stairs - landings	**320**	sf	16.00	5,120		
	Rubber tile at stairs - treads & risers	**483**	lfr	22.00	10,626		
	High performance paint to staircases and railings	**4**	flt	3,000.00	12,000		
	SUBTOTAL					27,746	
	TOTAL - STAIRCASES						**$96,346**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Repair wall tiles in kitchen	**1**	ls	25,000.00	25,000		
	Repair wall tiles in lockers	**1**	ls	50,000.00	50,000		
	Repair wall tiles in pool	**1**	ls	30,000.00	30,000		
	Acoustic wall panels at auditorium	**2,016**	sf	35.00	70,560		
	Allowance for paint to walls etc.	**186,890**	gsf	3.00	560,670		
	SUBTOTAL					736,230	
C3020	**FLOOR FINISHES**						
	Repair floor tiles in pool	**4,985**	sf	10.00	49,850		
	Replace floor tiles in lockers	**3,285**	sf	35.00	114,975		
	Refinish gym flooring	**8,505**	sf	8.00	68,040		
	Replace kitchen flooring with QT	**1,800**	sf	36.00	64,800		
	Carpet tiles to auditorium + admin	**11,016**	sf	8.00	88,128		

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GFA 186,890

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - CODE UPGRADES							
	Stage flooring	**2,140**	sf	24.00	51,360		
	Clean and buff existing terrazzo	**5,140**	sf	8.00	41,120		
	VCT in classrooms and corridors; includes floor prep	**140,675**	gsf	9.00	1,266,075		
	SUBTOTAL					1,744,348	
C3030	**CEILING FINISHES**						
	Replace ceilings in pool with moisture resistant ACT	**4,985**	sf	10.00	49,850		
	Replace ceilings in kitchen with cleanable ACT	**1,800**	sf	9.00	16,200		
	Replace ceilings in lockers with moisture resistant GWB	**3,285**	sf	16.00	52,560		
	Replace ceilings in auditorium	**6,856**	sf	24.00	164,544		
	Paint catwalk	**1**	ls	10,000.00	10,000		
	ACT throughout remaining spaces	**160,620**	gsf	8.00	1,284,960		
	SUBTOTAL					1,578,114	
	TOTAL - INTERIOR FINISHES						**$4,058,692**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	Existing elevator - new controls/ cab finishes	**1**	ea	50,000.00	50,000		
	Wheelchair lift in Auditorium	**1**	ea	45,000.00	45,000		
	SUBTOTAL					95,000	
	TOTAL - CONVEYING SYSTEMS						**$95,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Demo existing cast iron pipes, DHW piping, natural gas piping and replace with new. Replace fixtures.	**186,890**	gsf	23.00	4,298,470		
	Cut & cap existing plumbing	**186,890**	gsf	0.65	121,479		
	SUBTOTAL					4,419,949	
	TOTAL - PLUMBING						**$4,419,949**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Cut & cap existing HVAC; removal included with demolition	**186,890**	gsf	1.25	233,613		
	HVAC complete; VRF (air source heat pump) & DOAS system	**186,890**	gsf	80.00	14,951,200		
	SUBTOTAL					15,184,813	
	TOTAL - HVAC						**$15,184,813**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Fire protection complete system	**186,890**	gsf	7.75	1,448,398		
	SUBTOTAL					1,448,398	
	TOTAL - FIRE PROTECTION						**$1,448,398**
D50	***ELECTRICAL***						
D5010	**ELECTRICAL SYSTEMS**						
	Lighting, controls and associated circuitry (inc exit signs)	**186,890**	gsf	14.00	2,616,460		
	1200A gear and distribution inc (30) panelboards and associated feeders	**186,890**	gsf	8.00	1,495,120		
	Replace non-GFCI with code compliant GFCI receptacles at Kitchen and associated circuitry	**1**	lsum	25,000.00	25,000		
	Mechanical equipment feed and connections	**186,890**	gsf	3.00	560,670		
	Fire alarm system requires some upgrading	**186,890**	gsf	2.00	373,780		
	DAS & BDA system	**186,890**	gsf	2.00	373,780		
	Misc. inc demo	**186,890**	gsf	5.00	934,450		
	SUBTOTAL					6,379,260	
	TOTAL - ELECTRICAL						**$6,379,260**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						

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GFA 186,890

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 1 - CODE UPGRADES							
111300	*LOADING DOCK EQUIPMENT*						
	Loading dock equipment	**1**	ls	2,000.00	2,000		
114500	*APPLIANCES*						
	Allowance for residential appliances	**1**	ls	30,000.00	30,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen & Servery equipment - allowance for new servery; walk-in freezer, new hood + Ansul system	**1**	ls	185,000.00	185,000		
116000	*LABORATORY EQUIPMENT*						
	Science classroom & Prep rooms - fume hoods, goggle cabinets, pegboards etc. - allowance	**10**	ea	25,000.00	250,000		
116200	*THEATRE EQUIPMENT*						
	Allowance	**1**	ls	1,200,000.00	1,200,000		
	Theater curtains and rigging	**1**	ls	included above			
	AV Equipment	**1**	ls	included above			
	TV Production	**1**	ls	included above			
	Projection screens	**1**	ls	included above			
126100	*FIXED AUDIENCE SEATING*						
	Auditorium fixed seating	**850**	ea	350.00	297,500		
116600	*ATHLETIC EQUIPMENT*						
	Gym wall pads	**2,160**	sf	17.00	36,720		
	Basketball backstops; swing up; electric operated	**6**	ea	10,000.00	60,000		
	Gymnasium dividing net; electrically operated	**1**	loc	28,800.00	28,800		
	Volleyball net and standards	**2**	ls	5,000.00	10,000		
	Score boards in Gym	**2**	loc	25,000.00	50,000		
	Misc. gym equipment	**1**	loc	30,000.00	30,000		
119000	*MISCELLANEOUS EQUIPMENT*						
	Kiln	**1**	ea	5,000.00	5,000		
126600	*TELESCOPING STANDS*						
	Retractable bleachers in gym - allow for ADA upgrades	**1**	ls	30,000.00	30,000		
	Retractable bleachers in pool - allow 500 seats	**1**	ls	70,000.00	70,000		
	SUBTOTAL					2,285,020	
	TOTAL - EQUIPMENT						**$2,285,020**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Allowance for window treatment replacement	**24,500**	sf	8.00	196,000		
	Casework replacement	**186,890**	gsf	10.00	1,868,900		
	SUBTOTAL					2,064,900	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$2,064,900**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	Work to existing pool - allowance to replace mechanical and equipment system	**1**	ls	500,000.00	500,000		
	SUBTOTAL					500,000	
	TOTAL - SPECIAL CONSTRUCTION						**$500,000**
F20	***SELECTIVE BUILDING DEMOLITION***						

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GFA 186,890

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	OPTION 1 - CODE UPGRADES							
351	**F2010**	**BUILDING ELEMENTS DEMOLITION**						
352		Demo and remove existing floor slab	**46,140**	sf	8.00	369,120		
353		Remove ACM panels at exterior	**14,700**	sf	6.00	88,200		
354		Remove exterior windows and storefront	**24,500**	sf	8.00	196,000		
355		Demo and abate smoke stack	**1**	ls	50,000.00	50,000		
356		Remove seating	**850**	ea	120.00	102,000		
357		Demo and remove interior floor finishes, ceilings and wall finishes etc.	**186,890**	gsf	4.00	747,560		
358		Remove existing interior and exterior doors & hardware	**463**	ea	220.00	101,860		
359		Misc. selective interior demolition as req'd, partitions, specialties, furnishings etc.... allowance	**186,890**	gsf	3.00	560,670		
360		Selective interior MEP demolition including removal of cut & capped MEP equipment & fixtures	**186,890**	gsf	4.00	747,560		
361		SUBTOTAL					2,962,970	
362								
363	**F2020**	**HAZARDOUS COMPONENTS ABATEMENT**						
364		See main summary for HazMat allowance				See Summary		
365		SUBTOTAL					-	
366								
367		***TOTAL - SELECTIVE BUILDING DEMOLITION***						**$2,962,970**

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 1 CODE UPGRADE							
G	***SITEWORK***						
G10	**SITE PREPARATION & DEMOLITION**						
	Site construction fence/barricades - allowance	**2,000**	lf	18.00	36,000		
	Site construction fence gates	**2**	ea	10,000.00	20,000		
	Stabilized construction entrance	**1**	ls	15,000.00	15,000		
	Pavement/curbing removal			included in unit rates below			
	Miscellaneous demolition	**1**	ls	20,000.00	20,000		
	Erosion control - allowance						
	Silt fence/erosion control	**750**	lf	12.00	9,000		
	Silt fence maintenance and monitoring	**1**	ls	5,000.00	5,000		
	SUBTOTAL					105,000	
	Earthwork				No work		
	Grading and fine grading - allow at disturbed areas	**1**	ls	30,000.00	30,000		
	Hazardous Waste Remediation						
	Dispose/treat contaminated soils, allow				Assumed not required		
	SUBTOTAL					30,000	
G20	**SITE IMPROVEMENTS**						
	Reconstruct accessible parking spaces and access aisles with bituminous concrete pavement, painted striping and signage, including necessary prep and demo	**18**	spcs	5,000.00	90,000		
	Reconstruct crosswalks with bituminous concrete pavement and painted striping, including necessary prep and demo	**1,000**	sf	10.00	10,000		
	Reconstruct accessible route from accessible parking spaces to main entrance of building with concrete pavement, including necessary prep and demo	**5,000**	sf	20.00	100,000		
	Reconstruct accessible curb cut ramps site wide with concrete pavement, including necessary prep and demo	**1,200**	sf	20.00	24,000		
	Reconstruct level landings at egress doors with concrete pavement, including necessary prep and demo	**3,000**	sf	20.00	60,000		
	Reconstruct egress walks with bituminous concrete pavement, including necessary prep and demo	**15,000**	sf	7.00	105,000		
	Construct accessible curb cut and walkway to front patio and around existing flagpole with concrete pavement	**300**	sf	25.00	7,500		
	Install (2) accessible ramps and handrails in small central courtyard (assume 10 lf each)	**2**	ea	5,000.00	10,000		
	Reconstruct surface in large central courtyard for outdoor learning + accessible route	**5,000**	sf	20.00	100,000		
	Reconstruct surface in small central courtyard with concrete pavement to make accessible	**1,500**	sf	20.00	30,000		
	New ramps	**2**	loc	30,000.00	60,000		
	Stairs and landings	**1**	ls	25,000.00	25,000		
	Landscaping and grading in small central courtyard	**1**	ls	20,000.00	20,000		
	Loam and seed new and disturbed lawn areas including making good after Modular removal	**1**	ls	150,000.00	150,000		
	SUBTOTAL					791,500	
G30	**CIVIL MECHANICAL UTILITIES**						
	Connections etc.	**1**	ls	15,000.00	15,000		
	Allowance for new water line for sprinkler system	**370**	lf	160.00	59,200		
	SUBTOTAL					74,200	
	Sanitary				assume ETR		
	SUBTOTAL					-	
	Storm water; Pricing includes E&B and bedding						
	Allowance for minimal work at new paving areas	**1**	ls	50,000.00	50,000		
	SUBTOTAL					50,000	
	Gas service						
	E&B trench for new gas pipe - allow	**1,339**	lf	25.00	33,475		
	SUBTOTAL					33,475	
G40	**ELECTRICAL UTILITIES**				Assume ETR		

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		SITEWORK OPTION 1 CODE UPGRADE						
55		Civil						
56		Concrete work for duct banks	**950**	lf	50.00	47,500		
57		Transformer pad / generator pad	**2**	ea	2,500.00	5,000		
58		Excavation & backfill for duct banks	**950**	lf	30.00	28,500		
59		Utility co. backcharges, allow				By Owner		
60		Electric Vehicle Charging Station						
61		EVCS including feed - allow	**1**	ls	50,000.00	50,000		
62		Power & Communications						
63		Primary and communications duct bank	**750**	lf	200.00	150,000		
64		Secondary duct bank	**200**	lf	650.00	130,000		
65		Assumed existing site lighting to remain				NR		
66		Power to Concession/ toilets				NR		
67		SUBTOTAL					411,000	
		TOTAL - SITE DEVELOPMENT PACKAGE						***$1,495,175***

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East Longmeadow High School 25-Jan-23
East Longmeadow, MA

PSR Submission Estimate GFA 199,720

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM		ADDITION SUB-TOTAL	RENOVATION SUB-TOTAL	TOTAL	$/SF	%
Option 2C - Add/Reno							
A10	**FOUNDATIONS**						
	A1010	Standard Foundations	$1,513,033	$679,500			
	A1020	Special Foundations	$0	$0			
	A1030	Lowest Floor Construction	$1,830,590	$893,349	**$4,916,472**	$24.62	5.6%
A20	**BASEMENT CONSTRUCTION**						
	A2010	Basement Excavation	$0	$0			
	A2020	Basement Walls	$0	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**						
	B1010	Upper Floor Construction	$861,073	$1,146,570			
	B1020	Roof Construction	$3,314,794	$1,228,410	**$6,550,847**	$32.80	7.4%
B20	**EXTERIOR CLOSURE**						
	B2010	Exterior Walls	$3,739,029	$1,777,741			
	B2020	Windows	$2,195,939	$3,156,800			
	B2030	Exterior Doors	$137,969	$126,039	**$11,133,517**	$55.75	12.6%
B30	**ROOFING**						
	B3010	Roof Coverings	$2,498,104	$2,801,188			
	B3020	Roof Openings	$35,000	$65,000	**$5,399,292**	$27.03	6.1%
C10	**INTERIOR CONSTRUCTION**						
	C1010	Partitions	$2,926,816	$2,900,019			
	C1020	Interior Doors	$605,066	$792,974			
	C1030	Specialties/Millwork	$902,452	$1,132,820	**$9,260,147**	$46.37	10.5%
C20	**STAIRCASES**						
	C2010	Stair Construction	$0	$105,000			
	C2020	Stair Finishes	$0	$13,862	**$118,862**	$0.60	0.1%
C30	**INTERIOR FINISHES**						
	C3010	Wall Finishes	$864,380	$1,132,820			
	C3020	Floor Finishes	$1,328,566	$1,083,488			
	C3030	Ceiling Finishes	$584,572	$906,256	**$5,900,082**	$29.54	6.7%
D10	**CONVEYING SYSTEMS**						
	D1010	Elevator	$0	$205,000	**$205,000**	$1.03	0.2%
D20	**PLUMBING**						
	D20	Plumbing	$1,988,074	$2,679,119	**$4,667,193**	$23.37	5.3%
D30	**HVAC**						
	D30	HVAC	$6,915,040	$9,204,163	**$16,119,203**	$80.71	18.3%

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East Longmeadow High School 25-Jan-23
East Longmeadow, MA

PSR Submission Estimate GFA 199,720

CONSTRUCTION COST SUMMARY

		ADDITION	*RENOVATION*	TOTAL		
BUILDING SYSTEM		*SUB-TOTAL*	*SUB-TOTAL*		*$/SF*	*%*
Option 2C - Add/Reno						
D40	**FIRE PROTECTION**					
D40	Fire Protection	$669,895	$877,936	**$1,547,831**	$7.75	1.8%
D50	**ELECTRICAL**					
D5010	Complete System	$7,228,470	$7,476,612	**$14,705,082**	$73.63	16.7%
E10	**EQUIPMENT**					
E10	Equipment	$1,900,600	$1,517,500	**$3,418,100**	$17.11	3.9%
E20	**FURNISHINGS**					
E2010	Fixed Furnishings	$938,160	$1,217,820			
E2020	Movable Furnishings	NIC	NIC	**$2,155,980**	$10.80	2.4%
F10	**SPECIAL CONSTRUCTION**					
F10	Special Construction	$0	$0	**$0**	$0.00	0.0%
F20	**DEMOLITION**					
F2010	Building Elements Demolition	$0	$2,089,779			
F2020	Hazardous Components Abatement	$0	$0	**$2,089,779**	$10.46	2.4%
TOTAL DIRECT BUILDING COST (Trade Costs)		$42,977,622	$45,209,765	**$88,187,387**	$441.56	100.0%

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 86,438

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
	GROSS FLOOR AREA CALCULATION						
	Level 01			71,438			
	Level 02			15,000			
	TOTAL GROSS FLOOR AREA (GFA)				**86,438**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
033000	*CONCRETE*						
	Continuous Footings/Grade Beams	*355*	*CY*				
	Conc Walls	*372*	*CY*				
	Spread Footings	*567*	*CY*				
	Slab on Grade	*1,167*	*CY*				
	Total Foundation Concrete	*2,461*	*CY*				
	Strip Footing						
	Formwork	**3,348**	sf	14.00	46,872		
	Re-bar	**16,740**	lbs.	2.00	33,480		
	Concrete material	**163**	cy	150.00	24,450		
	Placing concrete	**163**	cy	90.00	14,670		
	ICF foundation walls - changed to CIP						
	Formwork	**13,392**	sf	18.00	241,056		
	Re-bar	**26,784**	lbs	2.00	53,568		
	Concrete material	**372**	cy	150.00	55,800		
	Placing concrete	**372**	cy	90.00	33,480		
	Spread Footings, typical interior						
	Formwork	**3,520**	sf	16.00	56,320		
	Re-bar	**44,000**	lbs.	2.00	88,000		
	Concrete material	**342**	cy	150.00	51,300		
	Placing concrete	**342**	cy	90.00	30,780		
	Set anchor bolts grout plates	**44**	ea	250.00	11,000		
	Spread Footings, typical exterior						
	Formwork	**3,304**	sf	16.00	52,864		
	Re-bar	**23,600**	lbs.	2.00	47,200		
	Concrete material	**225**	cy	150.00	33,750		
	Placing concrete	**225**	cy	90.00	20,250		
	Set anchor bolts grout plates	**59**	ea	250.00	14,750		
	2'x2' Grade beam - allow	857	lf				
	Formwork	**3,428**	sf	16.00	54,848		
	Re-bar	**55,705**	lbs.	2.00	111,410		
	Concrete material	**133**	cy	150.00	19,950		
	Placing concrete	**133**	cy	90.00	11,970		
	Piers/Pilasters						
	Formwork	**1,648**	sf	22.00	36,256		
	Re-bar	**16,480**	lbs	2.00	32,960		
	Concrete material	**59**	cy	150.00	8,850		
	Placing concrete	**59**	cy	90.00	5,310		
	Elevator Pit						
	12" Wall						
	Formwork	**200**	sf	22.00	4,400		
	Re-bar	**500**	lbs.	2.00	1,000		
	Concrete material	**8**	cy	150.00	1,200		
	Placing concrete	**8**	cy	90.00	720		
	24" Mat slab w/ sump pit	**120**	sf	35.00	4,200		
	Premium for elevator pit sump	**1**	ea	1,500.00	1,500		
	Premium for against existing building	**253**	lf	150.00	37,950		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Damproofing at perimeter foundation wall	**6,696**	sf	4.00	assume NR		
	Waterproofing at elevator pit	**300**	sf	14.00	4,200		
072100	*THERMAL INSULATION*						
	2" Rigid insulation to face of foundation wall				w/ ICF unit rate		

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 86,438

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
312000	*EARTHWORK*						
	Assumed below excavation is in clean fill						
	Grade Beams/Strip Footings						
	Excavation	**1,860**	cy	25.00	46,500		
	Store on site	**1,860**	cy	12.00	22,320		
	Backfill with imported material	**1,355**	cy	30.00	40,650		
	Spread footings						
	Excavation	**1,729**	cy	25.00	43,225		
	Store on site	**1,729**	cy	12.00	20,748		
	Backfill with imported material	**1,162**	cy	30.00	34,860		
	Miscellaneous						
	Gravel fill beneath footings, 12"	**456**	cy	40.00	18,240		
	Perimeter drain	**1,674**	lf	24.00	40,176		
	Dewatering for foundation work	**1**	ls	40,000.00	NR		
	SUBTOTAL					1,513,033	
A1020	**SPECIAL FOUNDATIONS**						
	No work in this section						
	SUBTOTAL					0	
A1030	**LOWEST FLOOR CONSTRUCTION**						
033000	*CONCRETE*						
	Slab on grade, 5"	*71,438*	*sf*				
	WWF reinforcement, 15% lap	**82,154**	sf	1.85	151,985		
	Concrete - 5" thick	**1,167**	cy	150.00	175,050		
	Placing concrete	**1,167**	cy	90.00	105,030		
	Finishing and curing concrete	**71,438**	sf	3.50	250,033		
	Sawcut full depth control joints	**71,438**	sf	0.10	7,144		
	Miscellaneous						
	Premium for tiered seating at Auditorium - allow				w/ Reno		
	Equipment pads	**1**	ls	20,000.00	20,000		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Vapor barrier	**71,438**	sf	1.20	85,726		
072100	*THERMAL INSULATION*						
	4" Rigid insulation, 6ft at perimeters	**10,044**	sf	5.50	55,242		
	2" Rigid insulation, remainder of underslab	**61,394**	sf	2.75	168,834		
312000	*EARTHWORK*						
	Over-excavation/ structural fill						
	Building Earthwork						
	Excavate existing fill	**8,411**	cy	12.00	100,932		
312000	*SOIL DISPOSAL - conversion factor 1.7 to tons*						
	Load excess soils for disposal	**8,411**	cy	3.25	27,336		
	Less than RCS-1 - clean non-regulated	**7,499**	tn	22.00	NR		
	Stockpile to reuse on site as fill	**4,000**	cy	2.50	10,000		
	Import gravel for structural fill	**12,000**	cy	38.00	456,000		
	Street sweeping & dust control allowance	**1**	ls	40,000.00	40,000		
	Gravel base beneath slab, 12"	**2,646**	cy	40.00	105,840		
	Compact subgrade	**71,438**	sf	0.50	35,719		
	Radon mitigation				assume NR		
	Underslab drainage				assume NR		
	E + B for underground plumbing	**71,438**	gsf	0.50	35,719		
	SUBTOTAL					1,830,590	
	TOTAL - FOUNDATIONS						**$3,343,623**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						**$0**
B10	***SUPERSTRUCTURE***	*11.36*	*lbs/sf*				
		491	*tns*				
B1010	**FLOOR CONSTRUCTION**						
033000	*CONCRETE*						
	WWF reinforcement, 15% lap	**17,250**	sf	1.85	31,913		
	Concrete topping to metal decking, 6.25" thick; lightweight	**304**	cy	190.00	57,760		
	Place and finish concrete	**15,000**	sf	2.50	37,500		
	Rebar to decks	**4,500**	lbs	2.00	9,000		
051200	*STRUCTURAL STEEL FRAMING*						
	Typical floor framing, 13 psf	**98**	tns	5,300.00	519,400		
	Shear studs	**3,000**	ea	3.50	10,500		
	Metal galvanized floor deck	**15,000**	sf	7.00	105,000		
	Premium for sloped slab at Auditorium - allow				w/ Reno		
	Miscellaneous steel angles, plates, supports				incl		
	Relieving angles etc. at exterior closure				incl		
078400	*FIREPROOFING/FIRESTOPPING*						
	Spray-applied fireproofing to beams and columns				NR		
	Fire stopping	**1**	ls	40,000.00	40,000		
079500	*EXPANSION CONTROL*						
	Expansion joints	**1**	ls	50,000.00	50,000		
	SUBTOTAL					861,073	
B1020	**ROOF CONSTRUCTION**						
033000	*CONCRETE; Allow 5,000 SF*						
	WWF reinforcement, 15% lap	**5,750**	sf	1.85	10,638		
	Concrete topping to metal decking @ mechanical equipment	**105**	cy	175.00	18,375		
	Place and finish concrete	**5,000**	sf	2.50	12,500		
	Rebar to decks	**1,500**	lbs	2.00	3,000		
051200	*STRUCTURAL STEEL FRAMING*						
	Typical roof framing, 11 psf	**393**	tns	5,300.00	2,082,900		
	Canopy - allowance	**1,500**	sf	50.00	75,000		
	Roof screen framing; allowance	**250**	lf	250.00	62,500		
	Metal galvanized roof deck, 1 1/2"	**71,438**	sf	5.50	392,909		
	Premium for CLT construction	**12,000**	sf	30.00	360,000		
	Premium for acoustic deck at CLT	**12,000**	sf	6.00	72,000		
	Premium for acoustic deck in Gymnasium	**13,000**	sf	6.00	78,000		
	Premium for acoustic deck in classrooms; 80%	**18,662**	sf	6.00	111,972		
078400	*FIREPROOFING/FIRESTOPPING*						
	Spray-applied fireproofing to beams and deck				NR		
	Intumescent paint to exposed steel	**1**	ls	35,000.00	35,000		
	SUBTOTAL					3,314,794	
	TOTAL - SUPERSTRUCTURE						**$4,175,867**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*31,621*	sf				
	Exterior Wall Area						
040001	*MASONRY*						
	Mockups - allow	**1**	ls	75,000.00	75,000		
	Brick (50%)	**21,081**	sf	40.00	843,240		
	Stone Base; 4%	**1,686**	sf	110.00	185,460		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		OPTION 2C - ADDITION						
204		Allowance for precast sills and trims; 1%	**422**	sf	75.00	31,650		
205		Flashings & sealants	**23,189**	sf	1.00	23,189		
206		Staging/lifts to exterior wall				w/ unit rates		
207								
208	*052000*	*MISC. METALS*						
209		Relieving angle				w/ structural		
210		Misc. metals at masonry	**23,189**	sf	1.50	34,784		
211								
212	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
213		AVB	**31,621**	sf	9.00	284,589		
214		AVB at window openings	**4,216**	lf	9.00	37,944		
215		Miscellaneous sealants	**31,621**	sf	0.50	15,811		
216		AVB at soffits	**2,000**	sf	8.00	16,000		
217								
218	*072100*	*THERMAL INSULATION*						
219		Rigid mineral wool insulation; 2"	**31,621**	sf	4.00	126,484		
220		Rockwool insulation; 6"	**31,621**	sf	6.50	205,537		
221		Insulation at window openings	**4,216**	lf	4.00	16,864		
222		Insulation at soffits - allow	**2,000**	sf	4.00	8,000		
223								
224	*074210*	*WALL PANELS*						
225		Porcelain ceramic rainscreen; 20%	**8,432**	sf	85.00	716,720		
226		Soffit - allow	**2,000**	sf	85.00	170,000		
227		Roof equipment screen, acoustic - allow	**250**	lf	760.00	190,000		
228								
229	*092900*	*GYPSUM BOARD ASSEMBLIES*						
230		Exterior gypsum sheathing	**31,621**	sf	3.00	94,863		
231		6" metal stud	**31,621**	sf	14.00	442,694		
232		GWB lining, 5/8", high impact	**31,621**	sf	4.75	150,200		
233		Framing at soffits - allow	**2,000**	sf	15.00	30,000		
234								
235	*101400*	*SIGNAGE*						
236		Signage - allow	**1**	ls	40,000.00	40,000		
237		SUBTOTAL					3,739,029	
238								
239	**B2020**	**WINDOWS**	*10,540*	sf				
240								
241	*061000*	*ROUGH CARPENTRY*						
242		Wood blocking at openings	**4,216**	lf	14.00	59,024		
243								
244	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
245		Backer rod & double sealant	**4,216**	lf	10.00	42,160		
246								
247	*084413*	*CURTAIN WALL SYSTEMS*						
248		Aluminum windows, triple glazed; 12%	**5,059**	sf	145.00	733,555		
249		Aluminum Curtainwall, triple glazed; 13%	**5,481**	sf	200.00	1,096,200		
250		Premium for school guard glass - allow	**1,500**	sf	30.00	45,000		
251		Allowance for sunscreens	**1**	ls	200,000.00	200,000		
252								
253	*089000*	*LOUVERS*						
254		Louvers - allow	**1**	ls	20,000.00	20,000		
255		SUBTOTAL					2,195,939	
256								
257	**B2030**	**EXTERIOR DOORS**						
258								
259	*061000*	*ROUGH CARPENTRY*						
260		Wood blocking at openings	**259**	lf	12.00	3,108		
261								
262	*079200*	*JOINT SEALANTS*						
263		Backer rod & double sealant	**259**	lf	9.50	2,461		
264								
265	*081110*	*HOLLOW METAL DOORS & FRAMES*						
266		Hollow metal Frames, single	**4**	ea	600.00	2,400		
267		Hollow metal Frames, double	**2**	ea	600.00	1,200		
268		HM door	**8**	ea	800.00	6,400		
269								
270	*084110*	*ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
	Glazed aluminum entrance doors including frame and hardware; double	**5**	pr	12,000.00	60,000		
	Glazed aluminum entrance doors including frame and hardware; single	**3**	ea	6,000.00	18,000		
083300	*OVERHEAD DOOR*						
	Overhead doors - allow	**1**	ls	20,000.00	20,000		
087100	*DOOR HARDWARE*						
	Hardware	**8**	ea	1,800.00	14,400		
	Auto openers - allow	**2**	ea	5,000.00	10,000		
	SUBTOTAL					137,969	
	TOTAL - EXTERIOR CLOSURE						**$6,072,937**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**	*72,938*	*sf*				
055000	*MISC. METALS*						
	Roof ladders	**1**	ea	10,000.00	10,000		
061000	*ROUGH CARPENTRY*						
	Rough carpentry and blocking at roofing	**72,938**	sf	1.00	72,938		
070002	*ROOFING AND FLASHING*						
	80mil PVC membrane roofing, cover board, 2" EPS, 8" polyiso, vapor barrier on substrate board	**71,438**	sf	30.00	2,143,140		
	Metal standing seam roofs				no scope		
	Membrane roofing at canopies - allow	**1,500**	sf	25.00	37,500		
	Miscellaneous flashings, sealants, accessories including snowguards, gutters and downspouts at sloped roofs	**71,438**	sf	1.20	85,726		
	Factory fabricated fascia trim roof edge	**2,476**	lf	50.00	123,800		
	Walkway pads	**1**	ls	25,000.00	25,000		
	SUBTOTAL					2,498,104	
B3020	**ROOF OPENINGS**						
	Skylights	**1**	ls	25,000.00	25,000		
	Roof hatch - allow	**1**	ls	10,000.00	10,000		
	Smoke hatch at Stage				w/ Reno		
	Elevator ventilation unit				assume NR		
	SUBTOTAL					35,000	
	TOTAL - ROOFING						**$2,533,104**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Firewall at existing building	**5,360**	sf	30.00	160,800		
	Miscellaneous partitions - glazing, GWB assemblies, etc.	**86,438**	gsf	32.00	2,766,016		
	SUBTOTAL					2,926,816	
C1020	**INTERIOR DOORS**						
	Doors; complete	**86,438**	gsf	7.00	605,066		
	SUBTOTAL					605,066	
C1030	**SPECIALTIES / MILLWORK**						
055000	*MISCELLANEOUS METALS*						
	Rails at open to below areas - allow	**200**	lf	500.00	NR		
	Miscellaneous metals throughout building	**86,438**	sf	2.00	172,876		
061000	*ROUGH CARPENTRY*						
	Backer panels in electrical closets	**1**	ls	10,000.00	10,000		
064020	*INTERIOR ARCHITECTURAL WOODWORK*						
	Administration/ Media/ Circulation desks	**86,438**	sf	1.00	86,438		
	Window sill; Solid surface	**1,405**	lf	55.00	77,275		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
	Miscellaneous sealants throughout building	**86,438**	sf	1.25	108,048		
101100	*VISUAL DISPLAY SURFACES*						
	Marker boards/tackboards	**86,438**	sf	1.00	86,438		
101400	*DISPLAY CASES*						
	Display cases	**86,438**	gsf	0.40	34,575		
101400	*SIGNAGE*						
	Signage and graphics	**86,438**	sf	0.70	60,507		
102110	*TOILET COMPARTMENTS*						
	Toilet partitions and accessories	**86,438**	sf	1.00	86,438		
	Janitors Closet Accessories	**1**	ls	200.00	200		
104400	*FIRE PROTECTION SPECIALTIES*						
	Fire extinguisher cabinets/AED cabinets	**1**	ls	50,000.00	50,000		
105000	*LOCKERS*						
	Lockers - allowance - Student & Athletic	**86,438**	sf	1.50	129,657		
	SUBTOTAL					902,452	
	TOTAL - INTERIOR CONSTRUCTION						**$4,434,334**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	SUBTOTAL					-	
C2020	**STAIR FINISHES**						
	SUBTOTAL					-	
	TOTAL - STAIRCASES						**$0**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Wall finishes - allowance	**86,438**	gsf	10.00	864,380		
	Glazed thin-set brick wainscot				included in cost/sf		
	CT to bathroom walls				included in cost/sf		
	Acoustic wall panels				included in cost/sf		
	Wall finishes; painting etc.				included in cost/sf		
	SUBTOTAL					864,380	
C3020	**FLOOR FINISHES**						
	Linoleum flooring	**48,602**	gsf	8.00	388,816		
	PT at primary corridors and Cafeteria	**9,700**	sf	34.00	329,800		
	CT flooring at toilets	**2,150**	sf	32.00	68,800		
	Quarry tile in kitchen	**3,000**	sf	34.00	102,000		
	Gym wood flooring	**12,900**	sf	24.00	309,600		
	Carpet in Admin areas, Media etc.	**5,264**	sf	8.00	42,112		
	Sealed concrete in BOH spaces	**500**	sf	2.00	1,000		
	Bases	**86,438**	sf	1.00	86,438		
	Moisture mitigation				NR		
	SUBTOTAL					1,328,566	
C3030	**CEILING FINISHES**						
	ACT to classrooms: 20%	**4,666**	sf	8.00	37,328		
	Paint acoustic deck at classrooms; 80%	**18,662**	sf	2.00	37,324		
	Paint acoustic deck at gymnasium	**12,900**	sf	2.00	25,800		
	Ceiling finishes; ACT	**45,388**	sf	8.00	363,104		
	Ceiling finishes; GWB allowance for 10%	**8,644**	sf	14.00	121,016		
	SUBTOTAL					584,572	
	TOTAL - INTERIOR FINISHES						**$2,777,518**

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 86,438

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						**$0**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing system; Equipment, fixtures, storm and piping	**86,438**	gsf	23.00	1,988,074		
	SUBTOTAL					1,988,074	
	TOTAL - PLUMBING						**$1,988,074**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete; VRF (heat recovery air source heat pump), DOAS (DX heat pump), VAV's, terminal heating, kitchen MAU, BMS	**86,438**	gsf	80.00	6,915,040		
	SUBTOTAL					6,915,040	
	TOTAL - HVAC						**$6,915,040**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Fire protection complete system; assume fire pump not required	**86,438**	gsf	7.75	669,895		
	SUBTOTAL					669,895	
	TOTAL - FIRE PROTECTION						**$669,895**
D50	***ELECTRICAL***						
D5010	**ELECTRICAL SYSTEMS**						
	PV system; 460 kW	**1**	ls	1,610,000.00	1,610,000		
	Electrical system incl normal power, generator power, Mech wiring, lighting, controls, receptacles, circuitry, fire alarm, stage lighting, PV infrastructure, BDA, DAS, TD (RI and devices and cabling), security system, AV rough-in, lightning protection system etc.	**86,438**	sf	65.00	5,618,470		
	SUBTOTAL					7,228,470	
	TOTAL - ELECTRICAL						**$7,228,470**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
111300	*LOADING DOCK EQUIPMENT*						
	Loading dock equipment	**1**	ls	2,000.00	2,000		
114500	*APPLIANCES*						
	Allowance for residential appliances	**1**	ls	20,000.00	20,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen & Servery equipment - allowance	**1**	ls	1,250,000.00	1,250,000		
116000	*LABORATORY EQUIPMENT*						
	Science classroom & Prep rooms - fume hoods, goggle cabinets, pegboards etc. - allowance	**8**	ea	25,000.00	200,000		
116200	*THEATRE EQUIPMENT*						
	Allowance	**1**	ls	1,200,000.00	w/ Reno		
	Theater curtains and rigging	**1**	ls	included above			
	AV Equipment	**1**	ls	included above			
	TV Production	**1**	ls	included above			

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East Longmeadow High School
East Longmeadow, MA

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PSR Submission Estimate

GFA 86,438

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - ADDITION							
	Projection screens	**1**	ls	included above			
126100	*FIXED AUDIENCE SEATING*						
	Auditorium fixed seating				w/ Reno		
116600	*ATHLETIC EQUIPMENT*						
	Gym wall pads	**3,000**	sf	17.00	51,000		
	Basketball backstops; swing up; electric operated	**6**	ea	10,000.00	60,000		
	Gymnasium dividing net; electrically operated	**2**	loc	28,800.00	57,600		
	Volleyball net and standards	**3**	ls	5,000.00	15,000		
	Score boards in Gym	**3**	loc	25,000.00	75,000		
	Misc. gym equipment	**1**	loc	30,000.00	30,000		
119000	*MISCELLANEOUS EQUIPMENT*						
	Kiln				w/ Reno		
126600	*TELESCOPING STANDS*						
	Retractable bleachers in gym - allow 1000 seats	**1**	ls	140,000.00	140,000		
	SUBTOTAL					1,900,600	
	TOTAL - EQUIPMENT						**$1,900,600**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Allowance for window treatments	**10,540**	sf	7.00	73,780		
	Casework throughout	**86,438**	gsf	10.00	864,380		
	SUBTOTAL					938,160	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
TOTAL - FURNISHINGS							**$938,160**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	SUBTOTAL					-	
	TOTAL - SPECIAL CONSTRUCTION						**$0**
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	See main summary for demolition of existing buildings						
	SUBTOTAL					$0	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL					$0	
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$0**

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 113,282

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
	GROSS FLOOR AREA CALCULATION						
	Level 01			77,682			
	Level 02			35,600			
	TOTAL GROSS FLOOR AREA (GFA)				**113,282**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
	New perimeter footings/foundation wall for brick veneer	**1,175**	lf	400.00	470,000		
	New braced frame footings; assume 8 bays	**124**	cy	1,500.00	186,000		
	New fluid applied moisture barrier and drainage board - allow	**4,700**	sf	5.00	23,500		
	SUBTOTAL					679,500	
A1020	**SPECIAL FOUNDATIONS**						
	No work in this section						
	SUBTOTAL					-	
A1030	**LOWEST FLOOR CONSTRUCTION**						
	Replace 30% slab on grade, add code compliant ramps	**23,305**	sf	15.00	349,575		
	Shot blast and apply moisture mitigation to first floor slab	**77,682**	sf	7.00	543,774		
	SUBTOTAL					893,349	
	TOTAL - FOUNDATIONS						**$1,572,849**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						**$0**
B10	***SUPERSTRUCTURE***						
B1010	**FLOOR CONSTRUCTION**						
	Reframe auditorium stepped floor for ADA	**7,500**	sf	50.00	375,000		
	Supplemental framing at new openings in structure for MEP	**77,682**	sf	5.00	388,410		
	Braced frames for upgrade to lateral force resisting system	**30**	tns	10,000.00	300,000		
	Seismic clips at the tops of exterior walls	**594**	loc	140.00	83,160		
	SUBTOTAL					1,146,570	
B1020	**ROOF CONSTRUCTION**						
	Allowance for new mechanical doghouse	**7,000**	sf	120.00	840,000		
	Allowance for supplemental framing at new openings in structure for MEP, deck repair, roof dunnage allowance	**77,682**	sf	5.00	388,410		
	SUBTOTAL					1,228,410	
	TOTAL - SUPERSTRUCTURE						**$2,374,980**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*16,632*	sf				
040001	*MASONRY*						
	Remove + replace existing exterior wall	**16,632**	sf	55.00	914,760		
	Staging/lifts to exterior wall	**33,264**	sf		w/ rates		
052000	*MISC. METALS*						
	At all removed windows, doors and louvers scrape, clean and repaint steel lintels	**2,772**	lf	30.00	83,160		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	AVB; fluid applied at new walls	**19,034**	sf	7.00	133,238		
	AVB at window openings	**6,653**	lf	6.00	39,918		
	Miscellaneous sealants replacement/ control joints	**16,632**	sf	0.60	9,979		
072100	*THERMAL INSULATION*						
	Insulation; 6" rigid polyiso	**16,632**	sf	7.00	116,424		
	Insulation at window openings	**6,653**	lf	4.00	26,612		
074210	*WALL PANELS*						
	Replace existing roof paneling with metal panel	**2,402**	sf	85.00	204,170		
092900	*GYPSUM BOARD ASSEMBLIES*						
	GWB lining, 5/8" on 4" stud	**16,632**	sf	15.00	249,480		
101400	*SIGNAGE*						
	New signage - allow	**1**	ls		w/ Addition		
	SUBTOTAL					1,777,741	
B2020	**WINDOWS**	*16,632*	sf				
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**6,653**	lf	12.00	79,836		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Backer rod & double sealant	**6,653**	lf	9.50	63,204		
084413	*CURTAIN WALL SYSTEMS*						
	Window, operable and storefront replacement, triple glazed	**16,632**	sf	180.00	2,993,760		
089000	*LOUVERS*						
	Louvers - allow	**200**	sf	100.00	20,000		
	SUBTOTAL					3,156,800	
B2030	**EXTERIOR DOORS**						
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**239**	lf	12.00	2,868		
079200	*JOINT SEALANTS*						
	Backer rod & double sealant	**239**	lf	9.50	2,271		
081110	*HOLLOW METAL DOORS & FRAMES*						
	Hollow metal Frames, single	**4**	ea	600.00	2,400		
	Hollow metal Frames, double	**2**	ea	600.00	1,200		
	HM door	**8**	ea	800.00	6,400		
084110	*ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS*						
	Glazed aluminum entrance doors including frame and hardware; double	**4**	pr	13,500.00	54,000		
	Glazed aluminum entrance doors including frame and hardware; single	**3**	ea	7,500.00	22,500		
083300	*OVERHEAD DOOR*						
	Overhead door replacement	**1**	ls	10,000.00	10,000		
087100	*DOOR HARDWARE*						
	Hardware	**8**	ea	1,800.00	14,400		
	Auto openers - allow	**2**	ea	5,000.00	10,000		
	SUBTOTAL					126,039	
	TOTAL - EXTERIOR CLOSURE						**$5,060,580**
B30	***ROOFING***						
B3010	**ROOF COVERINGS**						
055000	*MISC. METALS*						
	Roof ladders - allow	**1**	ls	5,000.00	5,000		
061000	*ROUGH CARPENTRY*						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
	Rough carpentry and blocking replacement	**2,500**	lf	12.00	30,000		
070002	*ROOFING AND FLASHING*						
	Remove existing roofing, complete	**77,682**	sf	3.00	233,046		
	New PVC membrane roofing w/ 8" insulation	**77,682**	sf	30.00	2,330,460		
	Roof edge fascia	**2,500**	lf	50.00	125,000		
	Miscellaneous flashings, sealants and accessories including scuppers and downspouts	**77,682**	sf	1.00	77,682		
	SUBTOTAL					2,801,188	
B3020	**ROOF OPENINGS**						
	Allowance to replace roof hatches, smoke hatches etc.	**1**	ls	50,000.00	50,000		
	Skylight replacement - allow	**100**	sf	150.00	15,000		
	SUBTOTAL					65,000	
	TOTAL - ROOFING						**$2,866,188**
C10	***INTERIOR CONSTRUCTION***						
C1010	**PARTITIONS**						
	Allowance for reconfiguration of existing partitions to accommodate new configuration. Replace interior glazing and frames; assume 20% ETR	**113,282**	gsf	25.60	2,900,019		
	SUBTOTAL					2,900,019	
C1020	**INTERIOR DOORS**						
	Doors; complete	**113,282**	gsf	7.00	792,974		
	SUBTOTAL					792,974	
C1030	**SPECIALTIES / MILLWORK**						
	Specialties and millwork replacement; markerboards, tackboard, toilet partitions and accessories, lockers, millwork, signage, rails and handrails etc.	**113,282**	gsf	10.00	1,132,820		
	SUBTOTAL					1,132,820	
	TOTAL - INTERIOR CONSTRUCTION						**$4,825,813**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
	Allowance for new egress stairs	**2**	flt	50,000.00	100,000		
	Work at stage steps	**1**	ls	5,000.00	5,000		
	SUBTOTAL					105,000	
C2020	**STAIR FINISHES**						
	Rubber tile at stairs - landings	**160**	sf	16.00	2,560		
	Rubber tile at stairs - treads & risers	**241**	lfr	22.00	5,302		
	High performance paint to staircases and railings	**2**	flt	3,000.00	6,000		
	SUBTOTAL					13,862	
	TOTAL - STAIRCASES						**$118,862**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Wall finishes - allowance	**113,282**	gsf	10.00	1,132,820		
	SUBTOTAL					1,132,820	
C3020	**FLOOR FINISHES**						
	Linoleum flooring	**96,374**	gsf	8.00	770,992		
	CT flooring at toilets	**2,686**	sf	32.00	85,952		
	Stage wood flooring	**1,600**	sf	26.00	41,600		
	Carpet in Admin areas, Media etc.	**5,958**	sf	8.00	47,664		
	Sealed concrete in BOH spaces	**1,000**	sf	2.00	2,000		
	Bases	**33,820**	sf	4.00	135,280		
	Moisture mitigation to second floor (ground floor included in structure)				NR		
	SUBTOTAL					1,083,488	
C3030	**CEILING FINISHES**						

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
	ACT throughout, GWB in Auditorium, clean, prep and paint existing exposed structure ceilings	**113,282**	gsf	8.00	906,256		
	SUBTOTAL					906,256	
	TOTAL - INTERIOR FINISHES						**$3,122,564**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
	Replace existing elevator	**1**	ea	160,000.00	160,000		
	Wheelchair lift in Auditorium	**1**	ea	45,000.00	45,000		
	SUBTOTAL					205,000	
	TOTAL - CONVEYING SYSTEMS						**$205,000**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Demo existing cast iron pipes, DHW piping, natural gas piping and replace with new. Replace fixtures.	**113,282**	gsf	23.00	2,605,486		
	Cut & cap existing plumbing	**113,282**	gsf	0.65	73,633		
	SUBTOTAL					2,679,119	
	TOTAL - PLUMBING						**$2,679,119**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	Cut & cap existing HVAC; removal included with demolition	**113,282**	gsf	1.25	141,603		
	HVAC complete; VRF (heat recovery air source heat pump), DOAS (DX heat pump), VAV's, terminal heating, kitchen MAU, BMS	**113,282**	gsf	80.00	9,062,560		
	SUBTOTAL					9,204,163	
	TOTAL - HVAC						**$9,204,163**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Fire protection complete system; assume fire pump not required	**113,282**	gsf	7.75	877,936		
	SUBTOTAL					877,936	
	TOTAL - FIRE PROTECTION						**$877,936**
D50	***ELECTRICAL***						
D5010	**ELECTRICAL SYSTEMS**						
	Cut & cap existing electrical	**113,282**	gsf	1.00	113,282		
	Electrical system incl normal power, generator power, Mech wiring, lighting, controls, receptacles, circuitry, fire alarm, stage lighting, PV infrastructure, BDA, DAS, TD (RI and devices and cabling), security system, AV rough-in, lightning protection system etc.	**113,282**	gsf	65.00	7,363,330		
	SUBTOTAL					7,476,612	
	TOTAL - ELECTRICAL						**$7,476,612**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
111300	*LOADING DOCK EQUIPMENT*						
	Loading dock equipment				w/ Reno		
114500	*APPLIANCES*						
	Allowance for residential appliances	**1**	ls	10,000.00	10,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen & Servery equipment - allowance				w/ Addition		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
116000	*LABORATORY EQUIPMENT*						
	Science classroom & Prep rooms - fume hoods, goggle cabinets, pegboards etc. - allowance				w/ Addition		
116200	*THEATRE EQUIPMENT*						
	Allowance	**1**	ls	1,200,000.00	1,200,000		
	Theater curtains and rigging	**1**	ls	included above			
	AV Equipment	**1**	ls	included above			
	TV Production	**1**	ls	included above			
	Projection screens	**1**	ls	included above			
126100	*FIXED AUDIENCE SEATING*						
	Auditorium fixed seating	**850**	ea	350.00	297,500		
116600	*ATHLETIC EQUIPMENT*						
	Gym wall pads				w/ Addition		
	Basketball backstops; swing up; electric operated				w/ Addition		
	Gymnasium dividing net; electrically operated				w/ Addition		
	Volleyball net and standards				w/ Addition		
	Score boards in Gym				w/ Addition		
	Misc. gym equipment				w/ Addition		
119000	*MISCELLANEOUS EQUIPMENT*						
	Kiln	**2**	ea	5,000.00	10,000		
126600	*TELESCOPING STANDS*						
	Retractable bleachers in gym - allow 1000 seats				w/ Addition		
	SUBTOTAL					1,517,500	
	TOTAL - EQUIPMENT						**$1,517,500**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Allowance for window treatment replacement	**1**	ls	85,000.00	85,000		
	Casework replacement	**113,282**	gsf	10.00	1,132,820		
	SUBTOTAL					1,217,820	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						**$1,217,820**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	No work in this section						
	SUBTOTAL					-	
	TOTAL - SPECIAL CONSTRUCTION						**$0**
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	Demo and remove existing floor slab	**23,305**	sf	8.00	186,440		
	Remove ACM panels at exterior	**2,402**	sf	6.00	14,412		
	Remove exterior windows and storefront	**16,632**	sf	8.00	133,056		
	Demo and remove interior floor finishes, ceilings and wall finishes etc.	**113,282**	gsf	4.00	453,128		
	Remove existing interior and exterior doors & hardware	**113,282**	gsf	0.50	56,641		
	Misc. selective interior demolition as req'd, partitions, specialties, furnishings etc.... allowance	**113,282**	gsf	5.00	566,410		
	Selective interior MEP demolition including removal of cut & capped MEP equipment & fixtures	**113,282**	gsf	4.00	453,128		
	Allowance for shoring, temporary roof and closure	**113,282**	gsf	2.00	226,564		

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 113,282

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 2C - RENOVATION							
	SUBTOTAL					2,089,779	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL					$0	
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$2,089,779**

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PSR Submission Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 2C							
G	*SITEWORK*						
G10	**SITE PREPARATION & DEMOLITION**						
	Site construction fence/barricades - assume LOW	**9,000**	lf	18.00	162,000		
	Site construction fence gates	**2**	ea	10,000.00	20,000		
	Stabilized construction entrance	**2**	ls	15,000.00	30,000		
	Pavement/curbing removal	**220,400**	sf	1.00	220,400		
	Demolish tennis courts	**6**	crts	10,000.00	60,000		
	Walkways				included w/ paving demo		
	Miscellaneous demolition	**1**	ls	30,000.00	30,000		
	Tree and shrub vegetation clearing including at new bike path	**1**	ls	20,000.00	20,000		
	Cut/cap utilities	**1**	ls	30,000.00	30,000		
	Remove existing utility lines	**1**	ls	40,000.00	40,000		
	Erosion control						
	Silt fence/erosion control	**9,000**	lf	12.00	108,000		
	Silt fence maintenance and monitoring	**1**	ls	20,000.00	20,000		
	SUBTOTAL					740,400	
	EARTHWORK						
	Topsoil management - allowance						
	Strip topsoil, stockpile on site for reuse	**18,154**	cy	11.50	208,771		
	Site Earthwork	*4,000*	*cy*				
	Cut	**4,000**	cy	10.00	40,000		
	Store cut onsite	**4,000**	cy	3.50	14,000		
	Fill Req.	*20,000*	*cy*				
	Fill - from cut	**4,000**	cy	10.00	40,000		
	Fill - from building	**4,000**	cy	10.00	40,000		
312000	*ESTABLISHING GRADE*						
	Sub grade establishment	**1,307,320**	sf	0.25	326,830		
	Fine grading throughout the site	**1,307,320**	sf	0.35	457,562		
	Rock Removal						
	Allowance for rock removal	**200**	cy	250.00	50,000		
	Hazardous Waste Remediation						
	Demo and remove UST - 1# 20,000 gal & 1# 10,000 gal	**1**	ls	150,000.00	150,000		
	Dispose/treat contaminated soils, allow				Assumed not required		
	SUBTOTAL					1,327,163	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Asphalt Paving; parking lot and roadway	*220,400*	*sf*				
	Gravel base; 12" thick	**8,163**	cy	45.00	367,335		
	Asphalt top; 1" thick	**1,405**	tns	160.00	224,800		
	Asphalt binder; 2" thick	**2,810**	tns	140.00	393,400		
	Premium for heavy duty paving, additional 1" thick	**574**	tns	140.00	80,360		
	VGC	**13,723**	lf	42.00	576,366		
	Single solid lines, 4" thick	**568**	ea	85.00	48,280		
	ADA Parking areas	**1**	ls	3,500.00	3,500		
	Crosswalk Hatching	**1**	ls	10,000.00	10,000		
	Other road markings	**1**	ls	7,500.00	7,500		
	HC curb cuts - allow	**10**	loc	1,250.00	12,500		
	Traffic and parking signage	**1**	ls	20,000.00	20,000		
	Entry sign - LED message board	**1**	loc	50,000.00	50,000		
	SUBTOTAL					1,794,041	
	Pedestrian Paving						
	Bituminous concrete sidewalks	*21,425*	*sf*				
	Gravel base; 8" thick	**532**	cy	45.00	23,940		
	Asphalt Paving	**21,425**	sf	4.00	85,700		
	Bituminous concrete walking path from Norden Street to loading area	*5,745*	*sf*				

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 2C						
	Gravel base; 8" thick	**143**	cy	45.00	6,435		
	Asphalt Paving	**5,745**	sf	4.00	22,980		
	Bituminous concrete walking path from Football Field to Rail Trail	*38,450*	*sf*				
	Gravel base; 8" thick	**954**	cy	45.00	42,930		
	Asphalt Paving	**38,450**	sf	4.00	153,800		
	Ramp; 75 FT Long	**1**	ls	50,000.00	50,000		
	Accessible crosswalks	**3**	ea	20,000.00	60,000		
	Front Plaza specialty paving	*16,200*	*sf*				
	Gravel base; 8" thick	**402**	cy	45.00	18,090		
	Specialty pavements	**16,200**	sf	25.00	405,000		
	Dining Patio specialty paving	*14,000*	*sf*				
	Gravel base; 8" thick	**347**	cy	45.00	15,615		
	Specialty pavements	**14,000**	sf	25.00	350,000		
	Shade structure - allowance	**1**	ls	60,000.00	60,000		
	SUBTOTAL					1,294,490	
	Site Improvements						
	Basketball court lighting	**2**	crts	60,000.00	120,000		
	Flag poles	**3**	ea	20,000.00	60,000		
	Allowance for benches, trash, bike racks, tables and chairs etc.	**1**	ls	100,000.00	100,000		
	Allowance for site walls, site improvements	**1**	ls	500,000.00	500,000		
	Allowance for 4 rapid flashing beacons	**4**	loc	60,000.00	240,000		
	Allowance for Outdoor storage	**2**	loc	30,000.00	60,000		
	Fencing						
	4' ht. CLF Property fence	**525**	lf	55.00	28,875		
	6' ht. Wood opaque fencing btwn parking and residential properties	**800**	lf	125.00	100,000		
	Pre-K Playground	*1,000*	*sf*				
	Gravel base; 8" thick	**25**	cy	45.00	1,125		
	Rubber safety surface	**1,000**	sf	32.00	32,000		
	Play structure - allowance	**1**	ls	100,000.00	100,000		
	4' ht. CLF Perimeter fence	**200**	lf	55.00	11,000		
	Masonry dumpster and recycling enclosure with access gates						
	Gravel base; 12" thick	**11**	cy	45.00	495		
	Concrete paving	**1,800**	sf	15.00	27,000		
	Gate	**1**	ea	3,000.00	3,000		
	West Interior Courtyard	*9,800*	sf				
	Gravel base; 8" thick	**243**	cy	45.00	10,935		
	concrete base; 4" thick	**9,800**	sf	12.00	117,600		
	Pavers	**9,800**	sf	25.00	245,000		
	Seatwalls - allowance	**1**	ls	50,000.00	50,000		
	Shade structure - allowance	**1**	ls	40,000.00	40,000		
	Signage, chalkboard and raised garden planters - allowance	**1**	ls	30,000.00	30,000		
	Press box w/ accessible prefabricated metal ramp system	**1**	ls	100,000.00	100,000		
	Concession building w/ 12 toilets and associated fixtures, small warming kitchen and storage area	**1,200**	sf	600.00	720,000		
	SUBTOTAL					2,697,030	
	REPLACE TENNIS COURTS INCLUDING LIGHTING						
	Pavement areas	*38,000*	*sf*				
	gravel base; 12" thick	**1,407**	cy	45.00	63,315		
	asphalt top; 1.5" thick	**356**	tns	160.00	56,960		
	asphalt binder; 2" thick	**476**	tns	140.00	66,640		
	Tennis court nets	**6**	set	3,200.00	19,200		
	Tennis court color coating	**6**	ea	7,500.00	45,000		
	10' Ht - Chain link fence	**1,111**	lf	125.00	138,875		
	10' Ht - Chain link double gate	**2**	ea	4,000.00	8,000		
	Tennis court lighting - 8 poles total	**1**	ls	240,000.00	240,000		
	SUBTOTAL					637,990	
	Natural turf Football Field	*62,000*	*sf*				

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		SITEWORK OPTION 2C						
129		Amend existing topsoil, 8" deep	**1,923**	cy	30.00	57,690		
130		crushed stone; 12" thick - swell 10%	**2,526**	cy	52.00	131,352		
131		Irrigation	**62,000**	sf	1.25	77,500		
132		Fine grade crushed stone	**62,000**	sf	0.25	15,500		
133		Geotextile	**62,000**	sf	0.55	34,100		
134		Field area seed	**62,000**	sf	0.55	34,100		
135		Portable bleachers - 200 seat	**1**	ls	40,000.00	Assumed Not Required		
136		Scoreboard	**1**	ea	35,000.00	Assumed Not Required		
137		SUBTOTAL					350,242	
138								
139		**Natural turf Soccer Field**	*77,300*	*sf*				
140		Amend existing topsoil, 8" deep	**2,398**	cy	30.00	71,940		
141		crushed stone; 12" thick - swell 10%	**3,149**	cy	52.00	163,748		
142		Irrigation	**77,300**	sf	1.25	96,625		
143		Fine grade crushed stone	**77,300**	sf	0.25	19,325		
144		Geotextile	**77,300**	sf	0.55	42,515		
145		Field area seed	**77,300**	sf	0.55	42,515		
146		Soccer goals - Jay Prosports	**2**	ea	10,030.02	20,060		
147		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		
148		Team benches - Jay Prosports	**4**	ea	898.80	3,595		
149		Portable bleachers - 200 seat	**1**	ls	40,000.00	Assumed Not Required		
150		Scoreboard	**1**	ea	35,000.00	Assumed Not Required		
151								
152		SUBTOTAL					465,254	
153								
154		**Varsity + JV Baseball/Soccer Grass Field**	*215,000*	sf				
155		Amend existing topsoil, 8" deep	**5,335**	cy	30.00	160,050		
156		crushed stone; 12" thick - swell 10%	**8,759**	cy	52.00	455,468		
157		Irrigation at varsity only	**107,500**	sf	1.25	134,375		
158		Fine grade crushed stone	**215,000**	sf	0.25	53,750		
159		Geotextile	**215,000**	sf	0.55	118,250		
160		Field area seed	**215,000**	sf	0.75	161,250		
161		Baseball dugout allowance including infield mix, benches, fencing	**2**	ea	15,000.00	30,000		
162		Pitchers mound - baseball	**2**	ea	2,500.00	5,000		
163		Foul poles - baseball	**2**	ea	3,600.00	7,200		
164		Field painting allowance	**1**	ls	10,000.00	10,000		
165		Scoreboard	**1**	ea	45,000.00	45,000		
166		Soccer goals - Jay Prosports	**2**	ea	10,030.02	20,060		
167		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		
168		Team benches - Jay Prosports	**4**	ea	898.80	3,595		
169		Varsity field lighting - 3 poles	**1**	ls	480,000.00	480,000		
170		Infield mix	*22,000*	sf				
171		Infield mix; 6" thick	**667**	tn	225.00	150,075		
172		Geotextile; two layers	**52,734**	sf	0.55	29,004		
173		Sand gravel fill; 8" thick	**546**	cy	50.00	27,300		
174		SUBTOTAL					1,895,308	
175								
176		**Varsity + JV Softball/Soccer Grass Field**	*126,000*	sf				
177		Amend existing topsoil, 8" deep	**3,127**	cy	30.00	93,810		
178		crushed stone; 12" thick - swell 10%	**5,133**	cy	52.00	266,916		
179		Irrigation varsity only	**63,000**	sf	1.25	78,750		
180		Fine grade crushed stone	**126,000**	sf	0.25	31,500		
181		Geotextile	**126,000**	sf	0.55	69,300		
182		Field area seed	**126,000**	sf	0.75	94,500		
183		Softball dugout allowance including infield mix, benches, fencing	**2**	ea	15,000.00	30,000		
184		Pitchers mound - softball	**2**	ea	3,500.00	7,000		
185		Batters box - softball	**2**	ea	3,500.00	7,000		
186		Home plate - softball	**2**	ea	500.00	1,000		
187		Base plates - softball	**2**	set	1,200.00	2,400		
188		Foul poles - softball	**2**	ea	3,600.00	7,200		
189		Field painting allowance	**1**	ls	5,000.00	5,000		
190		Scoreboard	**1**	ea	45,000.00	45,000		
191		Soccer goals - Jay Prosports	**2**	ea	10,030.02	20,060		
192		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		SITEWORK OPTION 2C						
193		Team benches - Jay Prosports	**4**	ea	898.80	3,595		
194		Varsity field lighting - 3 poles	**1**	ls	480,000.00	480,000		
195		Baseball batting cages - synthetic turf	*1,271*	*sf*				
196		Short pile synthetic turf system	**1,271**	sf	10.00	12,710		
197		Field top stone; 2" thick	**12**	tn	40.00	480		
198		Field base stone; 9" thick	**58**	tn	35.00	2,030		
199		Timber edge allowance	**190**	lf	28.00	5,320		
200		Batting cage tunnel	**1**	ls	22,500.00	22,500		
201		Infield mix	*8,500*	sf				
202		Infield mix; 6" thick	**258**	tn	225.00	58,050		
203		Geotextile; two layers	**8,500**	sf	0.55	4,675		
204		Sand gravel fill; 8" thick	**211**	cy	50.00	10,550		
205	*320000*	*FENCING*						
206		6' ht. CLF	**1,342**	lf	80.00	107,360		
207		Softball backstop	**2**	ea	50,000.00	100,000		
208		Baseball backstop	**2**	ea	60,000.00	120,000		
209		SUBTOTAL					1,691,637	
210								
211		**Landscaping**						
212		Imported topsoil and seed at disturbed lawn areas - allowance	**9,259**	cy	60.00	555,540		
213		Seeding	**500,000**	sf	0.35	175,000		
214		Plantings allowance; trees	**1**	ls	300,000.00	300,000		
215		Plantings allowance; shrubs	**1**	ls	200,000.00	200,000		
216		SUBTOTAL					1,230,540	
217								
218	**G30**	**CIVIL MECHANICAL UTILITIES**						
219		Water supply; Pricing includes E&B and bedding						
220		4" CLDI Domestic water	**55**	lf	85.00	4,675		
221		6" CLDI Domestic water	**460**	lf	90.00	41,400		
222		8" CLDI; Fire Loop	**2,722**	lf	125.00	340,250		
223		Connect to existing	**1**	loc	10,000.00	10,000		
224		FD connection	**1**	ea	2,000.00	2,000		
225		Gate valves - allow	**12**	ea	1,500.00	18,000		
226		Fire hydrant - allow	**5**	ea	6,500.00	32,500		
227		SUBTOTAL					448,825	
228								
229		**Optional Sanitary; Pricing includes E&B and bedding**						
230		Sanitary sewer piping	**1,600**	lf	70.00	112,000		
231		Sanitary sewer piping; Forced Main; 3"	**550**	lf	90.00	49,500		
232		Manholes	**6**	ea	4,500.00	27,000		
233		5 H.P Grinder Pump + valve pit	**1**	ea	30,000.00	30,000		
234		Grease trap	**1**	ea	15,000.00	15,000		
235		Oil/Water separator	**1**	ea	12,000.00	12,000		
236		Connect to existing	**1**	ea	5,000.00	5,000		
237		SUBTOTAL					250,500	
238								
239		Storm water; Pricing includes E&B and bedding						
240		New drainage pipe	**4,075**	lf	80.00	326,000		
241		WQU	**3**	ea	11,500.00	34,500		
242		Catch basins	**19**	ea	4,000.00	76,000		
243		Area drains	**10**	ea	1,400.00	14,000		
244		Manholes	**14**	ea	4,300.00	60,200		
245		Connect to existing line	**3**	ea	5,000.00	15,000		
246								
247		Allowance for bioretention	**8,650**	sf	15.00	129,750		
248		Allowance for subdrainage infiltration systems	**4,609**	sf	40.00	184,360		
249		SUBTOTAL					839,810	
250								
251		Gas service						
252		E&B trench for new gas pipe - allow	**1,339**	lf	25.00	33,475		
253		SUBTOTAL					33,475	
254								

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 2C							
G40	**ELECTRICAL UTILITIES**						
	Civil						
	Concrete work for duct banks	**1,294**	lf	50.00	64,700		
	Transformer pad / generator pad	**3**	ea	2,500.00	7,500		
	Excavation & backfill for duct banks	**1,294**	lf	30.00	38,820		
	Utility co. backcharges, allow				By Owner		
	Power & Communications						
	Primary duct bank	**1,164**	lf	200.00	232,800		
	Secondary and generator duct bank	**130**	lf	650.00	84,500		
	Communications duct bank	**690**	lf	120.00	82,800		
	Power to Concession/ toilets				NR		
	Site sign power and connection, allow	**1**	ea	5,000.00	5,000		
	Site Lighting						
	Parking/ Roadway/Walkway lighting	**220,400**	sf	1.50	330,600		
	Athletic field lighting				See above		
	Safety lighting at bike path (2200lf path)	**2,200**	lf	50.00	NR		
	Sports lighting			Carried above w/ sports field			
	Electric Vehicle Charging Station						
	EVCS including feed - allow	**1**	ls	50,000.00	50,000		
	Site Security						
	Site Security				NR		
	Site Demolition						
	Site demolition and make safe	**1**	ls	20,000.00	20,000		
	SUBTOTAL					916,720	
	TOTAL - SITE DEVELOPMENT PACKAGE						***$16,613,425***

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

Building GFA 191,780

CONSTRUCTION COST SUMMARY

	BUILDING SYSTEM	*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 3C - NEW SCHOOL					
A10	**FOUNDATIONS**				
A1010	Standard Foundations	$2,599,030			
A1020	Special Foundations	$0			
A1030	Lowest Floor Construction	$2,957,163	**$5,556,193**	$28.97	6.4%
A20	**BASEMENT CONSTRUCTION**				
A2010	Basement Excavation	$0			
A2020	Basement Walls	$0	**$0**	$0.00	0.0%
B10	**SUPERSTRUCTURE**				
B1010	Upper Floor Construction	$3,407,574			
B1020	Roof Construction	$5,548,301	**$8,955,875**	$46.70	10.3%
B20	**EXTERIOR CLOSURE**				
B2010	Exterior Walls	$6,540,946			
B2020	Windows	$4,099,060			
B2030	Exterior Doors	$236,376	**$10,876,382**	$56.71	12.6%
B30	**ROOFING**				
B3010	Roof Coverings	$4,411,016			
B3020	Roof Openings	$105,000	**$4,516,016**	$23.55	5.2%
C10	**INTERIOR CONSTRUCTION**				
C1010	Partitions	$6,136,960			
C1020	Interior Doors	$1,342,460			
C1030	Specialties/Millwork	$2,095,598	**$9,575,018**	$49.93	11.1%
C20	**STAIRCASES**				
C2010	Stair Construction	$416,000			
C2020	Stair Finishes	$34,024	**$450,024**	$2.35	0.5%
C30	**INTERIOR FINISHES**				
C3010	Wall Finishes	$1,917,800			
C3020	Floor Finishes	$2,429,745			
C3030	Ceiling Finishes	$1,613,602	**$5,961,147**	$31.08	6.9%
D10	**CONVEYING SYSTEMS**				
D1010	Elevator	$164,500	**$164,500**	$0.86	0.2%
D20	**PLUMBING**				
D20	Plumbing	$4,219,160	**$4,219,160**	$22.00	4.9%
D30	**HVAC**				
D30	HVAC	$15,342,400	**$15,342,400**	$80.00	17.7%

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

Building GFA 191,780

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*	*$/SF*	*%*
OPTION 3C - NEW SCHOOL					
D40 FIRE PROTECTION					
D40	Fire Protection	$1,486,295	**$1,486,295**	$7.75	1.7%
D50 ELECTRICAL					
D5010	Complete System	$14,075,700	**$14,075,700**	$73.40	16.2%
E10 EQUIPMENT					
E10	Equipment	$3,348,100	**$3,348,100**	$17.46	3.9%
E20 FURNISHINGS					
E2010	Fixed Furnishings	$2,067,800			
E2020	Movable Furnishings	NIC	**$2,067,800**	$10.78	2.4%
F10 SPECIAL CONSTRUCTION					
F10	Special Construction	$50,000	**$50,000**	$0.26	0.1%
F20 DEMOLITION					
F2010	Building Elements Demolition	$0			
F2020	Hazardous Components Abatement	$0	**$0**	$0.00	0.0%
TOTAL DIRECT BUILDING COST (Trade Costs)			**$86,644,610**	$451.79	100.0%

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East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 191,780

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
	GROSS FLOOR AREA CALCULATION						
	Level 01			126,780			
	Level 02			65,000			
	TOTAL GROSS FLOOR AREA (GFA)				**191,780**	***sf***	
A10	***FOUNDATIONS***						
A1010	**STANDARD FOUNDATIONS**						
033000	*CONCRETE*						
	Continuous Footings/Grade Beams	*601*	*CY*				
	Concrete Walls	*547*	*CY*				
	Spread Footings	*1,339*	*CY*				
	Slab on Grade	*2,071*	*CY*				
	Total Foundation Concrete	*4,558*	*CY*				
	Strip Footing						
	Formwork	**4,920**	sf	14.00	68,880		
	Re-bar	**24,600**	lbs.	2.00	49,200		
	Concrete material	**239**	cy	150.00	35,850		
	Placing concrete	**239**	cy	90.00	21,510		
	ICF foundation walls - changed to CIP						
	Formwork	**19,680**	sf	18.00	354,240		
	Re-bar	**39,360**	lbs	2.00	78,720		
	Concrete material	**547**	cy	150.00	82,050		
	Placing concrete	**547**	cy	90.00	49,230		
	Spread Footings, typical interior						
	Formwork	**10,160**	sf	16.00	162,560		
	Re-bar	**98,800**	lbs.	2.00	197,600		
	Concrete material	**988**	cy	150.00	148,200		
	Placing concrete	**988**	cy	90.00	88,920		
	Set anchor bolts grout plates	**127**	ea	250.00	31,750		
	Spread Footings, typical exterior						
	Formwork	**5,152**	sf	16.00	82,432		
	Re-bar	**35,100**	lbs.	2.00	70,200		
	Concrete material	**351**	cy	150.00	52,650		
	Placing concrete	**351**	cy	90.00	31,590		
	Set anchor bolts grout plates	**92**	ea	250.00	23,000		
	2'x2' Grade beam - allow	**1,521**	lf				
	Formwork	**6,084**	sf	16.00	97,344		
	Re-bar	**98,865**	lbs.	2.00	197,730		
	Concrete material	**237**	cy	150.00	35,550		
	Placing concrete	**237**	cy	90.00	21,330		
	Piers/Pilasters						
	Formwork	**3,504**	sf	22.00	77,088		
	Re-bar	**35,040**	lbs	2.00	70,080		
	Concrete material	**125**	cy	150.00	18,750		
	Placing concrete	**125**	cy	90.00	11,250		
	Elevator Pit						
	12" Wall						
	Formwork	**200**	sf	20.00	4,000		
	Re-bar	**500**	lbs.	2.00	1,000		
	Concrete material	**8**	cy	150.00	1,200		
	Placing concrete	**8**	cy	90.00	720		
	24" Mat slab w/ sump pit	**120**	sf	35.00	4,200		
	Premium for elevator pit sump	**1**	ea	1,500.00	1,500		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Damproofing at perimeter foundation wall	**9,840**	sf	4.00	assume NR		
	Waterproofing at elevator pit	**300**	sf	14.00	4,200		
072100	*THERMAL INSULATION*						
	2" Rigid insulation to face of foundation wall				w/ ICF unit rate		
312000	*EARTHWORK*						
	Assumed below excavation is in clean fill						

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 191,780

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
	Grade Beams/Strip Footings						
	Excavation	**1,093**	cy	25.00	27,325		
	Store on site	**1,093**	cy	12.00	13,116		
	Backfill with imported material	**1,093**	cy	30.00	32,790		
	Spread footings						
	Excavation	**3,975**	cy	25.00	99,375		
	Store on site	**3,975**	cy	12.00	47,700		
	Backfill with imported material	**3,624**	cy	30.00	108,720		
	Miscellaneous						
	Gravel fill beneath footings, 12"	**911**	cy	40.00	36,440		
	Perimeter drain	**2,460**	lf	24.00	59,040		
	Dewatering for foundation work	**1**	ls	40,000.00	NR		
	SUBTOTAL					2,599,030	
A1020	**SPECIAL FOUNDATIONS**						
	No work in this section						
	SUBTOTAL					0	
A1030	**LOWEST FLOOR CONSTRUCTION**						
033000	*CONCRETE*						
	Slab on grade, 5"	*126,780*	*sf*				
	WWF reinforcement, 15% lap	**145,797**	sf	1.85	269,724		
	Concrete - 5" thick	**2,071**	cy	150.00	310,650		
	Placing concrete	**2,071**	cy	90.00	186,390		
	Finishing and curing concrete	**126,780**	sf	3.50	443,730		
	Sawcut full depth control joints	**126,780**	sf	0.10	12,678		
	Miscellaneous						
	Premium for tiered seating at Auditorium - allow	**4,000**	sf	15.00	60,000		
	Equipment pads	**1**	ls	20,000.00	20,000		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Vapor barrier	126,780	sf	1.20	152,136		
072100	*THERMAL INSULATION*						
	4" Rigid insulation, 6ft at perimeters	**14,760**	sf	5.50	81,180		
	2" Rigid insulation, remainder of underslab	**112,020**	sf	2.75	308,055		
312000	*EARTHWORK*						
	Over-excavation/ structural fill						
	Building Earthwork						
	Excavate existing fill				NR		
312000	*SOIL DISPOSAL - conversion factor 1.7 to tons*						
	Load excess soils for disposal				NR		
	Less than RCS-1 - clean non-regulated				NR		
	Stockpile to reuse on site as fill				NR		
	Import for structural fill	**21,000**	cy	38.00	798,000		
	Gravel base beneath slab, 12"	**4,696**	cy	40.00	187,840		
	Compact subgrade	**126,780**	sf	0.50	63,390		
	Radon mitigation				assume NR		
	Underslab drainage				assume NR		
	E + B for underground plumbing	**126,780**	gsf	0.50	63,390		
	SUBTOTAL					2,957,163	
	TOTAL - FOUNDATIONS						**$5,556,193**
A20	***BASEMENT CONSTRUCTION***						
A2010	**BASEMENT EXCAVATION**						
	No Work in this section						
	SUBTOTAL					-	
A2020	**BASEMENT WALLS**						
	No Work in this section						
	SUBTOTAL					-	
	TOTAL - BASEMENT CONSTRUCTION						**$0**

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 191,780

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
B10	***SUPERSTRUCTURE***	*11.58*	*lbs/sf*				
		1,038	*tns*				
B1010	**FLOOR CONSTRUCTION**						
033000	*CONCRETE*						
	WWF reinforcement, 15% lap	**60,375**	sf	1.85	111,694		
	Concrete topping to metal decking, 6" thick; lightweight	**1,107**	cy	190.00	210,330		
	Place and finish concrete	**52,500**	sf	2.50	131,250		
	Rebar to decks	**15,750**	lbs	2.00	31,500		
051200	*STRUCTURAL STEEL FRAMING*						
	Typical floor framing, 13 psf	**341**	tns	5,300.00	1,807,300		
	Premium for CLT construction	**12,500**	sf	30.00	375,000		
	Shear studs	**10,500**	ea	3.50	36,750		
	Metal galvanized floor deck	**52,500**	sf	7.00	367,500		
	Premium for sloped slab at Auditorium - allow	**3,000**	sf	30.00	90,000		
	Miscellaneous steel angles, plates, supports				incl		
	Relieving angles etc. at exterior closure				incl		
078400	*FIREPROOFING/FIRESTOPPING*						
	Spray-applied fireproofing to beams and columns	**52,500**	sf	2.50	131,250		
	Fire stopping	**1**	ls	40,000.00	40,000		
079500	*EXPANSION CONTROL*						
	Expansion joints	**1**	ls	75,000.00	75,000		
	SUBTOTAL					3,407,574	
B1020	**ROOF CONSTRUCTION**						
033000	*CONCRETE*						
	WWF reinforcement, 15% lap	**17,250**	sf	1.85	31,913		
	Concrete topping to metal decking @ mechanical equipment	**316**	cy	190.00	60,040		
	Place and finish concrete	**15,000**	sf	2.50	37,500		
	Rebar to decks	**4,500**	lbs	2.00	9,000		
051200	*STRUCTURAL STEEL FRAMING*						
	Typical roof framing, 11 psf	**697**	tns	5,300.00	3,694,100		
	Canopy - allowance	**5,000**	sf	50.00	250,000		
	Roof screen framing; allowance	**5,000**	sf	36.00	180,000		
	Metal galvanized roof deck, 1 1/2"	**126,780**	sf	5.50	697,290		
	Premium for acoustic deck in Classrooms - 50%	**11,520**	sf	6.00	69,120		
	Premium for acoustic deck in Gymnasium and Auditorium	**17,333**	sf	6.00	103,998		
078400	*FIREPROOFING/FIRESTOPPING*						
	Spray-applied fireproofing to beams and deck	**126,780**	sf	3.00	380,340		
	Intumescent paint to exposed steel	**1**	ls	35,000.00	35,000		
	SUBTOTAL					5,548,301	
	TOTAL - SUPERSTRUCTURE						**$8,955,875**
B20	***EXTERIOR CLOSURE***						
B2010	**EXTERIOR WALLS**	*60,151*	sf				
	Exterior Wall Area - assume Solid 75%; 16' Floor to Floor						
040001	*MASONRY*						
	Mockups - allow	**1**	ls	75,000.00	75,000		
	Stone Base; 4%	**3,208**	sf	110.00	352,880		
	Brick (50%)	**40,101**	sf	40.00	1,604,040		
	Allowance for precast sills and trims; 1%	**802**	sf	75.00	60,150		
	CMU backup at Gymnasium, assume to 15' high	**2,100**	sf	28.00	58,800		
	Flashings & sealants	**44,111**	sf	1.00	44,111		
	Staging/lifts to exterior wall				w/ unit rates		
052000	*MISC. METALS*						
	Relieving angle				w/ structural		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
	Misc. metals at masonry	**44,111**	sf	1.50	66,167		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	AVB	**60,151**	sf	9.00	541,359		
	AVB at window openings	**8,020**	lf	9.00	72,180		
	Miscellaneous sealants	**60,151**	sf	0.50	30,076		
	AVB at soffits	**984**	sf	8.00	7,872		
072100	*THERMAL INSULATION*						
	Rigid mineral wool insulation; 2"	**60,151**	sf	4.00	240,604		
	Rockwool insulation; 6"	**60,151**	sf	6.50	390,982		
	Insulation at window openings	**8,020**	lf	4.00	32,080		
	Insulation at soffits - allow	**984**	sf	4.00	3,936		
074210	*WALL PANELS*						
	Porcelain ceramic rainscreen; 20%	**16,040**	sf	85.00	1,363,400		
	Roof overhangs - allow 10% of roof perimeter x 4FT deep	**984**	sf	85.00	83,640		
	Roof equipment screen, acoustic - allow	**250**	lf	760.00	190,000		
092900	*GYPSUM BOARD ASSEMBLIES*						
	Exterior gypsum sheathing	**60,151**	sf	3.00	180,453		
	6" metal stud	**58,051**	sf	14.00	812,714		
	GWB lining, 5/8", high impact	**58,051**	sf	4.75	275,742		
	Framing at soffits - allow	**984**	sf	15.00	14,760		
101400	*SIGNAGE*						
	Signage - allow	**1**	ls	40,000.00	40,000		
	SUBTOTAL					6,540,946	
B2020	**WINDOWS**	*20,050*	sf				
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**8,020**	lf	14.00	112,280		
070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
	Backer rod & double sealant	**8,020**	lf	10.00	80,200		
084413	*CURTAIN WALL SYSTEMS*						
	Aluminum windows, triple glazed; 12%	**9,624**	sf	145.00	1,395,480		
	Aluminum Curtainwall, triple glazed; 13%	**10,426**	sf	200.00	2,085,200		
	Premium for school guard glass - allow	**1,500**	sf	30.00	45,000		
	Allowance for sunscreens; 25% of windows	**2,406**	sf	150.00	360,900		
089000	*LOUVERS*						
	Louvers - allow	**200**	sf	100.00	20,000		
	SUBTOTAL					4,099,060	
B2030	**EXTERIOR DOORS**						
061000	*ROUGH CARPENTRY*						
	Wood blocking at openings	**464**	lf	12.00	5,568		
079200	*JOINT SEALANTS*						
	Backer rod & double sealant	**464**	lf	9.50	4,408		
081110	*HOLLOW METAL DOORS & FRAMES*						
	Hollow metal Frames, single	**6**	ea	600.00	3,600		
	Hollow metal Frames, double	**4**	ea	600.00	2,400		
	HM door	**14**	ea	800.00	11,200		
084110	*ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS*						
	Glazed aluminum entrance doors including frame and hardware; double	**9**	pr	12,000.00	108,000		
	Glazed aluminum entrance doors including frame and hardware; single	**6**	ea	6,000.00	36,000		
083300	*OVERHEAD DOOR*						
	Overhead doors - allow	**1**	ls	30,000.00	30,000		
087100	*DOOR HARDWARE*						
	Hardware	**14**	ea	1,800.00	25,200		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		OPTION 3C - NEW SCHOOL						
277		Auto openers - allow	**2**	ea	5,000.00	10,000		
278		SUBTOTAL					236,376	
279								
280		***TOTAL - EXTERIOR CLOSURE***						**$10,876,382**
281								
282								
283	***B30***	***ROOFING***						
284								
285	**B3010**	**ROOF COVERINGS**	*126,780*	*sf*				
286								
287	*055000*	*MISC. METALS*						
288		Roof ladders	**1**	ea	10,000.00	10,000		
289								
290	*061000*	*ROUGH CARPENTRY*						
291		Rough carpentry and blocking at roofing	**126,780**	sf	1.00	126,780		
292								
293	*070002*	*ROOFING AND FLASHING*						
294		80mil PVC membrane roofing, cover board, 2" EPS, 8" polyiso, vapor barrier on substrate board	**126,780**	sf	30.00	3,803,400		
295		Membrane roofing at canopies - allow	**5,000**	sf	25.00	125,000		
296		Miscellaneous flashings, sealants, accessories including snowguards, gutters and downspouts at sloped roofs	**126,780**	sf	1.20	152,136		
297		Factory fabricated fascia trim roof edge	**3,374**	lf	50.00	168,700		
298		Walkway pads	**1**	ls	25,000.00	25,000		
299		SUBTOTAL					4,411,016	
300								
301	**B3020**	**ROOF OPENINGS**						
302		Skylights	**1**	ls	50,000.00	50,000		
303		Roof hatch - allow	**1**	ls	10,000.00	10,000		
304		Smoke hatch at Stage	**3**	ea	15,000.00	45,000		
305		Elevator ventilation unit				assume NR		
306		SUBTOTAL					105,000	
307								
308		***TOTAL - ROOFING***						**$4,516,016**
309								
310								
311	***C10***	***INTERIOR CONSTRUCTION***						
312								
313	**C1010**	**PARTITIONS**						
314		Miscellaneous partitions - glazing, GWB assemblies, etc.	**191,780**	gsf	32.00	6,136,960		
315		SUBTOTAL					6,136,960	
316								
317	**C1020**	**INTERIOR DOORS**						
318		Doors; complete	**191,780**	gsf	7.00	1,342,460		
319		SUBTOTAL					1,342,460	
320								
321	**C1030**	**SPECIALTIES / MILLWORK**						
322								
323	*055000*	*MISCELLANEOUS METALS*						
324		Auditorium - catwalk, rails etc.	**1**	ls	150,000.00	150,000		
325		Rails at open to below areas	**400**	lf	500.00	200,000		
326	050001	Miscellaneous metals throughout building	**191,780**	gsf	2.00	383,560		
327								
328	*061000*	*ROUGH CARPENTRY*						
329		Backer panels in electrical closets	**1**	ls	10,000.00	10,000		
330								
331	*064020*	*INTERIOR ARCHITECTURAL WOODWORK*						
332		Administration/ Media/ Circulation desks	**191,780**	gsf	1.00	191,780		
333		Window sill; Solid surface	**2,673**	lf	55.00	147,015		
334								
335	*070001*	*WATERPROOFING, DAMPPROOFING AND CAULKING*						
336		Miscellaneous sealants throughout building	**191,780**	gsf	1.25	239,725		
337								
338	*101100*	*VISUAL DISPLAY SURFACES*						
339		Marker boards/tackboards	**191,780**	gsf	1.00	191,780		
340								
341	*101400*	*DISPLAY CASES*						
342		Display cases	**191,780**	gsf	0.40	76,712		
343								
344	*101400*	*SIGNAGE*						
345		Signage and graphics	**191,780**	gsf	0.70	134,246		
346								

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
102110	*TOILET COMPARTMENTS*						
	Toilet partitions and accessories	**191,780**	gsf	1.00	191,780		
	Janitors Closet Accessories	**1**	ls	1,000.00	1,000		
104400	*FIRE PROTECTION SPECIALTIES*						
	Fire extinguisher cabinets/AED cabinets	**1**	ls	50,000.00	50,000		
105000	*LOCKERS*						
	Lockers - allowance - Student (200 15" lockers) & Athletic (200 18" lockers)	**1**	ls	128,000.00	128,000		
	SUBTOTAL					2,095,598	
	TOTAL - INTERIOR CONSTRUCTION						**$9,575,018**
C20	***STAIRCASES***						
C2010	**STAIR CONSTRUCTION**						
033000	*CONCRETE*						
	Concrete to stairs	**4**	flt	4,000.00	16,000		
055000	*MISCELLANEOUS METALS*						
	Seating stair	**1**	ls	180,000.00	180,000		
	Monument stair - allow	**1**	flt	75,000.00	75,000		
	Egress stairs	**3**	flt	45,000.00	135,000		
	Stairs at Auditorium	**1**	ls	10,000.00	10,000		
	SUBTOTAL					416,000	
C2020	**STAIR FINISHES**						
090002	*TILE*						
	Tile finishes at main stair	**1**	ls	10,000.00	10,000		
090005	*RESILIENT FLOORS*						
	Rubber tile at stairs - landings	**174**	sf	16.00	2,784		
	Rubber tile at stairs - treads & risers	**420**	lfr	22.00	9,240		
090007	*PAINTING*						
	High performance paint to staircases and railings	**4**	flt	3,000.00	12,000		
	SUBTOTAL					34,024	
	TOTAL - STAIRCASES						**$450,024**
C30	***INTERIOR FINISHES***						
C3010	**WALL FINISHES**						
	Wall finishes - allowance	**191,780**	gsf	10.00	1,917,800		
	Glazed thin-set brick wainscot				included in cost/sf		
	CT to bathroom walls				included in cost/sf		
	Acoustic wall panels in Auditorium, Band and Chorus				included in cost/sf		
	Wall finishes; painting etc.				included in cost/sf		
	SUBTOTAL					1,917,800	
C3020	**FLOOR FINISHES**						
	PT at primary corridors and Cafeteria	**13,000**	sf	34.00	442,000		
	CT flooring at toilets and locker rooms	**7,336**	sf	32.00	234,752		
	Quarry tile in kitchen	**4,000**	sf	34.00	136,000		
	Linoleum in Classroom, secondary corridors etc.	**112,682**	sf	8.00	901,456		
	Gym flooring; wood athletic flooring	**12,335**	sf	24.00	296,040		
	Rubber athletic flooring in PE Alternatives	**3,160**	sf	16.00	50,560		
	Carpet in Admin areas, Media etc.	**19,178**	sf	6.50	124,657		
	Sealed concrete in BOH spaces and Auditorium seating	**10,000**	sf	2.50	25,000		
	Bases	**191,780**	sf	1.00	191,780		
	Entry mats	**500**	sf	55.00	27,500		
	Moisture mitigation				NR		
	SUBTOTAL					2,429,745	
C3030	**CEILING FINISHES**						
	ACT to classrooms: 50%	**11,664**	sf	8.00	93,312		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
	Paint acoustic deck at classrooms; 50%	**11,664**	sf	2.00	23,328		
	Paint acoustic deck at gymnasium	**12,335**	sf	2.00	24,670		
	Wood ceilings	**5,000**	sf	45.00	225,000		
	Ceiling finishes; ACT	**122,350**	sf	8.00	978,800		
	Ceiling finishes; GWB allowance for 10%	**19,178**	sf	14.00	268,492		
	SUBTOTAL					1,613,602	
	TOTAL - INTERIOR FINISHES						**$5,961,147**
D10	***CONVEYING SYSTEMS***						
D1010	**ELEVATOR**						
055000	*MISCELLANEOUS METALS*						
	Elevator pit ladders and sump pit covers	**1**	ea	2,500.00	2,500		
	Sill angles	**1**	ls	2,000.00	2,000		
142000	*ELEVATOR*						
	Elevator; 2 stop	**1**	ea	160,000.00	160,000		
	SUBTOTAL					164,500	
	TOTAL - CONVEYING SYSTEMS						**$164,500**
D20	***PLUMBING***						
D20	**PLUMBING, GENERALLY**						
	Plumbing system complete; fixtures, equipment, domestic water, san W&V, acid W&V, storm, natural gas	**191,780**	gsf	22.00	4,219,160		
	SUBTOTAL					4,219,160	
	TOTAL - PLUMBING						**$4,219,160**
D30	***HVAC***						
D30	**HVAC, GENERALLY**						
	HVAC complete; VRF (heat recovery air source heat pump), DOAS (DX heat pump), VAV's, terminal heating, kitchen MAU, BMS	**191,780**	gsf	80.00	15,342,400		
	SUBTOTAL					15,342,400	
	TOTAL - HVAC						**$15,342,400**
D40	***FIRE PROTECTION***						
D40	**FIRE PROTECTION, GENERALLY**						
	Fire protection complete system; assume fire pump not required	**191,780**	gsf	7.75	1,486,295		
	SUBTOTAL					1,486,295	
	TOTAL - FIRE PROTECTION						**$1,486,295**
D50	***ELECTRICAL***						
D5010	**ELECTRICAL SYSTEMS**						
	PV system; 460 kW	**1**	ls	1,610,000.00	1,610,000		
	Electrical system incl normal power, generator power, Mech wiring, lighting, controls, receptacles, circuitry, fire alarm, stage lighting, PV infrastructure, BDA, DAS, TD (RI and devices and cabling), security system, AV rough-in, lightning protection system etc.	**191,780**	sf	65.00	12,465,700		
	SUBTOTAL					14,075,700	
	TOTAL - ELECTRICAL						**$14,075,700**
E10	***EQUIPMENT***						
E10	**EQUIPMENT, GENERALLY**						
111300	*LOADING DOCK EQUIPMENT*						
	Loading dock equipment	**1**	ls	2,000.00	2,000		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
114500	*APPLIANCES*						
	Allowance for residential appliances	**1**	ls	30,000.00	30,000		
114000	*FOODSERVICE EQUIPMENT*						
	Kitchen & Servery equipment - allowance	**1**	ls	1,250,000.00	1,250,000		
116000	*LABORATORY EQUIPMENT*						
	Science classroom & Prep rooms - fume hoods, goggle cabinets, pegboards etc. - allowance	**8**	ea	25,000.00	200,000		
116200	*THEATRE EQUIPMENT*						
	Allowance	**1**	ls	1,200,000.00	1,200,000		
	Theater curtains and rigging	**1**	ls	included above			
	AV Equipment	**1**	ls	included above			
	TV Production	**1**	ls	included above			
	Projection screens	**1**	ls	included above			
126100	*FIXED AUDIENCE SEATING*						
	Auditorium fixed seating	**750**	ea	350.00	262,500		
116600	*ATHLETIC EQUIPMENT*						
	Gym wall pads	**3,000**	sf	17.00	51,000		
	Basketball backstops; swing up; electric operated	**6**	ea	10,000.00	60,000		
	Gymnasium dividing net; electrically operated	**2**	loc	28,800.00	57,600		
	Volleyball net and standards	**3**	ls	5,000.00	15,000		
	Score boards in Gym	**3**	loc	25,000.00	75,000		
	Misc. gym equipment	**1**	loc	30,000.00	30,000		
119000	*MISCELLANEOUS EQUIPMENT*						
	Kiln	**2**	ea	5,000.00	10,000		
126600	*TELESCOPING STANDS*						
	Retractable bleachers in gym - allow 750 seats	**1**	ls	105,000.00	105,000		
	SUBTOTAL					3,348,100	
	TOTAL - EQUIPMENT						**$3,348,100**
E20	***FURNISHINGS***						
E2010	**FIXED FURNISHINGS**						
	Allowance for window treatments	**1**	ls	150,000.00	150,000		
	Casework throughout	**191,780**	gsf	10.00	1,917,800		
	SUBTOTAL					2,067,800	
E2020	**MOVABLE FURNISHINGS**						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
TOTAL - FURNISHINGS							**$2,067,800**
F10	***SPECIAL CONSTRUCTION***						
F10	**SPECIAL CONSTRUCTION**						
	Greenhouse	**250**	sf	200.00	50,000		
	SUBTOTAL					50,000	
	TOTAL - SPECIAL CONSTRUCTION						**$50,000**
F20	***SELECTIVE BUILDING DEMOLITION***						
F2010	**BUILDING ELEMENTS DEMOLITION**						
	See main summary for demolition of existing buildings						
	SUBTOTAL					$0	
F2020	**HAZARDOUS COMPONENTS ABATEMENT**						

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

GFA 191,780

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTION 3C - NEW SCHOOL							
554	See main summary for HazMat allowance				See Summary		
555	SUBTOTAL					$0	
556							
557	***TOTAL - SELECTIVE BUILDING DEMOLITION***						**$0**

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK OPTION 3C							
	G SITEWORK						
G10	**SITE PREPARATION & DEMOLITION**						
	Site construction fence/barricades - assume LOW	**9,000**	lf	18.00	162,000		
	Site construction fence gates	**2**	ea	10,000.00	20,000		
	Stabilized construction entrance	**2**	ls	15,000.00	30,000		
	Pavement/curbing removal	**234,000**	sf	1.00	234,000		
	Demolish tennis courts	**6**	crts	10,000.00	60,000		
	Walkways				included w/ paving demo		
	Miscellaneous demolition	**1**	ls	30,000.00	30,000		
	Tree and shrub vegetation clearing including at new bike path	**1**	ls	20,000.00	20,000		
	Cut/cap utilities	**1**	ls	30,000.00	30,000		
	Remove existing utility lines	**1**	ls	40,000.00	40,000		
	Erosion control						
	Street sweeping & dust control allowance	**1**	ls	40,000.00	40,000		
	Silt fence/erosion control	**9,000**	lf	12.00	108,000		
	Temporary sediment basins	**1**	ls	15,000.00	15,000		
	Silt fence maintenance and monitoring	**1**	ls	20,000.00	20,000		
	SUBTOTAL					809,000	
	EARTHWORK						
	Topsoil management - allowance						
	Strip topsoil, stockpile on site for reuse	**19,315**	cy	11.50	222,123		
	Site Earthwork	*6,000*	*cy*				
	Cut	**6,000**	cy	10.00	60,000		
	Store cut onsite	**6,000**	cy	3.50	21,000		
	Fill Req.	*12,000*	*cy*				
	Fill - from cut	**6,000**	cy	10.00	60,000		
	Fill - from imports	**6,000**	cy	26.00	156,000		
312000	*ESTABLISHING GRADE*						
	Sub grade establishment	**1,375,490**	sf	0.25	343,873		
	Fine grading throughout the site	**1,375,490**	sf	0.35	481,422		
	Rock Removal						
	Allowance for rock removal	**200**	cy	250.00	50,000		
	Hazardous Waste Remediation						
	Demo and remove UST - 1# 20,000 gal & 1# 10,000 gal	**1**	ls	150,000.00	150,000		
	Dispose/treat contaminated soils, allow				Assumed not required		
	SUBTOTAL					1,544,418	
G20	**SITE IMPROVEMENTS**						
	Roadways and Parking Lots						
	Asphalt Paving; parking lot and roadway	*234,000*	*sf*				
	Gravel base; 12" thick	**8,667**	cy	45.00	390,015		
	Asphalt top; 1" thick	**1,492**	tns	160.00	238,720		
	Asphalt binder; 2" thick	**2,984**	tns	140.00	417,760		
	Premium for heavy duty paving, additional 1" thick	**574**	tns	140.00	80,360		
	VGC	**11,608**	lf	42.00	487,536		
	Single solid lines, 4" thick	**568**	ea	85.00	48,280		
	ADA Parking areas	**1**	ls	3,500.00	3,500		
	Crosswalk Hatching	**1**	ls	10,000.00	10,000		
	Other road markings	**1**	ls	7,500.00	7,500		
	HC curb cuts - allow	**10**	loc	1,250.00	12,500		
	Traffic and parking signage	**1**	ls	20,000.00	20,000		
	Entry sign - LED message board	**1**	loc	50,000.00	50,000		
	SUBTOTAL					1,766,171	
	Pedestrian Paving						
	Bituminous concrete sidewalks	*12,690*	*sf*				
	Gravel base; 8" thick	**315**	cy	45.00	14,175		

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 3C						
	Asphalt Paving	**12,690**	sf	4.00	50,760		
	Concrete sidewalks	*38,000*	*sf*				
	Gravel base; 8" thick	**943**	cy	45.00	42,435		
	Asphalt Paving	**38,000**	sf	10.00	380,000		
	Bituminous concrete walking path from Football Field to Rail Trail	*31,800*	*sf*				
	Gravel base; 8" thick	**789**	cy	45.00	35,505		
	Asphalt Paving	**31,800**	sf	4.00	127,200		
	Ramp; 75 FT Long	**1**	ls	50,000.00	50,000		
	Accessible crosswalks	**3**	ea	20,000.00	60,000		
	Front Plaza specialty paving	*5,000*	*sf*				
	Gravel base; 8" thick	**124**	cy	45.00	5,580		
	Specialty pavements	**5,000**	sf	25.00	125,000		
	Front Plaza concrete paving	*26,500*	*sf*				
	Gravel base; 8" thick	**658**	cy	45.00	29,610		
	Concrete paving; 6" thick	**26,500**	sf	12.00	318,000		
	Dining Patio specialty paving	*10,000*	*sf*				
	Gravel base; 8" thick	**248**	cy	45.00	11,160		
	Specialty pavements	**10,000**	sf	25.00	250,000		
	Shade structure - allowance	**1**	ls	60,000.00	60,000		
	SUBTOTAL					1,559,425	
	Site Improvements						
	Basketball court lighting	**2**	crts	60,000.00	120,000		
	Flag poles	**3**	ea	20,000.00	60,000		
	Allowance for benches, trash, bike racks, tables and chairs etc.	**1**	ls	100,000.00	100,000		
	Allowance for ramp and handrails	**1**	ls	60,000.00	60,000		
	Allowance for site walls, site improvements	**1**	ls	500,000.00	500,000		
	Allowance for 4 rapid flashing beacons	**4**	loc	60,000.00	240,000		
	Allowance for Outdoor storage	**2**	loc	30,000.00	60,000		
	Fencing						
	4' ht. CLF Property fence	**525**	lf	55.00	28,875		
	6' ht. Wood opaque fencing btwn parking and residential properties	**800**	lf	125.00	100,000		
	Pre-K Playground	*1,000*	*sf*				
	Gravel base; 8" thick	**25**	cy	45.00	1,125		
	Rubber safety surface	**1,000**	sf	32.00	32,000		
	Play structure - allowance	**1**	ls	100,000.00	100,000		
	4' ht. CLF Perimeter fence	**200**	lf	55.00	11,000		
	Masonry dumpster and recycling enclosure with access gates						
	Gravel base; 12" thick	**11**	cy	45.00	495		
	Concrete paving	**1,800**	sf	15.00	27,000		
	Gate	**1**	ea	3,000.00	3,000		
	Press box w/ accessible prefabricated metal ramp system	**1**	ls	100,000.00	100,000		
	Concession building w/ 12 toilets and associated fixtures, small warming kitchen and storage area	**1,200**	sf	600.00	720,000		
	SUBTOTAL					2,263,495	
	REPLACE TENNIS COURTS INCLUDING LIGHTING						
	Pavement areas	*38,000*	*sf*				
	gravel base; 12" thick	**1,407**	cy	45.00	63,315		
	asphalt top; 1.5" thick	**356**	tns	160.00	56,960		
	asphalt binder; 2" thick	**476**	tns	140.00	66,640		
	Tennis court nets	**6**	set	3,200.00	19,200		
	Tennis court color coating	**6**	ea	7,500.00	45,000		
	10' Ht - Chain link fence	**1,111**	lf	125.00	138,875		
	10' Ht - Chain link double gate	**2**	ea	4,000.00	8,000		
	Tennis court lighting - 8 poles total	**1**	ls	240,000.00	240,000		
	SUBTOTAL					637,990	
	Natural turf Football Field	*62,000*	*sf*				
	Amend existing topsoil, 8" deep	**1,923**	cy	30.00	57,690		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		SITEWORK OPTION 3C						
129		crushed stone; 12" thick - swell 10%	**2,526**	cy	52.00	131,352		
130		Irrigation	**62,000**	sf	1.25	77,500		
131		Fine grade crushed stone	**62,000**	sf	0.25	15,500		
132		Geotextile	**62,000**	sf	0.55	34,100		
133		Field area seed	**62,000**	sf	0.55	34,100		
134		Portable bleachers - 200 seat	**1**	ls	40,000.00	Assumed Not Required		
135		Scoreboard	**1**	ea	35,000.00	Assumed Not Required		
136		SUBTOTAL					350,242	
137								
138		**Natural turf Soccer Field (2 Fields)**	*140,000*	*sf*				
139		Amend existing topsoil, 8" deep	**4,343**	cy	30.00	130,290		
140		crushed stone; 12" thick - swell 10%	**5,704**	cy	52.00	296,608		
141		Irrigation	**140,000**	sf	1.25	175,000		
142		Fine grade crushed stone	**140,000**	sf	0.25	35,000		
143		Geotextile	**140,000**	sf	0.55	77,000		
144		Field area seed	**140,000**	sf	0.55	77,000		
145		Soccer goals - Jay Prosports	**4**	ea	10,030.02	40,120		
146		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		
147		Team benches - Jay Prosports	**4**	ea	898.80	3,595		
148		Portable bleachers - 200 seat	**1**	ls	40,000.00	Assumed Not Required		
149		Scoreboard	**1**	ea	35,000.00	Assumed Not Required		
150								
151		SUBTOTAL					839,544	
152								
153		**Varsity + JV Baseball/Soccer Grass Field**	*215,000*	sf				
154		Amend existing topsoil, 8" deep	**5,335**	cy	30.00	160,050		
155		crushed stone; 12" thick - swell 10%	**8,759**	cy	52.00	455,468		
156		Irrigation; varsity only	**107,500**	sf	1.25	134,375		
157		Fine grade crushed stone	**215,000**	sf	0.25	53,750		
158		Geotextile	**215,000**	sf	0.55	118,250		
159		Field area seed	**215,000**	sf	0.75	161,250		
160		Baseball dugout allowance including infield mix, benches, fencing	**2**	ea	15,000.00	30,000		
161		Pitchers mound - baseball	**2**	ea	2,500.00	5,000		
162		Foul poles - baseball	**2**	ea	3,600.00	7,200		
163		Field painting allowance	**1**	ls	10,000.00	10,000		
164		Scoreboard	**1**	ea	45,000.00	45,000		
165		Soccer goals - Jay Prosports	**2**	ea	10,030.02	20,060		
166		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		
167		Team benches - Jay Prosports	**4**	ea	898.80	3,595		
168		Varsity field lighting - 3 poles	**1**	ls	480,000.00	480,000		
169		Infield mix	*11,000*	sf				
170		Infield mix; 6" thick	**333**	tn	225.00	74,925		
171		Geotextile; two layers	**11,000**	sf	0.55	6,050		
172		Sand gravel fill; 8" thick	**273**	cy	50.00	13,650		
173		SUBTOTAL					1,783,554	
174								
175		**Varsity + JV Softball/Soccer Grass Field**	*126,000*	sf				
176		Amend existing topsoil, 8" deep	**3,127**	cy	30.00	93,810		
177		crushed stone; 12" thick - swell 10%	**5,133**	cy	52.00	266,916		
178		Irrigation; varsity only	**63,000**	sf	1.25	78,750		
179		Fine grade crushed stone	**126,000**	sf	0.25	31,500		
180		Geotextile	**126,000**	sf	0.55	69,300		
181		Field area seed	**126,000**	sf	0.75	94,500		
182		Softball dugout allowance including infield mix, benches, fencing	**2**	ea	15,000.00	30,000		
183		Pitchers mound - softball	**2**	ea	3,500.00	7,000		
184		Batters box - softball	**2**	ea	3,500.00	7,000		
185		Home plate - softball	**2**	ea	500.00	1,000		
186		Base plates - softball	**2**	set	1,200.00	2,400		
187		Foul poles - softball	**2**	ea	3,600.00	7,200		
188		Field painting allowance	**1**	ls	5,000.00	5,000		
189		Scoreboard	**1**	ea	45,000.00	45,000		
190		Soccer goals - Jay Prosports	**2**	ea	10,030.02	20,060		
191		Player benches - Jay Prosports	**4**	ea	1,232.85	4,931		
192		Team benches - Jay Prosports	**4**	ea	898.80	3,595		

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEWORK OPTION 3C							
193		Varsity field lighting - 3 poles	**1**	ls	480,000.00	480,000		
194		Baseball batting cages - synthetic turf	*1,271*	*sf*				
195		Short pile synthetic turf system	**1,271**	sf	10.00	12,710		
196		Field top stone; 2" thick	**12**	tn	40.00	480		
197		Field base stone; 9" thick	**58**	tn	35.00	2,030		
198		Timber edge allowance	**190**	lf	28.00	5,320		
199		Batting cage tunnel	**1**	ls	22,500.00	22,500		
200		Infield mix	*17,000*	sf				
201		Infield mix; 6" thick	**515**	tn	225.00	115,875		
202		Geotextile; two layers	**52,734**	sf	0.55	29,004		
203		Sand gravel fill; 8" thick	**422**	cy	50.00	21,100		
204	*320000*	*FENCING*						
205		6' ht. CLF	**1,342**	lf	80.00	107,360		
206		Softball backstop	**2**	ea	50,000.00	100,000		
207		Baseball backstop	**2**	ea	60,000.00	120,000		
208		SUBTOTAL					1,784,341	
209								
210		**Landscaping**						
211		Imported topsoil and seed at disturbed lawn areas - allowance	**9,259**	cy	60.00	555,540		
212		Seeding	**500,000**	sf	0.35	175,000		
213		Plantings allowance; trees	**1**	ls	300,000.00	300,000		
214		Plantings allowance; shrubs	**1**	ls	200,000.00	200,000		
215		SUBTOTAL					1,230,540	
216								
217	**G30**	**CIVIL MECHANICAL UTILITIES**						
218		Water supply; Pricing includes E&B and bedding						
219		4" CLDI Domestic water	**170**	lf	85.00	14,450		
220		6" CLDI Domestic water	**454**	lf	90.00	40,860		
221		8" CLDI; Fire Loop	**2,763**	lf	125.00	345,375		
222		Connect to existing	**1**	loc	10,000.00	10,000		
223		FD connection	**1**	ea	2,000.00	2,000		
224		Gate valves - allow	**12**	ea	1,500.00	18,000		
225		Fire hydrant - allow	**5**	ea	6,500.00	32,500		
226		SUBTOTAL					463,185	
227								
228		Sanitary; Pricing includes E&B and bedding						
229		Sanitary sewer piping	**2,000**	lf	70.00	140,000		
230		Sanitary sewer piping; Forced Main; 3"	**770**	lf	90.00	69,300		
231		Manholes	**11**	ea	4,500.00	49,500		
232		5 H.P Grinder Pump + valve pit	**2**	ea	30,000.00	60,000		
233		Grease trap	**1**	ea	15,000.00	15,000		
234		Oil/Water separator	**1**	ea	12,000.00	12,000		
235		Connect to existing	**1**	ea	5,000.00	5,000		
236		SUBTOTAL					350,800	
237								
238		Storm water; Pricing includes E&B and bedding						
239		New drainage pipe	**5,000**	lf	80.00	400,000		
240		WQU	**3**	ea	11,500.00	34,500		
241		Catch basins	**17**	ea	4,000.00	68,000		
242		Area drains	**10**	ea	1,400.00	14,000		
243		Manholes	**16**	ea	4,300.00	68,800		
244		Connect to existing line	**3**	ea	5,000.00	15,000		
245								
246		Allowance for bioretention	**11,500**	sf	15.00	172,500		
247		Allowance for subdrainage infiltration systems	**9,500**	sf	40.00	380,000		
248		SUBTOTAL					1,152,800	
249								
250		Gas service						
251		E&B trench for new gas pipe - allow	**1,411**	lf	25.00	35,275		
252		SUBTOTAL					35,275	
253								
254	**G40**	**ELECTRICAL UTILITIES**						

PM&C

East Longmeadow High School
East Longmeadow, MA

25-Jan-23

PSR Submission Estimate

	CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
		SITEWORK OPTION 3C						
255		Civil						
256		Concrete work for duct banks	**1,564**	lf	50.00	78,200		
257		Transformer pad / generator pad	**3**	ea	2,500.00	7,500		
258		Excavation & backfill for duct banks	**1,564**	lf	30.00	46,920		
259		Utility co. backcharges, allow				By Owner		
260		Power & Communications						
261		Primary duct bank	**1,434**	lf	200.00	286,800		
262		Secondary and generator duct bank	**130**	lf	650.00	84,500		
263		Communications duct bank	**996**	lf	120.00	119,520		
264		Power to Concession/ toilets				NR		
265		Site sign power and connection, allow	**1**	ea	5,000.00	5,000		
266		Site Lighting						
267		Parking/ Roadway/Walkway lighting	**234,000**	sf	1.50	351,000		
268		Athletic field lighting				See above		
269		Safety lighting at bike path (2200lf path)	**2,200**	lf	50.00	NR		
270		Sports lighting			Carried above w/ sports field			
271		Electric Vehicle Charging Station						
272		EVCS including feed - allow	**1**	ls	50,000.00	50,000		
273		Site Security						
274		Site Security				NR		
275		Site Demolition						
276		Site demolition and make safe	**1**	ls	20,000.00	20,000		
277		SUBTOTAL					1,049,440	
278								
279		**TOTAL - SITE DEVELOPMENT PACKAGE**						***$17,620,220***

EAST LONGMEADOW HIGH SCHOOL — PSR ESTIMATE OPTIONS

PCM COMPANY
Accuracy You Can Build On

PROJ. NO:	27-148
REVISION:	6
EST DATE:	2/8/2023

	OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
GROSS SF:	*186,890*		*199,720*		*191,780*	
DESCRIPTION	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**	**UNIT COST**	**TOTAL COST**
A10 - FOUNDATIONS	$ 3.58	$ 668,625.00	$ 19.37	$ 3,868,667.11	$ 28.35	$ 5,437,029.73
A20 - BASEMENT CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -
B10 - SUPERSTRUCTURE	$ 6.45	$ 1,205,646.25	$ 27.37	$ 5,466,563.75	$ 47.77	$ 9,161,580.00
B20 - ENCLOSURE	$ 43.71	$ 8,169,578.75	$ 52.65	$ 10,515,625.00	$ 59.63	$ 11,435,515.00
B30 - ROOFING	$ 32.55	$ 6,083,927.50	$ 35.03	$ 6,996,885.00	$ 32.32	$ 6,198,945.00
C10 - INTERIOR CONSTRUCTION	$ 30.34	$ 5,670,653.75	$ 45.99	$ 9,185,173.75	$ 59.93	$ 11,492,870.00
C20 - STAIRS	$ -	$ -	$ -	$ -	$ 1.12	$ 214,500.00
C30 - INTERIOR FINISHES	$ 20.77	$ 3,882,424.50	$ 28.70	$ 5,732,174.38	$ 29.04	$ 5,569,781.25
D10 - CONVEYING	$ -	$ -	$ -	$ -	$ 1.25	$ 240,000.00
D20 - PLUMBING	$ 19.43	$ 3,630,500.00	$ 18.21	$ 3,636,160.00	$ 18.45	$ 3,537,690.36
D30 - HVAC	$ 82.85	$ 15,484,115.78	$ 79.21	$ 15,819,345.25	$ 79.98	$ 15,338,058.95
D40 - FIRE PROTECTION	$ 7.10	$ 1,326,230.00	$ 7.09	$ 1,416,040.00	$ 7.09	$ 1,360,460.00
D50 - ELECTRICAL	$ 36.02	$ 6,732,122.44	$ 65.01	$ 12,984,521.96	$ 65.99	$ 12,655,905.24
E10 - EQUIPMENT	$ 14.09	$ 2,632,500.00	$ 15.48	$ 3,092,400.00	$ 16.18	$ 3,102,800.00
E20 - FURNISHINGS	$ 3.10	$ 578,590.00	$ 2.73	$ 544,825.00	$ 2.54	$ 487,175.00
F10 - SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -	$ -	$ -
F20 - SELECTIVE BUILDING DEMOLITION	$ 22.37	$ 4,180,481.75	$ 20.89	$ 4,171,916.75	$ 19.81	$ 3,799,720.50
G10 - SITE PREPARATIONS	$ 2.05	$ 383,222.00	$ 11.69	$ 2,333,995.00	$ 12.49	$ 2,395,995.00
G20 - SITE IMPROVEMENTS	$ 8.69	$ 1,624,483.40	$ 50.70	$ 10,126,749.74	$ 53.26	$ 10,215,071.32
G30 - SITE CIVIL / MECHANICAL UTILITIES	$ 1.15	$ 215,801.85	$ 9.86	$ 1,969,850.10	$ 11.64	$ 2,231,977.61
G40 - SITE ELECTRICAL UTILITIES	$ 0.02	$ 3,600.00	$ 10.10	$ 2,016,200.00	$ 11.32	$ 2,171,800.00
CONSTRUCTION SUBTOTAL	**$ 334.27**	**$ 62,472,503**	**$ 500.09**	**$ 99,877,093**	**$ 558.18**	**$ 107,046,875**
DESIGN / ESTIMATE CONTINGENCY -- 10%	10%	$ 6,247,250	10%	$ 9,987,709	10%	$ 10,704,687
GENERAL CONDITIONS / REQUIREMENTS (MOS)	48	$ 9,600,000	42	$ 5,250,000	33	$ 6,600,000
CONSTRUCTION SUBTOTAL	**$ 419.07**	**$ 78,319,753**	**$ 576.38**	**$ 115,114,802**	**$ 648.41**	**$ 124,351,562**
BOND AND INSURANCE -- 2%	2%	$ 1,566,395	2%	$ 2,302,296	2%	$ 2,487,031
CONSTRUCTION SUBTOTAL	**$ 427.45**	**$ 79,886,148**	**$ 587.91**	**$ 117,417,098**	**$ 661.38**	**$ 126,838,594**
CONTRACTOR FEE -- 3%	3%	$ 2,396,584	3%	$ 3,522,513	3%	$ 3,805,158
CONSTRUCTION SUBTOTAL	**$ 440.27**	**$ 82,282,733**	**$ 605.55**	**$ 120,939,611**	**$ 681.22**	**$ 130,643,752**
ESCALATION*	13%	$ 10,696,755	13%	$ 15,722,149	13%	$ 16,983,688
CONSTRUCTION GRAND TOTAL	**$ 497.51**	**$ 92,979,488**	**$ 684.27**	**$ 136,661,760**	**$ 769.77**	**$ 147,627,439**

**CONSTRUCTION START DATE ASSUMPTIONS: ALL OPTIONS MARCH 2025*

ADD ALTERNATE - GEOTHERMAL GROUND SOURCE VRF HEAT PUMPS	$ 32.65	**$ 6,101,472**	$ 32.65	**$ 6,520,338**	$ 32.65	**$ 6,261,117**
ALTERNATE - GAS FIRED BOILERS & ACC'S ILO BASE	$ (4.31)	**$ (805,394)**	$ (4.31)	**$ (860,685)**	$ (4.31)	**$ (826,467)**
DEDUCT ALTERNATE - REMOVE ELCAT & IT		**$ -**		**$ -**	$ (7.25)	**$ (1,390,003)**
DEDUCT ALTERNATE - REMOVE ELCAT, IT, DISTRICT ADMIN		**$ -**		**$ -**	$ (25.68)	**$ (4,924,419)**
ADD ALTERNATE - SEWER REQUIREMENTS		**$ -**	$ 0.08	**$ 16,152**	$ 0.21	**$ 39,443**

**BREAKOUT COSTS ARE INCLUDED IN BASE ESTIMATE*

BREAKOUT COST ALC #3 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL INFIELDS		**$ -**	$ 0.27	**$ 53,202**	$ 0.28	**$ 53,202**
BREAKOUT COST ALC #4 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL OUTFIELDS		**$ -**	$ 1.33	**$ 266,005**	$ 1.13	**$ 215,923**
BREAKOUT COST ALC #5 - IRRIGATION FOR STAND-ALONE ATHLETIC FIELDS		**$ -**	$ 1.38	**$ 275,600**	$ 2.08	**$ 398,419**
BREAKOUT COST ALC #6 - LIGHTING AT VARSITY BASEBALL & SOFTBALL FIELDS		**$ -**	$ 4.71	**$ 940,245**	$ 4.90	**$ 940,245**
BREAKOUT COST ALC #7 - LIGHTING AT BASKETBALL & TENNIS COURTS		**$ -**	$ 2.29	**$ 457,064**	$ 2.38	**$ 457,064**
BREAKOUT COST ALC #1 - WALKING PATH FORM NORDEN ST TO LOADING AREA		**$ -**	$ 0.63	**$ 125,470**	$ 0.47	**$ 89,323**
BREAKOUT COST ALC #2 - WALKING PATH FROM FOOTBALL TO REDSTONE RAIL TRAIL		**$ -**	$ 0.95	**$ 189,198**	$ 0.98	**$ 188,049**
BREAKOUT COST ALC #8 - SHADE STRUCTURE FOR OUTDOOR DINING AREA		**$ -**	$ 0.23	**$ 45,706**	$ 0.24	**$ 45,706**
BREAKOUT COST ALC #9 - SHADE STRUCTURE FOR OUTDOOR CLASSROOM		**$ -**	$ 0.23	**$ 45,706**	$ 0.24	**$ 45,706**
BREAKOUT COST ALC #10 - ACCESSIBLE RAMP AT PRESS BOX		**$ -**	$ 0.54	**$ 108,814**	$ 0.58	**$ 111,328**

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
A - SUBSTRUCTURE								
A10 - FOUNDATIONS								
A1010 - STANDARD FOUNDATIONS								
EARTHWORK								
TRENCH FOOTINGS	40.00	CY		$ -	947	$ 37,872.22	1026	$ 41,022.22
PVC - 4" FOUNDATION DRAIN	12.50	LF		$ -	3290	$ 41,125.00	2470	$ 30,875.00
STONE BED	65.00	CY		$ -	487	$ 31,681.48	366	$ 23,785.19
MASS EXCAVATION								
CUT	15.00	CY		$ -	12000	$ 180,000.00		$ -
FILL, *PLACE AND COMPACT*	18.00	CY		$ -	7882	$ 141,878.50	19777	$ 355,991.83
IMPORT FILL	40.00	CY		$ -	7882	$ 315,285.56	19777	$ 791,092.96
RIGID INSULATION AT FOUNDATION	3.50	SF		$ -	3926	$ 13,741.88		$ -
SPREAD FOOTINGS - EXTERIOR PERIMETER - ASSUME 6'X6'X1'								
FORM & POUR	870.00	EA		$ -	50	$ 43,500.00	90	$ 78,300.00
FORMWORK MATERIAL	6.00	SF		$ -	1200	$ 7,200.00	2160	$ 12,960.00
REBAR - ASSUME 90 LBS/CY	4,200.00	TN		$ -	3	$ 12,600.00	5.4	$ 22,680.00
CONCRETE	155.00	CY		$ -	67	$ 10,333.33	120	$ 18,600.00
SPREAD FOOTINGS - INTERIOR - ASSUME 8'X8'X1'6"								
FORM & POUR	870.00	EA		$ -	40	$ 34,800.00	80	$ 69,600.00
FORMWORK MATERIAL	6.00	SF		$ -	1920	$ 11,520.00	3840	$ 23,040.00
REBAR - ASSUME 90 LBS/CY	4,200.00	TN		$ -	6.4	$ 26,880.00	12.8	$ 53,760.00
CONCRETE	155.00	CY		$ -	142	$ 22,044.44	284	$ 44,088.89
FOOTINGS, CONTINUOUS - ASSUME 3'X1'								
FORM & POUR	55.00	LF		$ -	1545	$ 84,975.00	2470	$ 135,850.00
FORMWORK MATERIAL	6.00	SF		$ -	3090	$ 18,540.00	4940	$ 29,640.00
REBAR - ASSUME 90 LBS/CY	4,200.00	TN		$ -	7.725	$ 32,445.00	12.35	$ 51,870.00
CONCRETE	155.00	CY		$ -	172	$ 26,608.33	274	$ 42,538.89
FOOTINGS, CONTINUOUS AT ETR BUILDING - ASSUME 2'X1'								
FORM & POUR	55.00	LF		$ -	1745	$ 95,975.00		$ -
FORMWORK MATERIAL	6.00	SF		$ -	3490	$ 20,940.00		$ -
REBAR - ASSUME 90 LBS/CY	4,200.00	TN		$ -	5.82	$ 24,430.00		$ -
CONCRETE	155.00	CY		$ -	129	$ 20,035.19		$ -
FOUNDATION WALLS - ASSUME 4'6" HIGH, 12" THICK								
FORM & POUR	135.00	LF		$ -	1545	$ 208,575.00	2470	$ 333,450.00
FURNISH INSULATED CONCRETE FORMS	9.50	SF		$ -	6953	$ 66,048.75	11115	$ 105,592.50
REBAR - ASSUME 125 LBS/CY	4,200.00	TN		$ -	16.09	$ 67,593.75	25.73	$ 108,062.50
CONCRETE	155.00	CY		$ -	258	$ 39,912.50	412	$ 63,808.33
CMU FOUNDATION WALLS - ADJACENT TO ICF WALLS								
4"	18.00	SF		$ -	6953	$ 125,145.00	11115	$ 200,070.00
TALLER FOUNDATION WALL ALLOWANCE	250,000.00	ALLW		$ -	0.5	$ 125,000.00	1	$ 250,000.00

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
FOUNDATION WALLS AT ETR BUILDING - ASSUME 4'6" HIGH, 12" THICK								
FORM & POUR	135.00	LF		$ -	1745	$ 235,575.00		$ -
FORMWORK MATERIAL	6.00	SF		$ -	7853	$ 47,115.00		$ -
REBAR - ASSUME 125 LBS/CY	4,200.00	TN		$ -	18.18	$ 76,343.75		$ -
CONCRETE	155.00	CY		$ -	291	$ 45,079.17		$ -
PIERS	850.00	EA		$ -	50	$ 42,500.00	90	$ 76,500.00
THERMAL MOISTURE PROTECTION								
FOUNDATION WATERPROOFING AT NEW FOUND	7.50	SF		$ -	3926	$ 29,446.88		$ -
WALL AT ETR BUILDING								
A1010 - STANDARD FOUNDATIONS				**$ -**		**$ 2,362,745.72**		**$ 2,963,178.31**
A1030 - SLAB ON GRADE								
EARTHWORK								
STONE UNDER SLAB	65.00	CY		$ -	2544	$ 165,388.89	4738	$ 307,991.67
RIGID INSULATION AT SLAB ON GRADE								
4"	3.50	SF		$ -	9270	$ 32,445.00	14820	$ 51,870.00
2"	2.25	SF		$ -	59430	$ 133,717.50	113115	$ 254,508.75
ELEVATOR PIT	12,000.00	EA		$ -		$ -	2	$ 24,000.00
PATCH SLAB ON GRADE AT EXISTING BUILDING	11.25	SF	46100	$ 518,625.00	17400	$ 195,750.00		$ -
SLAB ON GRADE - 5"	11.25	SF		$ -	68700	$ 772,875.00	127935	$ 1,439,268.75
ADD FOR SLOPED/STEPPED SLAB AT AUDITORIUM	25.00	SF		$ -		$ -	5300	$ 132,500.00
STOOPS AND PADS	5,000.00	LOC	30	$ 150,000.00	15	$ 75,000.00	15	$ 75,000.00
DOWEL AND EPOXY INTO EXISITING	190.00	EA		$ -	200	$ 38,000.00		$ -
THERMAL MOISTURE PROTECTION								
WATERPROOFING; AT ELEVATOR PIT	8,000.00	EA		$ -		$ -	2	$ 16,000.00
VAPOR BARRIER AT SLAB ON GRADE	1.35	SF		$ -	68700	$ 92,745.00	127935	$ 172,712.25
A1030 - SLAB ON GRADE				**$ 668,625.00**		**$ 1,505,921.39**		**$ 2,473,851.42**
A10 - FOUNDATIONS				**$ 668,625.00**		**$ 3,868,667.11**		**$ 5,437,029.73**
A20 - BASEMENT CONSTRUCTION								
A20 - BASEMENT CONSTRUCTION				**$ -**		**$ -**		**$ -**
B - SHELL								
B10 - SUPERSTRUCTURE								
B1010 - FLOOR CONSTRUCTION								
SLAB ON DECK	7.25	SF		$ -	15510	$ 112,447.50	59695	$ 432,788.75
METAL DECK								
METAL FLOOR DECK (ACOUSTIC)	8.50	SF		$ -	15510	$ 131,835.00	59695	$ 507,407.50

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
CUT & PATCH OPENINGS IN ETR SOD	200.00	MHR	200	$ 40,000.00	400	$ 80,000.00		$ -
REPAIR BAR JOISTS & COLUMNS	200.00	MHR	360	$ 72,000.00		$ -		$ -
STRUCTURAL STEEL								
JOISTS, COLUMNS, BEAMS - 13 LBS/SF	5,500.00	TN		$ -	101	$ 554,482.50	388	$ 2,134,096.25
BRACE FRAMES / SUPPORT AT ETR BUILDING	8,000.00	TN		$ -	52	$ 413,520.00		$ -
ASSUME 3 LBS/SF								
NEW CATWALK AT STAGE	1,500.00	LF	70	$ 105,000.00		$ -		$ -
STRUCTURAL STEEL SUPPORT ALLOWANCE AT OPT 1	250,000.00	ALLW	1	$ 250,000.00		$ -		$ -
SPRAY ON FIREPROOFING	2.50	SF		$ -	15510	$ 38,775.00	59695	$ 149,237.50
B1010 - FLOOR CONSTRUCTION				**$ 467,000.00**		**$ 1,331,060.00**		**$ 3,223,530.00**
B1020 - ROOF CONSTRUCTION								
METAL DECK								
ACOUSTIC METAL DECK AT DOUBLE HEIGHT SPACE	8.50	SF		$ -	12000	$ 102,000.00	12000	$ 102,000.00
ROOF DECK - 3" (ACOUSITC)	8.50	SF		$ -	61030	$ 518,755.00	121000	$ 1,028,500.00
PATCH EXISTING ROOF DECK	1.25	SF	153925	$ 192,406.25	75845	$ 94,806.25		$ -
REPAIR BAR JOISTS & COLUMNS	200.00	MHR	720	$ 144,000.00		$ -		$ -
STRUCTURAL STEEL								
JOISTS, COLUMNS, BEAMS - 11 LBS/SF	5,500.00	TN		$ -	335.7	$ 1,846,157.50	665.5	$ 3,660,250.00
BRACE FRAMES / SUPPORT AT ETR BUILDING	8,000.00	TN		$ -	76	$ 606,760.00		$ -
ASSUME 2 LBS/SF								
STRUCTURAL STEEL SUPPORT ALLOWANCE AT OPT 1	300,000.00	ALLW	1	$ 300,000.00		$ -		$ -
MASS TIMBER FRAMING AT DOUBLE HEIGHT SPACE	55.00	SF		$ -	12000	$ 660,000.00	12000	$ 660,000.00
ROOF BLOCKING	18.00	LF	5680	$ 102,240.00	5865	$ 105,570.00	5500	$ 99,000.00
ADD FOR ROOF OVERHANG	65.00	SF		$ -	752	$ 48,880.00	1320	$ 85,800.00
SPRAY ON FIREPROOFING	2.50	SF		$ -	61030	$ 152,575.00	121000	$ 302,500.00
B1020 - ROOF CONSTRUCTION				**$ 738,646.25**		**$ 4,135,503.75**		**$ 5,938,050.00**
B10 - SUPERSTRUCTURE				**$ 1,205,646.25**		**$ 5,466,563.75**		**$ 9,161,580.00**
B20 - ENCLOSURE								
B2010 - EXTERIOR WALLS								
MASONRY FAÇADE								
BRICK VENEER	45.00	SF		$ -	21938	$ 987,187.50	40000	$ 1,800,000.00
STONE VENEER	85.00	SF		$ -	1755	$ 149,175.00	3200	$ 272,000.00
BRICK VENEER AT EXISTING BUILDING	34.00	SF		$ -	25980	$ 883,320.00		$ -
CAST STONE								
SILLS & TRIMS	75.00	SF		$ -	439	$ 32,906.25	800	$ 60,000.00

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS	PCM COMPANY		OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
MASONRY REPAIRS								
REPOINTING - ASSUME 40%	42.00	SF	21515	$ 903,630.00		$ -		$ -
REPLACE MASONRY FAÇADE - ASSUME 10%	75.00	SF	5380	$ 403,500.00		$ -		$ -
WASHDOWN / CLEAN	1.50	SF	53785	$ 80,677.50		$ -		$ -
ACCESS	4.50	SF	53785	$ 242,032.50		$ -		$ -
THERMAL MOISTURE PROTECTION								
AIR & MOISTURE BARRIER SYSTEM	4.50	SF		$ -	69855	$ 314,347.50	80000	$ 360,000.00
MECHANICAL ENCLOSURE / ROOFTOP SCREEN	125.00	SF		$ -	2500	$ 312,500.00	5000	$ 625,000.00
INSULATION								
SPRAY FOAM INSULATION - 2"	4.00	SF	61985	$ 247,940.00		$ -		$ -
RIGID MINERAL WOOL INSULATION - 6"	8.25	SF		$ -	69855	$ 576,303.75	80000	$ 660,000.00
EXTERIOR PANELS								
PORCELAIN TILE RAINSCREEN	55.00	SF		$ -	8775	$ 482,625.00	16000	$ 880,000.00
RESINOUS / FIBER CEMENT PANEL	28.00	SF	8200	$ 229,600.00		$ -		$ -
INSULATED METAL PANELS AT ETR AUDITORIUM	60.00	SF		$ -	4620	$ 277,200.00		$ -
JOINT SEALANTS & CAULKING	1.00	SF	186890	$ 186,890.00	199720	$ 199,720.00	191780	$ 191,780.00
CLEAN / REPAIR ETR LINTELS	55.00	LF	5000	$ 275,000.00	2400	$ 132,000.00		$ -
EXTERIOR WALL								
EXTERIOR WALL - 8" MS, SHEATHING, ROCK WOOL	19.25	SF		$ -	43875	$ 844,593.75	80000	$ 1,540,000.00
FURRING AT EXISTING EXTERIOR WALL - 2.5" MS	6.75	SF	61985	$ 418,398.75		$ -		$ -
B2010 - EXTERIOR WALLS				**$ 2,987,668.75**		**$ 5,191,878.75**		**$ 6,388,780.00**
B2020 - EXTERIOR WINDOWS								
STOREFRONT SYSTEM - TRIPLE GLAZED, AT EXISTING	145.00	SF	3500	$ 507,500.00	336	$ 48,720.00		$ -
EXTERIOR ALUMINUM WINDOWS - TRIPLE GLAZED								
AT NEW WALLS	145.00	SF		$ -	5265	$ 763,425.00	9600	$ 1,392,000.00
AT EXISTING	145.00	SF	25445	$ 3,689,525.00	15264	$ 2,213,280.00		$ -
SUNSHADE - 25% OF WINDOWS	150.00	SF		$ -	1316	$ 197,437.50	2400	$ 360,000.00
CURTAINWALL SYSTEM - TRIPLE GLAZED	225.00	SF		$ -	5704	$ 1,283,343.75	10400	$ 2,340,000.00
GREENHOUSE WALLS / ROOF	125.00	SF		$ -		$ -	825	$ 103,125.00
SKYLIGHT ALLOWANCE	275.00	SF	2000	$ 550,000.00	2000	$ 550,000.00	2000	$ 550,000.00
LOUVERS	250.00	SF		$ -		$ -	200	$ 50,000.00
JOINT SEALANTS & CAULKING	0.50	SF	186890	$ 93,445.00	199720	$ 99,860.00	191780	$ 95,890.00
B2020 - EXTERIOR WINDOWS				**$ 4,840,470.00**		**$ 5,156,066.25**		**$ 4,891,015.00**

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
B2030 - EXTERIOR DOORS								
ALUMINUM & GLASS DOORS								
EXTERIOR								
ALUMINUM, SINGLE	6,000.00	EA	1	$ 6,000.00		$ -		$ -
ALUMINUM, DOUBLE	8,500.00	EA	14	$ 119,000.00	5	$ 42,500.00	9	$ 76,500.00
HARDWARE	1,500.00	LEAF	29	$ 43,500.00	10	$ 15,000.00	18	$ 27,000.00
HM / WOOD DOORS / FRAMES								
HOLLOW METAL FRAMES								
SINGLE HM	475.00	EA	17	$ 8,075.00	10	$ 4,750.00	4	$ 1,900.00
DOUBLE HM	575.00	EA	13	$ 7,475.00	12	$ 6,900.00	6	$ 3,450.00
EXTERIOR STEEL DOORS	550.00	EA	43	$ 23,650.00	34	$ 18,700.00	16	$ 8,800.00
HARDWARE MATERIAL								
EXTERIOR HARDWARE SETS	900.00	EA	43	$ 38,700.00	34	$ 30,600.00	16	$ 14,400.00
DOORS / FRAMING / HARDWARE LABOR								
INSTALL DOORS	270.00	EA	43	$ 11,610.00	34	$ 9,180.00	16	$ 4,320.00
INSTALL SINGLE FRAMES	270.00	EA	17	$ 4,590.00	10	$ 2,700.00	4	$ 1,080.00
INSTALL DOUBLE FRAMES	405.00	EA	13	$ 5,265.00	12	$ 4,860.00	6	$ 2,430.00
HARDWARE INSTALLATION	405.00	EA	43	$ 17,415.00	34	$ 13,770.00	16	$ 6,480.00
OVERHEAD DOORS AT LODAING DOCK	9,360.00	EA	6	$ 56,160.00	2	$ 18,720.00	1	$ 9,360.00
B2030 - EXTERIOR DOORS				$ 341,440.00		$ 167,680.00		$ 155,720.00
B20 - ENCLOSURE				**$ 8,169,578.75**		**$ 10,515,625.00**		**$ 11,435,515.00**
B30 - ROOFING								
B3010 - ROOF COVERINGS								
ROOFING								
PVC MEMBRANE ROOF W/ INSULATION	32.00	SF	153925	$ 4,925,600.00	148875	$ 4,764,000.00	133000	$ 4,256,000.00
STANDING SEAM METAL ROOF W/ INSULATION	40.00	SF		$ -		$ -		$ -
ROOF SPECIALTIES	50,000.00	LS	1	$ 50,000.00	1	$ 50,000.00	1	$ 50,000.00
ROOF DRAIN: SUPPLY, SET, FLASH	450.00	EA	80	$ 36,000.00	80	$ 36,000.00	50	$ 22,500.00
ALUMINUM SOFFIT AT OVERHANG	55.00	SF		$ -	752	$ 41,360.00	1320	$ 72,600.00
FASCIA / COPING	28.00	LF	5685	$ 159,180.00	4365	$ 122,220.00	3300	$ 92,400.00
PERIMETER CONDITION	75.00	LF	5685	$ 426,375.00	4365	$ 327,375.00	3300	$ 247,500.00
ENTRANCE CANOPY	250.00	SF		$ -	5000	$ 1,250,000.00	5,000	$ 1,250,000.00
PREFABRICATED CANOPIES	5,000.00	EA		$ -	8	$ 40,000.00	7	$ 35,000.00
SAND, REPAINT & REPAIR ALL CANOPY METAL	65.00	SF	6770	$ 440,050.00		$ -		$ -
NEW DOGHOUSE STRUCTURE AT ETR CLASSROOM WINGS	400.00	LF		$ -	440	$ 176,000.00		$ -
JOINT SEALANTS & CAULKING	0.25	SF	186890	$ 46,722.50	199720	$ 49,930.00	191780	$ 47,945.00
EXPANSION JOINT ASSEMBLY ALLOWANCE	500.00	LF		$ -	280	$ 140,000.00	250	$ 125,000.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
B3010 - ROOF COVERINGS				$ 6,083,927.50		$ 6,996,885.00		$ 6,198,945.00
B30 - ROOFING				$ 6,083,927.50		$ 6,996,885.00		$ 6,198,945.00
C - INTERIORS								
C10 - INTERIOR CONSTRUCTION								
C1010 - PARTITIONS								
INTERIOR CMU PARTITIONS								
GYM - 12"	28.00	SF		$ -	13800	$ 386,400.00	13290	$ 372,120.00
ELEVATOR & STAIR SHAFTS - 12"	32.00	SF		$ -		$ -	2280	$ 72,960.00
MISC AND ORNAMENTAL								
HANDRAILS AT AUDITORIUM	155.00	LF	200	$ 31,000.00		$ -		$ -
CABLE RAIL / GUARDRAIL AT FLOOR OPENINGS	350.00	LF		$ -		$ -	335	$ 117,250.00
BLOCKING								
INTERIOR	10.00	LF	5000	$ 50,000.00	5000	$ 50,000.00	5000	$ 50,000.00
INTERIOR STOREFRONT								
INTERIOR ALUMINUM STOREFRONT	115.00	SF	456	$ 52,440.00	960	$ 110,400.00	1440	$ 165,600.00
WITH SCHOOLGUARD GLASS								
TRANSACTION WINDOWS	5,000.00	EA	3	$ 15,000.00	2	$ 10,000.00	4	$ 20,000.00
GLAZING								
CLASSROOM GLAZED WALL AREA - 16 SF / EA AT NEW,	95.00	SF		$ -	648	$ 61,560.00	896	$ 85,120.00
12 SF / EA AT EXISTING								
SIDELIGHTS	850.00	EA		$ -	50	$ 42,500.00	50	$ 42,500.00
GLAZING ALLOWANCE	150,000.00	ALLW	0.25	$ 37,500.00	0.5	$ 75,000.00	1	$ 150,000.00
INTERIOR PARTITIONS (EXCLUDING GWB)								
TYPICAL INTERIOR PARTITIONS - MS, INSULATION	10.00	SF		$ -	108360	$ 1,083,600.00	164520	$ 1,645,200.00
ADD FOR RATED PARTITIONS	200,000.00	ALLW		$ -	1	$ 200,000.00	1	$ 200,000.00
ADD ADDITIONAL SOUND ATT REQUIREMENTS	150,000.00	ALLW		$ -	1	$ 150,000.00	1	$ 150,000.00
ALLOWANCE FOR FURRED PARTITIONS	7.00	SF	10000	$ 70,000.00	21000	$ 147,000.00	33000	$ 231,000.00
TYICAL INTERIOR PARTITIONS - MS, INSULATION -	9.00	SF	30800	$ 277,200.00		$ -		$ -
ASSUME REPLACE 20% OF EXISTING WALLS (NARRATIVE AND FLOOR PLANS UNCLEAR)								
INTERIOR GWB AT PARTITIONS								
GWB AT EXTERIOR WALLS	5.25	SF	61985	$ 325,421.25	69855	$ 366,738.75	80000	$ 420,000.00
GWB AT INTERIOR WALLS	5.25	SF	71600	$ 375,900.00	237720	$ 1,248,030.00	362040	$ 1,900,710.00
ADD FOR IMPACT RESISTANT GWB	350,000.00	ALLW	0.25	$ 87,500.00	1	$ 350,000.00	1	$ 350,000.00
MISC PATCHING OF WALLS AS REQ'D	185.00	MHR	1000	$ 185,000.00		$ -		$ -
C1010 - PARTITIONS				$ 1,506,961.25		$ 4,281,228.75		$ 5,972,460.00
C1020 - INTERIOR DOORS								
INTERIOR STOREFRONT								
INTERIOR ALUMINUM DOORS								
DOUBLE	6,000.00	EA	4	$ 24,000.00	8	$ 48,000.00	11	$ 66,000.00
ADD FOR HARDWARE	1,500.00	LEAF	8	$ 12,000.00	16	$ 24,000.00	22	$ 33,000.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
GLAZING								
DOOR LITES	225.00	EA	210	$ 47,250.00	128	$ 28,800.00	148	$ 33,300.00
HM / WOOD DOORS / FRAMES								
HOLLOW METAL FRAMES								
SINGLE HM	475.00	EA		$ -	197	$ 93,575.00	244	$ 115,900.00
DOUBLE HM	575.00	EA		$ -	51	$ 29,325.00	51	$ 29,325.00
INTERIOR WOOD DOORS	575.00	EA	486	$ 279,450.00	299	$ 171,925.00	346	$ 198,950.00
HARDWARE MATERIAL								
INTERIOR HARDWARE SETS	800.00	EA	486	$ 388,800.00	299	$ 239,200.00	346	$ 276,800.00
DOORS / FRAMING / HARDWARE LABOR								
INSTALL DOORS	270.00	EA	486	$ 131,220.00	299	$ 80,730.00	346	$ 93,420.00
INSTALL SINGLE FRAMES	270.00	EA	0	$ -	197	$ 53,190.00	244	$ 65,880.00
INSTALL DOUBLE FRAMES	405.00	EA	0	$ -	51	$ 20,655.00	51	$ 20,655.00
HARDWARE INSTALLATION	405.00	EA	486	$ 196,830.00	299	$ 121,095.00	346	$ 140,130.00
C1020 - INTERIOR DOORS				**$ 1,079,550.00**		**$ 910,495.00**		**$ 1,073,360.00**
C1030 - SPECIALTIES								
MISCELLANEOUS METALS ALLOWANCE	500,000.00	ALLW	0.25	$ 125,000.00	0.5	$ 250,000.00	1	$ 500,000.00
STAGE FRAMING	65.00	SF		$ -		$ -	2125	$ 138,125.00
INTERIOR FINISH CARPENTRY ALLOWANCE	3.00	SF		$ -	199720	$ 599,160.00	191780	$ 575,340.00
JOINT SEALANTS & CAULKING	0.75	SF	186890	$ 140,167.50	199720	$ 149,790.00	191780	$ 143,835.00
VISUAL DISPLAY BOARDS ALLOWANCE	75,000.00	ALLW	0.25	$ 18,750.00	1	$ 75,000.00	1	$ 75,000.00
LOCKERS - 18"	650.00	EA	200	$ 130,000.00	200	$ 130,000.00	200	$ 130,000.00
LOCKERS - 15"	525.00	EA	200	$ 105,000.00	200	$ 105,000.00	200	$ 105,000.00
TOILET AND BATH ACCESSORIES								
SINGLE USER BATHROOMS	1,500.00	LOC	16	$ 24,000.00	6	$ 9,000.00	18	$ 27,000.00
MULTI-USER BATHROOMS	15,000.00	LOC	11	$ 165,000.00	16	$ 240,000.00	14	$ 210,000.00
SIGNAGE								
INTERIOR ALLOWANCE	35,000.00	ALLW	1	$ 35,000.00	1	$ 35,000.00	1	$ 35,000.00
EXTERIOR ALLOWANCE	30,000.00	ALLW		$ -	1	$ 30,000.00	1	$ 30,000.00
FLAG POLE, 30'H	4,000.00	EA		$ -	1	$ 4,000.00	1	$ 4,000.00
DISPLAY CASES	25,000.00	ALLW		$ -	1	$ 25,000.00	1	$ 25,000.00
MAIL BOX UNIT	6,000.00	EA		$ -	1	$ 6,000.00	1	$ 6,000.00
WALL PROTECTION								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

DESCRIPTION	UNIT COST	UNIT	OPTION 1 - CODE UPGRADE QUANTITY	OPTION 1 - CODE UPGRADE TOTAL	OPTION 2 - ADDITION/RENOVATION QUANTITY	OPTION 2 - ADDITION/RENOVATION TOTAL	OPTION 3 - NEW CONSTRUCTION QUANTITY	OPTION 3 - NEW CONSTRUCTION TOTAL
		GROSS SF	*186,890*		*199,720*		*191,780*	
CORNER GUARDS	150.00	EA	100	$ 15,000.00	150	$ 22,500.00	150	$ 22,500.00
CASEWORK								
CLASSROOM CASEWORK - ASSUME 25 LF/LOC	800.00	LF	1425	$ 1,140,000.00	975	$ 780,000.00	975	$ 780,000.00
CULINARY CASEWORK	50,000.00	LF		$ -	1	$ 50,000.00	1	$ 50,000.00
LIFE SKILLS CASEWORK	800.00	LF		$ -	40	$ 32,000.00	40	$ 32,000.00
SMALL GROUP, ELL, SEMINAR CASEWORK	800.00	LF		$ -	156	$ 124,800.00	192	$ 153,600.00
STEM, VIDEO, MEDIA CENTER CASEWORK	35,000.00	LOC		$ -	3	$ 105,000.00	4	$ 140,000.00
CONFERENCE ROOM CASEWORK	550.00	LF		$ -	72	$ 39,600.00	96	$ 52,800.00
RECEPTION CASEWORK	10,000.00	LOC		$ -	1	$ 10,000.00	2	$ 20,000.00
BATHROOM SOLID SURFACE COUNTERS	225.00	LF	161	$ 36,225.00	96	$ 21,600.00	186	$ 41,850.00
MISC CASEWORK	250,000.00	ALLW	1	$ 250,000.00	1	$ 250,000.00	1	$ 250,000.00
SCIENCE CASEWORK								
LAB CASEWORK - ASSUME 60 LF / LAB	1,500.00	LF	540	$ 810,000.00	480	$ 720,000.00	480	$ 720,000.00
ART CASEWORK - ASSUME 60 LF / ART	1,500.00	LF	60	$ 90,000.00	120	$ 180,000.00	120	$ 180,000.00
C1030 - SPECIALTIES				**$ 3,084,142.50**		**$ 3,993,450.00**		**$ 4,447,050.00**
C10 - INTERIOR CONSTRUCTION				**$ 5,670,653.75**		**$ 9,185,173.75**		**$ 11,492,870.00**
C20 - STAIRS								
C2010 - STAIR CONSTRUCTION								
CONCRETE								
PAN FILLED TREADS / LANDINGS	6,500.00	FLT		$ -		$ -	5	$ 32,500.00
METAL STAIRS								
WING STAIRS	25,000.00	FLT		$ -		$ -	3	$ 75,000.00
EGRESS STAIRS	22,000.00	FLT		$ -		$ -	1	$ 22,000.00
MAIN ENTRANCE STAIRS / SEATING	75,000.00	FLT		$ -		$ -	1	$ 75,000.00
ROOF LADDER	3,000.00	EA		$ -		$ -	1	$ 3,000.00
ELEVATOR PIT LADDER	3,500.00	EA		$ -		$ -	2	$ 7,000.00
C2010 - STAIR CONSTRUCTION				**$ -**		**$ -**		**$ 214,500.00**
C20 - STAIRS				**$ -**		**$ -**		**$ 214,500.00**
C30 - INTERIOR FINISHES								
C3010 - WALL FINISHES								
PAINT								
WALLS	1.00	SF	238350	$ 238,350.00	171320	$ 171,320.00	237800	$ 237,800.00
DOOR FRAMES	100.00	EA	516	$ 51,600.00	270	$ 27,000.00	305	$ 30,500.00
METAL DOORS	150.00	EA	43	$ 6,450.00	34	$ 5,100.00	16	$ 2,400.00
ACOUSTIC WALL TREATMENT								
ACOUSTIC PANELS AT BAND, CHORUS, PRACTICE	25.00	SF		$ -	4820	$ 120,500.00	4660	$ 116,500.00
SPECIALIZED ACOUSTIC PANELS AT AUDITORIUM	35.00	SF	5250	$ 183,750.00	5250	$ 183,750.00	4890	$ 171,150.00
TILE								
CERAMIC WALL TILE AT BATHROOMS & KITCHEN	16.00	SF	8400	$ 134,400.00	10000	$ 160,000.00	11240	$ 179,840.00
GLAZED THIN BRICK AT CORRIDORS	22.00	SF		$ -	23560	$ 518,320.00	26480	$ 582,560.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

DESCRIPTION	UNIT COST	UNIT	OPTION 1 - CODE UPGRADE QUANTITY	OPTION 1 - CODE UPGRADE TOTAL	OPTION 2 - ADDITION/RENOVATION QUANTITY	OPTION 2 - ADDITION/RENOVATION TOTAL	OPTION 3 - NEW CONSTRUCTION QUANTITY	OPTION 3 - NEW CONSTRUCTION TOTAL
		GROSS SF	*186,890*		*199,720*		*191,780*	
REPAIR CERAMIC WALL TILE AT LOCKERS & POOL	10.00	SF	16650	$ 166,500.00		$ -		$ -
C3010 - WALL FINISHES				**$ 781,050.00**		**$ 1,185,990.00**		**$ 1,320,750.00**
C3020 - FLOOR FINISHES								
MOISTURE MITIGATION MEASURES	2.00	SF	141405	$ 282,810.00	180825	$ 361,650.00	172970	$ 345,940.00
ADD FOR SHOT BLAST AT EXISTING FLOORS	2.25	SF	141405	$ 318,161.25	110255	$ 248,073.75		$ -
TILE								
CERAMIC FLOOR TILE (INCLUDES LOCKERS)	16.00	SF	12180	$ 194,880.00	10445	$ 167,120.00	7935	$ 126,960.00
CERAMIC TILE BASE	16.00	LF	1800	$ 28,800.00	1680	$ 26,880.00	1705	$ 27,280.00
REPAIR DAMAGED FLOOR TILE AT POOL DECK	10.00	SF	2630	$ 26,300.00		$ -		$ -
EPOXY TERRAZO FLOORING	22.00	SF		$ -	32700	$ 719,400.00	49575	$ 1,090,650.00
QUARRY TILE AT KITCHEN	28.00	SF	1890	$ 52,920.00		$ -		$ -
SEALED CONCRETE	3.50	SF		$ -	7610	$ 26,635.00	8800	$ 30,800.00
WOOD FLOOR AT STAGE	18.00	SF	2140	$ 38,520.00	2325	$ 41,850.00		$ -
GYM FLOOR								
WOOD	15.00	SF		$ -	12095	$ 181,425.00	11965	$ 179,475.00
RUBBER SURFACE - ASSUMED AT ALT PE, OT/PT,	14.00	SF		$ -	3920	$ 54,880.00	3440	$ 48,160.00
WEIGHTS								
PERIMETER BASE	12.00	LF		$ -	883	$ 10,596.00	835	$ 10,020.00
REFINISH EXISTING GYM WOOD FLOOR	8.50	SF	8557	$ 72,734.50		$ -		$ -
CARPET AND RESILIENT								
CARPET TILE	6.25	SF	19415	$ 121,343.75	12360	$ 77,250.00	19145	$ 119,656.25
VCT	7.50	SF	97223	$ 729,172.50		$ -		$ -
LINOLEUM	12.00	SF		$ -	101695	$ 1,220,340.00	72110	$ 865,320.00
VINYL BASE	4.50	LF	23835	$ 107,257.50	17132	$ 77,094.00	23780	$ 107,010.00
RUBBER TREADS & LANDINGS	6,500.00	FLT		$ -	4	$ 26,000.00	4	$ 26,000.00
C3020 - FLOOR FINISHES				**$ 1,972,899.50**		**$ 3,239,193.75**		**$ 2,977,271.25**
C3030 - CEILING FINISHES								
GYP SOFFITS AND CEILINGS								
GWB CEILINGS - ASSUME AT BATHROOMS	12.00	SF	18995	$ 227,940.00	10445	$ 125,340.00	8470	$ 101,640.00
GWB CEILINGS & SOFFITS ALLOWANCE	100,000.00	ALLW	0.5	$ 50,000.00	1	$ 100,000.00	1	$ 100,000.00
ACCOUSTIC CEILING								
ACT	6.50	SF	104813	$ 681,284.50	96301	$ 625,958.13	96990	$ 630,435.00
ACOUSTIC WOOD PANEL CEILINGS	32.00	SF		$ -	5000	$ 160,000.00	5000	$ 160,000.00
PAINT								
CEILINGS AND SOFFITS	3.50	SF	18995	$ 66,482.50	10445	$ 36,557.50	8470	$ 29,645.00
EXPOSED CEILNGS / STRUCTURE	4.00	SF	25692	$ 102,768.00	64784	$ 259,135.00	62510	$ 250,040.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

DESCRIPTION	UNIT COST	UNIT	OPTION 1 - CODE UPGRADE QUANTITY	OPTION 1 - CODE UPGRADE TOTAL	OPTION 2 - ADDITION/RENOVATION QUANTITY	OPTION 2 - ADDITION/RENOVATION TOTAL	OPTION 3 - NEW CONSTRUCTION QUANTITY	OPTION 3 - NEW CONSTRUCTION TOTAL
		GROSS SF	*186,890*		*199,720*		*191,780*	
C3030 - CEILING FINISHES				$ 1,128,475.00		$ 1,306,990.63		$ 1,271,760.00
C30 - INTERIOR FINISHES				**$ 3,882,424.50**		**$ 5,732,174.38**		**$ 5,569,781.25**
D - SERVICES								
D10 - CONVEYING								
D1010 - ELEVATORS & LIFTS								
ELEVATOR								
2 STOP	120,000.00	EA		$ -		$ -	2	$ 240,000.00
D1010 - ELEVATORS & LIFTS				$ -		$ -		$ 240,000.00
D10 - CONVEYING				**$ -**		**$ -**		**$ 240,000.00**
D20 - PLUMBING								
D2010 - PLUMBING FIXTURES								
FIXTURES, *INCLUDES ROUGH-IN*								
WATER CLOSET	2,000.00	EA	68	$ 136,000.00	74	$ 148,000.00	78	$ 156,000.00
LAVATORY	2,000.00	EA	55	$ 110,000.00	56	$ 112,000.00	62	$ 124,000.00
URINAL	2,200.00	EA	12	$ 26,400.00	12	$ 26,400.00	12	$ 26,400.00
SINKS	2,000.00	EA	28	$ 56,000.00	28	$ 56,000.00	28	$ 56,000.00
LAB / ART SINKS	2,800.00	EA	94	$ 263,200.00	86	$ 240,800.00	86	$ 240,800.00
SHOWER	5,000.00	EA	24	$ 120,000.00	16	$ 80,000.00	16	$ 80,000.00
ELECTRIC WATER COOLER	3,250.00	EA	8	$ 26,000.00	8	$ 26,000.00	8	$ 26,000.00
EMERGENCY SHOWER / EYEWASH	6,000.00	EA	10	$ 60,000.00	10	$ 60,000.00	10	$ 60,000.00
MOP SINK	1,800.00	EA	4	$ 7,200.00	4	$ 7,200.00	4	$ 7,200.00
D2010 - PLUMBING FIXTURES				$ 804,800.00		$ 756,400.00		$ 776,400.00
D2020 - DOMESTIC WATER DISTRIBUTION								
DOMESTIC WATER PIPING								
PER FIXTURE	3,200.00	EA	303	$ 969,600.00	294	$ 940,800.00	304	$ 972,800.00
KITCHEN REQUIREMENTS	30,000.00	ALLW	1	$ 30,000.00	1	$ 30,000.00	1	$ 30,000.00
EQUIPMENT								
CIRCULATION PUMPS	3,800.00	EA	2	$ 7,600.00	2	$ 7,600.00	2	$ 7,600.00
GAS FIRED WATER HEATERS	25,000.00	EA	2	$ 50,000.00	2	$ 50,000.00	2	$ 50,000.00
MASTER MIXING VALVE	12,000.00	EA	1	$ 12,000.00	1	$ 12,000.00	1	$ 12,000.00
D2020 - DOMESTIC WATER DISTRIBUTION				$ 1,069,200.00		$ 1,040,400.00		$ 1,072,400.09
D2030 - SANITARY WASTE								
SANITARY & VENT PIPING								
PER FIXTURE	3,000.00	EA	303	$ 909,000.00	294	$ 882,000.00	304	$ 912,000.00
KITCHEN REQUIREMENTS	25,000.00	ALLW	1	$ 25,000.00	1	$ 25,000.00	1	$ 25,000.00
EQUIPMENT								
ELEVATOR SUMP PUMP, INCL DISCHARGE	3,500.00	EA	1	$ 3,500.00	1	$ 3,500.00	2	$ 7,000.00
GREASE TRAP	12,000.00	EA	1	$ 12,000.00	1	$ 12,000.00	1	$ 12,000.00
LABORATORY WASTE SYSTEM	75,000.00	LS	1	$ 75,000.00	1	$ 75,000.00	1	$ 75,000.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
FLOOR DRAINS	4,500.00	EA	49	$ 220,500.00	52	$ 234,000.00	52	$ 234,000.00
D2030 - SANITARY WASTE				$ 1,245,000.00		$ 1,231,500.00		$ 1,265,000.09
D2040 - RAIN WATER DRAINAGE								
ROOF DRAINS	6,000.00	EA	80	$ 480,000.00	80	$ 480,000.00	50	$ 300,000.00
D2040 - RAIN WATER DRAINAGE				$ 480,000.00		$ 480,000.00		$ 300,000.09
D2090 - OTHER PLUMBING SYSTEMS								
LABORATORY GAS PIPING	3,500.00	LOC	9	$ 31,500.00	8	$ 28,000.00	8	$ 28,000.00
PASSIVE RADON SYSTEM	0.50	SF		$ -	199,720	$ 99,860.00	191,780	$ 95,890.00
D2090 - OTHER PLUMBING SYSTEMS				$ 31,500.00		$ 127,860.00		$ 123,890.09
D20 - PLUMBING				**$ 3,630,500.00**		**$ 3,636,160.00**		**$ 3,537,690.36**
D30 - HVAC								
D3010 - ENERGY SUPPLY								
GAS PIPING ALLOWANCE	1.00	SF	186890	$ 186,890.00	199720	$ 199,720.00	191780	$ 191,780.00
D3010 - ENERGY SUPPLY				$ 186,890.00		$ 199,720.00		$ 191,780.00
D3030 - COOLING GENERATING SYSTEMS								
EQUIPMENT								
ACCU'S SERVING FAN COIL UNITS, DOAS, AHU'S	8.00	SF	186890	$ 1,495,120.00	199720	$ 1,597,760.00	191780	$ 1,534,240.00
D3030 - COOLING GENERATING SYSTEMS				$ 1,495,120.00		$ 1,597,760.00		$ 1,534,240.00
D3040 - DISTRIBUTION SYSTEMS								
AIR DISTRIBUTION								
DUCTWORK - ASSUME 1 LBS/SF	18.00	LBS	186890	$ 3,364,020.00	199720	$ 3,594,960.00	191780	$ 3,452,040.00
INSULATION	5.25	SF	140168	$ 735,879.38	149790	$ 786,397.50	143835	$ 755,133.75
DIFFUSERS / REGISTERS; *INCL DAMPERS / FLEX*	260.00	EA	1495	$ 388,700.00	1598	$ 415,480.00	1534	$ 398,840.00
STAINLESS STEEL DUCTWORK FOR KITCHEN EXHAUST	75,000.00	ALLW	1	$ 75,000.00	1	$ 75,000.00	1	$ 75,000.00
REFRIGERANT PIPING & INSULATION	4.00	SF	186890	$ 747,560.00	199720	$ 798,880.00	191780	$ 767,120.00
EQUIPMENT								
AIR HANDLING UNITS - ASSUME SERVING GYM,	6.00	SF	17525	$ 105,150.00	33285	$ 199,710.00	31500	$ 189,000.00
AUDITORIUM AND MAIN LOBBY/CAFETERIA								
DOAS UNITS - ASSUME SERVING REMAINING SPACES	10.00	SF	169365	$ 1,693,650.00	166435	$ 1,664,350.00	160280	$ 1,602,800.00
KITCHEN EXHAUST REQUIREMENTS	75,000.00	LS	1	$ 75,000.00	1	$ 75,000.00	1	$ 75,000.00
DEHUMIDIFICATION SYSTEM AT POOL	500,000.00	LS	1	$ 500,000.00		$ -		$ -
RIGGING	250,000.00	LS	1	$ 250,000.00	1	$ 250,000.00	1	$ 250,000.00
D3040 - DISTRIBUTION SYSTEMS				$ 7,934,959.38		$ 7,859,777.50		$ 7,564,933.75
D3050 - TERMINAL & PACKAGE UNITS								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
EQUIPMENT								
VAV BOXES - ASSUME 1 EA / 500 SF	2,200.00	EA	374	$ 822,800.00	399	$ 877,800.00	384	$ 844,800.00
UNIT HEATERS	4,200.00	EA	14	$ 58,800.00	15	$ 63,000.00	15	$ 63,000.00
FAN COIL UNITS - ASSUME 1 EA / 400 SF	3,400.00	EA	467	$ 1,587,800.00	499	$ 1,696,600.00	479	$ 1,628,600.00
RADIANT CEILING PANELS - SUPPLEMENTAL HEAT	3,000.00	EA	208	$ 622,500.00	226	$ 678,000.00	245	$ 735,000.00
SPLIT UNITS AT IT/ELECTRICAL CLOSETS	5,500.00	EA	8	$ 44,000.00	12	$ 66,000.00	12	$ 66,000.00
D3050 - TERMINAL & PACKAGE UNITS				**$ 3,135,900.00**		**$ 3,381,400.00**		**$ 3,337,400.00**
D3060 - CONTROLS & INSTUMENTATION								
CONTROLS			15.00%	$ 1,912,930.41	15.00%	$ 1,955,798.63	15.00%	$ 1,894,253.06
D3060 - CONTROLS & INSTUMENTATION				**$ 1,912,930.41**		**$ 1,955,798.63**		**$ 1,894,253.06**
D3070 - SYSTEMS TESTING & BALANCING								
TEST AND BALANCE			2.00%	$ 293,316.00	2.00%	$ 299,889.12	2.00%	$ 290,452.14
COMMISIONING	250,000.00	LS	1	$ 250,000.00	1	$ 250,000.00	1	$ 250,000.00
D3070 - SYSTEMS TESTING & BALANCING				**$ 543,316.00**		**$ 549,889.12**		**$ 540,452.14**
D3090 - OTHER HVAC SYSTEMS & EQUIPMENT								
COORDINATION	125,000.00	LS	1	$ 125,000.00	1	$ 125,000.00	1	$ 125,000.00
MANAGEMENT	150,000.00	LS	1	$ 150,000.00	1	$ 150,000.00	1	$ 150,000.00
D3090 - OTHER HVAC SYSTEMS & EQUIPMENT				**$ 275,000.00**		**$ 275,000.00**		**$ 275,000.00**
D30 - HVAC				**$ 15,484,115.78**		**$ 15,819,345.25**		**$ 15,338,058.95**
D40 - FIRE PROTECTION								
D4010 - FIRE ALARM & DETECTION SYSTEMS								
D4010 - FIRE ALARM & DETECTION SYSTEMS				**$ -**		**$ -**		**$ -**
D4020 - FIRE SUPPRESSION WATER SUPPLY & EQUIPMENT								
D4020 - FIRE SUPPRESSION WATER SUPPLY & EQUIPMENT				**$ -**		**$ -**		**$ -**
D4030 - STANDPIPE SYSTEMS								
D4030 - STANDPIPE SYSTEMS				**$ -**		**$ -**		**$ -**
D4040 - SPRINKLERS								
NEW WET SPRINKLER SYSTEM	7.00	SF	186890	$ 1,308,230.00	199720	$ 1,398,040.00	191780	$ 1,342,460.00
INCLUDING MAINS, BRANCH PIPING AND HEADS								
D4040 - SPRINKLERS				**$ 1,308,230.00**		**$ 1,398,040.00**		**$ 1,342,460.00**
D4050 - FIRE PROTECTION SPECIALTIES								
FIRE EXTINGUISHER & CABINET	600.00	EA	30	$ 18,000.00	30	$ 18,000.00	30	$ 18,000.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
D4050 - FIRE PROTECTION SPECIALTIES				$ 18,000.00		$ 18,000.00		$ 18,000.00
D4090 - OTHER FIRE PROTECTION SYSTEMS								
D4090 - OTHER FIRE PROTECTION SYSTEMS				$ -		$ -		$ -
D40 - FIRE PROTECTION				**$ 1,326,230.00**		**$ 1,416,040.00**		**$ 1,360,460.00**
D50 - ELECTRICAL								
D5010 - ELECTRICAL SERVICE & DISTIBUTION								
POWER AND DISTRIBUTION								
SWITCH GEAR - 3000 AMP	215,000.00	EA		$ -	1	$ 215,000.00	1	$ 215,000.00
REPLACE SWTICHBOARD - 1200 AMP	55,000.00	EA	1	$ 55,000.00		$ -		$ -
REPLACE MAIN DISTRIBUTION PANEL - 800 AMP	28,000.00	EA	1	$ 28,000.00		$ -		$ -
PANELS & TRANSFORMERS	5.50	SF		$ -	199720	$ 1,098,460.00	191780	$ 1,054,790.00
REPLACE PANELBOARDS	8,500.00	EA	30	$ 255,000.00		$ -		$ -
BRANCH FEEDERS AND SUBFEEDERS	750,000.00	ALLW	0.5	$ 375,000.00	1	$ 750,000.00	1	$ 750,000.00
D5010 - ELECTRICAL SERVICE & DISTIBUTION				$ 713,000.00		$ 2,063,460.00		$ 2,019,790.00
D5020 - LIGHTING & BRANCH WIRING								
LIGHT FIXTURES								
LIGHT FIXTURES - ASSUME 1 EA / 50 SF	250.00	EA	3738	$ 934,500.00	3994	$ 998,500.00	3836	$ 959,000.00
LABOR TO INSTALL FIXTURES (ALLOW 1.5HRS/EA)	217.50	EA	3738	$ 813,015.00	3994	$ 868,695.00	3836	$ 834,330.00
STAGE LIGHTING SYSTEM	125,000.00	LS	1	$ 125,000.00	1	$ 125,000.00	1	$ 125,000.00
LIGHTING CONTROL SYSTEM	3.50	SF	186890	$ 654,115.00	199720	$ 699,020.00	191780	$ 671,230.00
POWER & LIGHTING DEVICES	5.50	SF		$ -	199720	$ 1,098,460.00	191780	$ 1,054,790.00
POWER & LIGHTING DEVICES - AT OPTION 1	2.00	SF	186890	$ 373,780.00		$ -		$ -
WIRE & CONDUIT, *FOR LIGHTS*								
CONDUIT - ALLOW 3/4" EMT	13.98	LF	33642	$ 470,315.16	47928	$ 670,033.44	46032	$ 643,527.36
#12	78.00	CLF	1009.26	$ 78,722.28	1437.84	$ 112,151.52	1380.96	$ 107,714.88
ASSUME AT OPTION 1 75% OF LIGHT FIXTURE WIRING/CONDUIT TO REMAIN								
HVAC LINE VOLTAGE	500,000.00	LS	1	$ 500,000.00	1	$ 500,000.00	1	$ 500,000.00
PROVISIONS FOR FUTURE PV	50,000.00	ALLW		$ -	1	$ 50,000.00	1	$ 50,000.00
MISC POWER: *INCLUDING CONDUIT, WIRE & JUNCTION BOX FOR COMPLETE INSTALLATION*								
ELEVATOR / SUMP PUMP	3,000.00	EA		$ -	2	$ 6,000.00	2	$ 6,000.00
GYM EQUIPMENT	5,000.00	LS		$ -	1	$ 5,000.00	1	$ 5,000.00
LAB EQUIPMENT	3,500.00	LOC		$ -	8	$ 28,000.00	8	$ 28,000.00
KITCHEN	35,000.00	LS	1	$ 35,000.00	1	$ 35,000.00	1	$ 35,000.00
EV CHARGING STATION - DUAL HEAD	12,500.00	EA	4	$ 50,000.00	4	$ 50,000.00	4	$ 50,000.00
D5020 - LIGHTING & BRANCH WIRING				$ 4,034,447.44		$ 5,245,859.96		$ 5,069,592.24
D5030 - COMMUNICATIONS & SECURITY								
FIRE ALARM								

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
NEW FIRE ALARM SYSTEM	4.25	SF		$ -	199720	$ 848,810.00	191780	$ 815,065.00
UPGRADE EXISTING FIRE ALARM SYSTEM AS NEEDED	1.00	SF	186890	$ 186,890.00		$ -		$ -
SECURITY & ACCESS CONTROL								
CARD ACCESS - INCL WIRE/CONDUIT	2,200.00	EA	45	$ 99,000.00	40	$ 88,000.00	46	$ 101,200.00
ACCESS CONTROL HDWR, SOFTWARE, PRINTER	75,000.00	EA	1	$ 75,000.00	1	$ 75,000.00	1	$ 75,000.00
CAMERA, INTERIOR	1,800.00	EA	80	$ 144,000.00	80	$ 144,000.00	80	$ 144,000.00
CAMERA, EXTERIOR	2,300.00	EA	50	$ 115,000.00	50	$ 115,000.00	50	$ 115,000.00
FRONT END MONITORING	150,000.00	LS	1	$ 150,000.00	1	$ 150,000.00	1	$ 150,000.00
TELE/DATA	5.50	SF	186890	$ 1,027,895.00	199720	$ 1,098,460.00	191780	$ 1,054,790.00
AUDIO / VISUAL ALLOWANCE	4.50	SF		$ -	199720	$ 898,740.00	191780	$ 863,010.00
AUDIO / VISUAL ALLOWANCE - OPTION 1	1.00	SF	186890	$ 186,890.00		$ -		$ -
D5030 - COMMUNICATIONS & SECURITY				**$ 1,984,675.00**		**$ 3,418,010.00**		**$ 3,318,065.00**
D5090 - OTHER ELECTRICAL SERVICES								
GENERATOR & TRANSFER SWITCHES - 800 KW	450,000.00	LS		$ -	1	$ 450,000.00	1	$ 450,000.00
GROUNDING SYSTEMS	0.35	SF		$ -	199720	$ 69,902.00	191780	$ 67,123.00
LIGHTNING PROTECTION	0.75	SF		$ -	199720	$ 149,790.00	191780	$ 143,835.00
PV PANELS	31.75	SF		$ -	50000	$ 1,587,500.00	50000	$ 1,587,500.00
D5090 - OTHER ELECTRICAL SERVICES				**$ -**		**$ 2,257,192.00**		**$ 2,248,458.00**
D50 - ELECTRICAL				**$ 6,732,122.44**		**$ 12,984,521.96**		**$ 12,655,905.24**

E - EQUIPMENT & FURNISHINGS								
E10 - EQUIPMENT								
E1020 - INSTITUTIONAL EQUIPMENT								
LABORATORY EQUIPMENT	35,000.00	LOC	8	$ 280,000.00	8	$ 280,000.00	8	$ 280,000.00
THEATER & STAGE								
STAGE CURTAIN AND RIGGING	150,000.00	LS	1	$ 150,000.00	1	$ 150,000.00	1	$ 150,000.00
LIGHTING / TRACK SYSTEM	450,000.00	LS	1	$ 450,000.00	1	$ 450,000.00	1	$ 450,000.00
AUDITORIUM AV	350,000.00	LS	1	$ 350,000.00	1	$ 350,000.00	1	$ 350,000.00
MEDIA CENTER EQUIPMENT	50,000.00	LS		$ -	1	$ 50,000.00	1	$ 50,000.00
E1020 - INSTITUTIONAL EQUIPMENT				**$ 1,230,000.00**		**$ 1,280,000.00**		**$ 1,280,000.00**
E1030 - VEHICULAR EQUIPMENT								
LOADING DOCK EQUIPMENT	15,000.00	LS	1	$ 15,000.00	1	$ 15,000.00	1	$ 15,000.00
E1030 - VEHICULAR EQUIPMENT				**$ 15,000.00**		**$ 15,000.00**		**$ 15,000.00**
E1090 - OTHER EQUIPMENT								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
KITCHEN EQUIPMENT	1,250,000.00	LS	1	$ 1,250,000.00	1	$ 1,250,000.00	1	$ 1,250,000.00
GYM EQUPMENT								
BASKETBALL BACKSTOP	7,000.00	EA		$ -	6	$ 42,000.00	6	$ 42,000.00
SCOREBOARD	6,500.00	EA		$ -	2	$ 13,000.00	2	$ 13,000.00
VOLLEYBALL SLEEVE SET	1,000.00	EA		$ -	2	$ 2,000.00	2	$ 2,000.00
WALL PADS	20.00	SF		$ -	3520	$ 70,400.00	3440	$ 68,800.00
GYM DIVIDER CURTAIN	1,200.00	LF		$ -	100	$ 120,000.00	110	$ 132,000.00
BLEACHERS, TELESCOPING - 8 TIER	1,500.00	LF	75	$ 112,500.00	200	$ 300,000.00	200	$ 300,000.00
MODIFY EXISTING BLEACHERS AT GYM	25,000.00	ALLW	1	$ 25,000.00		$ -		$ -
E1090 - OTHER EQUIPMENT				**$ 1,387,500.00**		**$ 1,797,400.00**		**$ 1,807,800.00**
E10 - EQUIPMENT				**$ 2,632,500.00**		**$ 3,092,400.00**		**$ 3,102,800.00**
E20 - FURNISHINGS								
E2010 - FIXED FURNISHINGS								
WINDOW TREATMENT								
BLINDS / SHADES	12.00	SF	28945	$ 347,340.00	26569	$ 318,825.00	20000	$ 240,000.00
FLOOR MAT / WALK OFF MAT	35.00	SF	500	$ 17,500.00	350	$ 12,250.00	955	$ 33,425.00
AUDITORIUM SEATING	475.00	EA	450	$ 213,750.00	450	$ 213,750.00	450	$ 213,750.00
E2010 - FIXED FURNISHINGS				**$ 578,590.00**		**$ 544,825.00**		**$ 487,175.00**
E20 - FURNISHINGS				**$ 578,590.00**		**$ 544,825.00**		**$ 487,175.00**

F - SPECIAL CONSTRUCTION & DEMOLITION								
F10 - SPECIAL CONSTRUCTION								
F10 - SPECIAL CONSTRUCTION				**$ -**		**$ -**		**$ -**
F20 - SELECTIVE BUILDING DEMOLITION								
F2010 - BUILDING ELEMENTS DEMOLITION								
SELECTIVE DEMO								
INTERIOR DEMOLITION	4.25	SF	186890	$ 794,282.50	113282	$ 481,448.50		$ -
SAWCUT & REMOVE 30% OF EXISTING SOG	7.50	SF	46100	$ 345,750.00	17400	$ 130,500.00		$ -
DOORS & FRAMES - EXTERIOR	135.00	EA	72	$ 9,720.00	26	$ 3,510.00		$ -
OVERHEAD DOORS	540.00	EA	6	$ 3,240.00		$ -		$ -
DOORS & HARDWARE - INTERIOR	67.50	EA	486	$ 32,805.00		$ -		$ -
EXTERIOR WALLS - ADJACENT TO ADDITIONS	95.00	LF		$ -	220	$ 20,900.00		$ -
WINDOWS & EIFS ASSEMBLY	12.00	SF	25445	$ 305,340.00	15600	$ 187,200.00		$ -
EIFS ASSEMBLY	8.00	SF	8200	$ 65,600.00		$ -		$ -
STOREFRONT	15.00	SF	3500	$ 52,500.00		$ -		$ -
ROOFING AT ETR BUILDING	3.25	SF	153925	$ 500,256.25	75845	$ 246,496.25		$ -
BUILDING DEMOLITION								
DEMO EXISTING HIGH SCHOOL	6.00	SF		$ -	73608	$ 441,648.00	186890	$ 1,121,340.00
REMOVE FOUNDATIONS/SOG	3.25	SF		$ -	73608	$ 239,226.00	186890	$ 607,392.50

EAST LONGMEADOW HIGH SCHOOL PSR ESTIMATE OPTIONS	PCM COMPANY		OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
TEMP SHORING / PROTECTION	350,000.00	ALLW		$ -	1	$ 350,000.00		$ -
F2010 - BUILDING ELEMENTS DEMOLITION				**$ 2,109,493.75**		**$ 2,100,928.75**		**$ 1,728,732.50**
F2020 - HAZARDOUS COMPONENTS ABATEMENT								
HAZARDOUS MATERIAL ABATEMENT ALLOWANCE	2,070,988.00	ALLW	1	$ 2,070,988.00	1	$ 2,070,988.00	1	$ 2,070,988.00
F2020 - HAZARDOUS COMPONENTS ABATEMENT				**$ 2,070,988.00**		**$ 2,070,988.00**		**$ 2,070,988.00**
F20 - SELECTIVE BUILDING DEMOLITION				**$ 4,180,481.75**		**$ 4,171,916.75**		**$ 3,799,720.50**
G - BUILDING SITEWORK								
G10 - SITE PREPARATIONS								
G1020 - SITE DEMOLITION & RELOCATIONS								
SITE DEMOLITION								
HARDSCAPE AT COURTYARD	5.50	SF	3950	$ 21,725.00		$ -		$ -
ASPHALT PAVING	2.25	SF	126980	$ 285,705.00		$ -		$ -
MISC SITE DEMOLITION	125.00	MHR		$ -	5120	$ 640,000.00	5120	$ 640,000.00
G1020 - SITE DEMOLITION & RELOCATIONS				**$ 307,430.00**		**$ 640,000.00**		**$ 640,000.00**
G1030 - SITE EARTHWORK								
EROSION AND SEDIMENT CONTROL	50,000.00	LS	0.5	$ 25,000.00	1	$ 50,000.00	1	$ 50,000.00
EARTHWORK								
STRIP TOPSOIL	15.00	CY		$ -	18333	$ 274,995.00	18333	$ 274,995.00
MASS EXCAVATION								
CUT	15.00	CY		$ -	4000	$ 60,000.00	6000	$ 90,000.00
FILL, *PLACE AND COMPACT*	18.00	CY		$ -	8000	$ 144,000.00	12000	$ 216,000.00
IMPORT FILL	40.00	CY		$ -		$ -	6000	$ 240,000.00
HAUL AND DISPOSE	35.00	CY		$ -	8000	$ 280,000.00		$ -
OPT 2 - 4000 CY FROM BUILDING CUT & 4000 CY FROM SITE CUT USED FOR SITE FILL, LEAVING 8000 CY FROM BUILDING CUT TO EXPORT								
OPT 3 - 6000 CY FROM SITE CUT USED FOR SITE FILL, LEAVING 6000 CY IMPORT FOR SITE								
ROCK REMOVAL	275.00	CY		$ -	200	$ 55,000.00	200	$ 55,000.00
GRADING	0.40	SF	126980	$ 50,792.00	1700000	$ 680,000.00	1700000	$ 680,000.00
G1030 - SITE EARTHWORK				**$ 75,792.00**		**$ 1,543,995.00**		**$ 1,605,995.00**
G1040 - HAZARDOUS WASTE REMEDIATION								
EXCAVATE CONTAMINATED MATERIALS				*EXCLUDED*		*EXCLUDED*		*EXCLUDED*
HAUL & DISPOSE OF CONTAMINATED MATERIALS				*EXCLUDED*		*EXCLUDED*		*EXCLUDED*
REMOVE UNDERGROUND STORAGE TANKS	150,000.00	LS		$ -	1	$ 150,000.00	1	$ 150,000.00
G1040 - HAZARDOUS WASTE REMEDIATION				**$ -**		**$ 150,000.00**		**$ 150,000.00**
G10 - SITE PREPARATIONS				**$ 383,222.00**		**$ 2,333,995.00**		**$ 2,395,995.00**
G20 - SITE IMPROVEMENTS								
G2010 - ROADWAYS								
SITE CONCRETE								
GRANITE CURB	45.00	LF	2000	$ 90,000.00	8900	$ 400,500.00	8990	$ 404,550.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
THICKENED CONCRETE PAD AT LOADING DOCK	22.00	SF		$ -	1500	$ 33,000.00	1500	$ 33,000.00
PAVEMENT								
VEHICLE DRIVE	44.00	SY	5643	$ 248,282.22	11942	$ 525,433.33	11839	$ 520,935.56
ROADWAY PATCH AT UTILITY TIE-INS	150.00	SY	300	$ 45,000.00	300	$ 45,000.00	300	$ 45,000.00
STREET IMPROVEMENTS								
FLASHING BEACONS	9,500.00	EA		$ -	8	$ 76,000.00	8	$ 76,000.00
ACCESSIBLE & PEDESTRIAN STREET CROSSINGS	15,000.00	LOC	2	$ 30,000.00	7	$ 105,000.00	7	$ 105,000.00
G2010 - ROADWAYS				**$ 413,282.22**		**$ 1,184,933.33**		**$ 1,184,485.56**
G2020 - PARKING LOTS								
SITE CONCRETE								
GRANITE CURB	45.00	LF	1500	$ 67,500.00	5690	$ 256,050.00	6825	$ 307,125.00
PAVEMENT								
PARKING	38.00	SY	5577	$ 211,934.44	12428	$ 472,276.67	15479	$ 588,197.78
G2020 - PARKING LOTS				**$ 279,434.44**		**$ 728,326.67**		**$ 895,322.78**
G2030 - PEDESTRIAN PAVING								
PAVEMENT								
BITUMINOUS WALKS	36.00	SY	2889	$ 104,000.00	4193	$ 150,960.00	3400	$ 122,400.00
CONCRETE								
SIDEWALK	8.00	SF	6000	$ 48,000.00	77220	$ 617,760.00	85000	$ 680,000.00
CONCRETE PADS	25,000.00	LS		$ -	1	$ 25,000.00	1	$ 25,000.00
PAVERS AT OUTDOOR CLASSROOM & DINING PATIO	28.00	SF		$ -	10000	$ 280,000.00	10000	$ 280,000.00
SPECIALTY PAVERS AT FLAG POLE AREA	45.00	SF		$ -	5000	$ 225,000.00	5000	$ 225,000.00
G2030 - PEDESTRIAN PAVING				**$ 152,000.00**		**$ 1,298,720.00**		**$ 1,332,400.00**
G2040 - SITE DEVELOPMENT								
RETAINING WALLS								
ALLOWANCE FOR SEAT WALLS	1,200.00	LF		$ -	500	$ 600,000.00	500	$ 600,000.00
SIGNAGE								
DIRECTIONAL / PARKING SIGNAGE	25,000.00	LS	1	$ 25,000.00	1	$ 25,000.00	1	$ 25,000.00
MONUMENT SIGN	75,000.00	EA		$ -	1	$ 75,000.00	1	$ 75,000.00
FIELDS / COURTS								
TENNIS COURTS	8.00	SF		$ -	37450	$ 299,600.00	37450	$ 299,600.00
NATURAL TURF FOOTBALL FIELD	4.00	SF		$ -	62900	$ 251,600.00	62900	$ 251,600.00
NATURAL TURF SOCCER FIELDS	4.00	SF		$ -	136005	$ 544,020.00	187350	$ 749,400.00
BASEBALL OUTFIELDS	4.00	SF		$ -	246395	$ 985,580.00	240975	$ 963,900.00
BASEBALL PITCHING MOUNDS & INFIELDS	5.50	SF		$ -	41200	$ 226,600.00	41330	$ 227,315.00
BACKSTOP	200.00	LF		$ -	495	$ 99,000.00	325	$ 65,000.00
BENCHES AT DUGOUT	250.00	LF		$ -	80	$ 20,000.00	80	$ 20,000.00
CONCRETE PAD & DUGOUT	25.00	SF		$ -	2170	$ 54,250.00	2460	$ 61,500.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
BATTING CAGES	85.00	LF		$ -	210	$ 17,850.00	425	$ 36,125.00
SCOREBOARDS	35,000.00	EA		$ -	2	$ 70,000.00	2	$ 70,000.00
NATURAL TURF JAVELIN THROW AREA	2.00	SF		$ -		$ -	16030	$ 32,060.00
PRESS BOX	75.00	SF		$ -	300	$ 22,500.00	300	$ 22,500.00
GOAL POSTS AT FOOTBALL FIELD	15,000.00	EA		$ -	2	$ 30,000.00	2	$ 30,000.00
FENCES AND GATES								
CHAIN LINK FENCE								
4'H	65.00	LF		$ -	860	$ 55,900.00	800	$ 52,000.00
6'H	80.00	LF		$ -	750	$ 60,000.00	920	$ 73,600.00
10'H	110.00	LF		$ -	1110	$ 122,100.00	1100	$ 121,000.00
WOOD FENCE - 6' HIGH	150.00	LF		$ -	800	$ 120,000.00	800	$ 120,000.00
ACCESSIBLE RAMPS								
WOOD/COMPOSITE DECK, RAIL, FOOTINGS	1,200.00	LF		$ -	75	$ 90,000.00	75	$ 90,000.00
RAMP AT PRESS BOX	55.00	SF		$ -	1515	$ 83,325.00	1550	$ 85,250.00
RAMP W/ METAL HANDRAILS	65.00	SF		$ -		$ -	590	$ 38,350.00
COURTYARD ALLOWANCE - 50%	25.00	SF	3950	$ 98,750.00	9000	$ 225,000.00		$ -
PRE-K PLAYGROUND INCL SEPARATELY								
SITE FURNISHINGS								
SHADE CANOPY AT OUTDOOR DINING / CLASSROOM	35,000.00	EA		$ -	2	$ 70,000.00	2	$ 70,000.00
OUTDOOR DINING FURNISHINGS	50,000.00	LS		$ -	1	$ 50,000.00	1	$ 50,000.00
OUTDOOR CLASSROOM FURNISHINGS	50,000.00	LS		$ -	1	$ 50,000.00	1	$ 50,000.00
PLAY AREAS								
RUBBER SURFACING	35.00	SF		$ -	1000	$ 35,000.00	1000	$ 35,000.00
PLAY STRUCTURES	75,000.00	LS		$ -	1	$ 75,000.00	1	$ 75,000.00
CONCESSIONS								
CONCRETE								
FOOTINGS, CONTINUOUS AT CONCESSIONS - ASSUME 2'X1'								
FORM & POUR	55.00	LF	150	$ 8,250.00	150	$ 8,250.00	150	$ 8,250.00
FORMWORK MATERIAL	6.00	SF	300	$ 1,800.00	300	$ 1,800.00	300	$ 1,800.00
REBAR - ASSUME 90 LBS/CY	4,200.00	TN	0.50	$ 2,100.00	0.50	$ 2,100.00	0.50	$ 2,100.00
CONCRETE	155.00	CY	11	$ 1,722.22	11	$ 1,722.22	11	$ 1,722.22
FOUNDATION WALLS AT CONCESSIONS STAND - ASSUME 4'6" HIGH, 8" THICK								
FORM & POUR	135.00	LF	150	$ 20,250.00	150	$ 20,250.00	150	$ 20,250.00
FORMWORK MATERIAL	6.00	SF	1350	$ 8,100.00	1350	$ 8,100.00	1350	$ 8,100.00
REBAR - ASSUME 125 LBS/CY	4,200.00	TN	1.05	$ 4,396.88	1.05	$ 4,396.88	1.05	$ 4,396.88
CONCRETE	155.00	CY	17	$ 2,596.25	17	$ 2,596.25	17	$ 2,596.25
SLAB ON GRADE - 5" - AT CONCESSIONS	11.25	SF	1200	$ 13,500.00	1200	$ 13,500.00	1200	$ 13,500.00
MASONRY								
8" CMU AT CONCESSIONS - ASSUME 12' HIGH	32.00	SF	1800	$ 57,600.00	1800	$ 57,600.00	1800	$ 57,600.00
STEEL								
ROOF DECK - AT CONCESSIONS	6.75	SF	1200	$ 8,100.00	1200	$ 8,100.00	1200	$ 8,100.00
JOISTS, COLUMNS, BEAMS AT CONCESSIONS - 8LBS/SF	5,500.00	TN	4.8	$ 26,400.00	4.8	$ 26,400.00	4.8	$ 26,400.00
THERMAL & MOISTURE PROTECTION								
BITUMINOUS DAMPPROOFING	5.50	SF	675	$ 3,712.50	675	$ 3,712.50	675	$ 3,712.50

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

DESCRIPTION	UNIT COST	UNIT	OPTION 1 - CODE UPGRADE QUANTITY	OPTION 1 - CODE UPGRADE TOTAL	OPTION 2 - ADDITION/RENOVATION QUANTITY	OPTION 2 - ADDITION/RENOVATION TOTAL	OPTION 3 - NEW CONSTRUCTION QUANTITY	OPTION 3 - NEW CONSTRUCTION TOTAL
		GROSS SF	*186,890*		*199,720*		*191,780*	
STANDING SEAM METAL ROOF AT CONCESSIONS	40.00	SF	1200	$ 48,000.00	1200	$ 48,000.00	1200	$ 48,000.00
WARMING KITCHEN EQUIPMENT ALLOWANCE	30,000.00	LS	1	$ 30,000.00	1	$ 30,000.00	1	$ 30,000.00
PLUMBING								
FIXTURES AT CONCESSIONS	2,000.00	EA	12	$ 24,000.00	12	$ 24,000.00	12	$ 24,000.00
CONCESSIONS WARMING KITCHEN REQUIREMENTS	7,500.00	ALLW	1	$ 7,500.00	1	$ 7,500.00	1	$ 7,500.00
SANITARY CONCESSIONS PER FIXTURE	2,200.00	EA	12	$ 26,400.00	12	$ 26,400.00	12	$ 26,400.00
CONCESSIONS WARMING KITCHEN REQUIREMENTS	7,500.00	ALLW	1	$ 7,500.00	1	$ 7,500.00	1	$ 7,500.00
WATER CONCESSIONS PER FIXTURE	2,800.00	EA	12	$ 33,600.00	12	$ 33,600.00	12	$ 33,600.00
HVAC								
EXHAUST REQUIREMENTS AT CONCESSIONS	10,000.00	LS	1	$ 10,000.00	1	$ 10,000.00	1	$ 10,000.00
SPLIT UNITS AT CONCESSIONS	5,500.00	EA	2	$ 11,000.00	2	$ 11,000.00	2	$ 11,000.00
ELECTRICAL								
LIGHTING & POWER REQUIREMENTS AT CONCESSION	45.00	SF	1200	$ 54,000.00	1200	$ 54,000.00	1200	$ 54,000.00
FIRE ALARM AT CONCESSIONS	4.25	SF	1200	$ 5,100.00	1200	$ 5,100.00	1200	$ 5,100.00
EARTHWORK								
STONE UNDER SLAB AT CONCESSIONS	65.00	CY	44	$ 2,888.89	44	$ 2,888.89	44	$ 2,888.89
POWER TO CONCESSIONS STAND	125.00	LF	700	$ 87,500.00	700	$ 87,500.00	700	$ 87,500.00
TOTAL CONCESSIONS COST	***$ 506,016.74***							
G2040 - SITE DEVELOPMENT				**$ 629,766.74**		**$ 4,863,341.74**		**$ 4,895,216.74**
G2050 - LANDSCAPING								
LANDSCAPING								
SPREAD/IMPORT TOPSOIL	45.00	CY		$ -	18799	$ 845,950.00	14366	$ 646,468.75
LANDSCAPING ALLOWANCE	750,000.00	ALLW	0.2	$ 150,000.00	1	$ 750,000.00	1	$ 750,000.00
IRRIGATION SYSTEM FOR FIELDS								
VARSITY BASEBALL & SOFTBALL INFIELDS	1.50	SF		$ -	27160	$ 40,740.00	27160	$ 40,740.00
VARSITY BASEBALL & SOFTBALL OUTFIELDS	1.50	SF		$ -	135797	$ 203,695.50	110230	$ 165,345.00
STAND-ALONE RECTANGULAR ATHLETIC FIELDS	1.50	SF		$ -	140695	$ 211,042.50	203395	$ 305,092.50
OPTION 2 ONLY HAS 2 STAND-ALONE FIELDS								
G2050 - LANDSCAPING				**$ 150,000.00**		**$ 2,051,428.00**		**$ 1,907,646.25**
G20 - SITE IMPROVEMENTS				**$ 1,624,483.40**		**$ 10,126,749.74**		**$ 10,215,071.32**
G30 - SITE CIVIL / MECHANICAL UTILITIES								
G3010 - WATER SUPPLY								
WATER DISTRIBUTION								
DUCTILE IRON, MECH JOINT								
4"	116.85	LF	0	$ -	60	$ 7,011.00	170	$ 19,864.50
6"	144.15	LF	400	$ 57,660.00	475	$ 68,471.25	170	$ 24,505.50
8"	175.00	LF	0	$ -	2710	$ 474,250.00	2755	$ 482,125.00
TRENCH AND BACKFILL	45.00	LF	400	$ 18,000.00	3245	$ 146,025.00	3095	$ 139,275.00
STONE BED	65.00	CY	59	$ 3,851.85	481	$ 31,248.15	459	$ 29,803.70
GATE VALVE AND BOX	2,000.00	EA	2	$ 4,000.00	12	$ 24,000.00	12	$ 24,000.00
WET TAP	7,000.00	EA	1	$ 7,000.00	1	$ 7,000.00	1	$ 7,000.00
FIRE HYDRANT - ALLOWANCE	3,800.00	EA		$ -	5	$ 19,000.00	5	$ 19,000.00
G3010 - WATER SUPPLY				**$ 90,511.85**		**$ 777,005.40**		**$ 745,573.70**
G3020 - SANITARY SEWER								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
SANITARY SEWER								
PIPING; PVC; SDR 35								
8"	30.80	LF		$ -	2130	$ 65,604.00	2905	$ 89,474.00
TRENCH AND BACKFILL (UP TO 4' DEEP)	45.00	LF	0	$ -	2130	$ 95,850.00	2905	$ 130,725.00
STONE BED	65.00	CY	0	$ -	316	$ 20,511.11	430	$ 27,974.07
MANHOLES	4,000.00	EA		$ -	7	$ 28,000.00	13	$ 52,000.00
CONNECT TO EXISTING PIPE / STRUCTURE	1,200.00	EA		$ -	1	$ 1,200.00	1	$ 1,200.00
OIL WATER SEPARATOR	24,500.00	EA		$ -	1	$ 24,500.00	1	$ 24,500.00
G3020 - SANITARY SEWER				**$ -**		**$ 235,665.11**		**$ 325,873.07**
G3030 - STORM SEWER								
STORM SYSTEM								
HDPE								
15" - ASSUMED AVERAGE SIZE	67.10	LF		$ -	4070	$ 273,097.00	4500	$ 301,950.00
TRENCH AND BACKFILL	45.00	LF		$ -	4070	$ 183,150.00	4500	$ 202,500.00
STONE BED	65.00	CY	0	$ -	603	$ 39,192.59	667	$ 43,333.33
CONNECT TO EXISTING PIPE / STRUCTURE	1,000.00	EA		$ -	4	$ 4,000.00	1	$ 1,000.00
WATER QUALITY UNITS	3,500.00	EA		$ -	3	$ 10,500.00	5	$ 17,500.00
CATCH BASINS / MANHOLES	4,000.00	EA		$ -	34	$ 136,000.00	42	$ 168,000.00
AREA DRAINS	3,000.00	EA		$ -	10	$ 30,000.00	10	$ 30,000.00
BIORETENTION AREAS	8.00	SF		$ -	9110	$ 72,880.00	11850	$ 94,800.00
SUBSURFACE FILTER SYSTEMS	18.00	SF		$ -	4615	$ 83,070.00	9345	$ 168,210.00
G3030 - STORM SEWER				**$ -**		**$ 831,889.59**		**$ 1,027,293.33**
G3060 - FUEL DISTRIBUTION								
GAS SERVICE								
POLYETHELENE								
4" - ASSUMED SIZE	48.50	LF	1340	$ 64,990.00	1340	$ 64,990.00	1425	$ 69,112.50
TRENCH AND BACKFILL	45.00	LF	1340	$ 60,300.00	1340	$ 60,300.00	1425	$ 64,125.00
G3060 - FUEL DISTRIBUTION				**$ 125,290.00**		**$ 125,290.00**		**$ 133,237.50**
G30 - SITE CIVIL / MECHANICAL UTILITIES				**$ 215,801.85**		**$ 1,969,850.10**		**$ 2,231,977.61**
G40 - SITE ELECTRICAL UTILITIES								
G4010 - ELECTRICAL DISTRIBUTION								
ELECTICAL SERVICE								
PRIMARY POWER (CONDUIT)	105.00	LF		$ -	820	$ 86,100.00	1380	$ 144,900.00
SECONDARY POWER (CONDUIT & WIRE)	420.00	LF		$ -	100	$ 42,000.00	100	$ 42,000.00
TRANSFORMER - EXCLUDED, ASSUMED BY OTHERS								
TRENCH AND BACKFILL	30.00	LF	0	$ -	920	$ 27,600.00	1480	$ 44,400.00
DUCTBANK CONCRETE FILL	300.00	CY		$ -	77	$ 23,000.00	123	$ 37,000.00
MANHOLE - ASSUMED QTY	6,500.00	EA		$ -	4	$ 26,000.00	4	$ 26,000.00
HAND HOLE	1,800.00	EA	2	$ 3,600.00	10	$ 18,000.00	10	$ 18,000.00
G4010 - ELECTRICAL DISTRIBUTION				**$ 3,600.00**		**$ 222,700.00**		**$ 312,300.00**
G4020 - SITE LIGHTING								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
SITE LIGHTING								
WIRE & CONDUIT, 1"	18.00	LF		$ -	10000	$ 180,000.00	10000	$ 180,000.00
TRENCH & BACKFILL	25.00	LF		$ -	10000	$ 250,000.00	10000	$ 250,000.00
POLE & FIXTURE	3,500.00	EA		$ -	40	$ 140,000.00	40	$ 140,000.00
ADD FOR CONCRETE BASE	600.00	EA		$ -	40	$ 24,000.00	40	$ 24,000.00
BASEBALL & SOFTBALL FIELD LIGHTING	120,000.00	EA		$ -	6	$ 720,000.00	6	$ 720,000.00
TENNIS COURT LIGHTING	35,000.00	EA		$ -	6	$ 210,000.00	6	$ 210,000.00
BASKETBALL COURT LIGHTING	35,000.00	EA		$ -	4	$ 140,000.00	4	$ 140,000.00
G4020 - SITE LIGHTING				**$ -**		**$ 1,664,000.00**		**$ 1,664,000.00**
G4030 - SITE COMMUNICATION & SECURITY								
COMMUNICATION DISTRIBUTION								
CONDUIT	135.00	LF		$ -	600	$ 81,000.00	1000	$ 135,000.00
TRENCH AND BACKFILL	30.00	LF		$ -	600	$ 18,000.00	1000	$ 30,000.00
G4030 - SITE COMMUNICATION & SECURITY				**$ -**		**$ 99,000.00**		**$ 165,000.00**
G4090 - OTHER SITE ELECTRICAL UTILITIES								
EMERGENCY GENERATOR DISTRIBUTION								
CONDUIT & WIRE	250.00	LF		$ -	100	$ 25,000.00	100	$ 25,000.00
TRENCH AND BACKFILL	30.00	LF		$ -	100	$ 3,000.00	100	$ 3,000.00
DUCTBANK CONCRETE FILL	300.00	CY		$ -	8	$ 2,500.00	8	$ 2,500.00
G4090 - OTHER SITE ELECTRICAL UTILITIES				**$ -**		**$ 30,500.00**		**$ 30,500.00**
G40 - SITE ELECTRICAL UTILITIES				**$ 3,600.00**		**$ 2,016,200.00**		**$ 2,171,800.00**

ADD ALTERNATE - GEOTHERMAL GROUND SOURCE VRF HEAT PUMPS								
ADD GEOTHERMAL CLOSED LOOP WELLS	25.00	SF	186890	$ 4,672,250.00	199720	$ 4,993,000.00	191780	$ 4,794,500.00
ADD ALTERNATE - GEOTHERMAL GROUND SOURCE VRF HEAT PUMPS				**$ 4,672,250.00**		**$ 4,993,000.00**		**$ 4,794,500.00**
ALTERNATE - GAS FIRED BOILERS & ACC'S ILO BASE								
GAS FIRED BOILERS & AIR COOLED CHILLERS ILO BASE	-3.30	SF	186890	$ (616,737.00)	199720	$ (659,076.00)	191780	$ (632,874.00)
ALTERNATE - GAS FIRED BOILERS & ACC'S ILO BASE				**$ (616,737.00)**		**$ (659,076.00)**		**$ (632,874.00)**
DEDUCT ALTERNATE - REMOVE ELCAT & IT								
REMOVE ELCAT & IT FROM SCOPE	280.11	SF		$ -		$ -	-3800	$ (1,064,405)
ASSUME REDUCTION IN GSF OF BUILDING								
DEDUCT ALTERNATE - REMOVE ELCAT & IT				**$ -**		**$ -**		**$ (1,064,405)**
DEDUCT ALTERNATE - REMOVE ELCAT, IT, DISTRICT ADMIN								
REMOVE ELCAT & IT FROM SCOPE	280.11	SF		$ -		$ -	-3800	$ (1,064,405)
ASSUME REDUCTION IN GSF OF BUILDING								
REMOVE DISTRICT ADMIN FROM SCOPE	351.25	SF		$ -		$ -	-6670	$ (2,342,871)
ASSUME REDUCTION IN GSF OF BUILDING								

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

PCM COMPANY

DESCRIPTION	UNIT COST	UNIT	OPTION 1 - CODE UPGRADE QUANTITY	OPTION 1 - CODE UPGRADE TOTAL	OPTION 2 - ADDITION/RENOVATION QUANTITY	OPTION 2 - ADDITION/RENOVATION TOTAL	OPTION 3 - NEW CONSTRUCTION QUANTITY	OPTION 3 - NEW CONSTRUCTION TOTAL
		GROSS SF	*186,890*		*199,720*		*191,780*	
DEDUCT ALTERNATE - REMOVE ELCAT, IT, DISTRICT ADMIN				$ -		$ -		$ (3,407,276)
ADD ALTERNATE - SEWER REQUIREMENTS								
SANITARY SEWER - DEDUCT								
PIPING; PVC; SDR 35								
8"	30.80	LF		$ -	-2130	$ (65,604.00)	-2905	$ (89,474.00)
TRENCH AND BACKFILL (UP TO 4' DEEP)	45.00	LF		$ -	-2130	$ (95,850.00)	-2905	$ (130,725.00)
STONE BED	65.00	CY		$ -	-316	$ (20,511.11)	-430	$ (27,974.07)
SANITARY SEWER - ADD								
PIPING; PVC; SDR 35								
3" FORCE MAIN	22.00	LF		$ -	550	$ 12,100.00	770	$ 16,940.00
8"	30.80	LF		$ -	1600	$ 49,280.00	2205	$ 67,914.00
TRENCH AND BACKFILL (UP TO 4' DEEP)	45.00	LF		$ -	2150	$ 96,750.00	2975	$ 133,875.00
STONE BED	65.00	CY		$ -	319	$ 20,703.70	441	$ 28,648.15
GRINDER PUMP & VALVE PIT - 5 HP	15,500.00	EA		$ -	1	$ 15,500.00	2	$ 31,000.00
ADD ALTERNATE - SEWER REQUIREMENTS				$ -		$ 12,368.59		$ 30,204.07
BREAKOUT COST ALC #3 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL INFIELDS								
IRRIGATION SYSTEM FOR FIELDS								
VARSITY BASEBALL & SOFTBALL INFIELDS	1.50	SF		$ -	27160	$ 40,740.00	27160	$ 40,740.00
BREAKOUT COST ALC #3 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL INFIELDS				$ -		$ 40,740.00		$ 40,740.00
BREAKOUT COST ALC #4 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL OUTFIELDS								
IRRIGATION SYSTEM FOR FIELDS								
VARSITY BASEBALL & SOFTBALL OUTFIELDS	1.50	SF		$ -	135797	$ 203,695.50	110230	$ 165,345.00
BREAKOUT COST ALC #4 - IRRIGATION FOR VARSITY BASEBALL & SOFTBALL OUTFIELDS				$ -		$ 203,695.50		$ 165,345.00
BREAKOUT COST ALC #5 - IRRIGATION FOR STAND-ALONE ATHLETIC FIELDS								
IRRIGATION SYSTEM FOR FIELDS								
STAND-ALONE RECTANGULAR ATHLETIC FIELDS	1.50	SF		$ -	140695	$ 211,042.50	203395	$ 305,092.50
OPTION 2 ONLY HAS 2 STAND-ALONE FIELDS								
BREAKOUT COST ALC #5 - IRRIGATION FOR STAND-ALONE ATHLETIC FIELDS				$ -		$ 211,042.50		$ 305,092.50
BREAKOUT COST ALC #6 - LIGHTING AT VARSITY BASEBALL & SOFTBALL FIELDS								
SITE LIGHTING								
BASEBALL & SOFTBALL FIELD LIGHTING	120,000.00	EA		$ -	6	$ 720,000.00	6	$ 720,000.00
BREAKOUT COST ALC #6 - LIGHTING AT VARSITY BASEBALL & SOFTBALL FIELDS				$ -		$ 720,000.00		$ 720,000.00
BREAKOUT COST ALC #7 - LIGHTING AT BASKETBALL & TENNIS COURTS								
SITE LIGHTING								
TENNIS COURT LIGHTING	35,000.00	EA		$ -	6	$ 210,000.00	6	$ 210,000.00
BASKETBALL COURT LIGHTING	35,000.00	EA		$ -	4	$ 140,000.00	4	$ 140,000.00

EAST LONGMEADOW HIGH SCHOOL

PSR ESTIMATE OPTIONS

			OPTION 1 - CODE UPGRADE		OPTION 2 - ADDITION/RENOVATION		OPTION 3 - NEW CONSTRUCTION	
		GROSS SF	*186,890*		*199,720*		*191,780*	
DESCRIPTION	UNIT COST	UNIT	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
BREAKOUT COST ALC #7 - LIGHTING AT BASKETBALL & TENNIS COURTS				**$ -**		**$ 350,000.00**		**$ 350,000.00**
BREAKOUT COST ALC #1 - WALKING PATH FORM NORDEN ST TO LOADING AREA								
PAVEMENT								
BITUMINOUS WALKS	36.00	SY		$ -	2669	$ 96,080.00	1900	$ 68,400.00
BREAKOUT COST ALC #1 - WALKING PATH FORM NORDEN ST TO LOADING AREA				**$ -**		**$ 96,080.00**		**$ 68,400.00**
BREAKOUT COST ALC #2 - WALKING PATH FROM FOOTBALL TO REDSTONE RAIL TRAIL								
PAVEMENT								
BITUMINOUS WALKS	36.00	SY		$ -	1524	$ 54,880.00	1500	$ 54,000.00
ACCESSIBLE RAMPS								
WOOD/COMPOSITE DECK, RAIL, FOOTINGS	1,200.00	LF		$ -	75	$ 90,000.00	75	$ 90,000.00
BREAKOUT COST ALC #2 - WALKING PATH FROM FOOTBALL TO REDSTONE RAIL TRAIL				**$ -**		**$ 144,880.00**		**$ 144,000.00**
BREAKOUT COST ALC #8 - SHADE STRUCTURE FOR OUTDOOR DINING AREA								
SITE FURNISHINGS								
SHADE CANOPY AT OUTDOOR DINING / CLASSROOM	35,000.00	EA		$ -	1	$ 35,000.00	1	$ 35,000.00
BREAKOUT COST ALC #8 - SHADE STRUCTURE FOR OUTDOOR DINING AREA				**$ -**		**$ 35,000.00**		**$ 35,000.00**
BREAKOUT COST ALC #9 - SHADE STRUCTURE FOR OUTDOOR CLASSROOM								
SITE FURNISHINGS								
SHADE CANOPY AT OUTDOOR DINING / CLASSROOM	35,000.00	EA		$ -	1	$ 35,000.00	1	$ 35,000.00
BREAKOUT COST ALC #9 - SHADE STRUCTURE FOR OUTDOOR CLASSROOM				**$ -**		**$ 35,000.00**		**$ 35,000.00**
BREAKOUT COST ALC #10 - ACCESSIBLE RAMP AT PRESS BOX								
ACCESSIBLE RAMPS								
RAMP AT PRESS BOX	55.00	SF		$ -	1515	$ 83,325.00	1550	$ 85,250.00
BREAKOUT COST ALC #10 - ACCESSIBLE RAMP AT PRESS BOX				**$ -**		**$ 83,325.00**		**$ 85,250.00**

SKANSKA

Memo

To: MSBA

From: John Benzinger, Skanska USA Building Inc.

cc: JWA-SMMA, File

Date: February 14, 2023

Town of East Longmeadow, MA

East Longmeadow High School

Re: PSR Cost Estimate

There were two independent estimates performed for the East Longmeadow High School PSR Design submission package.

1. The Architect, JWA in association with SMMA, engaged PM&C LLC to estimate the value of the project.

2. Skanska engaged Preferred Construction Management (WBE) to estimate the value of the project on behalf of the OPM

On Friday January 20th, 2023, Skanska, JWA-SMMA and the two cost estimators met to reconcile the two estimates. Skanska moderated the meeting. Discussions regarding quantities, unit costs and approach occurred during that meeting. At the end of the day the two estimates were within $215,840.26 / <1% of each other. The team felt that these two estimates were accurate, and that the separation was well within norms for a project at this limited stage of design, of this size and complexity.

Skanska has compiled the attached comparison spreadsheet and we recommend utilizing the average of the two estimates, a value of $147,519,519.13 for the PSR Estimate value. This value represents projected construction costs of approximately $769/sf. There are differences on a line-by-line basis with the two estimates, but the team feels comfortable utilizing the average of both estimates for the purpose of the PSR submission.

The team was satisfied with the results of the PSR estimate reconciliation process. The team feels that they have a good understanding of the potential cost of the project. The estimate includes design / estimate contingencies and escalation to protect the Owner moving forward. A much more detailed estimate will be complied after schematic design when significant design progress has been made.

The Town of East Longmeadow has been thoroughly briefed on the reconciled estimate and all costs included in it and concurs with the team's analysis.

SKANSKA

East Longmeadow High School PSR Estimate Comparison
Option 3C New Construction

		PCM	PM&C	Delta	Average
A10	Foundation	$ 5,437,030	$ 5,556,193	$ (119,163.27)	$ 5,496,611.37
A20	Basements	$ -	-		
B10	Superstructure	$ 9,161,580	$ 8,955,875	$ 205,705.00	$ 9,058,727.50
B20	Exterior Closure	$ 11,435,515	$ 10,876,382	$ 559,133.00	$ 11,155,948.50
B30	Roofing	$ 6,198,945	$ 4,516,016	$ 1,682,929.00	$ 5,357,480.50
C10	Interior Construction	$ 11,492,870	$ 9,575,018	$ 1,917,852.00	$ 10,533,944.00
C20	Stairs	$ 214,500	$ 450,024	$ (235,524.00)	$ 332,262.00
C30	Interior Finishes	$ 5,569,781	$ 5,961,147	$ (391,365.75)	$ 5,765,464.13
D10	Conveying	$ 240,000	$ 164,500	$ 75,500.00	$ 202,250.00
D20	Plumbing	$ 3,537,690	$ 4,219,160	$ (681,469.64)	$ 3,878,425.18
D30	HVAC	$ 15,338,059	$ 15,342,400	$ (4,341.05)	$ 15,340,229.48
D40	Fire Protection	$ 1,360,460	$ 1,486,295	$ (125,835.00)	$ 1,423,377.50
D50	Electrical	$ 12,655,905	$ 14,075,700	$ (1,419,794.76)	$ 13,365,802.62
E10	Equipment	$ 3,102,800	$ 3,348,100	$ (245,300.00)	$ 3,225,450.00
E20	Furnishings	$ 487,175	$ 2,067,800	$ (1,580,625.00)	$ 1,277,487.50
F10	Special Construction	$ -	$ 50,000	$ (50,000.00)	$ 25,000.00
F20	Selective Construction	$ 3,799,721	$ 3,566,108	$ 233,612.50	$ 3,682,914.25
	Total Building Cost	**$ 90,032,031**	**$ 90,210,718**	$ (178,686.97)	$ 90,121,374.52
G10	Site Preparation	$ 2,395,995	$ 2,353,418	$ 42,577.00	$ 2,374,706.50
G20	Site Improvements	$ 10,215,071	$ 12,215,302	$ (2,000,230.68)	$ 11,215,186.66
G30	Site Mechanical utilities	$ 2,231,978	$ 2,002,060	$ 229,917.61	$ 2,117,018.81
G40	Site Electrical Utilities	$ 2,171,800	$ 1,049,440	$ 1,122,360.00	$ 1,610,620.00
	Total Site Cost	**$ 17,014,844**	**$ 17,620,220**	$ (605,376.07)	$ 17,317,531.97
	Project Construction Subtotal	**$ 107,046,875**	**$ 107,830,938**	**$ (784,063.04)**	$ 107,438,906.48
	Design Contingency	**$ 10,704,687**	**$ 12,939,713**	$ (2,235,026.00)	$ 11,822,200.00
	Escalation	**$ 16,983,688**	**$ 12,400,558**	$ 4,583,130.00	$ 14,692,123.00
	General Conditions & Requirements	**$ 6,600,000**	**$ 7,283,424**	$ (683,423.70)	$ 6,941,712.15
	CM Fee	**$ 3,805,158**	**$ 4,293,542**	$ (488,384.00)	$ 4,049,350.00
	Bond & Insurance	**$ 2,487,031**	**$ 2,663,424**	$ (176,393.00)	$ 2,575,227.50
				$ -	
	Total Markups	**$ 40,580,564**	**$ 39,580,661**	**$ 999,903.30**	$ 40,080,612.65
	Grand Total	**$ 147,627,439**	**$ 147,411,599**	**$ 215,840.26**	**$ 147,519,519.13**
	Cost/SF:	$ 770	$ 769		$ 769

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East Longmeadow High School PSR Estimate Comparison
Option 2C Addition/Renovation

		PCM	PM&C	Delta	Average
A10	Foundation	$ 3,868,667	$ 4,916,472	$ (1,047,804.89)	$ 4,392,569.56
A20	Basements	$ -	-		
B10	Superstructure	$ 5,466,564	$ 6,550,847	$ (1,084,283.25)	$ 6,008,705.38
B20	Exterior Closure	$ 10,515,625	$ 11,133,517	$ (617,892.00)	$ 10,824,571.00
B30	Roofing	$ 6,996,885	$ 5,399,292	$ 1,597,593.00	$ 6,198,088.50
C10	Interior Construction	$ 9,185,174	$ 9,260,147	$ (74,973.25)	$ 9,222,660.38
C20	Stairs	$ -	$ 118,862	$ (118,862.00)	$ 59,431.00
C30	Interior Finishes	$ 5,732,174	$ 5,900,082	$ (167,907.62)	$ 5,816,128.19
D10	Conveying	$ -	$ 205,000	$ (205,000.00)	$ 102,500.00
D20	Plumbing	$ 3,636,160	$ 4,667,193	$ (1,031,033.00)	$ 4,151,676.50
D30	HVAC	$ 15,819,345	$ 16,119,203	$ (299,857.75)	$ 15,969,274.13
D40	Fire Protection	$ 1,416,040	$ 1,547,831	$ (131,791.00)	$ 1,481,935.50
D50	Electrical	$ 12,984,522	$ 14,705,082	$ (1,720,560.04)	$ 13,844,801.98
E10	Equipment	$ 3,092,400	$ 3,418,100	$ (325,700.00)	$ 3,255,250.00
E20	Furnishings	$ 544,825	$ 2,155,980	$ (1,611,155.00)	$ 1,350,402.50
F10	Special Construction	$ -	$ -	$ -	$ -
F20	Selective Construction	$ 4,171,917	$ 4,749,631	$ (577,714.25)	$ 4,460,773.88
	Total Building Cost	**$ 83,430,298**	**$ 90,847,239**	$ (7,416,941.05)	$ 87,138,768.48
G10	Site Preparation	$ 2,333,995	$ 2,067,563	$ 266,432.00	$ 2,200,779.00
G20	Site Improvements	$ 10,126,750	$ 12,056,532	$ (1,929,782.26)	$ 11,091,640.87
G30	Site Mechanical utilities	$ 1,969,850	$ 1,572,610	$ 397,240.10	$ 1,771,230.05
G40	Site Electrical Utilities	$ 2,016,200	$ 916,720	$ 1,099,480.00	$ 1,466,460.00
	Total Site Cost	**$ 16,446,795**	**$ 16,613,425**	$ (166,630.16)	$ 16,530,109.92
	Project Construction Subtotal	**$ 99,877,093**	**$ 107,460,664**	**$ (7,583,571.21)**	$ 103,668,878.40
	Design Contingency	**$ 9,987,709**	**$ 12,895,280**	$ (2,907,571.00)	$ 11,441,494.50
	Escalation	**$ 15,722,149**	**$ 12,357,976**	$ 3,364,173.00	$ 14,040,062.50
	General Conditions & Requirements	**$ 5,250,000**	**$ 8,598,755**	$ (3,348,755.00)	$ 6,924,377.50
	CM Fee	**$ 3,522,513**	**$ 4,417,658**	$ (895,145.00)	$ 3,970,085.50
	Phasing & Logistics	**$ -**	**$ 3,223,820**	$ (3,223,820.00)	$ 1,611,910.00
	Bond & Insurance	**$ 2,302,296**	**$ 2,718,755**	$ (416,459.00)	$ 2,510,525.50
				$ -	
	Total Markups	**$ 36,784,667**	**$ 44,212,244**	**$ (7,427,577.00)**	$ 40,498,455.50
	Grand Total	**$ 136,661,760**	**$ 151,672,908**	**$ (15,011,148.21)**	**$ 144,167,333.90**
	Cost/SF:	$ 684	$ 759		$ 722

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East Longmeadow High School PSR Estimate Comparison
Option 1 Code Upgrade/Repair

		PCM	PM&C	Delta	Average
A10	Foundation	$ 668,625	$ 692,100	$ (23,475.00)	$ 680,362.50
A20	Basements	$ -	-		
B10	Superstructure	$ 1,205,646	$ 1,285,900	$ (80,253.75)	$ 1,245,773.13
B20	Exterior Closure	$ 8,169,579	$ 9,722,206	$ (1,552,627.25)	$ 8,945,892.38
B30	Roofing	$ 6,083,928	$ 5,566,000	$ 517,927.50	$ 5,824,963.75
C10	Interior Construction	$ 5,670,654	$ 7,493,534	$ (1,822,880.25)	$ 6,582,093.88
C20	Stairs		$ 96,346	$ (96,346.00)	$ 96,346.00
C30	Interior Finishes	$ 3,882,425	$ 4,058,692	$ (176,267.50)	$ 3,970,558.25
D10	Conveying		$ 95,000	$ (95,000.00)	$ 95,000.00
D20	Plumbing	$ 3,630,500	$ 4,419,949	$ (789,449.00)	$ 4,025,224.50
D30	HVAC	$ 15,484,116	$ 15,184,813	$ 299,302.78	$ 15,334,464.39
D40	Fire Protection	$ 1,326,230	$ 1,448,398	$ (122,168.00)	$ 1,387,314.00
D50	Electrical	$ 6,732,122	$ 6,379,260	$ 352,862.44	$ 6,555,691.22
E10	Equipment	$ 2,632,500	$ 2,285,020	$ 347,480.00	$ 2,458,760.00
E20	Furnishings	$ 578,590	$ 2,064,900	$ (1,486,310.00)	$ 1,321,745.00
F10	Special Construction	$ -	$ 500,000	$ (500,000.00)	$ 250,000.00
F20	Selective Construction	$ 4,180,482	$ 5,033,958	$ (853,476.25)	$ 4,607,219.88
	Total Building Cost	**$ 60,245,396**	**$ 66,326,076**	$ (6,080,680.28)	$ 63,285,735.86
G10	Site Preparation	$ 383,222	$ 135,000	$ 248,222.00	$ 259,111.00
G20	Site Improvements	$ 1,624,483	$ 791,500	$ 832,983.40	$ 1,207,991.70
G30	Site Mechanical utilities	$ 215,802	$ 157,675	$ 58,126.85	$ 186,738.43
G40	Site Electrical Utilities	$ 3,600	$ 411,000	$ (407,400.00)	$ 207,300.00
	Total Site Cost	**$ 2,227,107**	**$ 1,495,175**	$ 731,932.25	$ 1,861,141.13
	Project Construction Subtotal	**$ 62,472,503**	**$ 67,821,251**	**$ (5,348,748.03)**	$ 65,146,876.99
	Design Contingency	**$ 6,247,250**	**$ 8,138,550**	$ (1,891,300.00)	$ 7,192,900.00
	Escalation	**$ 10,696,755**	**$ 7,799,444**	$ 2,897,311.00	$ 9,248,099.50
	General Conditions & Requirements	**$ 9,600,000**	**$ 8,435,878**	$ 1,164,122.00	$ 9,017,939.00
	CM Fee	**$ 2,396,584**	**$ 2,878,369**	$ (481,785.00)	$ 2,637,476.50
	Phasing and Logistics	**$ -**	**$ 2,034,638**	$ (2,034,638.00)	$ 1,017,319.00
	Bond & Insurance	**$ 1,566,395**	**$ 1,715,877**	$ (149,482.00)	$ 1,641,136.00
				$ -	
	Total Markups	**$ 30,506,984**	**$ 31,002,756**	**$ (495,772.00)**	$ 30,754,870.00
	Grand Total	**$ 92,979,487**	**$ 98,824,007**	**$ (5,844,520.03)**	**$ 95,901,746.99**
	Cost/SF:	$ 498	$ 529		$ 513

East Longmeadow Public Schools
East Longmeadow High School

DRAFT

Revised: 12/21/2022

Enter Budget Values for Ineligible costs in light yellow highlighted cells

NOTE that ineligible costs can not exceed Estimated Budget Cost for any individual line item, distribute across multiple lines if needed.

Enter Budget Values for all light yellow highlighted cells

Enter Budget Values for Ineligible Costs in highlighted cells

Scope Excluded OPM Fees (Cell I40)

Costs beyond MSBA funding cap for OPM Basic Services (Cell K48)

Scope excluded Designer Fees (Cell I41)

Costs beyond MSBA funding cap for Designer Basic Services (Cell K52)

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	Estimated Budget	Scope Items Excluded fro the Estimated Basis of	ties	Estimated Maximum Total Facilities Grant[1]
Feasibility Study Agreement				
OPM Feasibility Study	$324,880		4	
A&E Feasibility Study	$785,000		5	
Environmental & Site	$125,000	$0	$125,000	
Other	$25,120	$0	$25,120	
Feasibility Study Agreement Subtotal	**$1,260,000**	**$0**	**$1,260,000**	**$755,748**
Administration				
Legal Fees	$50,000	$0	$50	9,990
Owner's Project Manager				
Design Development	$1,000,000	$0	$1,000	
Construction Contract Documents	$1,300,000	$42,338	$1,257	
Bidding	$270,000	$0	$270	
Construction Contract Administration	$2,000,000	$1,429,080	$570,920	
Closeout	$268,303	$0	$268,303	
Extra Services	$0	$0	$0	
Reimbursable & Other Services	$100,000	$0	$100,000	
Cost Estimates	$30,000	$0	$30,000	
Advertising	$10,000	$0	$10,000	
Permitting	$0	$0	$0	
Owner's Insurance	$125,000	$0	$125,000	
Other Administrative Costs	$0	$0	$0	
Administration Subtotal	**$5,153,303**	**$1,471,418**	**$3,681,885**	**$2,208,395**
Architecture and Engineering				
Basic Services				
Design Development	$5,000,000	$0	$5,000	
Construction Contract Documents	$5,000,000	$120,966	$4,879	
Bidding	$550,000	$0	$550	
Construction Contract Administration	$3,000,000	$4,083,084	-$1,083	
Closeout	$416,950	$0	$416,950	
Other Basic Services		$0	$0	
Basic Services Subtotal	**$13,966,950**	**$4,204,050**	**$9,762,900**	
Reimbursable Services				
Construction Testing	$70,000	$0	$70,000	
Printing (over minimum)		$0	$0	
Other Reimbursable Costs	$100,000	$0	$100,000	
Hazardous Materials	$50,000	$0	$50,000	
Geotechnical & Geo-Environmental	$800,000	$0	$800,000	
Site Survey	$10,000	$0	$10,000	
Wetlands	$10,000	$0	$10,000	
Traffic Studies	$100,000	$0	$100,000	
Architectural / Engineering Subtotal	**$15,106,950**	**$4,204,050**	**$10,902,900**	**$6,539,559**
CM at Risk Pre-Construction Services				
Pre-Construction Services	$0	$0	**$0**	**$0**
Site Acquisition				
Land / Building Purchase	$0	$0	$0	
Appraisal Fees	$0	$0	$0	
Recording fees	$0	$0	$0	
Site Acquisition Subtotal	**$0**	**$0**	**$0**	**$0**
Construction Costs				
SUBSTRUCTURE				
Foundations	$5,496,611			
Basement Construction	$0			
SHELL				
Super Structure	$9,058,728			
Exterior Closure	$11,155,949			
Exterior Walls	$0			
Exterior Windows	$0			
Exterior Doors	$0			
Roofing	$5,357,481			
INTERIORS				
Interior Construction	$10,533,944			
Staircases	$332,262			
Interior Finishes	$5,765,464			
SERVICES				
Conveying Systems	$202,250			
Plumbing	$3,878,425			
HVAC	$15,340,229			
Fire Protection	$1,423,378			
Electrical	$13,365,803			
EQUIPMENT & FURNISHINGS				
Equipment	$3,225,450			
Furnishings	$1,277,488			
SPECIAL CONSTRUCTION & DEMOLITION				
Special Construction	$25,000			
Existing Building Demolition	$3,682,914	$0		
In-Building Hazardous Material Abatement	$0	$0		
Asbestos Containing Floor Material/Ceiling Tile Abatement	$0	$0		

Soft Cost Reimbursement

Category	Estimated Budget	Excluded Costs	Eligible Soft Costs
Administration:	$5,503,303	$1,471,418	$4,031,885
A/E Services:	$16,016,950	$4,204,050	$11,812,900
Site Acquisition:	Ineligible, therefore not included in calculation		
Miscellaneous Project Costs:	$500,000	$0	$500,000
FFE:	$2,880,000	$960,000	$1,920,000
Owners Contingency:	Not included in this calculation		
		Total Eligible Soft Costs =	$18,264,785

Construction Costs associated with Soft Cost Cap Calculation

Category	Estimated Budget
CM Pre-Construction Services:	$0
Construction Cost:	$147,519,519
Construction Contingency:	Not included in this calculation
Total Construction Cost:	$147,519,519
Soft Cost Allowance:	20%
Reimbursable Soft Cost:	$29,503,904
Eligible minus Reimbursable =	-$11,239,119 If >0 enter into Cell C117

-If Eligible minus Reimbursable is negative; OK.
-If Eligible minus Reimbursable is positive enter value into "Soft Costs that exceed 20% of Construction Cost" below in the Ineligible column.

Scope Excluded OPM & Designer Costs associated with Scope Excluded Building Costs

Scope Excluded Aud/Gym (GSF):	1,575	(0.8200%)	
Total (GSF):	191,780		
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	$5,163,183	0.8200%	$42,338
Designer Basic Services:	$14,751,950	0.8200%	$120,966

Scope Excluded OPM & Designer Costs associated with Scope Excluded Site

Scope Excluded Direct Construction cost ($):	$0	(0.0000%)	
Total Direct Construction Costs ($):	$107,438,907		
	Estimated Budget	Excluded (%)	Scope Excluded Costs
OPM Basic Services:	$5,163,183	0.0000%	$0
Designer Basic Services:	$14,751,950	0.0000%	$0
Total Scope Excluded OPM Fees ($):			$0 Enter in Cell C13
Total Scope Excluded Designer Fees ($):			$0 Enter in Cell C28

Ineligible Fees associated with OPM (3.5%) & Designer (10%) Fee Caps

Upper Limit:		$105,479,000	191,780	**$550 /sf**	
Construction Budget:		$147,519,519			
Basis of OPM & Designer Fee Caps:		$105,479,000			
	OPM Services Estimated Budget	Ineligible Costs	Eligible Costs	OPM Value @ 3.50%	Value > 3.5%
Basic Services:	$5,163,183	$1,471,418	$3,691,765	$3,691,765	$0
Extra Services:	$155,120	$0	$155,120		If >0 enter into Cell C15
	Designer Services Estimated Budget	Ineligible Costs	Eligible Costs	Designer Value @ 10.00%	Value > 10%
Basic Services:	$14,751,950	$4,204,050	$10,547,900	$10,547,900	$0
Extra Services:	$1,265,000	$0	$1,265,000		If >0 enter into Cell C30

Ineligible Building Area	Ineligible NSF	Ineligible Aud/PE GSF	Other Ineligible GSF	Estimated District Cost
Core Academic:	2,200		3,300	$2,538,393
Special Education:			-	$0
Art & Music:			-	$0
Vocations & Technology:			-	$0
Chapter 74 CTE:			-	$0
Health & Physical Education:	1,050	1,575		$1,211,506
Media Center:			-	$0
Auditorium/Drama:		-		$0
Dining & Food:	600		900	$692,289
Medical:	-		-	$0
Administration & Guidance:	775		1,163	$894,591
Custodial & Maintenance			-	$0
Other:	6,600		9,900	$7,615,179
	Total:	**1,575**	**15,263**	**$12,951,958**
Grossing Factor:	1.50			

Mark Up Ratio

Construction Budget	$147,519,519	1.37305492	= Mark Up Ratio
Construction Trades Subtotal	$107,438,907		

Demolition and Abatement Costs

Total Demolition and Abatement Costs:	$3,682,914
Ineligible Demolition and Abatement Costs:	$0

Other Hazardous Material Abatement	$0	$0		
BUILDING SITEWORK				
Site Preparation	$2,374,707	$0		
Site Improvements	$11,215,187	$0		
Site Civil / Mechanical Utilities	$2,117,019	$0		
Site Electrical Utilities	$1,610,620	$0		
Scope Excluded Site Work	$0	$10,494,794		
Construction Trades Subtotal	$107,438,907	$10,494,794		
Contingencies (Design and Pricing)	$11,822,200	$1,154,810		
Sub-Contractor Bonds	$0	$0		
D/B/B Insurance	$2,575,228	$251,552		
General Conditions	$6,941,712	$678,077		
D/B/B Overhead & Profit	$4,049,350	$395,547		
GMP Insurance	$0	$0		
GMP Fee	$0	$0		
GMP Contingency	$0	$0		
Escalation to Mid-Point of Construction	$14,692,123	$1,435,149		
Construction Cost over Funding Cap		$59,300,541		
Construction Budget	**$147,519,519**	**$73,710,470**	**$73,809,050**	**$44,270,668**
Alternates				
Ineligible Work Included in the Base Project	$0	$0	$0	
Alternates Included in the Total Project Budget	$0	$0	$0	
Alternates Excluded from the Total Project Budget	$0		$0	
Subtotal to be Included in Total Project Budget	**$0**	**$0**	**$0**	**$0**
Miscellaneous Project Costs				
Utility Company Fees	$200,000	$0	$200,000	
Testing Services	$200,000	$0	$200,000	
Swing Space / Modulars	$0	$0	$0	
Other Project Costs (Mailing & Moving)	$100,000	$0	$100,000	
Miscellaneous Project Costs Subtotal	**$500,000**	**$0**	**$500,000**	**$299,900**
Furnishings and Equipment				
Furniture, Fixtures, and Equipment	$1,440,000	$480,000	$960,000	
Technology	$1,440,000	$480,000	$960,000	
FF&E Subtotal	**$2,880,000**	**$960,000**	**$1,920,000**	**$1,151,616**
Soft Costs that exceed 20% of Construction Cost		$0	$0	
Project Budget	**$172,419,772**	**$80,345,938**	**$92,073,835**	**$55,225,886**

Update: Item was "Other Site Construction".

"Site Cost over Allowance" line below has been removed.

Scope Excluded Site Costs such as Stadium, out buildings, concession stand etc. Enter Direct Construction Costs

Eligible Demolition and Abatement Costs:	$3,682,914
Marked Up Eligible Costs:	**$5,056,844**

Sitework Cost Allowance

Total Direct Sitework Costs:	$17,317,532		
Ineligible Sitework Costs:	-$10,494,794	174,942	Eligible Building GSF
Potentially Eligible Direct Sitework Costs:	$6,822,738	**$39**	**Sitework Cost Limit ($/sf)**
Potentially Eligible Marked Up Sitework Costs:	$9,367,994	$6,822,738	Sitework Cost Allowance
Marked Up Eligible Sitework Costs:		**$6,822,738**	

Construction Costs and Funding Cap

Total Building Area (GSF):	191,780
Ineligible Excess Auditorium & PE Space:	-1,575
Other Ineligible Building Areas:	-15,263
Eligible Building GSF:	174,942
Building Cost Funding Limit ($/sf):	**$393**
Eligible Building Costs:	$68,752,206
Eligible Sitework Costs:	$6,822,738
Eligible Demolition & Abatement Costs:	+ $5,056,844
Basis of Construction Costs:	**$73,809,050**
Construction Budget:	$147,519,519
Basis of Construction Costs:	-$73,809,050
Ineligible Construction Costs:	$73,710,469
Construction Cost over Funding Cap:	$0
If > 0 enter value into Cell C99.	

Ineligible Cost Breakdown

Scope Excluded Site Work:	$14,409,929
Site Cost beyond Funding Limit:	$2,545,256
Ineligible Demo & Abatement:	$0
Scope Excluded Aud/PE Area:	$1,211,506
Other Ineligible Building Areas:	$11,740,452
Construction Cost over Funding Cap:	$43,803,327

Construction Cost Breakdown

Total Construction Cost ($/sf):	$769
Reimbursable Construction Cost ($/sf):	$422
Marked-Up Building Costs ($/sf):	$619
Marked-Up Site, Building Takedown & Haz Mat ($/sf):	$151
Direct Building Cost ($/sf):	$500

FFE Reimbursement

Eligible Enrollment: 800 Enter Eligible Enrollment

	Funding Limit	Estimated Budget	Eligible Costs	Ineligible Costs	
Furniture, Fixtures, & Equipment	$1,200/student	$1,440,000	$960,000	$0	If >0 enter in Cell C113
Technology	$1,200/student	$1,440,000	$960,000	$0	If >0 enter in Cell C114

Incentive Points

1.50	(0-2) Maintenance			
0.00	(0-6) Newly Formed Regional School District			
0.00	(0-5) Major Reconstruction or Reno/Reuse type in rounded to 2 decimal places			
	#DIV/0!	0 gsf	Renovated or Existing to Remain	If G116 > 0 enter value into Cell F115
		0 gsf	Total at Conclusion of Project	
0.00	(0-1) Overly Zoning 40R and 40S			
0.00	(0-0.5) Overlay Zoning 100 units or 50% of units 1,2, or 3 family structures			
2.00	(0-2) Energy Efficiency - "Green Schools"			
3.50	**Total Incentive Points**		Owner's Contingency Cap: 0.50%	
			Construction Contingency Cap: 1.00%	

Cost Recovery for Prior Projects and Commissioning Cost of Ineligible Building Area

Prior Project Costs:	$0		Building GSF:	191,780
Cx Cost Recovery:	$14,312		Cx Fee per GSF:	$0.85
Total Cost Recovery:	$14,312	If >0 enter in Cell B129	Ineligible GSF:	16,838
			Cx Cost Recovery:	$14,312
Project ID Number:			Commissioning Fee Schedule	
Prior Project Total Grant:				
Propose School Opens:				
Substantial Completion:				
Beneficial use (years):	0.00			
Unused Years:	20.00			
Unused Years as % of 20:	100.00%			
Cost Recovery:	$0			

Enter Date. Assume 15th of August if new school opens in September. For example if turnover is June, new school will not be used until September by students.

Enter Date. If only month is known, assume 15th of the month.

Board Authorization	
Design Enrollment	800
Total Building Gross Floor Area (GSF)	191,780
Total Project Budget (excluding Contingencies)	$172,419,772
Scope Items Excluded or Otherwise Ineligible	- $80,345,938
Third Party Funding (Ineligible)	- $0
Estimated Basis of Maximum Total Facilities Grant[1]	$92,073,834
Reimbursement Rate[3]	59.98%
Est. Max. Total Facilities Grant (before recovery)[1]	$55,225,886
Cost Recovery[4]	- $14,312
Estimated Maximum Total Facilities Grant[1]	$55,211,574

Construction Contingency[2]	$2,760,000
Ineligible Construction Contingency[2]	$1,284,805
"Potentially Eligible" Construction Contingency[2]	$1,475,195
Owner's Contingency[2]	$1,380,000
Ineligible Owner's Contingency[2]	$642,402
"Potentially Eligible" Owner's Contingency[2]	$737,598
Total Potentially Eligible Contingency[2]	$2,212,793
Reimbursement Rate[3]	59.98%
Potential Additional Contingency Grant Funds[2]	$1,327,233
Maximum Total Facilities Grant	$56,538,807
Total Project Budget	$176,559,772
Effective Reimbursement Rate:	32.02%

56.48	Reimbursement Rate Before Incentive Points
3.50	Total Incentive Points[3]
59.98%	MSBA Reimbursement Rate

NOTES

This template was prepared by the MSBA as a tool to assist Districts and consultants in understanding MSBA policies and practices regarding potential impact on the MSBA's calculation of a potential Basis of Total Facilities Grant and potential Total Maximum Facilities Grant. This template does not contain a final, exhaustive list of all evaluations which the MSBA may use in determining whether items are eligible for reimbursement by the MSBA. The MSBA will perform an independent analysis based on a review of information and estimates provided by the District for the proposed school project that may or may not agree with the estimates generated by the District using this template.

1 - The Estimated Basis of Total Facilities Grant and Estimated Maximum Facilities Grant amounts do not include any potentially eligible contingency funds and are subject to review and audit by the MSBA.

2 - Costs associated with the commissioning of ineligible square footage is estimated to result in the recovery of a portion of the overall commissioning cost. The OPM has estimated this recovery of funds to be $_____. The proposed demolition of the _____ School is expected to result in the MSBA recovering a portion of state funds previously paid to the District for the _____ project at the existing facilities completed in ____. The MSBA will perform an independent analysis based on a review of its records and information and estimates provided by the District for the proposed school project that may or may not agree with the estimated cost recovery generated by the District and its consultants using this template.

3 - Pursuant to Section 3.21 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.

Anticipated District Share: **$120,020,965**

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By:

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

By signing this Total Project Budget, I hereby certify that I have read and understand the form and further certify, to the best of my knowledge and belief, that the information supplied by the District in the table above is true, accurate, and complete.

4.A
Preferred Solution – General Information

The preferred solution is an all-new 9-12 high school building with integrated community spaces at the existing Maple Street site. The solution is organized with a gym/fitness wing, an arts & administration wing, and four classroom "houses" each organized around a centralized common space.

Community resource spaces are located near building entries, encouraging shared use and allowing for segments of the building to be opened to the public while preserving security for the rest of the school. An alternate entrance at the west side of the Admin/Auditorium/Arts Wing welcomes visitors to the secure and separated offices of the District Administration and the half-day Early Education Program operated by ELHS.

The PE/Gym wing is located towards the front parking area to the east allowing for easy access to bus drop off and site adjacency to the game field.

A service drive circles to the east of the school towards the kitchen/loading dock. A small parking lot is to the west, near the District Offices entry. The majority of the parking is split between an east/west oriented students parking area on the northern most site boundary and a parking area encircled by the main entry loop for faculty and guests immediately north of the main entry.

Meeting a strongly expressed desire of the SBC, the visitor is welcomed into an entry area/gallery before a monumental stair and next to the school auditorium. This space serves as lobby to the auditorium but also should offer a comfortable, human scaled reception area for students arriving in the morning. The entry lobby sits below a monumental stair where students can meet, wait for bus rides and can observe the school's main crossroads.

Beyond the stair is a central dining commons that looks towards a protected woodland south of the school. The academic wings of the school stretch to the east and west of this central dining commons. The media center is at the top of the monumental stairs and anchors the bridge between the two academic wings.

Two important educational goals of the school are to encourage student choice and collaborative learning in alignment with the District's commitment to Universal Design for Learning (UDL). The layout intentionally situates large studio spaces (graphic design, STEM, culinary arts, video production) at locations near to the primary circulation paths in order to make these more resource rich spaces and the Large Group Instruction Space available to students accessed during the school day and after school.

Each academic wing contains a central stairwell that allows daylight from above and allows for movement and connection between academic floor areas. Each of the four primary academic neighborhoods has its own teacher planning area, small group learning area, a plumbing core and a generous circulation node. The wings narrow to a point directing views east and west and orienting classroom window walls north and south for ideal daylighting. The east and west wings each open at the ground level to an outdoor teaching space. In overall massing the school looks a bit like an X with the rear arms protecting student-focused learning spaces and connecting to natural areas to the south while the front arms contain larger assembly spaces, administrative spaces, community resources and entry points that connect to parking lots, bus drop off and main driveways. The organization of the school aims to raise up student centered learning acknowledging the needs of diverse learners for varied space types from calm to active, public to protected while also balancing the traditional role of ELHS as a community facility that supports social gatherings, major sporting events, major arts events and the centrally located administrative offices of Pupil Services, ELPS District Offices, ELCAT and the East Longmeadow Town IT Dept.

General Information:

Area:	191,780 SF
Floors:	2
Construction Type:	IIA (non-combustible, protected)
Occupancy Type:	E - Educational

In this section, please find:

- Updated Educational Program
- Updated Space Summary
- Updated Space Summary Narrative
- Sustainability Documents
- Budget Statements from the District
- Update Project Schedules

JONES WHITSETT ARCHITECTS
In association with

SMMA

EAST LONGMEADOW HIGH SCHOOL EDUCATIONAL PROGRAM

INTRODUCTION

The East Longmeadow Public District educates its students today for the challenges of tomorrow. In ELPS, we feel that if we strengthen core instruction within a safe, nurturing, and respectful learning environment and develop collaborative leadership across the school district, our students will develop and possess strong Twenty-First Century Skills. ELPS students will graduate with effective communication skills, the ability to work collaboratively, think critically, and problem solve. Throughout a student's journey in ELPS, we have a consistent focus on the whole child, supporting children as they grow academically, socially, and emotionally from pre-k through grade twelve.

At East Longmeadow High School (ELHS), our staff strives to create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching practices. Through these learning experiences, our students are supported in developing the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally proficient citizens.

2.1
GRADE AND SCHOOL CONFIGURATION POLICIES

A. Current grade configuration

East Longmeadow High School serves students in grades nine through twelve. The enrollment for the recently completed 2021 - 2022 school year was 829 students.

B. Proposed grade configurations to be considered

There are no grade configuration changes planned to the existing 9-12 grade structure.

I. Describe District's Approach to Facilitating Student Transitions

All Town eighth graders at the Birchland Park Middle School and at area parochial and private schools are eligible to transition to East Longmeadow High School when they complete the eighth grade. In February of each year, ELHS holds an Eighth Grade Family Night to welcome incoming students and families to the high school. The ELHS guidance staff and administrators also go to Birchland Park Middle School each spring to meet and provide schedules for the eighth grade students. Students are also presented with an overview of ELHS programming and how to begin planning for their whole high school career.

Students transitioning from private or parochial schools as well as new students can call and meet with the ELHS administration and receive information regarding the school as well as receive a tour. Additionally, an orientation for all incoming ninth grade students

and new students to ELHS is scheduled each August where current ELHS students, administrators, guidance counselors, and class advisors provide information and tours of ELHS.

II. If a Different Grade Configuration is Proposed Describe the Plans to Facilitate Transitions in the Proposed Configuration - N/A

2.2
CLASS SIZE POLICIES

A. District policies, targets and guidelines by grade

ELPS recognizes that smaller class sizes and student to teacher ratios are the most conducive to student learning and growth. The teacher to student ratio for the School District is 12.3 to 1. Whenever possible, the East Longmeadow School Committee seeks to staff in order to remain below or meet the following class size guidelines:

20 students per classroom	Grades Pre-K - 2
25 students per classroom	Grades 3 - 5
25 students per classroom	Grades 6 - 12

East Longmeadow High School has 63.8 full-time teachers and 13 instructional support staff members in addition to medical support staff assigned to specific special education programs. Class sizes typically range from 12 students to 20 students with a few around 25 or over (Instrumental music, physical education, etc.) ELHS has a teacher to student ratio of 12.8 to 1.

B. Current average class sizes by grade

Class Size Averages by Department/Program:

- Art Department: 20.9
- Business: 20.1
- Drama: N/A
- English as a Second Language (ESL): 4
- English: 21.54
- Family and Consumer Science: 17
- Health: 22.2
- Mathematics: 20.4
- Music:
  - General Band: 35
  - Orchestra, Jazz, Drum Lab: 20.5
  - Chorus: 15
  - General Music: 18.5
- Physical Education: 24.6
- Science: 21

- Social Studies: 20.5
- World Language: 19.8
- Special Education:
  - Academic Support: 6.3
  - High School Foundations: 10.4
  - ASD/Life Skills: 4

C. Proposed changes and why or statement that no changes are proposed

As ELHS moves its programming forward, it will seek to keep the class size parameters listed above.

2.3
SCHOOL SCHEDULING METHOD

A. Current scheduling methodology including advantages and disadvantages

At East Longmeadow High School, classes meet three times in a four-day rotation. Each block is 55 minutes in length. Four of the eight blocks are always at the same time, which limits the overall rotations for the other four blocks. G and H blocks in the afternoon are the senior programming blocks (8 credits instead of 16 credits), where students participate in off-campus programming like work study, externships, and dual enrollment classes. This schedule is a four-day rotation that is not locked into certain days of the week. Below is the daily schedule at ELHS for the 2022-23 year:

Time	Day 1	Day 2	Day 3	Day 4
7:25 to 8:20	A	A	A	B
8:24 to 9:19	B	B	C	C
9:23 to 10:18	C	D	D	D
10:22 to 11:47 (30 min lunch and 55 min block)	E	E	E	F
11:51 to 12:46	F	F	G	G
12:50 to 1:45	G	H	H	H
DROPPED BLOCK	D and H	C and G	B and F	A and E

Lunches:

First Lunch: 10:22 to 10: 47

Second Lunch: 10:52 to 11:17

Third Lunch: 11:22 to 11:47

B. Proposed changes and why or statement that no changes are proposed

East Longmeadow High School is transitioning to a full-year six block schedule for the 2022-2023 school year. Students will have eight classes in their schedule, but will only see six of those classes on any given day for 55 minutes. The classes will meet three times in a four day rotation. This is a departure from a four block, semester structure that has been in place.

The rationale for this schedule change is as follows:

- Students have more time to learn new material. This is particularly useful for classes like math and languages, where one skill builds on another and students need time to practice and consider the material before proceeding to the next step in the process.
- Students will have more total classes per course over the course of the year as a result of shortened periods. Longer class periods lead to less classes in a given course. In this proposal, students will have approximately 135 classes per course vs. our current model, which offers 90 classes per course.
- Students will not have gaps in learning for sequential courses like math and foreign language, where skills build from one course to the next.
- A full year, rotating schedule allows for a more balanced and accessible scheduling approach for all students.
- A full year, rotating schedule allows for more equitable support programming for struggling students. It also allows us to create teams of teachers/support staff at different grade levels for identified students.
    - Freshmen and sophomore support would focus on skill intervention, MCAS support, and transition programming
    - Junior and senior support would focus on at-risk students and credit recovery where applicable
    - Special education students will have full year academic support when identified in their IEP's
- A full year, rotating schedule also allows us to build in more targeted collaborative time into the staff's schedules, which is both a district and school committee SMART Goal.
- There's less instructional time lost for each individual class as a result of days off, including both days off for weather-related emergencies and sick days for students.

2.4
TEACHING METHODOLOGY AND STRUCTURE

A. Administrative and academic organization/structure

(e.g., academies, departments, houses, grade-based cohorts, teams, room assignment policies etc.)

I. Current Organization

East Longmeadow High School is a public, four-year comprehensive high school with a principal and two assistant principals, and it is organized in a departmental structure for the different academic areas. The principal, assistant principals, and the director of curriculum, instruction, and assessment are responsible for department curricula, professional development, and daily operation of the academic departments. They are assisted by department heads with the majority of the academic departments having its own department head with a few smaller departments being combined under a single department head. Academic departments include the following: Mathematics, English Language Arts, Science and Technology, History and Social Sciences, Classical and Modern Languages, Business, Physical Education, Health, Family and Consumer Science, Visual Arts, and Musical Arts.

East Longmeadow High School has academic departments intermixed and spread out throughout the building in order to promote collaboration and interdisciplinary work amongst the teaching staff. In recent years, professional development has focused on increased student-centered collaboration and support structures and the integration of social emotional education into academic content areas. Building and district administrators oversee the supervision, support and evaluation of all department staff members.

Students generally select courses at the following levels for each subject: AP, Honors, or standard. Special attention is now paid to ensure all students are on track to complete a MassCore sequence of courses. In all of our classes, especially at the standard level, there are a wide range of learners. These heterogeneous classrooms create a rich learning environment but are suited to smaller class sizes where students can receive differentiated instruction that helps them to access the curriculum.

Administrative Structure & Student Supports:

East Longmeadow High School currently has a guidance department suite, which houses four guidance counselors, an adjustment counselor, and our guidance secretary. One of the counselors is assigned to the freshman class. The rest of the counselors split sophomores, juniors, and seniors based on alpha order and counselors hold a caseload of between 200-225 students each. The three counselors who work with the sophomores, juniors, and seniors follow those students for their final three years of high school. Our career counselor and graduation coach, who are part of the counseling department, are located in other parts of the school. Currently, they lack a conference space in the guidance suite, making collaboration between and among different counselors and department members difficult.

The ELHS Guidance Department is set up with one counselor focusing entirely on the grade nine and working with one assistant principal and the ninth grade team of teachers. The three other guidance counselors split the students alphabetically and work with those students from grade 10 through grade 12. While the freshman counselor focuses on a successful transition from the middle school to the high school, the other three counselors work with the same students over their next three years in order to build meaningful relationships that help them effectively work with the students to map out their post-secondary plans. We have found that this approach is the most beneficial to the students.

In addition, ELHS has a Health Office that provides basic health services during the school day to students and staff from a licensed nurse. ELHS also has created partnerships with community-based organizations (such as River Valley Counseling Services) to provide additional mental health support to students or families received from the services provided by the ELHS Adjustment Counselor and School Psychologist.

With the hiring of a second assistant principal at ELHS, ELHS now has an Administrative/Academic house structure, overseen by the two assistant principals. One assistant principal oversees the Freshman and Sophomore House, and the other oversees the Junior and Senior House. Within that structure, the two administrators work with general academic teachers, special education teachers, counselors, and class advisors to meet the students' needs, provide, support, and coordinate programming.

The Freshman and Sophomore Houses also includes a freshman team of educators who all teach standard-level freshmen classes in the core academic departments. Those core teachers work collaboratively with each other, special educators, the freshman counselor, and the assistant principal to meet the freshmen's needs, provide, support, and coordinate programming . *Within the house structure, especially at the ninth grade level, teachers ~~will~~hope to be able to plan interdisciplinary units and projects utilizing the Large Group Instructional classroom. The LGI classroom would allow for a few classes to come together and receive instruction from all of the content area teachers involved in the specific project. Units and projects would be designed to help ninth grade students build the academic skills and habits needed to be fully successful in more challenging coursework encountered in the later years of high school. Counselors in the house structure also would -be able to use the LGI space to address larger groups of ninth graders at once and ensure that every ninth grader has connected with his/her counselor early on in the academic year.*

II. Proposed Changes and Why or Statement that No Changes are Proposed.

Moving from Isolated Content Areas to Student-Centered Support Structures

Proposed Changes and Why or Statement that No Changes are Proposed.

The House Structure is new at East Longmeadow High School for the 2022-2023 school year. We are making this shift in order to create clear structures for support and clear lines of communication for staff, families and students. This has been a gradual process over the past three years, where we have aimed to bring more structure and clarity to the programming that we offer.

Student Supports in a Central, Collaborative, and Flexible Location

A tighter level of adjacency among the student support functions at the school (i.e., guidance counselors, adjustment counselors, school psychologists, school nurses, a school resource officer) nearer to major crossroad for students will serve as a central location for student support and allow us to run a more efficient House Structure. This is important because it will provide more opportunities for the sharing of resources, increased access to additional support services available at a centralized location at the high school, and the opportunity for educators who work with many of the same students to more easily collaborate and share professional expertise.

Furthermore, if we had the ability to provide flexible classroom and conference meeting space to accommodate one-to-one or small confidential and non-confidential meetings, as well as larger meetings or professional development workshops of 15-20 people, we would be able to better take advantage of the House structures that we are looking to put into place.

B. Curriculum delivery methods and practices

I. Current Practices

The East Longmeadow High School faculty have been working over the last few years moving from traditional lecture-based teaching to a more student-centered approach. This work has been moving forward through professional development and curriculum revision as departments have moved through the ELPS Curriculum Renewal Process. All content areas are adopting more varied instructional strategies to engage a wide range of learners and to ensure that students are being challenged appropriately.

Additionally, The East Longmeadow Public School District participated in a collaborative Equity Audit with the Center for Leadership and Educational Equity in 2019 - 2020. Recommendations from this audit included:

- Increase teacher capacity around the implementation of constructivist pedagogy
- Increase critical voice of students by increasing the capacity of teachers to maintain fluid student-teacher relationships in which students have a voice in the construction of their pedagogy.
- Increase teacher capacity to effectively teach students with diverse needs by using research-based strategies (e.g. incorporating UDL pedagogy, culturally responsive/conscious practices, modifying, and accommodating).

- Engage students in relevant, culturally-conscious curricular materials, and rigorous tasks that are aligned to grade-level standards.
- Support diverse students' needs and persistence in AP and honors classes.

As a result of the Equity Audit, instruction across the district and especially at ELHS has been shifting from teacher-focused, lecture based instruction, to a student-centered approach where students engage in productive struggle, effectively doing the "heavy lifting", resulting in deeper learning and improved problem-solving skills. ELHS focuses on developing students' 21st Century skills, where inquiry-based instruction requires students to collaborate and communicate effectively, think critically and creatively, and take into account multiple perspectives. By including opportunities for self-reflection and assessment, students are encouraged to own their own learning. Recent professional development has supported teachers' ability to universally design instruction, so that all students can access the curriculum, as well as creating culturally responsive classrooms where all students feel supported and all identities are included and celebrated.

Future Practices

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The new high school design process has engaged the faculty in visioning through individual interviews, regular meetings with the combined faculty and the formation of an Educational Planning Subcommittee made up of volunteer faculty members. The Design Team has stressed to us the importance of this group's role in helping to prepare the faculty for the new building. Topics of discussion include the opportunity for interdisciplinary collaboration, support for student centered learning and UDL in practice, better use of instructional technology, faculty support of social and emotional learning, sharing of project-based learning resources and effective design and use of teacher planning areas and outdoor learning areas. As the design evolves, the administration will continue to work with this group of faculty leaders to discuss the transition ahead.

Also, ELHS already is participating in professional development on Universal Design for Learning and focusing on providing students with more options in their learning in order to develop a true partnership as students progress through the grades. Additionally, the ELHS staff has begun making the transition to more project-based learning, which makes collaboration between disciplines easier. Professional development supporting this type of instruction will continue into the future. The High School's transition to a house structure with one assistant principal overseeing the ninth and tenth grades and another assistant principal overseeing the eleventh and twelfth grades allows for more creative scheduling and planning. The assistant principal's work with general academic teachers, special education teachers, counselors, and class advisors to meet the students' needs, provide, support, and coordinate programming.

II. Current Challenges: Linking Deficiencies in Programming to Space Constraints

Student-centered learning is collaborative in nature. When set up in traditional rows, our classrooms leave little room for moving about. When furniture is moved to create collaborative groups, there is limited room and the separate groups or pairs of students are so close it is challenging to hear and respond to others. It is difficult for teachers to facilitate this learning, as moving amongst groups is nearly impossible due to space constraints. Furthermore, in a culturally responsive, universally designed classroom, student choice is central. At times, students may get to choose to work with groups or alone, read a book silently or listen to an audio recording, design on chart paper or on Canva. This choice requires flexible classroom design.

Proposed Changes and Why, or Statement that No Changes are Proposed

A Large Group Instruction (LGI) space, sized for multiple classes will provide flexibility for a variety of instructional methodologies including co-teaching with other classes both within a single discipline and with interdisciplinary classes; outside guest lecturers, and other academic activities. Other uses will include science fairs, art gallery, and teacher professional development. It is anticipated that all areas of study discussed below will make significant use of the LGI.

ELPS is currently providing all of its teachers a number of resources to support the transition to more student-centered, collaborative learning, including new curriculum and professional development opportunities. For example, next year, we will be building into our master schedule a common meeting time for ninth grade teachers to work with counselors and administrators in order to collaborate on student transition, support, and cross-curricular lessons and activities.

Additionally, the District provides time for planning and implementation of curricular materials during district-wide professional development days, release time, and paid time during the summer. Ongoing professional development, support, and initiatives are listed below:

- The math department is implementing the use of new curricular materials that are inquiry-based and aligned to the Standards for Mathematical Practices. These materials provide more opportunities for students to be the problem solvers and to "construct viable arguments and critique the reasoning of others." (DESE, p 16). Because this requires a shift in instruction, the Mathematics department will receive extensive professional development.
- The world Language department attended the Massachusetts Foreign Language Association's Proficiency Academy, a 5 day intensive institute designed to prepare teachers to shift their instruction towards a proficiency-based teaching, which is aligned with DESE's vision and guiding principles of World Language Education (DESE, 6; 11-14). The department also utilizes modules of the World Languages Curriculum Framework Implementation during their team time. Additionally, we have purchased Adiós, a

curriculum aligned with the new Frameworks, and teachers will have 12 hours of in-person professional development with the creators.

- The ELA department worked together through a book study called 180 Days: Two Teachers and the Quest to Engage and Empower Adolescents. During this time, we examined the shifts in instruction that we need to make to create student-centered learning opportunities. As the department continues to work together to revise curriculum and improve instruction, student voice and choice has been at the forefront of discussions.
- Last year, the History department chose to purchase TCI's History Alive! And Brown University's Choices curriculum. Both are student-centered and inquiry-based. The department met over the summer, and they continue to meet to work on shifting their instruction to put student inquiry at the center.
- Two members of our Science department have undergone extensive training with Project Lead the Way, a hands-on STEM curriculum for students. The department is up for curriculum renewal soon, and will decide on either branching into other areas of PLTW (e.g., Biotechnology), or other hands-on, inquiry based programs like Open Sci Ed.
- All departments have had extensive professional development in Universal Design for Learning, a framework of teaching designed to remove barriers so that all students are motivated to learn and can be successful. This framework is about creating expert learners who take charge of their own learning. Among its many benefits, this framework encourages teachers to help students learn and retain information through cross-curricular connections.

C. English Language Arts/Literacy

I. How Curriculum is Delivered

Currently, English classes utilize direct instruction, independent work, and some group work (e.g., literature circles).

II. Proposed Changes and Why, or Statement that No Changes are Proposed

As a result of our effort to move towards student-centered instruction, the ELHS English Department has pledged to include more student choice to increase engagement. Therefore, students have had more time to choose books that they want to read independently and in book groups. Additionally, due to shifts in the Massachusetts State Standards, students now have more regular practice with complex text and its academic language, utilize evidence from text, and build knowledge through reading more informational texts. There are now more opportunities for students to engage in close reading of text together and discuss before engaging in writing. However, the classroom furniture is not conducive to small group work; the tiny desks moved together do not allow for students to spread out materials and investigate together. Teachers are not able

to move about the room to monitor conversations because there is insufficient room to do so.

D. Mathematics

I. How Curriculum is Delivered

Currently, our math instruction is mostly teacher-directed, utilizing the gradual release of the responsibility model (I do-we do-you do). However, the department recently went through the process of investigating and selecting a new curriculum, which will impact their instruction. Their vision is as follows:

"At East Longmeadow Public Schools, we give students ownership for identifying patterns, structures, and repetition in order to find efficient pathways to solutions and make connections between ideas. We help students see themselves as problem-finders and problem-solvers capable of posing meaningful questions, making productive inquiries, using the tools at their disposal and modeling real-world situations with math. To do this, we create environments where our students can take risks and engage in the standards for mathematical practice:

- *Make sense of problems and persevere in solving them.*
- *Reason abstractly and quantitatively.*
- *Construct viable arguments and critique the reasoning of others.*
- *Model with mathematics.*
- *Use appropriate tools strategically.*
- *Attend to precision.*
- *Look for and make use of structure.*
- *Look for and express regularity in repeated reasoning.*

Students use multiple strategies to engage in rich tasks that facilitate exploration, critical thinking, and discourse to deepen conceptual understanding. A variety of formative assessment is used to respond to student needs and students self-reflect on their own mathematical learning."

II. Proposed Changes and Why, or Statement that No Changes are Proposed

Our new curricular materials will assist teachers in utilizing complex tasks with students. These tasks, often approached collaboratively, provide opportunities for productive struggle that lead to a deeper conceptual understanding of mathematics as well as internalizing the Standards of Mathematical Practice. During this time, teachers monitor conversations, ask probing questions, and push for students to construct viable arguments and critique the reasonableness of answers. Teachers then facilitate whole-class discussions based on student strategies for students to deepen their mathematical understanding.

Our current rooms are not sufficient for this type of instruction. The small desks do not provide enough surface area to hold the mathematical tools students need (e.g., white boards, computers, etc). There is not sufficient desk or wall space for students to collaborate with others visibly. And there is little room for a teacher to fluidly move about the space to monitor for understanding. Furthermore, whole-group discussions require students to be vulnerable (e.g., when sharing a strategy that didn't work); in classrooms where there is not enough room for students to see one another's faces, it is challenging to build community and trust to allow for such risk-taking. Larger, flexible classrooms will overcome these barriers. Additionally, we see the need for more small spaces near classrooms and in the media center where students can collaborate with each other within sight of faculty.

E. Science

I. How Curriculum is Delivered

Currently, due to outdated and insufficient lab space and undersized classrooms, instruction is often teacher-directed. The 2016 Massachusetts STE standards shifted the goals of teaching to "students analyzing and explaining phenomena and experience" and "inquiry- and design-based learning that involve regular engagement with practices to build, use, and apply knowledge". The ELHS Science Department has been working on incorporating more instructional practices that are aligned with these goals.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

ELHS has a goal of student-centered learning, and science teachers would like to incorporate more "hands-on and minds-on activities, laboratories, investigations, and design challenges." These opportunities would allow for students to apply knowledge and skills and learn problem-solving skills that are crucial for science but also for today's world. The current organization of science teaching spaces separates science classroom space from science lab space. With science classrooms / labs that meet the MSBA guidelines, students could transition easily and quickly between discussions and hands-on activities. In a new, modernized space, students would be able to conduct investigations, solve problems, and easily engage in discussions with peers. This shift would allow ELHS students to meet the new learning goals outlined in the new learning standards. Unfortunately, the current undersized labs in ELHS makes this shift in instruction and learning more challenging and in some cases a safety concern given that the science classes average 21 students for a class size. Additionally, as the curriculum expands and sharpens focus on project based and environmental learning, access to safe outdoor learning areas and greenhouses becomes more critical to our programs.

F. Business and Instructional Technology

I. How Curriculum is Delivered

The business and technology courses at East Longmeadow High School offer a wide variety of offerings for the students. Between five different teachers, 11 different electives are being offered in the upcoming year. Eight of those courses are business courses and four of those courses are instructional technology courses. These include intro to engineering, professional business applications and others.

The Business and Instructional Technology Department feels that the student, while in high school, can develop a substantial business and technology background for advanced training in the future. In addition, the acquisition of these marketable skills will provide the student the opportunity to enter the workforce following high school. This philosophy is the guideline by which courses and curricula are offered and taught at East Longmeadow High School.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

In planning for new business and instructional technology spaces, there should be flexible workspace in all business classrooms in order to meet the needs of 21st Century learners. In the instructional technology classroom where we house our engineering classes there should be more space to accommodate hands-on learning. They need to be designed so that there is a combination of content teaching space as well as lab space since classes blend content with hands-on experiences. We would like to have rooms, such as a maker's space, a robotics lab, or an engineering lab that meet today's safety standards and allow us to deliver a high quality, hands-on, student centered, rigorous and 21st Century Skill based curriculum. Space for storage of equipment should be readily available and accessible as well.

Engineering/Robotics/Makerspace: We envision opportunities for hands-on, creative ways to encourage students to design, experiment, build and invent as they deeply engage in both STEM and non-STEM tasks (business and arts in particular). The proposed ELHS makerspace would not be science labs, "shops," technology labs or art rooms, but would contain elements found in all of these familiar spaces and could be used by all classes and departments. The design must accommodate a wide range of activities, tools and materials and allow for diversity and cross-pollination of ideas. The makerspaces would support proposed academic programming in areas such as: engineering, electronics, robotics, physics, and fine and performing arts. In addition, these spaces could be available for extracurricular activities in engineering and design and would be monitored and supported by adult club advisors. One of the proposed Makerspaces could be located within an academic cluster (i.e. STEM) and one could be developed within the Media Center. These spaces could be viewed as part of the Vocational Technology square footage allocation in MSBA guidelines.

G. History and Social Sciences

I. How Curriculum is Delivered

The Massachusetts History and Social Studies Framework aims to "help students develop the skills to participate in and perhaps lead a society that will be more demographically and culturally diverse than any democracy." This requires students to communicate and collaborate across diverse perspectives, which is challenging in our current space.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

The ELHS Social Studies department recently investigated and evaluated new curricular materials and chose to utilize materials from the Teachers' Curriculum Institute (i.e. "History Alive") and the Choices curriculum from Brown University. Both curricula will provide instructional opportunities that are inquiry-based, highly interactive and hands-on. Students will engage in simulations, debates, and presentations. They will need to collaboratively analyze primary sources, write, and discuss. Our Social Studies/History classrooms will need highly flexible classrooms with sufficient room for this variety of instructional approaches. Currently, the classrooms do not allow for this range of instructional approaches. Additionally, we are looking to include more presentation spaces out of the classroom where students can demonstrate presentation and debate skills in higher stakes settings. We would like to see more informal presentation spaces in the media center, cafeteria or common spaces where students can showcase their presentations or host humanities events.

H. World Classical and Modern Languages

I. How Curriculum is Delivered

Currently, much of our World and Classical Languages are teacher-directed. However, research has shown that students learn more when they communicate primarily in the target-language. The new World Languages Framework states that "World language education should be conducted almost exclusively (90% or more) in the target language in all language programs and levels by students and teachers alike, with English being used judiciously and sparingly".

II. Proposed Changes and Why, or Statement that No Changes are Proposed

This past June, all of the teachers in the ELHS World and Classical Language Department attended an intensive, four day Proficiency Academy with the Massachusetts Foreign Language Association. There, they deepened their understanding of the proficiency levels, learned how to set proficiency targets for their courses, and began designing engaging and authentic performance assessments and rubrics.

This year all Spanish teachers are utilizing Adiós curricular materials, which are all proficiency based. The classrooms are highly communicative. This shift in instruction requires spaces where students can engage in small group conversations effectively without disruption of sound bleed from neighboring spaces.

III. Seal of Biliteracy Program

ELHS also participates in the State Seal of Biliteracy Program, described below.

"The State Seal of Biliteracy is an award provided by state approved districts that recognizes high school graduates who attain high functional and academic levels of proficiency in English and a world language in recognition of having studied and attained proficiency in two or more languages by high school graduation. Our vision is to help students recognize the value of their academic success and see the tangible benefits of being bilingual. The State Seal of Biliteracy takes the form of a seal that appears on the transcript or diploma of the graduating senior and is a statement of accomplishment for future employers and for college admissions." (DESE)

To encourage all students to participate, ELHS offers Latin and Spanish testing to all Level 3 and 4 students as well as native speakers of Spanish. Additionally, we offer language tests in any language a student chooses, even if it is not offered at the school. This year, for example, a native speaker of Polish will test for qualification for the Seal. Last year, we had one Seal of Biliteracy recipient, a native speaker of Spanish. English Language Learners are also encouraged to take Spanish or Latin. This year, two of our 4 EL students at ELHS are taking Spanish.

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I. Academic support programming spaces

I. How Program is Delivered

English Language Learners~~–~~:

East Longmeadow High School provides English language instruction with an inclusive philosophy, utilizing the academic content from the different subject areas and the grade-level curriculum.

The ELE program is specifically tailored to the proficiency levels of each student and builds upon the language proficiency they possess while encouraging a positive attitude toward cultural differences. Students at the high school are also grouped according to their proficiency levels, with tiers one and two receiving eighty-eight minutes of instruction daily and tiers three and four receiving forty-four minutes on a daily basis. Class assignment is dependent on their proficiency levels and also on ESL and team recommendation.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

English Language Learner Program

The availability of space limits access to one room, so classes meet in different classroom locations. The ELL teacher floats into unused rooms to provide ELL instruction during those specific blocks during the day. Dedicated space for our ELL program is essential both for the academic and social emotional needs of some of our most marginalized students. Not having a dedicated space for some of our most marginalized students undermines our efforts to promote inclusion and positive attitudes towards cultural

diversity.

Afterschool Academic Support

Currently, ELHS academic departments each have a designated day where they provide additional academic support to students for approximately 60 minutes. Informal academic support is provided daily by individual teachers. ELHS teachers also all utilize Google Classroom to post information, assignments, and additional resources for students.

Academic support would be greatly improved if pods of classrooms were created allowing for easier collaboration. Teachers could plan and provide support in a more coordinated and connected way across academic disciplines.

J. Student Guidance and Support Services

I. Current Services and Programs

School Counseling Department

The primary purpose of the high school counseling department is to assist all students in maximizing their potential academically, socially, and personally. The school counseling curriculum aligns with the ELPS district's vision of supporting the whole child-academically, socially, and emotionally. Using the Massachusetts School Counselors Association Model as a guide, the counseling department aims to ensure all students are college and career ready. The three core objectives of college and career readiness are:

- Academic preparation whereby students receive access to high quality learning opportunities in core subject areas that will meet MassCore requirements.
- Workforce readiness whereby students receive career awareness, career exploration, and career immersion activities.
- Personal/social skills whereby students develop the knowledge, skills, and competencies needed to become active and responsible citizens.

Role of the School Counselor:

The school (guidance) counselor works with students to help develop their academic, career, and social/emotional skills. This includes individual and group counseling focusing on creating a 4-year academic plan, assessing strengths and passions in order to determine potential career options, and developing skills to maintain mental health. Counselors communicate and collaborate with families, teachers, and other support personnel to provide the best support possible to our students. Counselors also provide appropriate intervention in crisis situations. Overall, counselors serve as a trusted adult that students can count on to address any needs that they may have.

How Curriculum is Delivered:

Curriculum is delivered both individually and in groups by our counselors pushing into

English classes four times a year. Guidance counselors and our career counselor visit classrooms to deliver grade-specific curriculum as well as information on the course selection process. Counselors meet with students individually to discuss post-secondary plans and to assist with the overall college application process. The work is documented via students' Naviance accounts and in their Google drives. The department also sends a weekly newsletter to students and families with new information and events.

Current Structure:

ELHS has a guidance department head who oversees three other guidance counselors, one adjustment counselor, one career counselor, and a graduation coach.

Conflict Resolution:

Adjustment counselors, school psychologists, and guidance counselors counsel students who are experiencing conflict with other students, teachers, and/or people outside of school. Counselors work closely with the assistant principals when dealing with conflict between students within the school.

MTSS Team:

Intervention is a process where any staff member can refer a student whom they have emotional, behavioral, and/or academic concerns about. The MTSS Team consists of assistant principals, guidance counselors, the school psychologist, the adjustment counselor, the graduation coach, the career counselor, the math interventionist, and school principal. The MTSS Team reviews the staff member's concerns, any pertinent information that was provided by the staff member and support staff, and interventions that have already been attempted. The team then identifies the goals for the student and determines specific interventions that will take place. The team will then review the student's progress and status over a predetermined amount of time and determine the next steps.

The MTSS Team also reviews school data to determine patterns and identify areas where additional supports may be needed. The Team further reviews current school systems and processes to ensure they are working properly for all students.

Positive School Culture and Anti-bullying Initiatives:

East Longmeadow Public Schools, in accordance with M.G.L. c. 71, §37O, endeavor to maintain a safe learning environment where students can achieve the highest academic standard. ELPS is committed to creating an environment in which every student develops emotionally, academically, and physically in a caring and supportive atmosphere free of harassment, intimidation, bullying or cyber-bullying. To that end, bullying, cyberbullying and/or retaliation shall be prohibited. Bullying awareness and prevention is included in the Health curriculum at ELPS.

II. Proposed Changes to Services and Programs and Why, or Statement that No Changes are Proposed

In the 2021-2022 year, the ELHS Guidance Department reviewed and revamped its curriculum with the goal of creating a more comprehensive program. In the 2022-2023 school year, the Guidance Department will start implementation of our version of the MyCap, a student-centered, multi-year planning tool designed to provide students with ongoing opportunities to plan for their academic, personal/social and career success.

As we plan for a new school building, we envision a more centralized guidance/student support center that would house guidance counselors, the adjustment counselor, the graduation coach, the career counselor, and a space for college and career services. The office would also include spaces for students experiencing mental health issues to meet privately. Ideally, the space would be adjacent to the ELHS Health Office and School Nurse and the School Resource Officer. Office space for our outside therapy providers, River Valley Counseling Center, would also be necessary.

2.5
TEACHING PLANNING

A. Existing teacher planning spaces and scheduled planning times and how they support delivery of curriculum

In our current schedule where we have eight scheduling blocks, teachers teach five classes, have two preparation blocks, and one duty block. Six out of the eight blocks meet daily, and teachers have at least one preparation block each day. All teachers have their own classroom and are able to utilize their space when they are not teaching.

Teachers are contractually required to stay after school until 2:00 (15 minutes after the final bell) and one day a week until 2:45 for extra help.

Department Heads meet with educators in their departments about once per month after school. The focus of these meetings is curriculum, instruction, and assessment. Early release days also are built in throughout the year for other professional development activities and teacher learning. Additionally, teachers have five collaborative meetings built into their contract, which are one-hour meetings after school on Tuesdays.

B. Proposed changes to planning time and number of spaces and why or statement that no changes are proposed

Teacher spaces and teacher break areas are not currently clustered by department. However, some departments, such as Mathematics and classical and Modern Languages, are located in clusters. There is growing interest in the school to reconsider these spaces and arrangements so that there are more interdisciplinary connections and clusters, while maintaining some proximity to department colleagues to continue collaborative practices and sharing of resources. Such spaces could connect teachers from related disciplines together for work space and planning purposes. With an anticipated 85% of utilization of

classrooms, teachers will no longer "own" their classrooms. The teacher planning spaces will be a critical component for individual and collaborative activities. Small meeting spaces near teacher workrooms would allow students to locate faculty and meet with them privately outside of the classroom.

C. Current professional development practices

The ELPS district updates a comprehensive professional development plan each year centered around the District SMART Goals. This process is facilitated by the Superintendent, with guidance and support from the ELPS Leadership Team and School Committee. All five schools, then, implement a building-based plan that reflects the outlined District goals. Teachers also build their own, individual professional development plans utilizing their annual self-assessments. These plans are connected to the building SMART Goals and District SMART Goals. ELPS teachers have time with their colleagues in order to work on their professional development plans during their contractual Collaborative Meeting days and other time as designated by the yearly calendar.

Additionally, ELHS teachers have access to $650 each year to participate in professional development outside of the District. Finally, each summer, ELPS offers opportunities for professional development and teacher working groups focused on curriculum development and refinements to prepare for the upcoming school year.

Recent professional development has been aligned to our Equity Roadmap, our plan to ensure that *every* child gets what they need *every day* to thrive:

- The high school leadership team works closely with the Innocent Classroom, an organization that aims to eliminate racial bias in our schools through a child-specific-relationship-based approach that dismantles bias. Last year, teachers worked with Innocent Classroom facilitators to build the foundational skills and practice they require to dismantle racial bias in their classrooms. This coming school year, we will expand the practice to our department team collaborative time to continue dismantling bias in our classrooms, our departments, and our systems
- Department Heads were trained through Research for Better Teaching on how to effectively run student-centered collaborative time (e.g., building strong teams, utilizing formative assessments, looking at student work) with the goal of catalyzing change in educators' beliefs and practices
- East Longmeadow High School also provided professional development in Universal Design for Learning, which is an approach to teaching and learning that gives all students equal opportunity to succeed by proactively eliminating barriers to accessing the curriculum

D. Proposed changes to professional development and why or statement that no changes are proposed

Currently, we do not foresee any dramatic changes to the professional development model and structure in the District in the near future. We do see a need to support the faculty in disseminating acquired professional development knowledge by offering more faculty gatherings and group PD presentation events. Currently there is no appropriate space in the school to support large professional development meetings. The Large Group Instruction space would be ideal for group PD.

2.6
PRE-KINDERGARTEN - N/A

2.7
SPED (tuition programs, locations, full day, half day, if applicable):

ELHS has had in past years students who have come from other school districts for the Autism program. The sending district did pay tuition for the student.

2.8
SCHOOL MEAL PROGRAM

A. Program Delivery

East Longmeadow Public Schools provide meals to students under the USDA's Child Nutrition Programs and the Massachusetts Department of Elementary and Secondary Education Food and Nutrition Program. Programs must abide by federal and state guidelines promoting the health and nutrition of our students. At ELHS, we currently have a very small combination indoor walk-in refrigerator to freezer at a total approximate size of 1335 cubic feet. We have a double convection oven, one small single three pan steamer, one steam kettle jacket, a tilt skillet, a pizza oven (partially working), a deli slicer, a robo-coupe, and a commercial blender to produce meals for approximately 850 high school students per day. We have two eight-foot preparation stations, a small butcher block, and one ten-foot stainless steel prep table along the exit hallway. The East Longmeadow Food Services are housed at ELHS. The Director of Food Services has her office there and the High School kitchen is also the central kitchen for all our food preparation for the School District, providing two of our three elementary schools the daily meals. There are approximately 600 additional meals that are made daily and delivered out for service at the elementary schools.

Our serving lines are divided into two separate cafeterias with the kitchen and preparation areas being in the center of the cafeteria space. Our four serving lines run in a u-shape pattern to one another, with two service lines in each of the cafeteria spaces. Students proceed in at one end, follow the short length of the line making required food component selections, and exit to the shared cashier register. We have approximately 1600 square feet in our preparation area. With the time constraints of three serving

periods (25 minutes each) to provide meals for up to 850 patrons, the new design model must allow for greater efficiency. Current line lengths waste the precious time of our students and staff and could be reduced by more than half by moving to a open concept scramble style servery model.

B. Proposed changes and why, or statement that no changes are proposed

Nourishing our students is essential in providing academic excellence. We have a tremendous opportunity in building new infrastructure to change variables that allow for expanded options to be produced efficiently in an inviting environment. Designing a new space allows school nutrition to not only provide customized programming; but also an adaptive space that students utilize for activities throughout the day, beginning with a healthy meal.

In our current serving area, the physical space is limiting and uninviting to students. Concrete block walls do not allow for the dynamics that our students experience in commercial operations, where their familiarity lies. A new design, with a scramble servery should allow for greater interaction between staff and students. Stations should be marketed to meet the needs of different tastes and preferences: entrée, made to order, grab and go, beverage, etc. Students should easily access the station best suited for them quickly and independently of other options.

An open or scramble design allows shortened service wait times while also providing the variation and customization that students desire. Students can easily access a full meal or make a quick purchase in a courtyard or scramble style area. With ELPS Food Services providing healthier choices at the various stations, students learn more about eating a balanced diet, and develop healthy eating habits. This scramble approach also will allow for more options for students that should increase student participation in the lunch program, resulting in better academic outcomes.

The barrier between the serving area and preparation should consist of pass-through refrigerators and warmers to be more efficient for staff. In addition, meals served directly from these units stay true to temperature. An open servery with then two or three cashier exit points would allow for maximum efficiency while maintaining meal pattern required guidelines. This would also provide for a more inviting and collegiate atmosphere.

The preparation space could be improved by the consideration of ergonomics and modernization of equipment. Combi-ovens (heat and moisture elements) should be used in addition to convection ovens so that vegetables can be prepared more nutritiously while simultaneously improving taste and texture. Improvements in equipment will enable our program to be more efficient and vastly more energy efficient. This new kitchen space must include adequate freezer and refrigerator capacity along with

additional dry storage. ELPS utilizes the USDA Commodity Foods Program and without plentiful storage, food options are limited, more expensive, and subject to availability.

Fresh fruits, vegetables, meat and dairy are essential components requiring refrigerated storage. Ample freezer, refrigerator, and dry storage space equates directly to cost savings and quality food.

Designs reflective of commercial operations should be emulated in our new seating area. Students should feel truly nurtured by their time in the cafeteria. The environment should be open, welcoming, bright, and comfortable, and seating should be flexible and varied, allowing for students meeting in both large and small groups. Seating should be plentiful so students are not forced to find areas outside of the cafeteria to consume their meal. The larger common space will allow for all students to participate in the expanded recycling and composting programs currently being implemented in ELPS. ELPS should be environmentally friendly with options in the cafeteria for reusing, recycling, and composting.

2.9
TECHNOLOGY INSTRUCTION POLICIES AND PROGRAM REQUIREMENTS

Existing Educational Technology

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Description of existing educational technology, how it is managed by the district, how it is used in the classroom, and overview of professional support and training offered to staff.

- Ceiling mounted projectors in every classroom used both wireless and wired to deliver content.
- Each classroom also has a corresponding Apple TV to utilize with the projectors.
- Document cameras provided in classrooms that need them, predominantly in the math classes
- iPads in both the special education and math classrooms for the teachers to utilize
- Chromebooks provided to students every student in the school (1:1 district wide)
- Wi-Fi access points in every classroom with sufficient bandwidth for streaming and presenting

Technology is managed and maintained by the district-wide technology team in coordination with the Town Information Technology Department, along with a building-based support person in each building.

Proposed Educational Objectives

East Longmeadow High School is looking to build upon our successes and blend more and diverse technology into the school. Currently, ELPS is a 1:1 district where every student is provided a Chromebook. All students are provided a District email and Google account through which they

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can connect with teachers, counselors, students, and administrators. Currently, the District provides students in grades two through twelve with a Chromebook that is utilized by individual students at school and at home as needed. Students in grades kindergarten and one have access in their classrooms to Chromebooks and i-Pads, but these devices do not generally go home. The District has set-up an insurance program for families to insure the devices, and the District, in partnership with the Town IT Department, works with families who may have challenges in providing consistent Internet access at home. All software on the student devices is licensed and provided by the District and the Town IT Department. ELPS is a member of the Student Data Privacy Consortium to protect student's data privacy while using our personalized software products.

The Technology Department will continue to manage teacher and student devices along with a robust wireless infrastructure, and work with all school departments to align a curriculum that supports a 1:1 program. Note that part of the Town IT square footage includes an assumed area for a dedicated student support desk to address laptop maintenance issues.

Technology will be used prominently throughout the new ELHS. The expectation is that students will use a wireless device accessible to them throughout the day to access the curricula, to create digital content, and to perform on a variety of assessments. We would like to improve the current instructional technology in our classrooms to allow for presentation of internally and externally generated media content (cable, internet, CATV, document cameras, screen sharing, etc.) and to allow for ceiling speakers to present audio and voice amplification to help all students hear media content throughout the room. Simulated labs, flipped classrooms, virtual classrooms, video conferences, computer science and programming, and digital content creation will be a frequent experience for all students. Much like on a college campus, such activities will take place in classroom spaces, media spaces, common spaces, open spaces, cafeteria spaces etc. Technology both as content and tool will enable, support, and prepare our students with a personalized learning experience and global learning experience.

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The inclusion of the Town IT Department at ELHS combined with our growing use of mobile devices has increased the need for a tech support area where students and staff can take their laptops for service. The IT Department is interested in supporting such a space and could employ student interns to provide service-learning experience to interested students. Prior to the Covid-19 Pandemic, ELHS had begun a student-run Help Desk when the 1:1 program was started in 2019.

A. Library

Current Programming and How it is Delivered

Library programming is currently delivered primarily in the library. The librarian is also the teacher for our Yearbook class and three of our High School Foundations classes. Library materials are housed in a centralized location that features an archive, a presentation area, a makerspace, a Zoom room space, an office, and a library work area.

Current Staffing

The library is currently staffed by a certified school librarian.

Current Hours

The library is generally accessible to students between the hours of 7:25 AM to 2:00 PM.

B. Proposed Changes and Why, or Statement that No Changes are Proposed

Educational Vision for the ELHS Library Program

In order to support the ELHS curriculum and our high expectations for student achievement, specifically students' ability to retrieve, evaluate, and use data, and to communicate effectively, to stimulate interest in reading for academic purposes and for personal enjoyment, and to prepare students to be lifelong learners, a renovated or new library space would need to have varied, flexible spaces and spatial adjacencies so that our current library program can continue to redefine education at ELHS.

The library is currently separated from the primary public assembly areas of the building which, combined with its current size constraints, has limited its usefulness. It is anticipated that there will be some clean Maker component in the library to provide easy access to all students at any time.

C. Narrative Description of the Types of Educational Activities Anticipated for a Media Center(s) Over the Course of a Typical School Day

I. Librarian will:

- Co-teach lessons with classroom teachers, leading the implementation of technology integration to improve teaching and learning
- Modeling of a new lesson, technology, or device

- Co-teaching a technology with the teacher
- Help our staff collaborate to create interdisciplinary assignments and projects
- Planning and debriefing with teachers using the technology with students (observations and assistance will be ongoing)
- Assist teachers with meaningful integration that aligns to the ELHS core curriculum
- Order and process new books
- Oversee library organization, databases, volunteers
- Present book talks to enhance staff and student knowledge of materials
- Provide standards-based instruction on research and information literacy skills as it applies to subject area curriculum projects, such as information retrieval, source evaluation, etc.
- Provide assistance in the planning, instruction, and evaluation of research projects alongside classroom teachers
- Provide one-to-one, group, and full staff professional development to support classroom use of technology and digital resources
- Provide resources for parents to support digital learning
- Work with small groups of students for enrichment purposes in technology and literacy
- Providing bookable blocks of time for teachers to sign up for the librarian's time (this time could be for technology introduction, assistance with current resources, discussion of future project collaboration, etc.)

II. Students will:

- Access the library throughout the course of the day during their free periods
- Support district technology by volunteering at the student help desk
- Use the library as a performance space
- Book the library and subspaces within the library for afterschool clubs and tutoring sessions
- Visit the library with classes and gain assistance with research queries or educational technology
- Benefit from the following services provided by the librarian
- Use embedded small group rooms for collaborative work

The District plans to staff the Library/Media Lab with a staff member who has DESE licensure and training in this area. The current librarian is involved with the ongoing planning. Furthermore, the librarian will be required to have professional-level library-science and technical skills to ensure that materials are properly vetted, and users acquire appropriate knowledge and skills in utilizing the technological equipment and services provided.

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2.10
VISUAL ART PROGRAMS

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in art programs

The current art department offers a variety of classes covering a diverse range of skills and techniques for students at East Longmeadow High School. The art curriculum integrates twenty-first century skills and interdisciplinary subjects to provide a well-rounded visual art education for the vastly diverse student population. The current enrollment of students in our art classes is 220 students. We currently have two different classrooms for our two art teachers to utilize.

The art department offers a wide range of courses aimed at students of varying abilities and interests. Currently, there is a digital photography class, a phone photo class, and multiple levels of visual arts. All students have the opportunity to explore the visual arts and enrich their academic life experiences. We currently offer six electives for students to take during their four years at ELHS. All our students must satisfy a three-course elective requirement to graduate. All courses offered within the Visual Arts Department can satisfy this requirement.

B. Proposed changes and why, or statement that no changes are proposed

In order to offer students a high-quality program and meet the growing demand for this program of study for students in grades 9-12, visual arts space needs to be designed and equipped to accommodate a wide range of projects and storage. We must maintain the number of current spaces we have, updated for the 21st Century learning environment, large sinks, heavy duty tables, an active storage area, multiple power outlets and better presentation technology. Proximity to a more accessible graphic design studio would also support the art program.

Both art teachers are consistently provided common planning time in order to collaborate, and having teaching spaces in close proximity to each other will continue to support this collaboration. Furthermore, beyond the spaces utilized for the art classes, we would like to see spaces throughout the school that would allow our art students to display and showcase their work. As the art students have more opportunities to display their work throughout the building, the art program will connect more with the larger community hosting art shows. This should also help the art program expand to more students.

ELHS will continue to align to the recently revised frameworks for the Arts. The Department of Elementary and Secondary Education provides professional development that members of the ELPS Art Department are utilizing, and we hope to expand this across the whole department.

2.11
PERFORMING ART PROGRAMS

Music

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in music programs

The instrumental music department at ELHS offers a variety of courses designed to inspire students creatively and develop musical skills that promote applied music literacy through the artistic processes of create, perform, and respond. Our department offers a caring, creative and accepting environment where all students are encouraged to participate with the goal of being lifelong music enthusiasts. The ELHS Music Department welcomes all students into their ensembles and general music classes.

Curriculum in the ELHS Music Department is delivered by highly qualified instructors. For the majority of ELHS ensembles, learning is measured through the development of musical skills expressed in elements of effective communication, teamwork, and respect and understanding of diversity of cultural expression in the school community and in the world.

Pre covid, the music department had 220 students enrolled for the 2019-20 academic year- which represented 27% of the school population. All performance ensembles were operating with large numbers (48 choral students, 51 band students, 23 orchestral students). Covid restrictions and the corresponding schedule shifts resulting from those restrictions definitely impacted our performing arts numbers at the middle school and high school for the 2020-21 and 2021-2022 school years. We are working our way back from these issues and any discussion of the future of the department should use the enrollment numbers pre-covid.

In addition to the individual curriculum classes, the entire band assembles three times in a four-day rotation for practice. The band room needs to support this important activity. Currently, the band can only meet in the auditorium due to a lack of an adequate meeting space.

Our two ensemble rooms, one choral and one instrumental, are used throughout the day, though are small in comparison to the enrollment. We also have a small classroom off of our choral room -where we have converted it to a makeshift computer lab in order to accommodate our music technology lab. We currently do not have any practice rooms for students to work together in small groups and also as storage of equipment.

The ELHS music department also houses a large extracurricular program. The music spaces are constantly being used after school, during the summer and on the weekends by a variety

of select ensembles to include the following: band, orchestra, jazz, a cappella groups, and other choral groups. Their space (the auditorium) also overlaps with the drama department and their need for after school rehearsal space.

Musical concerts for the entire district have always been held in the high school auditorium.

B. Proposed changes and why, or statement that no changes are proposed

- A dedicated instrumental ensemble room, big enough for a 75-member band to rehearse with a full percussion ensemble set up in the back of the room. This room should also have double doors for moving of equipment.
- A dedicated choral ensemble room big enough for a 50-member chorus and baby grand piano. This room should also have double doors for moving of equipment.
- As a part of the choral room, a subspace of the room equipped to serve as a 25-station mac lab with keyboards (Music Tech Lab) for electronic classes and also movable desks for music theory classes. This may or may not be associated with the Choral room. Currently keyboard is taught by the same instructor as choral.
- Create small music practice rooms for small ensemble rehearsals and small group lessons and student collaboration.
- A dedicated space for instrument storage lockers and other storage options connected or adjacent to the instrumental room for all instruments that are NOT percussion. This room should also have double doors for moving of equipment.
- A large stage in the auditorium is needed for music concerts

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Theater

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in music programs

The majority of the theater offerings take place after schools where the theater department produces a minimum of two productions per year, including a full musical production. We also have a variety show each spring called Spartanum, which is put on in collaboration with the music department. This variety show typically has up to 200 students performing or participating in the event.

B. Proposed changes and why, or statement that no changes are proposed

Existing Auditorium

The construction of an auditorium at ELHS will allow for the theater department and Spartanum to offer courses in lighting, sound, set building and enhance the offerings in acting and directing. The auditorium, multiple storage spaces for theater props and music suite should be constructed together to create a Performing Arts wing of the new building.

2.12
PHYSICAL EDUCATION PROGRAMS

A. How Curriculum is Delivered

Physical Education Programs

The East Longmeadow Memorial High School physical education program focuses on whole student wellness. *All students in grades 9-12 are required to take and pass three years of physical education and one year of health in order to fulfill their graduation requirements.* We currently have a large gymnasium, a small gymnasium, a weight room, and a pool, which are all utilized at different times for classes. Students in the ninth grade have swimming as an integral part of their PE program. The current pool, which has been in use for almost the entire 62 years that the school has existed, is used consistently by physical education classes. The swimming semester has become part of the culture of ELHS.

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ELHS has made major improvements to our health and physical education courses in the district, and we have also made significant improvements to our physical education offerings. Recently, we had all of our physical education staff yoga certified and lifeguard certified, to expand the type of wellness units and activities we can teach in our classes.

Health

Health classes meet 3 times per 4-day rotation for the year and focus on increasing knowledge, developing skills, and connecting course content to real-life situations. Health is taught in a classroom. Classes are dedicated to helping students increase their overall health and level of success – both during and after high school. All courses offered include skills-based hands-on-learning and the integration of technology with the goal of engaging the student and enhancing their learning experience in the classroom. All classes are scheduled in a four-day rotation where classes are guaranteed to meet three times. Health is not a subset of the PE Program. It is a separate, classroom based program.

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Current Structure

There are two to three physical education classes scheduled per period during the course of a week. We currently have four full-time staff. We had five full-time staff members, but one of the positions was cut a few years ago. Now, we only have four. One teacher also serves as the Department Coordinator and teaches only 4 sections (rather than 5). Current space available consists of one field house, one weight room/wrestling room, 3 classrooms and one mini gym. The larger gymnasium is split up into separate courts and can provide separate teaching stations. The mini gym and weight room can be used for small group instruction when a smaller, more intimate space is needed or when there are classes scheduled at the same time.

Proposed Changes and Why

Improvements are required, in order to ~~take~~ allow our Athletics and Health and Wellness programs to maintain a high level of excellence in both our physical education classes and athletic programs. It is imperative that the new building supports the successes of our programming.

Upgrades are also needed for the weight room and locker room facilities in order to service all of our teams and physical education courses. More space and equipment is needed in order to provide our students with what they need. Most of the current equipment is donated, used, and outdated. Additionally, we acknowledge that ELHS is fortunate to have an exceptionally large amount of space and variety of spaces supporting the PE and Athletics programs and that the proposed school will provide a smaller but more efficiently organized PE program.

Larger Gymnasium

ELHS currently has an undersized large gym that supports only two teaching sections at once. It is not uncommon to have three physical education classes running simultaneously in the large and small gyms. A larger main gym will allow us to meet our current need to teach three PE classes simultaneously. It is important to note that these courses might be different with students from different grades. Furthermore, large number of athletic teams use our gymnasiums for practices and competitions, including but not limited to:

> *Varsity Volleyball, JV Volleyball, Freshman Volleyball, Varsity Boys Basketball, JV Boys Basketball, Freshman Boys Basketball, Varsity Girls Basketball, JV Girls Basketball, Freshman Girls Basketball, Boys Indoor Track, Girls Indoor Track, Wrestling, Varsity Softball, JV Softball, Freshman Softball, Varsity Baseball, JV Baseball, Freshman Baseball, and more.*

Many teams utilize the area. It is not uncommon for two teams to be practicing there simultaneously.

Alt PE/Fitness Center

An Alt PE Room/Fitness Center would also be an ideal space for adapted physical education classes to service our students with disabling condition. Consistent with our focus on inclusivity, our adaptive PE students will continue to push into our general education physical education courses with the support of our adaptive PE staff but it would serve our program to have this space to provide a less frenetic space and an additional area for one section of our PE classes to operate, spreading out our often congested use of the main gym.

This space is also critically important in support of the goals of fitness for life for all students. ~~They provide physical education~~It would allow ELHS to provide alternatives for students who choose to not participate in group or team gym activities ~~and this space provides an additional area for one section of our PE classes to operate, spreading out our often congested use of the main gym.~~ A multi-purpose room would also support our newly created

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wellness units, including yoga, and activities that require floor space for stretching work. This space can also be used for team wrestling.

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Weight Room

A weight room is also needed to support the curriculum and the athletic teams. Strength and conditioning is a key component to any successful health and wellness program as well as athletics. Our athletic teams use the weight room on a daily basis. The weight room and fitness center ~~is also a~~ are key components of the physical education curriculum. Personal Fitness is a unit with the eleventh and twelfth grade curriculum. During these fitness classes, the students are introduced to the weight room and learn how to use the equipment.

Pool

The PE Department will continue to have swimming as part of its program and part of its culture. The PE staff as stated above has all become lifeguard certified. Providing courses in lifeguard certification to students in grades 10, 11, and 12 would be an area for curriculum expansion in a new facility.

ELHS acknowledges that the existing pool will not be replaced as a new pool within the MSBA funded core project.

Locker Rooms

Major upgrades to the locker rooms are needed. There are currently two outdated locker room spaces located next to the large gymnasium. Each space has a number of lockers for student usage and also houses the physical education staff offices, showers, and a bathroom. The current locker room setup is not conducive to a team environment and does not allow for proper supervision. They also do not provide for appropriate student privacy for showers. The current set up is also not conducive to students who want to shower after physical education class and/or sports practices. The design of the new locker rooms would also make accommodations for transgender students.

Physical Therapy and Athletic Training Treatment Space

The current athletic training area size is not conducive to supporting the needs of our students. An upgraded athletic training facility, complete with training tables, ice machines, game ready machines, etc., would allow our full-time athletic trainer to work with student athletes from all teams.

Outdoor Space

Outdoor spaces will be needed for both physical education and athletics. Our physical education classes go outside as much as possible in the early fall and late spring, when the weather is nice enough to be outside.

Technology

Advancements in technology will be needed to include a variety of technology including heart rate monitors, Apple TV, teacher iPads, and student data-tracking software that can be used in physical education classes. We plan to expand our technology use in the department and need a robust technology infrastructure, both inside the building and in outdoor physical education areas, to support that. Access to WIFI connections will be required.

Storage Areas and Equipment Rooms

Storage Rooms: The new gymnasium will require large storage areas. All of our physical education equipment, sports equipment, and sports uniforms get stored on-site at the school. A large storage area will be required to store all of the equipment and uniforms.

Team Rooms: will be worked into the locker rooms prescribed.

Coaches Rooms: Coaches rooms will be needed, so that our coaches and teachers can store their supplies, shower, and change into appropriate clothing.

~~Multi-Purpose Room~~ (see Alt PE/Fitness Center)

2.13
SPECIAL EDUCATION PROGRAMS

The Special Education Department provides for the needs of students with disabilities at East Longmeadow High School through a team process by identification, assessment, and program development as required by both state and federal law. Special Education students are serviced through Individualized Education Programs (IEPs) which are developed to meet a student's unique learning needs and assist the student in making effective academic progress. Each special education student is assigned a special education liaison who oversees the development and implementation of the student's IEP. A student and team, including the student, teachers, guidance counselor and parents, meet at least once during the school year to review the student's progress and develop a plan for future supports and services, including transitional planning needs. A variety of support and programming options are provided through both special and general education classrooms.

A. Current Special Education Programs

East Longmeadow High School has the following special education programs:

Vocational and Life Skills Program: (15 to 18 and 19 to 22)

This program focuses on the introduction to topics surrounding job skills, activities of daily living and community awareness. The pre-vocational content includes school related job

opportunities where students can sample a wide variety of potential interest areas. Skills surrounding functional academics, self-identification, hygiene, interpersonal relations, and community awareness, with concentration on the school community as a whole, is included within the curriculum. Controlled, real world application will occur throughout the course. Instruction reflects a systematic, multi-sensory approach. Subjects and curricula are modified according to individual abilities and goals but are addressed in accordance with Massachusetts Curriculum Frameworks. Opportunities for students to participate in less restrictive settings are available based on student readiness.

BEST Program:

The BEST Program at East Longmeadow High School provides a therapeutic setting and interventions for special education students with social, emotional, or behavioral challenges that impede learning in the traditional classroom setting. The program is therapeutically based with a low student to teacher ratio that allows for the needed support. Student schedules are generated in a personalized manner as they enter into the program to meet their academic needs for ELHS's graduation requirements.

The "Best Program" will continue to be part of the new school. The Best Program typically accommodates 20 to 25 students, with anywhere from 6 to 12 being in the room at any given time. Rather than separate students accessing these services from the academic areas of the school, the Best Program will be provided in the proposed SPED Resource Rooms in the new school, similar to the Learning Center Program.

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The Learning Center Program:

The Learning Center program is designed to support students and give direct instruction in academic skill development, including planning, organization, and study skills. Learning support also offers opportunities for academic preview, review and re-teaching. Students are explicitly taught a number of different strategies and receive ongoing support in the application of these strategies in their individual academic assignments. Teaching within these classes provides direct instruction in the individual goals and objectives within each student's IEP. Many of the students in this program have core classes either taught or co-taught by a special education teacher.

The Inclusion Program:

Inclusion classes are designed to provide extra support to students who have exhibited deficiencies with executive functioning and behavioral skills. This would include assistance with organizational, self-monitoring, planning, prioritization, task initiation and completion skills. Inclusion classrooms may also include small group instruction and various other types of remedial teaching practices to ensure that all students are meeting the class objectives. Inclusion classes take place in various core content classrooms to allow students with disabilities to learn alongside their peers. These classrooms include a general education

teacher, a special education teacher or a paraprofessional. These services are offered via a special education team approach at grades 9 and 10 and then again at grades 11 and 12.

The ELPS/Willie Ross Partnership:

The East Longmeadow Public Schools have enjoyed a partnership with the Willie Ross School for the Deaf for the last 35 years. This partnership, originally, was the only one of its kind with a public school district partnering with a specialized, private school to educate students from both institutions. Through the partnership ELPS has integrated Willie Ross students with their hearing peers in the East Longmeadow Public Schools, known as WRSD's Partnership Campus. This partnership has offered many deaf students who are able to learn in a public school environment the opportunity to be mainstreamed at Mountain View Elementary School, Birchland Park Middle School and East Longmeadow High School.

At ELHS, Willie Ross leases two classrooms for their homerooms, where specialized services are offered by Willie Ross staff. Willie Ross students also work with the ELHS guidance department to develop full schedules where they can engage in many of the ELHS elective classes along with higher level academic courses that the WRSD staff cannot offer. The Willie Ross staff provides after school opportunities for ELPS students and staff to learn American Sign Language. The partnership allows deaf and hard of hearing students to have access to the services offered and managed by both a school for the deaf, and access to the public school opportunities ranging from academic opportunities through inclusion to extra-curricular participation.

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B. List Deficiencies in the Existing Program that have been Identified Locally or Through State Review:

ELHS special education programming is negatively impacted by the current building. Special education areas are under current MSBA guidelines by 50+%. The ELHS undersized classrooms quickly become overcrowded with students and staff when adding in paraprofessionals and student health aides. These undersized classrooms limit the ability to have productive small group and individual instruction. This can be very challenging as ELHS seeks to increase its support for students experiencing social and emotional issues.

Additionally, for many special education students, the antiquated electrical system, which is at its capacity, presents a challenge for ELHS to meet students' IEP requirements for assistive technology or climate control. The equipment in the Life Skills program cannot be expanded due to the electrical system despite an increasing student enrollment and need.

C. List Specialized Programs and Collaborative Spaces/Program Located in the Current School:

1. Life Skills/Vocational Space: We have a converted conference room functioning as our life skills and vocational space. In this space, we have a kitchenette and other vocational resources for our students to work with.
2. Autism Spectrum Disorder Space: We have an ASD classroom for our ASD students who need a substantially separate setting.
3. Medically Fragile Space: We have a classroom serving students with severe disabilities (including students that are cognitively limited and/or nonverbal and/or non-ambulatory). This room is also a converted conference space that was not originally designed to meet the needs of students with significant disabilities.
4. Occupational Therapy/Physical Therapy Space: We have a converted classroom space where we provide our services to students who need either occupational therapy, physical therapy, speech, or other related services. This room shares space with the ASD space.
5. Willie Ross Space: ~~For the past 35 years, the East Longmeadow Public Schools have partnered with the Willie Ross School for the Deaf. This partnership has integrated Willie Ross students with their hearing peers in the East Longmeadow Public Schools, known as WRSD's Partnership Campus. This partnership has offered many deaf students who are able to learn in a public school environment the opportunity to be mainstreamed at Mountain View Elementary School, Birchland Park Middle School and East Longmeadow High School.~~ As previously stated, ~~At ELHS,~~ Willie Ross leases two classrooms at ELHS for their homerooms, where specialized services are offered by Willie Ross staff. Willie Ross students are fully integrated into ELHS with the opportunity to work with all departments, including receiving guidance support for academic scheduling and college planning. ~~also work with the ELHS guidance department to develop full schedules where they can engage in many of the ELHS elective classes along higher level academic courses that the WRSD staff cannot offer. The WIllie Ross staff provides after school opportunities for ELPS students and staff to learn American Sign Language. The partnership allows deaf and hard of hearing students to have access to the services offered and managed by both a school for the deaf, and access to the public school opportunities ranging from academic opportunities through inclusion to extra-curricular participation.~~
5. The Willie Ross program will continue and has been accounted for ~~accommodate~~ in the space summary. The program typically accommodates two instructors teaching 8-10 students in each room at a time with a need for a smaller intervention room in each classroom for one-on-one teaching.

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D. List Proposed Programs Any Program/Service Needs that the District Hopes to Address in the Proposed Project:

1. Life Skills/Vocational Spaces: A space life/skills and vocational space designed specifically for the needs of students with intellectual disabilities and students with ASD would bring to fruition a program we have spent the last few years trying to get off the ground. The program focus will be on life skills, post-secondary employment, independent living, travel training, vocational training and adaptive living skills. If possible, we would love to see the addition of "School to Life" apartment models will make a significant difference in the students' ability to apply skills learned in a natural setting that simulates a daily living environment. Th~~is may or may not~~ e primary Life Skills Rook should ~~also~~ accommodate the 9-12 grade students and a second, smaller Life Skills 18-22 room would support the 18-22 year old students ~~in the same space. ELHS is~~ we are just now beginning to address. ~~the needs of the 18-22 year old group~~.
2. Autism Spectrum Disorder Space: While we currently have an ASD classroom, we would like to see an updated space with appropriate resources and equipment to meet the needs of students with ASD. In this space, we would also like to see a separate bathroom for the students in this program.
3. Medically Fragile Space: Our current space is not well-fit to meet the needs of our medically fragile population. We need a space that is specifically designed to meet their needs from the ground up. It will be necessary to add medical equipment including a large wheelchair access toilet room with space for adult assistance, a ceiling built lift for moving, changing and lifting multiple physically handicapped non-ambulatory students. There will need to be space for gait trainers, standers, and other PT equipment.
4. Occupational Therapy/Physical Therapy Space: Adequate therapy spaces to provide related services of OT/PT/Adaptive PE/Speech Therapy/Reading, with appropriate equipment to meet the needs of students. In this new school, we would hope to be able to separate the OT/PT space from speech services and from adaptive PE.

E. List programs/services that will continue

All programs will continue to be offered.

F. List programs that will be eliminated

No programs will be eliminated.

G. List programs that will be added or enhanced as a result of the proposed project

Please see Section D above.

H. List programs or services that will be moved from within the district (from which school they are being moved) as a result of the proposed project:

At this time, there are no proposed moves to any programs.

I. Previous coordinated review

Provide the Date of the Last Coordinated Review Program and List Any Issues and/or Problems Identified in that Review

The East Longmeadow Public Schools had its last Coordinated Review, now known as Tiered Focused Monitoring, during the 2020 - 2021 school year. The visiting team found the District to be fully in compliance with all that was reviewed. The first two paragraphs of the resulting report are copied below:

> *During the 2020-2021 school year, East Longmeadow Public Schools participated in a Tiered Focused Monitoring Review conducted by the Department's Office of Public School Monitoring. The purpose of the Tiered Focused Monitoring Review is to monitor compliance with regulatory requirements focusing on special education and civil rights.* ***The Department is pleased to report that the district was found to be in compliance with all criteria reviewed; no corrective action is required at this time.***
>
> *School districts and charter schools are reviewed every three years through Tiered Focused Monitoring. This review process emphasizes elements most tied to student outcomes and alternates the focus of each review on either Group A Universal Standards or Group B Universal Standards.*

Provide the Current Status and/or Remedy of Those Issues Identified as Part of the Review

No issues were found.

2.14
VOCATIONS AND TECHNOLOGY PROGRAMS

A. Current offerings

East Longmeadow High School offers a variety of career or vocational preparatory courses at the High School. The East Longmeadow Public School District also is a member of the Lower Pioneer Educational Collaborative. Chapter 74 Career Vocational and Technical Educational programming for ELHS students comes through the LPVEC. Currently, the ELHS student population has a limited number of students enrolled in the Lower Pioneer Valley Educational Cooperative, the regional career and technical high school. Students attending LPVEC programs are all required academic classes at ELHS and attend LPVEC for elective offerings.

At ELHS, students can enroll in culinary arts courses, child development and care courses, and graphic design courses.

B. Non-Chapter 74 Programming Vocational / Technical / Enrichment / STEM Programming

I. Describe Program (Design, Robotics, Maker Spaces, etc.), Activities, and how it is Coordinated with Other Curriculum as Applicable.

In the culinary arts program students explore how to prepare, cook, and present different foods in various ways in a lab environment. The course provides students with an understanding of kitchen safety & sanitation, various kitchen equipment and their uses, how to read and adapt recipes, basic cookery principles, food preparation with nutritional exploration, and balanced meal planning. The student will learn the fundamentals of what should be consumed through exploring the nutritional values and health benefits of different foods through the USDA MyPlate. Ultimately, students can progress to running a small cafe called, Cafe East, a few times a month. Cafe East provides a variety of food choices for the ELHS community.

Students enrolled in the Child Development and Child and Nursery Management courses help operate the Little Big Kids Nursery Program at ELHS that operates a few hours each day providing programming for three and four-year old children from the community. Students help develop weekly and daily plans and implement them with the teacher.

In the Graphic Communications courses, ELHS students learn a variety of topics related to the role of graphic design and technology in general to our daily lives. The course emphasizes visualization, creation, and graphic expression of ideas. The courses are devoted to hands-on learning with students predominantly set-up in a lab environment working collaboratively.

The Instructional Technology courses are offered through the Business electives track currently, but could be viewed as a Vocational Technology program. As noted previously, this STEM/STEAM space would serve Intro to Engineering, Robotics Club and could host the academic Makerspace resource.

Additionally, ELHS has a strong Career Center where students can explore potential career fields and enroll in internships and externships. The ELHS Career Center since 2009 has partnered with the East Longmeadow Community Access Television (ELCAT) to provide programming in television production and media for ELHS students.

The ELCAT studio is located in ELHS, and the programs provided for students are tailored to meet the interests of individual students and provide the greatest flexibility for individual or collaborative projects, creative experimentation and the development of self-directed learning.

The current Television Production Programs are typically scheduled within the current ELHS schedule throughout the day as small group “internships.”

Since 2009, those opportunities have included:

- Evening production class for credit, up to 12 students per semester (2008-2017)
- School-day production class for credit, up to 15 students per semester
- Independent Study blocks for Juniors/Seniors 1-2 students per semester

- After-school Media Club, 8-10 students for the school year (2014-2018)
- Volunteer/Community Service opportunities (filming meetings, school and community events) for Gr 7-12
- In- depth broadcasting/communications opportunities in community news & high school sports production, including: video journalism, sports broadcasting, local news reporting, editing, anchoring and announcing.
- Instruction, assistance and support across the curriculum for class projects in civics, culinary arts, journalism, social studies, English, Sports Literature, special education, art and music.
- Assistance with the development of a news/media program at Mapleshade School
- Collaboration with, and support for, the TV Studio program at Birchland Park Middle School.
- Summer Video Camps
- ELCAT Film School, for small groups interested in using our equipment, facilities and guidance to create short documentary, dramatic, or comedy films.
- Podcast Studio, a newly organized opportunity for students and staff to create/host podcasts in a professional studio setting with immediate access to ELCAT's 3,000 online subscribers.

The ELCAT Director works with the students in small groups to produce television programming and supports students and faculty on individual projects. The popularity of these programs and opportunity to expand elective offerings in the new school led to a District decision to create a dedicated video instruction studio within the high school (vocational technology category). The District will hire a licensed instructor to support the new set of electives this space will enable.

Note that the square footage in the space summary that is operated by ELCAT for town video production (in the Other Category) will be included in the proposed plans as a part of the IT/ELCAT space and will only serve the Town's ELCAT needs and the staff person who produces town video production. The current program goal for ELCAT includes 1,000sf - broken into a small studio area, 2-3 editing bays, a storage room and an administrator's desk area.

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II. How Curriculum is Delivered, Number of Periods per Academic Cycle, and Number of Students Participating in Program

The culinary arts courses, child development and care courses, and graphic design courses are scheduled similarly to all other courses at ELHS. The ELCAT Television Production programming has been scheduled in a variety of ways as described above.

III. Proposed Changes and Why, or Statement that No Changes are Proposed

All of the vocational programming currently being offered at ELHS would like to expand and provide the students with more 21st Century learning opportunities. The cramped classroom spaces and the electrical system being at capacity has made this impossible.

IV. Describe General Program Requirements Including Equipment, Practices, Safety Measures, Training, Partnerships and Support.

Culinary Arts and Graphic Design have not purchased new equipment in a number of years due the electrical system prohibiting newer equipment being added. Increased electrical capacity and classroom spaces that are designed for these programs will be needed to provide students with opportunities to learn in a more modern setting.

The Television Production Programming in the future would like to build on the exploratory programming ELPS students experience in their specials program at Birchland Park Middle School, which has a full television studio. Presently, The ELCAT studio coordinates the high school instructional programs and community access functions without conflicts. The size of student groups is limited, so we have adequate room, equipment, and workstations to meet the needs of students and manage our daily public access responsibilities. The curriculum plan outlined below suggests that a new studio should allow for more separation of those functions, with dedicated space configured for student instructional and independent study activities, with distinct areas for community access staff and functions removed, at least somewhat, from student areas.

One of the goals is to make the strength of our programs more available to more students, and to have it supported more directly within the framework of the school day. This would necessitate additional staff and presumably require licensure of any staff providing direct instruction to students in school.

VI. Staffing

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Each of the vocational spaces in the project is associated with a current faculty member with the exception of the TV production space for which the District intends to hire an additional instructor.

Course Descriptions

Basic Media Production

A unit-based course covering knowledge and skills through project-based instruction.

Principles of photography and image capture; Camera controls and operations; lighting and exposure; support and manipulation; camera technique; editing in Adobe Premiere Pro; basics of audio and audio production for video; broadcasting and live streaming;

sports production including announcing for broadcast; event production (school concerts and events); media literacy

Advanced Media Production

This course allows students to develop individualized areas of interest based on successfully completing the Basic Media Production class. Semester 1 will be a unit-based exploration of technique, editing, audio production, lighting, and the role of visual media in contemporary culture. Semester 2 will be dedicated to planning and execution of an individualized or small group project or production for public broadcast on ELCAT.

Film Production

The film production course provides an opportunity to learn about and create more focused and complex narrative or documentary projects for students with a strong interest in visual storytelling. Some individual or small group projects in term 1 allow students to learn and experiment with the array of forms and techniques required for effective storytelling. The second semester provides a framework for a longer, class film project. While BMP and AMP students with interest in film are encouraged to take the Film Production class, it is open to any student interested in acting, writing, scenic design, or documentary journalism.

Continuing Relationship with ELCAT

This plan alters, but does not forsake, the high educational and community value arising from the integration of ELCAT's community broadcasting and instructional roles. It provides a more robust framework and greater opportunities for more students to explore interest in media production through electives, while working in a professional setting, on projects and in the context of meaningful content creation for the larger community.

The public access facility will still provide volunteer, internship, and externship opportunities, as well as peer mentoring and independent work by students who, by virtue of their residency, have access to ELCAT's facilities and equipment at any time.

The ELCAT Director will work in close partnership with the Media Production instructor to facilitate those opportunities and guide students with genuine interest in post-secondary study or careers in media, journalism, or film. We have a substantial number of alumni dedicated to supporting current students with insight, advice, and networking opportunities. This plan will only enhance and extend them.

C. Chapter 74 Programming

I. Existing Programming, Current Enrollment, and Capacity per Program

Through the Lower Pioneer Valley Educational Collaborative, ELHS students are able to participate in 11 Chapter 74 programs which include the following: Advanced

Manufacturing Technology, Automotive Technology, Building/Property Maintenance and Management, Carpentry, Cosmetology, Culinary Arts, Early Education and Care, Graphic and Visual Design, Health Assisting, Information Support Services and Networking, and Landscaping and Horticulture Technology.

These programs are half-day programs and meet at another facility operated by the Lower Pioneer Valley Educational Collaborative. Students participate in their academic classes for half of the day at ELHS, and they travel to the LPVEC for their vocational program for half of the day. As students move through their program to their junior and senior years, internships are set-up through the LPVEC. Some LPVEC programs are certificate programs where students are able to graduate and move directly into the field after high school.

II. If the District is maintaining the Same Curriculum and Offerings a Statement Confirming the District's Intentions.

The ELHS Guidance Department has worked closely with the Guidance Department at the LPVEC to expand vocational programming and allow it to begin during a student's ninth grade year. This will allow students to move through their exploratory earlier in their high school career and select a vocational program on which to concentrate. The earlier selection of the program opens up more internship opportunities for students in the later years.

III. Schedule of Implementation for the Proposed Programming Regarding Staffing, Curriculum Development and Project Program Enrollment from Start to Full Implementation.

The Lower Pioneer Valley expands programming and increases staffing based on the interest and needs of the students from the seven-member school districts.

2.16
NARRATIVE DESCRIPTION OF THE TYPES OF EDUCATIONAL ACTIVITIES INTENDED FOR CORE ACADEMIC SPACES OVER THE COURSE OF A TYPICAL SCHOOL DAY

A. Narrative description of core academic educational activities intended inside the general classrooms. Include how the activities support delivery of the educational program

As stated above, ELHS is moving its curriculum and instructional practices to a student-centered approach within a 21st Century learning environment. Our curriculum emphasizes depth of understanding through inquiry, problem-solving, and higher order thinking skills. Moving forward, project-based, and problem-based learning will become infused across all

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program areas; student presentations and cooperative projects will be included in all content areas.

In order to achieve this, ELHS classrooms will be student-centered and engaging. Instructional practices will change frequently throughout class. At the start of class, a teacher may demonstrate a concept or skill by using direct instruction or by using an online, blended model. During this time, the teacher or projection is the focus of the lesson and the configuration of the class reflects that. Then, the teacher differentiates and personalizes learning by splitting the class into pairs and/or small groups. The furniture shifts quickly. Students collaborate and explore the task by sitting in small groups with their peers. Students are free to access and utilize the whiteboards and technology in the room as needed to accomplish their tasks. At the end of class, the teacher brings the class back together for a whole class debrief and the space shifts once again. Flexibility and adaptability within the classroom are key, and ample space is needed in the room to allow for multiple configurations throughout a lesson and the course of the day.

B. Narrative description of core academic educational activities intended outside of the general classrooms (including outdoor learning area)

I. Include Spaces Needed to Support that Activity, how the Activities Support Delivery of the Educational Program, how the Spaces would be Used by Students and Scheduled and Monitored by Staff and Desired Spatial Relationships and Adjacencies.

The most efficient design for a building would allow for learning to happen in all areas of the school building. All building spaces should be utilized as learning environments, including presentation/lecture halls, the auditorium, hallways, common spaces, the cafeteria, the learning commons, and outdoor spaces.

The consistent collaboration of teachers within and among departments is a continued goal. A Large Group Instructional space that accommodates at least two classes will help accomplish this goal. This LGI space will allow for the multiple classes to work together, host guest speakers, schedule presentations, and have performances.

A Large Group Instruction (LGI) space, sized for multiple classes will provide flexibility for a variety of instructional methodologies including co-teaching with other classes both within a single discipline and with interdisciplinary classes; outside guest lecturers, and other academic activities. Other uses will include science fairs, art gallery, and teacher professional development. It is anticipated that all areas of study discussed below will make significant use of the LGI.

ELPS is currently providing all of its teachers a number of resources to support the transition to more student-centered, collaborative learning, including new curriculum and professional development opportunities. For example, next year, we will be building into our master schedule a common meeting time for ninth grade teachers to work with

Comment [1]: 4b) Provide additional information associated with the Large Group Instruction space that describes the scheduling, staffing, and overall utilization of this space. Also, describe potential adjacencies and common planning time relating to these programs.

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counselors and administrators in order to collaborate on student transition, support, and cross-curricular lessons and activities. Additionally, the junior civics project will be able to utilize this LGI space for sharing, collaborating on, and displaying their work.

Hallways and common spaces throughout the school can become places to inspire learning and creativity. Exhibition spaces and venues should be located in those areas to showcase student work. Hallways and common areas also should be flexible so that they can be utilized for collaborative work both during and outside of class time. Students who would like a small nook or "quiet" space to reflect on their own learning or complete a self-directed learning task should be able to find multiple spaces to do so throughout the building. Sufficient transparency should be provided to allow for views in and out of classrooms so that teachers can monitor students as they work independently and in small groups when outside of, but in close proximity of classrooms. Additional collaborative spaces and quiet learning spaces should be located in the library/media center. Students would be able to access these spaces along with additional support and technology available in the library/media center.

Outdoor spaces should be available for multiple uses extending upon the work in the academic classroom. The outdoor spaces may be connected through the greenhouses, classroom pods, the cafeteria, and the physical education area.

2.17
TRANSPORTATION POLICIES

A. Current services and practices

ELHS Students arrive by bus, van, parent drop-off, personal cars, bicycle, and on foot. The school is located on Maple Street between the East Longmeadow center Rotary and Dwight Road. Maple Street is a main road exiting and entering East Longmeadow, so traffic becomes heavy during both arrival and dismissal at ELHS. Site circulation is ineffective, and clearly delineated traffic patterns do not exist for pedestrians and vehicular traffic. Buses enter and leave using a horseshoe in front of the school, but it often is clogged with personal vehicles entering and exiting.

B. Proposed changes and why, or statement that no changes are proposed

For the proposed layout there are numerous improvements the District would like to see. A few of the guiding principles include:

- Clear separation of bus drop off and parent drop off loops
- Clear pedestrian site circulation routes – that are as isolated from car traffic as possible
- Defined parking areas with clear travel lanes, separation of staff and student parking, etc.

Comment [2]: Added from PDP Response

Comment [3]: The proposed changes look good. Thanks!

2.18
FUNCTIONAL AND SPATIAL RELATIONSHIPS

A. List and describe desired educational adjacencies and why

The high school was built in 1960. Through its 62-year history, there were two building additions: one addition was completed in 1965, providing additional classrooms and approximately 39,000 square feet; and a second addition was completed in 1975, adding a second, smaller gymnasium along with an industrial arts area. The second addition provided slightly more than 40,000 square feet. The total square footage of the building is 204,000 gross square feet. The net square footage is approximately 129,200. Due to the number of corridors, there is a large amount of inefficient space for programming and instruction. The circulation space that exists is inflexible and provides no useful space for students to work independently. The library is located on the second floor of the building and is antiquated, prohibiting it from becoming a 21st Century instructional support center. Even with some recent renovations opening up the space and providing newer furniture to make collaboration easier, it is not truly able to be transformed into a 21st Century learning center. It is not well located to be able to be a focal point and support center for the school and the community. The proposed school would ideally connect the media center to a primary circulation area and would include more student centered, comfortable gathering areas, informal presentation area for teaching and student performance, and small interior rooms with lots of windows to the media center where students can meet after school, as student clubs or as study groups.

Most classrooms and all science labs are well below MSBA guidelines. Most required science lab classes for ELHS students, including some honors or AP science classes, are overcrowded due to the science labs' small sizes and casework configurations. This results in student safety issues in lab situations. The labs and classrooms are not structured for the flexibility needs required of 21st Century learning environments. Classrooms are not currently located in the building to allow for true interdepartmental collaboration. The building, in general, has ADA accessibility challenges and the traditional classroom spaces do not allow for a true 21st Century learning environment. The proposed school would ideally provide larger, equipped science labs with biology and environmental studies near outdoor learning spaces and all science labs adjacent to prep rooms.

The current layout responded to an older educational model with a vocational wing, a science wing, etc. Ideally, spaces and resources would be more integrated with well-equipped vocational technology spaces located near academic classrooms, teacher planning rooms and resource rooms for students with disabilities or need for academic support. While our academic departments are important communities for educators, we would like to encourage more collaboration between departments by placing more teacher workrooms throughout the school and re-establishing school conference rooms.

Although the ELHS campus is set-up with a public park atmosphere, ELHS rarely uses much of the outdoor spaces. The two interior courtyards have been updated with more functional

furniture over the last few years, and classes do use the courtyard near the science labs and the greenhouse. The courtyard located near the cafeteria is utilized in good weather by students at lunch.

Ideally, the proposed school would provide a secure main entrance that leads to a comfortable gathering space where students and faculty can connect, wait and catch up. This entry zone could be a student Commons within the site of the administrative offices and near to the cafeteria and auditorium.

A large group instructional space would strongly benefit the school as a space where several classes or an entire academic department could meet. If this space were central and on the first floor then it could also support the guidance department and District Offices as a community room and as an overflow of our cafeteria or green room to the auditorium.

The Physical Education wing of the school needs to remain closer to the athletic turf field because of the need to support the athletic programs, with storage and locker room access. The pool is also a significant space in the school currently. It is accessed by the community after hours. It is a security concern that access to the pool does not have any administrative supervision. Locating the District Offices, ELCAT, IT or all three near the pool would be helpful to provide more oversight of community access through a separate entrance. Community concerns about the overuse of the Norden Street access road might also be addressed by moving all the spaces that are regularly accessed by the community, (auditorium, pool, District Offices, ELCAT, District IT and gymnasium) closer to Maple Street.

Likewise, student use of the outdoors for educational purposes could be improved by oriented classrooms towards the south, away from Maple Street, and placing the service road on either the east or west sides of the building rather than the south side where students would ideally enjoy views, outdoor learning spaces and informal connections to the wetlands and woodland.

2.19
SECURITY AND VISUAL ACCESS REQUIREMENTS

A. Describe the local process for the collaboration, coordination, and review required to update emergency response plans for the proposed school and to establish physical and operational requirements regarding security and access for the proposed project

Physical and Operational Requirements

Security procedures for ELHS are as follows: the two main entry doors and the rear door by the cafeteria are manually unlocked by custodians at 6:45AM Monday thru Friday. Students are able to access the building between 6:45AM and 7:25AM. The exterior doors are locked

beginning at 7:25AM at which time a custodian manually locks those entry doors. After 7:30AM, students and visitors must ring the bell at the main office and be buzzed in electronically while in full view of a security camera, then sign in with the main office before entering the building. All employees and visitors are required to carry identification at all times. School personnel are able to enter the building at doors outfitted with badge readers, which are located on all sides of the building. All entry ways are well lit and outfitted with cameras. Interior corridors are also outfitted with cameras. ELHS has a School Resource Officer in the building throughout the school year. The School Resource Officer meets regularly with the ELPS Leadership Team to plan, schedule drills, and debrief after drills. The East Longmeadow Public Schools also partners with the East Longmeadow Police Department and Fire Department to ensure that all safety procedures and processes are current and effective.

ELPS is part of the Town Emergency Planning Committee that reviews and coordinates the Town's emergency plans and procedures. The Committee updates emergency response plans for the Town and advises ELPS on our safety plans. This same group will help establish physical and operational requirements regarding security and access for the proposed project.

B. Most recent medical emergency response plan that was submitted:

ELPS Comprehensive Medical Emergency Response Plan for the 2022 - 2023 School Year was submitted to DESE in early August.

JONES WHITSETT ARCHITECTS
In association with

SMMA

EAST LONGMEADOW HIGH SCHOOL EDUCATIONAL PROGRAM

INTRODUCTION

The East Longmeadow Public District educates its students today for the challenges of tomorrow. In ELPS, we feel that if we strengthen core instruction within a safe, nurturing, and respectful learning environment and develop collaborative leadership across the school district, our students will develop and possess strong Twenty-First Century Skills. ELPS students will graduate with effective communication skills, the ability to work collaboratively, think critically, and problem solve. Throughout a student's journey in ELPS, we have a consistent focus on the whole child, supporting children as they grow academically, socially, and emotionally from pre-k through grade twelve.

At East Longmeadow High School (ELHS), our staff strives to create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching practices. Through these learning experiences, our students are supported in developing the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally proficient citizens.

2.1
GRADE AND SCHOOL CONFIGURATION POLICIES

A. Current grade configuration

East Longmeadow High School serves students in grades nine through twelve. The enrollment for the recently completed 2021 - 2022 school year was 829 students.

B. Proposed grade configurations to be considered

There are no grade configuration changes planned to the existing 9-12 grade structure.

I. Describe District's Approach to Facilitating Student Transitions

All Town eighth graders at the Birchland Park Middle School and at area parochial and private schools are eligible to transition to East Longmeadow High School when they complete the eighth grade. In February of each year, ELHS holds an Eighth Grade Family Night to welcome incoming students and families to the high school. The ELHS guidance staff and administrators also go to Birchland Park Middle School each spring to meet and provide schedules for the eighth grade students. Students are also presented with an overview of ELHS programming and how to begin planning for their whole high school career.

Students transitioning from private or parochial schools as well as new students can call and meet with the ELHS administration and receive information regarding the school as well as receive a tour. Additionally, an orientation for all incoming ninth grade students

and new students to ELHS is scheduled each August where current ELHS students, administrators, guidance counselors, and class advisors provide information and tours of ELHS.

II. If a Different Grade Configuration is Proposed Describe the Plans to Facilitate Transitions in the Proposed Configuration - N/A

2.2
CLASS SIZE POLICIES

A. District policies, targets and guidelines by grade

ELPS recognizes that smaller class sizes and student to teacher ratios are the most conducive to student learning and growth. The teacher to student ratio for the School District is 12.3 to 1. Whenever possible, the East Longmeadow School Committee seeks to staff in order to remain below or meet the following class size guidelines:

20 students per classroom	Grades Pre-K - 2
25 students per classroom	Grades 3 - 5
25 students per classroom	Grades 6 - 12

East Longmeadow High School has 63.8 full-time teachers and 13 instructional support staff members in addition to medical support staff assigned to specific special education programs. Class sizes typically range from 12 students to 20 students with a few around 25 or over (Instrumental music, physical education, etc.) ELHS has a teacher to student ratio of 12.8 to 1.

B. Current average class sizes by grade

Class Size Averages by Department/Program:

- Art Department: 20.9
- Business: 20.1
- Drama: N/A
- English as a Second Language (ESL): 4
- English: 21.54
- Family and Consumer Science: 17
- Health: 22.2
- Mathematics: 20.4
- Music:
  - General Band: 35
  - Orchestra, Jazz, Drum Lab: 20.5
  - Chorus: 15
  - General Music: 18.5
- Physical Education: 24.6
- Science: 21

- Social Studies: 20.5
- World Language: 19.8
- Special Education:
  - Academic Support: 6.3
  - High School Foundations: 10.4
  - ASD/Life Skills: 4

C. Proposed changes and why or statement that no changes are proposed

As ELHS moves its programming forward, it will seek to keep the class size parameters listed above.

2.3
SCHOOL SCHEDULING METHOD

A. Current scheduling methodology including advantages and disadvantages

At East Longmeadow High School, classes meet three times in a four-day rotation. Each block is 55 minutes in length. Four of the eight blocks are always at the same time, which limits the overall rotations for the other four blocks. G and H blocks in the afternoon are the senior programming blocks (8 credits instead of 16 credits), where students participate in off-campus programming like work study, externships, and dual enrollment classes. This schedule is a four-day rotation that is not locked into certain days of the week. Below is the daily schedule at ELHS for the 2022-23 year:

Time	Day 1	Day 2	Day 3	Day 4
7:25 to 8:20	A	A	A	B
8:24 to 9:19	B	B	C	C
9:23 to 10:18	C	D	D	D
10:22 to 11:47 (30 min lunch and 55 min block)	E	E	E	F
11:51 to 12:46	F	F	G	G
12:50 to 1:45	G	H	H	H
DROPPED BLOCK	D and H	C and G	B and F	A and E

Lunches:

First Lunch: 10:22 to 10: 47

Second Lunch: 10:52 to 11:17

Third Lunch: 11:22 to 11:47

B. Proposed changes and why or statement that no changes are proposed

East Longmeadow High School is transitioning to a full-year six block schedule for the 2022-2023 school year. Students will have eight classes in their schedule, but will only see six of those classes on any given day for 55 minutes. The classes will meet three times in a four day rotation. This is a departure from a four block, semester structure that has been in place.

The rationale for this schedule change is as follows:

- Students have more time to learn new material. This is particularly useful for classes like math and languages, where one skill builds on another and students need time to practice and consider the material before proceeding to the next step in the process.
- Students will have more total classes per course over the course of the year as a result of shortened periods. Longer class periods lead to less classes in a given course. In this proposal, students will have approximately 135 classes per course vs. our current model, which offers 90 classes per course.
- Students will not have gaps in learning for sequential courses like math and foreign language, where skills build from one course to the next.
- A full year, rotating schedule allows for a more balanced and accessible scheduling approach for all students.
- A full year, rotating schedule allows for more equitable support programming for struggling students. It also allows us to create teams of teachers/support staff at different grade levels for identified students.
    - Freshmen and sophomore support would focus on skill intervention, MCAS support, and transition programming
    - Junior and senior support would focus on at-risk students and credit recovery where applicable
    - Special education students will have full year academic support when identified in their IEP's
- A full year, rotating schedule also allows us to build in more targeted collaborative time into the staff's schedules, which is both a district and school committee SMART Goal.
- There's less instructional time lost for each individual class as a result of days off, including both days off for weather-related emergencies and sick days for students.

2.4
TEACHING METHODOLOGY AND STRUCTURE

A. Administrative and academic organization/structure

(e.g., academies, departments, houses, grade-based cohorts, teams, room assignment policies etc.)

I. Current Organization

East Longmeadow High School is a public, four-year comprehensive high school with a principal and two assistant principals, and it is organized in a departmental structure for the different academic areas. The principal, assistant principals, and the director of curriculum, instruction, and assessment are responsible for department curricula, professional development, and daily operation of the academic departments. They are assisted by department heads with the majority of the academic departments having its own department head with a few smaller departments being combined under a single department head. Academic departments include the following: Mathematics, English Language Arts, Science and Technology, History and Social Sciences, Classical and Modern Languages, Business, Physical Education, Health, Family and Consumer Science, Visual Arts, and Musical Arts.

East Longmeadow High School has academic departments intermixed and spread out throughout the building in order to promote collaboration and interdisciplinary work amongst the teaching staff. In recent years, professional development has focused on increased student-centered collaboration and support structures and the integration of social emotional education into academic content areas. Building and district administrators oversee the supervision, support and evaluation of all department staff members.

Students generally select courses at the following levels for each subject: AP, Honors, or standard. Special attention is now paid to ensure all students are on track to complete a MassCore sequence of courses. In all of our classes, especially at the standard level, there are a wide range of learners. These heterogeneous classrooms create a rich learning environment but are suited to smaller class sizes where students can receive differentiated instruction that helps them to access the curriculum.

Administrative Structure & Student Supports:

East Longmeadow High School currently has a guidance department suite, which houses four guidance counselors, an adjustment counselor, and our guidance secretary. One of the counselors is assigned to the freshman class. The rest of the counselors split sophomores, juniors, and seniors based on alpha order and counselors hold a caseload of between 200-225 students each. The three counselors who work with the sophomores, juniors, and seniors follow those students for their final three years of high school. Our career counselor and graduation coach, who are part of the counseling department, are located in other parts of the school. Currently, they lack a conference space in the guidance suite, making collaboration between and among different counselors and department members difficult.

The ELHS Guidance Department is set up with one counselor focusing entirely on the grade nine and working with one assistant principal and the ninth grade team of teachers. The three other guidance counselors split the students alphabetically and work with those students from grade 10 through grade 12. While the freshman counselor focuses on a successful transition from the middle school to the high school, the other three counselors work with the same students over their next three years in order to build meaningful relationships that help them effectively work with the students to map out their post-secondary plans. We have found that this approach is the most beneficial to the students.

In addition, ELHS has a Health Office that provides basic health services during the school day to students and staff from a licensed nurse. ELHS also has created partnerships with community-based organizations (such as River Valley Counseling Services) to provide additional mental health support to students or families received from the services provided by the ELHS Adjustment Counselor and School Psychologist.

With the hiring of a second assistant principal at ELHS, ELHS now has an Administrative/Academic house structure, overseen by the two assistant principals. One assistant principal oversees the Freshman and Sophomore House, and the other oversees the Junior and Senior House. Within that structure, the two administrators work with general academic teachers, special education teachers, counselors, and class advisors to meet the students' needs, provide, support, and coordinate programming.

The Freshman and Sophomore Houses also includes a freshman team of educators who all teach standard-level freshmen classes in the core academic departments. Those core teachers work collaboratively with each other, special educators, the freshman counselor, and the assistant principal to meet the freshmen's needs, provide, support, and coordinate programming . *Within the house structure, especially at the ninth grade level, teachers hope to be able to plan interdisciplinary units and projects utilizing the Large Group Instructional classroom. The LGI classroom would allow for a few classes to come together and receive instruction from all of the content area teachers involved in the specific project. Units and projects would be designed to help ninth grade students build the academic skills and habits needed to be fully successful in more challenging coursework encountered in the later years of high school. Counselors in the house structure also would be able to use the LGI space to address larger groups of ninth graders at once and ensure that every ninth grader has connected with his/her counselor early on in the academic year.*

II. Proposed Changes and Why or Statement that No Changes are Proposed.

Moving from Isolated Content Areas to Student-Centered Support Structures

Proposed Changes and Why or Statement that No Changes are Proposed.

The House Structure is new at East Longmeadow High School for the 2022-2023 school year. We are making this shift in order to create clear structures for support and clear lines of communication for staff, families and students. This has been a gradual process over the past three years, where we have aimed to bring more structure and clarity to the programming that we offer.

Student Supports in a Central, Collaborative, and Flexible Location

A tighter level of adjacency among the student support functions at the school (i.e., guidance counselors, adjustment counselors, school psychologists, school nurses, a school resource officer) nearer to major crossroad for students will serve as a central location for student support and allow us to run a more efficient House Structure. This is important because it will provide more opportunities for the sharing of resources, increased access to additional support services available at a centralized location at the high school, and the opportunity for educators who work with many of the same students to more easily collaborate and share professional expertise.

Furthermore, if we had the ability to provide flexible classroom and conference meeting space to accommodate one-to-one or small confidential and non-confidential meetings, as well as larger meetings or professional development workshops of 15-20 people, we would be able to better take advantage of the House structures that we are looking to put into place.

B. Curriculum delivery methods and practices

I. Current Practices

The East Longmeadow High School faculty have been working over the last few years moving from traditional lecture-based teaching to a more student-centered approach. This work has been moving forward through professional development and curriculum revision as departments have moved through the ELPS Curriculum Renewal Process. All content areas are adopting more varied instructional strategies to engage a wide range of learners and to ensure that students are being challenged appropriately.

Additionally, The East Longmeadow Public School District participated in a collaborative Equity Audit with the Center for Leadership and Educational Equity in 2019 - 2020. Recommendations from this audit included:

- Increase teacher capacity around the implementation of constructivist pedagogy
- Increase critical voice of students by increasing the capacity of teachers to maintain fluid student-teacher relationships in which students have a voice in the construction of their pedagogy.
- Increase teacher capacity to effectively teach students with diverse needs by using research-based strategies (e.g. incorporating UDL pedagogy, culturally responsive/conscious practices, modifying, and accommodating).

- Engage students in relevant, culturally-conscious curricular materials, and rigorous tasks that are aligned to grade-level standards.
- Support diverse students' needs and persistence in AP and honors classes.

As a result of the Equity Audit, instruction across the district and especially at ELHS has been shifting from teacher-focused, lecture based instruction, to a student-centered approach where students engage in productive struggle, effectively doing the "heavy lifting", resulting in deeper learning and improved problem-solving skills. ELHS focuses on developing students' 21st Century skills, where inquiry-based instruction requires students to collaborate and communicate effectively, think critically and creatively, and take into account multiple perspectives. By including opportunities for self-reflection and assessment, students are encouraged to own their own learning. Recent professional development has supported teachers' ability to universally design instruction, so that all students can access the curriculum, as well as creating culturally responsive classrooms where all students feel supported and all identities are included and celebrated.

Future Practices

The new high school design process has engaged the faculty in visioning through individual interviews, regular meetings with the combined faculty and the formation of an Educational Planning Subcommittee made up of volunteer faculty members. The Design Team has stressed to us the importance of this group's role in helping to prepare the faculty for the new building. Topics of discussion include the opportunity for interdisciplinary collaboration, support for student centered learning and UDL in practice, better use of instructional technology, faculty support of social and emotional learning, sharing of project-based learning resources and effective design and use of teacher planning areas and outdoor learning areas. As the design evolves, the administration will continue to work with this group of faculty leaders to discuss the transition ahead.

Also, ELHS already is participating in professional development on Universal Design for Learning and focusing on providing students with more options in their learning in order to develop a true partnership as students progress through the grades. Additionally, the ELHS staff has begun making the transition to more project-based learning, which makes collaboration between disciplines easier. Professional development supporting this type of instruction will continue into the future. The High School's transition to a house structure with one assistant principal overseeing the ninth and tenth grades and another assistant principal overseeing the eleventh and twelfth grades allows for more creative scheduling and planning. The assistant principal's work with general academic teachers, special education teachers, counselors, and class advisors to meet the students' needs, provide, support, and coordinate programming.

II. Current Challenges: Linking Deficiencies in Programming to Space Constraints

Student-centered learning is collaborative in nature. When set up in traditional rows, our classrooms leave little room for moving about. When furniture is moved to create collaborative groups, there is limited room and the separate groups or pairs of students are so close it is challenging to hear and respond to others. It is difficult for teachers to facilitate this learning, as moving amongst groups is nearly impossible due to space constraints. Furthermore, in a culturally responsive, universally designed classroom, student choice is central. At times, students may get to choose to work with groups or alone, read a book silently or listen to an audio recording, design on chart paper or on Canva. This choice requires flexible classroom design.

Proposed Changes and Why, or Statement that No Changes are Proposed

A Large Group Instruction (LGI) space, sized for multiple classes will provide flexibility for a variety of instructional methodologies including co-teaching with other classes both within a single discipline and with interdisciplinary classes; outside guest lecturers, and other academic activities. Other uses will include science fairs, art gallery, and teacher professional development. It is anticipated that all areas of study discussed below will make significant use of the LGI.

ELPS is currently providing all of its teachers a number of resources to support the transition to more student-centered, collaborative learning, including new curriculum and professional development opportunities. For example, next year, we will be building into our master schedule a common meeting time for ninth grade teachers to work with counselors and administrators in order to collaborate on student transition, support, and cross-curricular lessons and activities.

Additionally, the District provides time for planning and implementation of curricular materials during district-wide professional development days, release time, and paid time during the summer. Ongoing professional development, support, and initiatives are listed below:

- The math department is implementing the use of new curricular materials that are inquiry-based and aligned to the Standards for Mathematical Practices. These materials provide more opportunities for students to be the problem solvers and to “construct viable arguments and critique the reasoning of others.” (DESE, p 16). Because this requires a shift in instruction, the Mathematics department will receive extensive professional development.
- The world Language department attended the Massachusetts Foreign Language Association’s Proficiency Academy, a 5 day intensive institute designed to prepare teachers to shift their instruction towards a proficiency-based teaching, which is aligned with DESE’s vision and guiding principles of World Language Education (DESE, 6; 11-14). The department also utilizes modules of the World Languages Curriculum Framework Implementation during their team time. Additionally, we have purchased Adiós, a

curriculum aligned with the new Frameworks, and teachers will have 12 hours of in-person professional development with the creators.

- The ELA department worked together through a book study called 180 Days: Two Teachers and the Quest to Engage and Empower Adolescents. During this time, we examined the shifts in instruction that we need to make to create student-centered learning opportunities. As the department continues to work together to revise curriculum and improve instruction, student voice and choice has been at the forefront of discussions.
- Last year, the History department chose to purchase TCI's History Alive! And Brown University's Choices curriculum. Both are student-centered and inquiry-based. The department met over the summer, and they continue to meet to work on shifting their instruction to put student inquiry at the center.
- Two members of our Science department have undergone extensive training with Project Lead the Way, a hands-on STEM curriculum for students. The department is up for curriculum renewal soon, and will decide on either branching into other areas of PLTW (e.g., Biotechnology), or other hands-on, inquiry based programs like Open Sci Ed.
- All departments have had extensive professional development in Universal Design for Learning, a framework of teaching designed to remove barriers so that all students are motivated to learn and can be successful. This framework is about creating expert learners who take charge of their own learning. Among its many benefits, this framework encourages teachers to help students learn and retain information through cross-curricular connections.

C. English Language Arts/Literacy

I. How Curriculum is Delivered

Currently, English classes utilize direct instruction, independent work, and some group work (e.g., literature circles).

II. Proposed Changes and Why, or Statement that No Changes are Proposed

As a result of our effort to move towards student-centered instruction, the ELHS English Department has pledged to include more student choice to increase engagement. Therefore, students have had more time to choose books that they want to read independently and in book groups. Additionally, due to shifts in the Massachusetts State Standards, students now have more regular practice with complex text and its academic language, utilize evidence from text, and build knowledge through reading more informational texts. There are now more opportunities for students to engage in close reading of text together and discuss before engaging in writing. However, the classroom furniture is not conducive to small group work; the tiny desks moved together do not allow for students to spread out materials and investigate together. Teachers are not able to move about the room to monitor conversations because there is insufficient room to do so.

D. Mathematics

I. How Curriculum is Delivered

Currently, our math instruction is mostly teacher-directed, utilizing the gradual release of the responsibility model (I do-we do-you do). However, the department recently went through the process of investigating and selecting a new curriculum, which will impact their instruction. Their vision is as follows:

"At East Longmeadow Public Schools, we give students ownership for identifying patterns, structures, and repetition in order to find efficient pathways to solutions and make connections between ideas. We help students see themselves as problem-finders and problem-solvers capable of posing meaningful questions, making productive inquiries, using the tools at their disposal and modeling real-world situations with math. To do this, we create environments where our students can take risks and engage in the standards for mathematical practice:

- *Make sense of problems and persevere in solving them.*
- *Reason abstractly and quantitatively.*
- *Construct viable arguments and critique the reasoning of others.*
- *Model with mathematics.*
- *Use appropriate tools strategically.*
- *Attend to precision.*
- *Look for and make use of structure.*
- *Look for and express regularity in repeated reasoning.*

Students use multiple strategies to engage in rich tasks that facilitate exploration, critical thinking, and discourse to deepen conceptual understanding. A variety of formative assessment is used to respond to student needs and students self-reflect on their own mathematical learning."

II. Proposed Changes and Why, or Statement that No Changes are Proposed

Our new curricular materials will assist teachers in utilizing complex tasks with students. These tasks, often approached collaboratively, provide opportunities for productive struggle that lead to a deeper conceptual understanding of mathematics as well as internalizing the Standards of Mathematical Practice. During this time, teachers monitor conversations, ask probing questions, and push for students to construct viable arguments and critique the reasonableness of answers. Teachers then facilitate whole-class discussions based on student strategies for students to deepen their mathematical understanding.

Our current rooms are not sufficient for this type of instruction. The small desks do not provide enough surface area to hold the mathematical tools students need (e.g., white boards, computers, etc). There is not sufficient desk or wall space for students to collaborate with others visibly. And there is little room for a teacher to fluidly move about

the space to monitor for understanding. Furthermore, whole-group discussions require students to be vulnerable (e.g., when sharing a strategy that didn't work); in classrooms where there is not enough room for students to see one another's faces, it is challenging to build community and trust to allow for such risk-taking. Larger, flexible classrooms will overcome these barriers. Additionally, we see the need for more small spaces near classrooms and in the media center where students can collaborate with each other within sight of faculty.

E. Science

I. How Curriculum is Delivered

Currently, due to outdated and insufficient lab space and undersized classrooms, instruction is often teacher-directed. The 2016 Massachusetts STE standards shifted the goals of teaching to "students analyzing and explaining phenomena and experience" and "inquiry- and design-based learning that involve regular engagement with practices to build, use, and apply knowledge". The ELHS Science Department has been working on incorporating more instructional practices that are aligned with these goals.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

ELHS has a goal of student-centered learning, and science teachers would like to incorporate more "hands-on and minds-on activities, laboratories, investigations, and design challenges." These opportunities would allow for students to apply knowledge and skills and learn problem-solving skills that are crucial for science but also for today's world. The current organization of science teaching spaces separates science classroom space from science lab space. With science classrooms / labs that meet the MSBA guidelines, students could transition easily and quickly between discussions and hands-on activities. In a new, modernized space, students would be able to conduct investigations, solve problems, and easily engage in discussions with peers. This shift would allow ELHS students to meet the new learning goals outlined in the new learning standards. Unfortunately, the current undersized labs in ELHS makes this shift in instruction and learning more challenging and in some cases a safety concern given that the science classes average 21 students for a class size. Additionally, as the curriculum expands and sharpens focus on project based and environmental learning, access to safe outdoor learning areas and greenhouses becomes more critical to our programs.

F. Business and Instructional Technology

I. How Curriculum is Delivered

The business and technology courses at East Longmeadow High School offer a wide variety of offerings for the students. Between five different teachers, 11 different electives are being offered in the upcoming year. Eight of those courses are business courses and four of those courses are instructional technology courses. These include intro to engineering, professional business applications and others.

The Business and Instructional Technology Department feels that the student, while in high school, can develop a substantial business and technology background for advanced training in the future. In addition, the acquisition of these marketable skills will provide the student the opportunity to enter the workforce following high school. This philosophy is the guideline by which courses and curricula are offered and taught at East Longmeadow High School.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

In planning for new business and instructional technology spaces, there should be flexible workspace in all business classrooms in order to meet the needs of 21st Century learners. In the instructional technology classroom where we house our engineering classes there should be more space to accommodate hands-on learning. They need to be designed so that there is a combination of content teaching space as well as lab space since classes blend content with hands-on experiences. We would like to have rooms, such as a maker's space, a robotics lab, or an engineering lab that meet today's safety standards and allow us to deliver a high quality, hands-on, student centered, rigorous and 21st Century Skill based curriculum. Space for storage of equipment should be readily available and accessible as well.

Engineering/Robotics/Makerspace: We envision opportunities for hands-on, creative ways to encourage students to design, experiment, build and invent as they deeply engage in both STEM and non-STEM tasks (business and arts in particular). The proposed ELHS makerspace would not be science labs, "shops," technology labs or art rooms, but would contain elements found in all of these familiar spaces and could be used by all classes and departments. The design must accommodate a wide range of activities, tools and materials and allow for diversity and cross-pollination of ideas. The makerspaces would support proposed academic programming in areas such as: engineering, electronics, robotics, physics, and fine and performing arts. In addition, these spaces could be available for extracurricular activities in engineering and design and would be monitored and supported by adult club advisors. One of the proposed Makerspaces could be located within an academic cluster (i.e. STEM) and one could be developed within the Media Center. These spaces could be viewed as part of the Vocational Technology square footage allocation in MSBA guidelines.

G. History and Social Sciences

I. How Curriculum is Delivered

The Massachusetts History and Social Studies Framework aims to "help students develop the skills to participate in and perhaps lead a society that will be more demographically and culturally diverse than any democracy." This requires students to communicate and collaborate across diverse perspectives, which is challenging in our current space.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

The ELHS Social Studies department recently investigated and evaluated new curricular materials and chose to utilize materials from the Teachers' Curriculum Institute (i.e. "History Alive") and the Choices curriculum from Brown University. Both curricula will provide instructional opportunities that are inquiry-based, highly interactive and hands-on. Students will engage in simulations, debates, and presentations. They will need to collaboratively analyze primary sources, write, and discuss. Our Social Studies/History classrooms will need highly flexible classrooms with sufficient room for this variety of instructional approaches. Currently, the classrooms do not allow for this range of instructional approaches. Additionally, we are looking to include more presentation spaces out of the classroom where students can demonstrate presentation and debate skills in higher stakes settings. We would like to see more informal presentation spaces in the media center, cafeteria or common spaces where students can showcase their presentations or host humanities events.

H. World Classical and Modern Languages

I. How Curriculum is Delivered

Currently, much of our World and Classical Languages are teacher-directed. However, research has shown that students learn more when they communicate primarily in the target-language. The new World Languages Framework states that "World language education should be conducted almost exclusively (90% or more) in the target language in all language programs and levels by students and teachers alike, with English being used judiciously and sparingly".

II. Proposed Changes and Why, or Statement that No Changes are Proposed

This past June, all of the teachers in the ELHS World and Classical Language Department attended an intensive, four day Proficiency Academy with the Massachusetts Foreign Language Association. There, they deepened their understanding of the proficiency levels, learned how to set proficiency targets for their courses, and began designing engaging and authentic performance assessments and rubrics.

This year all Spanish teachers are utilizing Adiós curricular materials, which are all proficiency based. The classrooms are highly communicative. This shift in instruction requires spaces where students can engage in small group conversations effectively without disruption of sound bleed from neighboring spaces.

III. Seal of Biliteracy Program

ELHS also participates in the State Seal of Biliteracy Program, described below.

"The State Seal of Biliteracy is an award provided by state approved districts that recognizes high school graduates who attain high functional and academic levels of proficiency in English and a world language in recognition of having studied and attained proficiency in two or more languages by high school graduation. Our vision is to help students recognize the value of their

academic success and see the tangible benefits of being bilingual. The State Seal of Biliteracy takes the form of a seal that appears on the transcript or diploma of the graduating senior and is a statement of accomplishment for future employers and for college admissions." (DESE)

To encourage all students to participate, ELHS offers Latin and Spanish testing to all Level 3 and 4 students as well as native speakers of Spanish. Additionally, we offer language tests in any language a student chooses, even if it is not offered at the school. This year, for example, a native speaker of Polish will test for qualification for the Seal. Last year, we had one Seal of Biliteracy recipient, a native speaker of Spanish. English Language Learners are also encouraged to take Spanish or Latin. This year, two of our 4 EL students at ELHS are taking Spanish.

I. Academic support programming spaces

I. How Program is Delivered

English Language Learners:

East Longmeadow High School provides English language instruction with an inclusive philosophy, utilizing the academic content from the different subject areas and the grade-level curriculum.

The ELE program is specifically tailored to the proficiency levels of each student and builds upon the language proficiency they possess while encouraging a positive attitude toward cultural differences. Students at the high school are also grouped according to their proficiency levels, with tiers one and two receiving eighty-eight minutes of instruction daily and tiers three and four receiving forty-four minutes on a daily basis. Class assignment is dependent on their proficiency levels and also on ESL and team recommendation.

II. Proposed Changes and Why, or Statement that No Changes are Proposed

English Language Learner Program

The availability of space limits access to one room, so classes meet in different classroom locations. The ELL teacher floats into unused rooms to provide ELL instruction during those specific blocks during the day. Dedicated space for our ELL program is essential both for the academic and social emotional needs of some of our most marginalized students. Not having a dedicated space for some of our most marginalized students undermines our efforts to promote inclusion and positive attitudes towards cultural diversity.

Afterschool Academic Support

Currently, ELHS academic departments each have a designated day where they provide additional academic support to students for approximately 60 minutes. Informal academic support is provided daily by individual teachers. ELHS teachers also all utilize Google Classroom to post information, assignments, and additional resources for

students.

Academic support would be greatly improved if pods of classrooms were created allowing for easier collaboration. Teachers could plan and provide support in a more coordinated and connected way across academic disciplines.

J. Student Guidance and Support Services

I. Current Services and Programs

School Counseling Department

The primary purpose of the high school counseling department is to assist all students in maximizing their potential academically, socially, and personally. The school counseling curriculum aligns with the ELPS district's vision of supporting the whole child-academically, socially, and emotionally. Using the Massachusetts School Counselors Association Model as a guide, the counseling department aims to ensure all students are college and career ready. The three core objectives of college and career readiness are:

- Academic preparation whereby students receive access to high quality learning opportunities in core subject areas that will meet MassCore requirements.
- Workforce readiness whereby students receive career awareness, career exploration, and career immersion activities.
- Personal/social skills whereby students develop the knowledge, skills, and competencies needed to become active and responsible citizens.

Role of the School Counselor:

The school (guidance) counselor works with students to help develop their academic, career, and social/emotional skills. This includes individual and group counseling focusing on creating a 4-year academic plan, assessing strengths and passions in order to determine potential career options, and developing skills to maintain mental health. Counselors communicate and collaborate with families, teachers, and other support personnel to provide the best support possible to our students. Counselors also provide appropriate intervention in crisis situations. Overall, counselors serve as a trusted adult that students can count on to address any needs that they may have.

How Curriculum is Delivered:

Curriculum is delivered both individually and in groups by our counselors pushing into English classes four times a year. Guidance counselors and our career counselor visit classrooms to deliver grade-specific curriculum as well as information on the course selection process. Counselors meet with students individually to discuss post-secondary plans and to assist with the overall college application process. The work is documented via students' Naviance accounts and in their Google drives. The department also sends a weekly newsletter to students and families with new information and events.

Current Structure:

ELHS has a guidance department head who oversees three other guidance counselors, one adjustment counselor, one career counselor, and a graduation coach.

Conflict Resolution:

Adjustment counselors, school psychologists, and guidance counselors counsel students who are experiencing conflict with other students, teachers, and/or people outside of school. Counselors work closely with the assistant principals when dealing with conflict between students within the school.

MTSS Team:

Intervention is a process where any staff member can refer a student whom they have emotional, behavioral, and/or academic concerns about. The MTSS Team consists of assistant principals, guidance counselors, the school psychologist, the adjustment counselor, the graduation coach, the career counselor, the math interventionist, and school principal. The MTSS Team reviews the staff member's concerns, any pertinent information that was provided by the staff member and support staff, and interventions that have already been attempted. The team then identifies the goals for the student and determines specific interventions that will take place. The team will then review the student's progress and status over a predetermined amount of time and determine the next steps.

The MTSS Team also reviews school data to determine patterns and identify areas where additional supports may be needed. The Team further reviews current school systems and processes to ensure they are working properly for all students.

Positive School Culture and Anti-bullying Initiatives:

East Longmeadow Public Schools, in accordance with M.G.L. c. 71, §37O, endeavor to maintain a safe learning environment where students can achieve the highest academic standard. ELPS is committed to creating an environment in which every student develops emotionally, academically, and physically in a caring and supportive atmosphere free of harassment, intimidation, bullying or cyber-bullying. To that end, bullying, cyberbullying and/or retaliation shall be prohibited. Bullying awareness and prevention is included in the Health curriculum at ELPS.

II. Proposed Changes to Services and Programs and Why, or Statement that No Changes are Proposed

In the 2021-2022 year, the ELHS Guidance Department reviewed and revamped its curriculum with the goal of creating a more comprehensive program. In the 2022-2023 school year, the Guidance Department will start implementation of our version of the MyCap, a student-centered, multi-year planning tool designed to provide students with ongoing opportunities to plan for their academic, personal/social and career success.

As we plan for a new school building, we envision a more centralized guidance/student support center that would house guidance counselors, the adjustment counselor, the graduation coach, the career counselor, and a space for college and career services. The

office would also include spaces for students experiencing mental health issues to meet privately. Ideally, the space would be adjacent to the ELHS Health Office and School Nurse and the School Resource Officer. Office space for our outside therapy providers, River Valley Counseling Center, would also be necessary.

2.5
TEACHING PLANNING

A. Existing teacher planning spaces and scheduled planning times and how they support delivery of curriculum

In our current schedule where we have eight scheduling blocks, teachers teach five classes, have two preparation blocks, and one duty block. Six out of the eight blocks meet daily, and teachers have at least one preparation block each day. All teachers have their own classroom and are able to utilize their space when they are not teaching.

Teachers are contractually required to stay after school until 2:00 (15 minutes after the final bell) and one day a week until 2:45 for extra help.

Department Heads meet with educators in their departments about once per month after school. The focus of these meetings is curriculum, instruction, and assessment. Early release days also are built in throughout the year for other professional development activities and teacher learning. Additionally, teachers have five collaborative meetings built into their contract, which are one-hour meetings after school on Tuesdays.

B. Proposed changes to planning time and number of spaces and why or statement that no changes are proposed

Teacher spaces and teacher break areas are not currently clustered by department. However, some departments, such as Mathematics and classical and Modern Languages, are located in clusters. There is growing interest in the school to reconsider these spaces and arrangements so that there are more interdisciplinary connections and clusters, while maintaining some proximity to department colleagues to continue collaborative practices and sharing of resources. Such spaces could connect teachers from related disciplines together for work space and planning purposes. With an anticipated 85% of utilization of classrooms, teachers will no longer “own” their classrooms. The teacher planning spaces will be a critical component for individual and collaborative activities. Small meeting spaces near teacher workrooms would allow students to locate faculty and meet with them privately outside of the classroom.

C. Current professional development practices

The ELPS district updates a comprehensive professional development plan each year centered around the District SMART Goals. This process is facilitated by the Superintendent, with guidance and support from the ELPS Leadership Team and School Committee. All five schools, then, implement a building-based plan that reflects the outlined District goals. Teachers also build their own, individual professional development plans utilizing their annual self-assessments. These plans are connected to the building SMART Goals and District SMART Goals. ELPS teachers have time with their colleagues in order to work on their professional development plans during their contractual Collaborative Meeting days and other time as designated by the yearly calendar.

Additionally, ELHS teachers have access to $650 each year to participate in professional development outside of the District. Finally, each summer, ELPS offers opportunities for professional development and teacher working groups focused on curriculum development and refinements to prepare for the upcoming school year.

Recent professional development has been aligned to our Equity Roadmap, our plan to ensure that *every* child gets what they need *every day* to thrive:

- The high school leadership team works closely with the Innocent Classroom, an organization that aims to eliminate racial bias in our schools through a child-specific-relationship-based approach that dismantles bias. Last year, teachers worked with Innocent Classroom facilitators to build the foundational skills and practice they require to dismantle racial bias in their classrooms. This coming school year, we will expand the practice to our department team collaborative time to continue dismantling bias in our classrooms, our departments, and our systems
- Department Heads were trained through Research for Better Teaching on how to effectively run student-centered collaborative time (e.g., building strong teams, utilizing formative assessments, looking at student work) with the goal of catalyzing change in educators' beliefs and practices
- East Longmeadow High School also provided professional development in Universal Design for Learning, which is an approach to teaching and learning that gives all students equal opportunity to succeed by proactively eliminating barriers to accessing the curriculum

D. Proposed changes to professional development and why or statement that no changes are proposed

Currently, we do not foresee any dramatic changes to the professional development model and structure in the District in the near future. We do see a need to support the faculty in disseminating acquired professional development knowledge by offering more faculty gatherings and group PD presentation events. Currently there is no appropriate space in the school to support large professional development meetings. The Large Group Instruction space would be ideal for group PD.

2.6
PRE-KINDERGARTEN - N/A

2.7
SPED (tuition programs, locations, full day, half day, if applicable):

ELHS has had in past years students who have come from other school districts for the Autism program. The sending district did pay tuition for the student.

2.8
SCHOOL MEAL PROGRAM

A. Program Delivery

East Longmeadow Public Schools provide meals to students under the USDA's Child Nutrition Programs and the Massachusetts Department of Elementary and Secondary Education Food and Nutrition Program. Programs must abide by federal and state guidelines promoting the health and nutrition of our students. At ELHS, we currently have a very small combination indoor walk-in refrigerator to freezer at a total approximate size of 1335 cubic feet. We have a double convection oven, one small single three pan steamer, one steam kettle jacket, a tilt skillet, a pizza oven (partially working), a deli slicer, a robo-coupe, and a commercial blender to produce meals for approximately 850 high school students per day. We have two eight-foot preparation stations, a small butcher block, and one ten-foot stainless steel prep table along the exit hallway. The East Longmeadow Food Services are housed at ELHS. The Director of Food Services has her office there and the High School kitchen is also the central kitchen for all our food preparation for the School District, providing two of our three elementary schools the daily meals. There are approximately 600 additional meals that are made daily and delivered out for service at the elementary schools.

Our serving lines are divided into two separate cafeterias with the kitchen and preparation areas being in the center of the cafeteria space. Our four serving lines run in a u-shape pattern to one another, with two service lines in each of the cafeteria spaces. Students proceed in at one end, follow the short length of the line making required food component selections, and exit to the shared cashier register. We have approximately 1600 square feet in our preparation area. With the time constraints of three serving periods (25 minutes each) to provide meals for up to 850 patrons, the new design model must allow for greater efficiency. Current line lengths waste the precious time of our students and staff and could be reduced by more than half by moving to a open concept scramble style servery model.

B. Proposed changes and why, or statement that no changes are proposed

Nourishing our students is essential in providing academic excellence. We have a tremendous opportunity in building new infrastructure to change variables that allow for expanded options to be produced efficiently in an inviting environment. Designing a new space allows school nutrition to not only provide customized programming; but also an adaptive space that students utilize for activities throughout the day, beginning with a healthy meal.

In our current serving area, the physical space is limiting and uninviting to students. Concrete block walls do not allow for the dynamics that our students experience in commercial operations, where their familiarity lies. A new design, with a scramble servery should allow for greater interaction between staff and students. Stations should be marketed to meet the needs of different tastes and preferences: entrée, made to order, grab and go, beverage, etc. Students should easily access the station best suited for them quickly and independently of other options.

An open or scramble design allows shortened service wait times while also providing the variation and customization that students desire. Students can easily access a full meal or make a quick purchase in a courtyard or scramble style area. With ELPS Food Services providing healthier choices at the various stations, students learn more about eating a balanced diet, and develop healthy eating habits. This scramble approach also will allow for more options for students that should increase student participation in the lunch program, resulting in better academic outcomes.

The barrier between the serving area and preparation should consist of pass-through refrigerators and warmers to be more efficient for staff. In addition, meals served directly from these units stay true to temperature. An open servery with then two or three cashier exit points would allow for maximum efficiency while maintaining meal pattern required guidelines. This would also provide for a more inviting and collegiate atmosphere.

The preparation space could be improved by the consideration of ergonomics and modernization of equipment. Combi-ovens (heat and moisture elements) should be used in addition to convection ovens so that vegetables can be prepared more nutritiously while simultaneously improving taste and texture. Improvements in equipment will enable our program to be more efficient and vastly more energy efficient. This new kitchen space must include adequate freezer and refrigerator capacity along with additional dry storage. ELPS utilizes the USDA Commodity Foods Program and without plentiful storage, food options are limited, more expensive, and subject to availability.

Fresh fruits, vegetables, meat and dairy are essential components requiring refrigerated storage. Ample freezer, refrigerator, and dry storage space equates directly to cost savings and quality food.

Designs reflective of commercial operations should be emulated in our new seating area. Students should feel truly nurtured by their time in the cafeteria. The environment should be open, welcoming, bright, and comfortable, and seating should be flexible and varied, allowing for students meeting in both large and small groups. Seating should be plentiful so students are not forced to find areas outside of the cafeteria to consume their meal. The larger common space will allow for all students to participate in the expanded recycling and composting programs currently being implemented in ELPS. ELPS should be environmentally friendly with options in the cafeteria for reusing, recycling, and composting.

2.9
TECHNOLOGY INSTRUCTION POLICIES AND PROGRAM REQUIREMENTS

Existing Educational Technology

Description of existing educational technology, how it is managed by the district, how it is used in the classroom, and overview of professional support and training offered to staff.

- Ceiling mounted projectors in every classroom used both wireless and wired to deliver content.
- Each classroom also has a corresponding Apple TV to utilize with the projectors.
- Document cameras provided in classrooms that need them, predominantly in the math classes
- iPads in both the special education and math classrooms for the teachers to utilize
- Chromebooks provided to students every student in the school (1:1 district wide)
- Wi-Fi access points in every classroom with sufficient bandwidth for streaming and presenting

Technology is managed and maintained by the district-wide technology team in coordination with the Town Information Technology Department, along with a building-based support person in each building.

Proposed Educational Objectives

East Longmeadow High School is looking to build upon our successes and blend more and diverse technology into the school. Currently, ELPS is a 1:1 district where every student is provided a Chromebook. All students are provided a District email and Google account through which they can connect with teachers, counselors, students, and administrators. Currently, the District provides students in grades two through twelve with a Chromebook that is utilized by individual students at school and at home as needed. Students in grades kindergarten and one have access in their classrooms to Chromebooks and i-Pads, but these devices do not generally go home. The District has set-up an insurance program for families to insure the devices, and the District, in partnership with the Town IT Department, works with families who may have challenges in

providing consistent Internet access at home. All software on the student devices is licensed and provided by the District and the Town IT Department. ELPS is a member of the Student Data Privacy Consortium to protect student's data privacy while using our personalized software products.

The Technology Department will continue to manage teacher and student devices along with a robust wireless infrastructure, and work with all school departments to align a curriculum that supports a 1:1 program. Note that part of the Town IT square footage includes an assumed area for a dedicated student support desk to address laptop maintenance issues.

Technology will be used prominently throughout the new ELHS. The expectation is that students will use a wireless device accessible to them throughout the day to access the curricula, to create digital content, and to perform on a variety of assessments. We would like to improve the current instructional technology in our classrooms to allow for presentation of internally and externally generated media content (cable, internet, CATV, document cameras, screen sharing, etc.) and to allow for ceiling speakers to present audio and voice amplification to help all students hear media content throughout the room. Simulated labs, flipped classrooms, virtual classrooms, video conferences, computer science and programming, and digital content creation will be a frequent experience for all students. Much like on a college campus, such activities will take place in classroom spaces, media spaces, common spaces, open spaces, cafeteria spaces etc. Technology both as content and tool will enable, support, and prepare our students with a personalized learning experience and global learning experience.

The inclusion of the Town IT Department at ELHS combined with our growing use of mobile devices has increased the need for a tech support area where students and staff can take their laptops for service. The IT Department is interested in supporting such a space and could employ student interns to provide service-learning experience to interested students. Prior to the Covid-19 Pandemic, ELHS had begun a student-run Help Desk when the 1:1 program was started in 2019.

A. Library

Current Programming and How it is Delivered

Library programming is currently delivered primarily in the library. The librarian is also the teacher for our Yearbook class and three of our High School Foundations classes. Library materials are housed in a centralized location that features an archive, a presentation area, a makerspace, a Zoom room space, an office, and a library work area.

Current Staffing

The library is currently staffed by a certified school librarian.

Current Hours

The library is generally accessible to students between the hours of 7:25 AM to 2:00 PM.

B. Proposed Changes and Why, or Statement that No Changes are Proposed

Educational Vision for the ELHS Library Program

In order to support the ELHS curriculum and our high expectations for student achievement, specifically students' ability to retrieve, evaluate, and use data, and to communicate effectively, to stimulate interest in reading for academic purposes and for personal enjoyment, and to prepare students to be lifelong learners, a renovated or new library space would need to have varied, flexible spaces and spatial adjacencies so that our current library program can continue to redefine education at ELHS.

The library is currently separated from the primary public assembly areas of the building which, combined with its current size constraints, has limited its usefulness. It is anticipated that there will be some clean Maker component in the library to provide easy access to all students at any time.

C. Narrative Description of the Types of Educational Activities Anticipated for a Media Center(s) Over the Course of a Typical School Day

I. Librarian will:

- Co-teach lessons with classroom teachers, leading the implementation of technology integration to improve teaching and learning
- Modeling of a new lesson, technology, or device
- Co-teaching a technology with the teacher
- Help our staff collaborate to create interdisciplinary assignments and projects
- Planning and debriefing with teachers using the technology with students (observations and assistance will be ongoing)
- Assist teachers with meaningful integration that aligns to the ELHS core curriculum
- Order and process new books
- Oversee library organization, databases, volunteers
- Present book talks to enhance staff and student knowledge of materials
- Provide standards-based instruction on research and information literacy skills as it applies to subject area curriculum projects, such as information retrieval, source evaluation, etc.
- Provide assistance in the planning, instruction, and evaluation of research projects alongside classroom teachers
- Provide one-to-one, group, and full staff professional development to support classroom use of technology and digital resources
- Provide resources for parents to support digital learning
- Work with small groups of students for enrichment purposes in technology and literacy

- Providing bookable blocks of time for teachers to sign up for the librarian's time (this time could be for technology introduction, assistance with current resources, discussion of future project collaboration, etc.)

II. Students will:

- Access the library throughout the course of the day during their free periods
- Support district technology by volunteering at the student help desk
- Use the library as a performance space
- Book the library and subspaces within the library for afterschool clubs and tutoring sessions
- Visit the library with classes and gain assistance with research queries or educational technology
- Benefit from the following services provided by the librarian
- Use embedded small group rooms for collaborative work

The District plans to staff the Library/Media Lab with a staff member who has DESE licensure and training in this area. The current librarian is involved with the ongoing planning. Furthermore, the librarian will be required to have professional-level library-science and technical skills to ensure that materials are properly vetted, and users acquire appropriate knowledge and skills in utilizing the technological equipment and services provided.

2.10
VISUAL ART PROGRAMS

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in art programs

The current art department offers a variety of classes covering a diverse range of skills and techniques for students at East Longmeadow High School. The art curriculum integrates twenty-first century skills and interdisciplinary subjects to provide a well-rounded visual art education for the vastly diverse student population. The current enrollment of students in our art classes is 220 students. We currently have two different classrooms for our two art teachers to utilize.

The art department offers a wide range of courses aimed at students of varying abilities and interests. Currently, there is a digital photography class, a phone photo class, and multiple levels of visual arts. All students have the opportunity to explore the visual arts and enrich their academic life experiences. We currently offer six electives for students to take during their four years at ELHS. All our students must satisfy a three-course elective requirement to graduate. All courses offered within the Visual Arts Department can satisfy this requirement.

B. Proposed changes and why, or statement that no changes are proposed

In order to offer students a high-quality program and meet the growing demand for this program of study for students in grades 9-12, visual arts space needs to be designed and equipped to accommodate a wide range of projects and storage. We must maintain the number of current spaces we have, updated for the 21st Century learning environment, large sinks, heavy duty tables, an active storage area, multiple power outlets and better presentation technology. Proximity to a more accessible graphic design studio would also support the art program.

Both art teachers are consistently provided common planning time in order to collaborate, and having teaching spaces in close proximity to each other will continue to support this collaboration. Furthermore, beyond the spaces utilized for the art classes, we would like to see spaces throughout the school that would allow our art students to display and showcase their work. As the art students have more opportunities to display their work throughout the building, the art program will connect more with the larger community hosting art shows. This should also help the art program expand to more students.

ELHS will continue to align to the recently revised frameworks for the Arts. The Department of Elementary and Secondary Education provides professional development that members of the ELPS Art Department are utilizing, and we hope to expand this across the whole department.

2.11
PERFORMING ART PROGRAMS

Music

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in music programs

The instrumental music department at ELHS offers a variety of courses designed to inspire students creatively and develop musical skills that promote applied music literacy through the artistic processes of create, perform, and respond. Our department offers a caring, creative and accepting environment where all students are encouraged to participate with the goal of being lifelong music enthusiasts. The ELHS Music Department welcomes all students into their ensembles and general music classes.

Curriculum in the ELHS Music Department is delivered by highly qualified instructors. For the majority of ELHS ensembles, learning is measured through the development of musical skills expressed in elements of effective communication, teamwork, and respect and understanding of diversity of cultural expression in the school community and in the world.

Pre covid, the music department had 220 students enrolled for the 2019-20 academic year- which represented 27% of the school population. All performance ensembles were operating

with large numbers (48 choral students, 51 band students, 23 orchestral students). Covid restrictions and the corresponding schedule shifts resulting from those restrictions definitely impacted our performing arts numbers at the middle school and high school for the 2020-21 and 2021-2022 school years. We are working our way back from these issues and any discussion of the future of the department should use the enrollment numbers pre-covid.

In addition to the individual curriculum classes, the entire band assembles three times in a four-day rotation for practice. The band room needs to support this important activity. Currently, the band can only meet in the auditorium due to a lack of an adequate meeting space.

Our two ensemble rooms, one choral and one instrumental, are used throughout the day, though are small in comparison to the enrollment. We also have a small classroom off of our choral room where we have converted it to a makeshift computer lab in order to accommodate our music technology lab. We currently do not have any practice rooms for students to work together in small groups and also as storage of equipment.

The ELHS music department also houses a large extracurricular program. The music spaces are constantly being used after school, during the summer and on the weekends by a variety of select ensembles to include the following: band, orchestra, jazz, a cappella groups, and other choral groups. Their space (the auditorium) also overlaps with the drama department and their need for after school rehearsal space.

Musical concerts for the entire district have always been held in the high school auditorium.

B. Proposed changes and why, or statement that no changes are proposed

- A dedicated instrumental ensemble room, big enough for a 75-member band to rehearse with a full percussion ensemble set up in the back of the room. This room should also have double doors for moving of equipment.
- A dedicated choral ensemble room big enough for a 50-member chorus and baby grand piano. This room should also have double doors for moving of equipment.
- <u>As a part of the choral room, a subspace of the room equipped to serve as a 25-station mac lab with keyboards (Music Tech Lab) for electronic classes and also movable desks for music theory classes. This may or may not be associated with the Choral room. Currently keyboard is taught by the same instructor as choral.</u>
- Create small music practice rooms for small ensemble rehearsals and small group lessons and student collaboration.
- A dedicated space for instrument storage lockers and other storage options connected or adjacent to the instrumental room for all instruments that are NOT percussion. This room should also have double doors for moving of equipment.
- A large stage in the auditorium is needed for music concerts

Theater

A. How curriculum is delivered, number of periods per academic cycle, and number of students participating in music programs

The majority of the theater offerings take place after schools where the theater department produces a minimum of two productions per year, including a full musical production. We also have a variety show each spring called Spartanum, which is put on in collaboration with the music department. This variety show typically has up to 200 students performing or participating in the event.

B. Proposed changes and why, or statement that no changes are proposed

Existing Auditorium

The construction of an auditorium at ELHS will allow for the theater department and Spartanum to offer courses in lighting, sound, set building and enhance the offerings in acting and directing. The auditorium, multiple storage spaces for theater props and music suite should be constructed together to create a Performing Arts wing of the new building.

2.12
PHYSICAL EDUCATION PROGRAMS

A. How Curriculum is Delivered

Physical Education Programs

The East Longmeadow Memorial High School physical education program focuses on whole student wellness. All students in grades 9-12 are required to take and pass three years of physical education and one year of health in order to fulfill their graduation requirements. We currently have a large gymnasium, a small gymnasium, a weight room, and a pool, which are all utilized at different times for classes. Students in the ninth grade have swimming as an integral part of their PE program. The current pool, which has been in use for almost the entire 62 years that the school has existed, is used consistently by physical education classes. The swimming semester has become part of the culture of ELHS.

ELHS has made major improvements to our health and physical education courses in the district, and we have also made significant improvements to our physical education offerings. Recently, we had all of our physical education staff yoga certified and lifeguard certified, to expand the type of wellness units and activities we can teach in our classes.

Health

Health classes meet 3 times per 4-day rotation for the year and focus on increasing knowledge, developing skills, and connecting course content to real-life situations. Health is taught in a classroom. Classes are dedicated to helping students increase their overall health and level of success – both during and after high school. All courses offered include skills-

based hands-on-learning and the integration of technology with the goal of engaging the student and enhancing their learning experience in the classroom. All classes are scheduled in a four-day rotation where classes are guaranteed to meet three times. Health is not a subset of the PE Program. It is a separate, classroom based program.

Current Structure

There are two to three physical education classes scheduled per period during the course of a week. We currently have four full-time staff. We had five full-time staff members, but one of the positions was cut a few years ago. Now, we only have four. One teacher also serves as the Department Coordinator and teaches only 4 sections (rather than 5). Current space available consists of one field house, one weight room/wrestling room, 3 classrooms and one mini gym. The larger gymnasium is split up into separate courts and can provide separate teaching stations. The mini gym and weight room can be used for small group instruction when a smaller, more intimate space is needed or when there are classes scheduled at the same time.

Proposed Changes and Why

Improvements are required, in order to allow our Athletics and Health and Wellness programs to maintain a high level of excellence in both our physical education classes and athletic programs. It is imperative that the new building supports the successes of our programming.

Upgrades are also needed for the weight room and locker room facilities in order to service all of our teams and physical education courses. More space and equipment is needed in order to provide our students with what they need. Most of the current equipment is donated, used, and outdated. Additionally, we acknowledge that ELHS is fortunate to have an exceptionally large amount of space and variety of spaces supporting the PE and Athletics programs and that the proposed school will provide a smaller but more efficiently organized PE program.

Larger Gymnasium

ELHS currently has an undersized large gym that supports only two teaching sections at once. It is not uncommon to have three physical education classes running simultaneously in the large and small gyms. A larger main gym will allow us to meet our current need to teach three PE classes simultaneously. It is important to note that these courses might be different with students from different grades. Furthermore, large number of athletic teams use our gymnasiums for practices and competitions, including but not limited to:

> *Varsity Volleyball, JV Volleyball, Freshman Volleyball, Varsity Boys Basketball, JV Boys Basketball, Freshman Boys Basketball, Varsity Girls Basketball, JV Girls Basketball, Freshman Girls Basketball, Boys Indoor Track, Girls Indoor Track, Wrestling, Varsity Softball, JV Softball, Freshman Softball, Varsity Baseball, JV Baseball, Freshman Baseball, and more.*

Many teams utilize the area. It is not uncommon for two teams to be practicing there simultaneously.

Alt PE/Fitness Center

An Alt PE Room/Fitness Center would also be an ideal space for adapted physical education classes to service our students with disabling condition. Consistent with our focus on inclusivity, our adaptive PE students will continue to push into our general education physical education courses with the support of our adaptive PE staff but it would serve our program to have this space to provide a less frenetic space and an additional area for one section of our PE classes to operate, spreading out our often congested use of the main gym.

This space is also critically important in support of the goals of fitness for life for all students. It would allow ELHS to provide alternatives for students who choose to not participate in group or team gym activities A multi-purpose room would also support our newly created wellness units, including yoga, and activities that require floor space for stretching work. This space can also be used for team wrestling.

Weight Room

A weight room is also needed to support the curriculum and the athletic teams. Strength and conditioning is a key component to any successful health and wellness program as well as athletics. Our athletic teams use the weight room on a daily basis. The weight room and fitness center are key components of the physical education curriculum. Personal Fitness is a unit with the eleventh and twelfth grade curriculum. During these fitness classes, the students are introduced to the weight room and learn how to use the equipment.

Pool

The PE Department will continue to have swimming as part of its program and part of its culture. The PE staff as stated above has all become lifeguard certified. Providing courses in lifeguard certification to students in grades 10, 11, and 12 would be an area for curriculum expansion in a new facility.

ELHS acknowledges that the existing pool will not be replaced as a new pool within the MSBA funded core project.

Locker Rooms

Major upgrades to the locker rooms are needed. There are currently two outdated locker room spaces located next to the large gymnasium. Each space has a number of lockers for student usage and also houses the physical education staff offices, showers, and a bathroom. The current locker room setup is not conducive to a team environment and does not allow for proper supervision. They also do not provide for appropriate student privacy for showers. The

current set up is also not conducive to students who want to shower after physical education class and/or sports practices. The design of the new locker rooms would also make accommodations for transgender students.

Physical Therapy and Athletic Training Treatment Space

The current athletic training area size is not conducive to supporting the needs of our students. An upgraded athletic training facility, complete with training tables, ice machines, game ready machines, etc., would allow our full-time athletic trainer to work with student athletes from all teams.

Outdoor Space

Outdoor spaces will be needed for both physical education and athletics. Our physical education classes go outside as much as possible in the early fall and late spring, when the weather is nice enough to be outside.

Technology

Advancements in technology will be needed to include a variety of technology including heart rate monitors, Apple TV, teacher iPads, and student data-tracking software that can be used in physical education classes. We plan to expand our technology use in the department and need a robust technology infrastructure, both inside the building and in outdoor physical education areas, to support that. Access to WIFI connections will be required.

Storage Areas and Equipment Rooms

Storage Rooms: The new gymnasium will require large storage areas. All of our physical education equipment, sports equipment, and sports uniforms get stored on-site at the school. A large storage area will be required to store all of the equipment and uniforms.

Team Rooms: will be worked into the locker rooms prescribed.

Coaches Rooms: Coaches rooms will be needed, so that our coaches and teachers can store their supplies, shower, and change into appropriate clothing.

(see Alt PE/Fitness Center)

2.13 SPECIAL EDUCATION PROGRAMS

The Special Education Department provides for the needs of students with disabilities at East Longmeadow High School through a team process by identification, assessment, and program development as required by both state and federal law. Special Education students are serviced through Individualized Education Programs (IEPs) which are developed to meet a student's unique learning needs and assist the student in making effective academic progress. Each special education student is assigned a special education liaison who oversees the development and implementation of the student's IEP. A student and team, including the student, teachers,

guidance counselor and parents, meet at least once during the school year to review the student's progress and develop a plan for future supports and services, including transitional planning needs. A variety of support and programming options are provided through both special and general education classrooms.

A. Current Special Education Programs

East Longmeadow High School has the following special education programs:

Vocational and Life Skills Program: (15 to 18 and 19 to 22)

This program focuses on the introduction to topics surrounding job skills, activities of daily living and community awareness. The pre-vocational content includes school related job opportunities where students can sample a wide variety of potential interest areas. Skills surrounding functional academics, self-identification, hygiene, interpersonal relations, and community awareness, with concentration on the school community as a whole, is included within the curriculum. Controlled, real world application will occur throughout the course. Instruction reflects a systematic, multi-sensory approach. Subjects and curricula are modified according to individual abilities and goals but are addressed in accordance with Massachusetts Curriculum Frameworks. Opportunities for students to participate in less restrictive settings are available based on student readiness.

BEST Program:

The BEST Program at East Longmeadow High School provides a therapeutic setting and interventions for special education students with social, emotional, or behavioral challenges that impede learning in the traditional classroom setting. The program is therapeutically based with a low student to teacher ratio that allows for the needed support. Student schedules are generated in a personalized manner as they enter into the program to meet their academic needs for ELHS's graduation requirements.

The "Best Program" will continue to be part of the new school. The Best Program typically accommodates 20 to 25 students, with anywhere from 6 to 12 being in the room at any given time. Rather than separate students accessing these services from the academic areas of the school, the Best Program will be provided in the proposed SPED Resource Rooms in the new school, similar to the Learning Center Program.

The Learning Center Program:

The Learning Center program is designed to support students and give direct instruction in academic skill development, including planning, organization, and study skills. Learning support also offers opportunities for academic preview, review and re-teaching. Students are explicitly taught a number of different strategies and receive ongoing support in the application of these strategies in their individual academic assignments. Teaching within these classes provides direct instruction in the individual goals and objectives within each student's

IEP. Many of the students in this program have core classes either taught or co-taught by a special education teacher.

The Inclusion Program:

Inclusion classes are designed to provide extra support to students who have exhibited deficiencies with executive functioning and behavioral skills. This would include assistance with organizational, self-monitoring, planning, prioritization, task initiation and completion skills. Inclusion classrooms may also include small group instruction and various other types of remedial teaching practices to ensure that all students are meeting the class objectives. Inclusion classes take place in various core content classrooms to allow students with disabilities to learn alongside their peers. These classrooms include a general education teacher, a special education teacher or a paraprofessional. These services are offered via a special education team approach at grades 9 and 10 and then again at grades 11 and 12.

The ELPS/Willie Ross Partnership:

The East Longmeadow Public Schools have enjoyed a partnership with the Willie Ross School for the Deaf for the last 35 years. This partnership, originally, was the only one of its kind with a public school district partnering with a specialized, private school to educate students from both institutions. Through the partnership ELPS has integrated Willie Ross students with their hearing peers in the East Longmeadow Public Schools, known as WRSD's Partnership Campus. This partnership has offered many deaf students who are able to learn in a public school environment the opportunity to be mainstreamed at Mountain View Elementary School, Birchland Park Middle School and East Longmeadow High School.

At ELHS, Willie Ross leases two classrooms for their homerooms, where specialized services are offered by Willie Ross staff. Willie Ross students also work with the ELHS guidance department to develop full schedules where they can engage in many of the ELHS elective classes along with higher level academic courses that the WRSD staff cannot offer. The Willie Ross staff provides after school opportunities for ELPS students and staff to learn American Sign Language. The partnership allows deaf and hard of hearing students to have access to the services offered and managed by both a school for the deaf, and access to the public school opportunities ranging from academic opportunities through inclusion to extra-curricular participation.

B. List Deficiencies in the Existing Program that have been Identified Locally or Through State Review:

ELHS special education programming is negatively impacted by the current building. Special education areas are under current MSBA guidelines by 50+%. The ELHS undersized classrooms quickly become overcrowded with students and staff when adding in paraprofessionals and student health aides. These undersized classrooms limit the ability to have productive small

group and individual instruction. This can be very challenging as ELHS seeks to increase its support for students experiencing social and emotional issues.

Additionally, for many special education students, the antiquated electrical system, which is at its capacity, presents a challenge for ELHS to meet students' IEP requirements for assistive technology or climate control. The equipment in the Life Skills program cannot be expanded due to the electrical system despite an increasing student enrollment and need.

C. List Specialized Programs and Collaborative Spaces/Program Located in the Current School:

1. Life Skills/Vocational Space: We have a converted conference room functioning as our life skills and vocational space. In this space, we have a kitchenette and other vocational resources for our students to work with.
2. Autism Spectrum Disorder Space: We have an ASD classroom for our ASD students who need a substantially separate setting.
3. Medically Fragile Space: We have a classroom serving students with severe disabilities (including students that are cognitively limited and/or nonverbal and/or non-ambulatory). This room is also a converted conference space that was not originally designed to meet the needs of students with significant disabilities.
4. Occupational Therapy/Physical Therapy Space: We have a converted classroom space where we provide our services to students who need either occupational therapy, physical therapy, speech, or other related services. This room shares space with the ASD space.
5. Willie Ross Space: As previously stated, Willie Ross leases two classrooms at ELHS for their homerooms, where specialized services are offered by Willie Ross staff. Willie Ross students are fully integrated into ELHS with the opportunity to work with all departments, including receiving guidance support for academic scheduling and college planning. The Willie Ross program will continue and has been accounted for in the space summary. The program typically accommodates two instructors teaching 8-10 students in each room at a time with a need for a smaller intervention room in each classroom for one-on-one teaching.

D. List Proposed Programs Any Program/Service Needs that the District Hopes to Address in the Proposed Project:

1. Life Skills/Vocational Spaces: A space life/skills and vocational space designed specifically for the needs of students with intellectual disabilities and students with ASD would bring to fruition a program we have spent the last few years trying to get off the ground. The program focus will be on life skills, post-secondary employment, independent living, travel training, vocational training and adaptive living skills. If possible, we would love to

see the addition of "School to Life" apartment models will make a significant difference in the students' ability to apply skills learned in a natural setting that simulates a daily living environment. The primary Life Skills Rook should accommodate the 9-12 grade students and a second, smaller Life Skills 18-22 room would support the 18-22 year old studentswe are just now beginning to address..

2. Autism Spectrum Disorder Space: While we currently have an ASD classroom, we would like to see an updated space with appropriate resources and equipment to meet the needs of students with ASD. In this space, we would also like to see a separate bathroom for the students in this program.
3. Medically Fragile Space: Our current space is not well-fit to meet the needs of our medically fragile population. We need a space that is specifically designed to meet their needs from the ground up. It will be necessary to add medical equipment including a large wheelchair access toilet room with space for adult assistance, a ceiling built lift for moving, changing and lifting multiple physically handicapped non-ambulatory students. There will need to be space for gait trainers, standers, and other PT equipment.
4. Occupational Therapy/Physical Therapy Space: Adequate therapy spaces to provide related services of OT/PT/Adaptive PE/Speech Therapy/Reading, with appropriate equipment to meet the needs of students. In this new school, we would hope to be able to separate the OT/PT space from speech services and from adaptive PE.

E. List programs/services that will continue

All programs will continue to be offered.

F. List programs that will be eliminated

No programs will be eliminated.

G. List programs that will be added or enhanced as a result of the proposed project

Please see Section D above.

H. List programs or services that will be moved from within the district (from which school they are being moved) as a result of the proposed project:

At this time, there are no proposed moves to any programs.

I. Previous coordinated review

Provide the Date of the Last Coordinated Review Program and List Any Issues and/or Problems Identified in that Review

The East Longmeadow Public Schools had its last Coordinated Review, now known as Tiered Focused Monitoring, during the 2020 - 2021 school year. The visiting team found the District

to be fully in compliance with all that was reviewed. The first two paragraphs of the resulting report are copied below:

> *During the 2020-2021 school year, East Longmeadow Public Schools participated in a Tiered Focused Monitoring Review conducted by the Department's Office of Public School Monitoring. The purpose of the Tiered Focused Monitoring Review is to monitor compliance with regulatory requirements focusing on special education and civil rights.* ***The Department is pleased to report that the district was found to be in compliance with all criteria reviewed; no corrective action is required at this time.***
>
> *School districts and charter schools are reviewed every three years through Tiered Focused Monitoring. This review process emphasizes elements most tied to student outcomes and alternates the focus of each review on either Group A Universal Standards or Group B Universal Standards.*

Provide the Current Status and/or Remedy of Those Issues Identified as Part of the Review

No issues were found.

2.14
VOCATIONS AND TECHNOLOGY PROGRAMS

A. Current offerings

East Longmeadow High School offers a variety of career or vocational preparatory courses at the High School. The East Longmeadow Public School District also is a member of the Lower Pioneer Educational Collaborative. Chapter 74 Career Vocational and Technical Educational programming for ELHS students comes through the LPVEC. Currently, the ELHS student population has a limited number of students enrolled in the Lower Pioneer Valley Educational Cooperative, the regional career and technical high school. Students attending LPVEC programs are all required academic classes at ELHS and attend LPVEC for elective offerings.

At ELHS, students can enroll in culinary arts courses, child development and care courses, and graphic design courses.

B. Non-Chapter 74 Programming Vocational / Technical / Enrichment / STEM Programming

I. Describe Program (Design, Robotics, Maker Spaces, etc.), Activities, and how it is Coordinated with Other Curriculum as Applicable.

In the culinary arts program students explore how to prepare, cook, and present different foods in various ways in a lab environment. The course provides students with an understanding of kitchen safety & sanitation, various kitchen equipment and their uses, how to read and adapt recipes, basic cookery principles, food preparation with nutritional exploration, and balanced meal planning. The student will learn the fundamentals of

what should be consumed through exploring the nutritional values and health benefits of different foods through the USDA MyPlate. Ultimately, students can progress to running a small cafe called, Cafe East, a few times a month. Cafe East provides a variety of food choices for the ELHS community.

Students enrolled in the Child Development and Child and Nursery Management courses help operate the Little Big Kids Nursery Program at ELHS that operates a few hours each day providing programming for three and four-year old children from the community. Students help develop weekly and daily plans and implement them with the teacher.

In the Graphic Communications courses, ELHS students learn a variety of topics related to the role of graphic design and technology in general to our daily lives. The course emphasizes visualization, creation, and graphic expression of ideas. The courses are devoted to hands-on learning with students predominantly set-up in a lab environment working collaboratively.

The Instructional Technology courses are offered through the Business electives track currently, but could be viewed as a Vocational Technology program. As noted previously, this STEM/STEAM space would serve Intro to Engineering, Robotics Club and could host the academic Makerspace resource.

Additionally, ELHS has a strong Career Center where students can explore potential career fields and enroll in internships and externships. The ELHS Career Center since 2009 has partnered with the East Longmeadow Community Access Television (ELCAT) to provide programming in television production and media for ELHS students.

The ELCAT studio is located in ELHS, and the programs provided for students are tailored to meet the interests of individual students and provide the greatest flexibility for individual or collaborative projects, creative experimentation and the development of self-directed learning.

The current Television Production Programs are typically scheduled within the current ELHS schedule throughout the day as small group “internships.”

Since 2009, those opportunities have included:

- Evening production class for credit, up to 12 students per semester (2008-2017)
- School-day production class for credit, up to 15 students per semester
- Independent Study blocks for Juniors/Seniors 1-2 students per semester
- After-school Media Club, 8-10 students for the school year (2014-2018)
- Volunteer/Community Service opportunities (filming meetings, school and community events) for Gr 7-12

- In- depth broadcasting/communications opportunities in community news & high school sports production, including: video journalism, sports broadcasting, local news reporting, editing, anchoring and announcing.
- Instruction, assistance and support across the curriculum for class projects in civics, culinary arts, journalism, social studies, English, Sports Literature, special education, art and music.
- Assistance with the development of a news/media program at Mapleshade School
- Collaboration with, and support for, the TV Studio program at Birchland Park Middle School.
- Summer Video Camps
- ELCAT Film School, for small groups interested in using our equipment, facilities and guidance to create short documentary, dramatic, or comedy films.
- Podcast Studio, a newly organized opportunity for students and staff to create/host podcasts in a professional studio setting with immediate access to ELCAT's 3,000 online subscribers.

The ELCAT Director works with the students in small groups to produce television programming and supports students and faculty on individual projects. The popularity of these programs and opportunity to expand elective offerings in the new school led to a District decision to create a dedicated video instruction studio within the high school (vocational technology category). The District will hire a licensed instructor to support the new set of electives this space will enable.

Note that the square footage in the space summary that is operated by ELCAT for town video production (in the Other Category) will be included in the proposed plans as a part of the IT/ELCAT space and will only serve the Town's ELCAT needs and the staff person who produces town video production. The current program goal for ELCAT includes 1,000sf - broken into a small studio area, 2-3 editing bays, a storage room and an administrator's desk area.

II. How Curriculum is Delivered, Number of Periods per Academic Cycle, and Number of Students Participating in Program

The culinary arts courses, child development and care courses, and graphic design courses are scheduled similarly to all other courses at ELHS. The ELCAT Television Production programming has been scheduled in a variety of ways as described above.

III. Proposed Changes and Why, or Statement that No Changes are Proposed

All of the vocational programming currently being offered at ELHS would like to expand and provide the students with more 21st Century learning opportunities. The cramped classroom spaces and the electrical system being at capacity has made this impossible.

IV. Describe General Program Requirements Including Equipment, Practices, Safety Measures, Training, Partnerships and Support.

Culinary Arts and Graphic Design have not purchased new equipment in a number of years due the electrical system prohibiting newer equipment being added. Increased electrical capacity and classroom spaces that are designed for these programs will be needed to provide students with opportunities to learn in a more modern setting.

The Television Production Programming in the future would like to build on the exploratory programming ELPS students experience in their specials program at Birchland Park Middle School, which has a full television studio. Presently, The ELCAT studio coordinates the high school instructional programs and community access functions without conflicts. The size of student groups is limited, so we have adequate room, equipment, and workstations to meet the needs of students and manage our daily public access responsibilities. The curriculum plan outlined below suggests that a new studio should allow for more separation of those functions, with dedicated space configured for student instructional and independent study activities, with distinct areas for community access staff and functions removed, at least somewhat, from student areas.

One of the goals is to make the strength of our programs more available to more students, and to have it supported more directly within the framework of the school day. This would necessitate additional staff and presumably require licensure of any staff providing direct instruction to students in school.

VI. Staffing

Each of the vocational spaces in the project is associated with a current faculty member with the exception of the TV production space for which the District intends to hire an additional instructor.

Course Descriptions

Basic Media Production

A unit-based course covering knowledge and skills through project-based instruction.

Principles of photography and image capture; Camera controls and operations; lighting and exposure; support and manipulation; camera technique; editing in Adobe Premiere Pro; basics of audio and audio production for video; broadcasting and live streaming;

sports production including announcing for broadcast; event production (school concerts and events); media literacy

Advanced Media Production

This course allows students to develop individualized areas of interest based on successfully completing the Basic Media Production class. Semester 1 will be a unit-based exploration of technique, editing, audio production, lighting, and the role of visual media in contemporary culture. Semester 2 will be dedicated to planning and execution of an individualized or small group project or production for public broadcast on ELCAT.

Film Production

The film production course provides an opportunity to learn about and create more focused and complex narrative or documentary projects for students with a strong interest in visual storytelling. Some individual or small group projects in term 1 allow students to learn and experiment with the array of forms and techniques required for effective storytelling. The second semester provides a framework for a longer, class film project. While BMP and AMP students with interest in film are encouraged to take the Film Production class, it is open to any student interested in acting, writing, scenic design, or documentary journalism.

Continuing Relationship with ELCAT

This plan alters, but does not forsake, the high educational and community value arising from the integration of ELCAT's community broadcasting and instructional roles. It provides a more robust framework and greater opportunities for more students to explore interest in media production through electives, while working in a professional setting, on projects and in the context of meaningful content creation for the larger community.

The public access facility will still provide volunteer, internship, and externship opportunities, as well as peer mentoring and independent work by students who, by virtue of their residency, have access to ELCAT's facilities and equipment at any time.

The ELCAT Director will work in close partnership with the Media Production instructor to facilitate those opportunities and guide students with genuine interest in post-secondary study or careers in media, journalism, or film. We have a substantial number of alumni dedicated to supporting current students with insight, advice, and networking opportunities. This plan will only enhance and extend them.

C. Chapter 74 Programming

I. Existing Programming, Current Enrollment, and Capacity per Program

Through the Lower Pioneer Valley Educational Collaborative, ELHS students are able to participate in 11 Chapter 74 programs which include the following: Advanced

Manufacturing Technology, Automotive Technology, Building/Property Maintenance and Management, Carpentry, Cosmetology, Culinary Arts, Early Education and Care, Graphic and Visual Design, Health Assisting, Information Support Services and Networking, and Landscaping and Horticulture Technology.

These programs are half-day programs and meet at another facility operated by the Lower Pioneer Valley Educational Collaborative. Students participate in their academic classes for half of the day at ELHS, and they travel to the LPVEC for their vocational program for half of the day. As students move through their program to their junior and senior years, internships are set-up through the LPVEC. Some LPVEC programs are certificate programs where students are able to graduate and move directly into the field after high school.

II. If the District is maintaining the Same Curriculum and Offerings a Statement Confirming the District's Intentions.

The ELHS Guidance Department has worked closely with the Guidance Department at the LPVEC to expand vocational programming and allow it to begin during a student's ninth grade year. This will allow students to move through their exploratory earlier in their high school career and select a vocational program on which to concentrate. The earlier selection of the program opens up more internship opportunities for students in the later years.

III. Schedule of Implementation for the Proposed Programming Regarding Staffing, Curriculum Development and Project Program Enrollment from Start to Full Implementation.

The Lower Pioneer Valley expands programming and increases staffing based on the interest and needs of the students from the seven-member school districts.

2.16
NARRATIVE DESCRIPTION OF THE TYPES OF EDUCATIONAL ACTIVITIES INTENDED FOR CORE ACADEMIC SPACES OVER THE COURSE OF A TYPICAL SCHOOL DAY

A. Narrative description of core academic educational activities intended inside the general classrooms. Include how the activities support delivery of the educational program

As stated above, ELHS is moving its curriculum and instructional practices to a student-centered approach within a 21st Century learning environment. Our curriculum emphasizes depth of understanding through inquiry, problem-solving, and higher order thinking skills. Moving forward, project-based, and problem-based learning will become infused across all

program areas; student presentations and cooperative projects will be included in all content areas.

In order to achieve this, ELHS classrooms will be student-centered and engaging. Instructional practices will change frequently throughout class. At the start of class, a teacher may demonstrate a concept or skill by using direct instruction or by using an online, blended model. During this time, the teacher or projection is the focus of the lesson and the configuration of the class reflects that. Then, the teacher differentiates and personalizes learning by splitting the class into pairs and/or small groups. The furniture shifts quickly. Students collaborate and explore the task by sitting in small groups with their peers. Students are free to access and utilize the whiteboards and technology in the room as needed to accomplish their tasks. At the end of class, the teacher brings the class back together for a whole class debrief and the space shifts once again. Flexibility and adaptability within the classroom are key, and ample space is needed in the room to allow for multiple configurations throughout a lesson and the course of the day.

B. Narrative description of core academic educational activities intended outside of the general classrooms (including outdoor learning area)

I. Include Spaces Needed to Support that Activity, how the Activities Support Delivery of the Educational Program, how the Spaces would be Used by Students and Scheduled and Monitored by Staff and Desired Spatial Relationships and Adjacencies.

The most efficient design for a building would allow for learning to happen in all areas of the school building. All building spaces should be utilized as learning environments, including presentation/lecture halls, the auditorium, hallways, common spaces, the cafeteria, the learning commons, and outdoor spaces.

The consistent collaboration of teachers within and among departments is a continued goal. A Large Group Instructional space that accommodates at least two classes will help accomplish this goal. This LGI space will allow for the multiple classes to work together, host guest speakers, schedule presentations, and have performances.

A Large Group Instruction (LGI) space, sized for multiple classes will provide flexibility for a variety of instructional methodologies including co-teaching with other classes both within a single discipline and with interdisciplinary classes; outside guest lecturers, and other academic activities. Other uses will include science fairs, art gallery, and teacher professional development. It is anticipated that all areas of study discussed below will make significant use of the LGI.

ELPS is currently providing all of its teachers a number of resources to support the transition to more student-centered, collaborative learning, including new curriculum and professional development opportunities. For example, next year, we will be building into our master schedule a common meeting time for ninth grade teachers to work with

counselors and administrators in order to collaborate on student transition, support, and cross-curricular lessons and activities. Additionally, the junior civics project will be able to utilize this LGI space for sharing, collaborating on, and displaying their work.

Hallways and common spaces throughout the school can become places to inspire learning and creativity. Exhibition spaces and venues should be located in those areas to showcase student work. Hallways and common areas also should be flexible so that they can be utilized for collaborative work both during and outside of class time. Students who would like a small nook or "quiet" space to reflect on their own learning or complete a self-directed learning task should be able to find multiple spaces to do so throughout the building. Sufficient transparency should be provided to allow for views in and out of classrooms so that teachers can monitor students as they work independently and in small groups when outside of, but in close proximity of classrooms. Additional collaborative spaces and quiet learning spaces should be located in the library/media center. Students would be able to access these spaces along with additional support and technology available in the library/media center.

Outdoor spaces should be available for multiple uses extending upon the work in the academic classroom. The outdoor spaces may be connected through the greenhouses, classroom pods, the cafeteria, and the physical education area.

2.17
TRANSPORTATION POLICIES

A. Current services and practices

ELHS Students arrive by bus, van, parent drop-off, personal cars, bicycle, and on foot. The school is located on Maple Street between the East Longmeadow center Rotary and Dwight Road. Maple Street is a main road exiting and entering East Longmeadow, so traffic becomes heavy during both arrival and dismissal at ELHS. Site circulation is ineffective, and clearly delineated traffic patterns do not exist for pedestrians and vehicular traffic. Buses enter and leave using a horseshoe in front of the school, but it often is clogged with personal vehicles entering and exiting.

B. Proposed changes and why, or statement that no changes are proposed

For the proposed layout there are numerous improvements the District would like to see. A few of the guiding principles include:

- Clear separation of bus drop off and parent drop off loops
- Clear pedestrian site circulation routes – that are as isolated from car traffic as possible
- Defined parking areas with clear travel lanes, separation of staff and student parking, etc.

2.18
FUNCTIONAL AND SPATIAL RELATIONSHIPS

A. List and describe desired educational adjacencies and why

The high school was built in 1960. Through its 62-year history, there were two building additions: one addition was completed in 1965, providing additional classrooms and approximately 39,000 square feet; and a second addition was completed in 1975, adding a second, smaller gymnasium along with an industrial arts area. The second addition provided slightly more than 40,000 square feet. The total square footage of the building is 204,000 gross square feet. The net square footage is approximately 129,200. Due to the number of corridors, there is a large amount of inefficient space for programming and instruction. The circulation space that exists is inflexible and provides no useful space for students to work independently. The library is located on the second floor of the building and is antiquated, prohibiting it from becoming a 21st Century instructional support center. Even with some recent renovations opening up the space and providing newer furniture to make collaboration easier, it is not truly able to be transformed into a 21st Century learning center. It is not well located to be able to be a focal point and support center for the school and the community. The proposed school would ideally connect the media center to a primary circulation area and would include more student centered, comfortable gathering areas, informal presentation area for teaching and student performance, and small interior rooms with lots of windows to the media center where students can meet after school, as student clubs or as study groups.

Most classrooms and all science labs are well below MSBA guidelines. Most required science lab classes for ELHS students, including some honors or AP science classes, are overcrowded due to the science labs' small sizes and casework configurations. This results in student safety issues in lab situations. The labs and classrooms are not structured for the flexibility needs required of 21st Century learning environments. Classrooms are not currently located in the building to allow for true interdepartmental collaboration. The building, in general, has ADA accessibility challenges and the traditional classroom spaces do not allow for a true 21st Century learning environment. The proposed school would ideally provide larger, equipped science labs with biology and environmental studies near outdoor learning spaces and all science labs adjacent to prep rooms.

The current layout responded to an older educational model with a vocational wing, a science wing, etc. Ideally, spaces and resources would be more integrated with well-equipped vocational technology spaces located near academic classrooms, teacher planning rooms and resource rooms for students with disabilities or need for academic support. While our academic departments are important communities for educators, we would like to encourage more collaboration between departments by placing more teacher workrooms throughout the school and re-establishing school conference rooms.

Although the ELHS campus is set-up with a public park atmosphere, ELHS rarely uses much of the outdoor spaces. The two interior courtyards have been updated with more functional

furniture over the last few years, and classes do use the courtyard near the science labs and the greenhouse. The courtyard located near the cafeteria is utilized in good weather by students at lunch.

Ideally, the proposed school would provide a secure main entrance that leads to a comfortable gathering space where students and faculty can connect, wait and catch up. This entry zone could be a student Commons within the site of the administrative offices and near to the cafeteria and auditorium.

A large group instructional space would strongly benefit the school as a space where several classes or an entire academic department could meet. If this space were central and on the first floor then it could also support the guidance department and District Offices as a community room and as an overflow of our cafeteria or green room to the auditorium.

The Physical Education wing of the school needs to remain closer to the athletic turf field because of the need to support the athletic programs, with storage and locker room access. The pool is also a significant space in the school currently. It is accessed by the community after hours. It is a security concern that access to the pool does not have any administrative supervision. Locating the District Offices, ELCAT, IT or all three near the pool would be helpful to provide more oversight of community access through a separate entrance. Community concerns about the overuse of the Norden Street access road might also be addressed by moving all the spaces that are regularly accessed by the community, (auditorium, pool, District Offices, ELCAT, District IT and gymnasium) closer to Maple Street.

Likewise, student use of the outdoors for educational purposes could be improved by oriented classrooms towards the south, away from Maple Street, and placing the service road on either the east or west sides of the building rather than the south side where students would ideally enjoy views, outdoor learning spaces and informal connections to the wetlands and woodland.

2.19
SECURITY AND VISUAL ACCESS REQUIREMENTS

A. Describe the local process for the collaboration, coordination, and review required to update emergency response plans for the proposed school and to establish physical and operational requirements regarding security and access for the proposed project

Physical and Operational Requirements

Security procedures for ELHS are as follows: the two main entry doors and the rear door by the cafeteria are manually unlocked by custodians at 6:45AM Monday thru Friday. Students are able to access the building between 6:45AM and 7:25AM. The exterior doors are locked beginning at 7:25AM at which time a custodian manually locks those entry doors. After 7:30AM, students and visitors must ring the bell at the main office and be buzzed in

electronically while in full view of a security camera, then sign in with the main office before entering the building. All employees and visitors are required to carry identification at all times. School personnel are able to enter the building at doors outfitted with badge readers, which are located on all sides of the building. All entry ways are well lit and outfitted with cameras. Interior corridors are also outfitted with cameras. ELHS has a School Resource Officer in the building throughout the school year. The School Resource Officer meets regularly with the ELPS Leadership Team to plan, schedule drills, and debrief after drills. The East Longmeadow Public Schools also partners with the East Longmeadow Police Department and Fire Department to ensure that all safety procedures and processes are current and effective.

ELPS is part of the Town Emergency Planning Committee that reviews and coordinates the Town's emergency plans and procedures. The Committee updates emergency response plans for the Town and advises ELPS on our safety plans. This same group will help establish physical and operational requirements regarding security and access for the proposed project.

B. Most recent medical emergency response plan that was submitted:

ELPS Comprehensive Medical Emergency Response Plan for the 2022 - 2023 School Year was submitted to DESE in early August.

Proposed Space Summary - High Schools

Option 3C

JWA PSR 2-14-2023

Date: 12/19/2022 Preferred Schematic Report

East Longmeadow High School	Existing Conditions			PROPOSED: Existing to Remain/Renovated			PROPOSED: New			PROPOSED: Total			Difference to MSBA Guidelines			MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			40,735			0			45,870			45,870			7,540			38,330	
(List classrooms of different sizes separately)																			
Classroom - General	varies	33	25,415			0	850	25	21,250		25	21,250		-2	(1,700)	850	27	22,950	828 SF min - 980 SF max
Teacher Planning	400	1	400			0	625	4	2,500		4	2,500		-3	(200)	100	27	2,700	
Small Group Seminar (20-30 seats)		0				0	250	4	1,000		4	1,000		2	-	500	2	1,000	
Science Classroom / Lab	varies	10	9,345			0	1,440	8	11,520		8	11,520		1	1,440	1,440	7	10,080	0 x 85% x 2+20 Beds+1 per play/practice
Prep Room	varies	4	1,285			0	200	8	1,600		8	1,600		1	200	200	7	1,400	
Central Chemical Storage Rm		0				0	200	1	200		1	200		0	-	200	1	200	
Green House	245	1	245				200	1	200		1	200		1	200				
Business Classrooms	varies	3	2,000				850	4	3,400		4	3,400		4	3,400				
Health Classroom	780	1	1,445				850	2	1,700		2	1,700		2	1,700				
EL Classroom		0					500	1	500		1	500		1	500				
Large Group Instruction		0					2,000	1	2,000		1	2,000		1	2,000				
SPECIAL EDUCATION			8,875			0			10,190			10,190			1,130			9,060	
(List classrooms of different sizes separately)																			
SPELD SC	varies	4	2,910			0		0	0		0	0		-8	(5,700)	950	8	5,700	825-950 SF equal to surrounding classrooms
S C Toilet, Shower (in above)	95	1	95			0		0	0		0	0		-5	(300)	60	6	360	
Resource Room, Ind C Grid	varies	2	1,645			0	500	4	2,000		4	2,000		1	500	500	3	1,500	50 sq ft per Grid Clsrm.
Small Group Room		0				0	188	8	1,500		8	1,500		5	-	500	3	1,500	50 sq ft per Grid Clsrm.
S C Medical/ Fragile	805	1	805			0	1,200	1	1,200		1	1,200							
SC Toilet, shower							120	1	120		1	120							
Self Contained Life Skills	785	1	785				1,200	1	1,200		1	1,200		1	1,200				
SC Toilet							60	1	60		1	60							
Self Contained Life Skills 18 - 22		0					850	1	850		1	850		1	850				
SC Toilet							60	1	60		1	60							
ASD Classroom / dissolution	845	1	845				1,000	1	1,000		1	1,000		1	1,000				
OT / PT (shared with ASD in Existing)		0					500	1	500		1	500		1	500				
Willa Ross Deaf Program	varies	2	1,530				500	2	1,000		2	1,000		2	1,000				
Willa Ross Deaf Program Support		0					100	2	200		2	200		2	200				
SPED Conference Room		0					350	1	350		1	350		1	350				
Speech Pathologist	150	1	150				150	1	150		1	150		1	150				
Testing	110	1	110																
ART & MUSIC			8,425			0			8,625			8,625			0			8,625	
Art Classroom - 25 seats	varies	2	3,765			0	1,200	2	2,400		2	2,400		0	-	1,200	2	2,400	Assumed use - 25% Population - 5 times/week
Art Workroom w/ Storage & kiln	440	1	440			0	150	2	300		2	300		0	-	150	2	300	
Art Storage	675	1	675																
Art Office	100	1	100																
Band - 50 - 100 seats	1,290	1	1,290			0	1,500	1	1,500		1	1,500		0	-	1,500	1	1,500	Assumed use - 25% Population - 5 times/week
Chorus - 50 - 100 seats	1,230	1	1,230			0	1,500	1	1,500		1	1,500		0	-	1,500	1	1,500	
Music Tech/Keyboard	430	1	430																
Ensemble		0				0	200	1	200		1	200		0	-	200	1	200	
Music Practice	varies	2	190			0	75	3	225		3	225		0	-	75	3	225	
Music Storage	varies	3	305			0	500	1	500		1	500		0	-	500	1	500	
VOCATIONS & TECHNOLOGY			5,460			0			7,200			7,200			0			7,200	
Technology/Engineering Rooms						0			0		0	0		-5	(7,200)	1,440	5	7,200	1,000 SF
Technology/Engineering CR / Lab (with Robotics)	1,010	1	1,010				2,000	1	2,000		1	2,000		1	2,000				
Graphic Design Lab (with Darkroom)	1,100	1	1,100				1,200	1	1,200		1	1,200		1	1,200				
Culinary Arts Lab	1,130	1	1,130				1,600	1	1,600		1	1,600		1	1,600				
PK-Child Care Lab	1,130	1	1,130				1,200	1	1,200		1	1,200		1	1,200				
TV Production		0					1,200	1	1,200		1	1,200		1	1,200				
Dark Room	485	1	485																
Robotics	605	1	605																
HEALTH & PHYSICAL EDUCATION			22,930			0			21,730			21,730			1,050			20,680	Excess PE Spaces Policy
Gymnasium	8,565	1	8,565			0	17,000	1	17,000		1	17,000		0	-	17,000	1	17,000	
PE Alternatives	3,950	1	3,950			0	3,000	1	3,000		1	3,000		0	-	3,000	1	3,000	
Gym Storeroom		0				0	300	1	300		1	300		0	-	300	1	300	
Locker Rooms - Boys / Girls w/ Toilets	varies	2	3,420			0	4,480	1	4,480		1	4,480		0	-	4,480	1	4,480	LC attendant total
Phys Ed Storage	varies	13	1,625			0	500	1	500		1	500		0	-	500	1	500	
Athletic Director's Office	280	1	280			0	150	1	150		1	150		0	-	150	1	150	
Health Instructor's Office w/ Shower & Toilet	varies	5	800			0	250	2	500		2	500		1	250	250	1	250	
Shower	varies	2	525																
Trainers Room	varies	3	845				300	1	300		1	300		1	300				
Athletic Storage		0					500	1	500		1	500		1	500				
Uniform Drying Room	145	1	145																
Toilet Rooms - PE	30	2	60																
Phys Ed Outdoor Storage	380	1	380																
Weight Room	1,255	1	1,255																
MEDIA CENTER			3,140			0			4,900			4,900			0			4,900	
Media Center / Reading Room	2,825	1	2,825			0	4,900	1	4,900		1	4,900		0	-	4,900	1	4,900	
Computer Lab	315	1	315			0			0		0	0		0	-				
AUDITORIUM / DRAMA			9,285			0			8,183			8,183			0			8,183	Excess Auditorium Spaces Policy
Auditorium	6,855	1	6,855			0	5,333	1	5,333		1	5,333		0	(0)	5,333	1	5,333	20 Enrollment @ 0.8 SF/Seat - 750 seats MAX
Stage	2,140	1	2,140			0	1,600	1	1,600		1	1,600		0	-	1,600	1	1,600	
Auditorium Storage	90	2	180			0	450	1	450		1	450		0	-	450	1	450	
Make-up / Dressing Rooms		0	0			0	300	2	600		2	600		0	-	300	2	600	
Controls / Lighting / Projection	110	1	110			0	200	1	200		1	200		0	-	200	1	200	
			0																
DINING & FOOD SERVICE			8,235			0			8,850			8,850			1,350			7,500	
Cafeteria / Student Lounge / Breakout	5,140	1	5,140			0	4,000	1	4,000		1	4,000		0	-	4,000	1	4,000	3 seatings - 15SF per seat
Chair / Table Storage		0	0			0	350	1	350		1	350		0	-	350	1	350	
Scramble Serving Area		0	0			0	1,200	1	1,200		1	1,200		0	600	600	1	600	
Kitchen	1,800	1	1,800			0	3,300	1	3,300		1	3,300		0	1,200	2,100	1	2,100	1600 SF for first 200 + 1.5 for each add'l
Freezer	215	1	215																
Dry Storage	180	1	180																
Staff Lunch Room	725	1	725			0	450	0	0		0	0		-1	(450)	450	1	450	20 SF/Occupant
Kitchen Toilet	65	1	65																
Kitchen Office	310	1	310																
MEDICAL			765			0			910			910			0			910	
Medical Suite Toilet	30	2	60			0	60	1	60		1	60		0	-	60	1	60	
Nurses' Office / Waiting Room	310	1	310			0	250	1	250		1	250		0	-	250	1	250	
Interview Room	275	1	275			0	100	2	200		2	200		0	-	100	2	200	
Examination Room / Resting	120	1	120			0	100	4	400		4	400		0	-	100	4	400	
			0																
ADMINISTRATION & GUIDANCE			4,275			0			4,570			4,570			775			3,795	
General Office / Waiting Room / Toilet	550	1	550			0	400	1	400		1	400		0	-	400	1	400	
Teachers' Mail and Time Room		0	0			0	100	1	100		1	100		0	-	100	1	100	
Duplicating Room		0	0			0	200	1	200		1	200		0	-	200	1	200	
Records Room	300	1	300			0	200	1	200		1	200		0	-	200	1	200	
Principal's Office w/ Conference Area	140	1	140			0	375	1	375		1	375		0	-	375	1	375	
Principal's Secretary / Waiting		0				0	125	1	125		1	125		0	-	125	1	125	
Assistant Principal's Office - AP1	140	1	140			0	150	1	150		1	150		0	-	150	1	150	
Assistant Principal's Office - AP2	170	1	170			0	150	1	150		1	150		1	150	150	0	-	
Spare Office/Counseling Rm	100	2	200			0	120	1	120		1	120		0	-	120	1	120	
Conference Room	710	1	710			0	400	1	400		1	400		0	(50)	450	1	450	
Guidance Office	varies	4	360			0	150	4	600		4	600		0	-	150	4	600	
Guidance Waiting Room	260	1	260			0	100	1	100		1	100		0	-	100	1	100	
Guidance Storeroom	65	1	65			0	100	1	100		1	100		0	-	100	1	100	
Career Center	200	1	200			0	350	1	350		1	350		0	-	350	1	350	
Records Room	35	1	35			0	125	1	125		1	125		0	-	125	1	125	
Teacher Planning	445	1	445			0	100	4	400		4	400		3	-	400	1	400	
SRO Office	260	1	260			0	125	1	125		1	125		1	125				
Grad Coach							250	1	250		1	250		1	250				
Adjustment Counsellor	115	1	115				150	1	150		1	150		1	150				
Psychologist	200	1	200				150	1	150		1	150		1	150				
Kitchenette	65	1	65																
CUSTODIAL & MAINTENANCE			2,905			0			2,225			2,225			0			2,225	
Custodian's Office	195	1	195			0	150	1	150		1	150		0	-	150	1	150	
Custodian's Workshop	615	1	615			0	250	1	250		1	250		0	-	250	1	250	
Custodian's Storage	varies	4	1,025			0	375	1	375		1	375		0	-	375	1	375	
Recycling Room / Trash		0				0	400	1	400		1	400		0	-	400	1	400	
Receiving and General Supply		0				0	350	1	350		1	350		0	-	350	1	350	
Storeroom		0				0	500	1	500		1	500		0	-	500	1	500	
Network / Telecom Room	115	1	115			0	200	1	200		1	200		0	-	200	1	200	
Outside Eq Storage	655	1	655																
OTHER			10,725			0			6,600			6,600			6,600			0	
Other (specify)						0													
Swimming Pool Complex	9,570	1	9,570				10,000	0	0		0	0		0	-				
ELCAT Offices & Editing	1,090	1	1,090				390	1	390		1	390		1	390				
ELCAT Studio	730	1	730				0	0	0		0	0		0	-				
District SPED Staff Offices	varies	5	625				150	3	450		3	450		3	450				
Consult RM							100	1	100		1	100		1	100				
District SPED Conf Rm	190	1	190				430	1	430		1	430		1	430				
District SPED Waiting	670	1	670				165	1	165		1	165		1	165				
District SPED Admin							315	1	315		1	315							
Superintendent	190	1	190				290	1	290		1	290		1	290				
District Bookkeeping	345	1	345				150	1	150		1	150		1	150				
District Accounts	365	1	365				150	1	150		1	150		1	150				
District CFO	80	1	80				150	1	150		1	150		1	150				
Curriculum & Instruction	105	1	105				150	1	150		1	150		1	150				
District Admin Sec	715	1	715				290	1	290		1	290		1	290				
Safe/Storage	95	1	95				335	1	335		1	335		1	335				
District Storage	340	1	340				225	1	225		1	225		1	225				
District Office Conf Rm	680	1	680				550	1	550		1	550		1	550				
District Spare Office	240	1	240						0		0	0		0	-				
Large Conf Rm	680	1	680						0		0	0		0	-				
IT Office A	765	1	765				400	1	400		1	400		1	400				
IT Office B	870	1	870				400	1	400		1	400		1	400				
IT Storage/Computers	165	1	165				400	1	400		1	400		1	400				
IT Director							150	2	300		2	300		2	300				
IT Tech Repair							350	1	350		1	350		1	350				
IT Tech Support							350	1	350		1	350		1	350				
Server							100	1	100		1	100		1	100				
Kitchenette		0	0				160	1	160		1	160		1	160				
Garage	1,215	1	1,215																
Total Building Net Floor Area (NFA)			133,555			0			127,853			127,853			18,445			109,408	
Proposed Student Capacity / Enrollment																		1,000	
NON-PROGRAMMED SPACES					% of GFA	0		% of GFA	63,927		% of GFA	63,927							

Proposed Space Summary - High Schools

Option 3C

JWA PSR 2-14-2023

Date: 12/19/2022 Preferred Schematic Report

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ROOM TYPE	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	ROOM NFA1	# OF RMS	area totals	ROOM NFA[1]	# OF RMS	area totals	Comments
Other Occupied Rooms (list separately)					#DIV/0!			0%			0%								Non-Programmed space areas are
					#DIV/0!			0%			0%								required to be included in the
					#DIV/0!			0%			0%								following submittals:
					#DIV/0!			0%			0%								Schematic Design Submittal
Unoccupied MEP/FP Spaces					#DIV/0!			0%			0%								Design Development Submittal
Unoccupied Closets, Supply Rooms & Storage Rooms					#DIV/0!			0%			0%								60% Construction Documents
Toilet Rooms					#DIV/0!			0%			0%								90% Construction Documents
Circulation (corridors, stairs, ramps & elevators)					#DIV/0!			0%			0%								Final Construction Documents
Remaining[3]					#DIV/0!	0		33%	63,927		33%	63,927							
Total Building Gross Floor Area (GFA)[2]			186,880			0			191,780			191,780			#REF!			#REF!	
Grossing factor (GFA/NFA)			1.40			#DIV/0!			1.50			1.56						#REF!	

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

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square footage measured from the outside face of exterior walls 71,027 1,558

[3] **Remaining** Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.

Architect Certification

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

Name of Architect Firm: Jones Whitsett Architects

Name of Principal Architect: Dorrie Brooks, AIA, ALEP

Signature of Principal Architect:

Date: Feb. 14, 2023

4.D
SPACE SUMMARY NARRATIVE

The Space Summary Narrative focuses on the preferred option, 3C, for New Construction which is the next iteration of 3B. The space summary has stayed largely consistent with what was submitted as part of the Preliminary Design Program. Deviations from the previous submittal are addressed below. The details below compare the PSR Space Summary with the PDP submission.

Core Academic Space:

MSBA Guidelines:	38,330
PDP Submission:	46,270
PSR Submission:	45,870

Difference: Reduction of 400 sf

The District had originally asked for three separate greenhouses. This was reduced to a single 200 sf greenhouse, saving 400sf.

Special Education:

MSBA Guidelines:	9,060
PDP Submission:	10,650
PSR Submission:	10,190

Difference: Reduction of 460 sf

The District currently does not have a Life Skills program room for students between 18-22 and would like to add such a room but anticipates a very small population of students. The decision was made to reduce the square footage by 350sf in this space. Toilet Rooms were added to support the Medically Fragile CR and the two Life Skills CRs. Additionally, in reviewing the area formerly reported as District Offices more completely it was discovered that a District Speech Pathologist's office is housed in the current annex area associated with the District Offices. This specialist provides services to students within her office space. That space has been transferred to the SPED program area and is included in the proposed New Construction Space Summary.

Art & Music:

MSBA Guidelines:	6,625
PDP Submission:	6,625
PSR Submission:	6,625

No change.

Vocations & Technology:

MSBA Guidelines:	7,200
PDP Submission:	7,200
PSR Submission:	7,200

No change.

Health and Physical Education:

MSBA Guidelines:	20,680
PDP Submission:	21,830
PSR Submission:	21,730

Difference: Reduction of 100 sf

In an effort to reduce square footage, the District reduced the Trainer's Rm by 100 sf.

The District's program continues to include a Trainer's Rm, a second PE instructor's office and shower and 500sf of additional storage for the school's very large Athletics Program. The existing school Health & PE Program is 22,030 and the proposed design remains a significant reduction in storage space for the District.

Media Center:

MSBA Guidelines:	3,650
PDP Submission:	3,650
PSR Submission:	3,650

No change.

Auditorium / Drama:

MSBA Guidelines:	8,183
PDP Submission:	8,183
PSR Submission:	8,183

No change.

Dining & Food Service:

MSBA Guidelines:	7,500
PDP Submission:	8,800
PSR Submission:	8,850

Difference: An increase of 50 sf.

The District eliminated the staff dining room in favor of Teacher Planning Rooms equipped with kitchenettes. This cut was made to offset the addition of square footage beyond MSBA guidelines to support a scramble server and a commissary kitchen that prepares meals for delivery to other schools in the District.

Medical:

MSBA Guidelines:	910
PDP Submission:	970
PSR Submission:	910

Difference: Reduction of 60 sf

The medical suite was reduced by one toilet room as a square footage reduction.

Administration & Guidance:

MSBA Guidelines:	3,795
PDP Submission:	4,945
PSR Submission:	4,570

Difference: Reduction of 375 sf

The District chose to eliminate the guidance conference room and reduce the size of the main conference room. The location of guidance near SPED offices allows the SPED conference room to serve both purposes. The Large Group Instruction space is a larger space in the school that can support larger meetings in after school hours.

Custodial & Maintenance:

MSBA Guidelines:	2,225
PDP Submission:	2,225
PSR Submission:	2,225

No change.

Other:

MSBA Guidelines:	0
PDP Submission:	7,000
PSR Submission:	6,600

Difference: Reduction of 400 sf.

In the PDP Phase the existing conditions of the District Offices were not accounted for in detail because these offices are contained in an Annex. It has been a source of significant debate as to whether the SBC and District would seek to retain the District Offices, including Pupil Services Offices, in the Add/Reno or New Construction Options.

In the PSR Phase, these offices were more accurately accounted for and each use reviewed. The Speech Pathologist office was moved from District Offices to Special Education. The remaining offices serve District needs with some spaces regularly used by the District staff to meet with District families, while other offices are purely administrative.

The Design Team reviewed various ways of accommodating these “other” spaces within the proposed school and has helped the SBC and Community review the financial challenges of this large commitment of square footage within the project. The City is exploring other locations where the District Offices could be relocated to reduce square footage further.

Net Square Footage:

MSBA Guidelines:	109,408
PDP Submission:	129,598
PSR Submission:	127,853

Difference to MSBA Guidelines: 18,445

Difference PDP to PSR: Reduced 1,745

Grossing Factor:

Existing:	1.4
PDP Submission:	1.50
PSR Submission:	1.50

Gross Floor Area:

Existing:	186,890
PDP Submission:	194,397
PSR Submission:	191,780

Difference: Reduced by 2,618 sf

JONES WHITSETT ARCHITECTS

In association with

SMMA

4.E
SUSTAINABILITY DOCUMENTS

The East Longmeadow High School will be designed and constructed in accordance with the principles and criteria of the LEEDv4 BD+C for Schools. The project will strive to meet the threshold of 50-59 points, equivalent to a Silver rating.

A preliminary LEED scorecard is attached at the end of this section. The scorecard identifies the project design criteria and associated credits which are under consideration for this project.

Specifications will include instructions to Contractor regarding waste management and waste diversion goals (95%), sustainable material procurement goals, and construction indoor air quality goals.

This is an acknowledgement that the **Town of East Longmeadow** has identified a goal of **2%** additional reimbursement from the MSBA High Efficiency Green School Program for the East Longmeadow High School project. The facility's designed energy performance will seek **20%+** beyond the Massachusetts Energy IECC 2021 with MA Amendments Code to be in effect in January 2023.

The Town of East Longmeadow is considering ultra-low energy use goals (pEUI 25-30), including high efficiency HVAC, lighting and building enclosure systems.

The scope of work for this project will include the construction elements and performance tasks to achieve that goal, and all subsequent documents, including but not limited to, specifications, drawings, cost estimates, energy analysis will match the scope of work indicated in the submitted scorecard and energy performance goal.

Kristian Whitsett, AIA
Jones Whitsett Architects, Inc.

LEED v4 for BD+C: Schools
Project Checklist

DRAFT

Project Name: **East Longmeadow High School**
Date: 27-Jan-23

THE CREDITS INDICATED BY "YES" TO BE INCLUDED IN THE PSR BUDGET

Y	?	N			
1			Credit	Integrative Process	1

1	5	#		Location and Transportation	Preliminary	15
		15	Credit	LEED for Neighborhood Development Location		15
	1		Credit	Sensitive Land Protection		1
	1	1	Credit	High Priority Site		2
	1	4	Credit	Surrounding Density and Diverse Uses		5
		4	Credit	Access to Quality Transit		4
	1		Credit	Bicycle Facilities		1
	1		Credit	Reduced Parking Footprint - Requires 20% parking reduction		1
1			Credit	Green Vehicles - 2% of spaces/occupants		1

5	7	1		Sustainable Sites	Preliminary	12
Y			Prereq	Construction Activity Pollution Prevention		Required
Y			Prereq	Environmental Site Assessment		Required
1			Credit	Site Assessment - To be verified		1
	2		Credit	Site Development - Protect or Restore Habitat - TBD preferred option		2
	1		Credit	Open Space		1
2	1	1	Credit	Rainwater Management - TBD preferred option		3
1	1		Credit	Heat Island Reduction		2
	1		Credit	Light Pollution Reduction		1
	1		Credit	Site Master Plan		1
1			Credit	Joint Use of Facilities		1

5	1	6		Water Efficiency	Preliminary	12
Y			Prereq	Outdoor Water Use Reduction		Required
Y			Prereq	Indoor Water Use Reduction		Required
Y			Prereq	Building-Level Water Metering		Required
1		1	Credit	Outdoor Water Use Reduction		2
3	1	3	Credit	Indoor Water Use Reduction - 30% goal		7
		2	Credit	Cooling Tower Water Use		2
1			Credit	Water Metering		1

21	7	3		Energy and Atmosphere	Preliminary	31
Y			Prereq	Fundamental Commissioning and Verification		Required
Y			Prereq	Minimum Energy Performance		Required
Y			Prereq	Building-Level Energy Metering		Required
Y			Prereq	Fundamental Refrigerant Management		Required
6			Credit	Enhanced Commissioning - (MSBA provided)		6
14	2	0	Credit	Optimize Energy Performance		16
	1		Credit	Advanced Energy Metering		1
1	1		Credit	Demand Response		2
	2	1	Credit	Renewable Energy Production		3
	1		Credit	Enhanced Refrigerant Management		1
		2	Credit	Green Power and Carbon Offsets		2

6	2	3		Materials and Resources	Preliminary	13
Y			Prereq	Storage and Collection of Recyclables		Required
Y			Prereq	Construction and Demolition Waste Management Planning		Required
1	1	3	Credit	Building Life-Cycle Impact Reduction		5
1			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations		2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
1			Credit	Building Product Disclosure and Optimization - Material Ingredients - MSBA req		2
2			Credit	Construction and Demolition Waste Management		2

8	6	2		Indoor Environmental Quality	Preliminary	16
Y			Prereq	Minimum Indoor Air Quality Performance		Required
Y			Prereq	Environmental Tobacco Smoke Control		Required
Y			Prereq	Minimum Acoustic Performance		Required
2			Credit	Enhanced Indoor Air Quality Strategies - C02 Sensors at all required spaces		2
1	2		Credit	Low-Emitting Materials - MSBA Required		3
1			Credit	Construction Indoor Air Quality Management Plan		1
1	1		Credit	Indoor Air Quality Assessment - MSBA required		2
1			Credit	Thermal Comfort		1
1	1		Credit	Interior Lighting		2
	1	2	Credit	Daylight		3
1			Credit	Quality Views		1
	1		Credit	Acoustic Performance		1

6	0	0		Innovation	Preliminary	6
5			Credit	Innovation: Green Edu, Low Merc. Lamps, Exempl. HPDs & EPDs, pilot or.		5
1			Credit	LEED Accredited Professional		1

1	2	1		Regional Priority	Preliminary	4
	1		Credit	Regional Priority: Building LCA - MR credit (Tally)		1
1			Credit	Regional Priority: Optimize Energy Performance (8 points min)		1
		1	Credit	Regional Priority: Renewable Energy Production (2 points min)		1
	1		Credit	Regional Priority: Outdoor Water Use Reduction (2 points min)		1

54	30	40	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Note: Renewable Energy and Green Power Credits - project PV/renewable procurement only qualifies if school district owns the RECs through owning system or through PPA agreement/RE purchase agreement.

4.F
BUDGET OVERVIEW NARRATIVE & APPROVAL PROCESS

The Budget Statements for the preferred construction alternative of a New 9-12th Grade High School – at the site of the existing East Longmeadow High School - are included in the following sections.

The estimated construction costs are based on the PM&C, Inc. cost estimate, dated January 25, 2023; and the PCM cost estimate, dated January 26, 2023 – both included in section 03.K and 03.L. These cost estimates were prepared to provide a more in depth review of the cost for each of the options being seriously considered during the PSR phase, in order to evaluate the comparative costs.

The cost estimate will be continually refined throughout the design process, to maximize the potential of the new school.

During the Schematic Design phase, both the Design Team and Skanska will perform concurrent cost estimates to maintain rigorous cost control.

Additionally, the design phase includes a cost estimate and value engineering period during the Design Development Phase, a constructability review, and a cost estimating and budget validation period during the Construction Document Phase, to ensure the project remains within the approved budget.

Estimated total construction cost - The Construction Budget for the preferred option, is **$147,519,519**, defined as the average between the two detailed construction estimates.

Estimated total project cost - The Project Budget for the Preferred Schematic is roughly calculated at **$176,560,000.** The project costs have been roughly calculated after filling out an early draft of the Total Project Budget 3011 form. This project cost was presented to the School Building Committee on February 2, 2023; as part of the approved Preferred Schematic Report package.

Estimated funding capacity – For the Fiscal Year ending June 30, 2022, the Town of East Longmeadow has a total of $16,475,934 in outstanding long-term debt. Of this total,

$10,262,025 is considered to be inside the debt limit, with the balance of $6,213,909 outside the debt limit. This debt is comprised as follows:

- School Projects $6,721,931
- Town Buildings Projects $ 450,000
- Departmental Equipment $ 269,000
- Water Projects $4,081,408
- Sewer Projects $1,908,934
- Other Projects (inside the debt limit) $3,044,661

Based upon the current debt schedule listed above, it is anticipated that a future borrowing for a new high school in East Longmeadow is well within the Town's debt management capacity. The borrowing for a new high school would be contingent upon approval of the Town Council and a ballot vote to support to exclude the debt from the limitations of Proposition 2 ½.

Other municipal projects – The Town of East Longmeadow has produced, funded and updated a multi-year capital plan for several years. In FY2022, the Town approved the FY23 Capital Projects Plan ($3,979,478) of which $2,382,889 is to be funded through the American Rescue Plan Act (ARPA), $1,148,550 to be bonded from other sources (Water and Sewer Enterprise Funds) and to be funded through other sources than the General Fund, such as Community Preservation Fund and other independent sources.

Funding for the new pool building will run through the same process and timeline as the high school project.

District's not-to-exceed Total Project Budget – $180,000,000.

Local Process – The borrowing authorization for this school building project will require two successful approvals. The first requirement will be the successful approval of the debt exclusion ballot question by Town Council in September 2023. This will require a 2/3 affirmative vote. The second approval needed will be for a successful debt exclusion ballot vote at the town-wide election on November 7th, 2023. The debt exclusion ballot vote requires a simple majority for approval.

Estimated tax impact – The Town of East Longmeadow has only recently hired a new Town Accountant. The estimated tax impact is being calculated in the next few weeks – as the project transitions into Schematic Design.

The "*Budget Statement for Preferred Schematic*" follows this section.

As reported on the school district's most recent three end of year information, please updated to the 3 latest fiscal year periods and complete the fields below.

Category	2019-2020 FY2020 Staff (FTE)	2019-2020 FY2020 Budget	2020-2021 FY2021 Staff (FTE)	2020-2021 FY2021 Budget	2021-2022 FY2022 Staff	2021-2022 FY2022 Budget	Change from Previous Year Staff (FTE)	Change from Previous Year Budget	Post-Constuction Budget Staff	Post-Constuction Budget Budget	New Facility vs. Current Staff (FTE)	New Facility vs. Current Budget
Salaries												
Administration												
Admin. Secretary	19.00	780,406	19.00	815,826	19.00	779,792	0.00	(36,034)	19.00	779,792	0.00	-
Assistant Principal	4.00	370,412	3.00	288,399	3.00	274,489	0.00	(13,910)	3.00	274,489	0.00	-
Business Office	3.00	236,711	3.00	242,406	3.00	263,291	0.00	20,885	3.00	263,291	0.00	-
Curriculum Director/Coord.	1.00	109,880	1.00	111,736	1.00	113,625	0.00	1,889	1.00	113,625	0.00	-
Custodians/Maintenance Staff	18.00	930,729	18.00	990,033	18.00	951,609	0.00	(38,424)	18.00	951,609	0.00	-
Executive Secretary	1.00	70,790	1.00	73,086	1.00	78,743	0.00	5,657	1.00	78,743	0.00	-
Facilities Manager	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Guidance	10.00	925,706	10.00	845,461	10.40	904,866	0.40	59,405	10.40	904,866	0.00	-
Adjustment Counselor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Guidance Counselors	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Guidance Director	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Legal	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Nurse	6.00	422,252	6.00	591,862	6.00	419,790	0.00	(172,072)	6.00	419,790	0.00	-
Other	2.00	167,947	2.00	166,565	2.00	176,158	0.00	9,593	2.00	176,158	0.00	-
Principal	5.00	577,419	5.00	576,665	5.00	583,219	0.00	6,554	5.00	583,219	0.00	-
Special Education Admin	1.00	126,340	1.00	128,467	1.00	130,631	0.00	2,164	1.00	130,631	0.00	-
Superintendent/Assistant Superintendent	1.00	164,479	1.00	166,946	1.00	169,450	0.00	2,504	1.00	169,450	0.00	-
Transportation	1.00	67,408	1.00	74,190	0.00	-	-1.00	(74,190)	0.00	-	0.00	-
Treasurer	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Total Administration	**72.00**	**4,950,479**	**71.00**	**5,071,642**	**70.40**	**4,845,663**	**-0.60**	**(225,979)**	**70.40**	**4,845,663**	**0.00**	**-**
Instruction - Teaching Services												
Arts	5.00	413,665	4.50	356,161	5.00	403,016	0.50	46,855	5.00	403,016	0.00	-
Business	4.00	310,846	4.00	320,545	3.00	268,625	-1.00	(51,920)	3.00	268,625	0.00	-
Communications	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Coping Instructor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Culinary Arts	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
ELL	3.00	223,951	3.00	230,578	3.00	237,390	0.00	6,812	3.00	237,390	0.00	-
English Language	19.00	1,471,719	16.00	1,266,015	17.00	1,388,651	1.00	122,636	17.00	1,388,651	0.00	-
Family Consumer Services	3.00	205,560	3.00	210,620	3.00	216,850	0.00	6,230	3.00	216,850	0.00	-
Foreign Language	8.60	628,386	7.60	589,004	7.80	625,254	0.20	36,250	7.80	625,254	0.00	-
Health Services	4.50	332,839	5.00	381,853	4.50	352,654	-0.50	(29,199)	4.50	352,654	0.00	-
History & Social Science	13.00	950,276	13.00	985,393	12.00	947,195	-1.00	(38,198)	12.00	947,195	0.00	-
Instructional Assistant/Paraprofessionals	96.00	1,109,260	97.00	1,698,609	101.00	1,792,179	4.00	93,570	101.00	1,792,179	0.00	-
Library/Media	2.00	149,924	2.00	154,328	2.00	162,341	0.00	8,013	2.00	162,341	0.00	-
Mathematics	19.00	1,488,442	19.00	1,528,945	19.00	1,532,656	0.00	3,711	19.00	1,532,656	0.00	-
MCAS	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Music	7.00	516,239	7.00	510,896	7.00	533,889	0.00	22,993	7.00	533,889	0.00	-
Other - Elementary	61.00	4,757,525	58.00	4,630,463	60.00	4,781,222	2.00	150,759	60.00	4,781,222	0.00	-
Physical Education	8.50	664,642	8.00	607,392	8.50	668,012	0.50	60,620	8.50	668,012	0.00	-
Reading	7.30	588,487	6.50	541,092	9.00	749,759	2.50	208,667	9.00	749,759	0.00	-
School Adjustment Counselor	2.00	162,455	2.00	164,892	4.00	295,960	2.00	131,068	4.00	295,960	0.00	-
Science	6.00	451,442	7.00	545,764	6.00	478,556	-1.00	(67,208)	6.00	478,556	0.00	
Biology	4.00	268,697	4.00	276,602	4.00	291,254	0.00	14,652	4.00	291,254	0.00	-
Botany	0.00	-	0.00		0.00		0.00	-	0.00		0.00	-
Chemistry	3.00	214,413	2.00	140,348	3.00	195,277	1.00	54,929	3.00	195,277	0.00	-
Geology	0.00	-	0.00		0.00		0.00	-	0.00		0.00	-
Physics	1.00	78,655	0.00		1.00	82,753	1.00	82,753	1.00	82,753	0.00	-
Special Education	64.16	4,701,232	66.96	5,384,425	62.97	4,892,083	-3.99	(492,342)	62.97	4,892,083	0.00	-
Substitute Teachers	0.00	331,620	0.00	168,695	0.00	487,338	0.00	318,643	0.00	487,338	0.00	-
Technology	6.00	477,553	5.00	395,435	5.00	372,195	0.00	(23,240)	6.00	372,195	1.00	-
Vocational Tech.	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Total Instruction - Teaching Services	**347.06**	**20,497,828**	**340.56**	**21,088,055**	**347.77**	**21,755,109**	**7.21**	**667,054**	**348.77**	**21,755,109**	**1.00**	**-**

Instruction	**419.06**	**25,448,307**	**411.56**	**26,159,697**	**418.17**	**26,600,772**	**6.61**	**441,075**	**419.17**	**26,600,772**	**1.00**	**-**
Employee Benefits												
All employee-related fringe (health insurance, retirement etc)		**122,918**		**133,824**		**31,372**		**(102,452)**		**31,372**		**-**
Materials & Services												
Materials												
Audio-Visual Materials		-		-		-		-		-		-
Culinary Arts Materials		-		-		-		-		-		-
General Supplies		175,816		339,336		363,060		23,724		363,060		-
Information technology		-		-		-		-		-		-
Hardware		3,131		5,000		56,432		51,432		56,432		-
Software		62,800		13,949		380,607		366,658		380,607		-
Library Materials		4,992		5,405		5,333		(72)		5,333		-
Non info-tech equipment		-		-		-		-		-		-
Testing Materials & Supplies		-		-		-		-		-		-
Textbooks		70,773		107,623		14,470		(93,153)		14,470		-
Other Instructional supplies and materials		499,777		263,453		271,632		8,179		271,632		-
Vocational Program Materials		-		-		-		-		-		-
Total Materials		**817,289**		**734,766**		**1,091,534**		**356,768**		**1,091,534**		**-**
Services												
Athletics		373,426		466,648		466,316		(332)		466,316		-
Attendance		6,947		-		5,847		5,847		5,847		-
Food Service		3,298		60,205		49,461		(10,744)		49,461		-
Health Services		6,300		6,321		56,579		50,258		56,579		-
Other Student Activities		107,223		87,760		99,142		11,382		99,142		-
Psychological Services		3,500		-		-		-		-		-
School Security		-		-		26,321		26,321		26,321		-
Out of District Tuitions		1,649,091		1,903,126		1,598,588				1,598,588		
Other Services		749,665		395,179		376,622				376,622		
Student Transportation		1,759,941		1,496,978		1,408,071		(88,907)		1,408,071		-
Total Services		**4,659,391**		**4,416,217**		**4,086,947**		**83,064**		**4,086,947**		**-**
Total Material & Services		**5,476,680**		**5,150,983**		**5,178,481**		**439,832**		**5,178,481**		**-**
Facility Costs & Capital Improvements												
Facility Costs												
Custodial Supplies		99,077		115,976		194,262		78,286		194,262		-
Electricity		-		-		-		-		-		-
Heating Oil		-		-		-		-		-		-
Maintenance												
Building Security Maintenance		-		-		-		-		-		-
Elevator		-		-		-		-		-		-
Equipment Maintenance		3,455		5,182		5,722		540		5,722		-
Exterminating		-		-		-		-		-		-
Facility Maintenance		4,732		10,136		32,441		22,305		32,441		-
Fire Alarm		-		-		-		-		-		-
Fire Extinguisher Inspection		-		-		-		-		-		-
Generator		-		-		-		-		-		-
HVAC Maintenance		-		-		-		-		-		-
Other		-		-		-		-		-		-
Site Maintenance (Grouds)		-		-		-		-		-		-
Technology		-		-		-		-		-		-
Trash Removal		-		-		-		-		-		-
Natural Gas		-		-		-		-		-		-
Snow Removal		-		-		-		-		-		-

Telephone		18,741		18,291		23,487		5,196		23,487		-
Water/Sewer		-		-		-		-		-		-
Total Facility Costs		**126,005**		**149,585**		**255,912**		**106,327**		**255,912**		**-**
Captial Improvements												
Captial Improvements		**-**		**-**		**-**		**-**		**-**		**-**
Total Facility Costs & Capital Improvements		**126,005**		**149,585**		**255,912**		**106,327**		**255,912**		**-**
Debt Service												
Short-term		-		-		-		-		-		-
Long-term		-		-		-		-		-		-
Total Debt Service		**-**		**-**		**-**		**-**		**-**		**-**
Total Budget & Staff	**419.06**	**31,173,910**	**411.56**	**31,594,089**	**418.17**	**32,066,537**	**7**	**884,782**	**419**	**32,066,537**	**1**	**-**

As reported on the school district's most recent three End of Year Pupil and Financial Reports schedule 1, please update to the 3 latest fiscal year periods and report sources of revenue in the fields below.

	FY20 End of Year Financial Report							FY21 End of Year Financial Report							FY22 End of Year Financial Report						
	Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Un-distributed	Total	Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Un-distributed	Total	Regular Day	Special Education	C74 Occupational Day	Adult Education	Other Programs	Un-distributed	Total
A. Revenue from Local Sources																					
Assessments received by Regional Schools	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E&D Fund Appropriations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition from Individuals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition from Other Districts in Comm.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tuition from Districts in Other States	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Previous Year Unexpended Encumbrances (Carry Forwar	-	-	-	-	-	4,759	4,759	-	-	-	-	-	2,659	2,659	-	-	-	-	-	19,032	19,032
Transportation Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Earnings on Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental of School Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue	-	-	-	-	-	160	160	-	-	-	-	-	115	115	-	-	-	-	-	150	150
Medical Care and Assistance	-	159,198	-	-	-	-	159,198	-	122,182	-	-	-	-	122,182	-	108,873	-	-	-	-	108,873
Non Revenue Receipts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue From Local Sources	**-**	**159,198**	**-**	**-**	**-**	**4,919**	**164,117**	**-**	**122,182**	**-**	**-**	**-**	**2,774**	**124,956**	**-**	**108,873**	**-**	**-**	**-**	**19,182**	**128,055**
B. Revenue from State Aid	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School Aid (Chapter 70)	-	-	-	-	-	12,102,248	12,102,248	-	-	-	-	-	12,102,248	12,102,248	-	-	-	-	-	12,175,958	12,175,958
Mass School Building Authority - Construction Aid	-	668,807	-	-	-	765,591	1,434,398	-	668,807	-	-	-	17,371	686,178	-	-	-	-	-	-	-
Pupil Transportation (Ch. 71, 71A,71B,74)	-	-	-	-	-	10,001	10,001	-	-	-	-	-	2,636	2,636	-	-	-	-	-	1,600	1,600
Charter Tuition Reimbursements & Charter Facilities Aid	-	6,579	-	-	-	9,380	15,959	-	15,139	-	-	-	9,150	24,289	-	142,773	-	-	-	16,730	159,503
Circuit Breaker	-	-	-	-	-	980,104	980,104	-	-	-	-	-	1,110,869	1,110,869	-	-	-	-	-	967,144	967,144
Foundation Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue From State Aid	**-**	**675,386**	**-**	**-**	**-**	**13,867,324**	**14,542,710**	**-**	**683,946**	**-**	**-**	**-**	**13,242,274**	**13,926,220**	**-**	**142,773**	**-**	**-**	**-**	**13,161,432**	**13,304,205**
C. Revenue from Federal Grants																					
ESE Administered Grants	311,448	811,666	-	-	-	72,836	1,195,950	276,750	855,867	-	-	-	1,275,567	2,408,184	440,402	960,825	-	-	-	940,767	2,341,994
Direct Federal Grants	-	-	-	-	-	39,871	39,871	-	-	-	-	-	2,875	2,875	-	-	-	-	-	-	-
Total Revenue Federal Grants	**311,448**	**811,666**	**-**	**-**	**-**	**112,707**	**1,235,821**	**276,750**	**855,867**	**-**	**-**	**-**	**1,278,442**	**2,411,059**	**440,402**	**960,825**	**-**	**-**	**-**	**940,767**	**2,341,994**
D. Revenue from State Grants																					
ESE Administered Grants	-	-	-	-	-	283,698	283,698	-	-	-	-	-	423,347	423,347	-	-	-	-	-	484,567	484,567
Other State Grants	-	-	-	-	-	85,500	85,500	-	-	-	-	-	80,000	80,000	-	-	-	-	-	97,456	97,456
Total Revenue From State Grants	**-**	**-**	**-**	**-**	**-**	**369,198**	**369,198**	**-**	**-**	**-**	**-**	**-**	**503,347**	**503,347**	**-**	**-**	**-**	**-**	**-**	**582,023**	**582,023**
E. Revenue - Revolving & Special Funds																					
School Lunch Receipts	-	-	-	-	-	609,309	609,309	-	-	-	-	-	678,606	678,606	-	-	-	-	-	1,199,171	1,199,171
Athletic Receipts	-	-	-	-	-	98,178	98,178	-	-	-	-	-	59,956	59,956	-	-	-	-	-	132,207	132,207
Tuition Receipts - School Choice	-	-	-	-	-	-	-	75,000	10,345	-	-	-	-	85,345	115,000	9,345	-	-	-	-	124,345
Tuition Receipts - Other	29,665	93,274	-	-	-	-	122,939	500	87,220	-	-	-	-	87,720	2,400	98,117	-	-	-	-	100,517
Other Local Receipts	-	-	-	-	114,192	138,630	252,822	-	-	-	-	26,599	66,088	92,687	-	-	-	-	116,666	102,794	219,460
Private Grants	-	-	-	-	-	69,991	69,991	-	-	-	-	-	67,175	67,175	-	-	-	-	-	36,430	36,430
Total Revenue Revolving & Special Funds	**29,665**	**93,274**	**-**	**-**	**114,192**	**916,108**	**1,153,239**	**75,500**	**97,565**	**-**	**-**	**26,599**	**871,825**	**1,071,489**	**117,400**	**107,462**	**-**	**-**	**116,666**	**1,470,602**	**1,812,130**
Total Revenue All Sources	**341,113**	**1,739,524**	**-**	**-**	**114,192**	**15,270,256**	**17,465,085**	**352,250**	**1,759,560**	**-**	**-**	**26,599**	**15,898,662**	**18,037,071**	**557,802**	**1,319,933**	**-**	**-**	**116,666**	**16,174,006**	**18,168,407**

SKANSKA

Communications Plan

Town of East Longmeadow
East Longmeadow High School Project
East Longmeadow, Massachusetts
February 14, 2023

Summary

The purpose of this document is to outline the proper communication procedures between all parties involved with the East Longmeadow High School Project.

Key Personnel

Name	Title	Affiliation	Email
District			
Gordon Smith	Superintendent	ELPS	gordon.smith@eastlongmeadowma.gov
Steve Chrusciel	Chairman	ELHS SBC	schrusciel@chruscielgroup.com
Massachusetts School Building Authority			
Veatriki Dagkalakou	Project Manager	MSBA	Veatriki.Dagkalakou@MassSchoolBuildings.org
Nina Pappacostas	Project Coordinator	MSBA	nina.pappacostas@massschoolbuildings.org
Design Team			
Kristian Whitsett	Principle in Charge	Jones Whitsett Architects	kw@joneswhitsett.com
Dorrie Brooks-Kahn	Principle	Jones Whitsett Architects	db@joneswhitsett.com
Helen Fantini	Project Manager	SMMA	hfantini@smma.com

SKANSKA

Owner's Project Manager

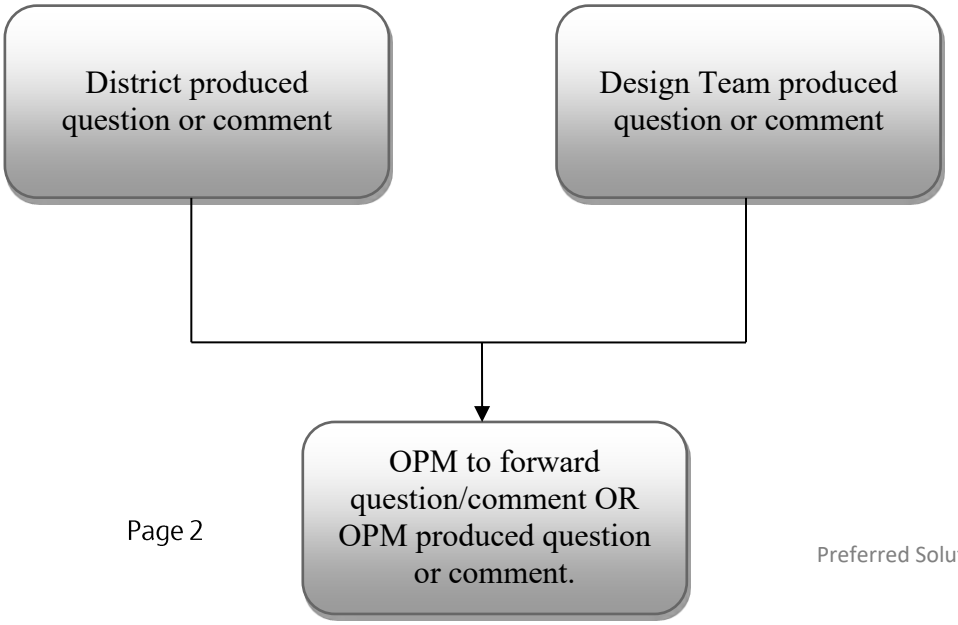
John Benzinger	Project Director	Skanska	john.benzinger@skanska.com
Dale Caldwell	Project Executive	Skanska	dale.caldwell@skanska.com
Ben Murphy	Project Manager	Skanska	ben.murphy@skanska.com
Victoria Clifford	Assistant Project Manager	Skanska	Victoria.clifford@skanska.com

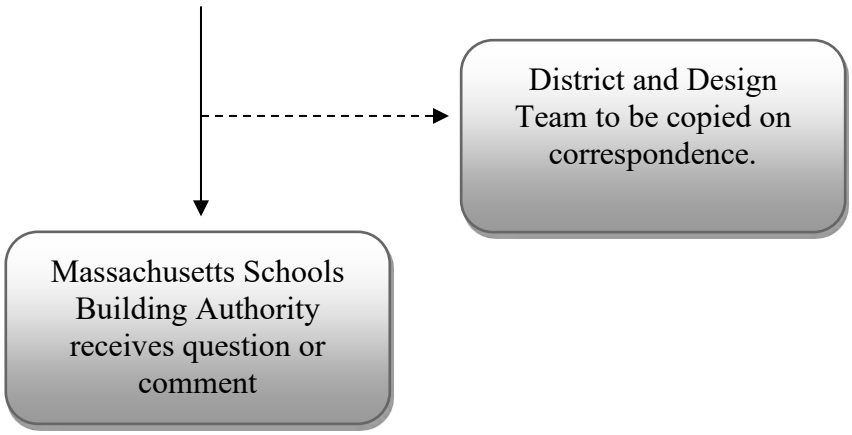
Communication Strategy

The following diagrams represent the flow of communication between the personnel identified through the Schematic Design Phase. This document will be updated when the Project Team expands to include a general contractor/ construction manager and subcontractors during the construction phase.

Communication to the Massachusetts School Building Authority

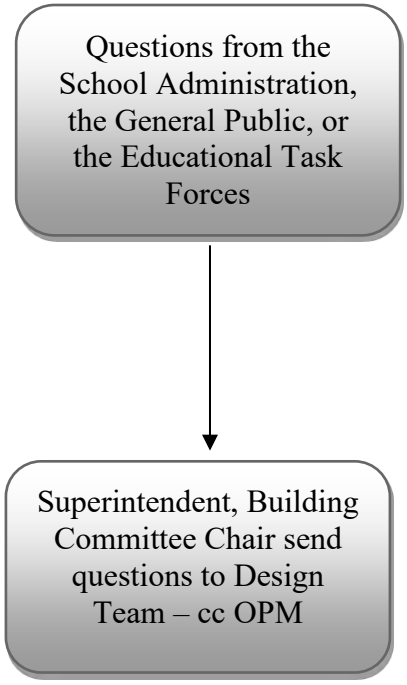
The Owner's Project Manager (OPM) is responsible for being the conduit to the Massachusetts School Building Authority (MSBA). Any questions or comments directed to the MSBA should be issued through the OPM. In the event that the OPM Team is aware of the discussion point, the District and the Design Team can communicate directly with the MSBA while copying the OPM on the correspondence.





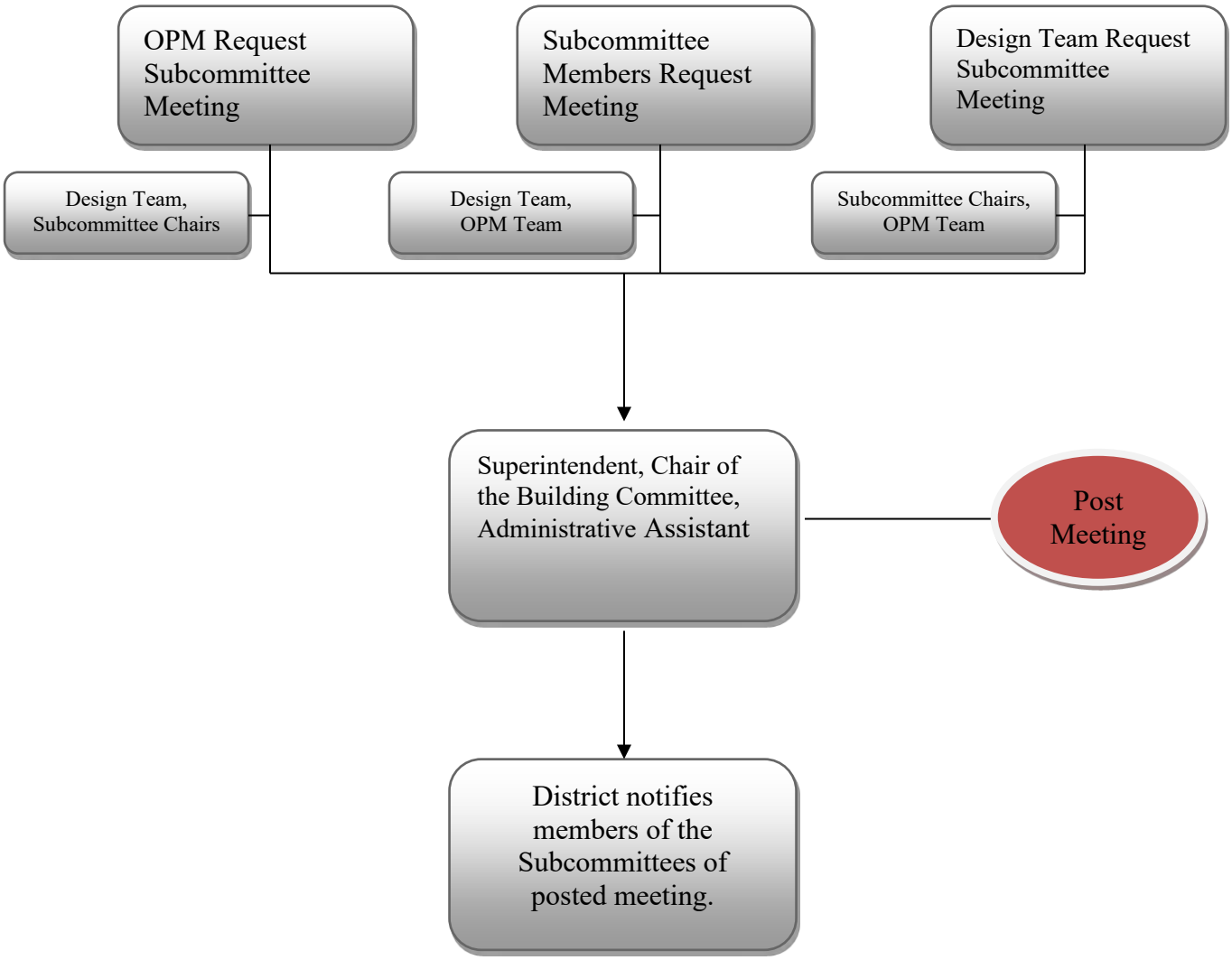
Communication to the Design Team

All design related questions from the School Administration, Educational Task Forces, and the General Public should be filtered through the Superintendent and the School Building Committee Chair. These questions should then be directed to the Design Team while notifying the Owner's Project Manager. All responses should filter back through the District the same way before being distributed to the appropriate parties.



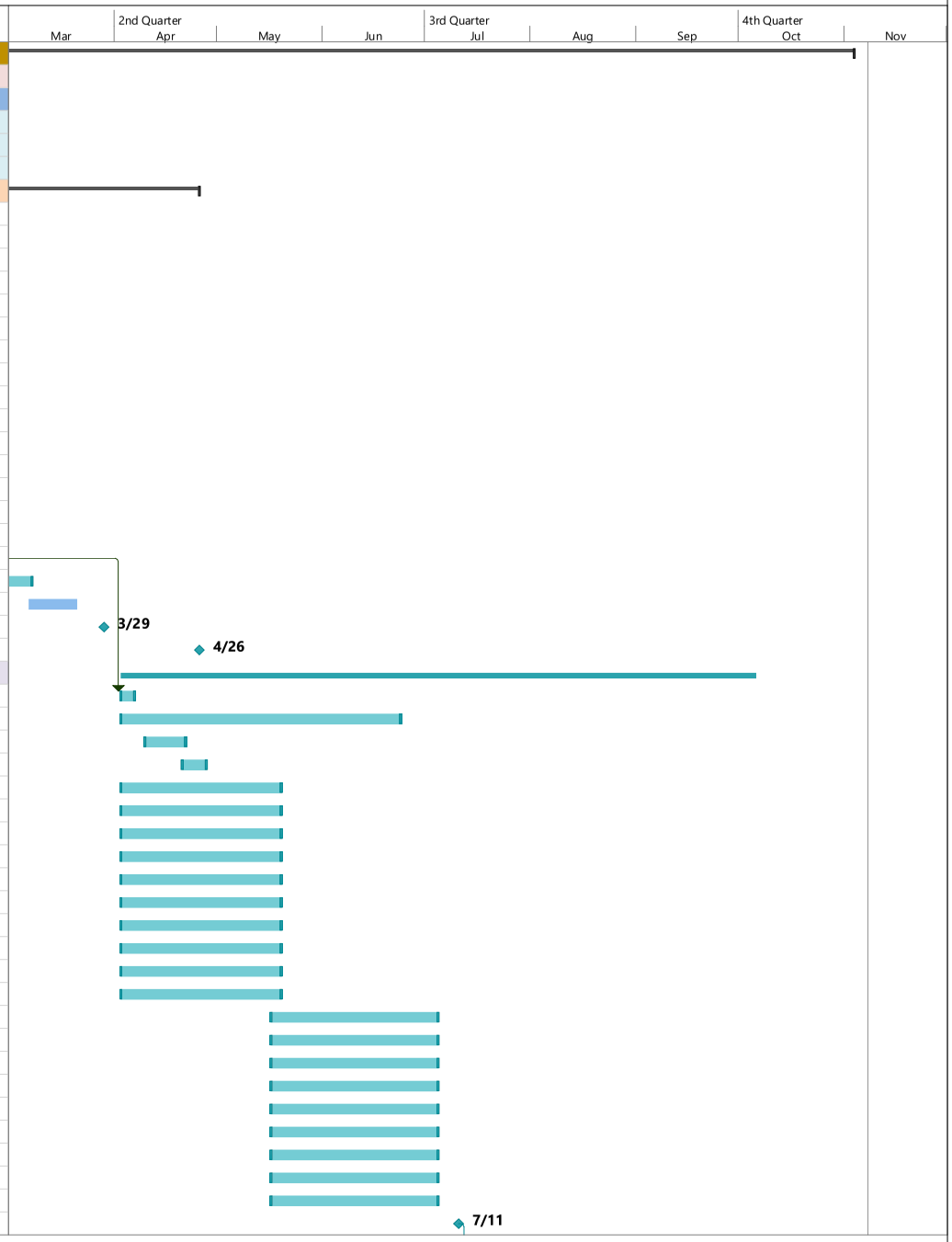
Scheduling Subcommittee Meetings

Subcommittee Meetings should be scheduled by the Subcommittee Chair at the end of the each meeting. The time and location decided upon should be sent to the members of the district identified in the Key Personnel Table. These meetings should be posted on the Town of East Longmeadow website. In the event that another meeting needs to be scheduled, the procedure outlined below should be followed.



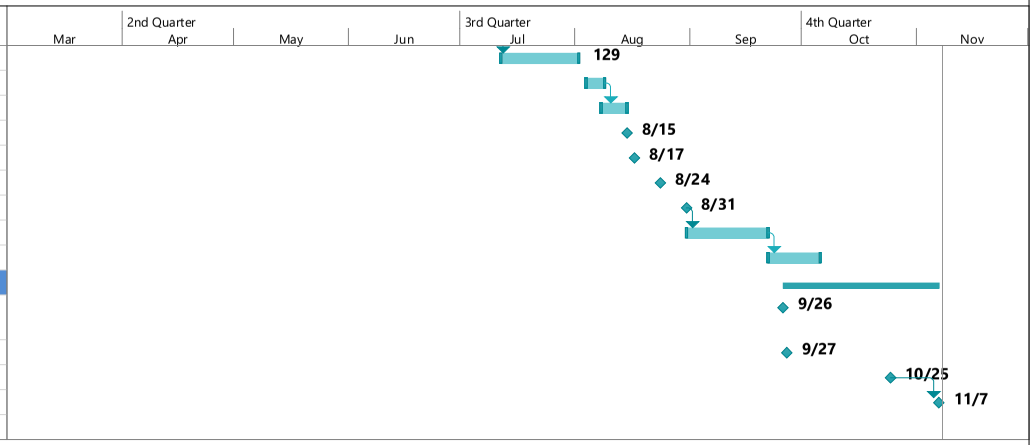
East Longmeadow High School
Feasibility Study

ID	Task Name	Duration	Start	Finish
1	**Community Meetings**	**363 days**	**Wed 6/15/22**	**Fri 11/3/23**
7	**Project Start-up**	**39 days**	**Mon 4/18/22**	**Thu 6/9/22**
13	**MODULE 3 - Preliminary Design Program**	**105 days**	**Wed 5/18/22**	**Tue 10/11/22**
14	**Ed Plan Related**	**50 days**	**Mon 5/23/22**	**Fri 7/29/22**
27	**Existing Conditions Related**	**10 days**	**Mon 6/6/22**	**Fri 6/17/22**
30	**Report Development and Submittal**	**105 days**	**Wed 5/18/22**	**Tue 10/11/22**
49	**MODULE 3 - PREFERRED SCHEMATIC REPORT**	**171 days**	**Tue 8/30/22**	**Wed 4/26/23**
50	PSR Kickoff Meeting	3 days	Tue 8/30/22	Thu 9/1/22
51	Design Charrette - Architecture + Site	0 days	Wed 9/28/22	Wed 9/28/22
52	Programming Follow up Meetings	15 days	Fri 9/2/22	Thu 9/22/22
53	Evaluation of Existing Building Conditions	30 days	Tue 8/30/22	Mon 10/10/22
54	**Evaluation of Site Conditions**	**40 days**	**Wed 8/31/22**	**Tue 10/25/22**
62	Develop 3 Alternatives	80 days	Wed 8/31/22	Tue 12/20/22
63	Incorporate Feedback on Shortlist Concepts	10 days	Thu 9/15/22	Wed 9/28/22
64	Submit to Cost Estimators	0 days	Wed 12/21/22	Wed 12/21/22
65	Submit Alternatives to Cost Estimator (assume 3 wks)	20 days	Wed 12/21/22	Tue 1/17/23
66	Reconcile Cost Estimates	3 days	Wed 1/18/23	Fri 1/20/23
67	Update Cost Estimates	3 days	Mon 1/23/23	Wed 1/25/23
68	Consultant DRAFTS to JWA	0 days	Fri 1/27/23	Fri 1/27/23
69	DRAFT PSR Report to SBC	0 days	Mon 1/30/23	Mon 1/30/23
70	SBC Votes on Preferred Schematic	0 days	Thu 2/9/23	Thu 2/9/23
71	Finalize Report	2 days	Fri 2/10/23	Mon 2/13/23
72	Submit PSR to MSBA	0 days	Tue 2/14/23	Tue 2/14/23
73	MSBA Comment Period	16 days	Tue 2/14/23	Tue 3/7/23
74	Respond to MSBA Comments	10 days	Tue 3/7/23	Mon 3/20/23
75	MSBA Facilities Assessment Subcommittee Meeting	0 days	Wed 3/29/23	Wed 3/29/23
76	MSBA Board Approval	0 days	Wed 4/26/23	Wed 4/26/23
77	**MODULE 4 - Schematic Design**			
78	Schematic Design Kick-Off Meeting (week of)	4 days	Mon 4/3/23	Thu 4/6/23
79	Focus Group Meetings	60 days	Mon 4/3/23	Fri 6/23/23
80	Green Building Charrette (TBD)	10 days	Mon 4/10/23	Fri 4/21/23
81	Update LEED Scorecard	5 days	Fri 4/21/23	Thu 4/27/23
82	Refine Educational Programming with Departments	35 days	Mon 4/3/23	Fri 5/19/23
83	Develop Safety and Security Meeting Parameters	35 days	Mon 4/3/23	Fri 5/19/23
84	Update Space Summary	35 days	Mon 4/3/23	Fri 5/19/23
85	Define Building Design Characteristics	35 days	Mon 4/3/23	Fri 5/19/23
86	Develop Room Data Sheets	35 days	Mon 4/3/23	Fri 5/19/23
87	Update Site Development Requirements	35 days	Mon 4/3/23	Fri 5/19/23
88	Define Instructional Technology Requirements	35 days	Mon 4/3/23	Fri 5/19/23
89	Develop Site Plan	35 days	Mon 4/3/23	Fri 5/19/23
90	Develop Floor Plans	35 days	Mon 4/3/23	Fri 5/19/23
91	Develop Building Exterior Imagery	35 days	Mon 4/3/23	Fri 5/19/23
92	Develop Building Sections	35 days	Wed 5/17/23	Tue 7/4/23
93	Develop Typical Interior Elevations	35 days	Wed 5/17/23	Tue 7/4/23
94	Develop Preliminary Energy Model	35 days	Wed 5/17/23	Tue 7/4/23
95	Perform Life Cycle Cost Analysis on Major MEP Equipment	35 days	Wed 5/17/23	Tue 7/4/23
96	Update Building Systems Narratives	35 days	Wed 5/17/23	Tue 7/4/23
97	Update Code Analysis & Accessibilty Narrative	35 days	Wed 5/17/23	Tue 7/4/23
98	Develop Uniformat Specification	35 days	Wed 5/17/23	Tue 7/4/23
99	Develop Exterior Presentation Building Imagery	35 days	Wed 5/17/23	Tue 7/4/23
100	Develop FF&E and Instructional Tech Estimates	35 days	Wed 5/17/23	Tue 7/4/23
101	Submit SD Package to Cost Estimators	0 days	Tue 7/11/23	Tue 7/11/23

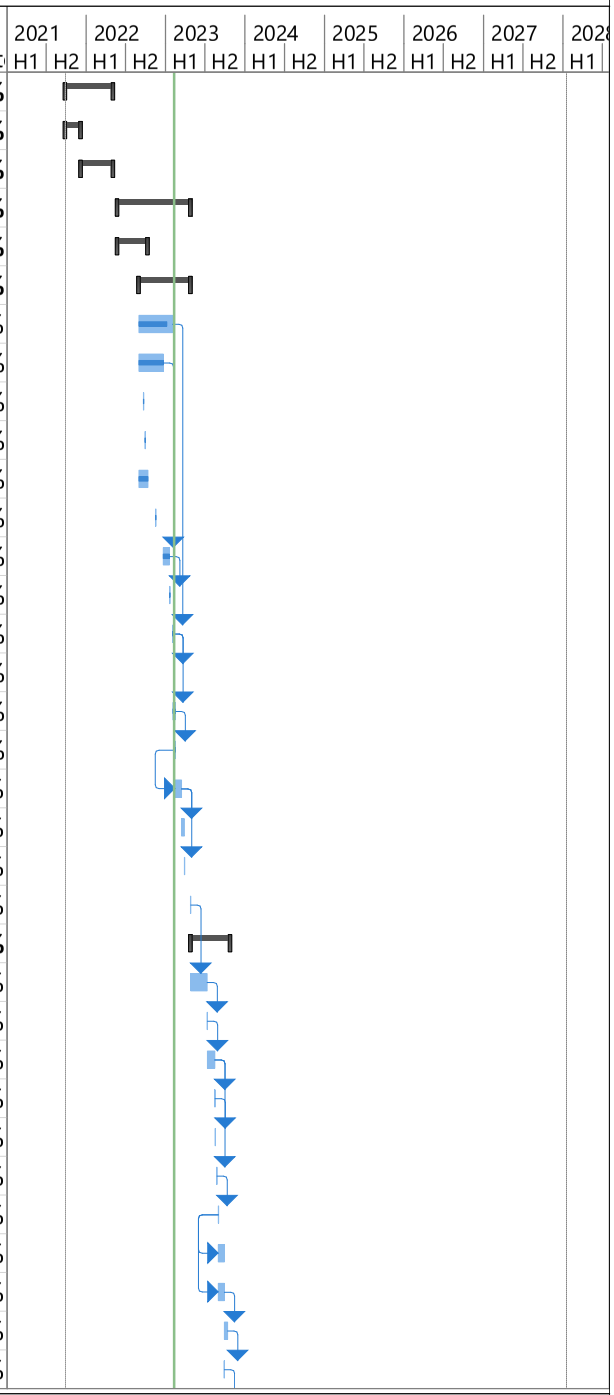


East Longmeadow High School
Feasibility Study

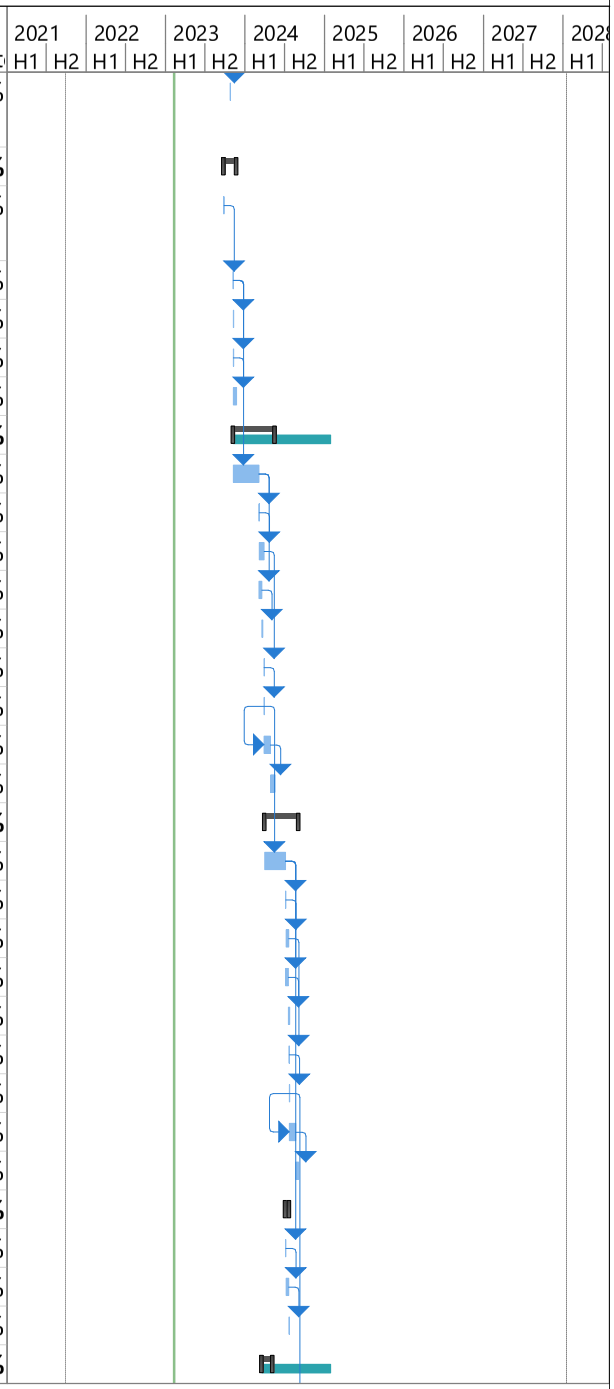
ID	Task Name	Duration	Start	Finish
102	Develop Cost Estimate	15 days	Wed 7/12/23	Tue 8/1/23
103	Reconcile Cost Estimates	3 days	Fri 8/4/23	Tue 8/8/23
104	Finalize Cost Estimates (with VE)	5 days	Tue 8/8/23	Mon 8/14/23
105	SBC Votes to Submit SD Notification to MSBA	0 days	Tue 8/15/23	Tue 8/15/23
106	OPM Submits Schematic Design Notification to MSBA	0 days	Thu 8/17/23	Thu 8/17/23
107	SBC Votes to Submit SD to MSBA	0 days	Thu 8/24/23	Thu 8/24/23
108	Submit Schematic Design Binder& DESE Plan to MSBA	0 days	Thu 8/31/23	Thu 8/31/23
109	MSBA Review Timeframe	16 days	Thu 8/31/23	Thu 9/21/23
110	Respond to MSBA Staff Comments	10 days	Fri 9/22/23	Thu 10/5/23
111	**MODULE 5 - Project Scope and Budget Agreement**			
112	Town Council Vote to approve project & ballot language (min 5 wks pre-vote)	0 days	Tue 9/26/23	Tue 9/26/23
113	FAS Meeting	0 days	Wed 9/27/23	Wed 9/27/23
114	Obtain MSBA Board Scope and Budget Approval	0 days	Wed 10/25/23	Wed 10/25/23
115	Local Funding Authorization	0 days	Tue 11/7/23	Tue 11/7/23
116				



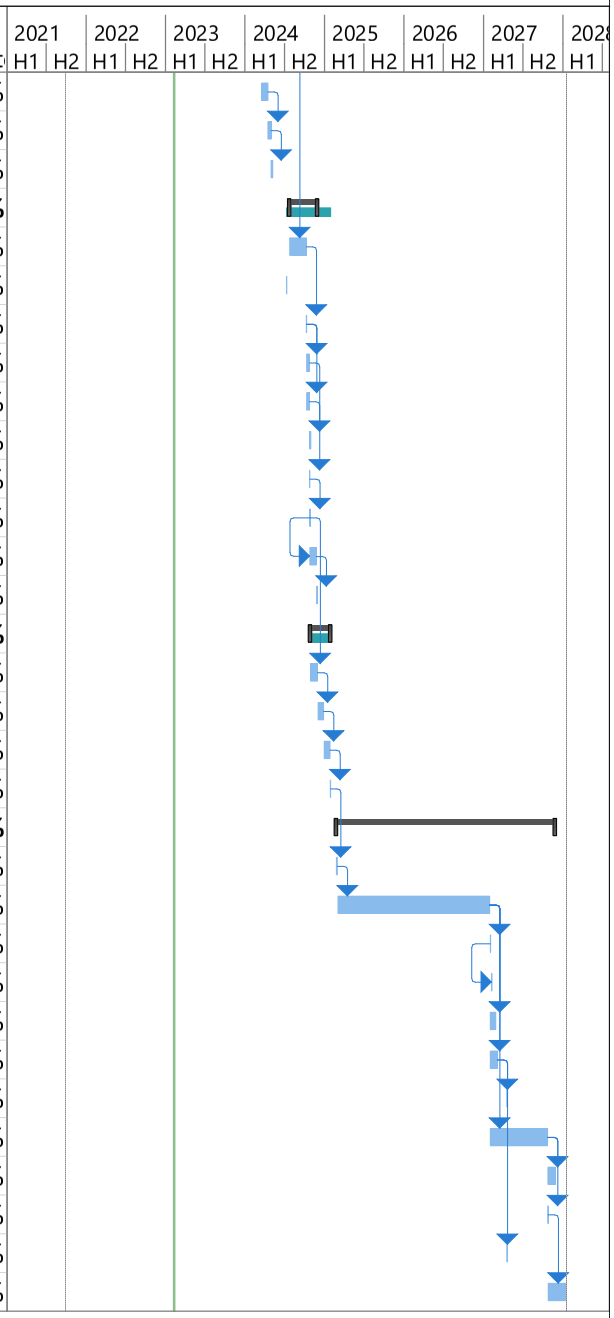
ID	Task Name	Duration	Start	Finish	% Complet
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**89%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**82%**
52	PSR Submittal Development	111 days	Wed 8/31/22	Wed 2/1/23	83%
53	Development of Project Alternatives	80 days	Wed 8/31/22	Tue 12/20/22	100%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	20 days	Wed 12/21/22	Thu 1/19/23	100%
59	Reconcile Cost Estimates	1 day	Fri 1/20/23	Fri 1/20/23	100%
60	SBC Approval of PSR	1 day	Thu 2/2/23	Thu 2/2/23	100%
61	Submit Mass. Historic PNF	1 day	Mon 2/6/23	Mon 2/6/23	100%
62	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	100%
63	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	100%
64	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
65	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
66	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
67	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
68	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
69	SD Submittal Development	53 days	Thu 4/27/23	Mon 7/10/23	0%
70	SD Pricing Set to Estimators	1 day	Tue 7/11/23	Tue 7/11/23	0%
71	Cost Estimate & Reconciliation	24 days	Wed 7/12/23	Mon 8/14/23	0%
72	SBC Vote to Approve SD Notification to MSBA	1 day	Tue 8/15/23	Tue 8/15/23	0%
73	OPM Submits SD Notification to MSBA	1 day	Wed 8/16/23	Wed 8/16/23	0%
74	SBC Vote to Approve SD Submission to MSBA	1 day	Thu 8/24/23	Thu 8/24/23	0%
75	SD Submittal to MSBA	1 day	Thu 8/31/23	Thu 8/31/23	0%
76	DESE Special Education Review/Approval	21 days	Thu 8/31/23	Thu 9/28/23	0%
77	MSBA SD Review	21 days	Thu 8/31/23	Thu 9/28/23	0%
78	Address SD Comments	10 days	Fri 9/29/23	Thu 10/12/23	0%
79	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%



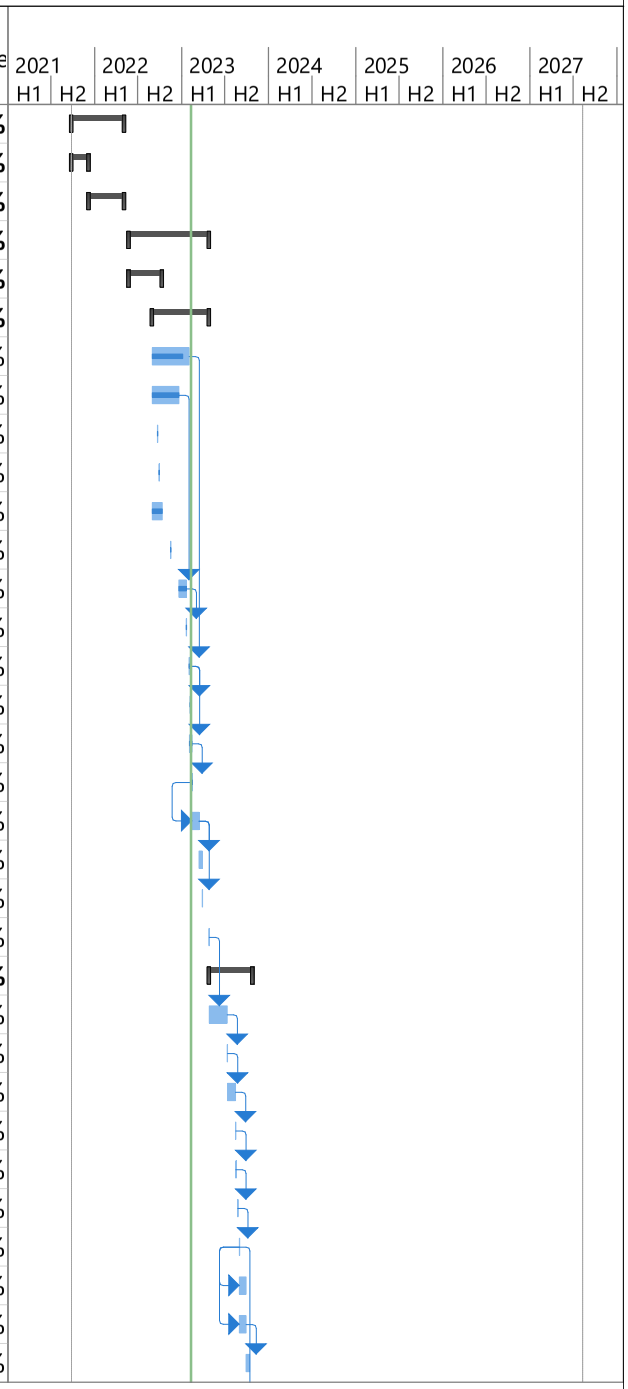
ID	Task Name	Duration	Start	Finish	% Complet
80	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%
81	**Module 5: Funding the Project**	**42 days**	**Tue 9/26/23**	**Wed 11/22/23**	**0%**
82	Town Council Vote to Approve Budget & Ballot Question Language	1 day	Tue 9/26/23	Tue 9/26/23	0%
83	District Vote to Approriate Full Project Cost	1 day	Tue 11/7/23	Tue 11/7/23	0%
84	Certificate of Vote Sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%
85	PSBA sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%
86	PSBA Executed	10 days	Thu 11/9/23	Wed 11/22/23	0%
87	**Module 6: Design Development**	**137 days**	**Wed 11/8/23**	**Thu 5/16/24**	**0%**
88	100% DD Development	84 days	Wed 11/8/23	Mon 3/4/24	0%
89	Issue DD Documents to Estimators	1 day	Tue 3/5/24	Tue 3/5/24	0%
90	Cost Estimate/Reconciliation/VE if Required	16 days	Wed 3/6/24	Wed 3/27/24	0%
91	Cx Agent Comments on 100% DD	10 days	Tue 3/5/24	Mon 3/18/24	0%
92	Team Responds to Cx Agent's Comments	4 days	Tue 3/19/24	Fri 3/22/24	0%
93	SBC Approval of 100% DD Submission to MSBA	1 day	Thu 3/28/24	Thu 3/28/24	0%
94	100% DD Submission to the MSBA	1 day	Fri 3/29/24	Fri 3/29/24	0%
95	MSBA DD Review	21 days	Fri 3/29/24	Fri 4/26/24	0%
96	Address DD Review Comments	14 days	Mon 4/29/24	Thu 5/16/24	0%
97	**60% Construction Documents**	**112 days**	**Mon 4/1/24**	**Tue 9/3/24**	**0%**
98	60% CD Development	69 days	Mon 4/1/24	Thu 7/4/24	0%
99	60% CDs to Estimators	1 day	Fri 7/5/24	Fri 7/5/24	0%
100	Cost estimate/Reconciliation/VE if Required	10 days	Mon 7/8/24	Fri 7/19/24	0%
101	Cx Agent's Comments on 60% CD	10 days	Fri 7/5/24	Thu 7/18/24	0%
102	Teams Respond to Cx Agent's Comments	4 days	Fri 7/19/24	Wed 7/24/24	0%
103	SBC Approval of 60% CD Submission to MSBA	1 day	Mon 7/22/24	Mon 7/22/24	0%
104	60% CD Submission to MSBA	1 day	Tue 7/23/24	Tue 7/23/24	0%
105	MSBA 60% CD Review	21 days	Tue 7/23/24	Tue 8/20/24	0%
106	Address 60% Review Comments	10 days	Wed 8/21/24	Tue 9/3/24	0%
107	**Structural Peer Review**	**12 days**	**Fri 7/5/24**	**Mon 7/22/24**	**0%**
108	Issue 60% Structural CDs to Peer Reviewer	1 day	Fri 7/5/24	Fri 7/5/24	0%
109	Structural Steel Peer Review on 60% CDs	10 days	Mon 7/8/24	Fri 7/19/24	0%
110	Review/Incorporate Peer Reviewer's Comm	1 day	Mon 7/22/24	Mon 7/22/24	0%
111	**Filed Sub Bid Process**	**35 days**	**Tue 3/19/24**	**Mon 5/6/24**	**0%**



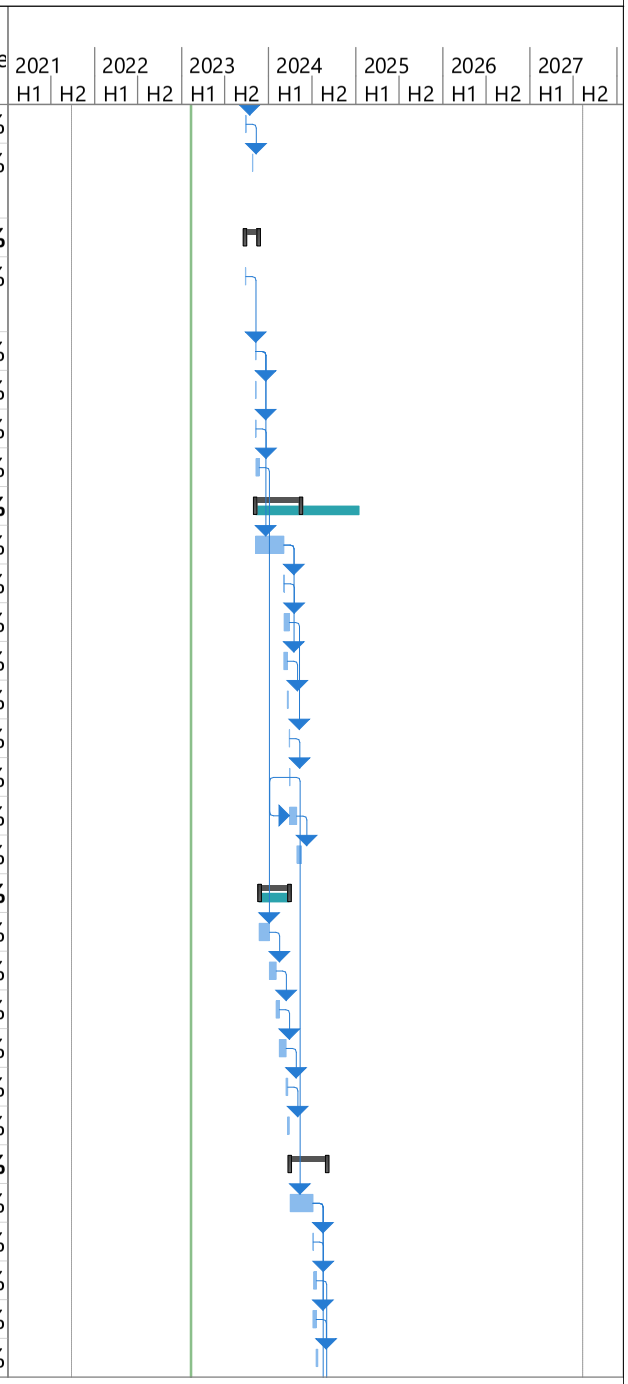
ID	Task Name	Duration	Start	Finish	% Complet
112	Issue RFQ for Filed Sub Bids	20 days	Tue 3/19/24	Mon 4/15/24	0%
113	Prequailify Filed Subs	10 days	Tue 4/16/24	Mon 4/29/24	0%
114	Notify Preqaulified Bidders	5 days	Tue 4/30/24	Mon 5/6/24	0%
115	**90% Construction Documents**	**93 days**	**Wed 7/24/24**	**Fri 11/29/24**	**0%**
116	90% CD Development	55 days	Wed 7/24/24	Tue 10/8/24	0%
117	NOI to Con Comm and DEP	1 day	Tue 7/9/24	Tue 7/9/24	0%
118	90% CDs to Estimators	1 day	Wed 10/9/24	Wed 10/9/24	0%
119	Cost Estimate/Reconciliation/VE if Required	10 days	Thu 10/10/24	Wed 10/23/24	0%
120	Cx Agent Comments on 90% CDs	10 days	Thu 10/10/24	Wed 10/23/24	0%
121	Team Responds to Cx Agent's Comments	4 days	Thu 10/24/24	Tue 10/29/24	0%
122	SBC Approval of 90% CD Submission to MSE	1 day	Thu 10/24/24	Thu 10/24/24	0%
123	90% CD Submission to MSBA	1 day	Fri 10/25/24	Fri 10/25/24	0%
124	MSBA 90% CD Review Comments	21 days	Fri 10/25/24	Fri 11/22/24	0%
125	Address 90% Review Comments	5 days	Mon 11/25/24	Fri 11/29/24	0%
126	**100% Construction Documents**	**66 days**	**Mon 10/28/24**	**Mon 1/27/25**	**0%**
127	100% CD/ Bid Packages Development	25 days	Mon 10/28/24	Fri 11/29/24	0%
128	Filed Sub Trade Bid Period	20 days	Mon 12/2/24	Fri 12/27/24	0%
129	General Contractor Bid Period	20 days	Mon 12/30/24	Fri 1/24/25	0%
130	Bids Due	1 day	Mon 1/27/25	Mon 1/27/25	0%
131	**Module 7: Construction**	**720 days**	**Mon 2/24/25**	**Fri 11/26/27**	**0%**
132	Mobilization	5 days	Mon 2/24/25	Fri 2/28/25	0%
133	Phase 1- Site & Building	500 days	Mon 3/3/25	Fri 1/29/27	0%
134	Substantial Completion (Phase 1)	1 day	Mon 2/1/27	Mon 2/1/27	0%
135	Certificate of Occupancy	1 day	Mon 2/8/27	Mon 2/8/27	0%
136	FF&E Installation	20 days	Mon 2/1/27	Fri 2/26/27	0%
137	Complete Punch List	25 days	Mon 2/1/27	Fri 3/5/27	0%
138	Occupancy/Move In	1 day	Mon 4/19/27	Mon 4/19/27	0%
139	Phase 2- Demolition, Landscape & Hardscape	190 days	Mon 2/1/27	Fri 10/22/27	0%
140	Complete Punch List	25 days	Mon 10/25/27	Fri 11/26/27	0%
141	Substantial Completion (Phase 2)	1 day	Mon 10/25/27	Mon 10/25/27	0%
142	*Occupancy/Move In*	1 day	Mon 4/19/27	Mon 4/19/27	0%
143	**Module 8: Completing the Project**	**60 days**	**Tue 10/26/27**	**Mon 1/17/28**	**0%**



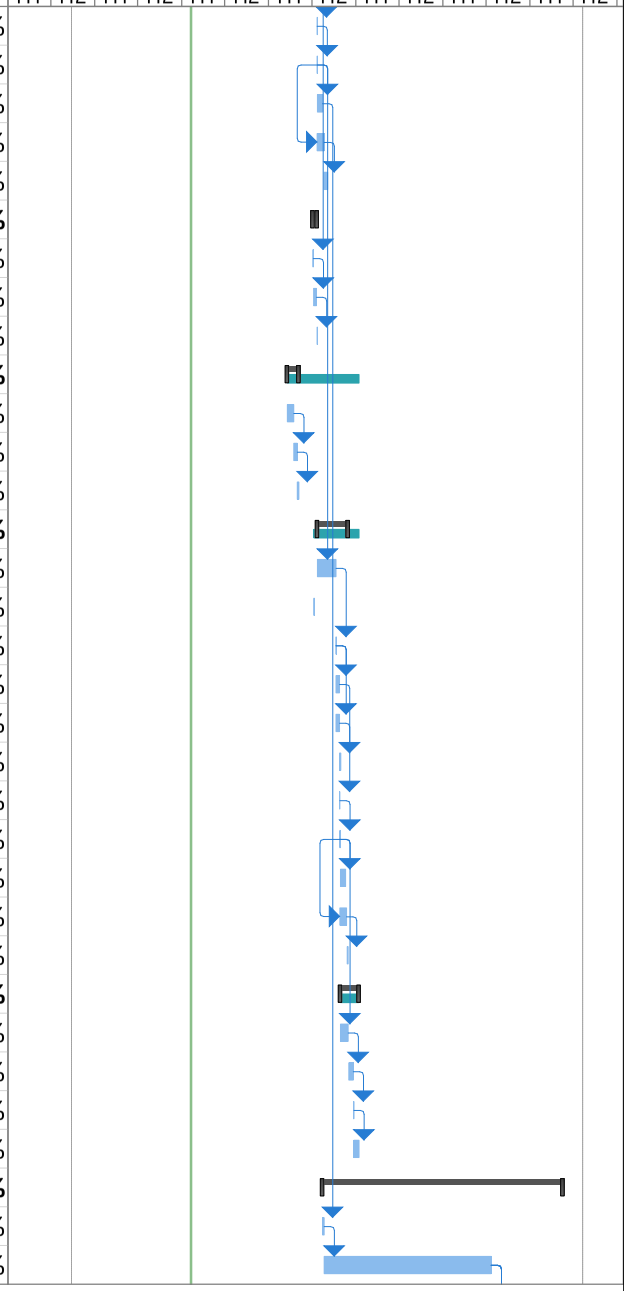
ID	Task Name	Duration	Start	Finish	% Comple
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**89%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**82%**
52	PSR Submittal Development	111 days	Wed 8/31/22	Wed 2/1/23	83%
53	Development of Project Alternatives	80 days	Wed 8/31/22	Tue 12/20/22	100%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	20 days	Wed 12/21/22	Thu 1/19/23	100%
59	Reconcile Cost Estimates	1 day	Fri 1/20/23	Fri 1/20/23	100%
60	SBC Approval of PSR	1 day	Thu 2/2/23	Thu 2/2/23	100%
61	Submit Mass. Historic PNF	1 day	Mon 2/6/23	Mon 2/6/23	100%
62	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	100%
63	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	100%
64	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
65	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
66	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
67	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
68	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
69	SD Submittal Development	53 days	Thu 4/27/23	Mon 7/10/23	0%
70	SD Pricing Set to Estimators	1 day	Tue 7/11/23	Tue 7/11/23	0%
71	Cost Estimate & Reconciliation	24 days	Wed 7/12/23	Mon 8/14/23	0%
72	SBC Vote to Submit SD Notification to MSBA	1 day	Tue 8/15/23	Tue 8/15/23	0%
73	OPM Submits SD Notification to MSBA	1 day	Wed 8/16/23	Wed 8/16/23	0%
74	SBC Vote to Approve SD Submission to MSBA	1 day	Thu 8/24/23	Thu 8/24/23	0%
75	SD Submittal to MSBA	1 day	Thu 8/31/23	Thu 8/31/23	0%
76	DESE Special Education Review/Approval	21 days	Thu 8/31/23	Thu 9/28/23	0%
77	MSBA SD Review	21 days	Thu 8/31/23	Thu 9/28/23	0%
78	Address SD Comments	10 days	Fri 9/29/23	Thu 10/12/23	0%



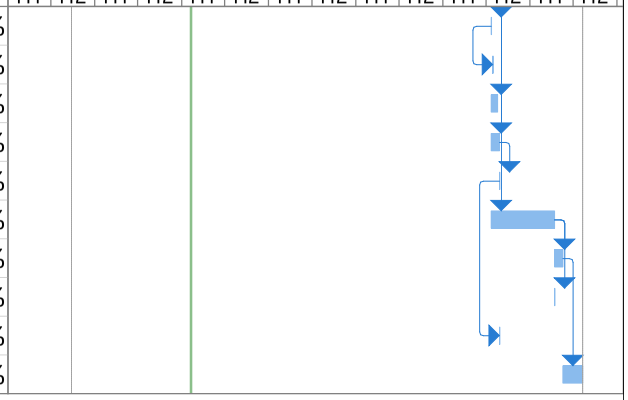
ID	Task Name	Duration	Start	Finish	% Comple
79	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%
80	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%
81	**Module 5: Funding the Project**	**42 days**	**Tue 9/26/23**	**Wed 11/22/23**	**0%**
82	Town Council Vote to Approve Budget & Ballot Question Language	1 day	Tue 9/26/23	Tue 9/26/23	0%
83	District Vote to Approriate Full Project Cost	1 day	Tue 11/7/23	Tue 11/7/23	0%
84	Certificate of Vote Sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%
85	PSBA sent to the MSBA	1 day	Wed 11/8/23	Wed 11/8/23	0%
86	PSBA Executed	10 days	Thu 11/9/23	Wed 11/22/23	0%
87	**Module 6: Design Development**	**137 days**	**Wed 11/8/23**	**Thu 5/16/24**	**0%**
88	100% DD Development	84 days	Wed 11/8/23	Mon 3/4/24	0%
89	Issue DD Documents to Estimators	1 day	Tue 3/5/24	Tue 3/5/24	0%
90	Cost Estimate/Reconciliation/VE if Required	16 days	Wed 3/6/24	Wed 3/27/24	0%
91	Cx Agent Comments on 100% DD	10 days	Tue 3/5/24	Mon 3/18/24	0%
92	Team Responds to Cx Agent's Comments	4 days	Tue 3/19/24	Fri 3/22/24	0%
93	SBC Approval of 100% DD Submission to MSBA	1 day	Thu 3/28/24	Thu 3/28/24	0%
94	100% DD Submission to the MSBA	1 day	Fri 3/29/24	Fri 3/29/24	0%
95	MSBA DD Review	21 days	Fri 3/29/24	Fri 4/26/24	0%
96	Address DD Review Comments	14 days	Mon 4/29/24	Thu 5/16/24	0%
97	**CM @ Risk Procurement Process**	**90 days**	**Mon 11/27/23**	**Fri 3/29/24**	**0%**
98	Submit Application to OIG	30 days	Thu 11/23/23	Wed 1/3/24	0%
99	Issue Ch. 149A CM @ Risk RFQ	20 days	Thu 1/4/24	Wed 1/31/24	0%
100	Review and Qualify CM Firms	10 days	Thu 2/1/24	Wed 2/14/24	0%
101	Issue C. 149A CM @ Risk RFP	20 days	Thu 2/15/24	Wed 3/13/24	0%
102	CM Interviews	5 days	Thu 3/14/24	Wed 3/20/24	0%
103	Selection and Negotiation	5 days	Thu 3/21/24	Wed 3/27/24	0%
104	**60% Construction Documents**	**112 days**	**Mon 4/1/24**	**Tue 9/3/24**	**0%**
105	60% CD Development	69 days	Mon 4/1/24	Thu 7/4/24	0%
106	60% CDs to Estimators	1 day	Fri 7/5/24	Fri 7/5/24	0%
107	Cost estimate/Reconciliation/VE if Required	10 days	Mon 7/8/24	Fri 7/19/24	0%
108	Cx Agent's Comments on 60% CD	10 days	Fri 7/5/24	Thu 7/18/24	0%
109	Teams Respond to Cx Agent's Comments	4 days	Fri 7/19/24	Wed 7/24/24	0%



ID	Task Name	Duration	Start	Finish	% Comple
110	SBC Approval of 60% CD Submission to MSBA	1 day	Mon 7/22/24	Mon 7/22/24	0%
111	60% CD Submission to MSBA	1 day	Tue 7/23/24	Tue 7/23/24	0%
112	Bid Early Package #1 (Site)	15 days	Wed 7/24/24	Tue 8/13/24	0%
113	MSBA 60% CD Review	21 days	Tue 7/23/24	Tue 8/20/24	0%
114	Address 60% Review Comments	10 days	Wed 8/21/24	Tue 9/3/24	0%
115	**Structural Peer Review**	**12 days**	**Fri 7/5/24**	**Mon 7/22/24**	**0%**
116	Issue 60% Structural CDs to Peer Reviewer	1 day	Fri 7/5/24	Fri 7/5/24	0%
117	Structural Steel Peer Review on 60% CDs	10 days	Mon 7/8/24	Fri 7/19/24	0%
118	Review/Incorporate Peer Reviewer's Comm	1 day	Mon 7/22/24	Mon 7/22/24	0%
119	**Filed Sub Bid Process**	**35 days**	**Tue 3/19/24**	**Mon 5/6/24**	**0%**
120	Issue RFQ for Filed Sub Bids	20 days	Tue 3/19/24	Mon 4/15/24	0%
121	Prequailify Filed Subs	10 days	Tue 4/16/24	Mon 4/29/24	0%
122	Notify Preqaulified Bidders	5 days	Tue 4/30/24	Mon 5/6/24	0%
123	**90% Construction Documents**	**93 days**	**Wed 7/24/24**	**Fri 11/29/24**	**0%**
124	90% CD Development	55 days	Wed 7/24/24	Tue 10/8/24	0%
125	NOI to Con Comm and DEP	1 day	Tue 7/9/24	Tue 7/9/24	0%
126	90% CDs to Estimators	1 day	Wed 10/9/24	Wed 10/9/24	0%
127	Cost Estimate/Reconciliation/VE if Required	10 days	Thu 10/10/24	Wed 10/23/24	0%
128	Cx Agent Comments on 90% CDs	10 days	Thu 10/10/24	Wed 10/23/24	0%
129	Team Responds to Cx Agent's Comments	4 days	Thu 10/24/24	Tue 10/29/24	0%
130	SBC Approval of 90% CD Submission to MSE	1 day	Thu 10/24/24	Thu 10/24/24	0%
131	90% CD Submission to MSBA	1 day	Fri 10/25/24	Fri 10/25/24	0%
132	Bid Early Package #2 (Concrete & Steel)	16 days	Mon 10/28/24	Mon 11/18/24	0%
133	MSBA 90% CD Review Comments	21 days	Fri 10/25/24	Fri 11/22/24	0%
134	Address 90% Review Comments	5 days	Mon 11/25/24	Fri 11/29/24	0%
135	**100% Construction Documents**	**56 days**	**Mon 10/28/24**	**Mon 1/13/25**	**0%**
136	100% CD/ Bid Packages Development	25 days	Mon 10/28/24	Fri 11/29/24	0%
137	Bid 100% CDs	15 days	Mon 12/2/24	Fri 12/20/24	0%
138	Bids Due	1 day	Mon 12/23/24	Mon 12/23/24	0%
139	Finalize GMP	15 days	Tue 12/24/24	Mon 1/13/25	0%
140	**Module 7: Construction**	**720 days**	**Wed 8/14/24**	**Tue 5/18/27**	**0%**
141	Mobilization (Early Package #1)	5 days	Wed 8/14/24	Tue 8/20/24	0%
142	Phase 1- Site & Building	500 days	Wed 8/21/24	Tue 7/21/26	0%



ID	Task Name	Duration	Start	Finish	% Comple
143	Substantial Completion (Phase 1)	1 day	Wed 7/22/26	Wed 7/22/26	0%
144	Certificate of Occupancy	1 day	Wed 7/29/26	Wed 7/29/26	0%
145	FF&E Installation	20 days	Wed 7/22/26	Tue 8/18/26	0%
146	Complete Punch List (Phase 1)	25 days	Wed 7/22/26	Tue 8/25/26	0%
147	Occupancy/Move In	1 day	Wed 8/26/26	Wed 8/26/26	0%
148	Phase 2- Demolition, Landscape, & Hardscape	190 days	Wed 7/22/26	Tue 4/13/27	0%
149	Complete Punch List (Phase 2)	25 days	Wed 4/14/27	Tue 5/18/27	0%
150	Substantial Completion (Phase 2)	1 day	Wed 4/14/27	Wed 4/14/27	0%
151	*Occupancy/Move In*	1 day	Wed 8/26/26	Wed 8/26/26	0%
152	**Module 8: Completing the Project**	**60 days**	**Wed 5/19/27**	**Tue 8/10/27**	0%



EAST LONGMEADOW PUBLIC SCHOOLS
180 Maple Street
East Longmeadow, MA. 01028-2788
Achievement *Accountability*

Gordon Smith
Superintendent of Schools

Pamela Blair
Asst. Supt. for Business

February 14, 2023

Ms. Mary Pichetti
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Ms. Pichetti:

The East Longmeadow High School Building Committee ("SBC") has completed its review of the Feasibility Study Preferred Schematic Report for the East Longmeadow High School project (the "Project"), and on Thursday, February 2, 2023, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on June 23, 2021, the SBC has held 15 meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

1. School Building Committee Meeting, December 15th, 2021, 3:30 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Introduction of the Skanska USA Building, Owner's Project Management (OPM) Team
     - Update on OPM Panel
     - OPM Team presented an outline of next steps for the Designer Selection Process.
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

2. School Building Committee Meeting, January 5th, 2022, 3:30 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 12/15/22 Meeting Minutes. Minutes were approved.
     - Forming of a Designer Selection sub-group:
       - Members selected: Stephen Chrusciel, Gordon Smith, Joe Dunn, and Elizabeth Marsian-Boucher.
     - Schedule Overview
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

3. School Building Committee Meeting, March 16th, 2022, 3:30 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 1/5/22 Meeting Minutes. Minutes were approved.
     - Update on the Designer Selection process
     - Schedule Overview
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

4. School Building Committee Meeting, May 25th, 2022, 3:45 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 3/16/22 Meeting Minutes. Minutes were approved.
     - Process Update and Schedule Overview
     - MSBA Kick-Off Meeting Update
     - Introduction of the JWA & SMMA Design Team
     - JWA & SMMA Interview Presentation Recap
     - Review of MSBA Module 3 & 4
     - Goals of the Preliminary Design Program (PDP) Phase
     - Review of the Visioning Process Schedule
     - Communications Update:
       - Building Project Website Update
       - Project Email Update
       - Upcoming Community Forums/Outreach Update
     - Vote to add Ryan Quimby, Town IT Director, as a School Building Committee member. The vote passed.
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

5. School Building Committee Meeting, June 27th, 2022, 1:30 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 5/25/22 Meeting Minutes. Minutes were approved.
     - Process Update and Schedule Overview
     - Update on Educational Programming and Visioning Process
     - Existing Conditions report Review
     - Preliminary Space Summary & Plan Analysis Review
     - Design Options Development Review
     - Communications Update:
       - 6/15/22 Community Forum Recap
       - Community Outreach Update
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

6. School Building Committee Meeting, July 18th, 2022, 2:30 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Process Update and Schedule Overview
     - Update on Educational Programming and Visioning Process
     - Space Summary Review
     - Design Options Development and Review Criteria Review
     - School Tours
     - Student Engagement
     - Communications Update:
       - Community Outreach Update
       - 8/2/22 National Night Out Booth Update
   - Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

7. School Building Committee Meeting, August 25th, 2022, 2:00 PM (Meeting #1), East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 6/27/22 and 7/18/22 Meeting Minutes. Both Minutes were approved.
     - Process Update and Schedule Overview
       - Project team proposed delaying Preferred Schematic Report (PSR) 1 month, and shortening Schematic Design (SD) submission, to gain community support on a preferred design

concept. The School Building Committee agreed with the schedule update.
- MSBA Pool Ruling Update
- North Middlesex Tour Recap
- Community Survey Results Review
- Cost Update and Design Options Review
  - The Committee voted to move forward options 1, 2B, 3B, and 5 to the Preferred Schematic Report (PSR) Phase. The vote passed.
- Review of the Preliminary Design Program (PDP)
  - The Committee voted to authorize Skanska USA Building to submit the Preliminary Design Program (PDP) on the District's behalf. The vote passed. The corresponding certified vote letter and notarized meeting minutes are included in this package.
- Communications Update:
  - Community Outreach Update
  - 8/2/22 National Night Out Recap

- Approved meeting minutes and materials posted on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter

8. School Building Committee Meeting, August 25th, 2022, 4:00 PM (Meeting #2), East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 8/25/2022 (Meeting #1) Meeting Minutes. The Minutes were approved.
   - Draft meeting minutes are included in this package. These minutes will be on the September meeting agenda for approval.

9. School Building Committee Meeting, September 15th, 2022, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
   - Items discussed:
     - Approval of the 8/25/2022 (Meeting #2) Meeting Minutes. The Minutes were approved.
     - Process Update and Schedule Overview
     - PSR Phase Overview
     - Design Update
     - Cost Update
       - Preliminary tax impact study presented my Steve Lonergan, Former Town Accountant and Town Finance Director
     - Preview September Community Forum Content

- Community Outreach Update
- Budget Revision Request #1 Review and Approval. The BRR #1 was approved.
- Formal acknowledgment of SBC Meeting 8/19/21, 9/8/21 and 9/27/21.
  - The committee approved the actions taken by the ELHSBC on 9/27/21 to advertise a Request for Services for an Owner's Project Manager and move forward with the Owner's Project Manager procurement process.

10. School Building Committee Meeting, September 29th, 2022, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - Items discussed:
      - Approval of the 9/15/22 Meeting Minutes. The Minutes were approved.
      - The Committee approved new SBC Member, Tom Christensen, Deputy Town Manager
      - Process Update and Schedule Overview
      - September Community Forum Recap
      - Design Update
      - MSBA PDP Review Comments Update
      - Community Outreach Update

11. School Building Committee Meeting, October 27th, 2022, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - Items discussed:
      - Approval of the 9/29/22 Meeting Minutes. The Minutes were approved.
      - Process Update and Schedule Overview
      - MSBA PDP Review Comments Update
      - Design Updates
      - Community Outreach Update

12. School Building Committee Meeting, December 1st, 2022, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - Items discussed:
      - Approval of the 10/27/22 Meeting Minutes. The Minutes were approved.
      - Process Update and Schedule Overview

- Construction Management Delivery Methods Presentation
- Community Feedback Review from the November Public Forum
- Design Updates

13. School Building Committee Meeting, January 5th, 2023, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - Items discussed:
        - Approval of the 12/1/22 Meeting Minutes. The Minutes were approved.
        - Process Update and Schedule Overview
        - Construction Management Delivery Methods discussion
        - Feedback from Student Focus Groups
        - Design Updates
        - SBC voted to approve LEED as the preferred rating system for the project. The motion was approved.

14. School Building Committee Meeting, February 2nd, 2023, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - Items discussed:
        - Approval of the 1/5/23 Meeting Minutes. The Minutes were approved.
        - Process Update and Schedule Overview
        - Cost Estimate Review
        - Options Evaluation Matrix Review
        - Approval of Option 3C to be moved forward to Schematic Design Phase, with inclusion of Photovoltaics. The motion was approved.
        - PSR Submission Review and Approval. The Committee approved the submission.
        - Agenda for the 2/9 SBC Meeting
        - Timing for local approvals

15. School Building Committee Meeting, February 9th, 2023, 4:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
    - Meeting details and agenda were posted publicly on the Town Agenda Center: https://www.eastlongmeadowma.gov/AgendaCenter
    - A DRAFT version of the 2/9/23 Meeting Minutes are included in this package.
    - Items discussed:
        - Approval of the 2/9/23 Meeting Minutes. The Minutes were approved.
        - Planning upcoming community forums
        - The Committee approved new SBC Member, Kim Collins

In addition to the SBC meetings listed above, the District held 4 public meetings, which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. This meeting included:

1. Educational Vision Community Forum, June 15th, 2022, 6:00 PM, East Longmeadow HS Auditorium & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the East Longmeadow HS Building Project Website: https://www.eastlongmeadowma.gov/elhsbuildingproject
   - Items Discussed:
     - Meeting details were and agenda were also sent out via the School District's email list-serve.
     - The East Longmeadow High School Building Committee hosted a community forum
     - rum to discuss the Educational Vision for the High School.
     - David Stephen, New Vista Design, gave an overview of 21st century teaching and learning themes.
     - Gordon Smith, School Superintendent, and Steve Chrusciel, School Building Committee Chair, introduced the project team, gave an overview of the MSBA process, project schedule, and the current needs of East Longmeadow HS.

2. ELHS Building Project Community Forum, September 21st, 2022, 6:00 PM, East Longmeadow HS Auditorium & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the East Longmeadow HS Building Project Website: https://www.eastlongmeadowma.gov/elhsbuildingproject
   - Items Discussed:
     - MSBA Process overview
     - Visioning and Educational Priorities
     - Existing Conditions
     - Review of Options
     - Q&A and Input Gathering
     - Next Steps

3. ELHS Building Project School Council Update, October 6th, 2022, 6:00 PM, East Longmeadow School Committee Conference Room & Zoom Meeting:
   - Meeting details and agenda were posted publicly on the East Longmeadow HS Building Project Website: https://www.eastlongmeadowma.gov/elhsbuildingproject
   - Items Discussed:
     - Introductions
     - Schedule Overview
     - Visioning and Educational Priorities
     - Existing Conditions
     - Review of Options
     - Next Steps

- Meeting details and agenda were posted publicly on the East Longmeadow HS Building Project Website: https://www.eastlongmeadowma.gov/elhsbuildingproject
- Items Discussed:
    - MSBA Process Overview
    - Existing Conditions
    - Visioning and Educational Priorities
    - Review of Options
    - Q&A and Input Gathering
    - Next Steps

The presentation materials for each meeting, meeting minutes, and summary materials related to the Project are available locally for public review at https://www.eastlongmeadowma.gov/AgendaCenter.

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact Gordon Smith, Superintendent of Schools, East Longmeadow Public Schools, (413) 525-5450, gordon.smith@eastlongmeadowma.gov.

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By:

Mary McNally

Title: Chief Executive Officer (Town Manager)

Date: 2/13/23

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By: Gordon C. Smith

Gordon Smith

Title: Superintendent of Schools

Date: 2/14/23

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.

By: Greg Thompson

Gregory Thompson

Title: Chair of the School Committee

Date: 2/14/23

EAST LONGMEADOW PUBLIC SCHOOLS
180 Maple Street
East Longmeadow, MA. 01028-2788

Achievement *Accountability*

Gordon Smith
Superintendent of Schools

Pamela Blair
Asst. Supt. for Business

February 14, 2023

Ms. Mary Pichetti
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Mrs. Pichetti:

At its meeting on Thursday, February 2nd, 2023, the East Longmeadow High School Building Committee voted the following:
The East Longmeadow High School Building Committee votes to approve the Preferred Schematic Report (PSR) and authorize Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district. Kathleen Hill made the motion. Ryan Quimby seconded the motion.
11 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, Ryan Quimby, Tom Christensen.
0 opposed.
0 abstained.
1 absent, Mary McNally.
The motion passed unanimously.

Respectfully submitted by:

Gordon C. Smith

Gordon Smith
Superintendent of Schools
East Longmeadow Public Schools
(413) 525-5450

Samantha M. Velazquez
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
8/17/2029

EAST LONGMEADOW PUBLIC SCHOOLS
180 Maple Street
East Longmeadow, MA. 01028-2788
Achievement *Accountability*

Gordon Smith
Superintendent of Schools

Pamela Blair
Asst. Supt. for Business

February 14, 2023

Ms. Mary Pichetti
Director of Capital Planning
40 Broad Street
Boston, Massachusetts 02109

Dear Mrs. Pichetti:

At its meeting on Thursday, February 2nd, 2023, the East Longmeadow High School Building Committee voted the following:
The East Longmeadow High School Building Committee votes to develop Option 3C in the Schematic Design Phase. Elizabeth (Beth) Marsian-Boucher made the motion. Kathleen Hill seconded the motion.
11 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, Ryan Quimby, Tom Christensen.
0 opposed.
0 abstained.
1 absent, Mary McNally.
The motion passed unanimously.

Later at its meeting on Thursday, February 2nd, 2023, the East Longmeadow High School Building Committee voted the following:
The East Longmeadow High School Building Committee votes to add Photovoltaics to Option 3C. Tom Christensen made the motion. Ryan Quimby seconded the motion.
11 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Kathleen Hill, Elizabeth (Beth) Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, Ryan Quimby, Tom Christensen.
0 opposed.
0 abstained.
1 absent, Mary McNally.
The motion passed unanimously.

Samantha M. Velazquez
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
8/17/2029

Respectfully submitted by:

Gordon Smith
Superintendent of Schools
East Longmeadow Public Schools
(413) 525-5450

EAST LONGMEADOW PUBLIC SCHOOLS
180 Maple Street
East Longmeadow, MA. 01028-2788

Achievement *Accountability*

Gordon Smith
Superintendent of Schools

Pamela Blair
Asst. Superintendent for Business

August 30, 2022

The Commonwealth of Massachusetts
On this 30 day of August, 2022 before me, the undersigned notary public, Gordon Smith personally appeared, proved to me through satisfactory evidence of identification, which were Personally Known, to be the person who signed the preceding or attached document in my presence and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief.
Deborah M. House
Deborah M. House, Notary Public
My Commission Expires June 23, 2028

Ms. Mary Pichetti

Director of Capital Planning

40 Broad Street

Boston, Massachusetts 02109

Dear Mrs. Pichetti:

At its meeting on Thursday, August 25th, 2022, the East Longmeadow High School Building Committee voted the following:

The East Longmeadow High School Building Committee votes to approve the Preliminary Design Program (PDP) and authorized Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district.

Motion by Pamela Blair, seconded by Ryan Quimby.

11 voted in the affirmative, Stephen Chrusciel, Gordon Smith, Pamela Blair, Frank Paige, Heather Brown, Stephen Lonergan, Elizabeth Marsian-Boucher, Bruce Fenney, Dr. Daniela LaBarre, Greg Thompson, and Ryan Quimby.

0 opposed,

0 abstained,

2 absent, Kathleen Hill and Mary McNally.

The motion passed unanimously.

Respectfully submitted by:

Gordon C. Smith

Gordon C. Smith

Superintendent of Schools

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2019 Statement of Interest

Thank you for submitting your FY 2019 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete**. The District is required to mail all required supporting documentation, which is described below.

VOTES: Each SOI must be submitted with the proper vote documentation. This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - Regional School Districts do not need to submit a vote of the municipal body.
  - For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3: If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- If a District selects Priority #3, Prevention of a loss of accreditation, the SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

ADDITIONAL INFORMATION: In addition to the information required above, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact the MSBA at 617-720-4466 or SOI@massschoolbuildings.org.

Massachusetts School Building Authority

School District East Longmeadow

District Contact Gordon C Smith TEL: (413) 525-5450

Name of School East Longmeadow High

Submission Date 4/9/2019

SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- After the district completes and submits this SOI electronically, the district must mail hard copies of the required documentation described under the "Vote" tab, on or before the deadline.
- The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- Prior to the submission of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation in a format acceptable to the MSBA. If Priority 1 is selected, your SOI will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system. If Priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI.

LOCAL CHIEF EXECUTIVE OFFICER/DISTRICT SUPERINTENDENT/SCHOOL COMMITTEE CHAIR
(E.g., Mayor, Town Manager, Board of Selectmen)

Chief Executive Officer *	**School Committee Chair**	**Superintendent of Schools**
Denise Menard	Richard L. Freccero	Gordon C. Smith
Town Manager		
(signature)	(signature)	(signature)
Date	Date	Date
4/8/2019 5:21:13 PM	4/8/2019 8:20:24 PM	4/8/2019 5:18:28 PM

* Local chief executive officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.

CERTIFICATIONS

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

Chief Executive Officer *	**School Committee Chair**	**Superintendent of Schools**
Denise Menard	Richard L. Freccero	Gordon C. Smith
Town Manager		
(signature)	(signature)	(signature)
Date	Date	Date
4/8/2019 5:21:13 PM	4/8/2019 8:20:24 PM	4/8/2019 5:18:28 PM

* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 23, 2021

Ms. Mary E. McNally, Town Manager
Town of East Longmeadow
60 Center Square
East Longmeadow, MA 01028

Re: Town of East Longmeadow, East Longmeadow High School

Dear Ms. McNally:

I am pleased to report that the Board of the Massachusetts School Building Authority (the "MSBA") has voted to invite the Town of East Longmeadow (the "Town") to partner with the MSBA in conducting a Feasibility Study for the East Longmeadow High School. The Board's vote follows the Town's timely completion of all of the requirements of the MSBA's Eligibility Period.

I do want to emphasize that this invitation to partner on a Feasibility Study is ***not*** approval of a project but is strictly an invitation to the Town to work with the MSBA to explore potential solutions to the problems that have been identified. Moving forward in the MSBA's process requires collaboration with the MSBA, and communities that "get ahead" of the MSBA without MSBA approval will not be eligible for grant funding. To qualify for any funding from the MSBA, local communities must follow the MSBA's statute, regulations, and policies which require MSBA collaboration and approval at each step of the process.

During the Feasibility Study phase, the Town and the MSBA will partner pursuant to the terms of the Feasibility Study Agreement to find the most fiscally responsible and educationally appropriate solution to the problems identified at the East Longmeadow High School. The Feasibility Study, which will be conducted pursuant to the MSBA's regulations and policies, requires the Town to work with the MSBA on the procurement of an Owner's Project Manager and Designer, which will help bring the Town's Feasibility Study to fruition.

We will be contacting you soon to discuss these next steps in more detail. In the meantime, however, I wanted to share with you the Board's decision and provide a brief overview of what this means for the Town of East Longmeadow.

I look forward to continuing to work with you as part of the MSBA's grant program. As always, feel free to contact me or my staff at (617) 720-4466 should you have any questions.

40 Broad Street, Suite 500 ● Boston, MA 02109 ● Phone: 617-720-4466 ● www.MassSchoolBuildings.org

Sincerely,

John K. McCarthy
Executive Director

Cc: Legislative Delegation
Michael J. Kane, President, East Longmeadow Town Council
Gregory Thompson, Chair, East Longmeadow School Committee
Gordon Smith, Superintendent, East Longmeadow Public Schools
Pamela Blair, Assistant Superintendent for Business, East Longmeadow Public Schools
File: 10.2 Letters (Region 1)

40 Broad Street, Suite 500 ● Boston, MA 02109 ● Phone: 617-720-4466 ● www.MassSchoolBuildings.org

Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

May 27, 2021

Ms. Mary E. McNally, Town Manager
Town of East Longmeadow
60 Center Square
East Longmeadow, MA 01028

Re: Town of East Longmeadow, East Longmeadow High School

Dear Ms. McNally:

I would like to thank you and representatives of the Town of East Longmeadow (the "District") again for continuing to work with the Massachusetts School Building Authority (the "MSBA") towards the most educationally appropriate and cost-effective solution for the East Longmeadow High School project (the "Proposed Project"). A detailed explanation of the MSBA's base enrollment projection and adjustment for the District has been provided through previous correspondence dated May 12, 2021. This letter is a follow up to the email from Superintendent Gordon Smith dated May 18, 2021 regarding the impact of increasing enrollments in East Longmeadow's lower grades and an increase in recent local housing sales.

During a call on May 24, 2021, the MSBA was able to clarify how enrollment trends in lower grades are incorporated in the grade 9-12 enrollment projection, and the District provided additional information regarding steadily increasing housing sales since 2016, including data from 2020 and the beginning of 2021. Subsequently, the MSBA referred to historic sale data from The Warren Group to confirm that these recent years constitute an increasing trend in housing turnover.

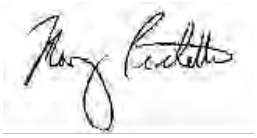
Based on the discussions between the District and the MSBA, and the recent sales information provided by the District, the MSBA enrollment model has been adjusted to use the five-year 75th percentile cohort survival rate for 2022 rather than the five-year average, or 50th percentile, cohort survival rate which is utilized throughout the base enrollment forecast. This adjustment added 10 students for grades 9-12 to the projected average for the District's proposed grade configuration as compared to the base enrollment projection.

As a result of the analysis on the base enrollment forecast, the historical enrollment trends of the District, the adjustments described in the May 12, 2021, enrollment letter and above, the MSBA recommends a design enrollment of 800 students for the East Longmeadow High School project.

The MSBA believes that this design enrollment recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification no later than June 11, 2021, to confirm agreement on this design enrollment.

The MSBA looks forward to working with the District on the remaining actions necessary to conclude Eligibility Period. If you have any questions regarding this matter, please do not hesitate to contact me or Emma Parish (Emma.Parish@massschoolbuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Michael J. Kane, President, East Longmeadow Town Council
Gregory Thompson, Chair, East Longmeadow School Committee
Gordon Smith, Superintendent, East Longmeadow Public Schools
Pamela Blair, Assistant Superintendent for Business, East Longmeadow Public Schools
File: 10.2 Letters (Region 1)

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

TOWN OF EAST LONGMEADOW
EAST LONGMEADOW HIGH SCHOOL
DESIGN ENROLLMENT CERTIFICATION

As a result of a collaborative analysis with the Massachusetts School Building Authority (the "MSBA") of enrollment projections and space capacity needs for the proposed project at the East Longmeadow High School, the Town of East Longmeadow hereby acknowledges and agrees that the design of the proposed project at the East Longmeadow High School shall be based on an enrollment of no more than 800 students in grades 9-12. The Town of East Longmeadow further acknowledges and agrees that, pursuant to 963 CMR 2.00 *et seq.*, the MSBA shall determine the square feet per student space allowance and total square footage for a high school serving 800 students. The Town of East Longmeadow acknowledges and agrees that it has no right or entitlement to any particular design enrollment, square feet per student space allowance, or total square footage and that it has no right or entitlement to a design enrollment any greater than 800 students for the East Longmeadow High School, and further acknowledges and agrees that it shall not bring any claim or action, legal or equitable, against the MSBA, or any of its officers or employees, for the purpose of obtaining an increase in the design enrollment at the East Longmeadow High School that it has acknowledged and agreed to herein. The Town of East Longmeadow further acknowledges and agrees that, among other things, the design enrollment, square feet per student space allowance, and total square footage of the East Longmeadow High School shall be subject to the approval of the MSBA's Board and that the final approval of a proposed project at the East Longmeadow High School shall be within the sole discretion of the MSBA's Board.

The undersigned, for themselves and the Town of East Longmeadow, hereby certify that they have read and understand the contents of this Design Enrollment Certification and that each of the above statements is true, complete and accurate. The undersigned also hereby certify that they have been duly authorized by the appropriate governmental body to execute this Certification on behalf of the Town of East Longmeadow and to bind the Town of East Longmeadow to its terms.

Chief Executive Officer

6/1/2021
Date

Duly Authorized Representative of School Committee

6/2/21
Date

Gordon C. Smith
Superintendent of Schools

6/1/21
Date

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Date: December 15, 2021 *3:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome and Introductions	10 Minutes	❖ Welcome the Skanska Team ❖ Introduce School Building Committee Members ❖ Introduce Skanska Team Members
2) Update OPM Panel	10 minutes	
3) Outline of Next Steps for the Selection of a Designer	20 - 30 Minutes	
4) Questions	10 Minutes	

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
December 15, 2021 – 3:30PM
Meeting Minutes

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Joe Dunn, Town DPW Facilities Manager
Frank Paige, ELHS Principal
Heather Brown, ELPS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant (joined at 4:05 PM)
Mary McNally, Town Manager (joined at 4:05 PM)
Elizabeth Marsian-Boucher, School Committee Member
Antonella Raschilla, School Committee Member (absent)
Bruce Fenney, Superintendent of East Longmeadow DPW (absent)
Daniela LaBarre, School Psychologist and Faculty member (absent)

Other Attendees:
Ben Murphy, Dale Caldwell, John Benzinger, Victoria Clifford - Skanska USA Building, Inc.

Meeting called to order 3:34 PM

Introductions

- The ELHS Building Committee welcomed the Owner's Project Management team from Skanska USA Building, Inc.
- The School Building Committee members introduced themselves.
- The Skanska team introduced themselves.

Update OPM Panel

- Gordon Smith gave an update to the committee that the leadership group met with the MSBA OPM Panel on 12/6 as the final formality to hire Skanska as the OPM. The meeting included introductions, an overview of Skanska, the next steps for designer selection, and Q&A.
- Any questions on the OPM selection process or process with the MSBA?
- There were no further questions from the School Building Committee.

Outline of Next Steps for the Selection of a Designer

- Skanska reviewed the Designer Selection process. Ben Murphy, Skanska, shared a "Designer Selection Timeline - Draft Schedule." Skanska explained that the next steps are to:
    - School Building Committee to select a Designer Applicant Review Subcommittee (DARS) to review and evaluate the designer.

    - Submit the Designer RFP to the MSBA to review, and the MSBA has ten days to review and provide comments.
    - Skanska is currently targeting 1/13/22 to submit the Designer RFS Advertisement to the central registrar and two other public listings per public bidding laws
    - 1/19/22 tentative date made available to bidders and public
    - 1/26/22 tentative date for the designer site visit
    - 4/5/21 targeted MSBA Designer Selection Panel (DSP) Meeting
- Pamela Blair confirmed that the School Department attorney has OK'd the Designer RFS draft and will send it to the Skanska team.
- Skanska asked that if designers and engineers contact the District to solicit information regarding the Designer RFP, for the District to direct inquiries to the Skanska team.
- Pamela Blair asked if the site visit is mandatory for the bidding designers and engineers
    - Skanska answered, no, but they will most likely attend for face-time with the District and learn about the existing building conditions.
- Pamela Blair asked who from the District should attend
    - Skanska answered that School leadership and reps from facilities most commonly attend.
- Pamela Blair asked if Districts have done site visits at bidding architect's projects.
    - Skanska answered that they haven't seen it done before, but if the District wanted to, they would recommend tours are requested thru peers.
- The committee asked how many members should be selected for the Designer Applicant Review Subcommittee?
    - Skanska recommended 4 - 6 members.
- Skanska explained that they would perform an evaluation of designers and ask the DARS Committee to perform an evaluation. Skanska and DARS will meet and compare notes. MSBA asks us not to rank the firms formally, but we will evaluate the firms based on our criteria matrix.
- Pamela Blair asked what the process would be for submitting copies of the designer applications to the MSBA.
    - The District Business office will receive the proposals, Skanska will distribute copies to the DARS group, and the Skanska team will mail ten hard copies of each proposal to the MSBA.
- Gordon Smith noted that selecting a Designer Application Review Selection will be on the January SBC agenda.
- Dale Caldwell noted that the April DSP Meetings would most likely be conducted virtually.
- There were no further questions on the Designer Selection process.

New Business

- The subcommittee discussed scheduling the next SBC Meeting on 1/5/21 at 3:30 PM. confirmed

Meeting adjourned at 4:15 PM.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: ELHS School Building Committee Link
Date: January 5, 2022 *3:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome and Approval of Minutes from the 12-15-21 meeting	10 Minutes	
2) Selection of the Designer Applications Review Subcommittee (DARS)	20 minutes	
3) Questions on Next Steps	10 Minutes	**Tentative Schedule:** ● School Building Committee to select a Designer Applicant Review Subcommittee (DARS) to review and evaluate the designer. ● Submit the Designer RFP to the MSBA to review, and the MSBA has ten days to review and provide comments. ● Skanska is currently targeting 1/13/22 to submit the Designer RFS Advertisement to the central registrar and two other public listings per public bidding laws ● 1/19/22 tentative date made available to bidders and public ● 1/26/22 tentative date for the designer site visit ● 4/5/21 targeted MSBA Designer Selection Panel (DSP) Meeting

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
January 5, 2021 – 3:30PM
Meeting Minutes

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Joe Dunn, Town DPW Facilities Manager
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum (absent)
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant
Mary McNally, Town Manager
Elizabeth Marsian-Boucher, School Committee Member
Antonella Raschilla, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Daniela LaBarre, School Psychologist and Faculty member

Other Attendees:
Dale Caldwell, John Benzinger, Ben Murphy, Victoria Clifford - Skanska USA Building, Inc.

Meeting called to order 3:32 PM

Approval of Minutes from the 12/15/21 SBC Meeting

- Gordon Smith moved to approve the 12/15/21 ELHS SBC Meeting Minutes. Stephen Lonergan seconded the motion.
    - Gordon Smith called a roll call vote:
        - Antonella Raschilla – abstain
        - Daniela LaBarre – abstain
        - Mary McNally – abstain
        - Stephen Lonergan – abstain
        - Stephen Chrusciel – yes
        - Gordon Smith – yes
        - Pamela Blair – yes
        - Frank Paige - yes
        - Joe Dunn – yes
        - Kathleen Hill – yes
        - Elizabeth Marsian-Boucher – yes
        - Bruce Fenney – no response due to audio issues
- The motioned passed.

Selection of the Designer Applications Review Subcommittee (DARS)

- Ben Murphy, Skanska, reviewed purpose of the subcommittee
- Ben Murphy confirmed the RFS was under review by the MSBA. MSBA is expected to provide their comments by the end of the week.
- It was asked if DARS would be asked to rank the applicants.
    - Dale Caldwell, Skanska, answered that DARS would come to a consensus on the top firms, and if there is one firm that the District favors, the District can specify at the Designer Selection Panel.
- Gordon Smith asked the ELHS SBC for volunteers to be on DARS. The following members volunteered:
    - Beth Marsian-Boucher
    - Stephen Chrusciel
    - Gordon Smith
    - Joe Dunn
- Gordon Smith moved to approve the four members as the Designer Applications Review Subcommittee (DARS). Beth Marsian-Boucher seconded the motion. Gordon called a roll call vote:
    - Antonella Raschilla – yes
    - Daniela LaBarre – yes
    - Mary McNally – yes
    - Stephen Lonergan – yes
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige - yes
    - Joe Dunn – yes
    - Kathleen Hill – yes
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
- The motion passed unanimously.

Questions on Next Steps

- Gordon Smith asked Skanska what the first 90 days look like after hiring an A&E firm.
    - Dale Caldwell, Skanska, explained that there would be a team kick-off meeting, the designer would begin studying the school's existing conditions, they would prompt the District for a HS Educational Plan, they would assist with community outreach, and they would begin considering options for new construction, renovation, and addition renovation.
- Stephen Chrusciel asked Skanska what the pros and cons would be of speeding up the feasibility study process.
    - Dale Caldwell answered that it would, in turn, move up the construction start date, which would be a financial benefit due to construction escalation.

New Business

- Skanska requested that DARS meet the first week of March to evaluate applications and that the next ELHS SBC Meeting be scheduled for the second week of March to line up with the DARS report on application reviews.
- Gordon Smith tentatively scheduled the next ELHS SBC Meeting for 3/9/22 at 3:30 PM. Gordon Smith to follow up with a calendar invitation.

Kathleen Hill moved to adjourn. Steve Chrusciel. Gordon Smith called a roll vote:

- Antonella Raschilla – yes
- Daniela LaBarre – yes
- Mary McNally – yes
- Stephen Lonergan – yes
- Stephen Chrusciel – yes
- Gordon Smith – yes
- Pamela Blair – yes
- Joe Dunn – yes
- Kathleen Hill – yes
- Elizabeth Marsian-Boucher – yes
- Bruce Fenney – yes

The motion passed unanimously.
Meeting adjourned at 4:15 PM.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: Zoom Meeting Link
Date: March 16, 2022 *3:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome and Approval of Minutes from the 1-5-22 meeting	10 Minutes	
2) Update on the Designer Selection Process	25 minutes	• **Skanska Team to provide update and overview of MSBA Designer Selection Panel Meeting to take place on March 22, 2022**
3) Questions on Next Steps	10 Minutes	
4) Adjourn		

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
March 16th, 2022 – 3:30PM
Meeting Minutes

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Joe Dunn, Town DPW Facilities Manager
Frank Paige, ELHS Principal (absent)
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Beth Bower - School Building Committee Member
Stephen Lonergan, Town Accountant
Mary McNally, Town Manager (absent)
Elizabeth Marsian-Boucher, School Committee Member
Antonella Raschilla, School Committee Member (absent)
Bruce Fenney, Superintendent of East Longmeadow DPW (absent)
Daniela LaBarre, School Psychologist and Faculty member
Greg Thompson, sitting in for Antonella Raschilla

Other Attendees:
John Benzinger, Ben Murphy, Victoria Clifford - Skanska USA Building, Inc.

Meeting called to order 3:30 PM

Approval of Meeting Minutes

- Gordon Smith asked for a motion on the 1/5/22 SBC Meeting Minutes.
- Elizabeth Marsian-Boucher moved to approve the 1/5/22 ELHS SBC Meeting Minutes. Stephen Lonergan seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Joe Dunn - yes
        - Heather Brown - yes
        - Kathleen Hill - yes
        - Beth Bower - yes
        - Steve Lonergan
        - Elizabeth Marsian-Boucher - yes
        - Daniela LaBarre – abstain
    - The motion passed.

Selection of the Designer Application Review Subcommittee (DARS)

- Ben Murph, Skanska, gave an overview of the designed selection schedule and process.
- Ben reported that 8 proposals were received and that the DARS subcommittee reviewed all and deemed all as qualified bidders. The firm that the DARS subcommittee found to be most advantageous for this project was JWA/SMMA.
- Three representatives from the East Longmeadow SBC will meet with the MSBA Designer Selection Committee on April 5th, to select a firm for the project.
    - East Longmeadow will have 3 votes
    - MSBA will have 13 votes
- Steve Chrusciel asked if we should expect pushback from the MSBA if District uses their opening to express which firm they favor.
    - Skanska responded that we wouldn't expect pushback if there is a firm that is noted as the preferred firm by the District.
- Gordon Smith asked for Skanska's assistance in crafting the opening statement.
    - Skanska agreed.
- Skanska explained once the designer is selected, the process will pick up quite a bit, and regular monthly SBC meetings will be scheduled starting May 2022..
- A committee member asked how many projects Skanska has done where the MSBA did not select the District's preferred design firms.
    - Skanska responded that they had seen it once in West Springfield. There are lots of factors that come into play. The biggest factor is the firm's capacity to take on the job.

Questions on Next Steps

- No further questions.

Kathleen Hill moved to adjourn. Steve Chrusciel seconded the motion. Gordon Smith called a roll vote:

- Gordon Smith called a roll call vote:
    - Stephen Chrusciel - yes
    - Gordon Smith - yes
    - Pamela Blair - yes
    - Joe Dunn - yes
    - Heather Brown - yes
    - Kathleen Hill - yes
    - Beth Bower - yes
    - Steve Lonergan
    - Elizabeth Marsian-Boucher - yes
    - Daniela LaBarre – abstain
- The motion passed.

Meeting adjourned at 4:20 PM.
Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska

ELHS SCHOOL BUILDING COMMITTEE MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: Zoom Meeting Link
Date: May 25, 2022 *3:45PM*

AGENDA ITEM	TIME	NOTES
1) **Welcome/ Introductions & Approval of Minutes**	5 Minutes	❖ **Welcome the JWA/SMMA Team** ❖ **Introduce School Building Committee Members** ❖ **Approval of 3/16/2022 Minutes**
2) **Skanska Update**	10 minutes	❖ **Process Update** ❖ **MSBA Kick-Off Meeting Update** ❖ **Project Schedule Overview**
3) **JWA/SMMA Update**	35 Minutes	❖ **JWA/SMMA Interview Presentation** ❖ **Review of MSBA Module 3 & 4** ❖ **Goals of PSR Phase** ❖ **Review of Visioning Process Schedule**
4) **Communications Update**	5 Minutes	❖ **Building Project Website Status** ❖ **Project Email Status** ❖ **Upcoming Community Forums/Outreach**
5) **New Business**	5 Minutes	❖ **ELHS SBC Membership – Ryan Quimby**
6) **Questions/Public Participation**	10 Minutes	
7) **Adjourn**		

Please click the link below to join the webinar:
https://us02web.zoom.us/j/85927899766?pwd=eHV6TTRXL0tva0MzYVM1UU95YjVmZz09
Passcode: 373269
Or One tap mobile :
US: +16465588656,,85927899766# or +13017158592,,85927899766#

Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 859 2789 9766
International numbers available: https://us02web.zoom.us/u/kbNrOIxgN

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
May 25th, 2022 – 2:30 PM
Meeting Minutes

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Joe Dunn, Town DPW Facilities Manager
Frank Paige, ELHS Principal (absent)
Heather Brown, ELHS Director of Curriculum (joined at 3:55 PM)
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director (joined at 3:48 PM)
Mary McNally, Town Manager (attended through Zoom in the audience)
Elizabeth Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member (absent)
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director (absent)

Other Attendees:
Ben Murphy, John Benzinger, Victoria Clifford (joined at 3:47 PM), Skanska USA Building, Inc.
Kristian Whitsett (left at 5:00 PM), Dorrie Brooks, Jillian DeCoursey, JWA
Helen Fantini, SMMA

Meeting called to order 3:45 PM

Approval of Meeting Minutes

- Gordon Smith asked for a motion on the 3/16/22 SBC Meeting Minutes.
- Stephen Chrusciel moved to approve the 1/5/22 ELHS SBC Meeting Minutes. Elizabeth Marsian-Boucher seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair- yes
        - Joe Dunn - yes
        - Kathleen Hill - yes
        - Elizabeth Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Greg Thompson - yes
    - The motion passed.

Skanska Update

- Ben Murph, Skanska, gave an update on the MSBA process
    - Project Team:
        - MSBA – Funding partner

        - Skanska – OPM and Liaison between district and MSBA
        - Design Team – Architect and Engineers
        - School Building Committee – Representation of the community who will make all critical decisions for the project
- Ben reviewed the current project schedule:

Eligibility – Module 1	
ELHS Statement of Interest Accepted	April 2019
MSBA Accepted ELHS into the Feasibility Program	December 2019
Forming the Project Team – Module 2	
OPM Hired (Skanska USA Building, Inc.)	December 2021
Design Team Hired (JWA/SMMA)	May 2022
Feasibility Phase – Module 3	**May 2022 – March 2023**
Preferred Design Program (PDP) Report due to MSBA	August 2022
Preferred Schematic Report (PSR) due to MSBA	January 2023
MSBA PSR Approval Meeting	March 2023
Schematic Design Phase – Module 4	**March 2023 – October 2023**
Schematic Design (SD) Report due to MSBA	August 2023
MSBA Project Scope Budget Approval Meeting	October 2023
Funding the Project (Town-wide vote) – Module 5	**October/November 2023 (TBD)**
Detailed Design – Module 6	**November 2023 – November 2024**
Construction – Module 7	**July 2024 – May 2027 (2.8 years)**

JWA/SMMA Update

- JWA/SMMA recapped their interview presentation:
    - Introduced core team and engineering team
    - Project experience
    - Shared values
    - Preliminary space summary
        - District asked if the cost per square foot reimbursement rate would be increased by the MSBA
        - JWA/SMMA and Skanska reported the MSBA recently updated their cost by square foot reimbursement rate but noted that the MSBA is open with the fact that it's not on par with current construction costs.
        - Project scope and budget pricing will be set fall of 2023. This is a contract that will lock in the reimbursement rate for the full project.
    - Design goals
    - Preliminary design concepts:
        - JWA/SMMA noted that these concepts were purely conceptual and created before being hired without any input from the District.
            - SBC addressed the community desire to add additional sports fields and a new pool.
            - SBC member pointed out that losing the new tennis courts could be an issue for the community as it was a recent project.
            - Pamala Blair asked that the design team look into parking that made sense for access to the athletic fields.

        - JWA/SMMA introduced the concept of using the cafeteria as circulation and multiple-use space to maximize reimbursement.
            - Gordon brought up that the school has increased COVID-19 cleaning operations and asked if that can be considered in the design concepts.
        - SBC reported that the School staff has requested covered outdoor teaching spaces.
        - Bruce Feeney reported that the Town is in the process of approving a park or basketball court and that there is time to collaborate before design decisions are made.
    - SBC asked if including the central offices in the project would be explored.
        - JWA/SMMA answered yes. The existing conditions report will evaluate the cost of keeping or removing offices from the project.
    - Question conditions of the plumbing system.
        - JWA/SMMA answered yes. It will be a part of the existing conditions report.
    - A SBC member suggested adding bathroom facilities and a concessions building for the athletic fields.
        - JWA/SMMA noted that it would not be reimbursed by MSBA, but they will look at including it in the project.
    - A SBC member asked how we would prepare for flexibility in the school after the project is complete.
        - JWA/SMMA answered that the school would be designed to accommodate projected enrollment, and there will be studies to support how the school can handle future growth as part of the MSBA process Review of MSBA Process.
    - JWA/SMMA gave an overview of MSBA Modules 3 & 4
        - Preliminary Design Program (PDP) Goals:
            - Develop educational program (District)
            - Develop space summary program (design team)
            - Evaluate existing conditions (design team)
            - Determine site development requirements (civil)
            - Develop preliminary alternatives (design team)
            - Develop district evaluation priorities (SBC & project team)
        - JWA/SMMA presented a PDP preferred options evaluation sample
    - Review of Visioning Process
        - Three 90-minute sessions with 30-50 participants (virtual)
            - Chosen representatives from stakeholder groups
            - 6/13/22, 6-7:30 PM
            - 6/22/22, 6-8 PM
            - 6/29/22, 6-8 PM
            - Gordon asked for SBC member volunteers.
    - Community Forum (virtual & in-person)
        - 6/15/22 6-8 PM
    - Faculty Review
        - Voluntary
        - In-Person
        - August or September
    - In-Person Programming Meetings
        - By department
        - Happening this week
        - In-Person with JWA/SMMA

Communications Update

- Victoria Clifford, Skanska, gave an update on the Building Project Website, https://www.eastlongmeadowma.gov/School-Building-Project.
- Victoria reported that members of the project team and SBC met to review the goals and logistics for a building project website.
- Ryan Quimby, Town IT Director, has volunteered to assist the SBC build and manage a website.
    - Website Goals:
        - Explain the process and report the project schedule
        - Meet the team
        - Advertise community forums, tours, and other events
        - Hub for:
            - Project documentation
            - Project news/updates
- Reaching Stakeholders:
    - The District identified the following channels for reaching community stakeholders:
        - LCAT, Blackboard Connect, Student Portals, Town Site.
        - Social Media – District, Town Departments, Shared Use Orgs, to share project news.
    - Victoria reported that the District has set up a project email, ELHSBuildingProject@eastlongmeadowma.gov, that will be accessible for all community members to send in questions and comments throughout the building project process. Skanska will manage to respond to emails and report to the SBC.

New Business

- Gordon Smith announced that Ryan Quimby, Town IT Director, has expressed interest in joining the School Building Committee.
- Stephen Chrusciel asked for a motion to add Ryan Quimby as a voting member of the East Longmeadow High School Building Committee.
- Elizabeth Marsian-Boucher made the motion. Pamela Blair seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair- yes
        - Joe Dunn - yes
        - Kathleen Hill - yes
        - Elizabeth Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Greg Thompson – yes
        - Steve Lonergan – yes
    - The motion passed.
- Next SBC Meeting:
    - 6/27 at 1:30 PM. Gordon to follow up with an invite.

Motion to adjourn by Stephen Lonergan, and Bruce Fenney seconded the motion.

- Stephen Chrusciel - yes
- Gordon Smith - yes
- Pamela Blair- yes
- Joe Dunn - yes
- Kathleen Hill - yes
- Elizabeth Marsian-Boucher - yes
- Bruce Fenney - yes
- Greg Thompson – yes
- Steve Lonergan – yes
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The motion passed.

Meeting adjourned at 5:00 PM.

Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: Zoom Link
Date: June 27, 2022 *1:30 – 2:30 PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Minutes	5 Minutes	❖ Welcome ❖ Approval of 5/25/2022 Minutes
2) Skanska Update	5 minutes	❖ Process Update ❖ Project Schedule Overview
3) JWA/SMMA Update	40 Minutes	❖ Update on Educational Programming and Visioning Process ❖ Existing Conditions Report ❖ Preliminary Space Summary & Plan Analysis ❖ Options Development
4) Communications Update	5 Minutes	❖ Community Forum Recap ❖ Community Outreach Update
5) New Business		
6) Questions/Public Participation		
7) Adjourn		

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
June 27th, 2022 – 1:30 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Joe Dunn, Town DPW Facilities Manager
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum (absent)
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth Marsian-Boucher, School Committee Member (absent)
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Victoria Clifford
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Jillian DeCoursey, Brian Black, Helen Fantini, Erik Vangsness, Samantha Farrell

Gordon Began the meeting at 1:33 PM.

Meeting Minute Approval

- Steve Stephen Chrusciel asked for a motion to approve the 5/25 ELHSBC Meeting Minutes.
  - Kathleen Hill made the motion. Pamela Blair seconded the motion.
  - Gordon Smith called a roll call:
    - Pamela Blair – yes
    - Steve Chrusciel – yes
    - Joe Dunn – yes
    - Bruce Fenney – yes
    - Kathleen Hill – yes
    - Dr. Daniela LaBarre – yes
    - Stephen Lonergan – yes
    - Mary McNally – yes
    - Frank Paige – abstain
    - Ryan Quimby– abstain
    - Gordon Smith – yes
- The motion passed.

Skanska Update

- Ben Murphy, Skanska, gave an update on the schedule milestones to date.
    - Ben reported that the team met with the MSBA for a project kick-off meeting on 5/25.
    - Ben reported that a small Senior Leadership Team (SLT) meets every two weeks to stay on target for the PDP report due on 8/30. The SLT group includes Gordon Smith, Steve Chrusciel, Pamela Blair, Ryan Quimby, Heather Brown, Skanska, SMMA, and JWA.
    - Ben noted that SBC meetings should be scheduled for July and August to stay on target for the review and approval of the PDP submission.

JWA/SMMA Design Update

- Eric Vangness, Landscape Architect with SMMA and East Longmeadow HS alumni, provided an overview of initial findings from the Site Existing Conditions Survey:
    - The site is located less than one mile west of the town center.
    - Existing site access from Maple Street (primary) and Norden Street (secondary).
    - The design team noted there might be an opportunity to access thru Chestnut Street to alleviate some traffic.
    - The design team noted that a traffic engineer will be brought on later in the process to do a complete traffic study and will make recommendations based on counts.
    - The site abuts residential neighborhoods, industrial properties, and the Redstone Rail Trail.
    - Currently, there is no town-owned land available for connection south to Chestnut Street.
    - The existing public sidewalk along the north side of maple street
    - 61.4 acres
    - Athletic fields and courts are extensive and are in good overall condition.
    - Tennis courts need to be resurfaced in the next 2-3 years.
    - Press Box/concessions are not ADA accessible.
    - Lack of separation between school bus traffic and passenger vehicle traffic.
    - Recommended separating staff and student parking.
    - General safety concerns and lack of efficiency with overall vehicular circulation.
    - Lacking dedicated pedestrian routes and areas in the main parking lot and between the building and stadium.
    - Loading dock/service area cannot accommodate large vehicles.
    - The site majorly drains towards the Southeast corner.
    - Reviewed draining issues inside the school with the facilities group.
    - Wooded wetlands to keep in mind for setbacks and drainage issues
        - A committee member asked what the wetland setbacks were.
            - Eric answered that state guidelines are 100 ft buffer zone from wetlands.
- Kristian Whitsett, JWA, provided an overview of initial findings from the Structural Existing Conditions Survey:
    - The gym is in good shape structurally.
    - The flat roof structure consists of open web steel join.

    - The elevated floor structure consists of open web steel joists, steel griders and concrete floor slab on deck.
    - The original gym roof consists of steel bents supporting steel beams purlins and metal roof deck.
    - Gym addition and industrial arts addition roofs are structured with steel space trusses and metal roof deck.
    - Swimming pool roof consists of long span open web joists and metal roof deck.
    - Façade stucco shows cracking/delamination.
- Kristian Whitsett provided an overview of initial findings from the Architectural Existing Conditions:
    - Circulation is convoluted.
    - Finishes are robust – though colors are, of course dated and fixed
    - Spaces are being well utilized by staff.
    - Furnishings are dated and do not reinforce collaborative learning.
    - Natural light and ventilation issues.
    - Exterior sheet cladding is in very poor condition.
    - Lack of ADA compliance.
    - Bathrooms that cannot be monitored are abandoned.
    - Water infiltration in pool basement.
    - Poor architectural conditions as expected for a building of this age.
    - Significant quantities of hazmat material.
    - No student work is displayed in hallways or shared spaces.
    - The school demonstrates a strong sense of pride and a vibrant athletic/sport and wellness focus.
    - There are spaces where student-centered/UDL learning is on display.
    - Roof in poor shape, history of leaks.
    - Major public spaces lack updated technology and finishes.
- Helen Fantini, SMMA, provided an overview of initial findings from the MEP Existing Conditions:
    - The electrical generator and panels are in good condition but at the end of their life expectancy.
    - No emergency generator on site.
    - Electrical receptacles are at the end of their lives.
    - The kitchen and bathroom outlets are not up to code.
    - Question from a committee member: Is there redundancy if a boiler fails?
    - Bruce Fenney answered that some redundancy was built into the current boiler system.
    - The facility is not currently equipped with fire protection systems.
    - Storm piping is out of date, and no secondary overflow drainage.
    - Domestic hot water piping is outdated.
        - Question from a committee member: is the report on the plumbing system only based on what we can see?
            - Helen answered, yes, there could be further issues we don't know of. If the SBC selects addition/renovation, more investigative work will be ordered.2
    - Natural gas entrances and distributions are in fair condition.

- Compressed air system approaching life span.
    - Bruce Fenney provided an update to the committee:
        - UST's replaced in 2011/2012.
        - Underground storage tanks were also replaced, along with piping.

Review of Visioning Process

- Dorrie Brooks, JWA, gave an update to the SBC on the Visioning Process:
    - June 12th and June 22nd visioning workshops are complete.
    - Purpose of the workshops are to gain feedback that will inform the educational plan to be authored by the school district.
    - Dorrie shared key takeaways for educational, architectural, and community goals.
    - June 15th Visioning Community Forum was a hybrid event, with 45 attendees in-person and about 45 attendees virtual.
- Programming:
    - The existing school is 185,614 gsf total.
    - Spaces undersized by 5% or more from MSBA size expectations.
    - Dorrie shared a comparison of the existing school vs. the recommended class sizes for an 800-student high school. The key take away from the existing space was:
        - MSBA would have fewer classrooms than the current building, but they would be larger. The concept is to share classrooms.
        - No planning rooms.
        - No breakout rooms.
        - Undersized labs and STEM spaces.
        - Undersized gym.
        - Undersized media center.
        - Oversized auditorium.
        - Oversized art rooms.
        - Even on admin/slightly under on medical.
        - Abundant storage.
        - Oversized spaces may not be reimbursed by MSBA but can be funded by the community.
        - Spaces are negotiated with the MSBA.
        - Special Education spaces will be included in future reports.
        - Anticipate exceeding MSBA in core academic, physical education, and special education to meet ELHS programming needs.
        - Assume additional non-reimbursed shared community space.
        - Recommends matching MSBA in space guidelines to make the project more affordable construction costs.
        - Design team proposed to expect a building that is 200,000 gsf.
    - Comments and Questions:
        - A committee member expressed that cutting art and physical education square footage would pose an issue for programming.
        - A committee member asked if there are more reimbursement opportunities for renovation vs. new construction.

            - The design team answered that renovation gains additional reimbursement in the overall project. However, the MSBA will not participate in renovating spaces above their guidelines.
        - Committee members expressed that downsizing the auditorium may not go over well with the community.
        - A committee member expressed that bringing Elcat into the building could be a programmatic opportunity for the school district.

Preliminary Development Studies

- Site Considerations:
    - Spatial restrictions.
    - Proximity to neighbors.
    - Poor visibility from Maple Street.
    - Conflicts the with existing facility (building and track and field).
- The design team presented proposed building options for discussion:
    - Code upgrade
        - Maintains current entry.
        - Remediates hazmat.
        - Brings building up to code.
        - Undersized labs and classrooms.
        - Accessibility upgrades.
        - Circulation reconfiguration.
        - Utility upgrades.
    - Addition/Renovation
        - Maintains current entry location.
        - Requires swing space for construction.
        - Accessibility upgrades.
        - Circulation reconfiguration.
        - Utility upgrades.
        - Open space reconfiguration.
        - Outdoor classroom opportunities.
    - New Construction (Center of Site – Option A)
        - “Embracing the green”
        - Suboptimal solar orientation.
        - Building between playing fields.
        - Large green to West.
        - Bike/ped connections to neighborhood.
        - Building adjacent to placing field.
        - Western exposure for entry.
        - Opportunity for North/South vehicle axis.
    - New Construction (Center of Site – Option B)
        - “Central green”
        - Some overlap on existing footprint.
        - Fronts towards Maple.

        - Good solar orientation.
        - Building surrounded by playing fields.
        - Provides expansive green at front entry.
        - Eliminated Norden connection.
        - Maintains current parking strategy.
        - Improves pedestrian access.
    - New Construction (South End of Site – Option A)
        - "Big bow little bow"
        - Dramatic arrival.
        - Good solar orientation.
        - Building behind playing fields.
        - Separation between building and football field/track.
        - Large green to the North.
        - Spreads parking.
        - Uses Norden for emergency access and loading.
    - New Construction (South End of Site – Option B)
        - Building on North/South axis.
        - Suboptimal orientation.
        - Organized around chestnut connection.
        - Roads and building bifurcate site.
        - Greater impact on athletic program.
        - Spreads parking.
- Input from committee members:
    - Separating student and staff parking is preferred by School District.
    - Bruce Fenney comments that we should shy away from using Chestnut as access due to complaints from neighbors.
    - Bruce Fenney noted that including durable sidewalks on the perimeter of the site would be a bonus for the facilities department.
    - Committee member suggested maintaining current athletic spaces for community use.
- The design team noted that the educational plan that will be submitted with the PDP would help the SBC make informed decisions that align with the educational goals.

Communication Update

- Victoria Clifford, Skanska, noted that the Community Visioning Forum took place on July 15th, as Dorrie Brooks noted earlier in the meeting.
    - Recording of the Forum is available on the "Project News" section of the building website.
- Victoria asked for any input from committee members on outreach for the forum.
- Skanska to share with the committee questions that were asked by community members at the forum.
- Project website is live and accessible from the School and Town website landing pages.
- "Frequently Asked Questions" to be added to the project website.

New Business

- Steve Chrusciel asked for any new business.
- No new business from the committee.

Upcoming Meetings

- The design team requested to meet the week of July 18th.
    - Meeting scheduled for July 18th at 2:30 PM.
- Skanska requested the August meeting be scheduled for week of August 22nd to approve the PDP submission.
    - Meeting scheduled for August 22nd at 2:00 PM.

Motion to adjourn by Ryan Quimby. Seconded by Bruce Fenney.
Motion unanimously approved.

Meeting adjourned at 3:42.

Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: ELHS SBC Meeting
Date: July 18, 2022 *2:30 – 3:30 PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Minutes	5 Minutes	❖ Welcome ❖ Approval of 6/27/2022 Minutes
2) Skanska Update	5 minutes	❖ General Project Update ❖ Schedule Update
3) JWA/SMMA Update	40 Minutes	❖ Update on Educational Programming and Visioning Process ❖ Space Summary Review ❖ Options Development & Review Criteria ❖ School Tours ❖ Student Engagement
4) Communications Update	10 Minutes	❖ Community Outreach Update ❖ National Night Out Event
5) New Business		❖ August SBC Meeting Date Change to 8/24 or 8/25
6) Questions/Public Participation		
7) Adjourn		

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
July 18th, 2022 – 2:30 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business (absent)
Joe Dunn, Town DPW Facilities Manager (absent)
Frank Paige, ELHS Principal (absent)
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member (absent)
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager (absent)
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW (absent)
Dr. Daniela LaBarre, School Psychologist and Faculty Member (absent)
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Victoria Clifford
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Jillian DeCoursey, Brian Black, Helen Fantini, Erik Vangsness, Phil Peneli

Gordon began the meeting at 2:37 PM.

Skanska Update

- Ben Murphy, Skanska, gave an update on the schedule milestones to date.
    - PDP due to MSBA on August 30th
    - Held three educational visioning sessions
    - Review of space summary with school district
    - Drafting of educational plan
    - Existing conditions survey
    - Cost estimate upcoming
    - At the upcoming August SBC meeting, the SBC will be asked to approve the PDP submission.

JWA/SMMA Update

- Visioning Workshop Results:
    - Documentation shared with SBC. The team encouraged SBC to review the documentation to get caught up with the feedback received and the design intent moving forward.

    - Feedback was heavy on the community use side as not many teachers were able to attend.
    - Feedback from teachers was captured by department interviews conducted by the design team.
- Proposed Program Spaces:
    - The design team gave an overview of proposed educational spaces, an early study of eligible and ineligible square footage for MSBA reimbursement, and an early study of estimated construction cost by cost per square foot.
    - Greg Thompson asked if all rooms with have windows.
        - Not necessarily, as some small spaces may be in between rooms or hallways. The intent is for all staffed rooms to have windows.
    - The design team reviewed square foot overages in the athletics and arts categories.
    - Beth Boucher expressed wanting to prioritize a larger auditorium for large educational gatherings and community gatherings.
    - The design team explained that some ineligible square footage could be deemed as reimbursable by the MSBA if it is clearly part of the educational program.
    - Gordon mentioned DESE's involvement in recent years and their push for social and emotional education and school resource officer.
    - The design team reviewed ineligible spaces that they propose to delete from the program. This included the greenhouses, willie ross program, LGI & Black Box in lieu of oversized auditorium, ELCAT studio, and overlap locker rooms.
    - The design team noted that the cafeteria or gym could be used as overflow area or an alternate large gathering space.
    - Group discussed that a black box is not as advantageous for the District as a traditional stage because other schools use the HS stage.
    - Greg voiced to not delete locker room space due to the volume of athletics.
- MSBA Reimbursement:
    - The project team explained that the MSBA Reimbursement Rate will be locked in just prior to going to the Town for the project approval vote.
    - Beth Boucher expressed needing to communicate to the community how much it would cost to bring the building up to code without any help from the MSBA.
    - John Benzinger added that if the vote did not pass and the District wanted to reenroll with the MSBA for another try, they'd be put at the bottom of the barrel for acceptance to the Feasibility Program and have to fund another Feasibility Study.
    - Skanska explained each design option would have a detailed cost analysis to help the SBC make the best decision on which option to pursue and present to the community for approval.
    - The project team explained that site costs are capped at 8%
    - Swing space not reimbursable
    - The design team went over additional reimbursement opportunities.
- PDP Options Criteria:
    - The design team presented PDP review criteria which included sample scoring performed by design team (subjective).
    - The design team asked for input on weighting priorities and scoring.

- PDP Options:
    - The design team reviewed the following PDP design options:
        - Add/Reno
            - Tried to save as much of the building as possible
            - It would be quite difficult to get classrooms at intended sizes and preferred adjacencies per the educational plan
            - Includes a pool
            - A committee member asked if this would include site drainage.
                - Yes, and traffic mitigation improvements.
        - New Construction Center A – "Reverse L"
            - Centers building on site
            - Build new around existing school footprint
            - The design team noted circulation could be changed with input from the SBC
                - Committee members discussed that mini-bus traffic might be possible thru Norden, but SBC mentioned large busses and student traffic wouldn't be supported by neighbors.
        - New Construction Center B – "Tripod"
            - Footprint may be more costly (more square footage)
        - New Construction South A – "Corner Pods"
        - New Construction South B – "Flying J"
            - Beth responded to keeping green space as a buffer for neighbors.
                - Erik cautioned putting sports fields with ball hazards close to neighbors.
            - Gordon recommended bringing in the Rec Department for their input.
                - Greg cautioned adding any rec non-reimbursable square footage.
        - Alt New Construction South C – "Corner Pods/Separate Pool"
            - Pool, district office, and IT in a satellite building
                - Committee members raised concerns about wayfinding and student's accessing the pool for PE classes.
    - The design team presented vehicle circulation routes.
        - The committee confirmed using the west side of the site for busses, student and parent drop-off would be OK.
        - The committee voiced a desire for adding another traffic light and three-lane exit.
        - Committee confirmed that service deliveries currently using Norden works well.
            - Greg voiced that large delivery trucks should not exit with the bus traffic and not be directed to drive around the school during classes.
- Reactions to PDP Review Criteria:
    - The design team asked SBC to email input to Gordon
    - The design team asked to narrow down similar options:
        - Reverse L vs. Tripod
            - Ryan preferred Tripod due to outdoor classroom opportunities

            - The committee agreed
        - Corner Pods vs. Flying J
            - The committee preferred flying J
        - Separated Pool
            - The committee decided to forego
- Student Engagement:
    - Phil Peneli proposed including students in the design process. Potentially as SBC members.
    - Phil also recommended having students participate in a survey.
    - Gordon asked the design team to provide a draft survey
- School Tours:
    - Phil recommended the SBC tour other schools in the Commonwealth
    - Helen recommended touring North Middlesex. Proposed setting a date in August.
    - The project team is to follow up with committee to coordinate.

Communications Update

- Community Outreach:
    - Planning to host a booth at National Night Out, 8/2
        - Skanska reported that the building project plans to have a booth at National Night Out. The project team will provide a handout with FAQ information, ways to get involved, and a date for a fall community forum.
        - The design team added they will provide a community survey as well to collect input and will be working on a logo for the building project.
        - The project team invited SBC members to attend and assist with answering questions from the community.
    - Fall Community Forum
        - Skanska asked the committee to set a date.
        - Beth suggested having SBC reps at School open houses.
        - Project team asked for open house schedules
            - Mapleshade – Sept 7th
            - Birchland Park – Sept 14th
            - High School – Sept 22nd
            - Meadowbrook – Sept 28th/27th
        - Potential forum location: Senior Center
        - Potential dates: 9/15 or 9/21, 6 PM
            - Gordon to confirm with Senior Center

New Business

- Design team asked for the August SBC Meeting to be rescheduled for the 25th to allow time to incorporate estimates in the PDP.
- SBC Meeting rescheduled for Thursday 25th, 2 PM

Questions/Public Participation

- None

Motion to adjourn by Ryan Quimby. Seconded by Bruce Fenney.
Motion unanimously approved.

Meeting adjourned at 3:42.

Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: Zoom Meeting Link
Date: August 25, 2022 *2:00 PM – 3:45 PM*

AGENDA ITEM	TIME	NOTES
1) **Welcome & Approval of Meeting Minutes**	*5 Minutes	❖ **Welcome** ❖ **Approval of 6/27/2022 Minutes** ❖ **Approval of 7/18/2022 Minutes**
2) **Public Participation**	*15 Minutes	
3) **Skanska Update**	*10 minutes	❖ **Process Update** ❖ **Schedule Update** ❖ **MSBA Pool Ruling Update**
4) **JWA/SMMA Update**	*60 Minutes	❖ **North Middlesex Tour** ❖ **Community Survey Results** ❖ **Cost Update** ❖ **Review of Preliminary Design Program (PDP) Assets/TOC**
5) **Preliminary Design Program (PDP) Required Votes**	*10 Minutes	❖ **Vote to move design options forward to PSR phase** ❖ **Vote to submit Preliminary Design Program (PDP) Report**
6) **Communications Update**	*5 Minutes	❖ **Community Outreach Update** ❖ **National Night Out Recap**
7) **New Business**		
8) **Adjourn**		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
August 25th, 2022 – 2:00 PM
(Meeting #1)

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member (absent)
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager (absent)
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW (joined at 2:14 PM)
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Victoria Clifford
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Jillian DeCoursey, Brian Black, Helen Fantini, Phil Poinelli, Samantha Farrell, Molly Clark

Welcome & Approval of Meeting Minutes

- Stephen Chrusciel began the meeting at 2:03 PM.
- Stephen Chrusciel asked for a motion to approve the 7/18/22 ELHSBC Meeting Minutes.
    - Beth Marsian-Boucher made the motion. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - absent
        - Stephen Lonergan - yes
        - Mary McNally - absent
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - absent
        - Dr. Daniela LaBarre - abstain
        - Greg Thompson - yes
        - Ryan Quimby - yes
    - The motion passed.
- Stephen Chrusciel asked for a motion to approve the 6/27/22 ELHSBC Meeting Minutes.
    - Ryan Quimby made the motion. Beth Marsian-Boucher seconded the motion.

- Gordon Smith called a roll call vote:
    - Stephen Chrusciel - yes
    - Gordon Smith - yes
    - Pamela Blair - yes
    - Frank Paige - yes
    - Heather Brown - abstain
    - Kathleen Hill - absent
    - Stephen Lonergan - yes
    - Mary McNally - absent
    - Elizabeth (Beth) Marsian-Boucher - yes
    - Bruce Fenney - absent
    - Dr. Daniela LaBarre - yes
    - Greg Thompson - yes
    - Ryan Quimby - yes
- The motion passed.

Public Participation

- Steve Chrusciel opened the meeting for public comment.
- Andrea Schmidt, 66 Norden Street:
    - Andrea asked if the committee members received a copy of the petition from the Norden/Maple Community Members regarding their objection for using the Norden/Maple neighborhood as access for the new school project.
        - The SBC confirmed they received the petition.
    - Andrea reported that on the walk over for this meeting, three cars were speeding on Nordon Street on the way to the School. Andrea expressed concern with including access to Nordon Street in the new project.
        - Beth Marsian-Boucher, added that 30 to 40 neighborhood residents attended the recent School Committee meeting and expressed the same concern.
    - Brittany Sasidharan, 26 Marshall Street:
    - Brittany reported to the committee that her 10 year old child was almost hit by a car getting on to a school bus last year. Brittany expressed that the students and parents should feel safe walking in the neighborhood. Brittany expressed concern with including site access through Marshal St./Nordin St.
- John Benzinger, Skanska, suggested adding speed bumps or other speed mitigation measures.
    - Gordon Smith noted he plans to meet with the Town Police to discuss.
- Louis Calabrese,198 Maple Street:
    - Louis told the Committee that when the current school was built, the school district promised the Maple Street residents that access through the neighborhood would be for deliveries only. Would advocate that Marshall St./Norden St entrance be used for emergencies and deliveries only.

Bruce Fenney joined the meeting at 2:14 PM.

Skanska Update

- Process Update
    - Ben Murphy, Skanska, updated the committee that today, the main objective will be to review the components of the Preliminary Design Program (PDP) submission and authorize the OPM to submit the PDP package to the MSBA.
- Schedule Update
    - Ben Murphy, Skanska, gave an update on the project schedule
    - PDP is due on 8/30, once received, the MSBA will review and submit comments for the project team and committee to respond to.
    - After 8/30, the project team will move directly into the Prefered Schematic Report (PSR) phase of Module 3. PSR is currently targeted to be submitted to the MSBA in January 2023.
    - Assuming that the SBC chooses a new construction option, construction is tentatively scheduled to begin June 2024 with a 60% Construction Documents Early Bid Package for Sitework. Currently assuming 2.5 years for construction in total, with the new ELHS building complete by the summer of 2026.
    - Skanska notified the SBC of a recently proposed schedule change. Members of the project team suggested increasing the PSR phase by 1 month and reducing the Schematic Design phase by 1 month. By lengthening the PSR duration, it will allow for the SBC and the community to build better consensus on the preferred option.
        - Steve Chrusciel asked if the MSBA Board of Directors (BOD) meeting schedule is reflected in this schedule. Ben Murphy responded that MSBA issued their 2023 BOD meeting schedule today and that the schedule would be revised to accurately reflect the known BOD meeting dates.
        - Pam Blair asked what the process is for changing the schedule and is one month enough time to add for building community consensus which she finds to be a very important aspect.
            - Dorrie Brooks added that this schedule change doesn't require MSBA approval.
        - Beth voiced that the committee should look at construction delivery methodologies and asked that it be a topic for future SBC meeting agenda(s).
            - Skanska recommended giving a presentation on the delivery methods at one of the next SBC meetings.
- MSBA Pool Ruling Update
    - Ben Murphy, Skanska pushed for this discussion to take place during the design team's update because the slide containing MSBA's policy falls within.

JWA/SMMA Update

- North Middlesex Tour
    - Dorrie and Helen recapped the SBC tour at North Middlesex.

    - Beth Marsian-Boucher, added that she liked how compact the footprint was and was impressed with the art facilities.
    - Gordon Smith added that he liked the classroom pods and how they support student collaboration.
    - Frank Paige expressed it was eye opening to see a building that could be a possibility for our school.
    - Gordon Smith asked if the design team received any feedback from the North Middlesex staff or committee members.
        - Dorrie Brooks answered that a facilities staff member who joined the tour expressed the importance of not cutting too much out of the project.
    - Beth Marsian-Boucher, added that the large group instruction rooms were a great use of space and the school finishes have held up very well and school has been open for 6/7 years.
        - Dorrie mentioned that the materials used in this school is what the team has included generally in our current cost estimate.
- Community Survey Results
    - Dorrie Brooks presented survey results from the survey originally intended for National Night Out, but due to low response rate, it was later posted to the Building Committee Project Website. 172 responses have been collected to date.
    - Dorrie Brooks gave an overview of the results:
        - Community desire to include a pool
        - Discomfort in supporting all-gender bathrooms
        - Concerns with traffic
        - Mixed results on current safety
    - Dorrie Brooks reported that a student survey has been provided to the HS staff and will work with Frank Paige for that to be circulated to students when they return.
- MSBA Pool Policy
    - Dorrie Brooks presented the current position of the MSBA on supporting a project with a pool. Dorrie reported that the MSBA's policy states that new construction options cannot include a new pool in the scope of work or associated budget for any project seeking MSBA grant money. If the preferred option is new construction, and the District still wishes to include a new pool; the procurement, design and construction of the new pool must be separate from the MSBA project. Should the preferred option be to renovate the building, the MSBA may consider it acceptable to incorporate scope associated with renovating the existing pool as part of the MSBA project. Dorrie added that a new pool could be in a separate building or if the current pool is renovated, any construction supporting the pool renovation would be ineligible for reimbursement.
    - Steve Lonergan asked how the MSBA would cut off funding if the pool is connected to the new school?
        - Dorrie added that there is a gray zone which is why the MSBA pushes for the pool to be in a separate building.

        - Pamela Blair added that a pool building would most likely need to be a separate warrant on the vote.
    - Andrea Schmidt, public participant, asked what happens to the swim teams if the pool does not get approved and why the state does not see the pool as an important part of physical education.
        - Gordon and Steve answered that the MSBA is firm in their policy, the District does see the pool as an important part of the educational program, which is why they are continuing to consider including it in the project.
- Eligible Options
    - Option 1 - Code Upgrade
        - MSBA would support a code upgrade but reimbursement is based on space guidelines, and reimbursement wouldn't be as advantageous as an add/reno or new build.
        - Visually the building would not look new, this would be purely a code upgrade.
        - Would lose classroom space because would need to build new walls inward to fit new utilities.
        - Frank Paige asked if modular classrooms are included in the cost estimate?
            - Yes, they are included in the full project cost, modular classrooms (swing-space) are 100% not reimbursed by the MSBA.
        - Beth Marsian-Boucher asked if this $113M code upgrade would be the amount the community would need to spend on the building regardless if we get the MSBA's support.
            - Dorrie Brooks answered that at the end of the PSR phase, the School Building Committee will need to decide on one option to develop in Schematic Design and the Schematic Design is the project that the MSBA will have the opportunity to partner with the District in funding.
        - Greg Thompson suggested that the project team should coordinate with MSBA to find out an estimated effective reimbursement rate for Option 1.
            - Kristian Whitsett explained that it is very difficult to derive effective reimbursement rates due to the complicated formulas and project cost caps in MSBA's budget formulation.
    - Option 2 - Renovation/Addition
        - 2B: Renovation/Addition with renovated pool
            - Pool is deemed ineligible by MSBA
        - 2C: Renovation/Addition with new community building (not priced)
            - Proposed by District as an alternate for discussion
        - Greg Thompson asked if it is possible to include a code repair with a separate community building.
        - Heather Brown added that it is important to remember that this project is to improve education for our current and future students.

        - Gordon Smith noted that the current prediction for MSBA reimbursement is 30%.
        - Steve Lonergan added that that is the prediction now, the MSBA's reimbursement commitment is not finalized.
        - Bruce Fenney moved to move forward option 2B, 3B and 5 to the PSR phase.
            - The committee asked if Bruce could withdraw his motion until the end of the presentation.
            - Bruce Fenney withdrew his motion so the committee could continue with the design team's presentation.
    - Option 3 - New
        - 3A - new construction central to site with new pool
        - 4A - new construction central to site with new pool (independent project)
        - 4B - new construction future south within site with new pool (independent project)
    - Option 5 - Split building (pool, locker rooms, concessions, district offices, ELCAT and IT in separate building from the school)
- Cost Update
    - The design team presented a cost overview of all options presented
    - Beth Marsian-Boucher asked why the options with separate buildings are more costly.
        - The design team answered that separate buildings require their own mechanic systems.
    - Kristian Whitsett added that the design team has fears around the base upgrade because of the low floor to ceiling ratio.
    - Andrea Schmidt, 66 Norden Street:
        - If we do the base-upgrade only it won't fix the educational issues in the building. Ultimately this is a 70 year old building and these need to be addressed anyway.
        - Andrea asked why Norden is being considered for access.
            - Dorrie Brooks answered that the design team has met to review traffic with Police and Fire and the group felt that an alternate route should be included for emergency access and school staff has expressed a desire to spread traffic flow. The design team added these options are not final and will be looking into alternate options.
    - Steve Chrusciel asked if there were any other concerns from the SBC before moving forward?
        - Beth Marsian-Boucher voiced concern of moving a project forward that does not include a pool.
        - Bruce Fenney added that we will need to consider adding bathrooms for the field per code.

Preliminary Design Program (PDP) Required Votes

- Steve Chrusciel asked if anyone would like to make a motion.
- Bruce Fenney moved to select options 2B 3B and 5 to move forward to the PSR Phase. Ryan Quimby seconded the motion.
    - Discussion:
        - Greg Thompson and Steve Lonergan supported including option 1.
        - Steve Chrusciel asked if Bruce would like to modify or withdraw his motion.
- Bruce Fenney modified his motion to include 1, 2B, 3B and 5. Ryan Quimby seconded the motion.
- Steve Chrusciel called a roll call vote:
    - Stephen Chrusciel - yes
    - Gordon Smith - yes
    - Pamela Blair - yes
    - Frank Paige - yes
    - Heather Brown - yes
    - Kathleen Hill - absent
    - Stephen Lonergan - yes
    - Mary McNally - absent
    - Elizabeth (Beth) Marsian-Boucher - yes
    - Bruce Fenney - yes
    - Dr. Daniela LaBarre - yes
    - Greg Thompson - yes
    - Ryan Quimby - yes
- The motion passed unanimously.

- Vote to submit Preliminary Design Program (PDP) Report:
    - Steve Chrusciel asked for a motion on the following vote:
    - The East Longmeadow High School Building Committee votes to approve the Preliminary Design Program (PDP) and authorized Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the District.
    - Motion by Pamela Blair, seconded by Ryan Quimby.
    - Steve Chrusciel called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - absent
        - Stephen Lonergan - yes
        - Mary McNally - absent
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes

- Greg Thompson - yes
- Ryan Quimby - yes
- The motion passed unanimously.

Communications Update

- Community Outreach Update
  - Community Forum #2 scheduled for September 21st at the Senior Center.
  - The SBC asked that tonight's presentation be added to the project website.

New Business

- No new business

Motion to adjourn by Beth Marsian-Boucher. Seconded by Pamela Blair.

Steve Chrusciel called a roll call vote:

- Stephen Chrusciel - yes
- Gordon Smith - yes
- Pamela Blair - yes
- Frank Paige - yes
- Heather Brown - yes
- Kathleen Hill - absent
- Stephen Lonergan - yes
- Mary McNally - absent
- Elizabeth (Beth) Marsian-Boucher - yes
- Bruce Fenney - yes
- Dr. Daniela LaBarre - yes
- Greg Thompson - yes
- Ryan Quimby - yes

Motion approved unanimously.

Meeting adjourned at 4:19 PM.

Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska.

The Commonwealth of Massachusetts
this 30 day of August, 20 22
re me, the undersigned notary public, Gordon Smith
onally appeared, proved to me through
factory evidence of identification, which were
Personally known, to be the person who signed the
eceding or attached document in my presence and who swore or
ffirmed to me that the contents of the document are truthful and
ccurate to the best of his/her knowledge and belief.
Deborah M. House
Deborah M. House, Notary Public
My Commission Expires June 23, 2028

Deborah M. House
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 23, 2028

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
Zoom Meeting Link: Zoom Meeting Link
Date: August 25, 2022 *4:00PM – 4:15PM*

AGENDA ITEM	TIME	NOTES
1) Overview of Final Responsibility of ELHS SBC for the Submission of the Preliminary Design Program Report	*5 Minutes	
2) Approval of Minutes from 8/25/22 meeting at 3:00PM	*5 Minutes	❖ **Approval of minutes from the preceding meeting**
3) Public Comment	*5 minutes	
4) Adjourn		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
August 25th, 2022 – 4:00 PM
(Meeting #2)

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member (absent)
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager (absent)
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Victoria Clifford
Design Team (JWA/SMMA): Kristian Whitsett

Stephen Chrusciel began the meeting at 4:41 PM.

Approval of Meeting Minutes

- The Committee noted one error on the 8/25/22 ELHSBC Meeting Minutes (Meeting #1) to be amended:
    - removing Joe Dunn from the list of attendees as he is no longer a Town Employee.
- Stephen Chrusciel asked for a motion to approve the 8/25/22 ELHSBC Meeting Minutes (Meeting #1).
- Greg Thompson moved to approve the Meeting Minutes as amended. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - absent
        - Stephen Lonergan - yes
        - Mary McNally - absent
        - Elizabeth (Beth) Marsian-Boucher - yes

        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
- The motion passed unanimously.

Motion to adjourn by Ryan Quimby. Seconded by Beth Marsian-Boucher.

- Gordon Smith called a roll call vote:
    - Stephen Chrusciel - yes
    - Gordon Smith - yes
    - Pamela Blair - yes
    - Frank Paige - yes
    - Heather Brown - yes
    - Kathleen Hill - absent
    - Stephen Lonergan - yes
    - Mary McNally - absent
    - Elizabeth (Beth) Marsian-Boucher - yes
    - Bruce Fenney - yes
    - Dr. Daniela LaBarre - yes
    - Greg Thompson - yes

Meeting adjourned at 4:44 PM.

Meeting Minutes respectfully submitted by, Victoria Clifford, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING ELPS Central Office 180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: Zoom Meeting Link
Date: September 15, 2022 *4:00 PM –5:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Meeting Minutes	*5 Minutes	❖ **Welcome** ❖ **Approval of 8/5/22 (Meeting #2) Minutes**
2) Skanska Update	*10 minutes	❖ **Process Update** ❖ **Schedule Update**
3) JWA/SMMA Update	*30 Minutes	❖ **Goals of PSR Phase** ❖ **Detailed Review of 4 Selected Options** ❖ **Preview Community Forum Content**
4) Communications Update	*15 Minutes	❖ **Preview Community Forum Content** ❖ **Future Community Forum Schedule** ❖ **Community Outreach Update**
5) Public Participation	*10 Minutes	
6) MSBA Budget Revision Request Approval	*5 Minutes	❖ **Feasibility Study Budget Redistribution**
7) Acknowledgment of SBC Meeting 8/19/21, 9/8/21, 9/27/21	*10 Minutes	
8) SBC Approval of OPM Request for Service Issuance	*5 Minutes	
9) New Business	*5 Minutes	
10) Adjourn		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
September 15, 2022 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Victoria Clifford, Craig Spice
Design Team (JWA/SMMA): Kristian Whitsett, Jillian DeCoursey, Samantha Farrell

Welcome & Approval of Meeting Minutes

- Stephen Chrusciel began the meeting at 4:04 PM.
- Stephen Chrusciel asked for a motion to approve the 8/25/2022 (Meeting #2) ELHSBC Meeting Minutes.
    - Pam Blair made the motion. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel - yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - abstain
        - Stephen Lonergan - yes
        - Mary McNally - absent at time of motion
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
    - The motion passed.

Skanska Update

- Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.

- Ben reported that due to feedback at the last SBC meeting, the PSR deadline has been pushed back from February 2023 to April 2023 to allow for more time for community input.
- Looking at October 2023 for approval of the Schematic Design (SD), which will be the project that moves forward for a Town Vote in November 2023.
- July 2024 tentative construction start date, assuming early bid packages.
- Greg Thompson asked if there would be enough time to adjust the Town Vote materials if the MSBA does not approve the SD package in October.
- Skanska answered that the Project Team will complete and submit the SD package in August, the MSBA will begin review of the package right away and will flag any items that may need to be revised or revisited well before the October Board Date.
- Kathleen Hill noted that the vote date for the Town in 2023 will be on November 7th.

JWA/SMMA Update

- Kristian Whitsett noted that one of the goals for today would be to eliminate one of the two add/reno schemes to streamline what is presented at the 9/21 community forum.
- JWA/SMMA reviewed the PSR deliverables.
- JWA/SMMA gave an overview of the differences between code upgrade, add/reno, and new construction.
- JWA/SMMA gave an overview of square feet included in each design option.
- Design Updates
    - The design team presented updated design options.
    - The design team presented updated site design for each option.
    - The design team presented cost models for each option.
    - Beth Marsian-Boucher asked if there will be future opportunities to discuss layout of the floorplans. Would like to see the Auditorium closer to the main entrance.
        - The design team answered yes.
    - Greg Thompson asked why we aren't looking at saving the cafeteria and gym in the add/reno scheme.
        - The design team answered that both are undersized, and the surrounding locker area needs to be redone, so might not be cost effective to save those spaces.
        - Bruce Fenney added that that wing of the existing building has foundation issues.
    - Steve Chrusciel asked if Skanska has followed up with the OIG's office for clarification on the pool project procurement process and whether the pool project needs to be a separate warrant article.
        - Skanska reported they will be setting up a call next week.

The design team presented HVAC challenges with the add/reno and code upgrade options. Greg Thompson asked if the Town pursued a project outside of the MSBA project, would they need to adhere to this code?

- The design team answered that code requirements would be based on the assessed value of the existing building.

Cost Update

- Steve Lonergan presented a rough draft calculation for tax impact based on early assumptions using information that is available at this time.
- Beth Marsian-Boucher asked the project team if they foresee construction costs to be lowered within the next few months.
    - Kristian Whitsett answered that the last noticeable drop in construction costs was in 2008 during a recession.
- Pam Blair asked the project team if they foresee MSBA updating their reimbursement for cost per square foot within the next few months.
    - The team answered, no. They update every two years and just recently made an update.
- Bruce Fenney voiced that he would support the project including everything we need as a separate project might not have the likelihood to be pursued later and it may cost more.
- The Committee discussed their responsibility to effectively communicate the project cost and tax impact with the community.

Communications Update

- Project team presented a draft community forum slide deck
    - Committee asked to include locker room photos in the existing conditions section
- The Committee asked if they should knock down to 1 add/reno for the purpose of the community presentation on Sept. 21st?
    - Greg suggested 2c, 3c, 5b be presented during the community presentation.
    - Design team to revise the presentation accordingly.
- Design team asked if we should include the tax impact information?
    - Mary and Steve L. advised not printing the numbers because it is still in draft form. But be prepared to answer the question if it is asked.
- Design team proposed simplifying the cost table to show the cost range.
    - The Committee agreed.

Kristian left the meeting at 6:15 PM.

- SBC looking to present Project information at PTO meetings.
- Beth suggested perhaps presenting Project information to audiences at the annual elementary school holiday plays that are typically held in December.
- Victoria Clifford suggested setting a date for a 3rd community forum in November before the Thanksgiving holiday.
    - Committee scheduled Community Forum #3 to be held on November 16th at 6 PM at the high school. Exact meeting location TBD.

MSBA Budget Revision Request Approval

- Ben Murphy explained that Budget Revision Request #1 is necessary to reallocate approved project funds within MSBA's ProPay Feasibility Study budget to match agreed upon contract values.
- Greg Thompson made a motion to approve Budget Revision Request #1. Ryan Quimby seconded the motion.
- Gordon Smith called a roll call vote:

- Stephen Chrusciel - yes
- Gordon Smith - yes
- Pamela Blair - yes
- Frank Paige - yes
- Heather Brown - yes
- Kathleen Hill - yes
- Stephen Lonergan - yes
- Mary McNally - yes
- Elizabeth (Beth) Marsian-Boucher - yes
- Bruce Fenney - yes
- Dr. Daniela LaBarre - yes
- Greg Thompson - yes
- Ryan Quimby - yes

Mary McNally left the meeting at 6:20 PM.

Public Participation

- **No public participation**

Acknowledgment of SBC Meeting 8/19/21, 9/8/21, and 9/27/21

- Gordon asked the SBC for a formal acknowledgement of the 8/19/21, 9/8/21, and 9/27/21 meetings which were not publicly posted, and meeting minutes were not taken.
- Gordon let the group know that meetings prior to 9/27/21 were informational only. At the 9/27/21 meeting, the SBC voted to approve the OPM Request for Services. That vote was captured and included in a letter to the MSBA.
- Beth Marsian-Boucher made a motion to approve the actions taken by the ELHSBC on 9/27/21 to advertise a Request for Services for an Owner's Project Manager and move forward with the Owner's Project Manager procurement process. Kathy Hill seconded the motion.
- Gordon Smith called a roll call vote:

    - Stephen Chrusciel - yes
    - Gordon Smith - yes
    - Pamela Blair - yes
    - Frank Paige - yes
    - Heather Brown - yes
    - Kathleen Hill - yes
    - Stephen Lonergan - yes
    - Mary McNally - absent
    - Elizabeth (Beth) Marsian-Boucher - yes
    - Bruce Fenney - yes
    - Dr. Daniela LaBarre - yes
    - Greg Thompson - abstain
    - Ryan Quimby – abstain

New Business

- Skanska suggested SBC meet bi-weekly moving forward thru the PSR phase.
- Thursday works best for the Committee.
- Next meeting 9/29 at 2PM.

Adjournment

- Motion to adjourn made by Steve Lonergan. Seconded by Ryan Quimby.
- Steve Chrusciel called a roll call vote:
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige – yes
    - Heather Browne – yes
    - Kathleen Hill – yes
    - Stephen Lonergan – yes
    - Mary McNally – absent
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
    - Dr. Daniela LaBarre – yes
    - Greg Thompson – yes
    - Ryan Quimby – yes

- Motion approved unanimously.
- Meeting adjourned at 6:36 PM.

Meeting minutes respectfully submitted by Victoria Clifford, Skanska.

ELHS SCHOOL BUILDING COMMITTEE MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING **180 Maple Street** **East Longmeadow, MA 01028**
Zoom Meeting Link: Zoom Link
Date: September 29, 2022 *4:00 PM – 5:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Meeting Minutes	*5 Minutes	❖ **Welcome** ❖ **Approval of 9/15/22 Minutes**
2) Welcome to Tom Christensen as a new member of the ELHS SBC	*5 Minutes	❖ **Tom currently is the Deputy Town Manager, and he formerly was the Deputy Superintendent of the Department of Public Works**
3) Public Participation	*10 Minutes	
4) Skanska Update	*10 minutes	❖ **Schedule Update**
5) JWA/SMMA Update	*35 Minutes	❖ **Community Forum #2 Recap** ❖ **Focus Group Formation** (Building Systems & Sustainability, Site) ❖ **Pool Project** ❖ **MSBA PDP Review Comments** ❖ **Design Updates**
6) Communications Update	*10 Minutes	❖ **Community Outreach Update**
7) New Business		
8) Adjourn		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
September 29, 2022 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Craig Spice
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Helen Fantini, Jillian DeCoursey, Samantha Farrell

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:02 PM.
- Gordon Smith asked for a motion to approve the 9/15/2022 ELHSBC Meeting Minutes.
    - Beth Marsian-Boucher made the motion. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – absent at time of motion
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - yes
        - Stephen Lonergan - yes
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
        - Tom Christensen - abstain
    - The motion passed.

Welcome to Tom Christensen as a new member of the ELHS SBC

- Gordon Smith welcomed Tom Christensen, Deputy Town Manager to the School Building Committee.

- Gordon Smith asked for a motion to approve Mr. Christensen's appointment to the School Building Committee.
    - Steve Lonergan made the motion. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – absent at time of motion
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - yes
        - Stephen Lonergan - yes
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
        - Tom Christensen - abstain
    - The motion passed.

Public Participation

- There were no members of the public present at the meeting.

Skanska Update

- Schedule Update:
    - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
    - Ben reported that the Project Team is still awaiting MSBA's review comments on the PDP submission that was made on August 30th, 2022. Once the team receives the comments, they will formulate responses and send them back to MSBA.
    - Ben made note of the Community Forum #2 event which took place on September 21st, 2022. It was a successful event in which the Project Team was able to provide important Project updates and receive useful feedback from community members who attended and participated.
    - The design team held a charrette at the high school on September 25th, 2022. During the charrette, design team members were able to walk the site, observe arrival/dismissal tendencies and progress the different project schemes with firsthand information.
    - Community Forum #3 has been scheduled for November 16th, 2022, at the high school.
    - Cost estimating of the different project options will begin in early January 2023. Reconciled estimates are expected to be complete by January 25th, 2023.
    - SBC approval of the PSR submission is tentatively scheduled for February 8th, 2023.
    - The Facilities Assessment Subcommittee (FAS) meeting will take place on March 29th, 2023. Ben noted that the FAS meeting is an informal meeting between MSBA, the district and the Project Team in which the PSR will be reviewed, and thoughts will be shared amongst attendees.
    - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.

JWA/SMMA Update

- Community Forum #2 Recap:
    - Jill DeCoursey recapped the 9/21 community forum presentation and community feedback.
    - Interactive feedback showed a strong preference for a new construction option from the community.
    - Option 5b (New Construction w/ Separate Community Bldg.) garnered the most support from the community.
    - Gordon Smith noted that there was a good mix of forum attendees/participants including teachers, parents, town department members, neighbors and others.
    - Beth Marsian-Boucher said that it's helpful to see the overwhelming support for the new construction option and it helps give the SBC direction.
    - Project team members volunteered to give presentations to the various Parent-Teacher Organizations. Gordon Smith will provide the upcoming PTO dates to the design team, OPM and SBC.
    - The project team will present to School Counsel on October 6th at 6 PM.
- Focus Group Formation:
    - Helen Fantini informed the SBC that the design team is looking to assemble three working groups to focus on: Building systems/sustainability, Site, and Educational Programming
    - The design team will work with the Town to identify volunteers for each group. Helen is aiming to have finalized rosters for each group by the end of next week.
- Design Updates:
    - Helen informed the SBC of the design charrette that took place at the high school on Sept. 28th. This event allowed the design team to walk the site and discuss and develop plans as a group. The charrette focused on:
        - Review of Community Forum #2 feedback
        - Additional Site Development
        - Circulation and Ed. Program Layout
        - Exploration of existing District Offices Building aka: the Annex Building.
    - Kristian Whitsett reviewed the prospects of keeping the Annex Building as a community building.
        - Pros:
            - Potential reduction of cost by removing district offices, IT, ELCAT scope from the main building.
        - Cons:
            - Resizing/replacement of mechanical systems.
            - Requires new electrical service.
            - New entries, parking, site access.
            - Possible need to keep Norden St. access.
            - Loss of a softball field/usable athletic field space.
            - Oversized for current needs
            - Keeps unattractive building in prominent location.
            - Blocks view into the site
        - The SBC expressed interest in learning the financial and programmatic differences in renovating the Annex building vs. keeping it in the main building.

        - The design team will work with the various disciplines to establish scope associated with retaining the Annex building. Once scope is defined, a high-level estimate will be developed for comparative purposes.
    - Kristian reviewed the design team's current goals:
        - Further development of Option 3C
        - Further development of community program location/phasing options
        - Aiming to review more detailed floor plans and specific room adjacencies
        - Initiating traffic study and site survey
        - Prep for first Sustainability charrette
    - Beth Marsian-Boucher suggested that the design team consider including an exterior overhang or covered space that could be used for shelter from rain or as an outdoor classroom.
- MSBA PDP Review Comments
    - The project team will respond to MSBA's PDP review comments once they are received.
    - The project team will summarize MSBA's PDP review comments and the associated responses to be shared at the next SBC meeting.

Communications Update

- Community Forum #3 will be held in the cafeteria at East Longmeadow High School on November 16th at 6 PM.
    - SBC members will lead tours through the high school for attendees who are interested.

New Business

- The next SBC meeting has been scheduled for October 27th at 4 PM.

Adjournment

- Motion to adjourn made by Beth Marsian-Boucher. Seconded by Ryan Quimby.
- Gordon Smith called a roll call vote:
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige – yes
    - Heather Browne – yes
    - Kathleen Hill – yes
    - Stephen Lonergan – yes
    - Mary McNally – yes
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
    - Dr. Daniela LaBarre – yes
    - Greg Thompson – yes
    - Ryan Quimby – yes
    - Tom Christensen – yes
- Motion approved unanimously.
- Meeting adjourned at 5:23 PM.

Meeting minutes respectfully submitted by Ben Murphy, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: Zoom Meeting Link
Date: October 27, 2022 *4:00 PM –5:30PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Meeting Minutes	*5 Minutes	❖ **Welcome** ❖ **Approval of 9/29/22 Minutes**
2) Public Participation		
3) Skanska Update	*10 minutes	❖ **Schedule/MSBA Process Update**
4) JWA/SMMA Update	*35 Minutes	❖ **MSBA PDP Review/Response** ❖ **Focus Groups Update** ❖ **Pool Project** ❖ **Design Updates** o **Annex Evaluation** o **New Construction Plan Concepts**
5) Communications Update	*10 Minutes	❖ **Feedback on Presentation to ELHS School Council** ❖ **Community Forum #3 Update**
6) New Business		
7) Adjourn		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
October 27, 2022 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Craig Spice, John Benzinger
Design Team (JWA/SMMA): Kristian Whitsett, Dorrie Brooks, Helen Fantini, Jillian DeCoursey, Samantha Farrell, Aviva Galaski

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:05 PM.
- Gordon Smith asked for a motion to approve the 9/29/2022 ELHSBC Meeting Minutes.
    - Stephen Chrusciel made the motion. Beth Marsian-Boucher seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown - yes
        - Kathleen Hill - yes
        - Stephen Lonergan - yes
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
        - Tom Christensen - yes
    - The motion passed.

Public Participation

- There were no members of the public present at the meeting.

Skanska Update

- Schedule Update:
    - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
    - Ben reported that the Project Team is still awaiting MSBA's review comments on the PDP submission that was made on August 30th, 2022. Once the team receives the comments, they will formulate responses and send them back to MSBA.
    - Community Forum #3 has been scheduled for November 16th, 2022, at the high school.
    - Cost estimating of the different project options will begin in early January 2023. Reconciled estimates are expected to be complete by January 25th, 2023.
    - SBC approval of the PSR submission is tentatively scheduled for February 8th, 2023.
    - PSR (Preferred Schematic Report) submittal to MSBA is scheduled for February 14, 2023.
    - Address MSBA PSR comments March 15, 2023 – March 28, 2023.
    - The Facilities Assessment Subcommittee (FAS) meeting will take place on March 29th, 2023. Ben noted that the FAS meeting is an informal meeting between MSBA, the district and the Project Team in which the PSR will be reviewed, and thoughts will be shared amongst attendees.
    - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.

JWA/SMMA Update

- PDP – Update on MSBA Comments. Dorrie Brooks provided updates on MSBA PDP comments:
    - District's target budget
        - Response about process decisions and current status.
    - Ed Plan Clarifications
        - Schedule, Guidance, faculty size, professional development and UDL priorities.
    - Clarification of Educational Program
        - Music, PE Program Needs, Health Classes, Business Classes, ELCAT/Video Production Studio, Willie Ross.
    - Space Summary justifications
        - Science, Business, Greenhouse, Health, ELL, LGI, PE, Dining, Medical, Guidance Conf Rms., District Offices, IT & ELCAT.
    - Site diagram requested
        - Access issues, Circulation Information.
    - Reiteration of Pool Policy
        - All work relating to the pool - beyond the PSR submission - must be carried as a separate contract.

- System & Sustainability Focus Group Results:
    - Helen Fantini provided updates on System & Sustainability Focus Group results.
    - Energy Efficiency
        - Helen provided updates regarding Energy Use Index (EUI).
        - Green Community versus Stretch Code was discussed. It was clarified that East Longmeadow is already a Stretch Code Community and that this is the bare minimum required for Energy Code compliance. Green

Community has increased goals and requirements above and beyond the Stretch Code.
    - Upcoming Code Changes
    - Green Building Rating System
    - Intro to Mechanical Systems
    - MSBA Sustainability Requirements

- Site Design Focus Group Results:
    - Samantha Farrell provided updates on Site Design Focus Group results.
    - Topics of discussion included existing conditions, structure, and goals.
    - Outcomes of the focus group included:
        - Gathering Community
        - Warm Welcome Green
        - Social Safety
        - Circulation Clarity
    - Goals of the Site Design Focus Group were identified as follows:
        - Flexible, multi-purpose, communal
        - Welcoming and inclusive
        - Active recreation integration
        - Health and wellbeing
        - Connecting to nature

- Educational Programming Focus Group Update:
    - Educational Programming Focus Group is scheduled to meet on November 2, 2022.

- Design Updates:
    - Samantha Farrell reviewed the Site Plan.
        - Sam reviewed the Site Plan rough sketch:
            - Vehicular Systems
                - Busses & cars
            - Pedestrian Zones
                - Seating Zones
    - Samantha Farrell reviewed the Site Plan.
        - Sam reviewed Site Plan Development.
            - District Office at west side of building.
                - Can easily be removed from design at a later date without impacting the larger plan.
            - Pool to northwest corner of building.
                - Can easily be removed from design at a later date without impacting the larger plan.
            - Front door centrally located on north side.
            - Athletic fields to south and west of the building.
            - A separate building with concessions and bathrooms was discussed.
            - CPC funding of basketball court was discussed.
        - Sam reviewed another slide titled Site Plan Development which showed the footprint of the existing school building in relation to the proposed new building. There was some overlap of the two footprints.
            - John Benzinger voiced a concern over constructability of a new building while maintaining the current school operations.

            - Dorrie agreed with these concerns and stated that the new building will likely need to be situated more to the SE to avoid conflicts with the existing building.
    - Sam reviewed Site Plan Development - Circulation.
        - Main drop off loop, preserve trees.
        - Parking to NE.
        - Service Route on west side.
        - Emergency Route west and south.
    - Sam reviewed Site Plan Development – Green & Views.
        - Viewing of school from main road and entrance discussed.
        - Viewing of fields from main entrance and from inside the building discussed.
    - Sam reviewed Site Plan Development – Gathering Spaces.
        - Community gathering.
        - Larger groups can be accommodated as well as smaller groups.
    - Sam reviewed Site Plan Development – Social/Educational Spaces.
        - Social/Educational Spaces discussed.
    - Sam reviewed Site Plan Development – No District Offices.
        - No District Offices discussed.
            - It was noted that many schools include District Offices in their plan.
- Greg Thompson voiced a concern over parking proximity and pedestrian access to the athletic fields specifically in regard to older citizens.
    - Sam stated that pedestrian systems will be in place to access the fields.

- Dorrie Brooks provided a Design Update regarding the Organizing Concept as follows:
    - (1) Physical Education Block.
    - (1) Arts Block.
    - (2) Educational Blocks.
    - Create a Center Point that welcomes and celebrates students.
    - Auditorium accessible to community.
    - Useful and enjoyable outdoor spaces.
    - Classrooms with north south orientation and relating to open space/woods.
    - Gym relating to field and pool.
- Dorrie further discussed Exploratory Spaces in relation to the larger blocks:
    - Locate exploratory learning spaces near to the central axis to create a more active, student-centered school with diverse learning opportunities.
    - Early Ed Lab
    - Media Studio
    - Engineering/Robotics Studio
    - Large Group Instructional Space
    - Fitness Studio
    - Graphics Studio
    - Culinary Studio
- Dorrie Brooks provided a Design Update regarding Concept Development as follows:
    - One versus two circulation spines discussed in terms of Singular Circulation and Dual Circulation.
- Dorrie Brooks provided a Design Update regarding Plan Development as follows:

    - Dorrie stated that this is still in the conceptual stage.
    - Building with two floors including Auditorium, Gym, and Cafeteria on Floor 1 and Media Center on Floor 2.
    - District Office located at west side of building.
        - Can easily be removed from design at a later date without impacting the larger plan.
    - Pool located at northwest corner of building.
        - Can easily be removed from design at a later date without impacting the larger plan.
- Dorrie Brooks provided a Design Update regarding Academic “House” Explorations as follows:
    - Bring Flex Space into the plan.
    - Options A-D discussed.
    - Option D appears most advantageous.
- Samantha Farrell reviewed Design Update – Site Plan Development with Annex as follows:
    - Leaves connection to Norden St. in place.
- Kristian Whitsett reviewed Design Update – Annex Evaluation as follows:
    - Kristian explained that the Concept Estimate was developed in a “perfect world” scenario where all existing conditions are able to be maintained without major renovation or replacement. These conditions included:
        - Abatement
        - Architectural
        - Mechanical
        - Plumbing
        - Fire Protection
        - Electrical/Fire Alarm/Data
        - Site
    - Concept Estimate:
        - Utilize the existing Annex:
          Total $4,818,751 = $268/SF
          GSF: 18,000
        - New Construction:
          Total $6,370,000 = $650/SF
          GSF: 9,800
        - Delta: +/- $1,550,000
    - The group discussed Pro’s and Con’s of existing versus new. The group is leaning towards a new 2-story addition as part of the school.
        - Pro’s:
            - Potentially saves $1.5 million.
            - Leaves additional space that could be used for other District / Town needs.
            - Postpones long term location of these spaces to another day, buying time for Town offices project.
        - Con’s:
            - Leaves the existing Annex "as is" with few exterior updates.
            - Poor first impression upon entering the site.
            - Awkward location restricts site design and field layout.
            - Cost savings could decline considerably based on the state of the existing mechanical distribution system

and the condition of the pipes – and other utilities - under the slab.
    - Difficulties with existing ELCAT and District Office space to remain.
    - Reduced connection between the High School and ELCAT and IT presents challenges
    - Outstanding deferred maintenance issues for the Annex remain on the books.
- Dorrie recommended revisiting the parking count.

Communications Update

- Community Forum #3 will be held in the cafeteria at East Longmeadow High School on November 16th at 6 PM.
    - SBC members will lead tours through the high school for attendees who are interested.

New Business

- The next SBC meeting has been scheduled for December 1st at 4 PM.

Adjournment

- Motion to adjourn made by Dr. Daniela LaBarre. Seconded by Tom Christensen.
- Gordon Smith called a roll call vote:
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige – yes
    - Heather Browne – yes
    - Kathleen Hill – yes
    - Stephen Lonergan – yes
    - Mary McNally – yes
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
    - Dr. Daniela LaBarre – yes
    - Greg Thompson – yes
    - Ryan Quimby – yes
    - Tom Christensen – yes
- Motion approved unanimously.
- Meeting adjourned at 5:52 PM.

Meeting minutes respectfully submitted by Craig D. Spice, Skanska.

ELHS SCHOOL BUILDING COMMITTEE MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING
180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: Zoom Meeting Link - ELHS SBC
Date: December 1st, 2022 *4:00 PM –5:30PM*

AGENDA ITEM	TIME	NOTES
1) **Welcome & Approval of Meeting Minutes**	*5 Minutes	❖ **Welcome** ❖ **Approval of 10/27/22 Minutes**
2) **Public Participation**	*10 Minutes	
3) **Skanska Update**	*35 minutes	❖ **Ch. 149 (Design-Bid-Build) vs. Ch. 149A (CM @ Risk) Presentation**
4) **JWA/SMMA Update**	*30 Minutes	❖ **Design Updates**
5) **Communications Update**	*10 Minutes	❖ **Community Forum #3 Review**
6) **New Business**		
7) **Adjourn**		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
December 01, 2022 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director
Mary McNally, Town Manager
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Craig Spice, John Benzinger
Design Team (JWA/SMMA): Dorrie Brooks, Helen Fantini, Samantha Farrell Folger, Brian Black, Erik Vangsness

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:05 PM.
- Gordon Smith asked for a motion to approve the 10/27/2022 ELHSBC Meeting Minutes.
    - Beth Marsian-Boucher made the motion. Greg Thompson seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown – absent at time of vote
        - Kathleen Hill - yes
        - Stephen Lonergan - yes
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
        - Tom Christensen - yes
    - The motion passed.

Public Participation

- Member of the public asked what the Town feels they can afford for this project.

Skanska Update

- Schedule Update:
    - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
    - Ben stated that documents will be provided to the estimators in the next few weeks.
        - Each Design Option will be estimated on a SF basis.
    - PSR (Preferred Schematic Report) submittal to MSBA is scheduled for February 14, 2023.
    - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.

Skanska DBB vs CM@R Presentation

- John Benzinger gave a presentation addressing Massachusetts Construction Reform Chapter 193 of the Acts of 2004 and touched on the following items:

    - Enacted July 19, 2004
    - Most comprehensive construction reform since 1981
    - Higher thresholds for general and filed sub-bidders
    - DCAM Certification requirements for filed sub-bidders
    - Prequalification requirements for bidders and sub-bidders
    - OPM requirements
    - MBE/WBE requirements
    - New Statute: Chapter 149A to permit the use of the Construction Management at Risk alternative delivery method

- John Benzinger discussed Construction Delivery Methods and the key differences between Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):

    - Design-Bid-Build (DBB) Traditional approach
        - Chapter 149: You are purchasing a building in accordance with plans and specifications.

    - Construction Management at Risk (CM@R) Qualifications based selection
        - Chapter 149A: You are hiring a professional service firm which manages the construction of buildings.

    The construction delivery method is the choice of the Owner.

- John Benzinger discussed General Project Risks Regardless of Delivery Used:

    - Unforeseen building or site conditions
        - John stated that his experience reflects that +/-30% of risk is in the ground (excavation)
    - Incomplete design documents
    - Unqualified sub-contractors, poor performance
    - Sub-contractor or trade contractor failures
    - Future construction cost escalation
    - Working on and around occupied facilities
    - Complex site logistics
    - Adversarial team environment
    - Potential bid protests

- Bid coverage
    - Minimum (3) bids per trade

- John Benzinger discussed Cost Implications between Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):

    - Design-Bid-Build (DBB)
        - Aside from the 18 Filed Sub-Trades, the DBB cost of the work is highly competitive and will likely yield a lower cost up front than CM@R however, greater incentive to seek change orders for under bidding
        - Direct subs are the Contractor's choice
        - The Contractor's contingency is <u>NOT</u> transparent
        - *Note: The Contractor's objective is to maximize their profit margin*

    - Construction Management at Risk (CM@R)
        - The Owner and project team interacts with the CM to establish the GMP
        - Direct subs may be selected to bid
        - Fee is fixed, GC/GR's are negotiable
        - Open book accounting
        - Any unused funds in project requirements, allowances, scope and CM contingency is returned to the owner
        - Includes contingency within the GMP to cover work reasonably non-inferable from the design documents
        - The CM contingency is transparent

- John Benzinger discussed the differences between Contract Types used for Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):

    - Design-Bid-Build (DBB) Lump Sum:
        - Based on cost of the work, general conditions and desired profit of GC
        - Price fixed at lump sum bid amount with additions for change orders
        - Price based on "plans and specs", or exactly what is indicated on contract documents. GCs look at documents as "black and white"
        - Savings on actual costs below the bid "lump sum" amount become contractor profit
        - No opportunity or incentive for negotiation

    - Construction Management at Risk (CM@R) Guaranteed Maximum Price (GMP):
        - Based on bids for work packages, general conditions, contingency and set fee
        - Essentially a "cost-plus" contract with guaranteed maximum
        - Final price is based on actual bids received, amount of contingency used, and agreed upon general conditions/fee
        - Any savings on actual costs revert to the owner
        - All items of GMP are negotiable with the exception of the CM fee and Filed Sub-Trades Contractor Bids
        - Can include allowances for work that is unclear or undefined to minimize the risk of financial surprises

    Q: *Elizabeth (Beth) Marsian-Boucher asked when the GMP is determined.*

A: *John Benzinger responded that once the documents are 100% complete and all scopes are bid.*

- John Benzinger discussed the differences between Quality Control as applied to Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):
    - Design-Bid-Build (DBB):
        - Lump Sum process promotes cost cutting to increase profit
        - With General Contracting, heavy owner involvement is required to ensure no "cutting corners" on quality
        - GC bids are based on "plans and specs" with no opportunity for scope clarification
    - Construction Management at Risk (CM@R):
        - CM Selection process is based on qualifications, experience, proposed team and success on past projects
        - CM early involvement in project leads to greater understanding of complex logistics and design details
        - CM's involvement in the review of constructability during design phase utilizes builder's knowledge of means and methods and subcontractor abilities to ensure a design that will result in a "buildable" high quality product
- John Benzinger discussed the differences between Subcontractors as applied to Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):
    - Design-Bid-Build (DBB):
        - With GC process, Filed Sub-Bidders do not know who GC is at time of bidding
        - No ability to vet and select subcontractors
    - Construction Management at Risk (CM@R):
        - CM leads subcontractor bidding and manages bid process
        - CM involvement in prequalification of Trade Contractors
        - Allows owner "screening" of subs through review of bid lists and qualifications
        - Significant bid coverage for all trades due to CM relationships in marketplace
        - Ability for CM to create specific scopes of work for subcontractors as basis for bidding
        - Early involvement and knowledge of project helps CM mitigate gaps in purchased scope
        - Ability to perform "scope debriefs" to ensure bidder understanding of documents and expectations

- John Benzinger discussed Schedule Considerations as applied to Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):
    - Design-Bid-Build (DBB):
    - Construction Management at Risk (CM@R):

        - If CM@R option is chosen, John Benzinger recommended sign-on of contractor at 30% design and development and release of early bid packages for site, concrete, and steel.

- John Benzinger provided a Comparison Summary between Design-Bid-Build (DBB) and Construction Management at Risk (CM@R):
    - Design-Bid-Build (DBB):
        - BEST SUITED FOR: Less complicated smaller scale projects that are not schedule sensitive and not subject to change.

    - Construction Management at Risk (CM@R):
        - BEST SUITED FOR: Projects that are time sensitive, challenging to define or subject to potential changes; projects requiring high construction oversight due to site logistics and phases as well as multiple stakeholders.

- John Benzinger discussed the Steps in the CM Procurement Process:
    - 1 - Establish Prequalification Committee (OPM, Designer, at least two public representatives)
    - 2 - Prepare and Advertise Request for Qualifications (RFQ)
    - 3 - Evaluate Responses and Prequalify at least Three (3) Construction Managers
    - 4 - Establish a Selection Committee (can be same as Prequalification Committee)
    - 5 - Prepare Request for Proposals (RFP) and Distribute to Prequalified Firms
    - 6 - Receive, Evaluate and Rank Proposals (interviews are permitted if conducted with all proposers)
    - 7 - Negotiate Non-fee Terms with Selected Proposer and Award Contract

- John Benzinger provided a Summary discussing some opportunities that CM at Risk creates.
    - It is theorized that CM@R can be up to 5% higher than DBB at the upfront number (original bid) but that the end number of a CM@R project is lower than the DBB amount. This is partially the result of the “nature of the beast” in DBB whereby the winning contractor is essentially forced to pursue as many add change orders as possible in order to make up what was “left on the table” during the competitive bidding process whereby the lowest qualified and responsible bidder wins.

JWA/SMMA Update

- Dorrie Brooks provided an update on the Community Forum Feedback. Community Forum #3 was held in the cafeteria at East Longmeadow High School on November 16th at 6 PM.
    - Tours of the School were conducted which included an explanation of Add/Reno & Base Repair and provided the ability to see the school's condition.

- Dorrie Brooks provided an update on the Educational Programming Subcommittee.
    - Reviewed visioning priorities in relation to ELHS educator's experience

        - SEL throughout building
        - Flex in classrooms/Flexible ways for students to learn out of classroom
        - Excited about Breakout Rms
        - Excited about collaborative Large Group Areas
        - Interest in cross curricular project-based learning
        - Like generous hallways to support more active learning
        - Interest in interdisciplinary organization of halls but a desire to remain in a classroom consistently
        - Eager to see classrooms that are well-equipped
        - Interested in sharing access to flexible studios
        - Need personal space for classroom aides/paras
    - Student Experience
        - Need for more social space
        - Need for charging stations
        - Need for lockers to support athletes
        - Need dedicated storage for extracurricular club

- Samantha Farrell provided an update on Site Design - Fields/Recreation Meeting:
    - Keep (6) tennis courts and line them for pickleball.
    - Keep space near building for (3) future pickleball courts.
    - Irrigation is a priority, with varsity at the top.
    - Priority to bring (2) softball fields to the site if possible.
    - Final design based on survey information and continued coordination with AD and Rec Dir.

- Samantha Farrell provided a Design Update on Site Plan:
    - Building location has been shifted east approximately 40'-0".
    - Overall parking has been increases to a capacity of 450.
    - Further development of outdoor spaces and programs.

    Q: *Elizabeth (Beth) Marsian-Boucher asked if outdoor shade structure is part of the plan.*
    A: *Samantha Farrell and Dorrie Brooks responded that the design team will consider how this can best be included in the project design.*

- Samantha Farrell provided a Design Update on Vehicle Circulation:
    - Sam discussed further development and layout of vehicle circulation to the front, side, and rear of the building.

- Samantha Farrell provided a Design Update on Pedestrian Circulation:
    - Sam discussed further development of a path to connect the south of the site.
    - Sam discussed the intent to keep the pedestrian and vehicle routes separated.

- Brian Black provided an update on the Building Form:
    - Brian explained that the front east single-story portion of the building is the Health/Wellness wing with the Gym space rising behind.
    - The front west single story portion is the Admin wing with 2-story District Office (DO).
    - Academic wings spread out at the rear of the building east and west.
    - Mechanical screens to shield rooftop units are represented in the rendering.
    - Sheltered student drop-off included at front east portion of building.

- Sam discussed further development and layout of vehicle circulation to the front, side, and rear of the building.

Frank Paige raised the importance of parent drop-off loop over bus drop-off route.

- Dorrie Brooks provided a Floor plan Update:
  - Pupil Services, District Offices, IT & ELCAT included with internal stair and elevator. This wing has a separate entrance.
  - (2) Elevators included in this project: (1) at District Offices and (1) at Academic Wings for students.
  - Academic Wings each have (2) Labs.
  - District Office accounts for approximately 7,000 GSF of office space.
  - Further revisions of plan to capture all miscellaneous offices, utility spaces and circulation needs.
  - Beginning to establish a structural layout.
  - Beginning to layout mechanical and electrical space needs.
  - Exploring massing, daylighting and elevations.
  - Beginning energy modelling to compare wall types and system.

- Dorrie Brooks provided a PSR Estimate Look Ahead:
  - Revised Cost Estimates based on Narratives and Floor Plans:
    - Base Code Upgrade
    - Add/Reno not including Pool
    - New Construction not including Pool
  - Option of Separate Community Building to be Excluded.
  - Add/Reno & New Options will include:
    - Press box
    - Concessions Building
    - District Offices/IT/ELCAT
    - Field Upgrades
    - Site Improvements
    - Utility Connections sized to support school & pool
  - Alternate cost info will be gathered for:
    - Additional Recreational Lighting & Infrastructure
    - Roof PV Array
  - Pool is separate price and project.
  - MEP Systems – To Be Discussed Next Week
  - Cost Estimates Re-schedule for Return to SBC by January 19

- Dorrie Brooks provided updates on Site Investigation:
  - Survey – Incomplete
  - Wetlands
    - Flagged and Looking Good. No surprises
  - Traffic - Preliminary review complete
    - Approves eliminating Norden connection
    - Minor improvements at Maple Street recommended
    - Generally happy about the internal circulation concepts
    - Not recommending adding signal or turning lanes at Maple
  - Geotech
    - Six wells completed
    - Groundwater at 10' depth

        - Dense Till to 20-25 ft
        - Good soils for compaction
        - Site Class D - Not a concern for liquification

    Q: *Greg Thompson asked if pedestrian access to the rail trail in relation to the wetlands is possible.*
    A: *Dorrie Brooks responded yes. Sam explained that elevation challenges requiring switchback ramps for access will require Con Com input. Dorrie recommended allocating dollars towards this scope.*

- Dorrie Brooks provided updates regarding Upcoming Milestones:
    - Student Engagement Day – TUESDAY, DEC. 13
        - Design Team will visit four classes to discuss student experiences and how the design can be improved by student insight.
        - Design Team will encourage students to play a role on SBC and in planning transitions to a new school.
    - Subcommittee Meetings
        - Educational Planning – DEC. 15 (contact Dorrie)
        - Sustainability - DEC. 8 (contact Jill)
    - Next SBC Meeting -
        - HVAC Systems
    - Cost Estimate Set to Estimators – DEC. 21, 2022
        - Gives SBC more time with the revised costs
        - Allows for a meeting with Town Leadership on implications for borrowing/debt exclusion
        - Allows time for set up of pool project
    - Cost Estimate Reconciliation – JAN. 19, 2022
    - PROPOSED SBC/ Town Council Project Info Meeting – END OF JANUARY
    - SBC Meeting – FEB. 8 or 9
        - Approval of PSR Submittal

New Business

- The next SBC meeting has been scheduled for Thursday January 5, 2023 at 4 PM.
- Town Council Project Info Meeting scheduled for January 24, 2023.

Adjournment

- Motion to adjourn made by Bruce Fenney. Seconded by Tom Christensen.
- Gordon Smith called a roll call vote:
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige – gone
    - Heather Browne – absent at time of vote
    - Kathleen Hill – yes
    - Stephen Lonergan – yes
    - Mary McNally – yes
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
    - Dr. Daniela LaBarre – gone
    - Greg Thompson – yes
    - Ryan Quimby – yes

        - Tom Christensen – gone
- Motion approved unanimously.
- Meeting adjourned at 6:27 PM.

Meeting minutes respectfully submitted by Craig D. Spice, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING 180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: ELHS SBC Meeting Zoom Link
Date: January 5th, 2023 *4:00 PM – 6:10PM*

AGENDA ITEM	TIME	NOTES
1) **Welcome & Approval of Meeting Minutes**	*5 Minutes	❖ **Welcome** ❖ **Approval of 12/1/22 Minutes**
2) **Public Participation**		
3) **Skanska Update**	*10 minutes	❖ **OPM Updates**
4) **Guest Presentation on Project Bonding**	*1 hour	❖ **Eric Mason, Chief Financial Officer of the City of Quincy, MA**
5) **JWA/SMMA Update**	*45 minutes	❖ **Design Updates**
6) **Vote on Project Sustainability Certification**	*10 minutes	❖ **Building Systems and Sustainability Subcommittee: Recommendation for LEED Certification Process**
7) **New Business**		
8) **Adjourn**		

*All times are estimates for the completion of the specific agenda item.

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
January 05, 2023 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal - online
Heather Brown, ELHS Director of Curriculum - NP
Kathleen Hill, Town Council Member
Stephen Lonergan, Town Accountant and Town Finance Director - NP
Mary McNally, Town Manager - online
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, John Benzinger, Craig Spice
Design Team (JWA/SMMA): Dorrie Brooks, Helen Fantini

Welcome & Approval of Meeting Minutes

- Gordon Smith began the meeting at 4:01 PM.
- Stephen Chrusciel asked for a motion to approve the 12/01/2022 ELHSBC Meeting Minutes.
    - Beth Marsian-Boucher made the motion. Greg Thompson seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - NP
        - Heather Brown – absent at time of vote
        - Kathleen Hill - yes
        - Stephen Lonergan - NP
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes
        - Tom Christensen - yes
    - The motion passed.

Public Participation

- No questions posed.

Skanska Update

- Schedule Update:
    - Ben Murphy gave a schedule update and overview of Preferred Schematic Report (PSR) milestone dates.
    - Ben stated that we are in the estimating phase for which we will receive estimates for the (3) design options. Two separate estimates are expected January 17, 2023 and reconciliation January 20, 2023.
        - Each Design Option will be estimated on a SF basis.
    - PSR (Preferred Schematic Report) submittal to MSBA is scheduled for February 14, 2023.
    - Formal PSR approval will take place on April 26th, 2023, at the MSBA's Board of Directors meeting.
    - Ben demonstrated that the CM@Risk and DBB schedules are the same up through Schematic Design Phase.
    - Ben further discussed the CM@R approach versus the DBB approach in respect to construction schedule impacts. CM@R allows for earlier construction start and finish.
        - Occupancy/move-in for CM@R is projected to be August 24, 2026.
        - Occupancy/move-in for DBB approach is projected to be March 26, 2027.
    - If CM@R is chosen by the town, an application must be submitted to the Massachusetts Office of the Inspector General (OIG).

    Q: *Greg Thompson asked when the project scope can be adjusted to save money.*
    A: *Helen Fantini responded that this can be accomplished in the SD (Schematic Design) phase.*

JWA Update

- Dorrie Brooks discussed Student Engagement Focus Group. Key takeaways included:

    - Seating outside with shade
    - Very strong interest in cafeteria having multiple types of seating areas
    - Students liked space/designs that felt clean, modern, and open
    - Natural light and comfortable spaces/seating were popular
    - Many students would use lockers if they were big enough
    - A lot of students want spaces that help them feel more independent/adult

- Dorrie Brooks discussed PSR Design Options:

    - Option 1 –Base Code Repair: 186,890 GSF
    - Option 2C – Add/Reno: 199,719 GSF
    - Option 3C – New Construction: 198,380 GSF New Construction
        194,580 gsf - deducts IT & ELCAT
        187,910 gsf – deducts District Offices
    - Drawings and Narratives submitted to two estimators – Skanska and PM&C Estimates due Jan. 17
    - Reconciliation process Jan. 20
    - MSBA Reimbursement Rate Basis has been raised
        1. Was 56.48% of $360/sf

2. Is now 56.48% of $393/sf plus incentive points

- Dorrie Brooks discussed Deduct Alternates:
    - 198,380 gsf - Option 3C New Construction
    - 194,580 gsf - Alt. 3 Deducts IT & ELCAT
    - 187,910 gsf – Alt. 4 Deducts District Offices

- Dorrie Brooks stated that March 29, 2023 is an ideal deadline for the Town to decide what is in or out of the project – see deduct alternates above.

- Dorrie Brooks stated that the most important decision for the Town is choosing which of the (3) options is the desired option.

- A discussion regarding Town acquisition of a separate property which would house IT, ELCAT, and DO thus allowing removal of these departments from the project.

- Dorrie Brooks discussed the Sustainability & Systems Focus Group:
    - Reviewed Sustainability Requirements
        - LEED or CHPS requirements
    - Brainstormed Sustainability Priorities
        - East Longmeadow Priorities
    - Reviewed of MEP System Options
    - Proposed use of LEED Certification System

- Helen Fantini discussed Sustainable Design Opportunities Focus Group:
    - Building that supports health and wellness
        - Clean air, daylighting, natural light, reduced glare, access
    - Building as a tool for learning:
        - Student gardens, green educational curriculum, outdoor classrooms, access to energy data & monitoring for STEM
    - Building for climate resilience
        - Outstanding Energy Performance
        - Reduced operational costs, improved enclosure, all-electric heat pumps (geothermal or ASHP/VRF), Solar PV readiness.
        - Regenerative site, stormwater retention, systems redundancy, community resource

- Dorrie Brooks discussed an Overview of Advantages and Disadvantages between the following systems:
    - Conventional System (Cost Estimate Add/Deduct Alt. 2):
        - Good Efficiency

        - Fossil Fuel Source
        - Centralized, Inflexible
        - Heating and cooling distributed via hydronics
        - Redundancy
        - Well-known to facility personnel
        - May not meet code
        - **Requires infrastructure ready for future all-electric systems**

    - Ground Source Heat Pump/VRF (Cost Estimate Add Alt. 1):
        - High Efficiency
        - All-Electric
        - Decentralized and flexible
        - Heating and cooling distributed via refrigerant
        - No redundancy
        - Meets Electrification Requirements
        - Requires auxiliary boiler/chiller in case of diminished well performance
        - **High Installation cost for geothermal wells**

    - Air Source Heat Pump/VRF:
        - **Considered Basis of Design for this project**
        - High Efficiency
        - All-Electric
        - Decentralized and flexible
        - Heating and cooling distributed via refrigerant
        - No redundancy
        - Meets Electrification Requirements
        - Meets new code
        - **Best Overall Life Cycle Cost**

- Helen Fantini discussed Rating System Recommendations:

    - NE-CHPS vs LEED

- Vote on Sustainability Certification Method:

    - Greg Thompson made the motion to accept LEED as the preferred rating system for this project. Ryan Quimby seconded the motion.
    - Gordon Smith called a roll call vote:
        - Stephen Chrusciel – yes
        - Gordon Smith - yes
        - Pamela Blair - yes
        - Frank Paige - yes
        - Heather Brown – absent at time of vote
        - Kathleen Hill - yes
        - Stephen Lonergan - NP
        - Mary McNally - yes
        - Elizabeth (Beth) Marsian-Boucher - yes
        - Bruce Fenney - yes
        - Dr. Daniela LaBarre - yes
        - Greg Thompson - yes
        - Ryan Quimby - yes

        - Tom Christensen - yes
    - The motion passed.

New Business

- Dorrie Brooks asked what the community's appetite for solar is and suggested it be considered due to the large amount of electrically powered mechanical equipment. The school is already being designed as "solar ready" as part of the current code requirements.
- Dorrie Brooks stated Ed Plan needs to be revisited with Gordon and Frank.
- The next SBC meeting has been scheduled for Thursday February 2, 2023 at 4 PM.

Adjournment

- Motion to adjourn made by Elizabeth Marsian-Boucher. Seconded by Ryan Quimby.
- Gordon Smith called a roll call vote:
    - Stephen Chrusciel – yes
    - Gordon Smith – yes
    - Pamela Blair – yes
    - Frank Paige – yes
    - Heather Browne – absent at time of vote
    - Kathleen Hill – yes
    - Stephen Lonergan – NP
    - Mary McNally – yes
    - Elizabeth Marsian-Boucher – yes
    - Bruce Fenney – yes
    - Dr. Daniela LaBarre – yes
    - Greg Thompson – yes
    - Ryan Quimby – yes
    - Tom Christensen – gone
- Motion approved unanimously.
- Meeting adjourned at 6:02 PM.

Meeting minutes respectfully submitted by Craig D. Spice, Skanska.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING 180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: ELHS SBC Zoom Link
Date: February 2, 2023 *4:00 PM – 5:30 PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Meeting Minutes	*5 Minutes	❖ **Welcome** ❖ **Approval of 1/5/23 Minutes**
2) Public Participation		
3) Skanska Update	*5 minutes	❖ **Schedule & Process Update**
4) JWA/SMMA Update	*50 Minutes	❖ **PSR Cost Estimating Update** ❖ **PSR Options Matrix** ❖ **Summary of the Preferred Schematic Report (PSR) Submission**
5) Vote on Option to Develop in Schematic Design	*5 minutes	❖ ***Draft Vote Language:* Motion to develop Option 3C in the Schematic Design Phase.**
6) Vote to approve the Preferred Schematic Report	*5 minutes	❖ ***Draft Vote Language*: Motion to approve the Preferred Schematic Report (PSR) and authorize Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district.**
7) New Business		
8) Adjourn		

*All times are estimates for the completion of the specific agenda item.

Town Clerk Received January 31, 2023, 1:33 PM
Town Clerk Posted January 31, 2023, 1:35 PM

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
February 2, 2023 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal (arrived at 4:02 PM)
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member
Mary McNally, Town Manager (left at 4:10 PM)
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Victoria Clifford, John Benzinger
Design Team (JWA/SMMA): Kristian Whitsett, Helen Fantini, Dorrie Brooks

Welcome & Approval of Meeting Minutes

- Stephen Chrusciel began the meeting at 4:02 PM.
- **Stephen asked for a motion to approve the 1/5/2023 ELHSBC Meeting Minutes.**
    - **Elizabeth (Beth) Marsian-Boucher made the motion. Ryan Quimby seconded the motion.**
    - **Gordon Smith called a roll call vote:**
        - **Stephen Chrusciel - yes**
        - **Gordon Smith - yes**
        - **Pamela Blair - yes**
        - **Frank Paige - (absent at time of motion, arrived 4:02 PM)**
        - **Heather Brown - abstain**
        - **Kathleen Hill - yes**
        - **Mary McNally - yes**
        - **Elizabeth (Beth) Marsian-Boucher - yes**
        - **Bruce Fenney - yes**
        - **Dr. Daniela LaBarre - yes**
        - **Greg Thompson - yes**
        - **Ryan Quimby - yes**
        - **Tom Christensen - yes**
    - **The motion passed.**
- Mary McNally introduced Kim Collins, the new Finance Director for the Town of East Longmeadow.
- Greg Thompson noted that the School Committee plans to vote Kim Collins in as a member of the School Building Committee.
- Mary McNally asked that Tom Christensen be a proxy for her vote on the preferred option after she leaves the meeting.
    - The committee later decided that this would potentially violate open meeting law, so the committee decided to mark her as absent for upcoming motions.
- Mary McNally and Kim Collins left the meeting at 4:10 PM.

Samantha M. Velazquez
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
8/17/2029

Skanska Update

- Ben Murphy, Skanska, gave a schedule update:
    - The design team and OPM team and estimators met last week to reconcile the PSR estimates.
    - Goal for today is to bring forward to SD and for approval to submit the PSR on 2/14/23. As a clarification, we are not approving the budget at this point.
    - April 26th - Board Meeting for PSR Approval.
    - Schematic Design package is due to the MSBA on 8/31/23.
    - 10/25/23 is the scheduled Project Scope and Budget meeting with the MSBA to approve the SD package and project budget.
        - After the Project Scope and Budget is approved, the Town will have 60 days to receive local approvals for funding.
            - Kathleen Hill confirmed that the debt exclusion vote will be on election day, 11/7/23.
            - Town Council Vote is needed prior to the local debt exclusion.
            - Ballots need to be printed 5 weeks before 11/7/23.
            - Skanska to follow up if the Town Council can approve the project budget prior to the MSBA Project Scope and Budget approval.
    - Skanska showing Design Bid Build delivery method tentatively until SBC decides on construction delivery method.
        - Steve Chrusciel suggested showing the delivery method with the more aggressive schedule for the submittal until the SBC votes on the preferred method. Tom Christensen agreed.
            - Skanska to revise schedule for the PSR submission to CM at Risk method.
            - Skanska will target the March SBC meeting to present on the two methods and ask for a vote.

Design Update - Cost Estimate/PSR Options Matrix

- PSR Cost Estimate:
    - The design team and Skanska had their two separate estimators, PM&C and PCM, provide an estimate on the current designs and then met to reconcile to an average for all options.
        - The design team clarified that material escalation is included and has gone up since the last round of estimates.
    - Option 1:
        - Not showing a reimbursement percentage for the base upgrade.
    - Option 2C:
        - Add/Renovation
        - Cost impact from needing to build-out for insulation required in renovations.
        - $3M included for swing space modulars.
    - Option 3C:
        - New Construction
        - Two estimates are closer together, partly because the most time was spent on reconciling this option.
        - Includes District Offices, ELCAT and IT.

        - Includes concessions, basketball courts, tennis courts, updated recreation fields, full irrigation and full site lighting.
        - VRF HVAC included per facilities request.
        - Alternate pricing included for Solar PV for 37% of roof area, Geothermal and Nat Gas Fired HVAC.
            - The Design team added that Solar PV would offset plug loads and HVAC usage. Minimizes but does not eliminate fossil fuel usage.
        - This option does not require swing space modulars but there is phased construction required to remove a small area of the existing school for site enabling.
    - The design team shared cost comparison for option 1, 2C and 3c, construction costs, total project costs, and town share.
        - Greg Thompson asked what the cost would be to get up to code if the project fails.
            - The design team answered that option 1 would be the cost if it was all done in one project. Most districts would end up breaking down the upgrades into multiple projects which could end up costing more or potentially not end up happening.
    - Beth Marsian-Boucher asked if pool costs were included in these estimates.
        - The design team clarified that pool costs are not included in these estimates. The pool is a separate project outside of the MSBA scope that can happen in parallel with the project but will require two separate votes from the community and would be contracted and permitted separately.
    - Greg Thompson asked if the pool locker room can be included in the main project to lower the cost of the pool project to make the pool project as small as possible.
        - The design team responded that they can look into it for functionality but it would definitely be non-reimbursable by the MSBA.
    - Greg Thompson asked what the cost per square foot was.
        - Option 3C: $758
        - Option 2C: $711
    - Skanska added that there has been no value engineering to date and that this is a baseline estimate.
    - The design team noted that there is a standard soft cost percentage included on all options.
- Evaluation Matrix:
    - Design team reviewed plus deltas of each option and asked if the SBC would like to revisit the criteria or scoring weight.
        - Kathleen Hill confirmed that she is comfortable with the criteria and weighting and feels that this generally captures the community's concerns.
    - Option 3C scored the highest.

Gordon Smith asked for a motion to develop Option 3C in the Schematic Design Phase. Elizabeth (Beth) Marsian-Boucher made the motion. Kathleen Hill seconded the motion.

- **Gordon Smith called a roll call vote:**
    - **Stephen Chrusciel - yes**
    - **Gordon Smith - yes**

    - **Pamela Blair - yes**
    - **Frank Paige - yes**
    - **Heather Brown - yes**
    - **Kathleen Hill - yes**
    - **Mary McNally - (absent)**
    - **Elizabeth (Beth) Marsian-Boucher - yes**
    - **Bruce Fenney - yes**
    - **Dr. Daniela LaBarre - yes**
    - **Greg Thompson - yes**
    - **Ryan Quimby - yes**
    - **Tom Christensen - yes**
- **The motion passed unanimously.**

Design Team Update - PSR Submission

- The PSR draft went out to the committee prior to today's meeting to be reviewed.
- The Design team gave an overview of the PSR submittal highlights.
- Greg Thompson asked if Photovoltaics could be included in option 3C estimate for the submission.
    - The design confirmed that it could but would ask the SBC to vote it in.
- Bruce Fenney asked if the committee would want to cut out irrigation and do it as a separate project.
    - Skanska suggested leaving it in and we can value engineer the budget in Schematic Design.

Tom Christensen moved to add Photovoltaics to Option 3C. Ryan Quimby seconded the motion.

- **Gordon Smith called a roll call vote:**
    - **Stephen Chrusciel - yes**
    - **Gordon Smith - yes**
    - **Pamela Blair - yes**
    - **Frank Paige - yes**
    - **Heather Brown - yes**
    - **Kathleen Hill - yes**
    - **Mary McNally - (absent)**
    - **Elizabeth (Beth) Marsian-Boucher - yes**
    - **Bruce Fenney - yes**
    - **Dr. Daniela LaBarre - yes**
    - **Greg Thompson - yes**
    - **Ryan Quimby - yes**
    - **Tom Christensen - yes**
- **The motion passed unanimously.**

Steve Chrusciel asked for a motion to approve the Preferred Schematic Report (PSR) and authorize Skanska USA Building as Owner Project Manager to submit to the Massachusetts School Building Authority on behalf of the district. Kathleen Hill made the motion. Ryan Quimby seconded the motion.

- **Gordon Smith called a roll call vote:**
    - **Stephen Chrusciel - yes**
    - **Gordon Smith - yes**
    - **Pamela Blair - yes**
    - **Frank Paige - yes**
    - **Heather Brown - yes**

        - **Kathleen Hill - yes**
        - **Mary McNally - (absent)**
        - **Elizabeth (Beth) Marsian-Boucher - yes**
        - **Bruce Fenney - yes**
        - **Dr. Daniela LaBarre - yes**
        - **Greg Thompson - yes**
        - **Ryan Quimby - yes**
        - **Tom Christensen - yes**
- **The motion passed unanimously.**

New Business

- Next SBC Meeting 2/9/23 to approve these meeting minutes for inclusion in the PSR Submission.
- 2/9/22 meeting we will also decide our next Public Forum date.
    - Frank Paige suggested mid-March.
- Local events where the SBC could publicize upcoming Public Forums:
    - Daniela LaBarre noted there is a school book fair in April.
        - Beth Marsian-Boucher noted there is a Town wide book fair being planned and that she would follow up with the date.
        - Daniela also noted that St. Michaels has CCD on Thursday nights, which draws a big crowd of elementary and middle school students and parents.

Public Participation

- Mr. Page, a member of Town Council, asked if the SBC could give a timeframe for when the Town Council needs to vote to approve the project to include it on a debt exclusion vote. Mr. Page asked that the SBC also look at timing for publicity of the project prior to the debt exclusion vote.
    - The Design team and Skanska noted the following key dates:
        - 10/25/23 MSBA approval of Project Scope and Budget (formalizes the total project budget).
        - Two weeks prior - OPM notifies the MSBA of the final budget number
        - Pencils are down for design late July for SD estimating ahead of the final 8/31/23 SD submission.
        - Skanska to follow up on timeline for Town Council approval and Ballot language approval.
    - The Design Team suggested having a meeting with the Town Council before the start of summer to review the project and vote process.

Motion to Adjourn by Beth Marsian-Boucher. Ryan Quimby seconded.

- **Gordon Smith called a roll call vote:**
    - **Stephen Chrusciel - yes**
    - **Gordon Smith - yes**
    - **Pamela Blair - yes**
    - **Frank Paige - yes**
    - **Heather Brown - yes**
    - **Kathleen Hill - yes**
    - **Mary McNally - (absent)**
    - **Elizabeth (Beth) Marsian-Boucher - yes**
    - **Bruce Fenney - yes**
    - **Dr. Daniela LaBarre - yes**
    - **Greg Thompson - yes**
    - **Ryan Quimby - yes**
    - **Tom Christensen - yes**

- **The motion passed unanimously.**

Adjourned at 5:23 PM.

ELHS SCHOOL BUILDING COMMITTEE
MEETING
SCHOOL COMMITTEE CONFERENCE ROOM AND ZOOM MEETING 180 Maple Street East Longmeadow, MA 01028
Zoom Meeting Link: Zoom ELHS SBC Meeting Link
Date: February 9, 2023 *4:00 PM – 4:45 PM*

AGENDA ITEM	TIME	NOTES
1) Welcome & Approval of Meeting Minutes	*5 Minutes	❖ **Welcome** ❖ **Approval of 2/2/2023 Minutes**
2) Public Participation		
3) Communications Update	*20 Minutes	❖ **Public Forum Planning**
4) New Business	*5 Minutes	
5) Adjourn		

*All times are estimates for the completion of the specific agenda item.

Town Clerk Received February 7, 2023, 1:30 pm
Town Clerk Posted February 7, 2023, 1:40 pm

ELHS School Building Committee
School Committee Conference Room and Zoom Meeting
February 9, 2023 – 4:00 PM

Attendees:
Stephen Chrusciel, School Building Committee Chair
Gordon Smith, Superintendent of Schools
Pamela Blair, Assistant Superintendent for Business
Frank Paige, ELHS Principal
Heather Brown, ELHS Director of Curriculum
Kathleen Hill, Town Council Member (joined at 4:10 PM)
Mary McNally, Town Manager (joined at 4:10 PM)
Elizabeth (Beth) Marsian-Boucher, School Committee Member
Bruce Fenney, Superintendent of East Longmeadow DPW
Dr. Daniela LaBarre, School Psychologist and Faculty Member
Greg Thompson, School Committee Member
Ryan Quimby, Town IT Director
Tom Christensen, Deputy Town Manager

Other Attendees:
Skanska USA Building, Inc.: Ben Murphy, Victoria Clifford
Design Team (JWA/SMMA): Helen Fantini, Dorrie Brooks

Welcome & Approval of Meeting Minutes

- Stephen Chrusciel began the meeting at 4:00 PM.
- **Stephen asked for a motion to approve the 2/2/2023 ELHSBC Meeting Minutes.**
    - **Ryan Quimby moved to approve the minutes with one amendment: the spelling of Mr. Page's last name. Elizabeth (Beth) Marsian-Boucher seconded the motion.**
    - **Gordon Smith called a roll call vote:**
        - **Stephen Chrusciel - yes**
        - **Gordon Smith - yes**
        - **Pamela Blair - yes**
        - **Frank Paige - yes**
        - **Heather Brown - yes**
        - **Kathleen Hill – absent at time of motion**
        - **Mary McNally - absent at time of motion**
        - **Elizabeth (Beth) Marsian-Boucher - yes**
        - **Bruce Fenney - yes**
        - **Dr. Daniela LaBarre - yes**
        - **Greg Thompson - yes**
        - **Ryan Quimby - yes**
        - **Tom Christensen - yes**
    - **The motion passed.**

Mary McNally and Kathleen Hill joined virtually at 4:10 PM.

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Communications Update

- Skanska gave an update that members of the Project Team and SBC Senior Leadership Met with a representative from the Office of Campaign and Political Finance (OCPF) to review rules and regulations for campaigning public projects.
    - Gordon Smith noted that any flyers going out to publicize community forums can only include time, date, and place and that the public offices cannot use robo calls or other publicly funded equipment or materials to publicize community forums.
- The Committee discussed scheduling the next community forum.
    - Steve Chrusciel asked the Project Team if it would make sense to schedule the forum after PSR feedback is received from the MSBA.
        - The design team answered that the MSBA's PSR comments most likely won't impact any of the forum presentation materials.
    - Gordon Smith asked Mary McNally if scheduling the forum towards the end of March would give Kim Collins enough time to finalize a tax impact study that could be included in the presentation.
        - Mary McNally answered that it did seem feasible but noted that the budget is due to Town Council on April 1st, so she wouldn't recommend pushing it out much further.
    - Greg Thompson recommended hosting at least one more forum at the Senior Center.
    - The Committee decided on March 16th, 6 PM, at the HS Cafeteria.
    - The Committee decided to schedule the next forum at the March 2nd SBC Meeting.
- Daniela LaBarre asked if SBC members could verbally inform community members about the forum at upcoming community events.
- Gordon confirmed that all members of the Committee can and that we will have a flyer for the forum by our March 2nd meeting.
- Greg Thompson asked if SBC members could recruit community members to start a campaign group.
- Gordon confirmed that SBC members and public appointees could, but it can't be thru a public email account or using any public resources.
    - Skanska added that if there are any questions from committee members or school/district staff, please send them to the Skanska team to review with OCPF and Ethics Commission.
- The Committee discussed the upcoming PTO meeting schedule and noted that members of the SBC should attend and discuss the project with PTO members
    - Skanska volunteered to put together a schedule of upcoming PTO's, Town Committee, and Town Commission meetings, where SBC members can volunteer to speak at. Victoria Clifford asked that SBC members email her with any meetings that they would like added to the schedule.

New Business

- **Tom Christensen made a motion to vote to add Kim Collins, East Longmeadow Financial Director, as a member of the School Building Committee. Ryan Quimby seconded the motion.**
    - **Gordon Smith called a roll call vote:**
        - **Stephen Chrusciel - yes**
        - **Gordon Smith - yes**
        - **Pamela Blair - yes**
        - **Frank Paige - yes**
        - **Heather Brown - yes**
        - **Kathleen Hill – yes**
        - **Mary McNally - yes**
        - **Elizabeth (Beth) Marsian-Boucher - yes**
        - **Bruce Fenney - yes**
        - **Dr. Daniela LaBarre - yes**

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        - **Greg Thompson - yes**
        - **Ryan Quimby - yes**
        - **Tom Christensen - yes**
    - **The motion passed unanimously.**

- **Motion to Adjourn by Ryan Quimby. Bruce Fenney seconded.**
    - **Gordon Smith called a roll call vote:**
        - **Stephen Chrusciel - yes**
        - **Gordon Smith - yes**
        - **Pamela Blair - yes**
        - **Frank Paige - yes**
        - **Heather Brown - yes**
        - **Kathleen Hill - yes**
        - **Mary McNally - yes**
        - **Elizabeth (Beth) Marsian-Boucher - yes**
        - **Bruce Fenney - yes**
        - **Dr. Daniela LaBarre - yes**
        - **Greg Thompson - yes**
        - **Ryan Quimby - yes**
        - **Tom Christensen - yes**
    - **The motion passed unanimously.**

Adjourned at 4:35 PM.

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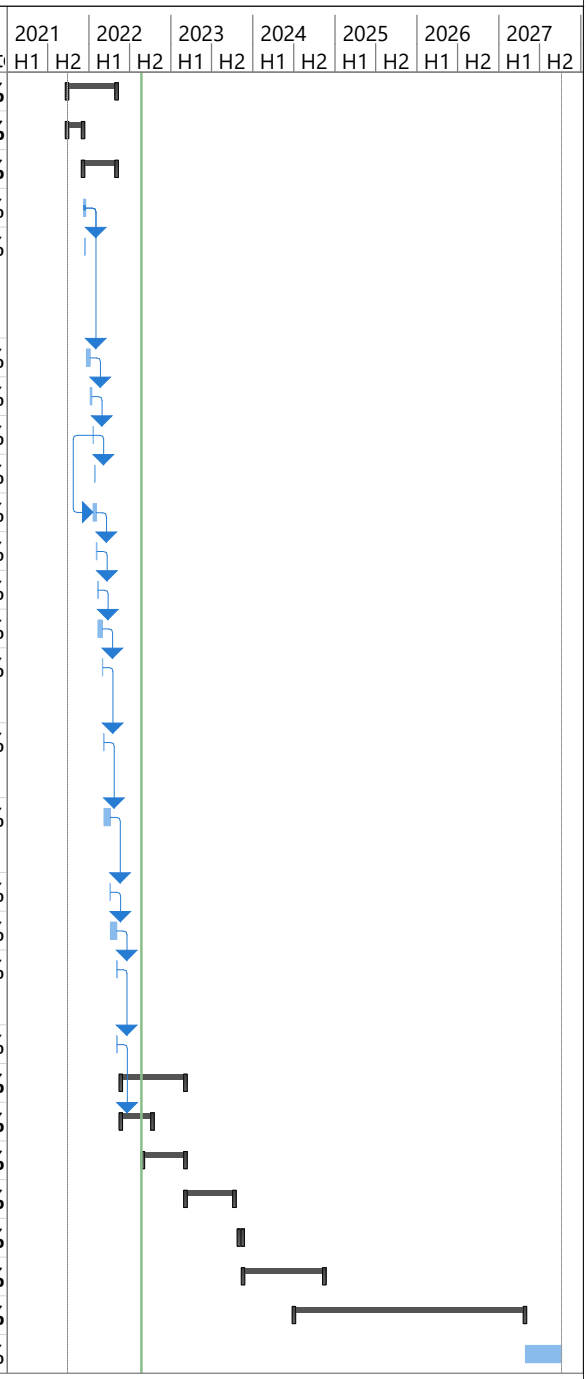
SKANSKA

East Longmeadow High School Project

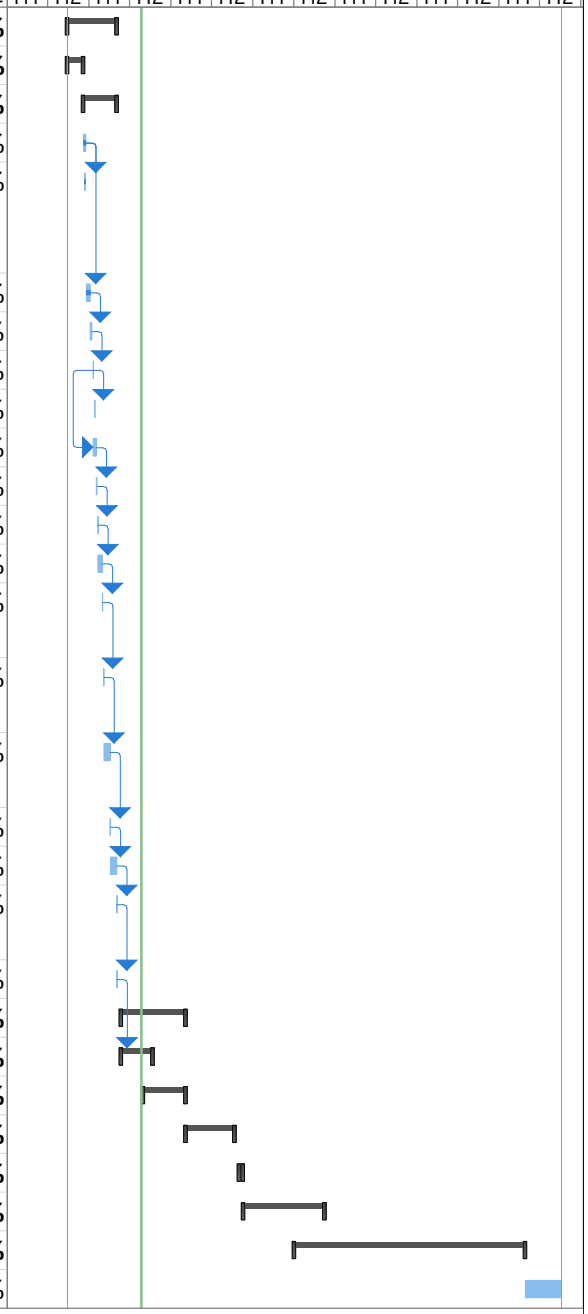
ID	Task Name	Duration	Start	Finish	% Complet
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**27%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**6%**
12	Develop Designer RFS	8 days	Wed 12/8/21	Fri 12/17/21	75%
13	SBC Meeting- Review DSP Process and form Designer Application Review Subcommittee (DARS)	1 day	Mon 12/13/21	Mon 12/13/21	0%
14	Submit Redline Draft to MSBA for Review	13 days	Mon 12/20/21	Wed 1/5/22	0%
15	RFS Ad to Central Register, Newspaper, etc.	6 days	Thu 1/6/22	Thu 1/13/22	0%
16	RFS Ad Appears	1 day	Wed 1/19/22	Wed 1/19/22	0%
17	Informational Meeting & Site Visit	1 day	Wed 1/26/22	Wed 1/26/22	0%
18	Period for Questions from Respondents	10 days	Wed 1/19/22	Tue 2/1/22	0%
19	District Response to Questions	3 days	Wed 2/2/22	Fri 2/4/22	0%
20	RFS Responses Due	1 day	Wed 2/9/22	Wed 2/9/22	0%
21	OPM & DARS Review RFS Responses	14 days	Thu 2/10/22	Tue 3/1/22	0%
22	DARS Team Meeting- Discuss Applications and Create Summary	1 day	Wed 3/2/22	Wed 3/2/22	0%
23	SBC Meeting- Review Designer Application Review Status	1 day	Mon 3/7/22	Mon 3/7/22	0%
24	Designer Applications to MSBA-4 weeks for MSBA Review	20 days	Tue 3/8/22	Mon 4/4/22	0%
25	DSP Meeting Date	1 day	Tue 4/5/22	Tue 4/5/22	0%
26	Designer Fee & Contract Negotiations	20 days	Wed 4/6/22	Tue 5/3/22	0%
27	District Approval of Designer Fee Proposal and Contract	1 day	Wed 5/4/22	Wed 5/4/22	0%
28	Designer Contract Executed	1 day	Thu 5/5/22	Thu 5/5/22	0%
29	**Module 3: Feasibility Study**	**206 days**	**Wed 5/25/22**	**Wed 3/8/23**	**0%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**0%**
51	**Module 3.2 Preferred Schematic Report**	**136 days**	**Wed 8/31/22**	**Wed 3/8/23**	**0%**
61	**Module 4: Schematic Design**	**155 days**	**Thu 3/9/23**	**Wed 10/11/23**	**0%**
73	**Module 5: Funding the Project**	**12 days**	**Thu 11/2/23**	**Fri 11/17/23**	**0%**
78	**Module 6: Detailed Design**	**260 days**	**Mon 11/20/2**	**Fri 11/15/24**	**0%**
113	**Module 7: Construction**	**736 days**	**Wed 7/3/24**	**Wed 4/28/27**	**0%**
120	**Module 8: Completing the Project**	**115 days**	**Thu 4/29/27**	**Wed 10/6/27**	0%



SKANSKA

East Longmeadow High School Project

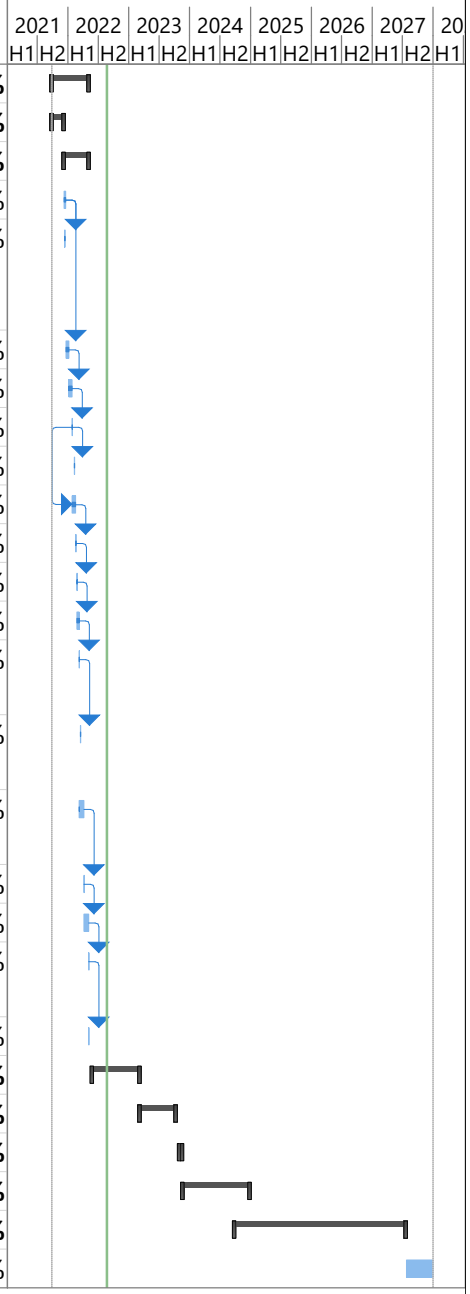
ID	Task Name	Duration	Start	Finish	% Complet
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**39%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**21%**
12	Develop Designer RFS	8 days	Wed 12/8/21	Fri 12/17/21	100%
13	SBC Meeting- Review DSP Process and form Designer Application Review Subcommittee (DARS)	1 day	Mon 12/13/21	Mon 12/13/21	100%
14	Submit Redline Draft to MSBA for Review	13 days	Mon 12/20/21	Wed 1/5/22	100%
15	RFS Ad to Central Register, Newspaper, etc.	6 days	Thu 1/6/22	Thu 1/13/22	0%
16	RFS Ad Appears	1 day	Wed 1/19/22	Wed 1/19/22	0%
17	Informational Meeting & Site Visit	1 day	Wed 1/26/22	Wed 1/26/22	0%
18	Period for Questions from Respondents	10 days	Wed 1/19/22	Tue 2/1/22	0%
19	District Response to Questions	3 days	Wed 2/2/22	Fri 2/4/22	0%
20	RFS Responses Due	1 day	Wed 2/9/22	Wed 2/9/22	0%
21	OPM & DARS Review RFS Responses	14 days	Thu 2/10/22	Tue 3/1/22	0%
22	DARS Team Meeting- Discuss Applications and Create Summary	1 day	Wed 3/2/22	Wed 3/2/22	0%
23	SBC Meeting- Review Designer Application Review Status	1 day	Mon 3/7/22	Mon 3/7/22	0%
24	Designer Applications to MSBA-4 weeks for MSBA Review	20 days	Tue 3/8/22	Mon 4/4/22	0%
25	DSP Meeting Date	1 day	Tue 4/5/22	Tue 4/5/22	0%
26	Designer Fee & Contract Negotiations	20 days	Wed 4/6/22	Tue 5/3/22	0%
27	District Approval of Designer Fee Proposal and Contract	1 day	Wed 5/4/22	Wed 5/4/22	0%
28	Designer Contract Executed	1 day	Thu 5/5/22	Thu 5/5/22	0%
29	**Module 3: Feasibility Study**	**206 days**	**Wed 5/25/22**	**Wed 3/8/23**	**0%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**0%**
51	**Module 3.2 Preferred Schematic Report**	**136 days**	**Wed 8/31/22**	**Wed 3/8/23**	**0%**
61	**Module 4: Schematic Design**	**155 days**	**Thu 3/9/23**	**Wed 10/11/23**	**0%**
73	**Module 5: Funding the Project**	**12 days**	**Thu 11/2/23**	**Fri 11/17/23**	**0%**
78	**Module 6: Detailed Design**	**260 days**	**Mon 11/20/2**	**Fri 11/15/24**	**0%**
113	**Module 7: Construction**	**736 days**	**Wed 7/3/24**	**Wed 4/28/27**	**0%**
120	**Module 8: Completing the Project**	**115 days**	**Thu 4/29/27**	**Wed 10/6/27**	0%



SKANSKA

East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**160 days**	**Mon 9/27/21**	**Fri 5/6/22**	**70%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**108 days**	**Wed 12/8/21**	**Fri 5/6/22**	**63%**
12	Develop Designer RFS	8 days	Wed 12/8/21	Fri 12/17/21	100%
13	SBC Meeting- Review DSP Process and form Designer Application Review Subcommittee (DARS)	1 day	Mon 12/13/21	Mon 12/13/21	100%
14	Submit Redline Draft to MSBA for Review	13 days	Mon 12/20/21	Wed 1/5/22	100%
15	RFS Ad to Central Register, Newspaper, etc.	14 days	Thu 1/6/22	Tue 1/25/22	100%
16	RFS Ad Appears	1 day	Wed 1/26/22	Wed 1/26/22	100%
17	Informational Meeting & Site Visit	1 day	Tue 2/8/22	Tue 2/8/22	100%
18	Period for Questions from Respondents	15 days	Wed 1/26/22	Tue 2/15/22	100%
19	District Response to Questions	3 days	Wed 2/16/22	Fri 2/18/22	100%
20	RFS Responses Due	1 day	Wed 2/23/22	Wed 2/23/22	100%
21	OPM & DARS Review RFS Responses	10 days	Wed 2/23/22	Tue 3/8/22	100%
22	DARS Team Meeting- Discuss Applications and Create Summary	1 day	Wed 3/9/22	Wed 3/9/22	100%
23	SBC Meeting- Review Designer Application Review Status	1 day	Wed 3/16/22	Wed 3/16/22	100%
24	Designer Applications to MSBA-4 weeks for MSBA Review	20 days	Wed 3/9/22	Tue 4/5/22	5%
25	DSP Meeting Date	1 day	Wed 4/6/22	Wed 4/6/22	0%
26	Designer Fee & Contract Negotiations	20 days	Thu 4/7/22	Wed 5/4/22	0%
27	District Approval of Designer Fee Proposal and Contract	1 day	Thu 5/5/22	Thu 5/5/22	0%
28	Designer Contract Executed	1 day	Fri 5/6/22	Fri 5/6/22	0%
29	**Module 3: Feasibility Study**	**205 days**	**Thu 5/26/22**	**Wed 3/8/23**	**0%**
60	**Module 4: Schematic Design**	**155 days**	**Thu 3/9/23**	**Wed 10/11/23**	**0%**
73	**Module 5: Funding the Project**	**12 days**	**Thu 11/2/23**	**Fri 11/17/23**	**0%**
78	**Module 6: Detailed Design**	**290 days**	**Mon 11/20/23**	**Fri 12/27/24**	**0%**
132	**Module 7: Construction**	**736 days**	**Fri 9/27/24**	**Fri 7/23/27**	**0%**
142	**Module 8: Completing the Project**	**115 days**	**Mon 7/26/27**	**Fri 12/31/27**	0%



East Longmeadow High School

JONES WHITSETT ARCHITECTS

in association with

SMMA

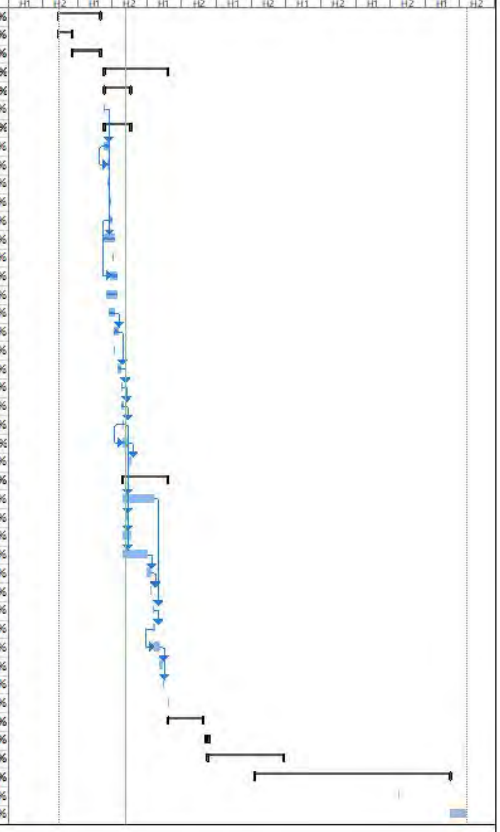
SBC Meeting - September 15, 2022

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) **SKANSKA Update**
4) JWA Update
   - Goals of PSR Phase
   - Detailed Review of 4 Selected Options
   - Preview Community Forum Content
5) Communications Update
6) MSBA Budget Revision Request Approval
7) Acknowledgement of SBC Meeting 8/19/21, 9/8/21, 9/27/21
8) SBC Approval of OPM Request for Service Issuance
9) New Business
10) Adjourn

SKANSKA East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**37%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**90%**
31	MSBA / Project Team Kick-off Meeting	1 day	Wed 5/25/22	Wed 5/25/22	100%
32	**PDP Submittal Development**	**99 days**	**Thu 5/26/22**	**Tue 10/11/22**	**90%**
33	Ed. Programming with ELPS Staff	13 days	Thu 5/26/22	Mon 6/13/22	100%
34	Ed. Visioning Session #1	1 day	Mon 6/13/22	Mon 6/13/22	100%
35	Community Forum #1	1 day	Wed 6/15/22	Wed 6/15/22	100%
36	Ed. Visioning Session #2	1 day	Wed 6/22/22	Wed 6/22/22	100%
37	Ed. Visioning Session #3	1 day	Wed 6/29/22	Wed 6/29/22	100%
38	Develop Space Summary	37 days	Thu 5/26/22	Fri 7/15/22	100%
39	Review Space Summary w/ Supt. And Princi	1 day	Thu 7/7/22	Thu 7/7/22	100%
40	Draft Ed. Plan Development	23 days	Wed 6/29/22	Fri 7/29/22	100%
41	Existing Conditions Survey	39 days	Mon 6/6/22	Thu 7/28/22	100%
42	Options Development	20 days	Mon 6/20/22	Fri 7/15/22	100%
43	Preliminary Evaluation of Alternatives	13 days	Mon 7/18/22	Wed 8/3/22	100%
44	SBC Meeting- General Update	1 day	Mon 7/18/22	Mon 7/18/22	100%
45	Cost Estimating	11 days	Thu 8/4/22	Thu 8/18/22	100%
46	SBC Meeting- Approval of Draft PDP Report	1 day	Thu 8/25/22	Thu 8/25/22	100%
47	Finalize PDP Submission	2 days	Fri 8/26/22	Mon 8/29/22	100%
48	PDP Submittal to MSBA	1 day	Tue 8/30/22	Tue 8/30/22	100%
49	MSBA Review of PDP	21 days	Tue 8/30/22	Tue 9/27/22	55%
50	Address MSBA PDP Comments	10 days	Wed 9/28/22	Tue 10/11/22	0%
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**0%**
52	PSR Submittal Development	115 days	Wed 8/31/22	Tue 2/7/23	0%
53	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	0%
54	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	0%
55	Development of Project Alternatives	90 days	Wed 8/31/22	Tue 1/3/23	0%
56	Cost Estimating	14 days	Wed 1/4/23	Mon 1/23/23	0%
57	Reconcile Cost Estimates	2 days	Tue 1/24/23	Wed 1/25/23	0%
58	SBC Approval of PSR	1 day	Wed 2/8/23	Wed 2/8/23	0%
59	PSR Submittal to MSBA	1 day	Thu 2/9/23	Thu 2/9/23	0%
60	MSBA Review of PSR	21 days	Thu 2/9/23	Thu 3/9/23	0%
61	Address MSBA PSR Comments	10 days	Fri 3/10/23	Thu 3/23/23	0%
62	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
63	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
64	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
77	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
82	**Module 6: Detailed Design**	**285 days**	**Mon 11/20/2**	**Fri 12/20/24**	**0%**
136	**Module 7: Construction**	**736 days**	**Tue 7/23/24**	**Tue 5/18/27**	**0%**
146	*Occupancy/Move In*	1 day	Tue 8/18/26	Tue 8/18/26	0%
147	**Module 8: Completing the Project**	**60 days**	**Wed 5/19/27**	**Tue 8/10/27**	**0%**



Page 1

AGENDA

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9) New Business
10) Adjourn

Preferred Schematic Report (PSR)

"The purpose of the PSR is to…substantiate and document the District's selection and recommendation of a preferred solution."

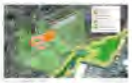
Illustrate how the preferred solution meets the District's educational program

- **Updated Educational Program**
- Updated Space Summary
- Updated total project budget and cost estimate
- Narratives on all systems
- Building Plans and Site Plans
- Updated schedule
- **"Budget Statement" needed from District**

Previous SBC Meeting

8/24/2022

JWA SMMA

ELHS OPTIONS MATRIX INFO FOR ESTIMATING		 RENO POOL	WO NEW POOL	WO POOL	
OPTION	1	2B	3B	4B	5
SITE	Existing HS	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	NEW CENTRAL	NEW SOUTH	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	186,890	186,890	186,890
RENOVATION SF	186,890	138,160	0	0	0
NEW HS SF	0	77,480	194,397	194,397	183,897
NON High School SF	NA	-	15,000	15,000	34,020
TOTAL SF	**186,890**	**215,640**	**209,397**	**209,397**	**217,917**
CONSTRUCTION COST	**$91.8**	**$136.4**	**$138.8**	**$140.5**	**$150.5**
Cost per SF	**$491**	**$633**	**$663**	**$671**	**$690**
Project Cost Multiplier	1.2	1.2	1.2	1.2	1.2
Modulars (In Project Budget)	**3M**	**2.5M**	NA	NA	NA
Pool Stand Alone Bldg	NA	NA	**$10,125,000**	**$10,125,000**	NA
Project Cost	**$113M**	**$166M**	**$176.7M**	**178.7M**	**$180.5M**

4 Options Selected to Carry into PSR

8/24/2022

JWA SMMA

ELHS OPTIONS MATRIX INFO FOR ESTIMATING		RENO POOL	WO NEW POOL	WO POOL	
OPTION	1	2B	3B	4B	5
SITE	Existing HS	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	NEW CENTRAL	NEW SOUTH	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	186,890	186,890	186,890
RENOVATION SF	186,890	138,160	0	0	0
NEW HS SF	0	77,480	194,397	194,397	183,897
NON High School SF	NA	-	15,000	15,000	34,020
TOTAL SF	**186,890**	**215,640**	**209,397**	**209,397**	**217,917**
CONSTRUCTION COST	**$91.8**	**$136.4**	**$138.8**	**$140.5**	**$150.5**
Cost per SF	**$491**	**$633**	**$663**	**$671**	**$690**
Project Cost Multiplier	1.2	1.2	1.2	1.2	1.2
Modulars (In Project Budget)	**3M**	**2.5M**	NA	NA	NA
Pool Stand Alone Bldg	NA	NA	**$10,125,000**	**$10,125,000**	NA
Project Cost	**$113M**	**$166M**	**$176.7M**	**178.7M**	**$180.5M**

Evaluation Matrix

EAST LONGMEADOW HIGH SCHOOL CRITERIA OF EVALUATION	Weighting	1 - Base Repair / Code Upgrade		2B - Add/Reno HS - Reno Pool		3B - New HS - Central Location - Pool Separate		4B - New HS - South Location - Pool Separate		5 - New HS - New Community Bldg	
8/23/2022											
Scores: 0 = does not meet 1 = slightly meets 2 = definitely meets criteria		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Meets Educational Space Needs	5	0	**0**	2	**10**	2	**10**	2	10	2	**10**
Meets Education Vision	5	0	**0**	1	**5**	2	**10**	2	10	2	**10**
Meets Community Recreational Goals	5	0	**0**	1	**5**	2	**10**	2	10	2	**10**
Highest MSBA Reimbursement Potential	4	1	**4**	2	**8**	1	**4**	1	4	1	**4**
Does not require modular rentals during construction	4	0	**0**	0	**0**	2	**8**	2	8	2	**8**
Meets varied parking needs	3	0	**0**	1	**3**	2	**6**	2	6	2	**6**
Meets District Office and Town IT/ELCAT Needs	3	1	**3**	2	**6**	2	**6**	2	6	2	**6**
Allows for greater choice in mechanical systems	2	0	**0**	0	**0**	2	**4**	2	4	2	**4**
Provides Energy Efficient Building Envelope	2	1	**2**	1	**2**	2	**4**	2	4	2	**4**
Provides for Flexibility & Expansion Potential	2	0	**0**	1	**2**	2	**4**	2	4	2	**4**
Maintains current number of fields	2	2	**4**	2	**4**	2	**4**	2	4	2	**4**
Reduces queueing on Maple Street	1	0	**0**	1	**1**	2	**2**	2	2	2	**2**
TOTAL SCORE			**13**		**46**		**72**		72		**72**
APPROX PROJECT COSTS (with modulars and separate pool included)		**~ 113 Million**		**~ 166 Million**		**~ 176.7 Million**		~ 178.7 Million		**~ 181 Million**	

Quick Review of Possible Approaches

Code Upgrade

- No change to interior finishes / plan
- No change to educational pattern
- No changes to site
- Bringing school up to code only
  - Accessibility
  - Fire protection
  - Energy code
  - Hazmat abatement
  - Updated systems

Add/Reno

- Re-arrange interior spaces and move interior walls
- Larger classrooms in classroom wings
- No changes to floor diaphragm (there will be extremely low ceilings)
- Saves larger Auditorium
- New Gym, Cafeteria, Entry
- Upgraded site

New Construction

- Most flexibility for interior layout
- Smaller auditorium than existing
- Higher floor-to-floor heights – with better control of building systems, acoustics, etc.
- Upgraded site

Updates Since Our Last Meeting

Size of addition reduced:

- 16,000 sq ft for Add/Reno Options
  - Minor cuts throughout (see below)
  - Tighter grossing factor on the renovation portion
- 2,640 sq ft for New Options
  - Eliminate Greenhouses (600)
  - Reduce Life Skills 18-22 to 850sf (350)
  - Reduce SPED Conf Rm to 350 (100)
  - Reduce Willie Ross Support to 200sf (200)
  - Reduce Athletic Director Office to 150 (100)
  - Eliminate Staff Lunchroom (Redeploy the Teacher Workroom to Planning Rooms and provide kitchenettes) (450)
  - Eliminate extra med toilet (60)
  - Reduce Academic Conf Rm to 400 (50)
  - Keep SPED Conf Rm but eliminate Guidance Conf Rm (300)

Scope removed:

- Fitness Course $ 94,500
- 200 Seat Guest Bleachers $ 54,000
- Artificial Turf Field $ 1,974,213
- Misc Small Site Deductions ~$ 100,000

Updated Floor Plans and Site Plans

Add/ Reno Implications explored with Engineers

"New" Updates

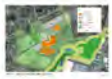
5B:

- All new construction
- Pool, District Admin & IT/ELCAT as a separate "Community Building"

8/24/2022

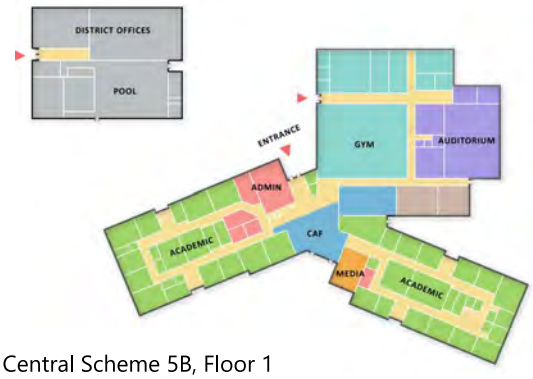
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	
OPTION	5
SITE	Existing HS
CATEGORY	NEW SPLIT BUILDING
DEMOLITION SF	186,890
RENOVATION SF	0
NEW HS SF	183,897
NON High School SF	34,020
TOTAL SF	217,917
CONSTRUCTION COST	$150.5
Cost per SF	$690
Project Cost Multiplier	1.2
Modulars (In Project Budget)	NA
Pool Stand Alone Bldg	NA
Project Cost	$180.5M

9/13/2022

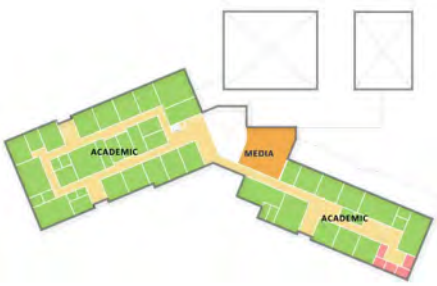
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	 NEW/COMMUNITY
OPTION	5B
SITE	Existing HS
CATEGORY	NEW SPLIT BUILDING
DEMOLITION SF	186,890
RENOVATION SF	0
NEW HS SF	180,657
NON High School SF	0
TOTAL SF	180,657
TOTAL CONSTRUCTION COST	$126,795,922
Cost per SF	$701.86
Project Cost Multiplier	1.2
Project Cost	$152,155,106
Estimated Reimbursement Rate	Est. 30%
Estimated Grant	$45,646,531.9
Estimated Local Share	$106,508,574
Modulars (In Project Budget)	NA
Stand Alone Bldg (either pool or community)	$23,120,332
Estimated Local Share TOTAL	$129,628,907

5B – New School + Community Building

- Separate Community building
- 2 separate drop-off loops, one at front and one at side
- Buffered parking at front with pedestrian spine
- Removes Norden St. Emergency access
- Gains space for softball field



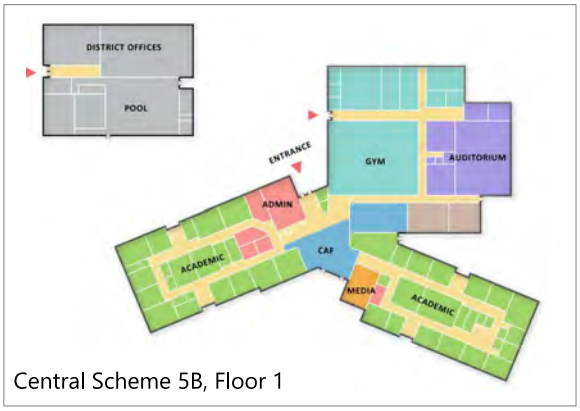
Central Scheme 5B, Floor 1



Central Scheme 5B, Floor 2

5B – New School + Community Building

- Separate Community building
- 2 separate drop-off loops, one at front and one at side
- Buffered parking at front with pedestrian spine
- Removes Norden St. Emergency access
- Gains space for softball field



Central Scheme 5B, Floor 1

Central Scheme 5B, Floor 2

"New" Updates

3C:

- All new construction
- 6 lane pool is a separate project – but is basically "connected" to the building
- District Administration & IT/ELCAT is included as part of the school

8/24/2022

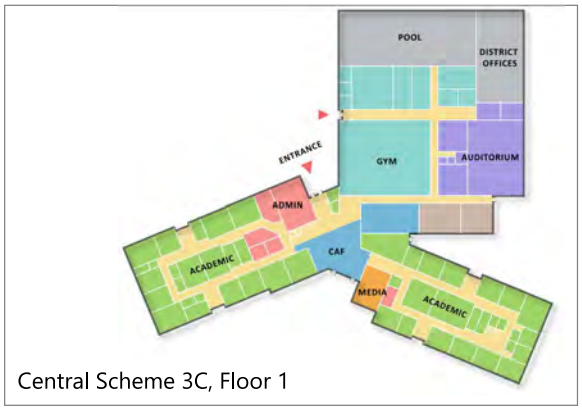
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	WO NEW POOL
OPTION	3B
SITE	Existing HS
CATEGORY	NEW CENTRAL
DEMOLITION SF	186,890
RENOVATION SF	0
NEW HS SF	194,397
NON High School SF	15,000
TOTAL SF	209,397
CONSTRUCTION COST	$138.8
Cost per SF	~~$663~~ $714
Project Cost Multiplier	1.2
Modulars (In Project Budget)	NA
Pool Stand Alone Bldg	$10,125,000
Project Cost	$176.7M

9/13/2022 JWA

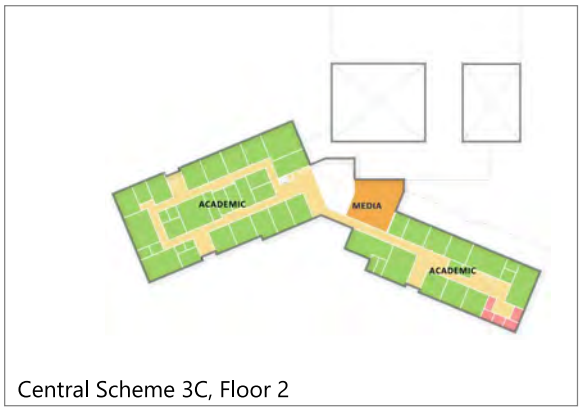
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	NEW/POOL
OPTION	3C
SITE	Existing HS
CATEGORY	NEW CENTRAL
DEMOLITION SF	186,890
RENOVATION SF	0
NEW HS SF	191,157
NON High School SF	0
TOTAL SF	191,157
TOTAL CONSTRUCTION COST	$134,165,452
Cost per SF	$701.86
Project Cost Multiplier	1.2
Project Cost	$160,998,542
Estimated Reimbursement Rate	Est. 30%
Estimated Grant	$48,299,562.7
Estimated Local Share	$112,698,980
Modulars (In Project Budget)	NA
Stand Alone Bldg (either pool or community)	$10,125,000
Estimated Local Share TOTAL	$122,823,980

3C – New School

- Community program incorporated into High School
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden St. Emergency access



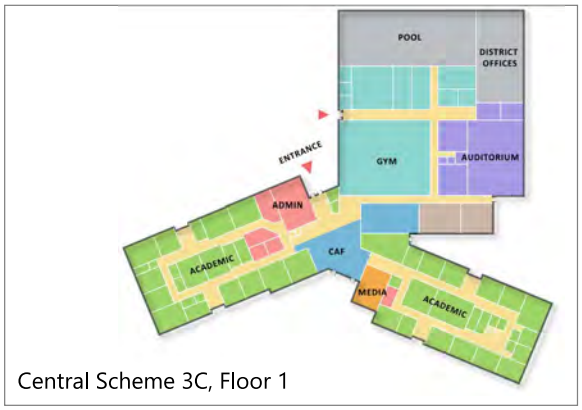
Central Scheme 3C, Floor 1



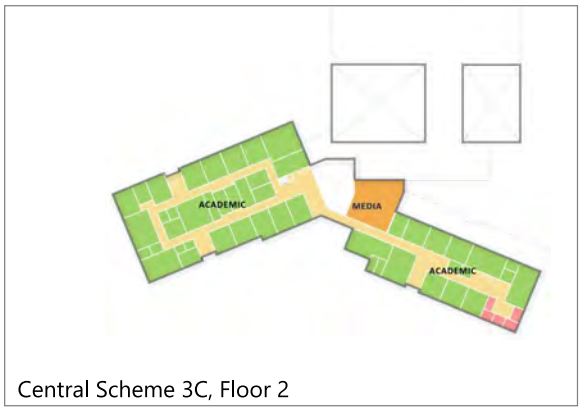
Central Scheme 3C, Floor 2

3C – New School

- Community program incorporated into High School
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden St. Emergency access



Central Scheme 3C, Floor 1



Central Scheme 3C, Floor 2

"Add/Reno" Updates

2C:

- Complete Renovation and Addition
- 6 lane pool is a separate project – but is basically "connected" to the building
- District Administration & IT/ELCAT is included as part of the school

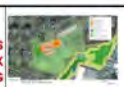
2D:

- Complete Renovation and Addition
- Pool, District Admin & IT/ELCAT as a separate "Community Building"

8/24/2022

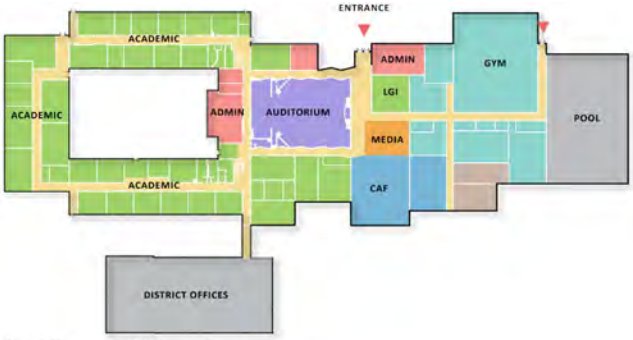
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	RENO POOL
OPTION	2B
SITE	Existing HS
CATEGORY	RENOVATION & ADDITION
DEMOLITION SF	48,730
RENOVATION SF	138,160
NEW HS SF	77,480
NON High School SF	-
TOTAL SF	215,640
CONSTRUCTION COST	$136.4
Cost per SF	$633
Project Cost Multiplier	1.2
Modulars (In Project Budget)	2.5M
Pool Stand Alone Bldg	NA
Project Cost	$166M

9/13/2022

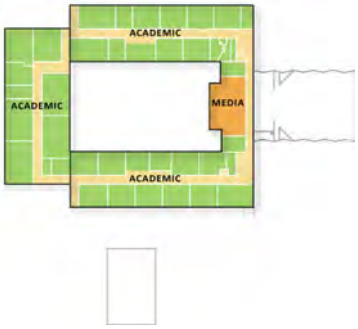
ELHS OPTIONS MATRIX INFO FOR ESTIMATING	 NEW/POOL	NEW /POOL
OPTION	2C	2D
SITE	Existing HS	Existing HS
CATEGORY	RENOVATION & ADDITION	RENOVATION & ADDITION
DEMOLITION SF	48,730	67,678
RENOVATION SF	113,356	99,425
NEW HS SF	86,093	86,093
NON High School SF	-	-
TOTAL SF	199,449	185,518
TOTAL CONSTRUCTION COST	$123,911,680	$115,256,768
Cost per SF	$621.27	$621.27
Project Cost Multiplier	1.2	1.2
Project Cost	$148,694,016	$138,308,121
Estimated Reimbursement Rate	Est. 30%	Est. 30%
Estimated Grant	$44,608,204.9	$41,492,436.4
Estimated Local Share	$104,085,811	$96,815,685
Modulars (In Project Budget)	$2,500,000	$2,500,000
Stand Alone Bldg (either pool or community)	$10,125,000	$23,120,332
Estimated Local Share TOTAL	$116,710,811	$122,436,017

Add Reno 2C

- Community program incorporated into High School
- 2 separate drop-off loops, at front and side
- Brings parking closer to building and relocates tennis courts
- Maintains Norden St. Admin and Emergency access

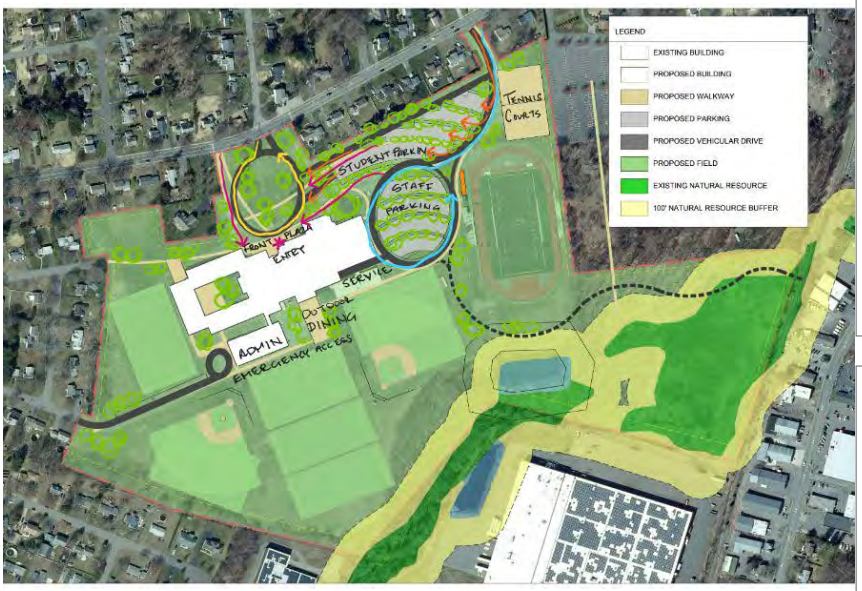


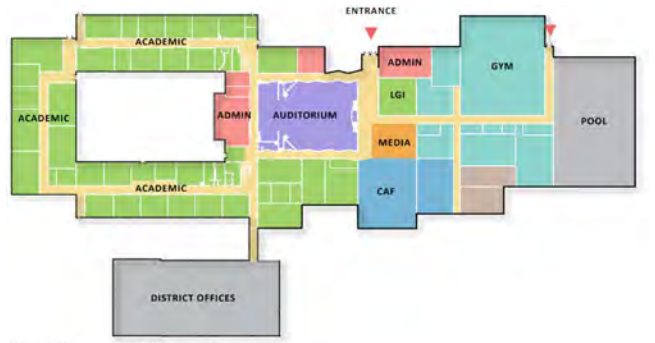
Add Reno 2C, Floor 1



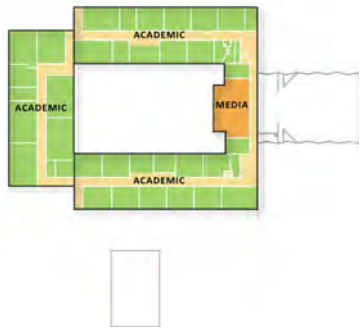
Add Reno 2C, Floor 2

Add Reno 2C





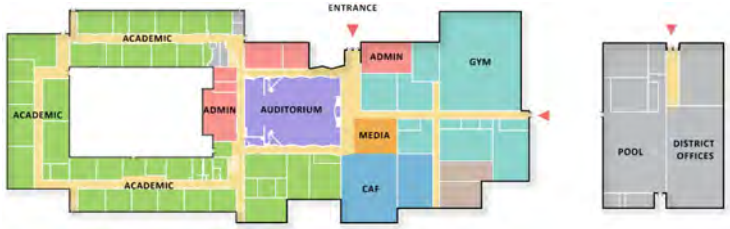
Add Reno 2C, Floor 1



Add Reno 2C, Floor 2

- Community program incorporated into High School
- 2 separate drop-off loops, at front and side
- Brings parking closer to building and relocates tennis courts
- Maintains Norden St. Admin and Emergency access

Add Reno 2D

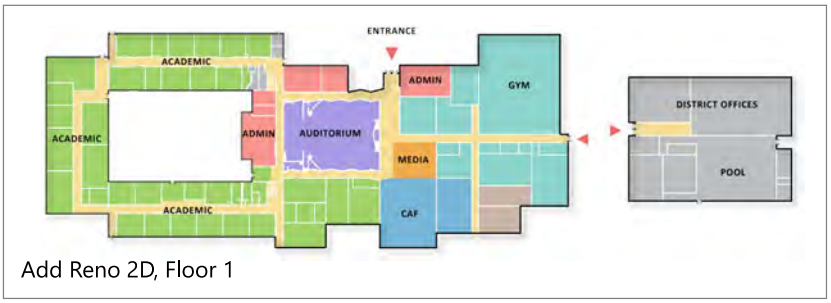


Add Reno 2D, Floor 1

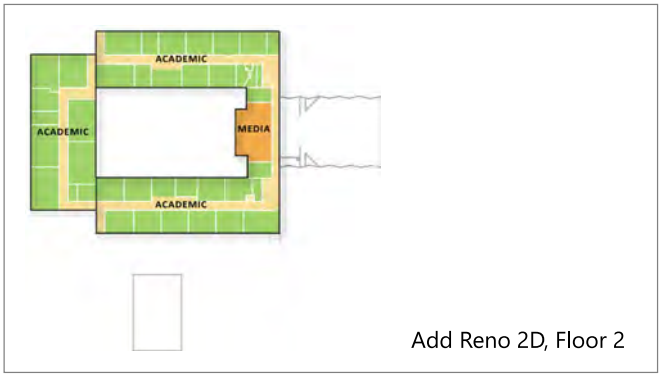
Add Reno 2D, Floor 2

- Separate Community building
- 2 separate drop-off loops, at front and side
- Brings parking closer to building and relocates tennis courts to rear
- Maintains Norden St. Emergency access via 12' path

Add Reno 2D



Add Reno 2D, Floor 1



Add Reno 2D, Floor 2

- Separate Community building
- 2 separate drop-off loops, at front and side
- Brings parking closer to building and relocates tennis courts to rear
- Maintains Norden St. Emergency access via 12' path

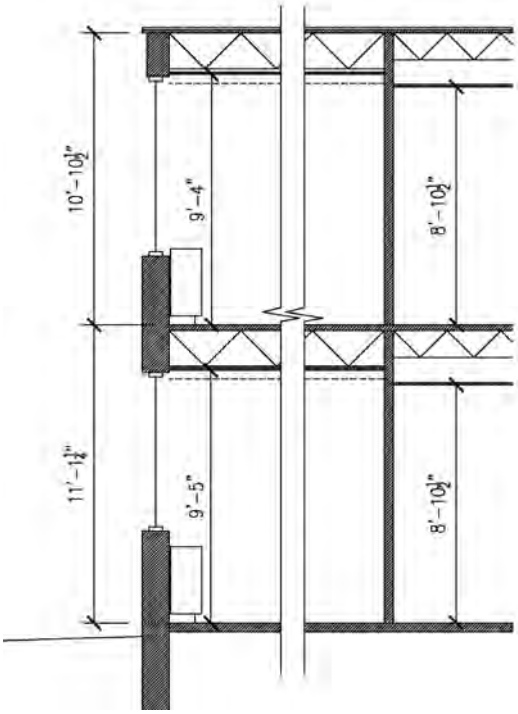
Side-by-Side Comparison

- $16.5M cost spread in local share

ELHS OPTIONS MATRIX INFO FOR ESTIMATING	RENO POOL	NEW/POOL	NEW /POOL	NEW/POOL	NEW/COMMUNITY
OPTION	1	2C	2D	3C	5B
SITE	Existing HS	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	RENOVATION & ADDITION	NEW CENTRAL	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	67,678	186,890	186,890
RENOVATION SF	186,890	113,356	99,425	0	0
NEW HS SF	0	86,093	86,093	191,157	180,657
NON High School SF	NA	-	-	0	0
TOTAL SF	186,890	199,449	185,518	191,157	180,657
TOTAL CONSTRUCTION COST	$91,779,810	$123,911,680	$115,256,768	$134,165,452	$126,795,922
Cost per SF	$491.09	$621.27	$621.27	$701.86	$701.86
Project Cost Multiplier	1.2	1.2	1.2	1.2	1.2
Project Cost	$110,135,772	$148,694,016	$138,308,121	$160,998,542	$152,155,106
Estimated Reimbursement Rate	Unknown	Est. 30%	Est. 30%	Est. 30%	Est. 30%
Estimated Grant	$33,040,731.6	$44,608,204.9	$41,492,436.4	$48,299,562.7	$45,646,531.9
Estimated Local Share	$77,095,040	$104,085,811	$96,815,685	$112,698,980	$106,508,574
Modulars (In Project Budget)	$3,000,000	$2,500,000	$2,500,000	NA	NA
Stand Alone Bldg (either pool or community)	-	$10,125,000	$23,120,332	$10,125,000	$23,120,332
Estimated Local Share TOTAL	$113,135,772	$116,710,811	$122,436,017	$122,823,980	$129,628,907

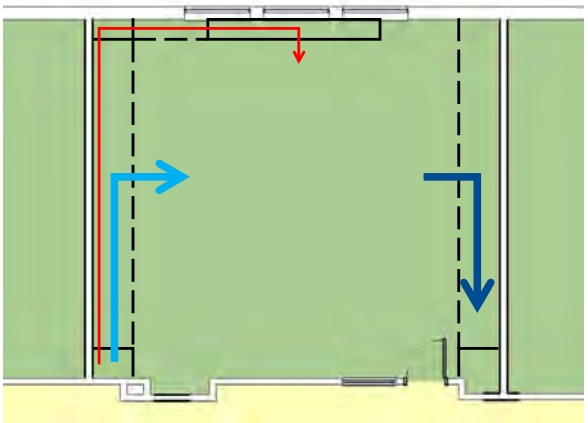
Add/Reno – Code Upgrade
Ceiling Height Implications

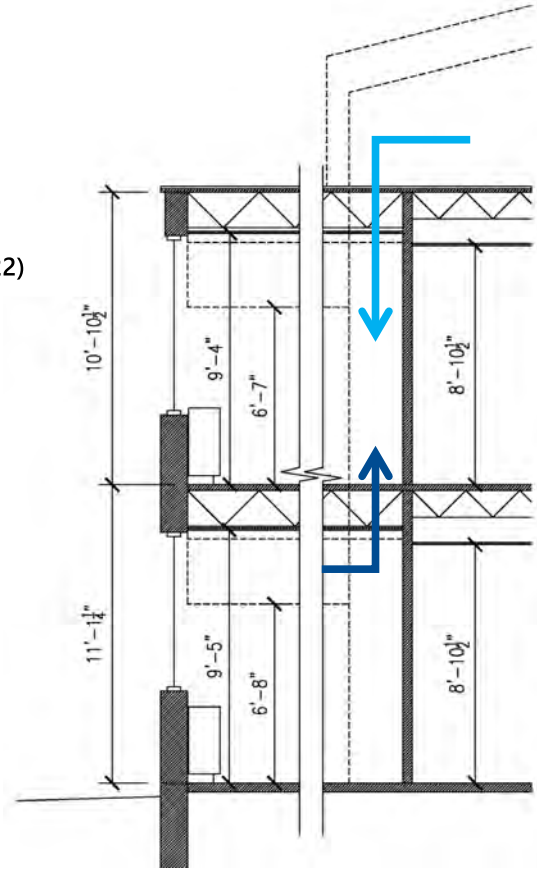
- Current ceiling is at 9′-4″ and 9′-5″
- Floor to floor is 11′-1 ¼″. Typically would be ~14′ in new construction
- Ceilings would have to be lowered at least 4″ for new ceiling systems
- New fire protection would likely run below the new ceiling
- Light fixtures would likely be recessed – and not pendant
- HVAC is difficult
  - Likely need a separate heating / cooling element at the window
  - Separate system for ventilation – will need to come from above the hallway (doghouse) – and then multiple shafts coming down.



Add/Reno – Code Upgrade
HVAC Implications

- Linear, insulated "dog-house" running above hallway – with multiple shafts coming down
- Two vertical shafts in each corner of each classroom (supply and return) (44x22)
- Soffits on each side of the classroom (44x33)
- ~9′ long, 1′ deep, 2′-6″ floor mounted Fan Coil Unit needed at window – and chase to contain piping to that unit.
- VAV boxes will be located in the soffits – not ideal acoustically
- Significant structural implications to the above requirements





5B – New School + Community Building

2C– Add Reno

3C – New School

2D– Add Reno + Community Building

Community Forum

AGENDA:

- Welcome (SBC)
- Introduction to process/timeline (Skanska)
- Visioning Process (SBC)
- Educational Goals & Priorities (SBC)
- Existing Conditions Evaluation (Design Team)
- Review of Options (Design Team)
- Q&A
- Comment Gathering Activity
- Review of Comments/Discussion
- Next Steps (Skanska/SBC)

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) JWA Update
   - Goals of PSR Phase
   - Detailed Review of 4 Selected Options
   - Preview Community Forum Content
5) Communications Update
6) MSBA Budget Revision Request Approval
7) Acknowledgement of SBC Meeting 8/19/21, 9/8/21, 9/27/21
8) SBC Approval of OPM Request for Service Issuance
9) New Business
10) Adjourn

Upcoming Community Meeting
Sept. 21, 6pm, Senior Center

Next Meeting Time?

JWA | SMMA

END

JWA | SMMA

Evolution of New Schemes

1
Base Repair

→ **1**
Base Repair

2B
Add Reno + renovate existing 4 lane pool

→ **2C** **Add Reno + New Pool**
2D **Add Reno + New Community Bldg**

3B
New School + New Pool (separate project)

→ **3C**
New School + New Pool

5
New School + New Community Bldg (separate project)

→ **5B**
New School + New Community Bldg

(design refinements & reduced costs throughout the above)

New Construction Options

3C **New Construction with New Pool**

Community program incorporated into High School

5B **New Construction with Community Building**

Separate Community building

New Construction Options

3C New Construction with New Pool

- Community program incorporated into High School
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden St. Emergency access

Hi Sam – We are in a zoom meeting – just sent an email – if you want to join us. Discussing PPT...

New Construction Options

3C New Construction with New Pool

- Community program incorporated into High School
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden St. Emergency access

New Construction Options

5B New w/ Community Building

- Separate Community building
- 2 separate drop-off loops, one at front and one at side
- Buffered parking at front with pedestrian spine
- Removes Norden St. Emergency access
- Gains space for softball field

New Construction Options

5B New w/ Community Building

- Separate Community building
- 2 separate drop-off loops, one at front and one at side
- Buffered parking at front with pedestrian spine
- Removes Norden St. Emergency access
- Gains space for softball field

Add Reno Options

2C Add/Reno with New Pool

- Keeps community program at High School
- Keeps Annex building
- Creates double loop traffic pattern

2D Add/Reno with Community Building

- Shared pool, district offices, concessions building
- Eliminates Annex building

East Longmeadow High School

JWA
JONES WHITSETT ARCHITECTS

in association with
SMMA

SBC Meeting - September 29, 2022

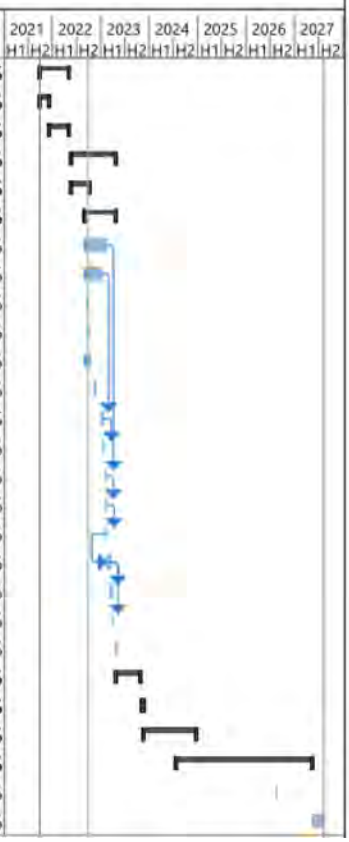
AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) **SKANSKA Update**
4) JWA Update
   - Community Forum Recap
   - Focus Groups
   - Design Update
5) Communications Update
6) New Business
7) Adjourn

SKANSKA

East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**51%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**95%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**21%**
52	PSR Submittal Development	115 days	Wed 8/31/22	Tue 2/7/23	15%
53	Development of Project Alternatives	90 days	Wed 8/31/22	Tue 1/3/23	25%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	70%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	0%
58	Cost Estimating	14 days	Wed 1/4/23	Mon 1/23/23	0%
59	Reconcile Cost Estimates	2 days	Tue 1/24/23	Wed 1/25/23	0%
60	SBC Approval of PSR	1 day	Wed 2/8/23	Wed 2/8/23	0%
61	Finalize PSR	3 days	Thu 2/9/23	Mon 2/13/23	0%
62	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
63	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
64	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
65	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
66	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
67	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
85	**Module 6: Detailed Design**	**285 days**	**Mon 11/20/2**	**Fri 12/20/24**	**0%**
139	**Module 7: Construction**	**736 days**	**Tue 7/23/24**	**Tue 5/18/27**	**0%**
149	*Occupancy/Move In*	1 day	Tue 8/18/26	Tue 8/18/26	0%
150	**Module 8: Completing the Project**	**60 days**	**Wed 5/19/27**	**Tue 8/10/27**	**0%**



AGENDA

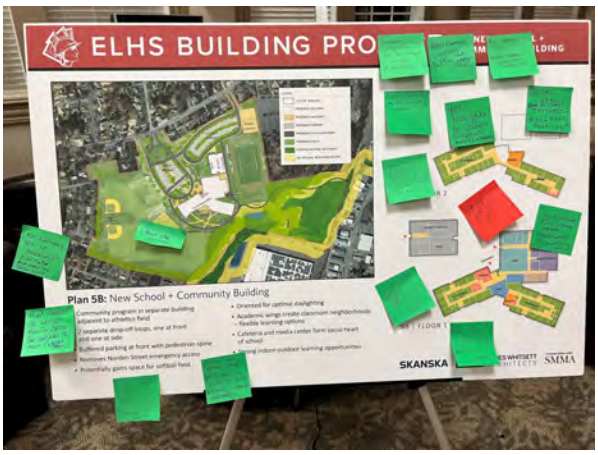
1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) **JWA Update**
   - Community Forum Recap
   - Focus Groups
   - Design Update
5) Communications Update
6) New Business
7) Adjourn

Community Forum Feedback

OPTION 5B New School + Community Building	OPTION 3C New School	OPTION 2C Add/Reno	OPTION 1 Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

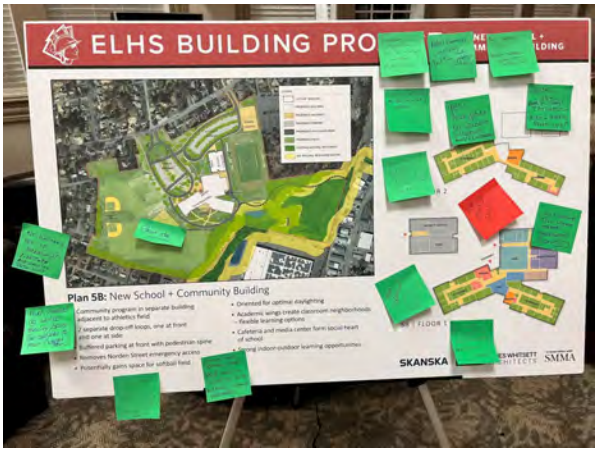
Community Forum Feedback

- Base Repair & Add-Reno
  - Does not meet modern education needs
  - Band-Aid, money pit, waste of money in long term, not cost effective
  - Does not help our property values
  - Our kids need better
- New Construction
  - Safer for all who enter
  - Best flow – traffic, pedestrian, athletics
  - Love the bike path connection
  - Yeah softball!
  - No student disruption during construction
  - Best option for current and future generations, room to grow
  - Natural light, openness, quiet spaces
  - Mixed opinions on attached vs. separate pool/community building
  - Town should see options without pool



Community Forum Feedback

- Committee Follow Up
- Planning for Next Forum
  - Goals
  - Advertising
  - Location



Focus Group Formation

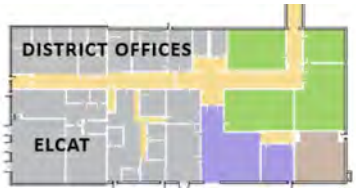
- Ideally 4-6 members, including 1-2 SBC members
- Would spend more time than SBC reviewing Design Team proposal and responding to Design Team information requests

Systems & Sustainability	Site & Recreation	Educational Programming
Stephen Chrusciel? **Bruce Fenney?** Bailey Mitchell?	**Bruce Fenney** Athletic Director? Public Safety Rep?	**Frank Paige** --Faculty --Students

Design Updates

- 9/28 observations and design team charrette on site
- Review of Community Meeting feedback
- Additional development of site circulation and educational program layout
- Exploration of existing District Offices Bldg (aka "the Annex") for retention

Design Updates



Keeping the Annex as Community Building/No Pool

Opportunities:

- Potential reduction of MSBA project cost total by removing the district offices, ELCAT and IT scope from within the main building.
- May provide addition square footage for town use in the Annex

Challenges:

- Requires severing and resizing/replacing mechanical system
- Requires new electric service or feed from new school
- New entries, parking, site access
- Possible need to keep Norden St
- Loss of useful athletic field space
- Oversized for current needs
- Keeps unattractive building in prominent location, blocks view into site

- Questions for SBC:
  - Should this scenario be explored further?
  - Should it be assumed that the Project would address utility issues and the Town would address any renovation as a distinct project?
  - Or should the full scope of abatement and renovation of the Annex be included within the Project?

Design Team Goals

- Further development of Option 3C.
- Further development of community program location/phasing options.
- Aiming to review more detailed floor plans and specific room adjacencies in next meeting.
- Faculty Meeting on Oct. 4 to review progress and recruit for Ed Planning Subcommittee.
- Initiating traffic study and site survey.
- Prep for first sustainability charette.

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) JWA Update
   - Community Forum Recap
   - Focus Groups
   - Design Update
5) **Communications Update**
6) **New Business**
7) Adjourn

Next Meeting Time?

JWA | SMMA

END

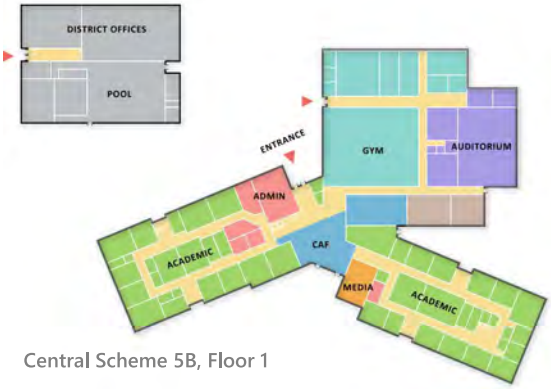
JWA | SMMA

Side-by-Side Comparison

OPTION 5B New School + Community Building	**OPTION 3C** New School	**OPTION 2C** Add/Reno	**OPTION 1** Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

5B – New School + Community Building

Central Scheme 5B, Floor 2

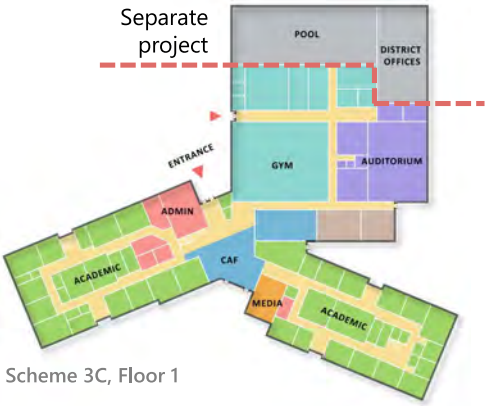


Central Scheme 5B, Floor 1

- Community program in separate building adjacent to athletics field
- 2 separate drop-off loops, one at front & one at side
- Buffered parking at front with pedestrian spine
- Removes Norden Street emergency access
- Potentially gains space for softball field
- Oriented for optimal daylighting
- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities

3C – New School

Central Scheme 3C, Floor 2



Central Scheme 3C, Floor 1

- Community program integrated with high school
- 2 separate drop-off loops at front
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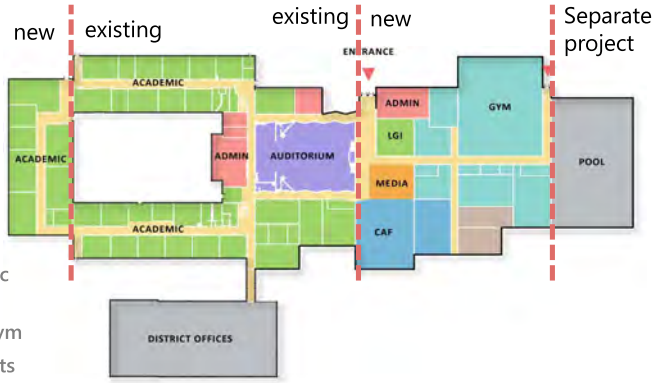
Add Reno 2C

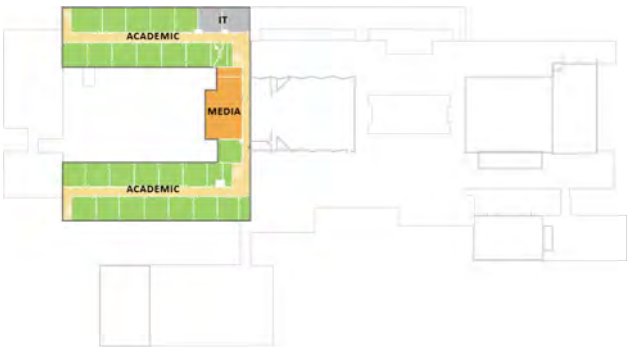
Add Reno 2C, Floor 2



Add Reno 2C, Floor 1

- Community program stays in current District Office building
- 2 separate drop-off loops, at front & side
- Brings parking closer to building & relocates tennis courts
- Maintains Norden Street admin & emergency access
- Roughly 60% renovation – including academic wings & auditorium
- New 2-story STEAM wing, Cafeteria, Entry, Gym
- Limited by existing low floor-to-ceiling heights

1– Base Repair

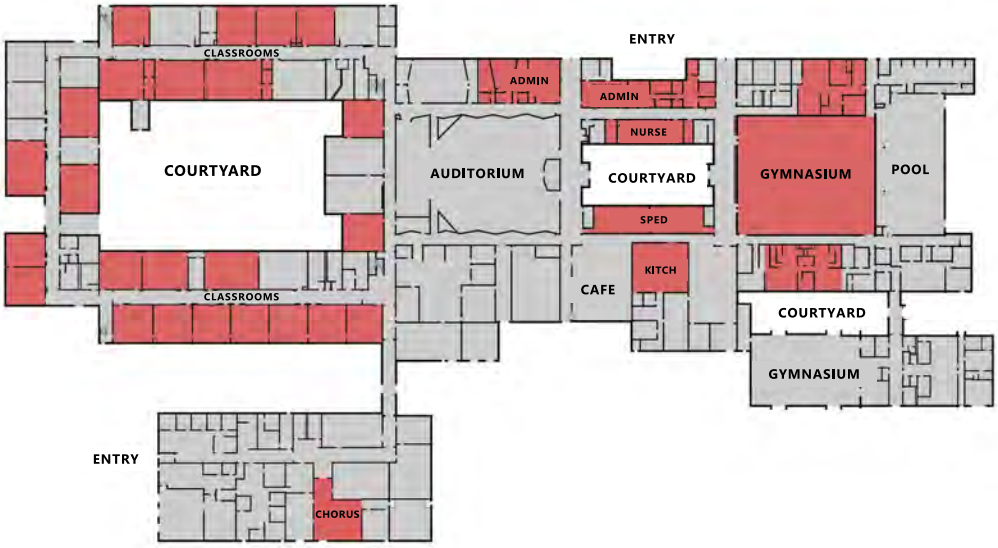


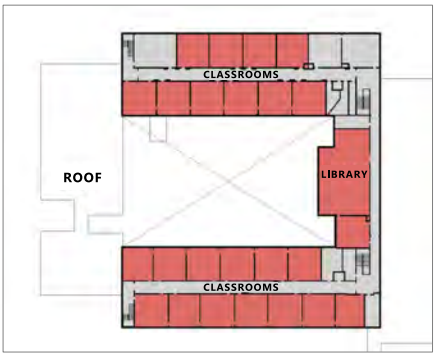
Base Repair 1, Floor 2

Base Repair 1, Floor 1

- No changes to interior walls or finishes – floor plan remains as is
- Upgrades would address: life safety, hazmat, accessibility, energy code, building systems
- Site remains as is

Existing Building
Conditions Summary





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Spaces undersized by 5% or more from MSBA guidelines

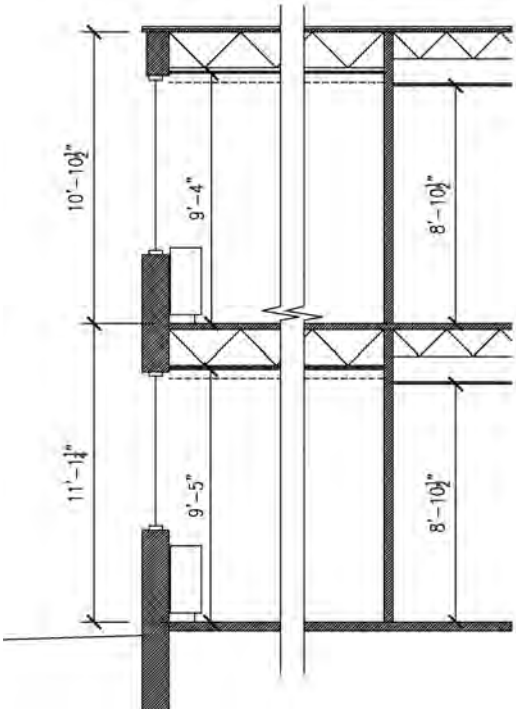
Side-by-Side Comparison

- $16.5M cost spread in local share

ELHS OPTIONS MATRIX INFO FOR ESTIMATING	RENO POOL	NEW/POOL	NEW /POOL	NEW/POOL	NEW/COMMUNITY
OPTION	1	2C	2D	3C	5B
SITE	Existing HS	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	RENOVATION & ADDITION	NEW CENTRAL	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	67,678	186,890	186,890
RENOVATION SF	186,890	113,356	99,425	0	0
NEW HS SF	0	86,093	86,093	191,157	180,657
NON High School SF	NA	-	-	0	0
TOTAL SF	186,890	199,449	185,518	191,157	180,657
TOTAL CONSTRUCTION COST	$91,779,810	$123,911,680	$115,256,768	$134,165,452	$126,795,922
Cost per SF	$491.09	$621.27	$621.27	$701.86	$701.86
Project Cost Multiplier	1.2	1.2	1.2	1.2	1.2
Project Cost	$110,135,772	$148,694,016	$138,308,121	$160,998,542	$152,155,106
Estimated Reimbursement Rate	Unknown	Est. 30%	Est. 30%	Est. 30%	Est. 30%
Estimated Grant	$33,040,731.6	$44,608,204.9	$41,492,436.4	$48,299,562.7	$45,646,531.9
Estimated Local Share	$77,095,040	$104,085,811	$96,815,685	$112,698,980	$106,508,574
Modulars (In Project Budget)	$3,000,000	$2,500,000	$2,500,000	NA	NA
Stand Alone Bldg (either pool or community)	-	$10,125,000	$23,120,332	$10,125,000	$23,120,332
Estimated Local Share TOTAL	$113,135,772	$116,710,811	$122,436,017	$122,823,980	$129,628,907

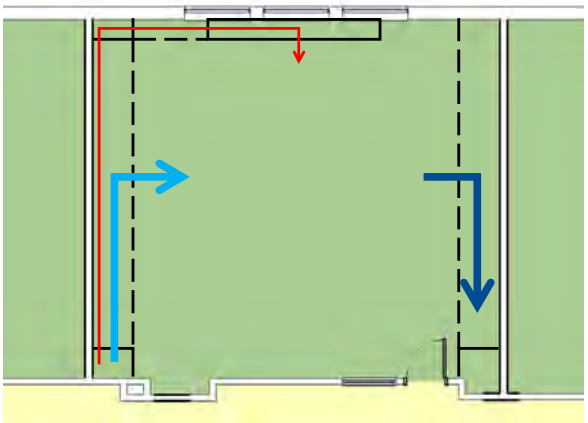
Add/Reno – Code Upgrade
Ceiling Height Implications

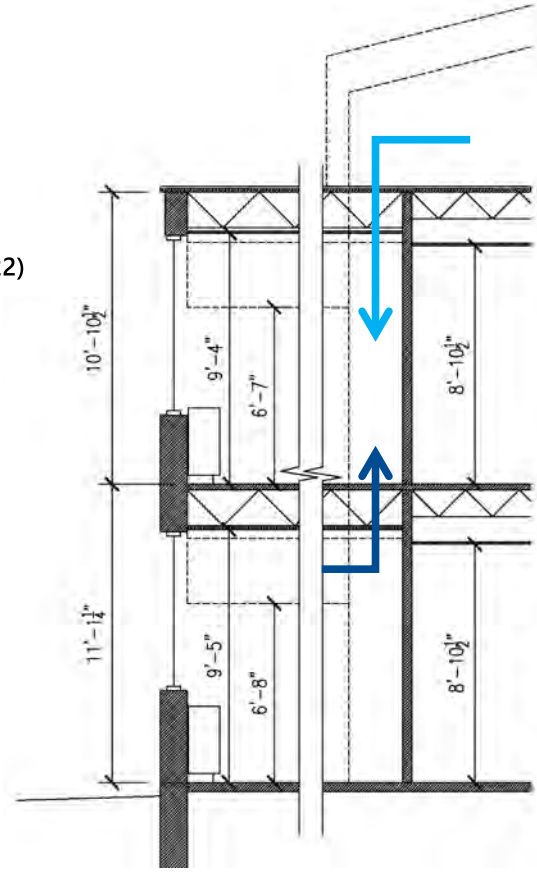
- Current ceiling is at 9′-4″ and 9′-5″
- Floor to floor is 11′-1 ¼″. Typically would be ~14′ in new construction
- Ceilings would have to be lowered at least 4″ for new ceiling systems
- New fire protection would likely run below the new ceiling
- Light fixtures would likely be recessed – and not pendant
- HVAC is difficult
  - Likely need a separate heating / cooling element at the window
  - Separate system for ventilation – will need to come from above the hallway (doghouse) – and then multiple shafts coming down.



Add/Reno – Code Upgrade
HVAC Implications

- Linear, insulated "dog-house" running above hallway – with multiple shafts coming down
- Two vertical shafts in each corner of each classroom (supply and return) (44x22)
- Soffits on each side of the classroom (44x33)
- ~9′ long, 1′ deep, 2′-6″ floor mounted Fan Coil Unit needed at window – and chase to contain piping to that unit.
- VAV boxes will be located in the soffits – not ideal acoustically
- Significant structural implications to the above requirements





SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

East Longmeadow HS Building Project

Community Forum
September 21, 2022

Topics of Discussion

- Introduction
- MSBA Process Overview
- Visioning & Priorities
- Existing Conditions
- Review of Options
- Q&A, Gathering Input
- Next Steps

Introductions & Project Team

ELHS School Building Committee

Stephen Chrusciel, School Building Committee Chair

Gordon Smith, Superintendent of Schools

Pamela Blair, Assistant Superintendent for Business

Frank Paige, ELHS Principal

Heather Brown, ELPS Director of Curriculum

Kathleen Hill, Town Council Member

Stephen Lonergan, Town Accountant and Town Finance Director

Mary McNally, Town Manager

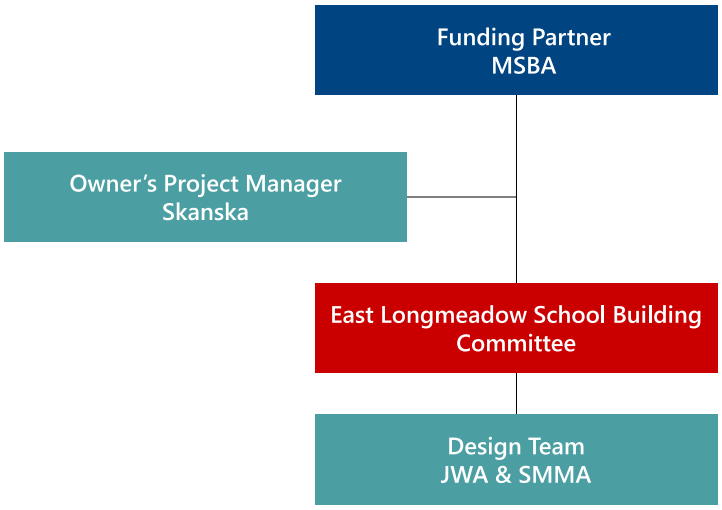
Elizabeth Marsian-Boucher, School Committee Member

Greg Thompson, School Committee Member

Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



MSBA Partnership

Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

The Massachusetts School Building Authority ("MSBA") is a quasi-independent government authority created to reform the process of funding capital improvement projects in the Commonwealth's public schools. The MSBA strives to work with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts.

The East Longmeadow Public School District
has an opportunity to receive a

Grant Reimbursement from the MSBA
to pay costs associated with a new school facility project.

MSBA Grant Program

Massachusetts School Building Authority
Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Where does the grant money come from?

MSBA grant money comes from
Taxes paid by East Longmeadow residents
and taxpayers throughout the Commonwealth.

1 penny of the state's 6.25% sales tax

Your state tax dollars have already been used in hundreds of school districts for their new schools. East Longmeadow has now been given an opportunity to accept state grant money for investment in the town's current and future needs!

MSBA Process
Feasibility Study (Module 3)

Module 3A
Preliminary Design Program (PDP)

Module 3B
Preferred Schematic Report (PSR)

PDP Development
May – August 2022
- Existing Conditions Assessment
- Educational Visioning
- Site Options Evaluation
- Development of Preliminary Options

PSR Development
August 2022– February 2023
- Development of Options
- Develop Preliminary Budget
- Evaluate & Select Preferred Option

MSBA Review
February – March 2023
- MSBA Facilities Assessment Sub-Committee

MODULE 3A | MODULE 3B

Submit PDP to MSBA
August 2022

Submit PSR to MSBA
February 2023

MSBA Approval to Proceed to Schematic Design (SD)
April 2023

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

*Schedule is subject to change

MSBA Process
Schematic Design (Module 4) & Funding (Module 5)

Module 4
Schematic Design (SD)

SD Development
April – August 2023
- Development of a Single Option
- Establish Budget
- Educational Space Planning
- Selection of Building Systems

MSBA Review
August – October 2023
- MSBA Review
- Project Scope & Budget

Town Vote / Seek Project Funding
November 2023 (TBD)

MOD 4 – Schematic Design | MOD 5 - Funding

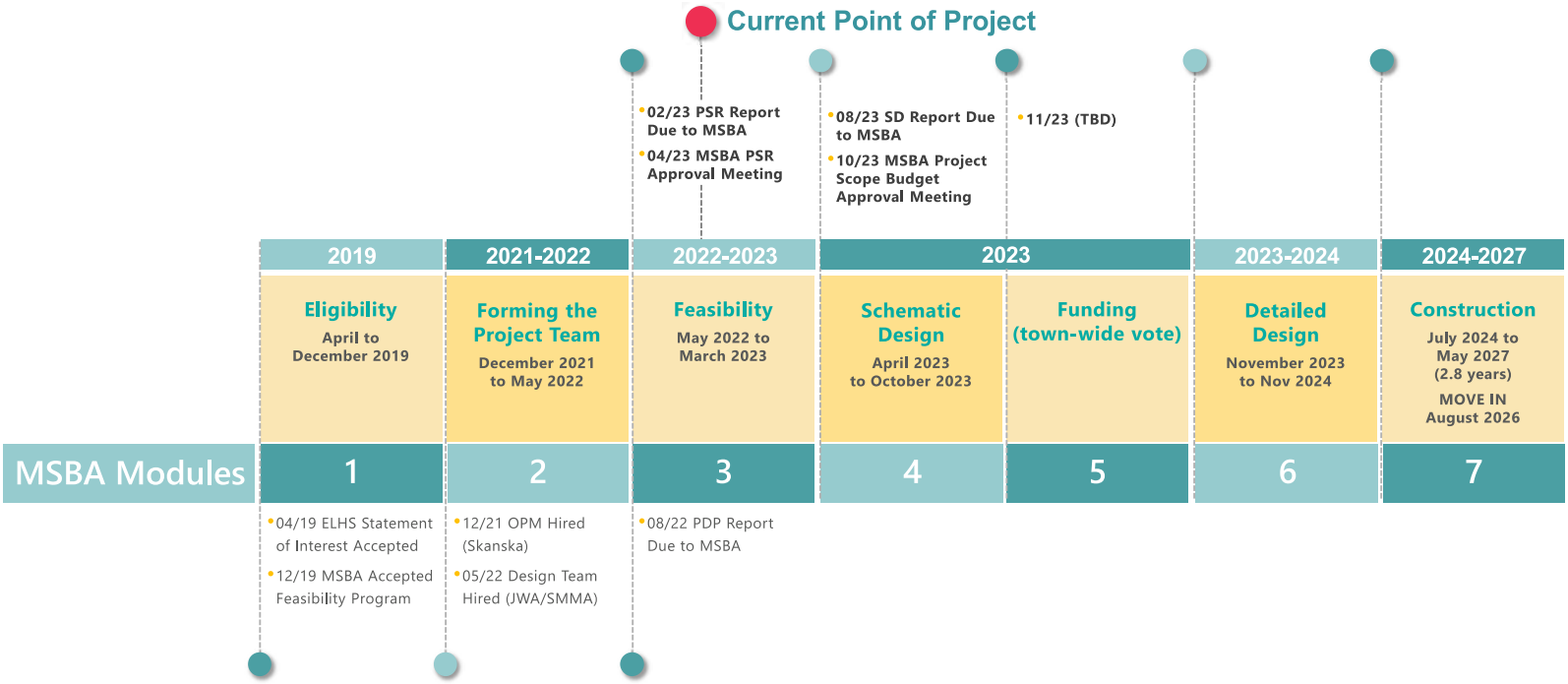
Submit SD to MSBA
August 2023

MSBA Board Approval
October 2023

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

*Schedule is subject to change

Overall Schedule



SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

*Schedule is subject to change

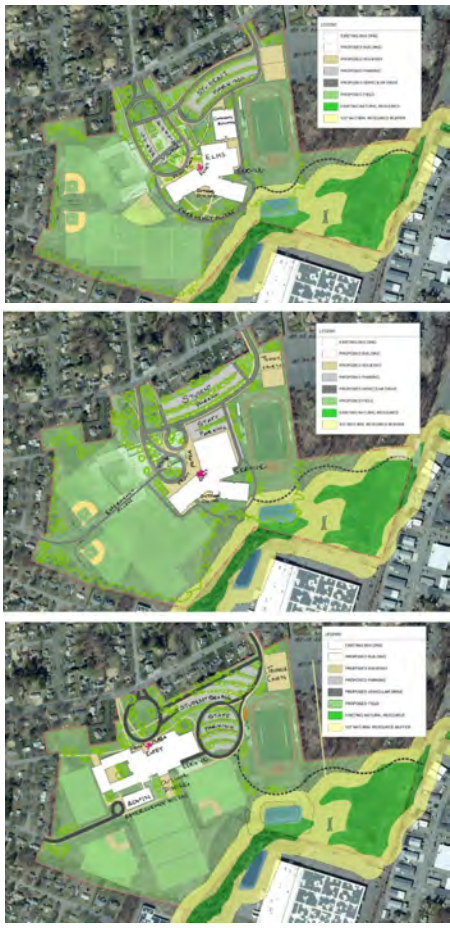
Work to Date

East Longmeadow Public Schools

- Funded Feasibility Study & Schematic Design
- Formed School Building Committee
- Hired Project Manager (Skanska)
- Hired of Architect (JWA and SMMA)
- Drafted Educational Plan

Design Team

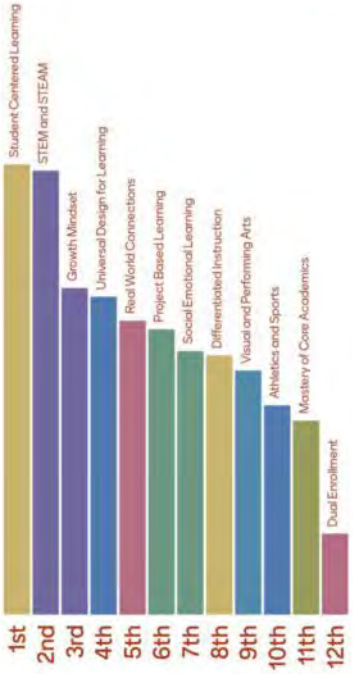
- Conducted Visioning Process
- Developed Summary of Spaces
- Assessed Existing Conditions:
  - Site
  - Architecture
  - Engineering Disciplines
  - Accessibility
  - Hazardous Materials
- Developed Preliminary Schemes
- Estimated Preliminary Schemes

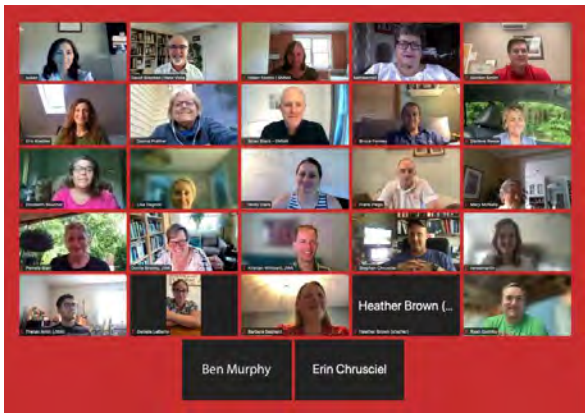


Visioning Process

What 3 words best describe **the culture** of teaching and learning at ELHS?

Which **educational focus** areas are most important to you?





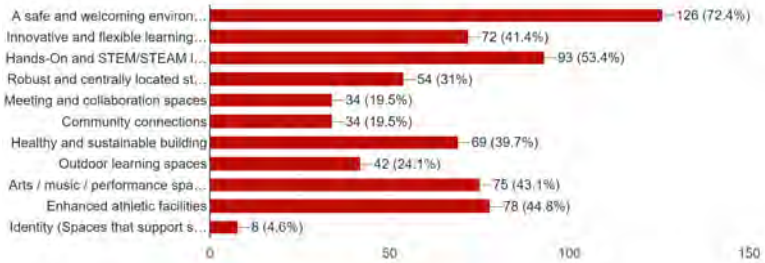
Visioning Process

Top 10 Design Patterns

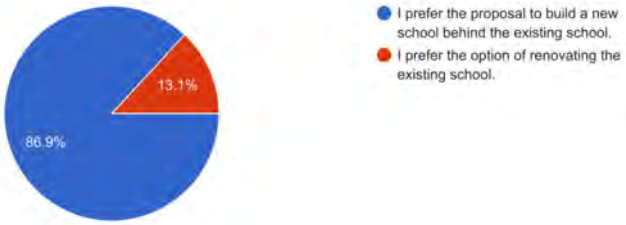
1. Breakout and Quiet Spaces (25 votes)
2. Dining as Social Commons (23 votes)
3. Media Center as Learning Commons (23 votes)
4. STEM/STEAM Adjacencies (23 votes)
5. STEM/STEAM & Makerspaces (22 votes)
6. Display and Exhibition (22 votes)
7. Wayfinding and Streetscapes (21 votes)
8. Clusters of Learning (21 votes)
9. Flexible Modular Furniture (21 votes)
10. Agile Classrooms (20 votes)

How often do you access the **community recreation** of the school?

Architectural Focus Areas – What do you see as a priority?



Do you have a preference between building a **new school or renovating**?

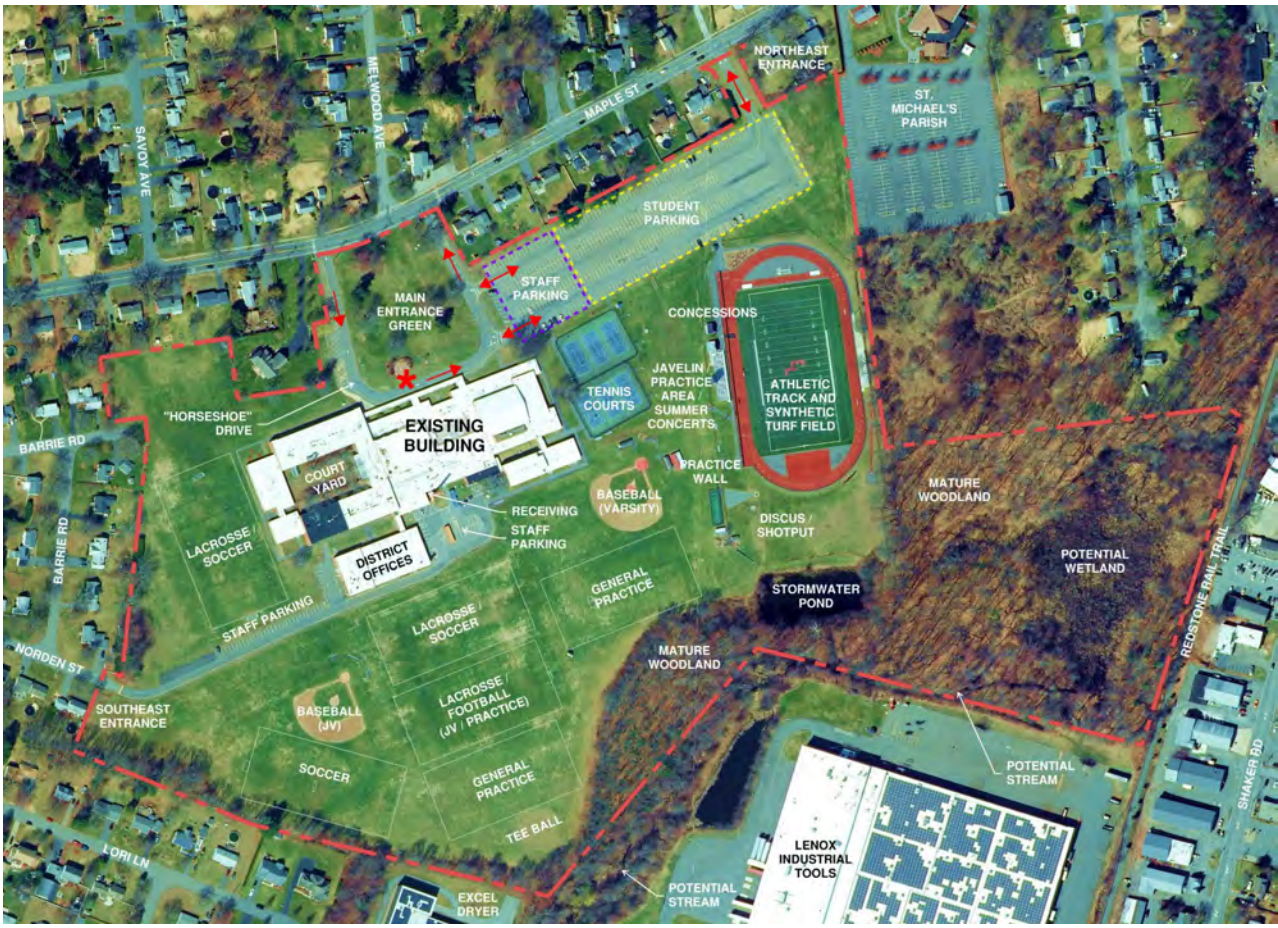


Educational Goals and Priorities

Educate students today for the challenges of tomorrow

- Focus on the whole child supporting children as they grow academically, socially, and emotionally
- Develop collaborative leadership
- Create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching
- Support students to develop the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally-proficient citizens

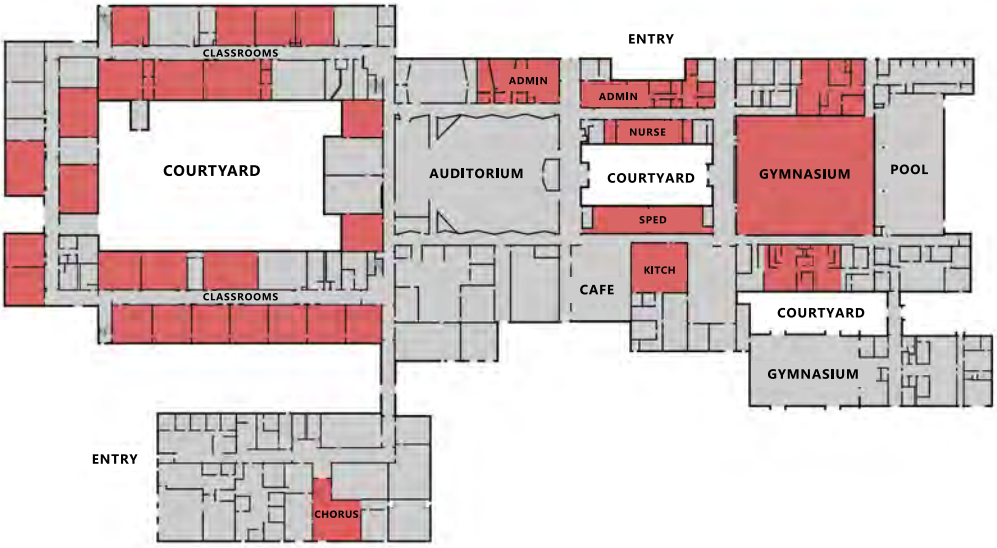
Existing Site

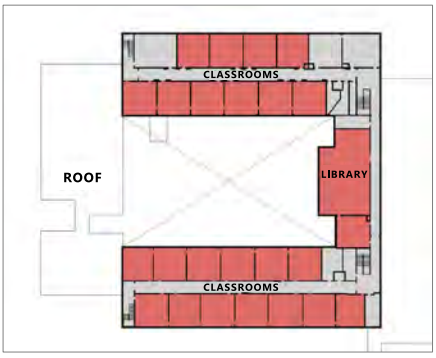


Existing Site
Conditions Summary

- 61.40 Acres (1 Parcel)
- More than Adequate Parking
- Athletic Fields and Courts are Extensive and in Good Overall Condition
- Lack of Separation Between School Bus and Passenger Vehicle Traffic; General Safety Concerns with Overall Vehicular Circulation
- Many Accessible Routes are Non-Compliant Due to Surface Conditions, Configuration, or Slope
- Lacks Dedicated Pedestrian Routes in Parking Lot and Between Building and Stadium
- Lacks Dedicated Exterior Common Space for Large Group Gathering or Dining
- Loading | Service Area Cannot Accommodate Large Vehicles

Existing Building
Conditions Summary





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Spaces undersized by 5% or more from MSBA guidelines

Existing Building
Conditions Summary

- Convoluted circulation – a result from the different eras of construction.
- Finishes are robust –though colors are dated and fixed.
- Significant quantities of hazmat material.
- Roof is in poor shape – and is flashed incorrectly at adjacent walls. History of leaks.
- Lack of MAAB / ADA compliance in numerous locations
- Science facilities are outdated, undersized and lack necessary infrastructure
- Mechanical, Electrical & Plumbing systems have all exceeded their life expectancy
- Typical lack of insulation and moisture control at the exterior envelope

Preliminary Options
Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Preliminary Options

Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Quick Review of Possible Approaches

Code Upgrade

- No change to interior finishes / plan
- No change to educational pattern
- Minimal changes to site
- Bringing school up to code only
  - Accessibility
  - Fire protection
  - Energy code
  - Hazmat abatement
  - Updated systems

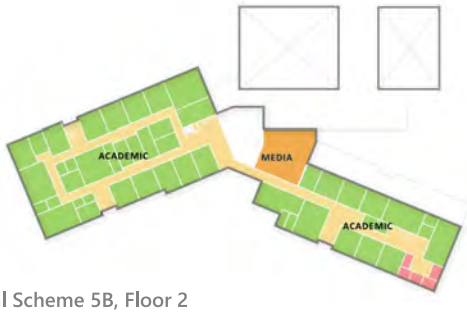
Add/Reno

- Re-arrange interior spaces and move interior walls
- Larger classrooms in classroom wings
- No changes to floor diaphragm (there will be extremely low ceilings)
- Saves larger Auditorium
- New Gym, Cafeteria, Entry
- Upgraded site

New Construction

- Most flexibility for interior layout
- Smaller auditorium than existing
- Higher floor-to-floor heights – with better control of building systems, acoustics, etc.
- Fully upgraded site

5B – New School + Community Building



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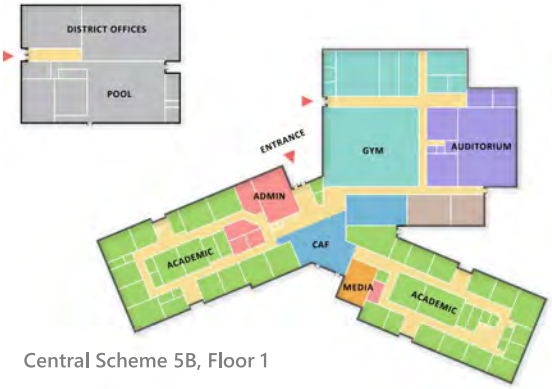

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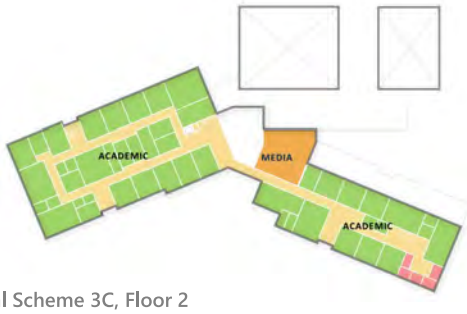
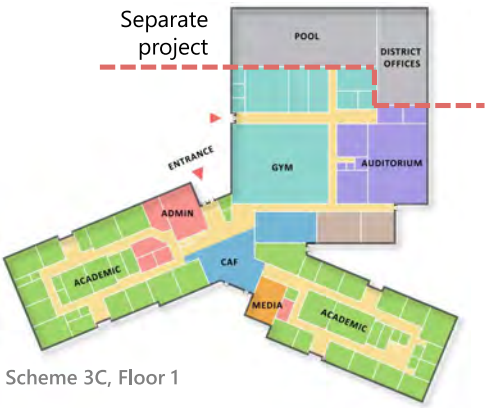
3C – New School



Central Scheme 3C, Floor 2



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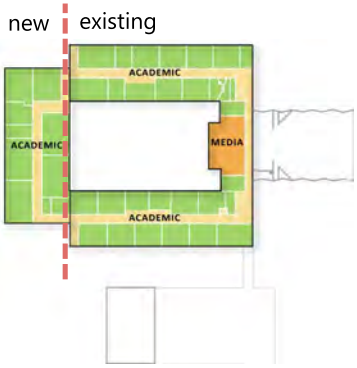
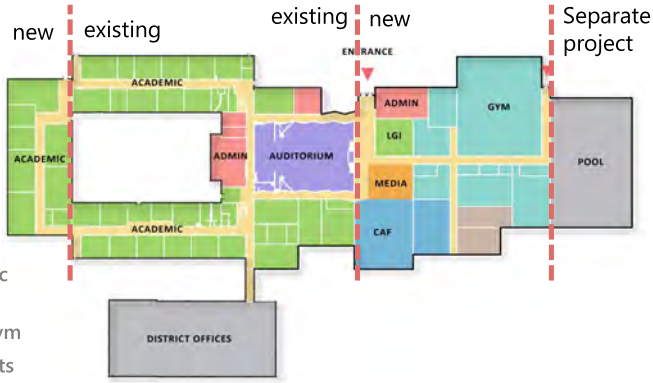
Add Reno 2C



Add Reno 2C, Floor 2



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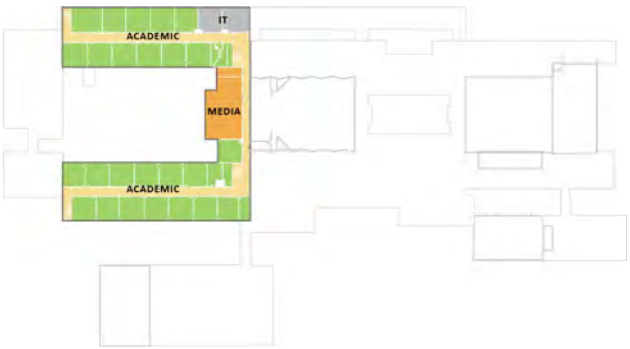
1– Base Repair



Base Repair 1, Floor 2

Base Repair 1, Floor 1

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- Upgrades would address: life safety, hazmat, accessibility, energy code, building systems
- Site remains as is

Side-by-Side Comparison

OPTION 5B New School + Community Building	**OPTION 3C** New School	**OPTION 2C** Add/Reno	**OPTION 1** Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

Q&A and Stretch Break!

Please visit the boards around the room.

Red post-its

- **concerns** with the plan / approach / option / specific room / etc. – that you do not like

Green post-its

- **advantages** of the plan / approach / option / specific room / etc. – that you like

Boards:

- Pics of Existing Facility
- 1 – Code Upgrade Site Plan / Floor Plan
- 2C – Add/Reno Site Plan / Floor Plan
- 3C – New School Site Plan / Floor Plan
- 5B – New School Site Plan / Floor Plan
- Pics of New Schools

How can I continue to learn more about the ELHS building project?

- Next Community Meeting to be at the High School on **November 16th, 6 PM.**
- To learn more about the ELHS building project please visit www.eastlongmeadowma.gov/ELHSBuildingProject
- Attend and participate in monthly School Building Committee Meetings. Calendar of meetings are posted on the project website.
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- If you have questions about the project or the Feasibility Phase, please email your questions to elhsbuildingproject@eastlongmeadowma.gov

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

Side-by-Side Comparison

ELHS OPTIONS MATRIX INFO FOR ESTIMATING	RENO POOL	NEW/POOL	NEW/POOL	NEW/COMMUNITY
OPTION	1	2C	3C	5B
SITE	Existing HS	Existing HS	Existing HS	Existing HS
CATEGORY	CODE UPGRADE RENOVATION	RENOVATION & ADDITION	NEW CENTRAL	NEW SPLIT BUILDING
DEMOLITION SF	0	48,730	186,890	186,890
RENOVATION SF	186,890	113,356	0	0
NEW HS SF	0	86,093	191,157	180,657
NON High School SF	NA	-	0	0
TOTAL SF	186,890	199,449	191,157	180,657
TOTAL CONSTRUCTION COST	$91,779,810	$123,911,680	$134,165,452	$126,795,922
Cost per SF	$491.09	$621.27	$701.86	$701.86
Project Cost Multiplier	1.2	1.2	1.2	1.2
Project Cost	$110,135,772	$148,694,016	$160,998,542	$152,155,106
Estimated Reimbursement Rate	Unknown	Est. 30%	Est. 30%	Est. 30%
Estimated Grant	Unknown	$44,608,204.9	$48,299,562.7	$45,646,531.9
Estimated Local Share	$77,095,040	$104,085,811	$112,698,980	$106,508,574
Modulars (In Project Budget)	$3,000,000	$2,500,000	NA	NA
Stand Alone Bldg (either pool or community)	-	$10,125,000	$10,125,000	$23,120,332
Estimated Local Share TOTAL	$113,135,772	$116,710,811	$122,823,980	$129,628,907

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

East Longmeadow HS Building Project

School Council
October 6, 2022

Topics of Discussion

- Introduction
- Schedule Overview
- Visioning & Priorities
- Existing Conditions
- Where we are now
- Next Steps

Introductions & Project Team

ELHS School Building Committee

Stephen Chrusciel, School Building Committee Chair

Gordon Smith, Superintendent of Schools

Pamela Blair, Assistant Superintendent for Business

Frank Paige, ELHS Principal

Heather Brown, ELPS Director of Curriculum

Kathleen Hill, Town Council Member

Stephen Lonergan, Town Accountant and Town Finance Director

Mary McNally, Town Manager

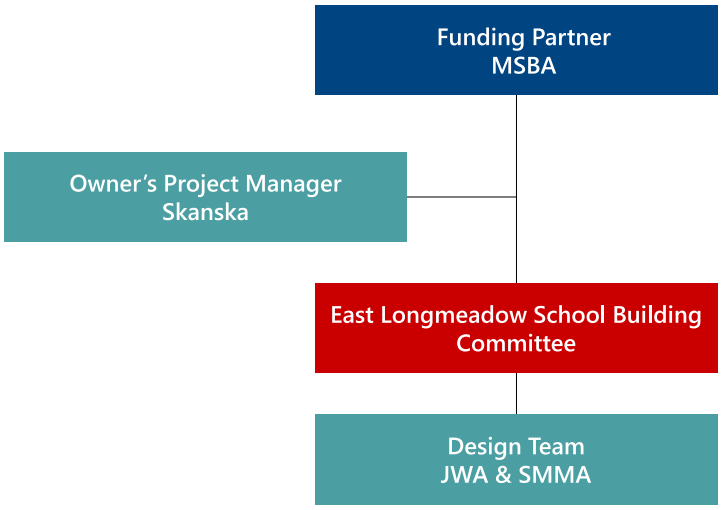
Elizabeth Marsian-Boucher, School Committee Member

Greg Thompson, School Committee Member

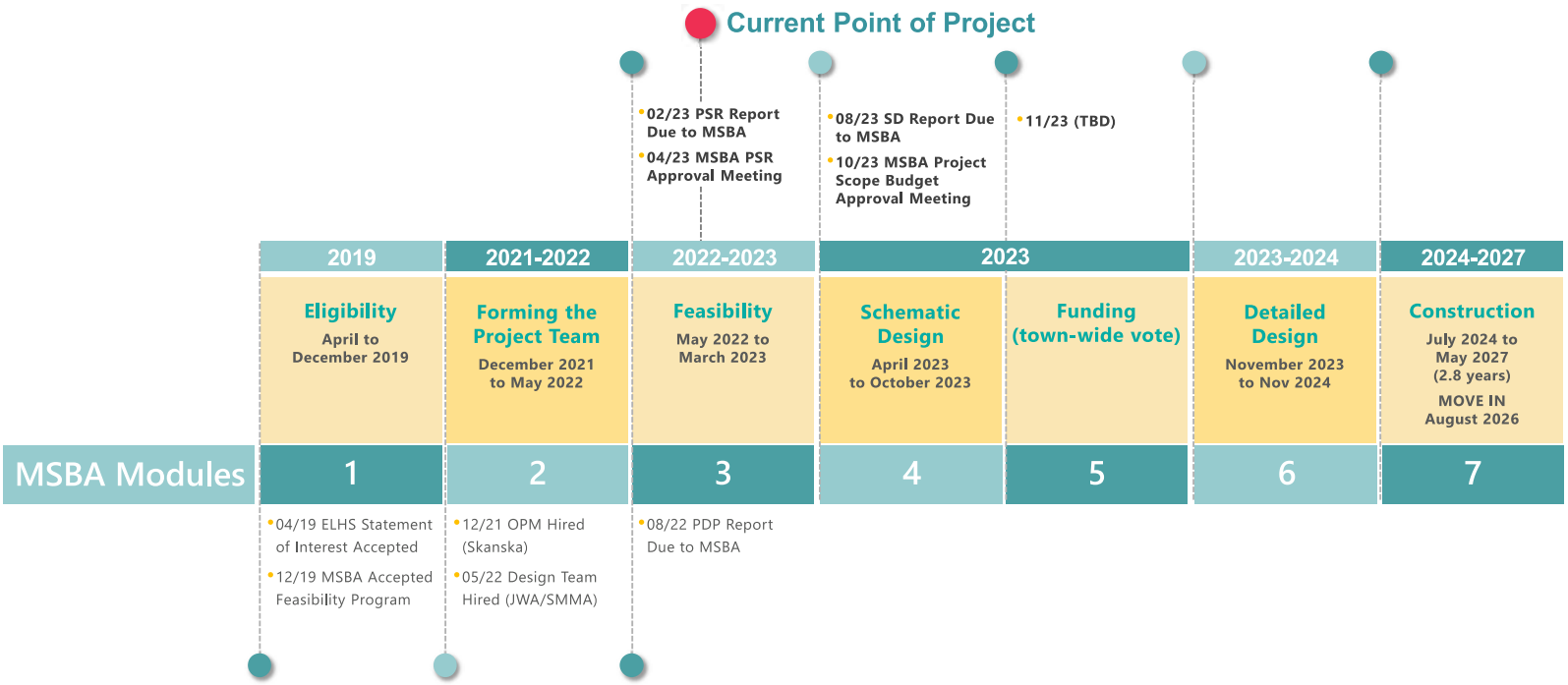
Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



Overall Schedule

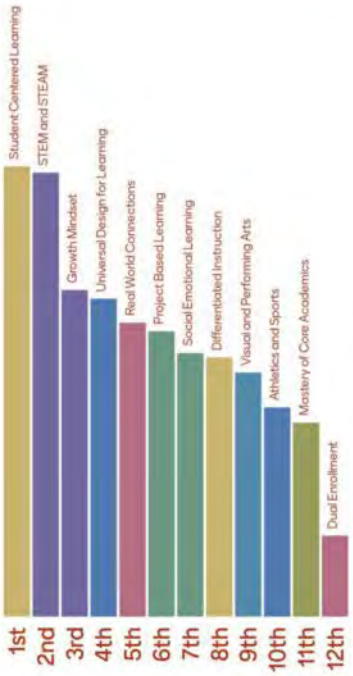


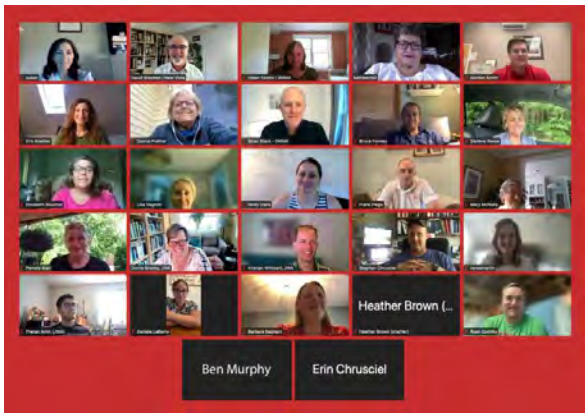
*Schedule is subject to change

Visioning Process

What 3 words best describe **the culture** of teaching and learning at ELHS?

Which **educational focus** areas are most important to you?





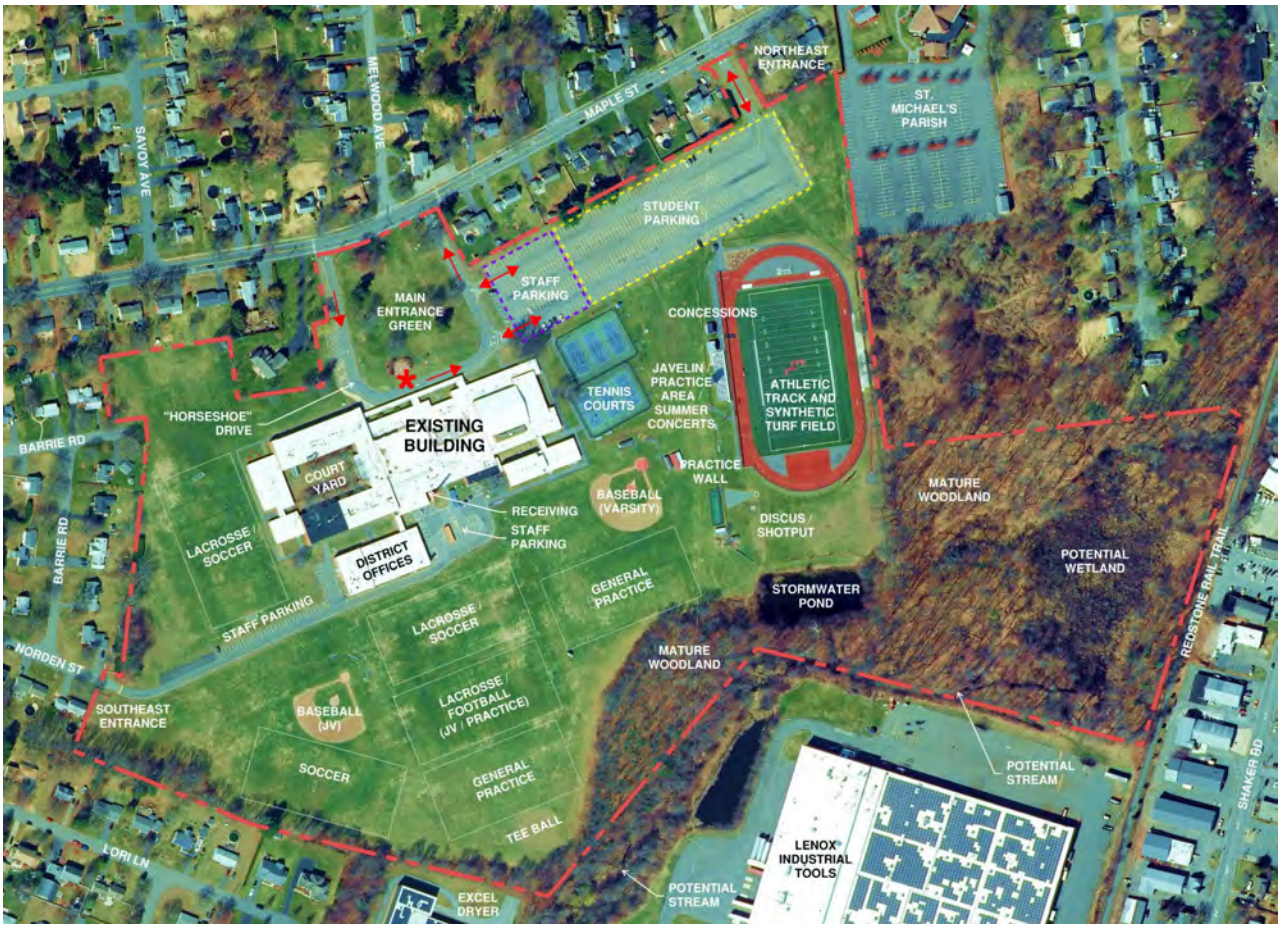
National Night Out

Educational Goals and Priorities

Educate students today for the challenges of tomorrow

- Focus on the whole child supporting children as they grow academically, socially, and emotionally
- Develop collaborative leadership
- Create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching
- Support students to develop the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally-proficient citizens

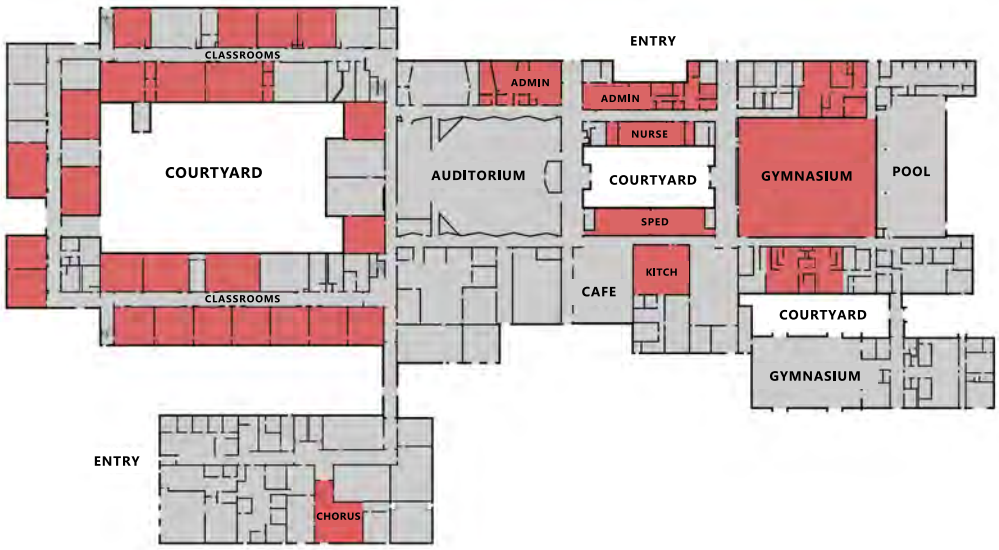
Existing Site

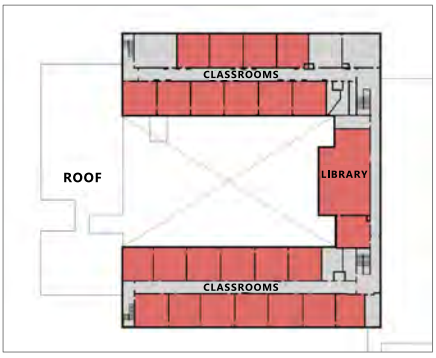


Existing Site
Conditions Summary

- 61.40 Acres (1 Parcel)
- More than Adequate Parking
- Athletic Fields and Courts are Extensive and in Good Overall Condition
- Lack of Separation Between School Bus and Passenger Vehicle Traffic; General Safety Concerns with Overall Vehicular Circulation
- Many Accessible Routes are Non-Compliant Due to Surface Conditions, Configuration, or Slope
- Lacks Dedicated Pedestrian Routes in Parking Lot and Between Building and Stadium
- Lacks Dedicated Exterior Common Space for Large Group Gathering or Dining
- Loading | Service Area Cannot Accommodate Large Vehicles

Existing Building
Conditions Summary





185,614gsf

Spaces undersized by 5% or more from MSBA guidelines

Existing Building
Conditions Summary

- Convoluted circulation – a result from the different eras of construction.
- Finishes are robust –though colors are dated and fixed.
- Significant quantities of hazmat material.
- Roof is in poor shape – and is flashed incorrectly at adjacent walls. History of leaks.
- Lack of MAAB / ADA compliance in numerous locations
- Science facilities are outdated, undersized and lack necessary infrastructure
- Mechanical, Electrical & Plumbing systems have all exceeded their life expectancy
- Typical lack of insulation and moisture control at the exterior envelope

Preliminary Options Exploring site, phasing & cost implications

Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Preliminary Options

Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Quick Review of Possible Approaches

Code Upgrade

- No change to interior finishes / plan
- No change to educational pattern
- Minimal changes to site
- Bringing school up to code only
  - Accessibility
  - Fire protection
  - Energy code
  - Hazmat abatement
  - Updated systems

Add/Reno

- Re-arrange interior spaces and move interior walls
- Larger classrooms in classroom wings
- No changes to floor diaphragm (would result in very low ceilings)
- Saves larger Auditorium
- New Gym, Cafeteria, Entry
- Upgraded site

New Construction

- Most flexibility for interior layout
- Smaller auditorium than existing
- Higher floor-to-floor heights – with better control of building systems, acoustics, etc.
- Fully upgraded site

Side-by-Side Comparison

OPTION 5B New School + Community Building	OPTION 3C New School	OPTION 2C Add/Reno	OPTION 1 Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
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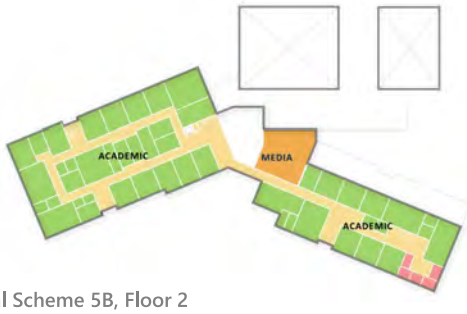
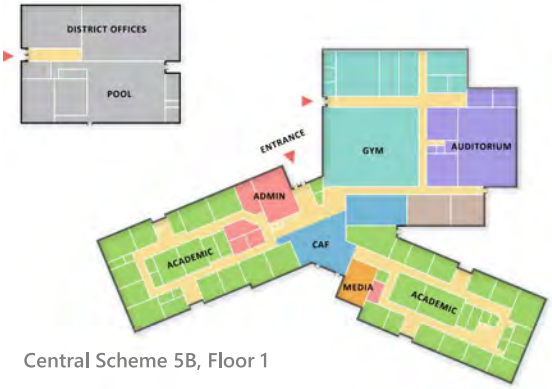
5B – New School + Community Building



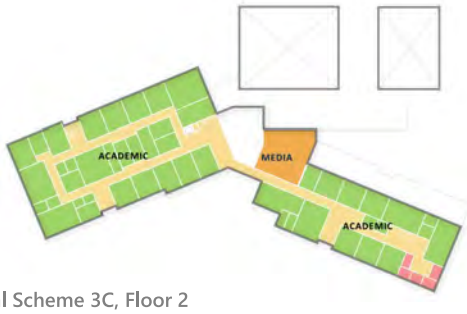
Central Scheme 5B, Floor 2



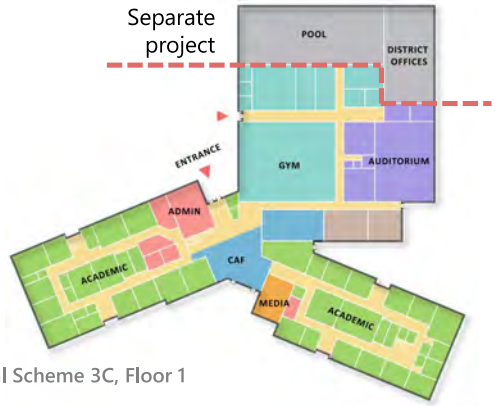
Central Scheme 5B, Floor 1

- Community program in separate building adjacent to athletics field
- 2 separate drop-off loops, one at front & one at side
- Buffered parking at front with pedestrian spine
- Removes Norden Street emergency access
- Potentially gains space for softball field
- Oriented for optimal daylighting
- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities

3C – New School- All In



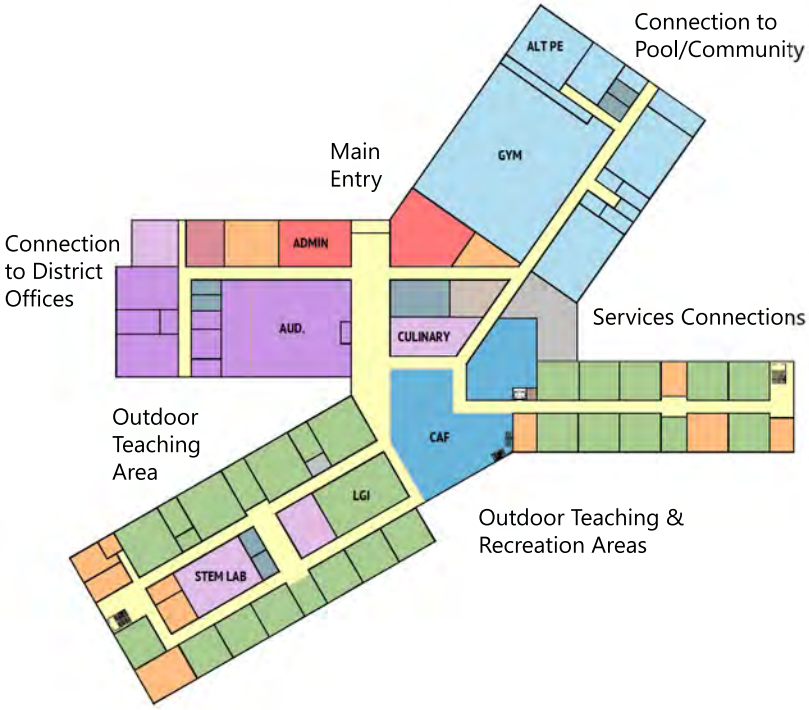
Central Scheme 3C, Floor 2



Central Scheme 3C, Floor 1

- Community program integrated with high school
- 2 separate drop-off loops at front
- Green entry sequence with pedestrian spine
- Maintains Norden Street emergency access
- Oriented for optimal daylighting
- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities

Current Rough Floor Plan Concept



Level 1

Level 2

Educational Advantages

Improved setting for teaching, learning and community connections

- Organized to create more inclusive and student-centered school culture
- Opportunity to provide better sized teaching spaces.
- Provides more varied space types. *We can introduce collaboration and support spaces throughout.*
- Update all teaching technology, furniture and finishes.
- Fully new infrastructure
- Code compliant, energy efficient construction.
- Better security and better spaces for community use.

How can I continue to learn more about the ELHS building project?

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SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

MSBA Process
Feasibility Study (Module 3)

Module 3A
Preliminary Design Program (PDP)

Module 3B
Preferred Schematic Report (PSR)

PDP Development
May – August 2022
- Existing Conditions Assessment
- Educational Visioning
- Site Options Evaluation
- Development of Preliminary Options

PSR Development
August 2022– February 2023
- Development of Options
- Develop Preliminary Budget
- Evaluate & Select Preferred Option

MSBA Review
February – March 2023
- MSBA Facilities Assessment Sub-Committee

MODULE 3A | MODULE 3B

Submit PDP to MSBA
August 2022

Submit PSR to MSBA
February 2023

MSBA Approval to Proceed to Schematic Design (SD)
April 2023

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

*Schedule is subject to change

MSBA Process
Schematic Design (Module 4) & Funding (Module 5)

Module 4
Schematic Design (SD)

SD Development
April – August 2023
- Development of a Single Option
- Establish Budget
- Educational Space Planning
- Selection of Building Systems

MSBA Review
August – October 2023
- MSBA Review
- Project Scope & Budget

Town Vote / Seek Project Funding
November 2023 (TBD)

MOD 4 – Schematic Design | MOD 5 - Funding

Submit SD to MSBA
August 2023

MSBA Board Approval
October 2023

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

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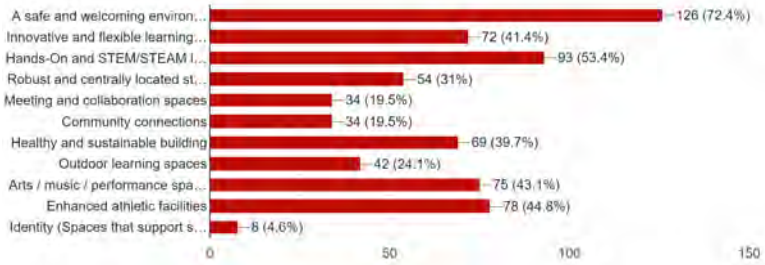
Visioning Process

Top 10 Design Patterns

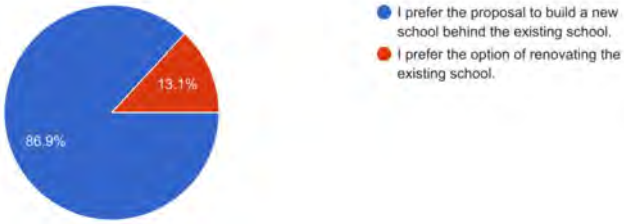
1. Breakout and Quiet Spaces (25 votes)
2. Dining as Social Commons (23 votes)
3. Media Center as Learning Commons (23 votes)
4. STEM/STEAM Adjacencies (23 votes)
5. STEM/STEAM & Makerspaces (22 votes)
6. Display and Exhibition (22 votes)
7. Wayfinding and Streetscapes (21 votes)
8. Clusters of Learning (21 votes)
9. Flexible Modular Furniture (21 votes)
10. Agile Classrooms (20 votes)

How often do you access the **community recreation** of the school?

Architectural Focus Areas – What do you see as a priority?

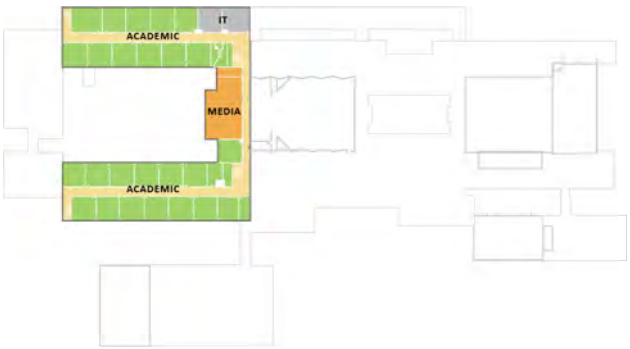


Do you have a preference between building a **new school or renovating**?



1– Base Repair

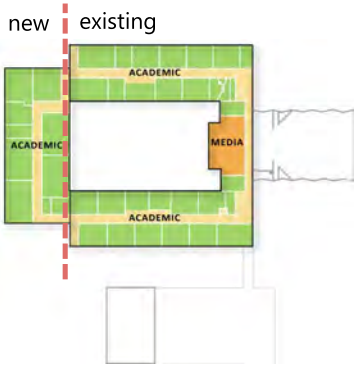
- No changes to interior walls or finishes – floor plan remains as is
- Upgrades would address: life safety, hazmat, accessibility, energy code, building systems
- Site remains as is



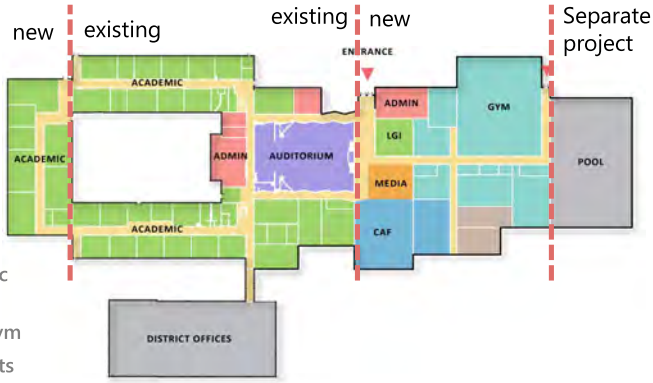
Base Repair 1, Floor 2

Base Repair 1, Floor 1

Add Reno 2C



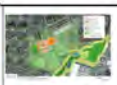
Add Reno 2C, Floor 2



Add Reno 2C, Floor 1

- Community program stays in current District Office building
- 2 separate drop-off loops, at front & side
- Brings parking closer to building & relocates tennis courts
- Maintains Norden Street admin & emergency access
- Roughly 60% renovation – including academic wings & auditorium
- New 2-story STEAM wing, Cafeteria, Entry, Gym
- Limited by existing low floor-to-ceiling heights

Side-by-Side Comparison

ELHS OPTIONS MATRIX INFO FOR ESTIMATING	RENO POOL	 NEW/POOL	NEW/POOL	NEW/COMMUNITY
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East Longmeadow High School

JONES WHITSETT ARCHITECTS

in association with

SMMA

SBC Meeting - October 27, 2022

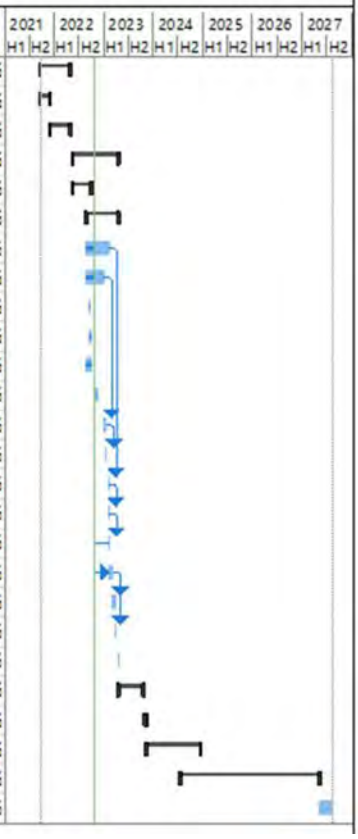
AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) **SKANSKA Update**
4) JWA Update
   - MSBA PDP Review / Response
   - Focus Groups Update
   - Design Update
     - New Construction Option - Plan Concepts
     - Annex Evaluation
5) Communications Update
6) New Business
7) Adjourn

SKANSKA

East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**63%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**37%**
52	PSR Submittal Development	115 days	Wed 8/31/22	Tue 2/7/23	35%
53	Development of Project Alternatives	90 days	Wed 8/31/22	Tue 1/3/23	40%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	0%
58	Cost Estimating	14 days	Wed 1/4/23	Mon 1/23/23	0%
59	Reconcile Cost Estimates	2 days	Tue 1/24/23	Wed 1/25/23	0%
60	SBC Approval of PSR	1 day	Wed 2/8/23	Wed 2/8/23	0%
61	Finalize PSR	3 days	Thu 2/9/23	Mon 2/13/23	0%
62	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
63	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
64	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
65	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
66	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
67	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
85	**Module 6: Detailed Design**	**285 days**	**Mon 11/20/23**	**Fri 12/20/24**	**0%**
139	**Module 7: Construction**	**736 days**	**Tue 7/23/24**	**Tue 5/18/27**	**0%**
149	**Module 8: Completing the Project**	**60 days**	**Wed 5/19/27**	**Tue 8/10/27**	**0%**



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Preliminary Design Program - Update on MSBA Comments

- District's target budget
  - Response about process decisions and current status
- Ed Plan Clarifications
  - Schedule, Guidance, faculty size, professional development and UDL priorities
- Clarification of Educational Program
  - Music, PE Program Needs, Health Classes, Business Classes, ELCAT/Video Production Studio, Willie Ross
- Space Summary justifications
  - Science, Business, Greenhouse, Health, ELL, LGI, PE, Dining, Medical, Guidance Conf Rms., District Offices, IT & ELCAT
- Site diagram requested
  - Access issues, Circulation Information
- Reiteration of Pool Policy
  - All work relating to the pool - beyond the PSR submission - must be carried as a separate contract

Focus Group Reports

- Site & Sustainability have met
- Ed Planning is schedule for 11/2

Systems & Sustainability

Stephen Chrusciel
Bruce Fenney?
Jodi Culbertson
Kerry Shorrock
Matt Martin
Dawn Quercia
Nicki MacGillivray
Peter van Buren

Site Design

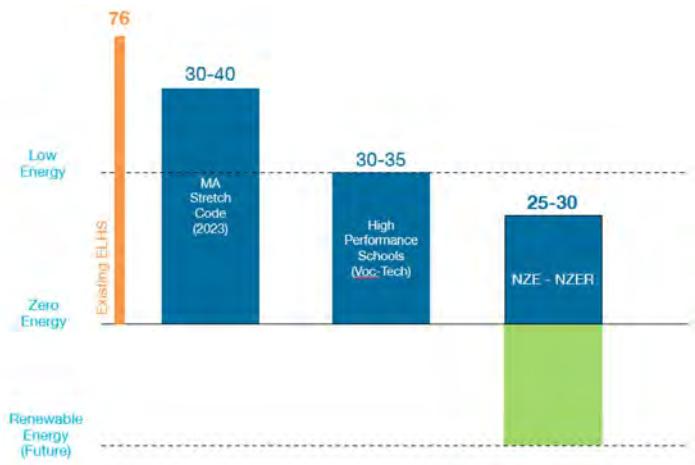
Allen Klinger
Amy Amore
Bruce Fenney
Carolyn Ferros
Donna Prather
Greg Thompson
Kerry Skillen
Kevin Magee
Marc Maccarini
Mark Williams
Michael Minahan
Michael Morrisino
Paul Morrissette
Tom Christensen

Educational Programming

Frank Paige
Heather Brown
Beth Marsian-Boucher
Juanita Poole
Carol Forward
Aneesa Tirsch
Nicolette Mushenko
Sarah Truoiolo

Systems & Sustainability

- Energy Efficiency
- Upcoming Code Changes
- MSBA Sustainability Requirements
- Green Building Rating Systems
- Introduction to Mechanical Systems



Rooftop PV Panels

Rainwater Harvesting System

Outdoor Learning/ Classroom

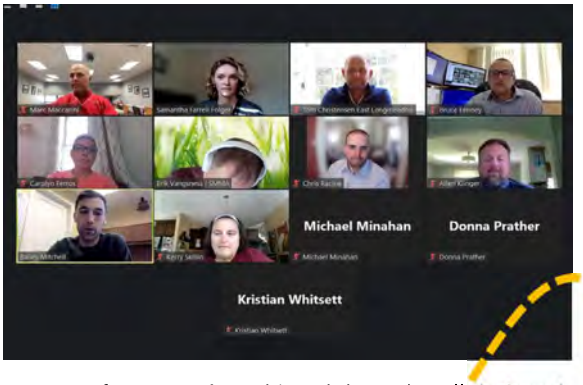
Abundant Daylight

Material Re-use

Environmental Literacy

Site Design

PEOPLE



"Sense of **community** achieved through well designed **gathering** places" – Bailey Mitchell

"I lived close to SIUE in Southern Illinois and the use of **green space** was amazing. I would love to see lots of greenery and for the school to have a **warm** and **welcoming** feel." – Carolyn Ferros

"Campus feel, instead of school feel, where there are **spaces to socialize**" – Marc Maccarini

"**Clear enter/exit directions**. How do I enter the pool/gym, where is Varsity baseball etc." – Donna Prather

PROMPT

Imagine you're a student, staff or visitor at ELHS, how would you like to feel when entering the site?

GOALS

1. *Flexible, multi-purpose, communal*
2. *Welcoming and inclusive*
3. *Active recreation integration*
4. *Health and wellbeing*
5. *Connecting to nature*

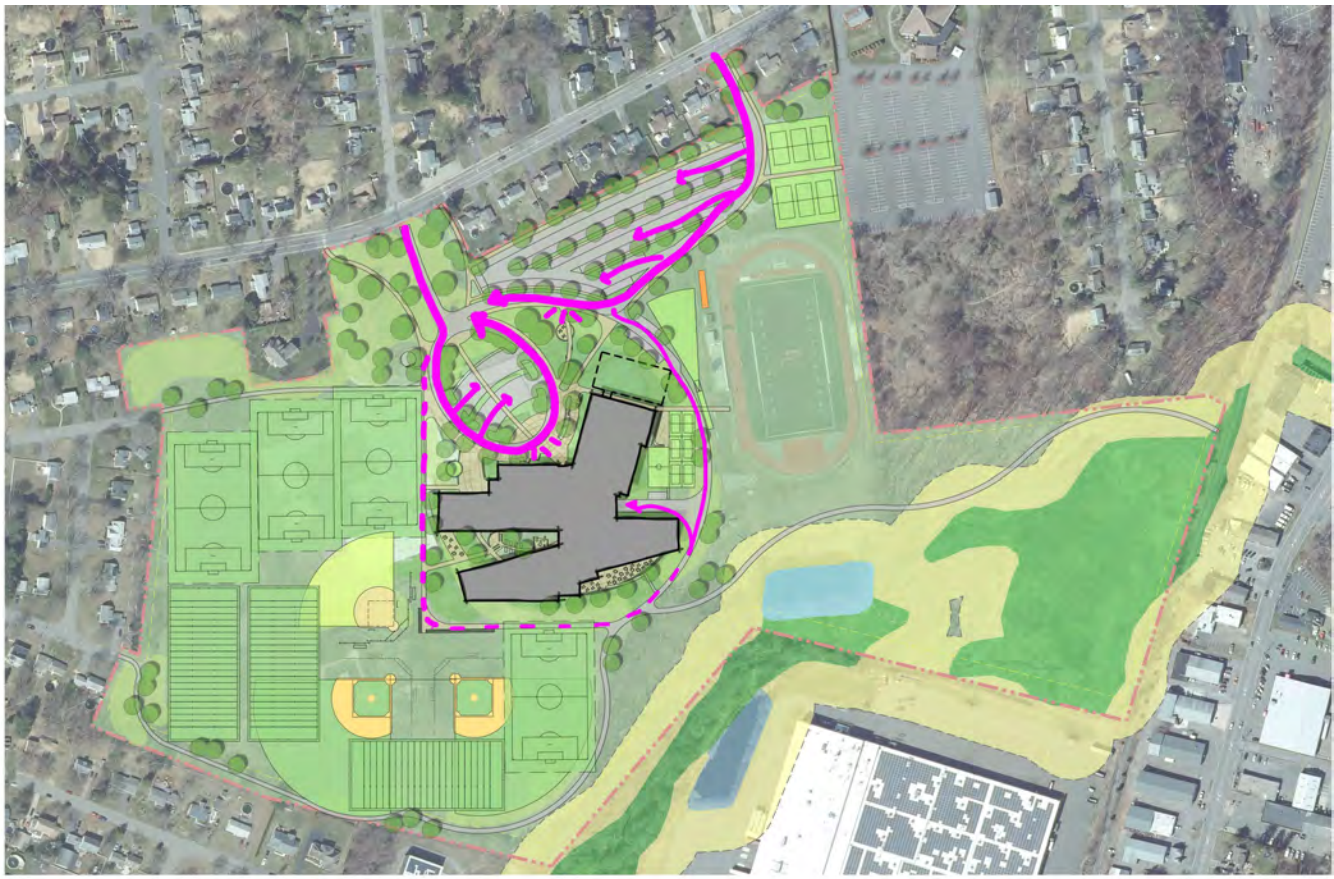
Design Update - Site Plan

Design Update – Site Plan Development

Design Update – Site Plan Development

Design Update – Site Plan Development

Circulation



Design Update – Site Plan Development

Green and Views

Design Update – Site Plan Development

Gathering Spaces

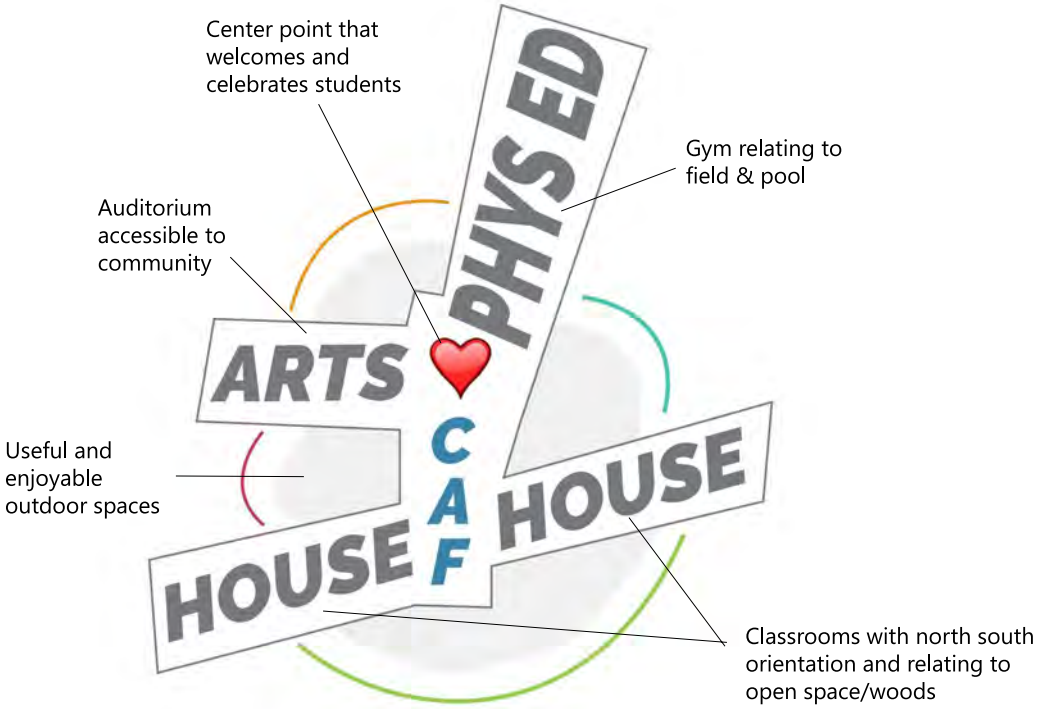
Design Update – Site Plan Development

Social/ Educational Spaces

Design Update – Site Plan Development No District Office

Design Update

ORGANIZING CONCEPT

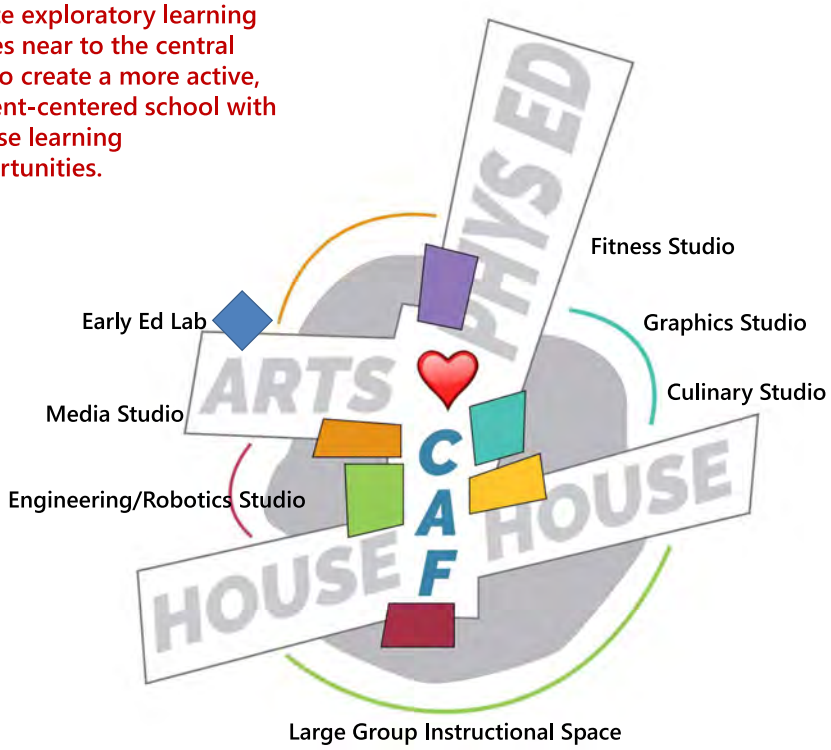


JWA JONES WHITSETT ARCHITECTS | SMMA

Design Update

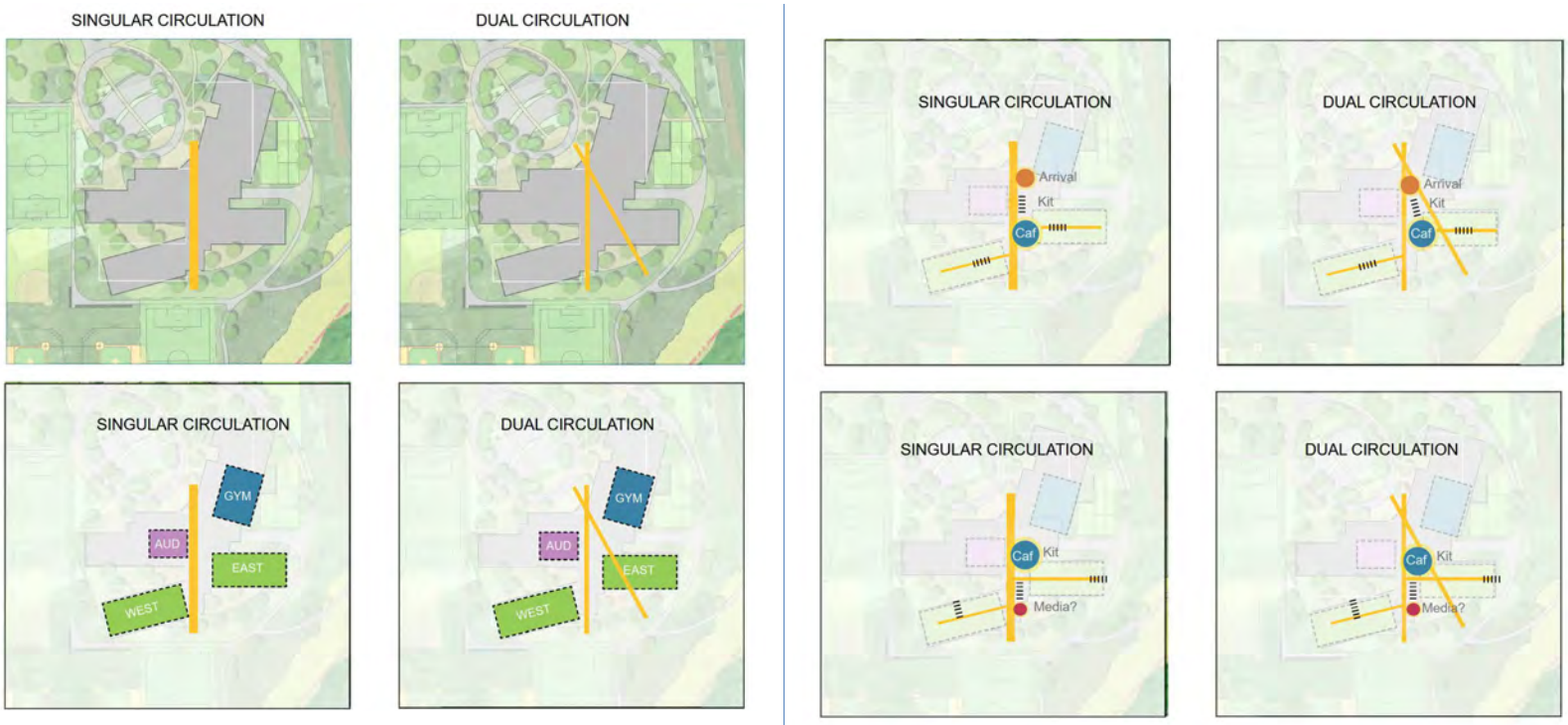
ORGANIZING CONCEPT

Locate exploratory learning spaces near to the central axis to create a more active, student-centered school with diverse learning opportunities.



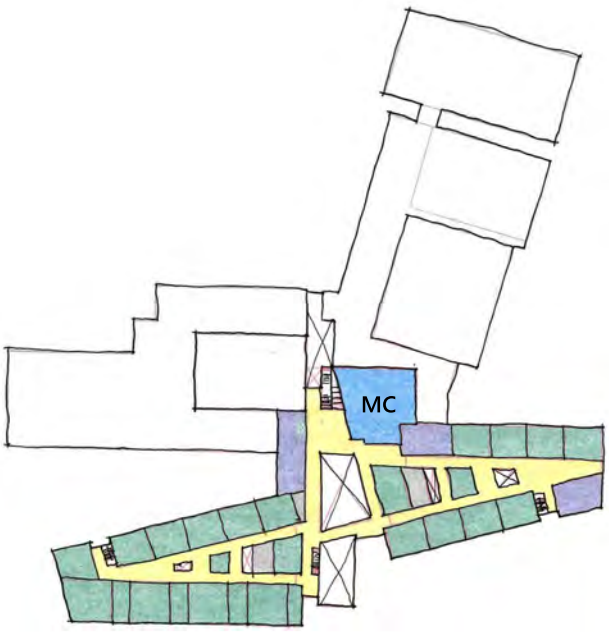
JWA JONES WHITSETT ARCHITECTS | SMMA

Design Update – Concept Development



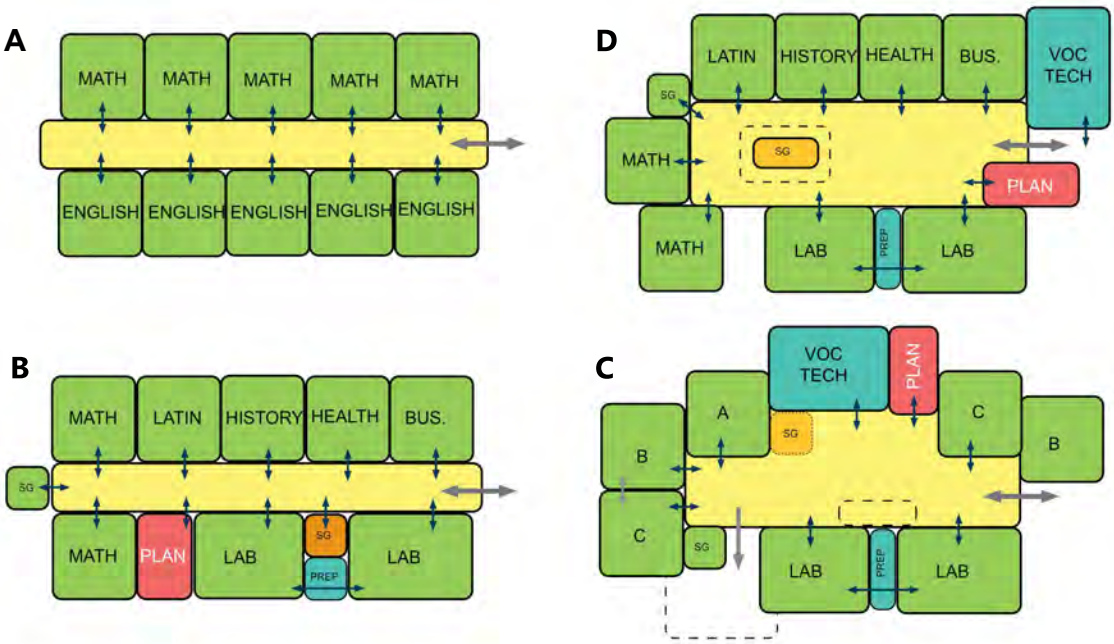
Design Update – Plan Development

First Floor



Second Floor

Design Update –Academic "House" Explorations



Design Update – Site Plan Development with Annex

Design Update
Annex Evaluation

PCM COMPANY

EAST LONGMEADOW HIGH SCHOOL - ANNEX RENOVATION

SKANSKA
CONCEPT ESTIMATE
10/20/2022

THE ATTACHED COST ESTIMATE IS BASED ON THE FOLLOWING DOCUMENTS:

Drawings Dated		Number of Sheets
8/30/2022	ELHS Annex Sketches	3
10/11/2022	ELHS Annex Reno Narrative	4

ASSUMPTIONS AND EXCLUSIONS:

1 Escalation is included at 20% assuming a Summer 2026 start.
2 Hazardous material remediation is included at areas indicated in narrative.
3 Sitework quantities are per narrative.
4 Contaminated soils handling, removal and disposal is excluded.
5 Minor floor preparation and moisture mitigation are included.
6 Loose furniture is excluded.

PCM reserve the right to revise and/or amend this estimate accordingly should any new or additional information be made available to us.

Project estimate prepared by:
Amanda Keene, Estimator
Preferred Construction Management Co., Inc.
amanda@pcmcompany.com
(t) 973.853.6060; (c) 978.335.6447

EAST LONGMEADOW HIGH SCHOOL - ANNEX RENOVATION — CONCEPT ESTIMATE

PCM COMPANY

NEW		sf	PROJ. NO:	27-118
			REVISION:	1
			EST DATE:	10/20/2022
RENOVATED	18000	sf	GROSS SF:	18000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - DEMOLITION	18,000	SF	$ 22.11	$ 398,050.50
DIVISION 2 - SITE WORK	18,000	SF	$ 14.64	$ 263,593.15
DIVISION 3 - BUILDING CONCRETE	18,000	SF	$ -	$ -
DIVISION 4 - MASONRY	18,000	SF	$ 2.21	$ 39,800.00
DIVISION 5 - STEEL	18,000	SF	$ -	$ -
DIVISION 6 - CARPENTRY	18,000	SF	$ 1.46	$ 26,260.00
DIVISION 7 - THERMAL MOISTURE PROTECTION	18,000	SF	$ 22.70	$ 408,560.00
DIVISION 8 - OPENINGS	18,000	SF	$ 2.45	$ 44,125.00
DIVISION 9 - FINISHES	18,000	SF	$ 28.35	$ 510,228.00
DIVISION 10 - SPECIALTIES	18,000	SF	$ 1.11	$ 20,045.00
DIVISION 11 - EQUIPMENT	18,000	SF	$ -	$ -
DIVISION 12 - FURNISHINGS	18,000	SF	$ -	$ -
DIVISION 12 - CASEWORK AND MILLWORK	18,000	SF	$ -	$ -
DIVISION 13 - SPECIAL CONSTRUCTION	18,000	SF	$ -	$ -
DIVISION 14 - CONVEYING	18,000	SF	$ -	$ -
DIVISION 21 - SPRINKLER	18,000	SF	$ 8.00	$ 144,000.00
DIVISION 22 - PLUMBING	18,000	SF	$ 3.19	$ 57,500.00
DIVISION 23 - HVAC	18,000	SF	$ 20.91	$ 376,400.00
DIVISION 26 - ELECTRICAL	18,000	SF	$ 45.22	$ 813,890.94
CONSTRUCTION SUBTOTAL	**18,000**	**SF**	**$ 172.36**	**$ 3,102,453**
GENERAL CONDITIONS	12.00	%		$ 372,294
CONSTRUCTION SUBTOTAL	**18,000**	**SF**	**$ 193.04**	**$ 3,474,747**
DESIGN / ESTIMATE CONTINGENCY	10.00	%		$ 347,475
CONSTRUCTION SUBTOTAL	**18,000**	**SF**	**$ 212.35**	**$ 3,822,222**
OVERHEAD AND PROFIT	3.00	%		$ 114,667
CONSTRUCTION SUBTOTAL	**18,000**	**SF**	**$ 218.72**	**$ 3,936,888**
BOND AND INSURANCE	2.00	%		$ 78,738
CONSTRUCTION SUBTOTAL	**18,000**	**SF**	**$ 223.09**	**$ 4,015,626**
ESCALATION - ASSUMES SUMMER 2026 START	20.00	%		$ 803,125
CONSTRUCTION GRAND TOTAL	**18,000**	**SF**	**$ 267.71**	**$ 4,818,751**

Annex Evaluation

Abatement:
- Floor, Roof, Upper fiber cement cladding
- NOT: windows, foundation walls, exterior masonry

Architectural:
- Demolish ceiling, lighting, fixtures, electrical, floor finishes
- New walls for the I/T program, new roof membrane
- New ceilings & paint
- NOT: windows, exterior walls,
- No change to District offices or ELCAT
- Assumptions: We will not touch exterior walls – and therefore do not need to bring them up to energy code. No floors need to be demolished and excavated to access utilities under the floor.

Mechanical:
- Demo underground oil tank, old boilers, pneumatic controls
- New: gas fired hot water boiler, new connections to existing distribution systems
- New A/C to IT rooms
- **Assumptions:** that the existing distribution system is in good order and will work with an updated boiler. More testing needs to be done.

Plumbing:
- New 2.5" domestic water service
- New domestic hot water
- New gas service
- **Assumptions:** that existing fixtures can remain. Assume that all underground piping is in good shape. More testing needs to be done. This could drive up costs considerably.

Fire Protection:
- New 6" Fire Service
- New sprinklers throughout

Electrical / Fire Alarm / Data:
- Demo existing 6 panelboards, receptacles, light fixtures, etc.
- New service to the Annex Building
- New system throughout.
- New lighting

Site:
- Additional walkway
- New utilties to the building

Update on Annex Cost

Utilizing Existing Annex	
Construction Subtotal	$ 3,102,453
After General Conditions, Contingency, Overhead, Etc.	$ 4,015,626
After Escalation	$ 4,818,751
Gross square footage	18,000
$ / SF	$ 268
TOTAL	$ 4,818,751

New Construction	
ELCAT / IT	3,000
District	4,000
Net Square Feet	7,000
Grossing Factor	1.4
Gross square footage	9,800
$ / SF	$ 650
	$ 6,370,000

DELTA	$ ~ 1,550,000

Annex Evaluation

Pro's

- Potentially saves $1.5 million
- Leaves additional space that could be used for other District / Town needs
- Postpones long term location of these spaces to another day, buying time for Town offices project.

Con's

- Leaves the existing Annex "as is" with few exterior updates.
- Poor first impression upon entering the site
- Awkward location restricts site design and field layout
- Cost savings could decline considerably based on the state of the existing mechanical distribution system and the condition of the pipes – and other utilities - under the slab.
- Difficulties with existing ELCAT and District Office space to remain
- Reduced connection between the High School and ELCAT and IT presents challenges
- Outstanding deferred maintenance issues for the Annex remain on the books.

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) JWA Update
   - MSBA PDP Review / Response
   - Focus Groups Update
   - Design Update
     - New Construction Option - Plan Concepts
     - Annex Evaluation
5) Communications Update
6) New Business
7) Adjourn

Next Meeting Time?

END

JWA | SMMA

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

East Longmeadow HS Building Project

Community Forum
November 16, 2022

Topics of Discussion

- Introduction
- Schedule Overview
- Visioning & Priorities
- Existing Conditions
- Narrowing Towards a Preferred Schematic
- Next Steps

Introductions & Project Team

ELHS School Building Committee

Stephen Chrusciel, School Building Committee Chair

Gordon Smith, Superintendent of Schools

Pamela Blair, Assistant Superintendent for Business

Frank Paige, ELHS Principal

Heather Brown, ELPS Director of Curriculum

Kathleen Hill, Town Council Member

Stephen Lonergan, Town Accountant & Town Finance Director

Mary McNally, Town Manager

Elizabeth Marsian-Boucher, School Committee Member

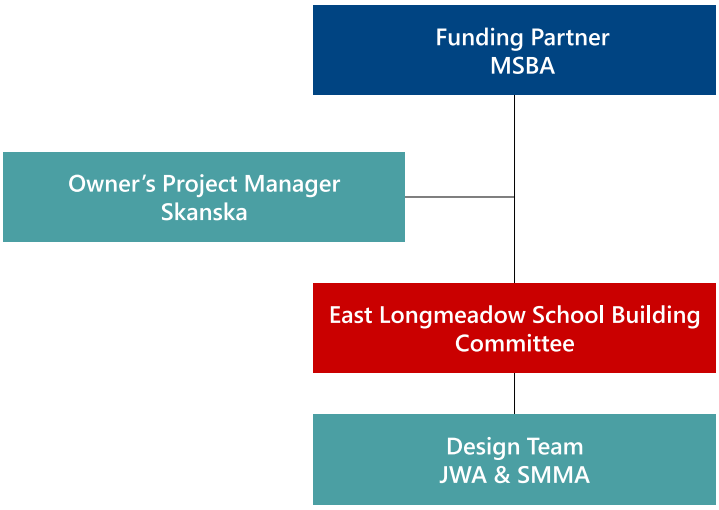
Greg Thompson, School Committee Member

Tom Christensen, Deputy Town Manager

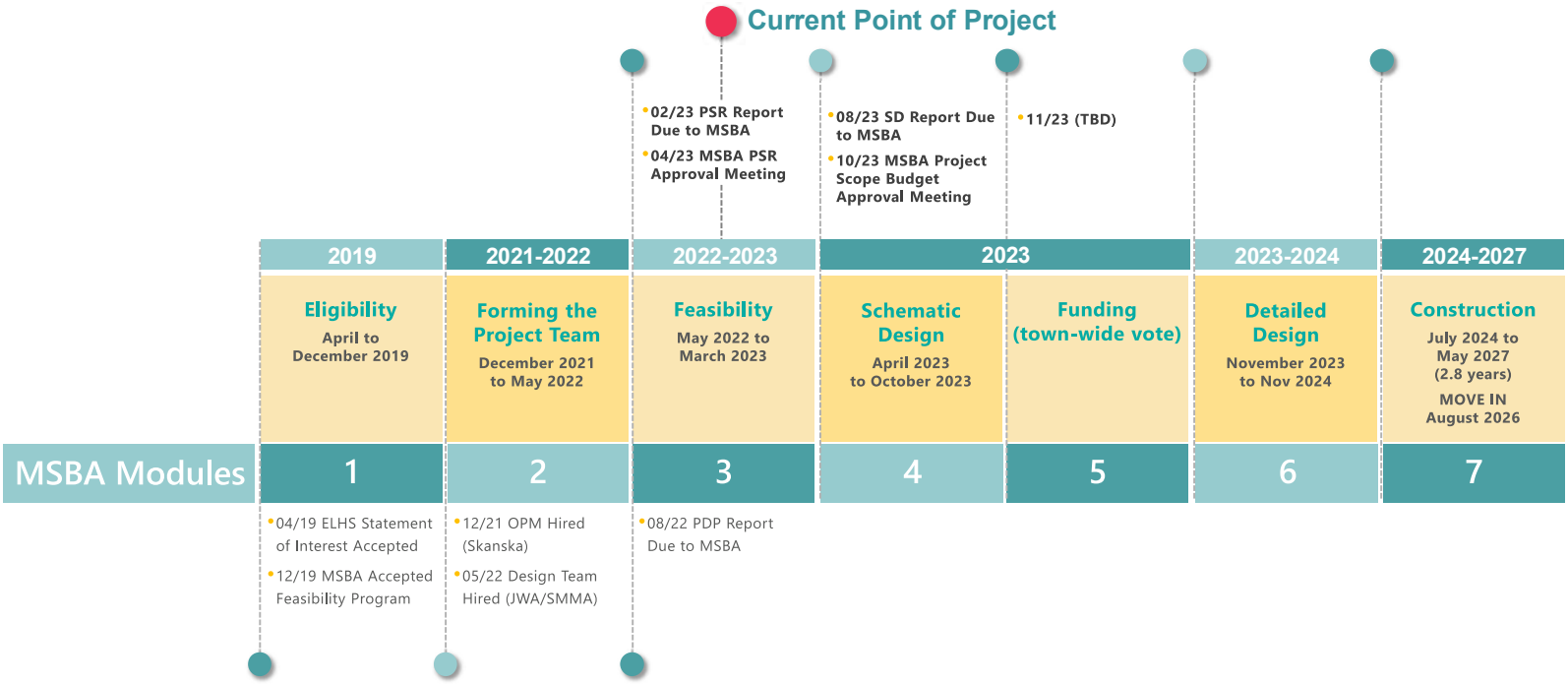
Bruce Fenney, Superintendent of East Longmeadow DPW

Daniela LaBarre, School Psychologist and Faculty member

Ryan Quimby, Town IT Director



Overall Schedule

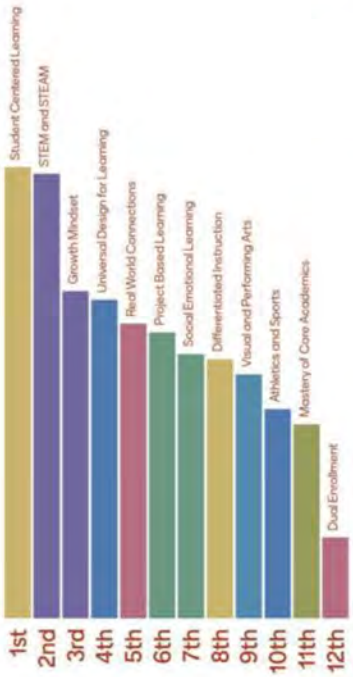


*Schedule is subject to change

Visioning Process

What 3 words best describe **the culture** of teaching and learning at ELHS?

Which **educational focus** areas are most important to you?



Educational Goals and Priorities

Educate students today for the challenges of tomorrow

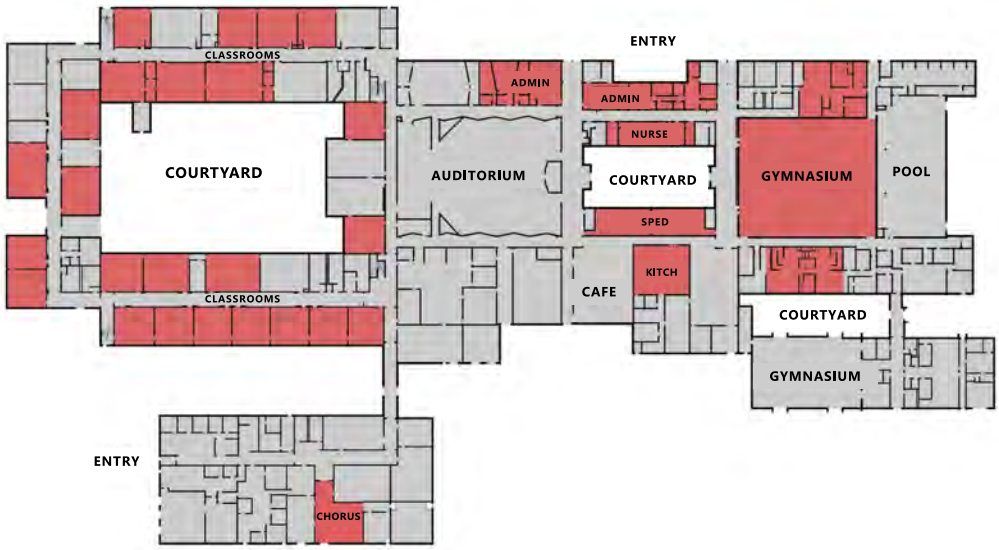
- Focus on the whole child supporting children as they grow academically, socially, and emotionally
- Develop collaborative leadership
- Create learning experiences and learning environments that are rooted in Universal Design for Learning and Culturally Responsive Teaching
- Support students to develop the knowledge, the skills (academic, social, and emotional), and the mindset to become resilient and culturally-proficient citizens

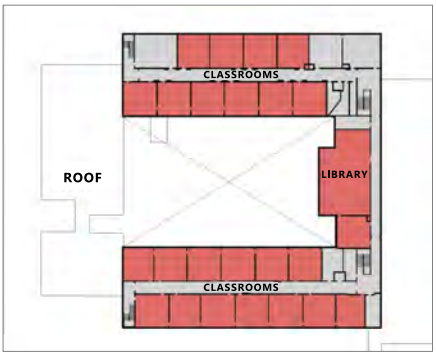
Existing Site

Existing Site
Conditions Summary

- 61.40 Acres (1 Parcel)
- More than Adequate Parking
- Athletic Fields and Courts are Extensive and in Good Overall Condition
- Lack of Separation Between School Bus and Passenger Vehicle Traffic; General Safety Concerns with Overall Vehicular Circulation
- Many Accessible Routes are Non-Compliant Due to Surface Conditions, Configuration, or Slope
- Lacks Dedicated Pedestrian Routes in Parking Lot and Between Building and Stadium
- Lacks Dedicated Exterior Common Space for Large Group Gathering or Dining
- Loading | Service Area Cannot Accommodate Large Vehicles

Existing Building
Undersized Spaces





185,614gsf

Spaces undersized by 5% or more from MSBA guidelines

Existing Building
Conditions Summary

- Convoluted circulation – a result from the different eras of construction.
- Finishes are robust –though colors are dated and fixed.
- Significant quantities of hazmat material.
- Roof is in poor shape – and is flashed incorrectly at adjacent walls. Ongoing roof leaks are a hazard to occupants.
- Lack of MAAB / ADA compliance in numerous locations
- Education spaces do not support today's educational needs.
- Mechanical, Electrical & Plumbing systems have all exceeded their life expectancy
- Typical lack of insulation and moisture control at the exterior envelope

Preliminary Options Exploring site, phasing & cost implications

Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Preliminary Options

Reviewed by the School Building Committee

1

2A

3A

4A

5A

2B

3B

4B

5B

2C

3C

2D

Side-by-Side Comparison

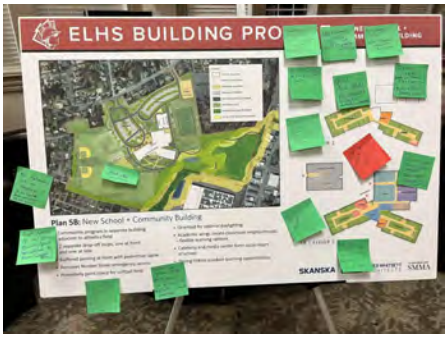
OPTION 5B New School + Community Building	OPTION 3C New School	OPTION 2C Add/Reno	OPTION 1 Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

Side-by-Side Comparison

OPTION 5B New School + Community Building	OPTION 3C New School	OPTION 2C Add/Reno	OPTION 1 Base Repair
PROJECT COST $170-175M	PROJECT COST $168-173M	PROJECT COST $160-165M	PROJECT COST $110-115M
ESTIMATED GRANT $45M	ESTIMATED GRANT $48M	ESTIMATED GRANT $45M	ESTIMATED GRANT Unknown
ESTIMATED LOCAL SHARE TOTAL $125-130M	ESTIMATED LOCAL SHARE TOTAL $120-125M	ESTIMATED LOCAL SHARE TOTAL $115-120M	ESTIMATED LOCAL SHARE TOTAL Unknown

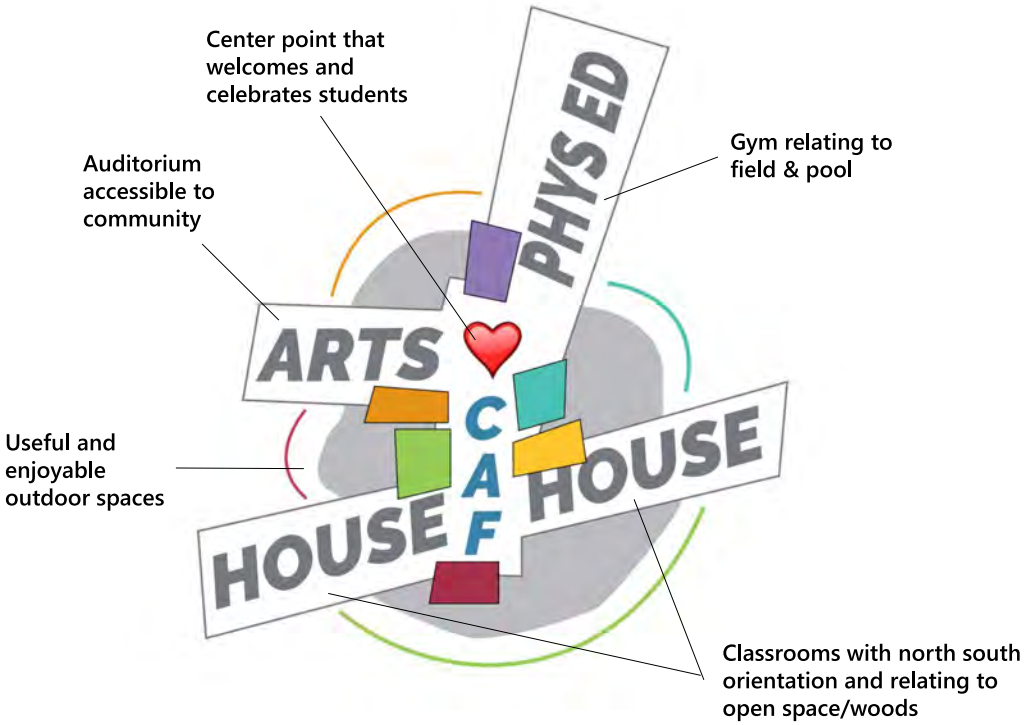
Gathering input from previous Community Meetings & SBC Meetings…

- Base Repair is expensive, will result in a smaller grant from the MSBA, and does not meet any of the District goals
- Numerous challenges with an Add/Reno approach
  - Difficult to bring existing building up to code (accessibility, sprinklers, new energy code, etc.)
  - Extremely low floor-to-floor heights
  - Introducing adequate ventilation is almost impossible and would lead to extremely low ceilings throughout
- Keeping costs as low as possible, while still planning for the future
- Maximize the MSBA Grant whenever possible
- Strong community preference for New – leading to deeper exploration
- Still in the midst of the process – working towards a "Preferred Schematic"



Design Update

ORGANIZING CONCEPT



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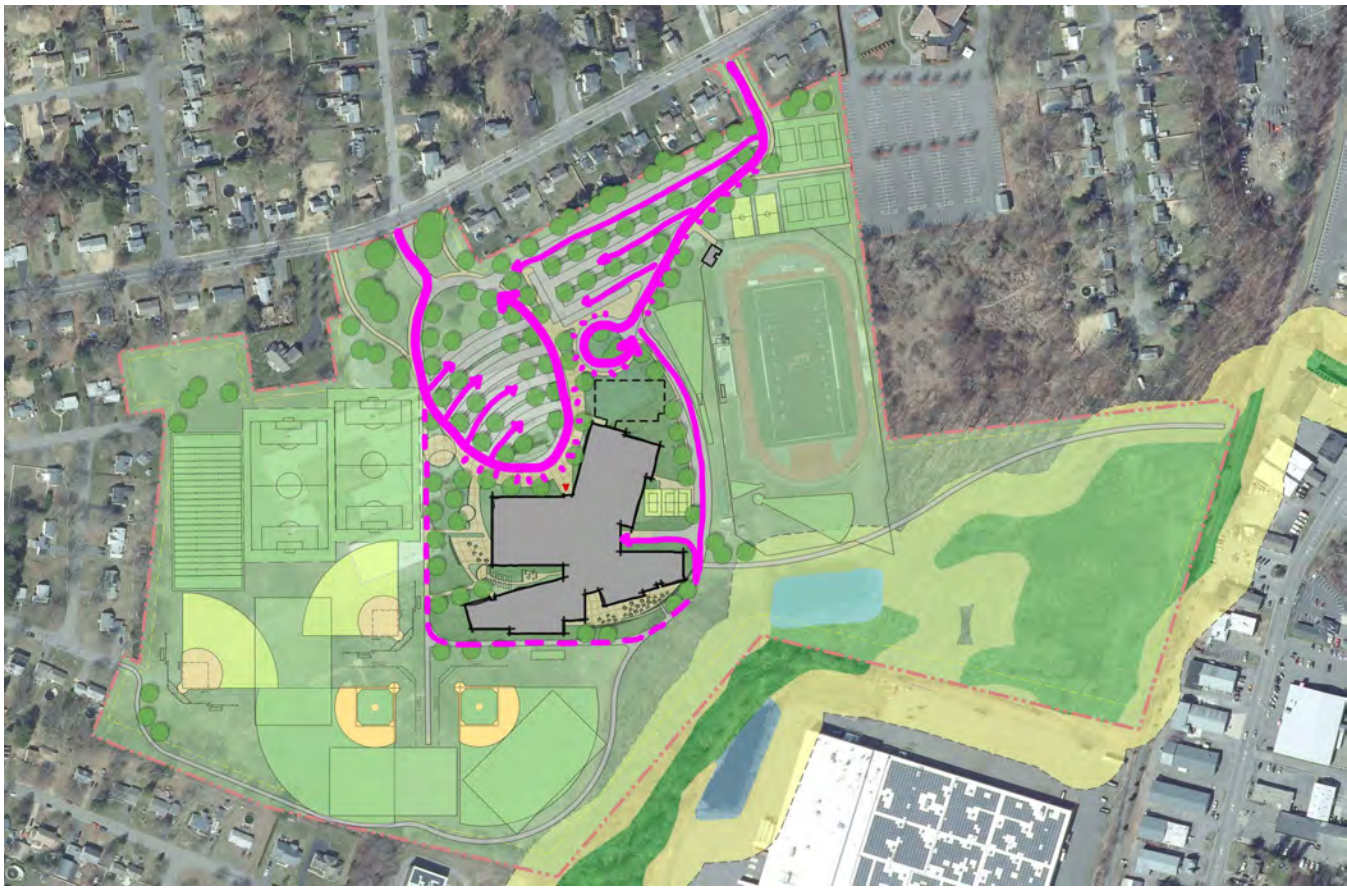
Design Update – Plan Development

FIRST FLOOR

SECOND FLOOR

Design Update – Site Plan

Design Update – Vehicle Circulation

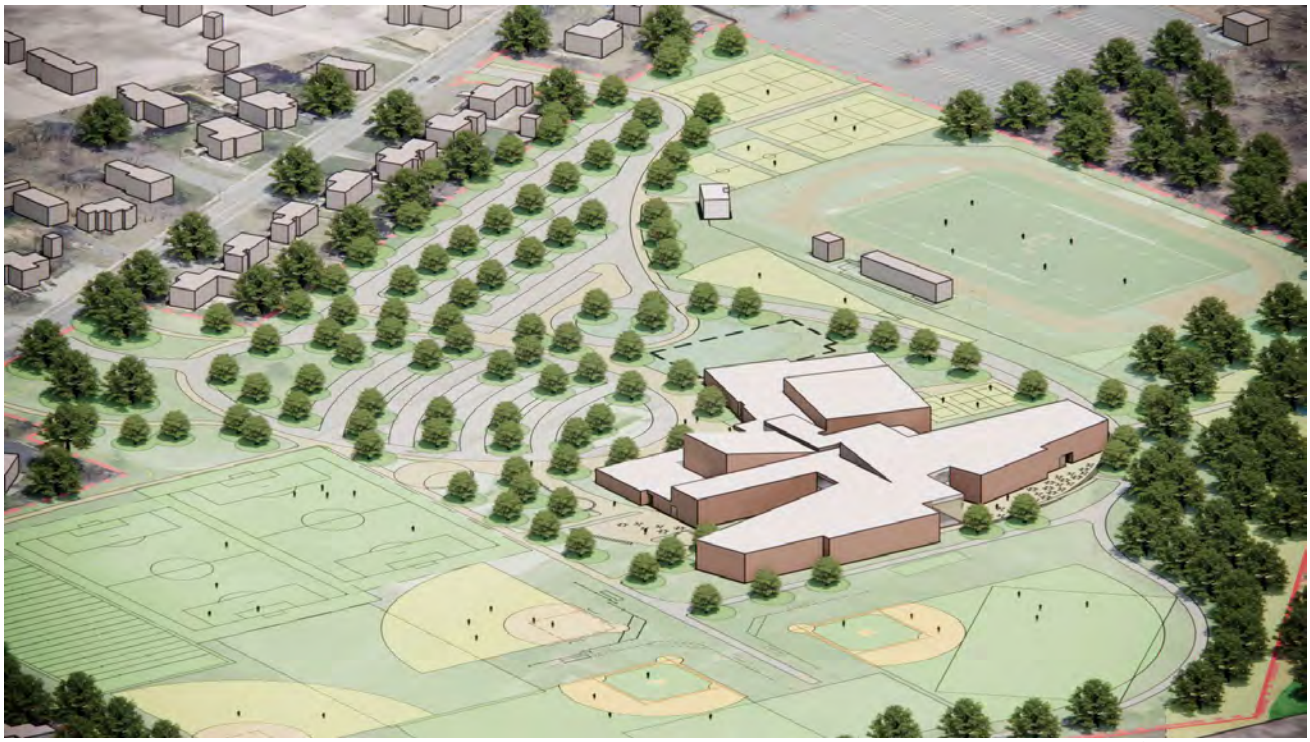


Design Update – Pedestrian Circulation

Building Form

conceptual render from north

Building Form



conceptual render from southwest

Sustainability & Systems: Opportunities

Building that supports health and wellness

- Clean air, daylighting, natural light, reduced glare, access to nature, thermal comfort, acoustics, healthy materials

Building as a tool for learning

- Measured energy data, post-occupancy systems monitoring, student gardens, green educational curriculum, outdoor classrooms

Outstanding energy performance

- Solar PV, Heat pumps (geothermal, VRF), net-zero ready design, reduced operational costs

Building for resilience

- High performing envelope, regenerative site, stormwater retention, systems redundancy, rain-water harvesting, community resource

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

Improved Security

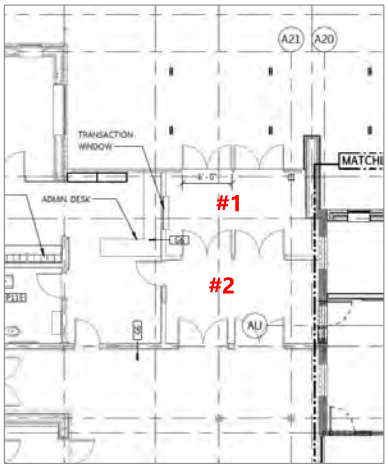
The new building will improve security

Starting with the big picture:

- Crime Through Environmental Design (CPTED)
- Engagement with key stakeholders throughout design process
- Clear site lines – inside and out
- Easily monitored spaces
- Easy emergency access
- Controlled public access

To the details:

- Controlled entry with abuse resistant glass
- Comprehensive security system
- Door contacts tied to centralized system
- Functioning, easy to use door hardware



Educational Advantages

Improved setting for teaching, learning and community connections

- Organized to create more inclusive and student-centered school culture
- Opportunity to provide better sized teaching spaces.
- Provides more varied space types and outdoor learning spaces.
- Introduction of collaboration and support spaces throughout.
- Update all teaching technology, furniture and finishes.
- Fully new infrastructure.
- Reinvestment in enrichment programs including art, drama, music, PE and hands-on learning spaces

What excites you about the plans so far?

What concerns you about the plans so far?

YOUR TURN!

How can I continue to learn more about the ELHS building project?

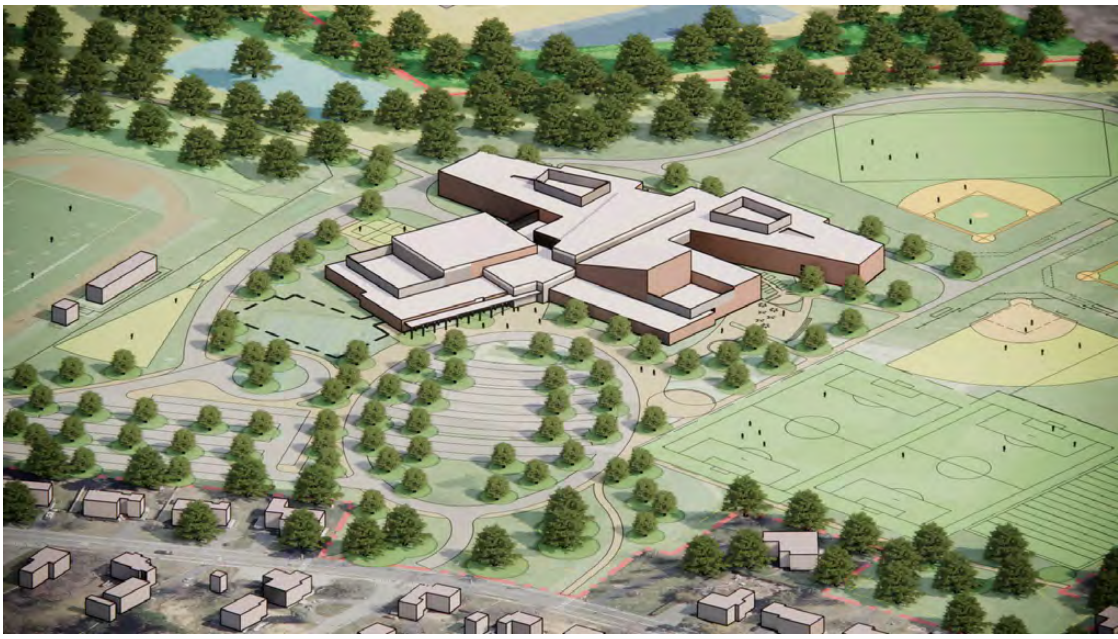
- To learn more about the ELHS building project please visit www.eastlongmeadowma.gov/ELHSBuildingProject
- Attend and participate in monthly School Building Committee Meetings. Calendar of meetings are posted on the project website.
- Please visit the ELHS building project website to stay updated on future Community Forums and Building Tours.
- If you have questions about the project or the Feasibility Phase, please email your questions to elhsbuildingproject@eastlongmeadowma.gov

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

East Longmeadow High School

JWA JONES WHITSETT ARCHITECTS

in association with SMMA



AGENDA

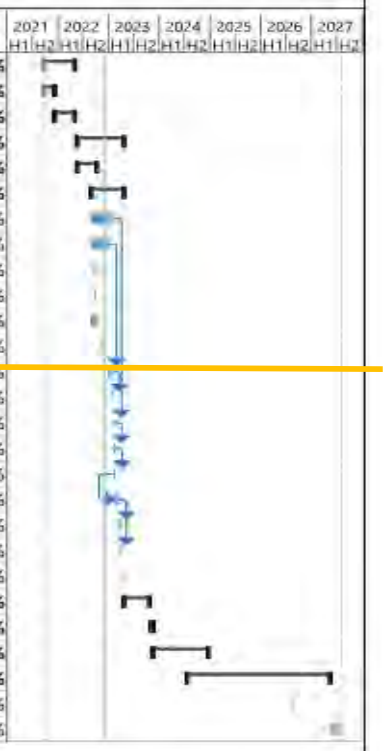
1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
   - DBB v CMR
4) JWA Update
5) New Business
6) Adjourn

JWA | SMMA

SKANSKA

East Longmeadow High School Project

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**72%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**53%**
52	PSR Submittal Development	115 days	Wed 8/31/22	Tue 2/7/23	55%
53	Development of Project Alternatives	90 days	Wed 8/31/22	Tue 1/3/23	65%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	14 days	Wed 1/4/23	Mon 1/23/23	0%
59	Reconcile Cost Estimates	2 days	Tue 1/24/23	Wed 1/25/23	0%
60	SBC Approval of PSR	1 day	Wed 2/8/23	Wed 2/8/23	0%
61	Finalize PSR	3 days	Thu 2/9/23	Mon 2/13/23	0%
62	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
63	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
64	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
65	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
66	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
67	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
85	**Module 6: Detailed Design**	**285 days**	**Mon 11/20/2**	**Fri 12/20/24**	**0%**
139	**Module 7: Construction**	**736 days**	**Tue 7/23/24**	**Tue 5/18/27**	**0%**
149	*Occupancy/Move In*	1 day	Tue 8/18/26	Tue 8/18/26	0%
150	**Module 8: Completing the Project**	**60 days**	**Wed 5/19/27**	**Tue 8/10/27**	**0%**



SKANSKA

East Longmeadow High School

2022

Massachusetts Construction Reform

Chapter 193 of the Acts of 2004

"An Act Further Regulating Public Construction in the Commonwealth"

- Enacted July 19, 2004
- Most comprehensive construction reform since 1981
- Higher thresholds for general and filed sub-bidders
- DCAM Certification requirements for filed sub-bidders
- Prequalification requirements for bidders and sub-bidders
- OPM requirements
- MBE/WBE requirements
- New Statute: Chapter 149A to permit the use of the Construction Management at Risk alternative delivery method

Construction Delivery Methods

Key Differences

Design-Bid-Build (DBB)

Chapter 149

You are purchasing a building in accordance with plans and specifications

Construction Management at Risk (CM@R)

Chapter 149A

You are hiring a professional service firm which manages the construction of buildings

General Project Risks Regardless of Delivery Used

- Unforeseen building or site conditions
- Incomplete design documents
- Unqualified sub-contractors, poor performance
- Sub-contractor or trade contractor failures
- Future construction cost escalation
- Working on and around occupied facilities
- Complex site logistics
- Adversarial team environment
- Potential bid protests
- Bid coverage

Cost Implications

Design-Bid-Build

- Aside from the 18 Filed Sub-Trades, the DBB cost of the work is highly competitive and will likely yield a lower cost up front than CM@R however, greater incentive to seek change orders for under bidding
- Direct subs are the Contractor's choice
- The Contractor's contingency is NOT transparent
- *Note: The Contractor's objective is to maximize their profit margin*

CM@R

- The Owner and project team interacts with the CM to establish the GMP
- Direct subs may be selected to bid
- Fee is fixed, GC/GR's are negotiable
- Open book accounting
- Any unused funds in project requirements, allowances, scope and CM contingency is returned to the owner
- Includes contingency within the GMP to cover work reasonably non-inferable from the design documents
- The CM contingency is transparent

Contract Type

Design-Bid-Build

Lump Sum

- Based on cost of the work, general conditions and desired profit of GC
- Price fixed at lump sum bid amount with additions for change orders
- Price based on "plans and specs", or exactly what is indicated on contract documents. GCs look at documents as "black and white"
- Savings on actual costs below the bid "lump sum" amount become contractor profit
- No opportunity or incentive for negotiation

CM@R

Guaranteed Maximum Price (GMP)

- Based on bids for work packages, general conditions, contingency and set fee
- Essentially a "cost-plus" contract with guaranteed maximum
- Final price is based on actual bids received, amount of contingency used, and agreed upon general conditions/fee
- Any savings on actual costs revert to the owner
- All items of GMP are negotiable with the exception of the CM fee and Filed Sub-Trades Contractor Bids
- Can include allowances for work that is unclear or undefined to minimize the risk of financial surprises

Quality Control

Design-Bid-Build

- Lump Sum process promotes cost cutting to increase profit
- With General Contracting, heavy owner involvement is required to ensure no “cutting corners” on quality
- GC bids are based on “plans and specs” with no opportunity for scope clarification

CM@R

- CM Selection process is based on qualifications, experience, proposed team and success on past projects
- CM early involvement in project leads to greater understanding of complex logistics and design details
- CM’s involvement in the review of constructability during design phase utilizes builder’s knowledge of means and methods and subcontractor abilities to ensure a design that will result in a “buildable” high quality product

Subcontractors

Design-Bid-Build

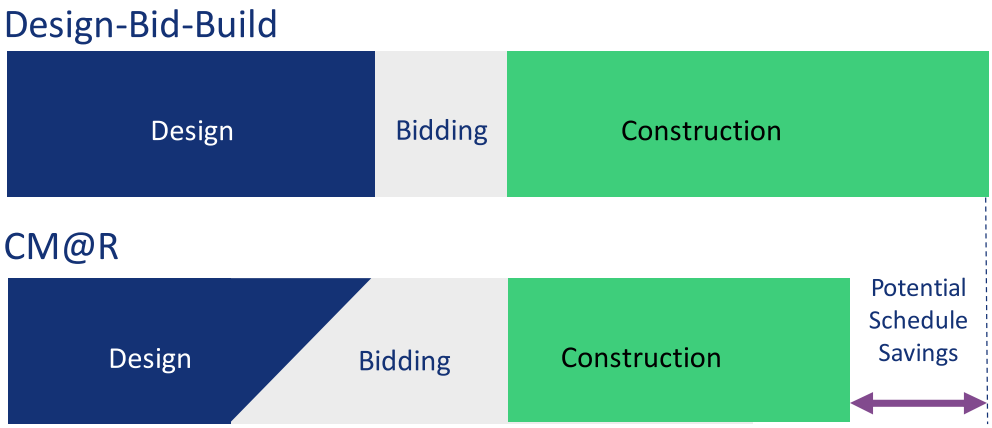
- With GC process, Filed Sub-Bidders do not know who GC is at time of bidding
- No ability to vet and select subcontractors

CM@R

- CM leads subcontractor bidding and manages bid process
- CM involvement in prequalification of Trade Contractors
- Allows owner “screening” of subs through review of bid lists and qualifications
- Significant bid coverage for all trades due to CM relationships in marketplace
- Ability for CM to create specific scopes of work for subcontractors as basis for bidding
- Early involvement and knowledge of project helps CM mitigate gaps in purchased scope
- Ability to perform “scope debriefs” to ensure bidder understanding of documents and expectations

Schedule Considerations

- Builder's viewpoint on "how to build" for planning and logistics integration into design
- Opportunity for fast-tracking and prepurchase of equipment
- CM Design-phase input allows for facilitation of biddable fast-track package documents



Comparison Summary

Design-Bid-Build (DBB)

- Fully defined project scope complete set of design documents is finished before the builder becomes involved
- Once plans are completed, bids are solicited from General Contractors (GC) and Filed Sub-bidders and select lowest responsible and eligible GG
- Alternates must be taken in order
- Early bid packages not available as an option
- Linear process means longer schedule duration than other methods
- Contract is based on a "Lump Sum" amount Perceived as getting "best price" by awarding to lowest responsible bidder.
- "Hard" price not established until bids are received; may require redesign and rebid if bids exceed budget.
- Simple accounting – any savings stays with GC
- Prone to changes and claims which may increase final project cost
- Bonding Capacity – Joint Ventures (?)
- **BEST SUITED FOR:** Less complicated smaller scale projects that are not schedule sensitive and not subject to change.

Comparison Summary

Construction Management at Risk (CM@R)

- CM Hired early and provides design phase and preconstruction services
- Interview and Select Contractor (Construction Manager)
  - Selection based on qualifications, experience & proposed team rather than lowest price/bid
  - Filed Sub-Trades Still Competitively Bid
  - Becomes Member of Project Team During Design
  - General Constructability Reviews
  - Construction Cost Estimates
  - Construction Phasing
- Early Bid Packages
  - Start Construction Earlier = Building Completed Earlier
  - CM has ability to "drive" the entire process
- Premium Cost of Involving During Design Phase (Preconstruction Fee)
- Open Book Accounting
  - Ability to Work With Contractor During "Buy-out"
  - Ability to Cost Control During Bidding Phase
  - Contract is based on "Guaranteed Maximum Price" (GMP), savings stays with owner
- **BEST SUITED FOR:** Projects that are time sensitive, challenging to define or subject to potential changes; projects requiring high construction oversight due to site logistics and phases as well as multiple stakeholders.

The CM Advantage

Cost Factors

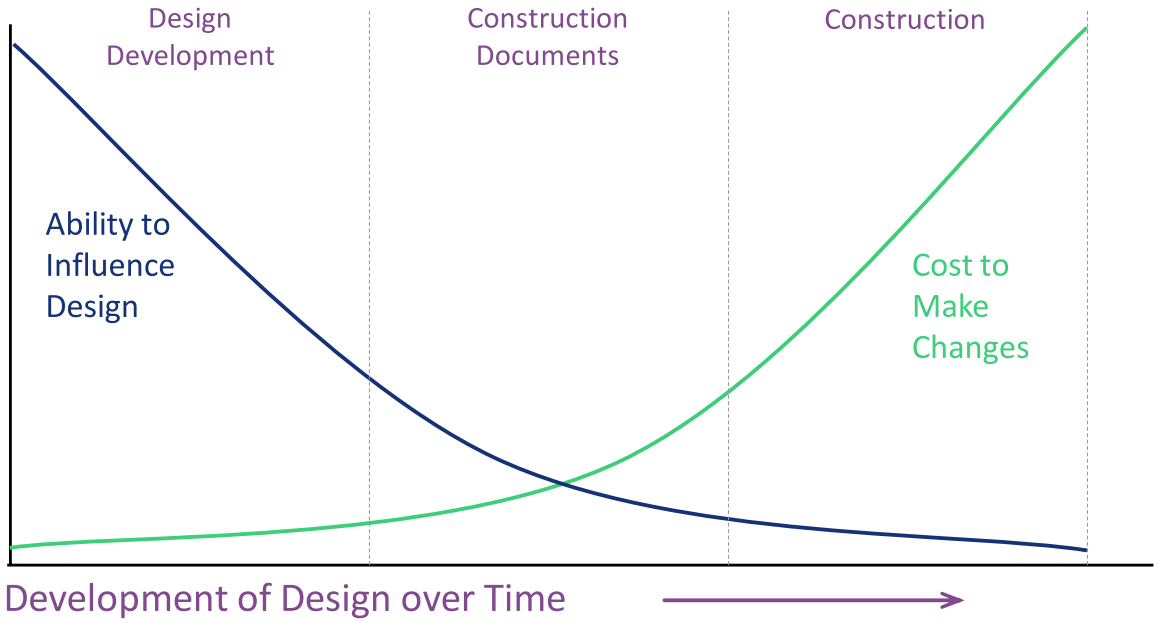
Fee set at time of contract. No motivation for CM to "inflate" costs because savings revert back to owner

vs.

GC motivated to find "holes" in documents to reduce bid amount and make up with later change orders

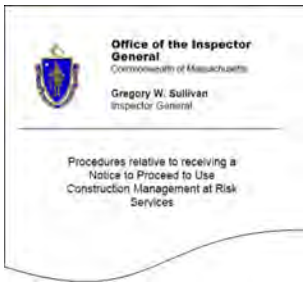
- CM involvement in preconstruction to assist design team in maintaining budget and optimizing value/constructability
- Continuous budget feedback and control, open book accounting and purchasing
- Ability to obtain GMP earlier in process than traditional bid
- More ability to handle change in design and scope, minimizes changes and claims once in construction

Cost and Ability to Influence Design



Planning Steps for CM@R Application Process

- Prepare Feasibility Study including Proposed Budget
- Establish proposed schedule
- Plan CM@R "oversight" organization (how will contract, change orders, GMP be handled)
- Create CM@R plan and procedures on how project will be managed
- Establish reporting and record-keeping systems
- Establish project organization chart and roles/responsibilities
- Obtain authorization from "governing body"
- Submit project specific Application to Proceed to Inspector General


Office of the Inspector General
Commonwealth of Massachusetts
Gregory W. Sullivan
Inspector General

Procedures relative to receiving a Notice to Proceed to Use Construction Management at Risk Services

Steps in CM Procurement Process

1 **Establish Prequalification Committee** *(OPM, Designer, at least two public representatives)*

2 **Prepare and Advertise Request for Qualifications (RFQ)**

3 **Evaluate Responses and Prequalify at least Three (3) Construction Managers**

4 **Establish a Selection Committee** *(can be same as Prequalification Committee)*

5 **Prepare Request for Proposals (RFP) and Distribute to Prequalified Firms**

6 **Receive, Evaluate and Rank Proposals** *(interviews are permitted if conducted with all proposers)*

7 Negotiate Non-fee Terms with Selected Proposer and Award Contract

Summary

CM at Risk Creates the Opportunity to:

- Hire a sophisticated, experienced team member based on qualifications
- Save time on the schedule through fast tracking and prepurchase
- Design a "buildable" building with a great deal of thought about value, quality, durability and user benefits
- Manage the budget process and see all costs via open book accounting
- Have a greater opportunity to select and prequalify subcontractors for the project resulting in significant quality improvement
- Reduce changes and claims through preconstruction involvement, design-to-budget, and effective purchasing and scope delineation
- Engage in a positive and collaborative design and construction process
- Gain an advocate looking out for your interests

	CM@R	DBB
Cost Control	✓	
Faster Process	✓	
Competitive Bidding	✓	✓
Less Contract Management		✓
Quality Control	✓	
Less Owner Risk	✓	
Contractor Input During Design	✓	

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
   - DBB v CMR
4) **JWA Update**
   - **Community Forum Input**
   - **Subcommittee Updates**
   - **Site Plan**
   - **District Offices/IT/ELCAT Revision**
   - **Floor Plans**
   - **Other/PDP Estimate/Look Ahead**
5) New Business
6) Adjourn

Community Forum Feedback

- Tour of School
  - Explanation of Add/Reno & Base Repair
  - Ability to see the school's condition
- Feedback on Presentation
  - Desire for more site lighting to enable longer community use of fields
  - Concern about parking access to fields
  - Interest in how project may benefit educational experience
  - Appreciation for the concessions bldg
  - Appreciation from neighbors on the revised circulation plan
  - Overall—strong support for the project
  - Desire to see tax impact information soon

Educational Programming Subcommittee Update

Watched inspirational video about Grant High Renovation, Portland, Oregon

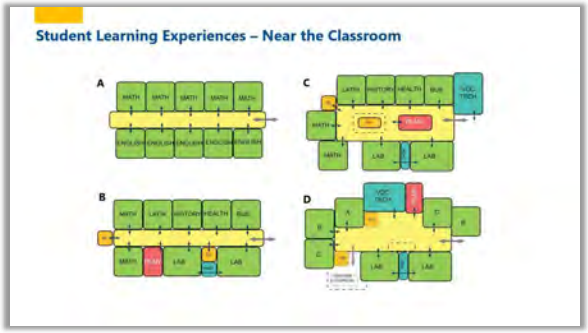
Reviewed Conceptual Organizational Diagrams of Academic Wings

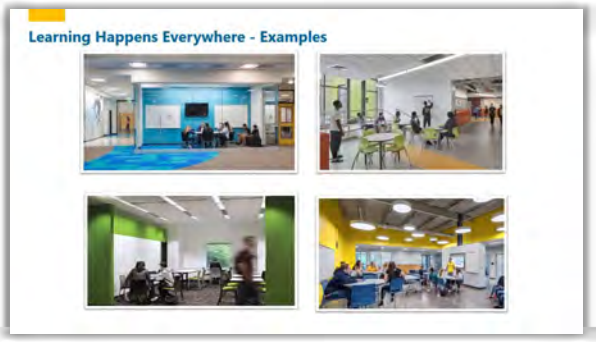
Reviewed visioning priorities in relation to ELHS educator's experience

- SEL throughout bldg
- Flex in classrooms/Flexible ways for students to learn out of classroom
- Excited about Breakout Rms
- Excited about collaborative Lrg Group Areas
- Interest in cross curricular project-based learning
- Like generous hallways to support more active learning
- Interest in interdisciplinary organization of halls but a desire to remain in a classroom consistently
- Eager to see classrooms that are well-equipped
- Interested in sharing access to flexible studios
- Need personal space for classroom aides/paras

Student Experience

- Need for more social space
- Need for charging stations
- Need for lockers to support athletes
- Need dedicated storage for extracurricular clubs





Site Design – Fields/Recreation Meeting

PEOPLE

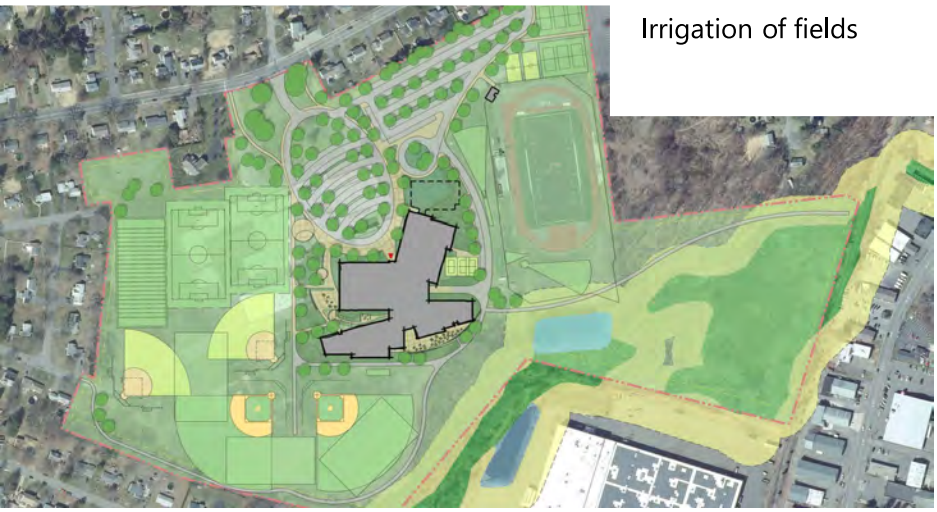
Kevin Magee – Athletic Director
Donna Prather – Recreation Director
Kristian Whitsett – JWA
Jillian DeCoursey – JWA
Chris Racine – SMMA
Samantha Farrell Folger – SMMA

DISCUSSION

Field program; type, quantity, orientation and location

Track and Field program and supporting sports programs (batting cages, sport courts, etc.)

Irrigation of fields



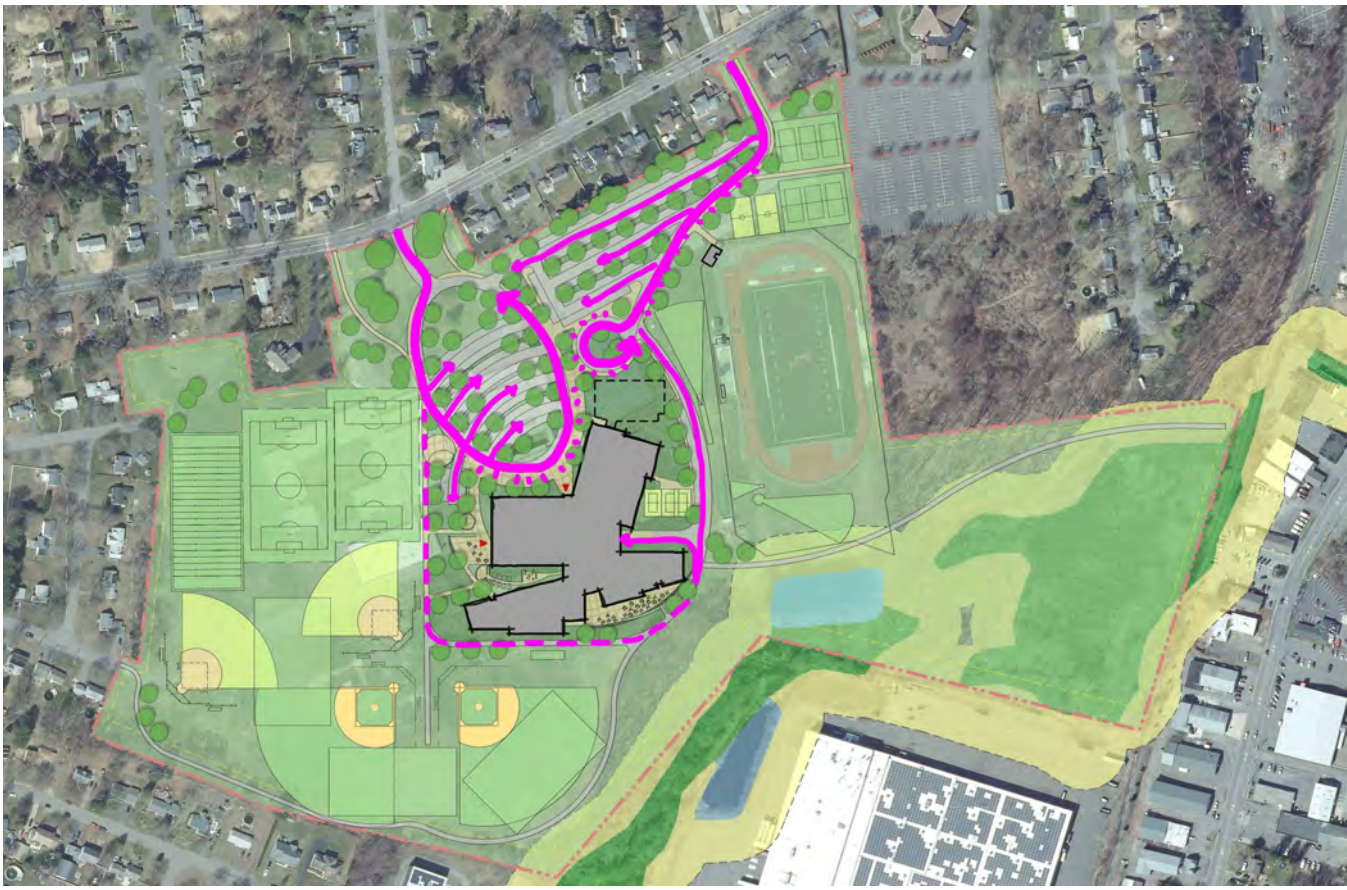
GOALS

Existing	Proposed
Soccer F/S – 2	Soccer F/S - 2
Football F/S – 1	Football F/S - 1
Flex Field - 3	Flex Field – 0-3
Baseball – 2	Baseball - 2
Softball - 0	Softball - 2
Total - 8	Total – 7-10

- Meet proposed fields listed above
- Priority to bring 2 softball fields to site if possible
- Irrigation also a priority, with varsity fields at the top
- Final design based on survey information and continued coordination with AD and Rec Dir

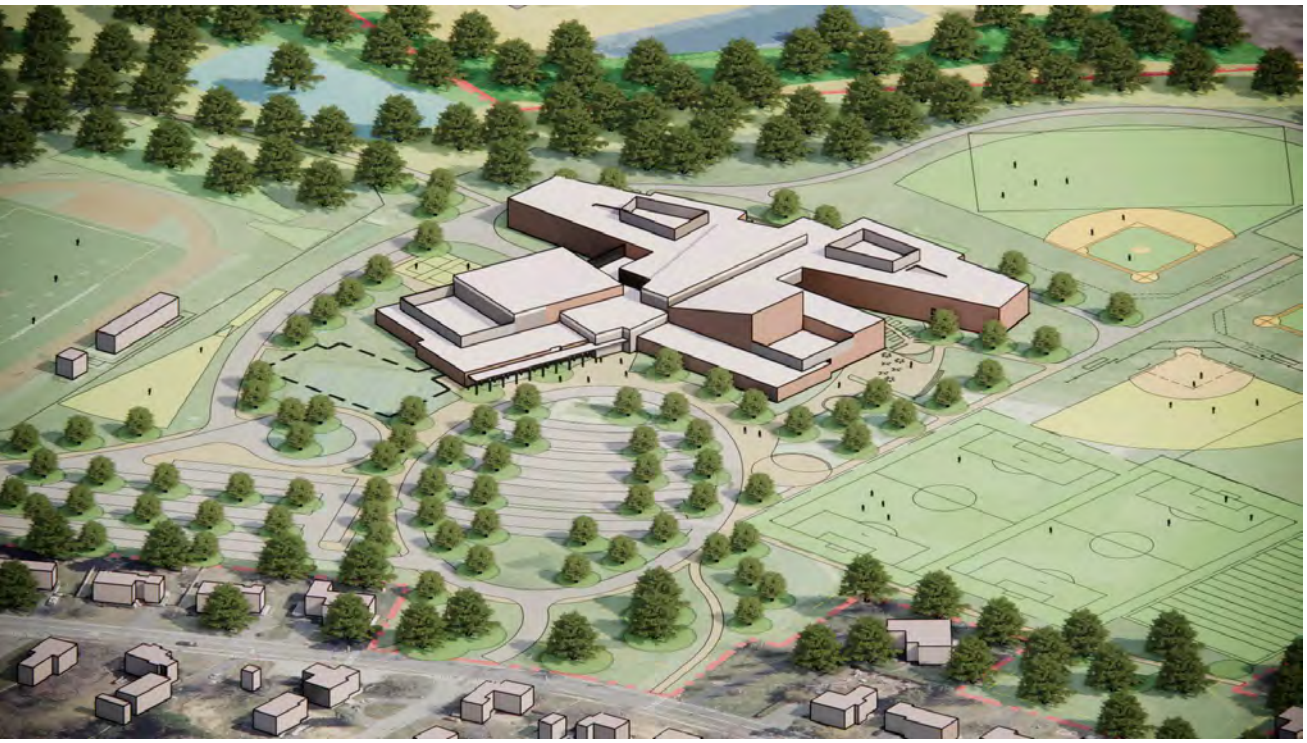
Design Update – Site Plan

Design Update – Vehicle Circulation



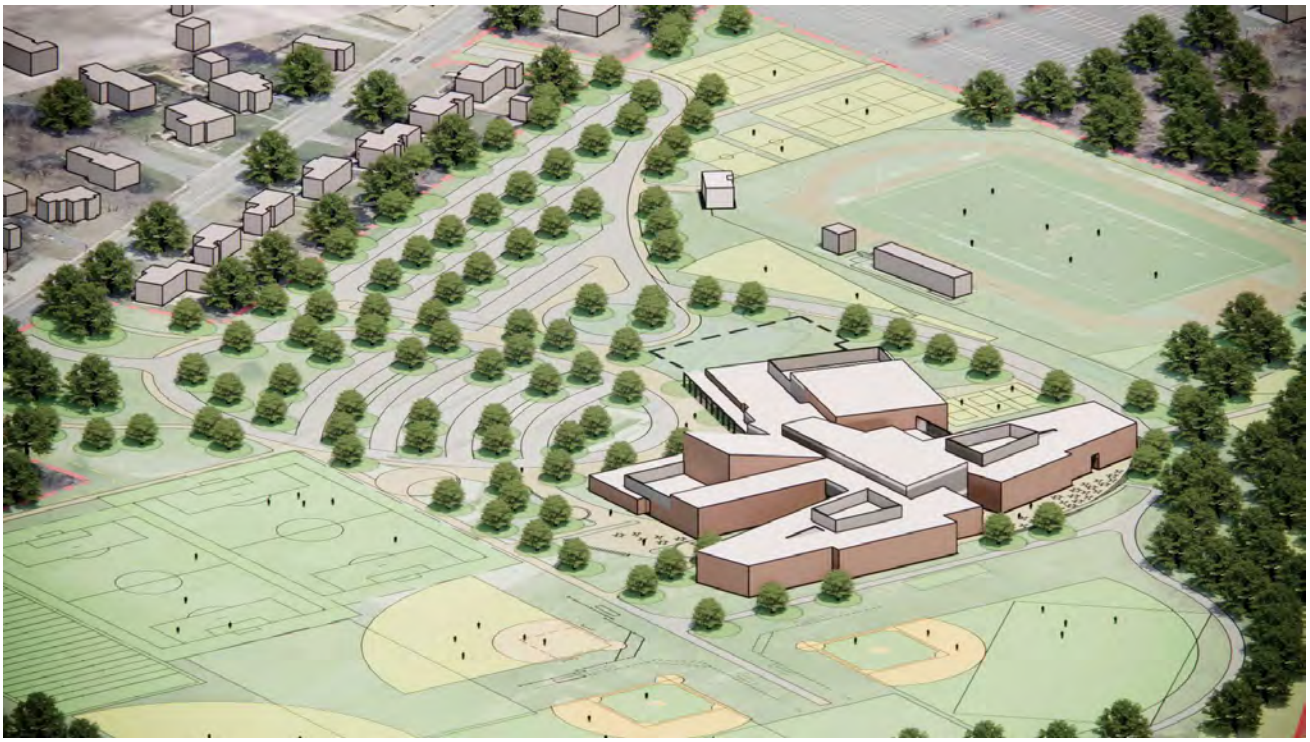
Design Update – Pedestrian Circulation

Building Form



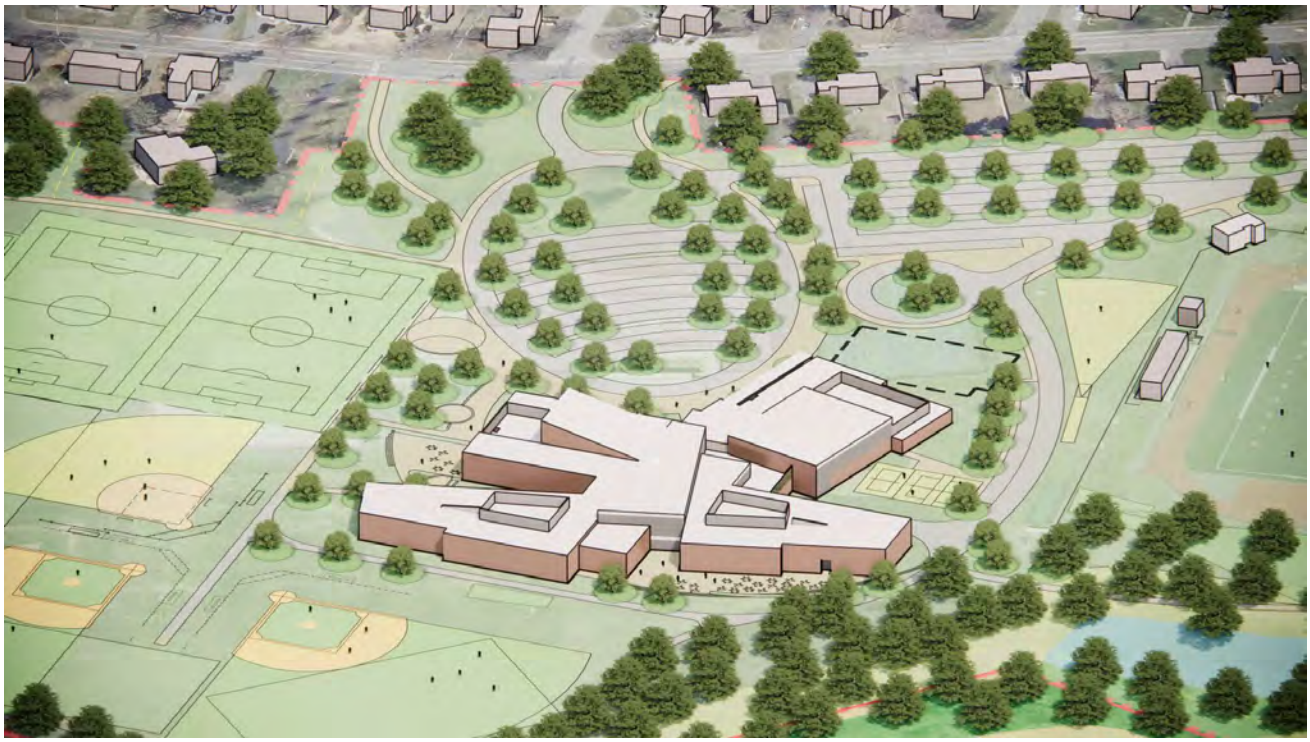
conceptual render from north

Building Form



conceptual render from southwest

Building Form

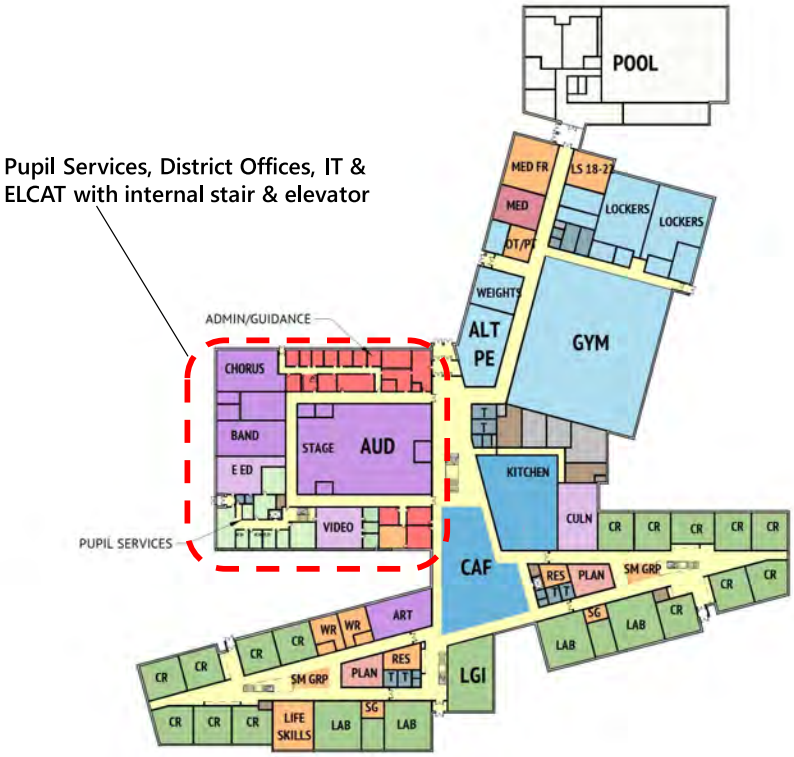


conceptual render from south

Building Form

conceptual render from northeast

Floor Plan Update



Floor Plan Update – District Offices, etc.

Floor Plan Update

- Further revisions of plan to capture all miscellaneous offices, utility spaces and circulation needs.
- Beginning to establish a structural layout
- Beginning to layout mechanical and electrical space needs.
- Exploring massing, daylighting and elevations.
- Beginning energy modelling to compare wall types and systems

JWA JONES WHITSETT ARCHITECTS | SMMA

FIRST FLOOR

198,335 gsf

Floor Plan Update

- Further revisions of plan to capture all miscellaneous offices, utility spaces and circulation needs.
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JWA JONES WHITSETT ARCHITECTS | SMMA

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Floor Plan Update

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- Beginning to establish a structural layout
- Beginning to layout mechanical and electrical space needs.
- Exploring massing, daylighting and elevations.
- Beginning energy modelling to compare wall types and systems.

JWA JONES WHITSETT ARCHITECTS | SMMA

SECOND FLOOR

198,335 gsf

PSR Estimate Look Ahead

Revised Cost Estimates based on Narratives and Floor Plans:

- Base Code Upgrade
- Add/Reno not including Pool
- New Construction not including Pool

Option of Separate Community Building to be Excluded

Add/Reno & New Options will include:

- Pressbox
- Concessions Building
- District Offices/IT/ELCAT
- Field Upgrades
- Site Improvements
- Utility Connections sized to support school & pool

Alternate cost info will be gathered for:

- Additional Recreational Lighting & Infrastructure
- Roof PV Array

MEP Systems – To Be Discussed Next Week

Cost Estimates Re-schedule for Return to SBC by January 19

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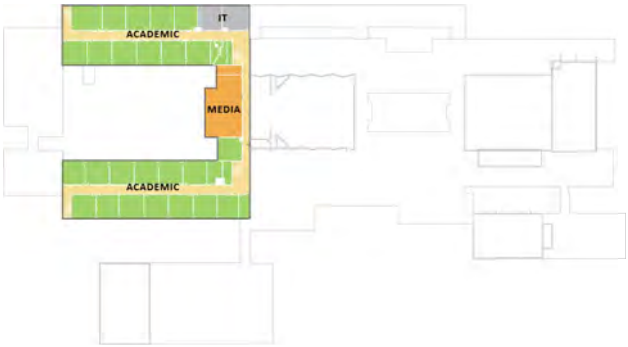
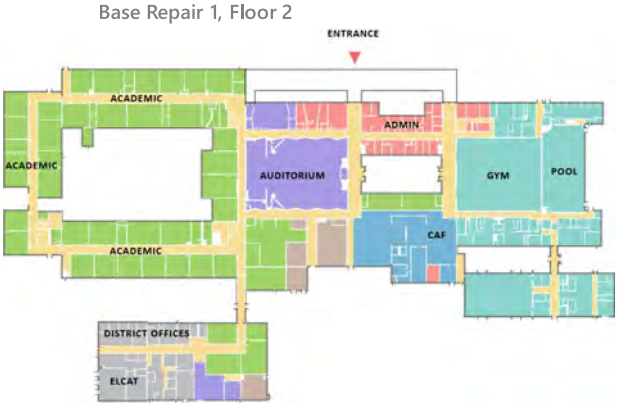
1– Base Repair

186,890 gsf existing



Base Repair 1, Floor 2

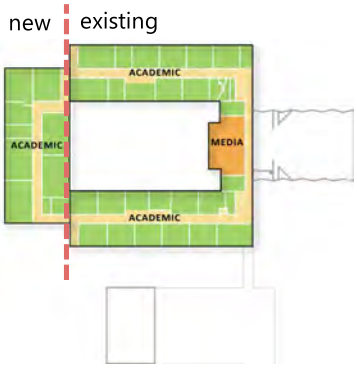


Base Repair 1, Floor 1

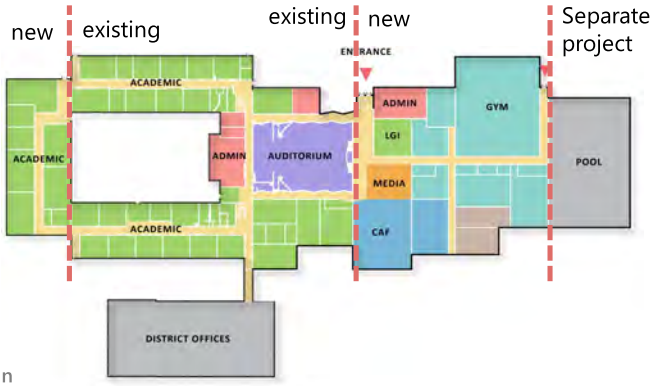
- No changes to interior walls or finishes – floor plan remains as is
- Upgrades would address: life safety, hazmat, accessibility, energy code, building systems
- Upgrades would constrain educational space and not meet educational goals
- Site remains unimproved
- Reduced classroom ceiling heights
- Undersized spaces would not be eligible for MSBA Reimbursement
- Community meetings have not supported this option

Add Reno 2C

113,282 gsf renovation
86,438 gsf new



Add Reno 2C, Floor 2

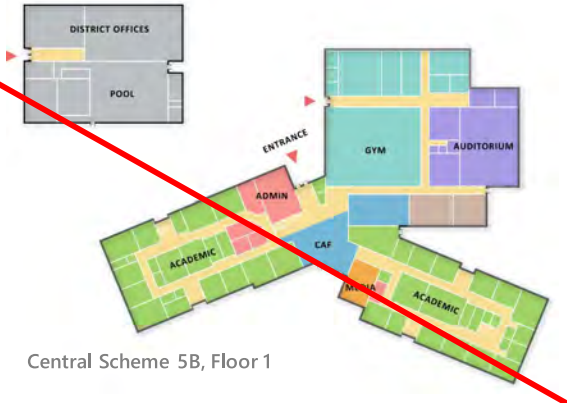


Add Reno 2C, Floor 1

- Roughly 60% renovation – including academic wings & auditorium
- New 2-story STEAM wing, Cafeteria, Entry, Gym
- Limited by existing low floor-to-ceiling heights
- Community program stays in current District Office building
- 2 separate drop-off loops, at front & side
- Improves fields
- Reduces classroom ceiling height
- Poorer building performance than New Option
- Community has opposed this approach in public meetings thus far

5B – New School + Community Building

Central Scheme 5B, Floor 2



Central Scheme 5B, Floor 1

- Community program in separate building adjacent to athletics field
- 2 separate drop-off loops, one at front & one at side
- Buffered parking at front with pedestrian spine
- Removes Norden Street emergency access
- Potentially gains space for softball field
- Oriented for optimal daylighting
- Academic wings create classroom neighborhoods – flexible learning options
- Cafeteria & media center form social heart of school
- Strong indoor-outdoor learning opportunities

Investigation Update

Survey – *Incomplete*

Wetlands

- Flagged and Looking Good. No surprises

Traffic - Preliminary review complete

- Approves eliminating Norden connection
- Minor improvements at Maple Street recommended
- Generally happy about the internal circulation concepts
- Not recommending adding signal or turning lanes at Maple

Geotech

- Six wells completed
- Groundwater at 10' depth
- Dense Till to 20-25 ft
- Good soils for compaction
- Site Class D- Not a concern for liquification

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Upcoming Milestones

Student Engagement Day – TUESDAY, DEC. 13

- Design Team will visit four classes to discuss student experiences and how the design can be improved by student insight.
- Design Team will encourage students to play a role on SBC and in planning transitions to a new school.

Subcommittee Meetings

- Educational Planning – DEC. 15 (contact Dorrie)
- Sustainability - DEC. 8 (contact Jill)

Next SBC Meeting - ?

- HVAC Systems

Cost Estimate Set to Estimators – DEC. 21, 2022

- Gives SBC more time with the revised costs
- Allows for a meeting with Town Leadership on implications for borrowing/debt exclusion
- Allows time for set up of pool project

Cost Estimate Reconciliation – JAN. 19, 2022

PROPOSED SBC/ Town Council Project Info Meeting – END OF JANUARY

SBC Meeting – FEB. 8 or 9?

- Approval of PSR Submittal

JWA JONES WHITSETT ARCHITECTS | SMMA

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) JWA Update
5) Communications Update
6) New Business
7) Adjourn

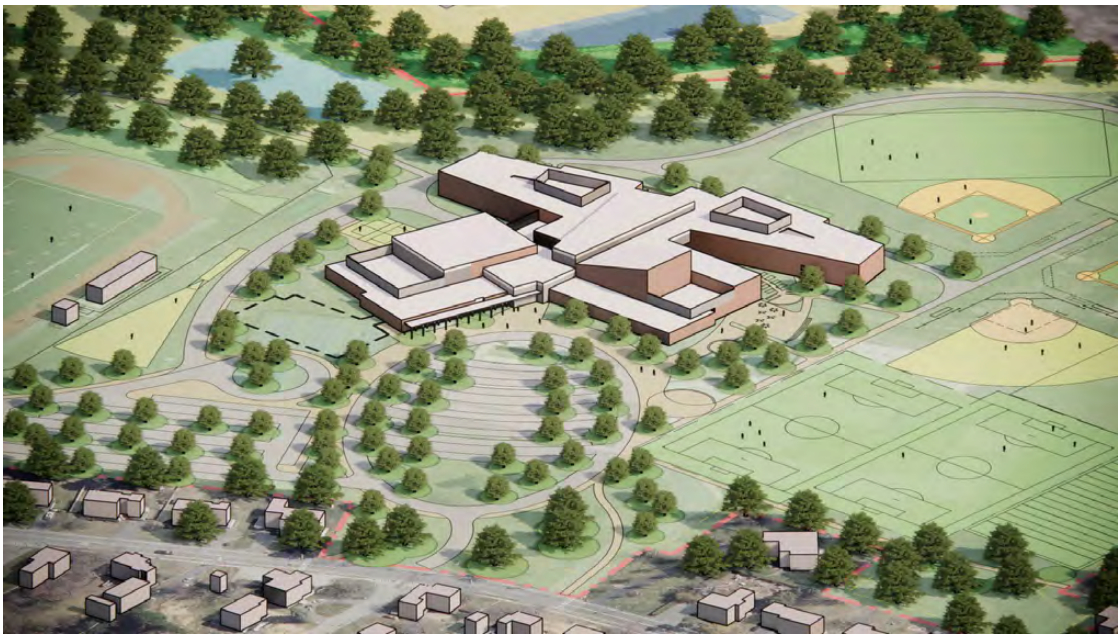
END

JWA | SMMA

East Longmeadow High School

JWA
JONES WHITSETT
ARCHITECTS

in association with
SMMA



AGENDA

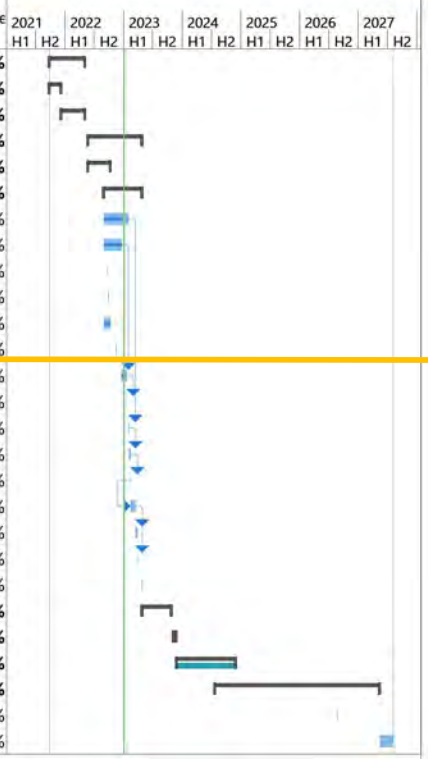
1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) Guest Presentation **(postponed)**
   - Erik Mason, CFO, City of Quincy, Ma.
5) JWA Update
6) Vote on Sustainability Certification Method
7) New Business
8) Adjourn

SKANSKA

East Longmeadow High School Project

Ch. 149A (CMR) Construction Delivery Method

ID	Task Name	Duration	Start	Finish	% Comple
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**85%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**74%**
52	PSR Submittal Development	111 days	Wed 8/31/22	Wed 2/1/23	83%
53	Development of Project Alternatives	80 days	Wed 8/31/22	Tue 12/20/22	100%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	20 days	Wed 12/21/22	Thu 1/19/23	40%
59	Reconcile Cost Estimates	1 day	Fri 1/20/23	Fri 1/20/23	0%
60	SBC Approval of PSR	1 day	Thu 2/2/23	Thu 2/2/23	0%
61	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	0%
62	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
63	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
64	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
65	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
66	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
67	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
85	**Module 6: Detailed Design**	**265 days**	**Mon 11/27/23**	**Fri 11/29/24**	**0%**
139	**Module 7: Construction**	**734 days**	**Tue 7/23/24**	**Fri 5/14/27**	**0%**
150	*Occupancy/Move In*	1 day	Mon 8/24/26	Mon 8/24/26	0%
151	**Module 8: Completing the Project**	**60 days**	**Mon 5/17/27**	**Fri 8/6/27**	**0%**



SKANSKA

East Longmeadow High School Project

Ch. 149 (D-B-B) Construction Delivery Method

ID	Task Name	Duration	Start	Finish	% Complete
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**85%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**74%**
52	PSR Submittal Development	111 days	Wed 8/31/22	Wed 2/1/23	83%
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54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	22 days	Wed 12/21/22	Thu 1/19/23	40%
59	Reconcile Cost Estimates	1 day	Fri 1/20/23	Fri 1/20/23	0%
60	SBC Approval of PSR	1 day	Thu 2/2/23	Thu 2/2/23	0%
61	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	0%
62	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
63	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
64	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
65	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
66	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
67	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
85	**Module 6: Detailed Design**	**275 days**	**Mon 11/27/23**	**Fri 12/13/24**	**0%**
130	**Module 7: Construction**	**734 days**	**Mon 2/24/25**	**Thu 12/16/27**	**0%**
141	*Occupancy/Move In*	1 day	Fri 3/26/27	Fri 3/26/27	0%
142	**Module 8: Completing the Project**	**60 days**	**Mon 11/15/27**	**Fri 2/4/28**	**0%**

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) **Guest Presentation**
   - **Erik Mason, CFO, City of Quincy, Ma.**
5) JWA Update
6) Vote on Sustainability Certification Method
7) New Business
8) Adjourn

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
4) Guest Presentation **(postponed)**
   - Erik Mason, CFO, City of Quincy, Ma.
5) JWA Update
   - **Student Engagement Update**
   - **Cost Estimate Process Update**
   - **Mechanical Systems**
   - **Sustainability Certification**
6) Vote on Sustainability Certification Method
7) New Business
8) Adjourn

Student Engagement

KEY TAKEAWAYS:

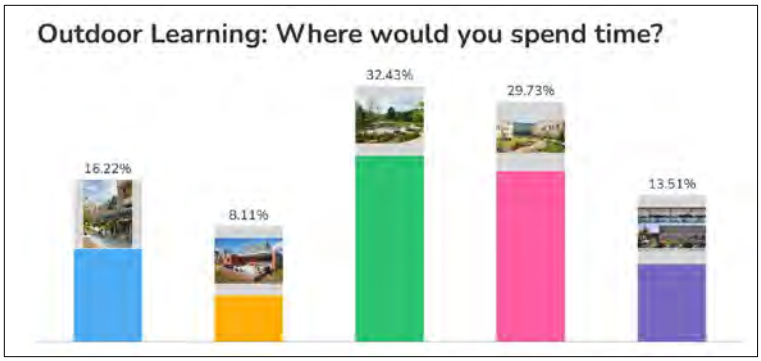
Very strong interest in cafeteria having multiple types of seating areas

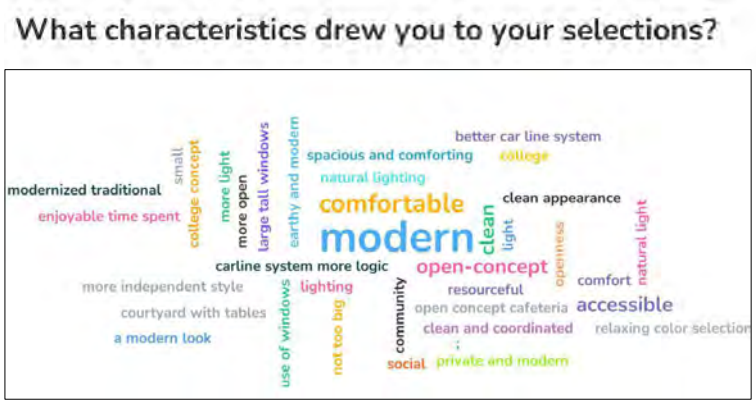
Students liked space/designs that felt clean, modern, and open

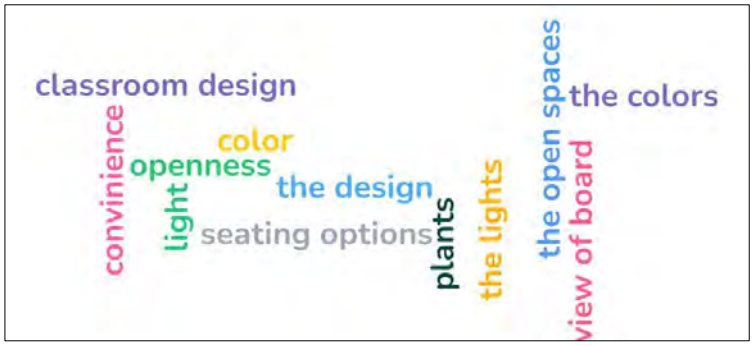
Natural light and comfortable spaces/seating were popular

Many students would use lockers *if* they were big enough

A lot of students want spaces that help them feel more independent/adult







PSR Design Options

- Drawings and Narratives submitted to two estimators – Skanska and PM&C
- Estimates due Jan. 17
- Reconciliation process Jan. 20
- MSBA Reimbursement Rate Basis has been raised
    1. Was 56.48% of $360/sf
    2. Is now 56.48% of $393/sf plus incentive points

Option 1 – Base Code Repair	Option 2C – Add/Reno	Option 3C – New Construction
186,890 gsf	199,719 gsf	198,380 gsf New Construction 194,580 gsf - deducts IT & ELCAT 187,910 gsf – deducts District Offices

PSR Design Options

Option 1 – Base Code Repair

Option 2C – Add/Reno

Option 3C – New Construction

Level 2

Level 1

199,719 gsf - Option 2C Add/Reno

JWA JONES WHITSETT ARCHITECTS | SMMA

Deduct Alternates

Option 1 – Base Code Repair

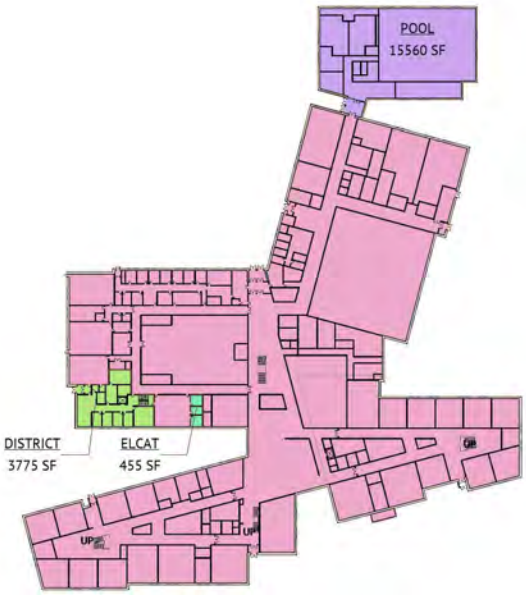
Option 2C – Add/Reno

Option 3C-3 – New Construction

198,380 gsf - Option 3C New Construction

194,580 gsf - Alt. 3 Deducts IT & ELCAT

187,910 gsf – Alt. 4 Deducts District Offices



Level 1

Level 2

JWA JONES WHITSETT ARCHITECTS | SMMA

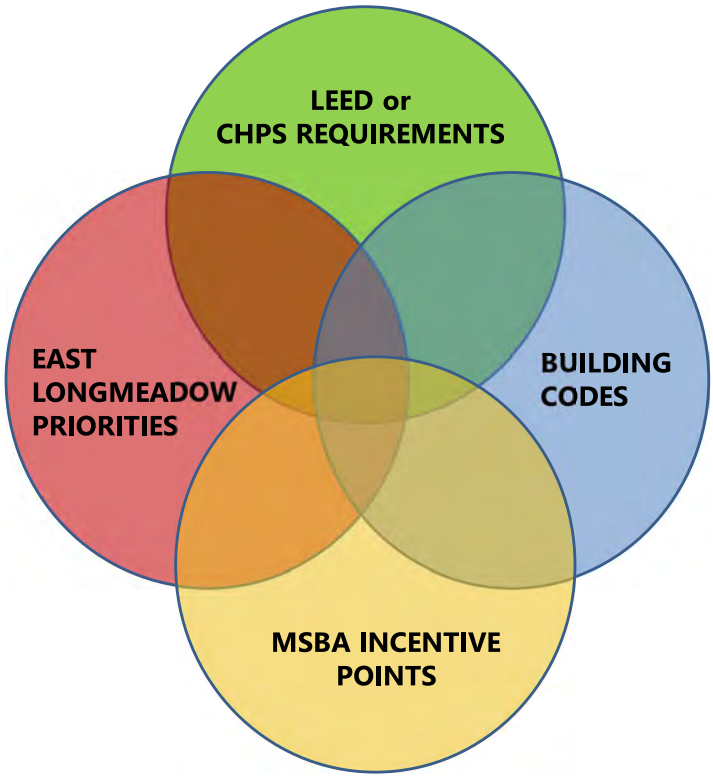
Sustainability & Systems Focus Group

Reviewed Sustainability Requirements

Brainstormed Sustainability Priorities

Reviewed of MEP System Options

Proposed use of LEED Certification System



Sustainable Design Opportunities

Building that supports health and wellness

- Clean air, daylighting, natural light, reduced glare, access to nature, thermal comfort, acoustics, healthy materials

Building as a tool for learning

- student gardens, green educational curriculum, outdoor classrooms, access to energy data & monitoring for STEM.

Building for climate resilience

- **Outstanding Energy Performance**
- Reduced operational costs, improved enclosure, all-electric heat pumps (geothermal or ASHP/VRF), Solar PV readiness.
- Regenerative site, stormwater retention, systems redundancy, community resource

"High efficiency systems. Low maintenance costs, long life of equipment being specified."

"More natural light and less noise from mechanicals"

"Low utility costs, ROI, and ease of maintenance.

"Energy management system is critical to maintaining a facility of this size as well.

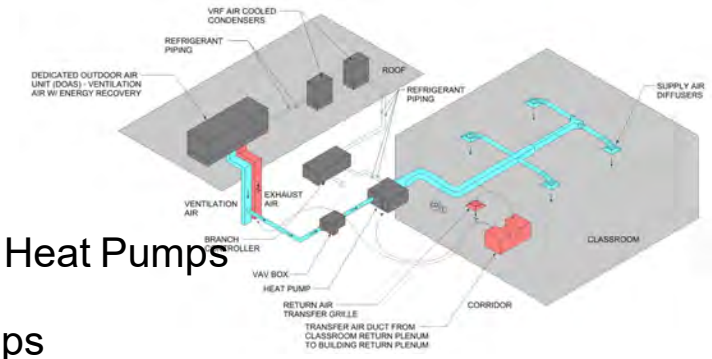
What are your sustainability priorities for the new high school? What excites you?

" ... a building that is ready for the future and sets a good example for what we should be doing to make our world a better place for future generations."

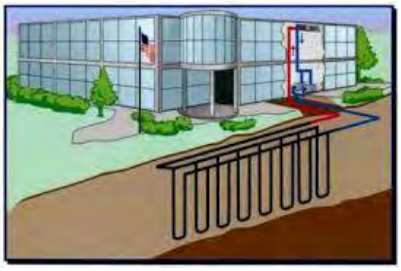
"Energy efficiency, specifically with an ROI attached to it"

"Rain gardens, pollinator habitats, stormwater storage for irrigation."

All-Electric HVAC Systems



- Air Source Variable Refrigerant Flow (VRF) Heat Pumps
- Geothermal Ground Source VRF Heat Pumps



Conventional HVAC System

- Fossil Fuel Source – Gas Fired Boiler, Air Cooled Chiller, 4-pipe Fan Coil Units (FCU)

Overview of Advantages & Disadvantages

COST ESTIMATE ADD/DEDUCT ALT. 2		COST ESTIMATE ADD ALT. 1
Conventional System	**Air Source Heat Pump/VRF**	**Ground Source Heat Pump/VRF**
Good Efficiency	High Efficiency	High Efficiency
Fossil Fuel Source	All-Electric	All-Electric
Centralized, Inflexible	Decentralized and flexible	Decentralized and flexible
Heating and cooling distributed via hydronics	Heating and cooling distributed via refrigerant	Heating and cooling distributed via refrigerant
Redundancy	No redundancy	No redundancy
Well-known to facility personnel	Meets Electrification Requirements	Meets Electrification Requirements
May not meet code	Meets new code	Requires auxilliary boiler/chiller in case of diminished well performance
Requires infrastructure ready for future all-electric systems	**Best Overall Life Cycle Cost***	High Installation cost for geothermal wells

Rating System Recommendation

	NE-CHPS	LEED
Total Pre-Requisites	28	14
Total Credits	250	110
Certification Level	**110 CHPS Verified**	**40 Certified****
Owner related Documentation	13 Pre-req 15+ credits	4 Pre-req 2 credit (Silver)
Registration and Documentation Process	National CHPS	USGBC/GBCI

SKANSKA JWA JONES WHITSETT ARCHITECTS In association with SMMA

LEED Scorecard

Y	?	N				
			Credit	Integrative Process		1

0	0	0		Location and Transportation		16
			Credit	LEED for Neighborhood Development Location		16
			Credit	Sensitive Land Protection		1
			Credit	High Priority Site		2
			Credit	Surrounding Density and Diverse Uses		5
			Credit	Access to Quality Transit		5
			Credit	Bicycle Facilities		1
			Credit	Reduced Parking Footprint		1
			Credit	Green Vehicles		1

0	0	0		Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention		Required
			Credit	Site Assessment		1
			Credit	Site Development - Protect or Restore Habitat		2
			Credit	Open Space		1
			Credit	Rainwater Management		3
			Credit	Heat Island Reduction		2
			Credit	Light Pollution Reduction		1

0	0	0		Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction		Required
Y			Prereq	Indoor Water Use Reduction		Required
Y			Prereq	Building-Level Water Metering		Required
			Credit	Outdoor Water Use Reduction		2
			Credit	Indoor Water Use Reduction		6
			Credit	Cooling Tower Water Use		2
			Credit	Water Metering		1

0	0	0		Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification		Required
Y			Prereq	Minimum Energy Performance		Required
Y			Prereq	Building-Level Energy Metering		Required
Y			Prereq	Fundamental Refrigerant Management		Required
			Credit	Enhanced Commissioning		6
			Credit	Optimize Energy Performance		18
			Credit	Advanced Energy Metering		1
			Credit	Demand Response		2
			Credit	Renewable Energy Production		3
			Credit	Enhanced Refrigerant Management		1
			Credit	Green Power and Carbon Offsets		2

0	0	0		Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables		Required
Y			Prereq	Construction and Demolition Waste Management Planning		Required
			Credit	Building Life-Cycle Impact Reduction		5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations		2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials		2
			Credit	Building Product Disclosure and Optimization - Material Ingredients		2
			Credit	Construction and Demolition Waste Management		2

0	0	0		Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance		Required
Y			Prereq	Environmental Tobacco Smoke Control		Required
			Credit	Enhanced Indoor Air Quality Strategies		2
			Credit	Low-Emitting Materials		3
			Credit	Construction Indoor Air Quality Management Plan		1
			Credit	Indoor Air Quality Assessment		2
			Credit	Thermal Comfort		1
			Credit	Interior Lighting		2
			Credit	Daylight		3
			Credit	Quality Views		1
			Credit	Acoustic Performance		1

0	0	0		Innovation		6
			Credit	Innovation		5
			Credit	LEED Accredited Professional		1

0	0	0		Regional Priority		4
			Credit	Regional Priority: Specific Credit		1
			Credit	Regional Priority: Specific Credit		1
			Credit	Regional Priority: Specific Credit		1
			Credit	Regional Priority: Specific Credit		1

0	0	0	TOTALS	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

LEED "Certified" is the minimum required by MSBA and is readily achievable with 40-49 points. Most projects aim for "Silver" at 50 points

AGENDA

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2) Public Participation
3) SKANSKA Update
4) Guest Presentation **(postponed)**
   - Erik Mason, CFO, City of Quincy, Ma.
5) JWA Update
6) **Vote on Sustainability Certification Method**
7) New Business
8) Adjourn

LOOK AHEAD

Jan. 20 – Cost Estimate Reconciliation

Feb. 8 – Next SBC Meeting & Vote to Approve Preferred Schematic Design

Feb. 14 – Submission to MSBA

??? - Follow up presentation with Town Council regarding tax implications

March 29 – Facilities Assessment Subcommittee Meeting (MSBA)

April 26 – MSBA Approval of SD Phase

END

JWA | SMMA

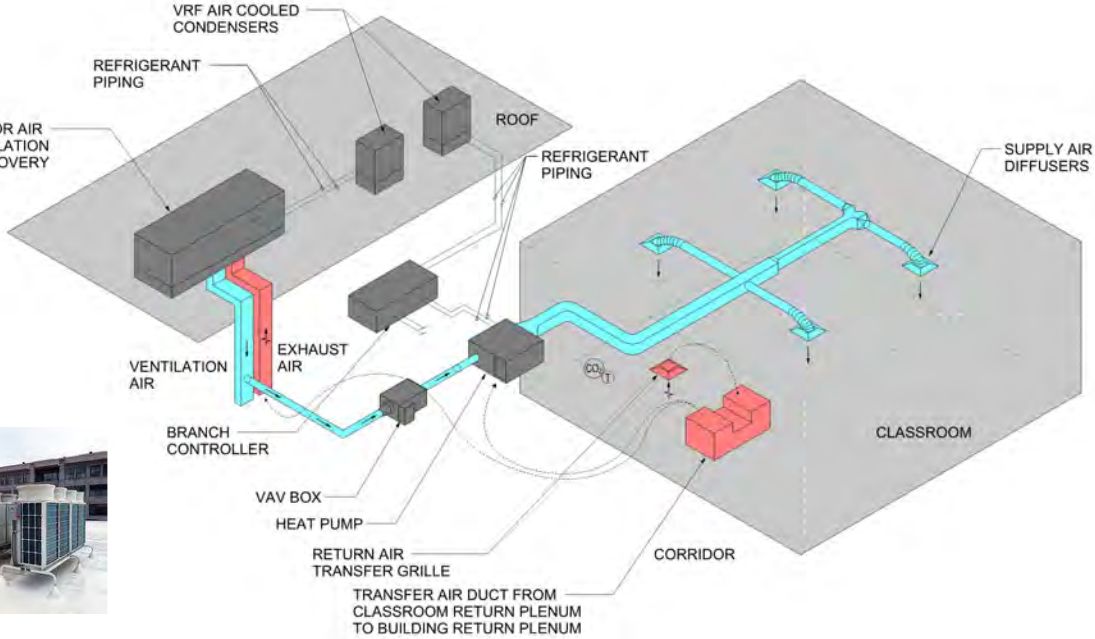
Air Source VRF Heat Pump System (ASHP)

VAV terminal

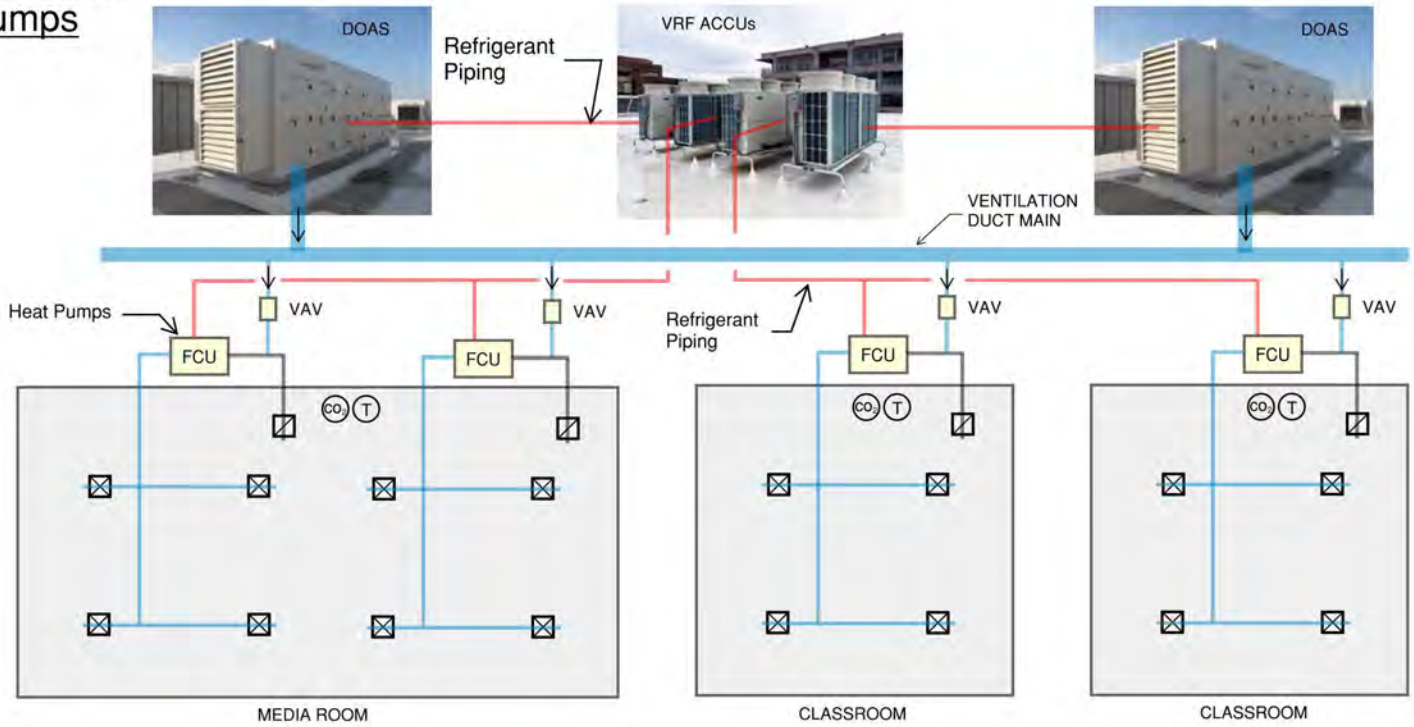
Ducted Heat Pump

Ceiling Cassette

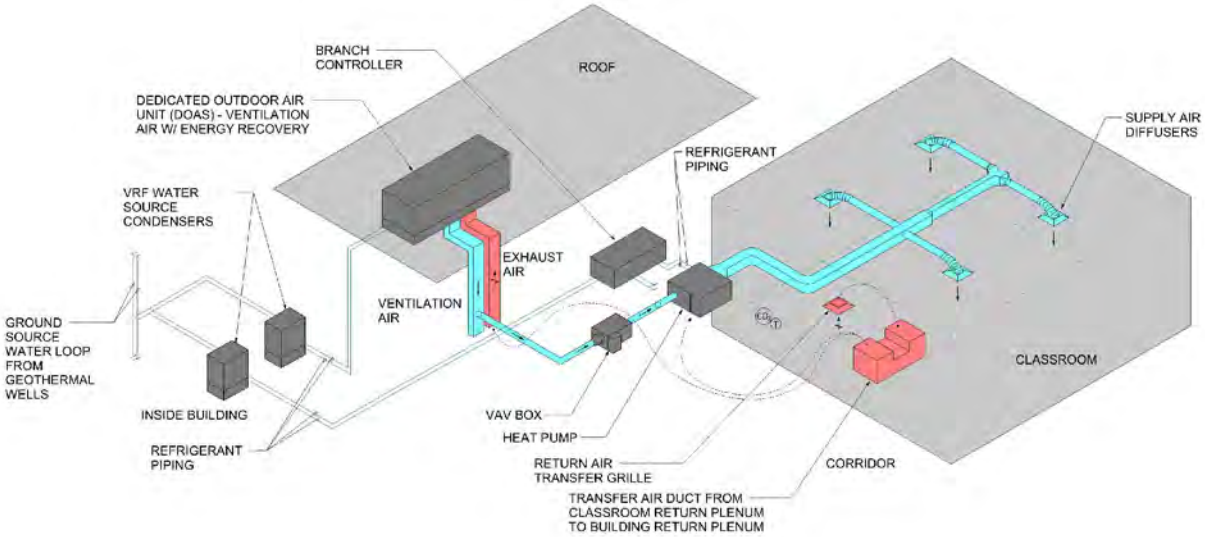
VRF Air Condensers



Air Source VRF Heat Pumps



Ground Source Geothermal VRF Heat Pump System (GSHP)

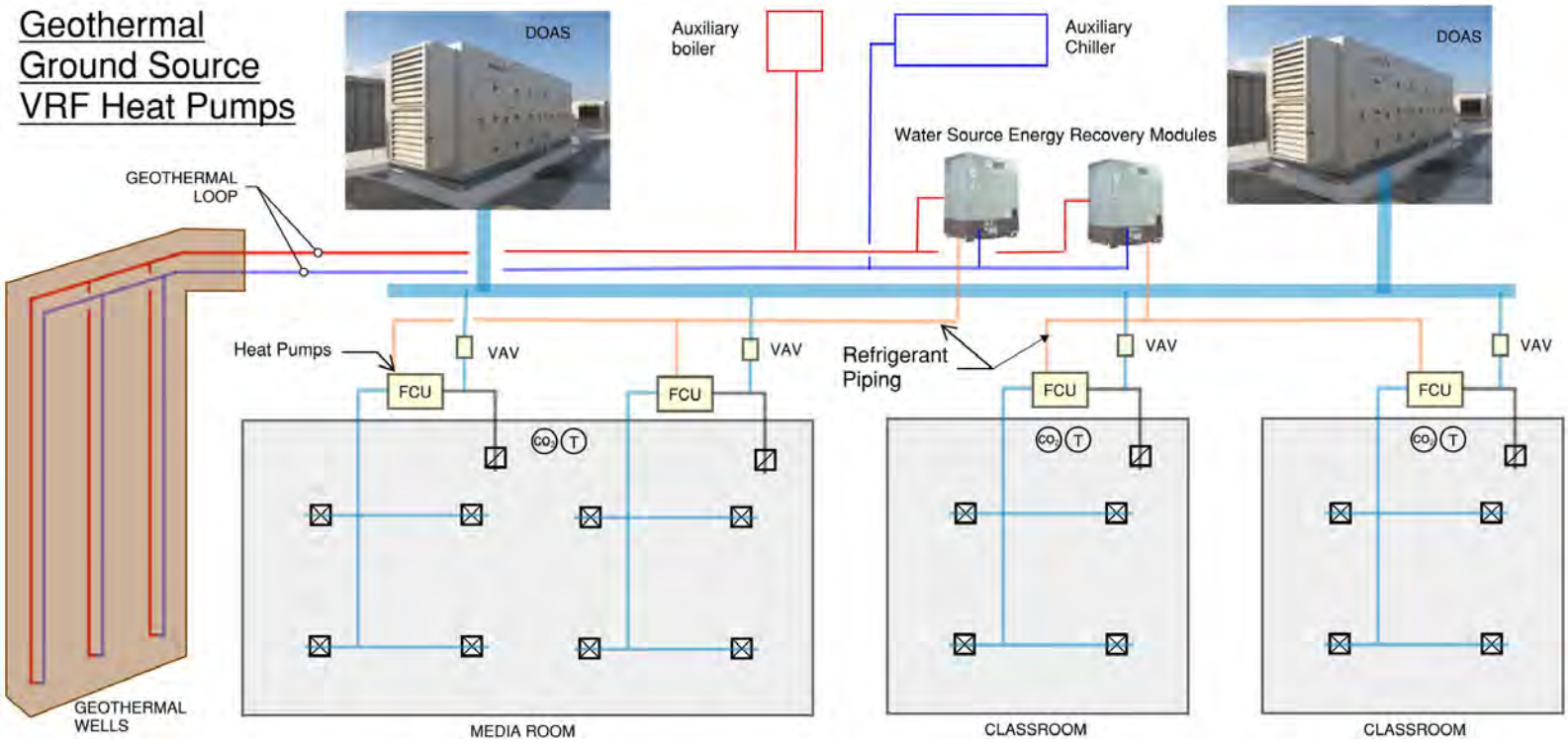


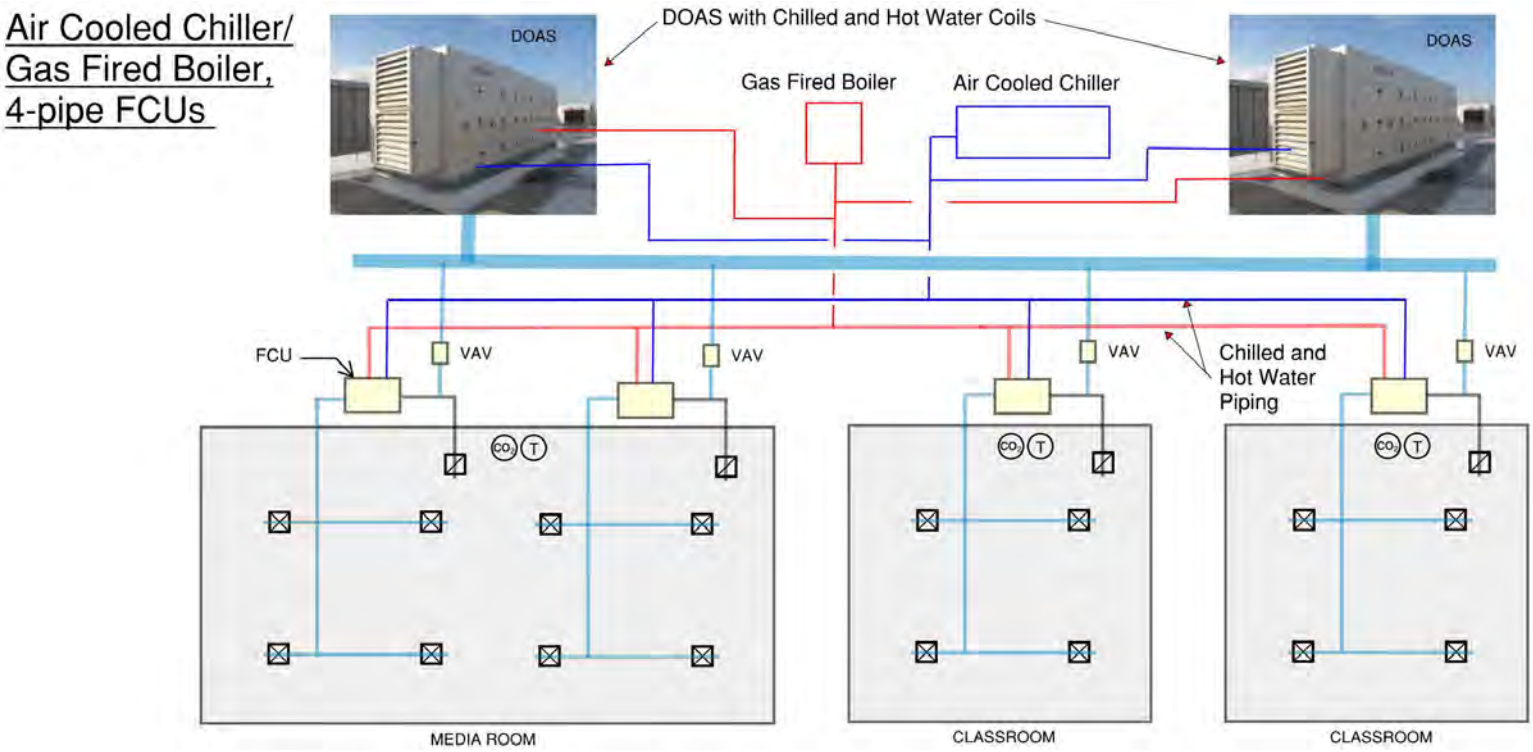
Water Source Energy recovery module

VAV terminal

Ducted Heat Pump

Ceiling Cassette


Geothermal
Ground Source
VRF Heat Pumps
DOAS
Auxiliary boiler
Auxiliary Chiller
DOAS
Water Source Energy Recovery Modules
GEOTHERMAL LOOP
Heat Pumps
VAV
FCU
VAV
FCU
Refrigerant Piping
VAV
FCU
VAV
FCU
GEOTHERMAL WELLS
MEDIA ROOM
CLASSROOM
CLASSROOM


Air Cooled Chiller/
Gas Fired Boiler,
4-pipe FCUs
DOAS
DOAS with Chilled and Hot Water Coils
DOAS
Gas Fired Boiler
Air Cooled Chiller
FCU
VAV
VAV
VAV
Chilled and Hot Water Piping
VAV
MEDIA ROOM
CLASSROOM
CLASSROOM

East Longmeadow High School

JWA
JONES WHITSETT
ARCHITECTS

in association with
SMMA

SBC Meeting –February 2, 2023

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
   - Review of Schedule
4) JWA Update
   - Review of PSR Reconciled Cost Estimate
   - Summary of Preferred Schematic Report Submission
   - Review of PSR Options/Matrix
5) Vote on Option to Develop Schematic Design
6) Vote to Approve Preferred Schematic Report
7) New Business
8) Adjourn

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61	Submit Mass. Historic PNF	1 day	Mon 2/6/23	Mon 2/6/23	0%
62	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	0%
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64	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
65	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
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67	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
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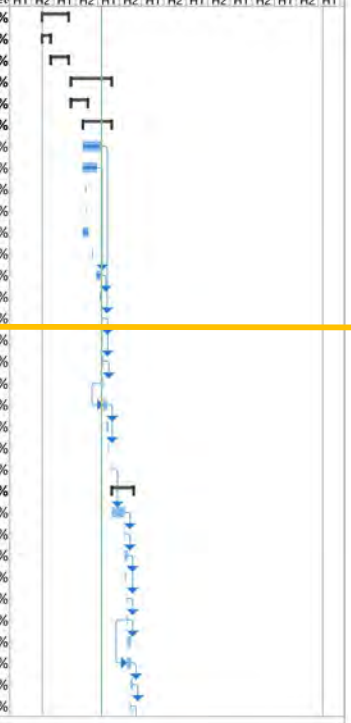
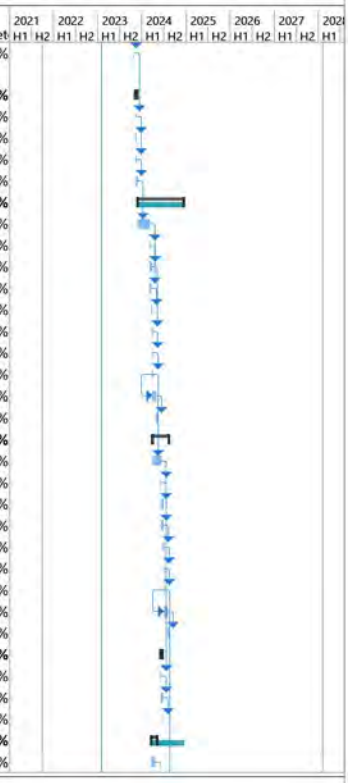
69	SD Submittal Development	74 days	Thu 4/27/23	Tue 8/8/23	0%
70	SD Pricing Set to Estimators	1 day	Wed 8/9/23	Wed 8/9/23	0%
71	Cost Estimate & Reconciliation	14 days	Thu 8/10/23	Tue 8/29/23	0%
72	Community Forum #4	1 day	Thu 8/17/23	Thu 8/17/23	0%
73	SBC Approval of SD Submission	1 day	Wed 8/30/23	Wed 8/30/23	0%
74	SD Submittal to MSBA	1 day	Thu 8/31/23	Thu 8/31/23	0%
75	DESE Special Education Review/Approval	21 days	Fri 9/1/23	Fri 9/29/23	0%
76	MSBA SD Review	21 days	Thu 8/31/23	Thu 9/28/23	0%
77	Address SD Comments	10 days	Fri 9/29/23	Thu 10/12/23	0%
78	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%

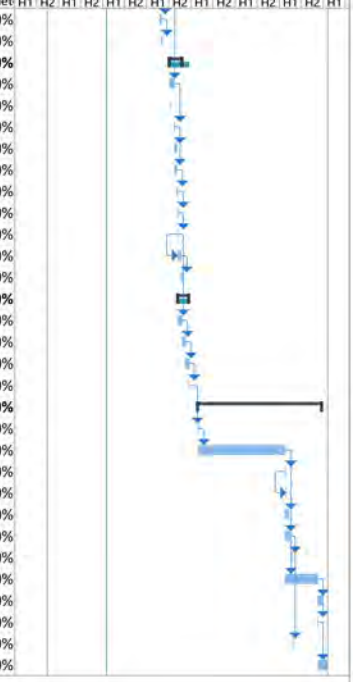


ID	Task Name	Duration	Start	Finish	% Complete
79	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
81	District Vote to Approriate Full Project Cost	1 day	Thu 11/9/23	Thu 11/9/23	0%
82	Certificate of Vote Sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%
83	PSBA sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%
84	PSBA Executed	10 days	Mon 11/13/23	Fri 11/24/23	0%
85	**Module 6: Detailed Design**	**275 days**	**Mon 11/27/23**	**Fri 12/13/24**	**0%**
86	100% DD Development	70 days	Mon 11/27/23	Fri 3/1/24	0%
87	Issue DD Documents to Estimators	1 day	Mon 3/4/24	Mon 3/4/24	0%
88	Estimate DD Documents	14 days	Tue 3/5/24	Fri 3/22/24	0%
89	Cx Agent Comments on 100% DD	10 days	Mon 3/4/24	Fri 3/15/24	0%
90	Team Responds to Cx Agent's Comments	4 days	Mon 3/18/24	Thu 3/21/24	0%
91	Reconcile DD Documents	1 day	Mon 3/25/24	Mon 3/25/24	0%
92	SBC Approval of 100% DD Submission to MSBA	1 day	Tue 3/26/24	Tue 3/26/24	0%
93	100% DD Submission to the MSBA	1 day	Wed 3/27/24	Wed 3/27/24	0%
94	MSBA DD Review	21 days	Wed 3/27/24	Wed 4/24/24	0%
95	Address DD Review Comments	14 days	Thu 4/25/24	Tue 5/14/24	0%
96	**60% Construction Documents**	**98 days**	**Thu 3/28/24**	**Mon 8/12/24**	**0%**
97	60% CD Development	48 days	Thu 3/28/24	Mon 6/3/24	0%
98	60% CDs to Estimators	1 day	Tue 6/4/24	Tue 6/4/24	0%
99	Cost estimate/Reconciliation/VE if Required	14 days	Wed 6/5/24	Mon 6/24/24	0%
100	Cx Agent's Comments on 60% CD	14 days	Tue 6/4/24	Fri 6/21/24	0%
101	Teams Respond to Cx Agent's Comments	4 days	Mon 6/24/24	Thu 6/27/24	0%
102	SBC Approval of 60% CD Submission to MSBA	1 day	Fri 6/28/24	Fri 6/28/24	0%
103	60% CD Submission to MSBA	1 day	Mon 7/1/24	Mon 7/1/24	0%
104	MSBA 60% CD Review	21 days	Mon 7/1/24	Mon 7/29/24	0%
105	Address 60% Review Comments	10 days	Tue 7/30/24	Mon 8/12/24	0%
106	**Structural Peer Review**	**12 days**	**Tue 6/4/24**	**Wed 6/19/24**	**0%**
107	Issue 60% Structural CDs to Peer Reviewer	1 day	Tue 6/4/24	Tue 6/4/24	0%
108	Structural Steel Peer Review on 60% CDs	10 days	Wed 6/5/24	Tue 6/18/24	0%
109	Review/Incorporate Peer Reviewer's Comm	1 day	Wed 6/19/24	Wed 6/19/24	0%
110	**Filed Sub Bid Process**	**35 days**	**Tue 3/19/24**	**Mon 5/6/24**	**0%**
111	Issue RFQ for Filed Sub Bids	20 days	Tue 3/19/24	Mon 4/15/24	0%



SKANSKA East Longmeadow High School Project Ch. 149 (D-B-B) Construction Delivery Method

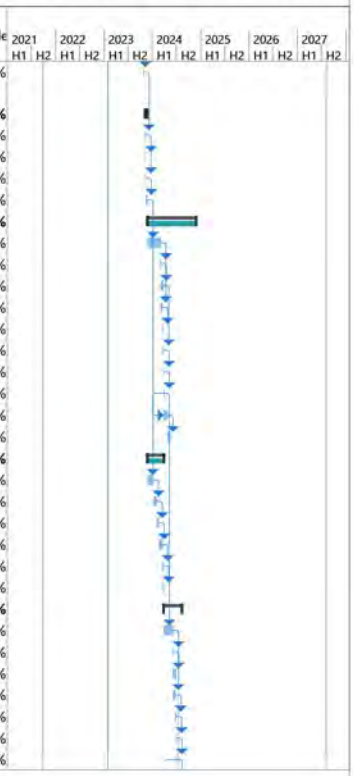
ID	Task Name	Duration	Start	Finish	% Complet
112	Prequailify Filed Subs	10 days	Tue 4/16/24	Mon 4/29/24	0%
113	Notify Preqaulified Bidders	5 days	Tue 4/30/24	Mon 5/6/24	0%
114	**90% Construction Documents**	**76 days**	**Thu 7/4/24**	**Thu 10/17/24**	**0%**
115	90% CD Development	30 days	Thu 7/4/24	Wed 8/14/24	0%
116	NOI to Con Comm and DEP	1 day	Tue 7/9/24	Tue 7/9/24	0%
117	90% CDs to Estimators	1 day	Thu 8/15/24	Thu 8/15/24	0%
118	Cost Estimate/Reconciliation/VE if Required	14 days	Fri 8/16/24	Wed 9/4/24	0%
119	Cx Agent Comments on 90% CDs	14 days	Fri 8/16/24	Wed 9/4/24	0%
120	Team Responds to Cx Agent's Comments	4 days	Thu 9/5/24	Tue 9/10/24	0%
121	SBC Approval of 90% CD Submission to MSE	1 day	Wed 9/11/24	Wed 9/11/24	0%
122	90% CD Submission to MSBA	1 day	Thu 9/12/24	Thu 9/12/24	0%
123	MSBA 90% CD Review Comments	21 days	Thu 9/12/24	Thu 10/10/24	0%
124	Address 90% Review Comments	5 days	Fri 10/11/24	Thu 10/17/24	0%
125	**100% Construction Documents**	**66 days**	**Fri 9/13/24**	**Fri 12/13/24**	**0%**
126	100% CD/ Bid Packages Development	25 days	Fri 9/13/24	Thu 10/17/24	0%
127	Filed Sub Trade Bid Period	20 days	Fri 10/18/24	Thu 11/14/24	0%
128	General Contractor Bid Period	20 days	Fri 11/15/24	Thu 12/12/24	0%
129	Bids Due	1 day	Fri 12/13/24	Fri 12/13/24	0%
130	**Module 7: Construction**	**734 days**	**Mon 2/24/25**	**Thu 12/16/27**	**0%**
131	Mobilization	5 days	Mon 2/24/25	Fri 2/28/25	0%
132	Phase 1- Site & Building	514 days	Mon 3/3/25	Thu 2/18/27	0%
133	Substantial Completion (Phase 1)	1 day	Fri 2/19/27	Fri 2/19/27	0%
134	Certificate of Occupancy	1 day	Fri 2/26/27	Fri 2/26/27	0%
135	FF&E Installation	20 days	Fri 2/19/27	Thu 3/18/27	0%
136	Complete Punch List	25 days	Fri 2/19/27	Thu 3/25/27	0%
137	Occupancy/Move In	1 day	Mon 4/19/27	Mon 4/19/27	0%
138	Phase 2- Demolition, Landscape & Hardscape	190 days	Fri 2/19/27	Thu 11/11/27	0%
139	Complete Punch List	25 days	Fri 11/12/27	Thu 12/16/27	0%
140	Substantial Completion (Phase 2)	1 day	Fri 11/12/27	Fri 11/12/27	0%
141	*Occupancy/Move In*	1 day	Mon 4/19/27	Mon 4/19/27	0%
142	**Module 8: Completing the Project**	**60 days**	**Mon 11/15/27**	**Fri 2/4/28**	**0%**



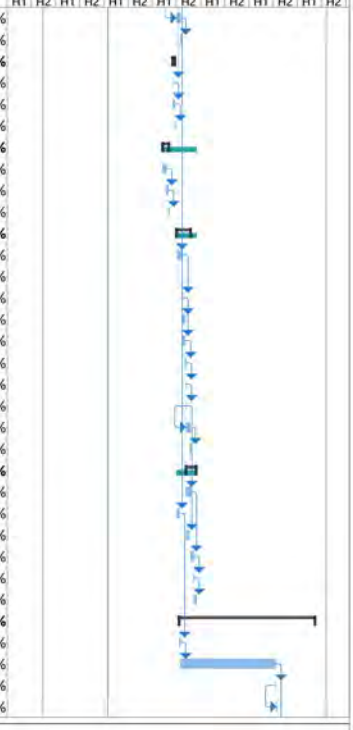
SKANSKA East Longmeadow High School Project Ch. 149A (CMR) Construction Delivery Method

ID	Task Name	Duration	Start	Finish	% Comple
1	**Module 2: Forming the Project Team**	**159 days**	**Mon 9/27/21**	**Thu 5/5/22**	**100%**
2	**OPM Selection Process**	**52 days**	**Mon 9/27/21**	**Tue 12/7/21**	**100%**
11	**Designer Selection Process**	**107 days**	**Wed 12/8/21**	**Thu 5/5/22**	**100%**
29	**Module 3: Feasibility Study**	**241 days**	**Wed 5/25/22**	**Wed 4/26/23**	**87%**
30	**Module 3.1: Preliminary Design Program**	**100 days**	**Wed 5/25/22**	**Tue 10/11/22**	**100%**
51	**Module 3.2 Preferred Schematic Report**	**171 days**	**Wed 8/31/22**	**Wed 4/26/23**	**78%**
52	PSR Submittal Development	111 days	Wed 8/31/22	Wed 2/1/23	83%
53	Development of Project Alternatives	80 days	Wed 8/31/22	Tue 12/20/22	100%
54	Community Forum #2	1 day	Wed 9/21/22	Wed 9/21/22	100%
55	Design Team Charrette	1 day	Wed 9/28/22	Wed 9/28/22	100%
56	Existing Conditions Evaluation	30 days	Wed 8/31/22	Tue 10/11/22	100%
57	Community Forum #3	1 day	Wed 11/16/22	Wed 11/16/22	100%
58	Cost Estimating	20 days	Wed 12/21/22	Thu 1/19/23	100%
59	Reconcile Cost Estimates	1 day	Fri 1/20/23	Fri 1/20/23	100%
60	SBC Approval of PSR	1 day	Thu 2/2/23	Thu 2/2/23	0%
61	Submit Mass. Historic PNF	1 day	Mon 2/6/23	Mon 2/6/23	0%
62	Finalize PSR	7 days	Fri 2/3/23	Mon 2/13/23	0%
63	PSR Submittal to MSBA	1 day	Tue 2/14/23	Tue 2/14/23	0%
64	MSBA Review of PSR	21 days	Tue 2/14/23	Tue 3/14/23	0%
65	Address MSBA PSR Comments	10 days	Wed 3/15/23	Tue 3/28/23	0%
66	FAS Presentation	1 day	Wed 3/29/23	Wed 3/29/23	0%
67	MSBA Board Meeting - PSR Approval	1 day	Wed 4/26/23	Wed 4/26/23	0%
68	**Module 4: Schematic Design**	**130 days**	**Thu 4/27/23**	**Wed 10/25/23**	**0%**
69	SD Submittal Development	74 days	Thu 4/27/23	Tue 8/8/23	0%
70	SD Pricing Set to Estimators	1 day	Wed 8/9/23	Wed 8/9/23	0%
71	Cost Estimate & Reconciliation	14 days	Thu 8/10/23	Tue 8/29/23	0%
72	Community Forum #4	1 day	Thu 8/17/23	Thu 8/17/23	0%
73	SBC Approval of SD Submission	1 day	Wed 8/30/23	Wed 8/30/23	0%
74	SD Submittal to MSBA	1 day	Thu 8/31/23	Thu 8/31/23	0%
75	DESE Special Education Review/Approval	21 days	Fri 9/1/23	Fri 9/29/23	0%
76	MSBA SD Review	21 days	Thu 8/31/23	Thu 9/28/23	0%
77	Address SD Comments	10 days	Fri 9/29/23	Thu 10/12/23	0%
78	FAS Review MSBA	1 day	Wed 9/27/23	Wed 9/27/23	0%

ID	Task Name	Duration	Start	Finish	% Comple
79	MSBA Board Meeting - Project Scope & Budget PS&B Approval	1 day	Wed 10/25/23	Wed 10/25/23	0%
80	**Module 5: Funding the Project**	**12 days**	**Thu 11/9/23**	**Fri 11/24/23**	**0%**
81	District Vote to Approriate Full Project Cost	1 day	Thu 11/9/23	Thu 11/9/23	0%
82	Certificate of Vote Sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%
83	PSBA sent to the MSBA	1 day	Fri 11/10/23	Fri 11/10/23	0%
84	PSBA Executed	10 days	Mon 11/13/23	Fri 11/24/23	0%
85	**Module 6: Detailed Design**	**265 days**	**Mon 11/27/23**	**Fri 11/29/24**	**0%**
86	100% DD Development	70 days	Mon 11/27/23	Fri 3/1/24	0%
87	Issue DD Documents to Estimators	1 day	Mon 3/4/24	Mon 3/4/24	0%
88	Estimate DD Documents	14 days	Tue 3/5/24	Fri 3/22/24	0%
89	Cx Agent Comments on 100% DD	10 days	Mon 3/4/24	Fri 3/15/24	0%
90	Team Responds to Cx Agent's Comments	4 days	Mon 3/18/24	Thu 3/21/24	0%
91	Reconcile DD Documents	1 day	Mon 3/25/24	Mon 3/25/24	0%
92	SBC Approval of 100% DD Submission to MSBA	1 day	Tue 3/26/24	Tue 3/26/24	0%
93	100% DD Submission to the MSBA	1 day	Wed 3/27/24	Wed 3/27/24	0%
94	MSBA DD Review	21 days	Wed 3/27/24	Wed 4/24/24	0%
95	Address DD Review Comments	14 days	Thu 4/25/24	Tue 5/14/24	0%
96	**CM @ Risk Procurement Process**	**90 days**	**Mon 11/27/23**	**Fri 3/29/24**	**0%**
97	Submit Application to OIG	30 days	Mon 11/27/23	Fri 1/5/24	0%
98	Issue Ch. 149A CM @ Risk RFQ	20 days	Mon 1/8/24	Fri 2/2/24	0%
99	Review and Qualify CM Firms	10 days	Mon 2/5/24	Fri 2/16/24	0%
100	Issue C. 149A CM @ Risk RFP	20 days	Mon 2/19/24	Fri 3/15/24	0%
101	CM Interviews	5 days	Mon 3/18/24	Fri 3/22/24	0%
102	Selection and Negotiation	5 days	Mon 3/25/24	Fri 3/29/24	0%
103	**60% Construction Documents**	**98 days**	**Thu 3/28/24**	**Mon 8/12/24**	**0%**
104	60% CD Development	48 days	Thu 3/28/24	Mon 6/3/24	0%
105	60% CDs to Estimators	1 day	Tue 6/4/24	Tue 6/4/24	0%
106	Cost estimate/Reconciliation/VE if Required	14 days	Wed 6/5/24	Mon 6/24/24	0%
107	Cx Agent's Comments on 60% CD	14 days	Tue 6/4/24	Fri 6/21/24	0%
108	Teams Respond to Cx Agent's Comments	4 days	Mon 6/24/24	Thu 6/27/24	0%
109	SBC Approval of 60% CD Submission to MSBA	1 day	Fri 6/28/24	Fri 6/28/24	0%
110	60% CD Submission to MSBA	1 day	Mon 7/1/24	Mon 7/1/24	0%



ID	Task Name	Duration	Start	Finish	% Comple
111	MSBA 60% CD Review	21 days	Mon 7/1/24	Mon 7/29/24	0%
112	Address 60% Review Comments	10 days	Tue 7/30/24	Mon 8/12/24	0%
113	**Structural Peer Review**	**12 days**	**Tue 6/4/24**	**Wed 6/19/24**	**0%**
114	Issue 60% Structural CDs to Peer Reviewer	1 day	Tue 6/4/24	Tue 6/4/24	0%
115	Structural Steel Peer Review on 60% CDs	10 days	Wed 6/5/24	Tue 6/18/24	0%
116	Review/Incorporate Peer Reviewer's Comm	1 day	Wed 6/19/24	Wed 6/19/24	0%
117	**Filed Sub Bid Process**	**35 days**	**Tue 3/19/24**	**Mon 5/6/24**	**0%**
118	Issue RFQ for Filed Sub Bids	20 days	Tue 3/19/24	Mon 4/15/24	0%
119	Prequailify Filed Subs	10 days	Tue 4/16/24	Mon 4/29/24	0%
120	Notify Preqaulified Bidders	5 days	Tue 4/30/24	Mon 5/6/24	0%
121	**90% Construction Documents**	**76 days**	**Thu 7/4/24**	**Thu 10/17/24**	**0%**
122	90% CD Development	30 days	Thu 7/4/24	Wed 8/14/24	0%
123	NOI to Con Comm and DEP	1 day	Tue 7/9/24	Tue 7/9/24	0%
124	90% CDs to Estimators	1 day	Thu 8/15/24	Thu 8/15/24	0%
125	Cost Estimate/Reconciliation/VE if Required	14 days	Fri 8/16/24	Wed 9/4/24	0%
126	Cx Agent Comments on 90% CDs	14 days	Fri 8/16/24	Wed 9/4/24	0%
127	Team Responds to Cx Agent's Comments	4 days	Thu 9/5/24	Tue 9/10/24	0%
128	SBC Approval of 90% CD Submission to MSE	1 day	Wed 9/11/24	Wed 9/11/24	0%
129	90% CD Submission to MSBA	1 day	Thu 9/12/24	Thu 9/12/24	0%
130	MSBA 90% CD Review Comments	21 days	Thu 9/12/24	Thu 10/10/24	0%
131	Address 90% Review Comments	5 days	Fri 10/11/24	Thu 10/17/24	0%
132	**100% Construction Documents**	**56 days**	**Fri 9/13/24**	**Fri 11/29/24**	**0%**
133	100% CD/ Bid Packages Development	25 days	Fri 9/13/24	Thu 10/17/24	0%
134	Bid Early Package #1 (Sitework)	15 days	Tue 7/2/24	Mon 7/22/24	0%
135	Bid Early Package #2 (Concrete, Steel)	15 days	Fri 9/13/24	Thu 10/3/24	0%
136	Bid 100% CDs	15 days	Fri 10/18/24	Thu 11/7/24	0%
137	Bids Due	1 day	Fri 11/8/24	Fri 11/8/24	0%
138	Finalize GMP	15 days	Mon 11/11/24	Fri 11/29/24	0%
139	**Module 7: Construction**	**734 days**	**Tue 7/23/24**	**Fri 5/14/27**	**0%**
140	Mobilization (Early Package #1)	5 days	Tue 7/23/24	Mon 7/29/24	0%
141	Phase 1- Site & Building	514 days	Tue 7/30/24	Fri 7/17/26	0%
142	Substantial Completion (Phase 1)	1 day	Mon 7/20/26	Mon 7/20/26	0%
143	Certificate of Occupancy	1 day	Mon 7/27/26	Mon 7/27/26	0%



AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
   - Review of Schedule
4) JWA Update
   - Review of PSR Reconciled Cost Estimate
   - Summary of Preferred Schematic Report Submission
   - Review of PSR Options/Matrix
5) Vote on Option to Develop Schematic Design
6) Vote to Approve Preferred Schematic Report
7) New Business
8) Adjourn

Reconciled PSR Cost Estimate

East Longmeadow High School PSR Estimate Comparison
Option 1 Code Upgrade/Repair

		PCM	PM&C	Delta	Average
A10	Foundation	$ 668,625	$ 692,100	$ (23,475.00)	$ 680,362.50
A20	Basements	$ -	-		
B10	Superstructure	$ 1,205,646	$ 1,285,900	$ (80,253.75)	$ 1,245,773.13
B20	Exterior Closure	$ 8,169,579	$ 9,722,206	$ (1,552,627.25)	$ 8,945,892.38
B30	Roofing	$ 6,083,928	$ 5,566,000	$ 517,927.50	$ 5,824,963.75
C10	Interior Construction	$ 5,670,654	$ 7,493,534	$ (1,822,880.25)	$ 6,582,093.88
C20	Stairs		$ 96,346	$ (96,346.00)	$ 96,346.00
C30	Interior Finishes	$ 3,882,425	$ 4,058,692	$ (176,267.50)	$ 3,970,558.25
D10	Conveying		$ 95,000	$ (95,000.00)	$ 95,000.00
D20	Plumbing	$ 3,630,500	$ 4,419,949	$ (789,449.00)	$ 4,025,224.50
D30	HVAC	$ 15,484,116	$ 15,184,813	$ 299,302.78	$ 15,334,464.39
D40	Fire Protection	$ 1,326,230	$ 1,448,398	$ (122,168.00)	$ 1,387,314.00
D50	Electrical	$ 6,732,122	$ 6,379,260	$ 352,862.44	$ 6,555,691.22
E10	Equipment	$ 2,632,500	$ 2,285,020	$ 347,480.00	$ 2,458,760.00
E20	Furnishings	$ 578,590	$ 2,064,900	$ (1,486,310.00)	$ 1,321,745.00
F10	Special Construction	$ -	$ 500,000	$ (500,000.00)	$ 250,000.00
F20	Selective Construction	$ 4,180,482	$ 5,033,958	$ (853,476.25)	$ 4,607,219.88
	Total Building Cost	**$ 60,245,396**	**$ 66,326,076**	$ (6,080,680.28)	$ 63,285,735.86
G10	Site Preparation	$ 383,222	$ 135,000	$ 248,222.00	$ 259,111.00
G20	Site Improvements	$ 1,624,483	$ 791,500	$ 832,983.40	$ 1,207,991.70
G30	Site Mechanical utilities	$ 215,802	$ 157,675	$ 58,126.85	$ 186,738.43
G40	Site Electrical Utilities	$ 3,600	$ 411,000	$ (407,400.00)	$ 207,300.00
	Total Site Cost	**$ 2,227,107**	**$ 1,495,175**	$ 731,932.25	$ 1,861,141.13
	Project Construction Subtotal	**$ 62,472,503**	**$ 67,821,251**	**$ (5,348,748.03)**	$ 65,146,876.99
	Design Contingency	**$ 6,247,250**	**$ 8,138,550**	$ (1,891,300.00)	$ 7,192,900.00
	Escalation	**$ 10,696,755**	**$ 7,799,444**	$ 2,897,311.00	$ 9,248,099.50
	General Conditions & Requirements	**$ 9,600,000**	**$ 8,435,878**	$ 1,164,122.00	$ 9,017,939.00
	CM Fee	**$ 2,396,584**	**$ 2,878,369**	$ (481,785.00)	$ 2,637,476.50
	Phasing and Logistics	**$ -**	**$ 2,034,638**	$ (2,034,638.00)	$ 1,017,319.00
	Bond & Insurance	**$ 1,566,395**	**$ 1,715,877**	$ (149,482.00)	$ 1,641,136.00
				$ -	
	Total Markups	**$ 30,506,984**	**$ 31,002,756**	**$ (495,772.00)**	$ 30,754,870.00
	Grand Total	**$ 92,979,487**	**$ 98,824,007**	**$ (5,844,520.03)**	**$ 95,901,746.99**
	Cost/SF:	$ 498	$ 529		$ 513

JWA JONES WHITSETT ARCHITECTS SMMA

SKANSKA

Option 1 – Code Upgrade

- This option has not changed since PDP.
- This reflects the cost of improving the school to meet current energy, building and accessibility codes but with no overall educational improvements or program changes.
- This assumes that the estimated cost would be paid by the District, either in a single project or over the course of many maintenance projects and code upgrades.

What changed between PDP & PSR?

Reconciled PSR Cost Estimate

East Longmeadow High School PSR Estimate Comparison
Option 2C Addition/Renovation

		PCM	PM&C	Delta	Average
A10	Foundation	$ 3,868,667	$ 4,916,472	$ (1,047,804.89)	$ 4,392,569.56
A20	Basements	$ –	–		
B10	Superstructure	$ 5,466,564	$ 6,550,847	$ (1,084,283.25)	$ 6,008,705.38
B20	Exterior Closure	$ 10,515,625	$ 11,133,517	$ (617,892.00)	$ 10,824,571.00
B30	Roofing	$ 6,996,885	$ 5,399,292	$ 1,597,593.00	$ 6,198,088.50
C10	Interior Construction	$ 9,185,174	$ 9,260,147	$ (74,973.25)	$ 9,222,660.38
C20	Stairs	$ –	$ 118,862	$ (118,862.00)	$ 59,431.00
C30	Interior Finishes	$ 5,732,174	$ 5,900,082	$ (167,907.62)	$ 5,816,128.19
D10	Conveying	$ –	$ 205,000	$ (205,000.00)	$ 102,500.00
D20	Plumbing	$ 3,636,160	$ 4,667,193	$ (1,031,033.00)	$ 4,151,676.50
D30	HVAC	$ 15,819,345	$ 16,119,203	$ (299,857.75)	$ 15,969,274.13
D40	Fire Protection	$ 1,416,040	$ 1,547,831	$ (131,791.00)	$ 1,481,935.50
D50	Electrical	$ 11,397,022	$ 13,095,082	$ (1,698,060.04)	$ 12,246,051.98
E10	Equipment	$ 3,092,400	$ 3,418,100	$ (325,700.00)	$ 3,255,250.00
E20	Furnishings	$ 544,825	$ 2,155,980	$ (1,611,155.00)	$ 1,350,402.50
F10	Special Construction	$ –	$ –	$ –	$ –
F20	Selective Construction	$ 4,171,917	$ 4,749,631	$ (577,714.25)	$ 4,460,773.88
	Total Building Cost	**$ 81,842,798**	**$ 89,237,239**	$ (7,394,441.05)	$ 85,540,018.48
G10	Site Preparation	$ 2,333,995	$ 2,067,563	$ 266,432.00	$ 2,200,779.00
G20	Site Improvements	$ 10,126,750	$ 12,056,532	$ (1,929,782.26)	$ 11,091,640.87
G30	Site Mechanical utilities	$ 1,969,850	$ 1,572,610	$ 397,240.10	$ 1,771,230.05
G40	Site Electrical Utilities	$ 2,016,200	$ 916,720	$ 1,099,480.00	$ 1,466,460.00
	Total Site Cost	**$ 16,446,795**	**$ 16,613,425**	$ (166,630.16)	$ 16,530,109.92
	Project Construction Subtotal	**$ 98,289,593**	**$ 105,850,664**	**$ (7,561,071.21)**	$ 102,070,128.40
	Design Contingency	**$ 9,828,959**	**$ 12,702,080**	$ (2,873,121.00)	$ 11,265,519.50
	Escalation	**$ 15,483,650**	**$ 12,172,826**	$ 3,310,824.00	$ 13,828,238.00
	General Conditions & Requirements	**$ 5,250,000**	**$ 8,558,022**	$ (3,308,022.00)	$ 6,904,011.00
	CM Fee	**$ 3,469,078**	**$ 4,354,114**	$ (885,036.00)	$ 3,911,596.00
	Phasing & Logistics	**$ –**	**$ 3,175,520**	$ (3,175,520.00)	$ 1,587,760.00
	Bond & Insurance	**$ 2,267,371**	**$ 2,678,021**	$ (410,650.00)	$ 2,472,696.00
				$ –	
	Total Markups	**$ 36,299,058**	**$ 43,640,583**	**$ (7,341,525.00)**	$ 39,969,820.50
	Grand Total	**$ 134,588,651**	**$ 149,491,247**	$ (14,902,596.21)	**$ 142,039,948.90**
	Cost/SF:	$ 674	$ 749		$ 711

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Option 2C- Addition/Renovation

- This option shows reduced overall square footage through further design efforts.
- This cost reflects slightly higher material costs due to continuing inflation.
- The revised design assumptions reflect the more stringent requirements of the newly released energy code.
- This option still presents a compromise of the Ed Plan goals and Rec Goals.
- The cost does not include the cost of modular classroom rentals for the period of construction.

What changed between PDP & PSR?

Reconciled PSR Cost Estimate

East Longmeadow High School PSR Estimate Comparison
Option 3C New Construction

		PCM	PM&C	Delta	Average
A10	Foundation	$ 5,437,030	$ 5,556,193	$ (119,163.27)	$ 5,496,611.37
A20	Basements	$ -	-		
B10	Superstructure	$ 9,161,580	$ 8,955,875	$ 205,705.00	$ 9,058,727.50
B20	Exterior Closure	$ 11,435,515	$ 10,876,382	$ 559,133.00	$ 11,155,948.50
B30	Roofing	$ 6,198,945	$ 4,516,016	$ 1,682,929.00	$ 5,357,480.50
C10	Interior Construction	$ 11,492,870	$ 9,575,018	$ 1,917,852.00	$ 10,533,944.00
C20	Stairs	$ 214,500	$ 450,024	$ (235,524.00)	$ 332,262.00
C30	Interior Finishes	$ 5,569,781	$ 5,961,147	$ (391,365.75)	$ 5,765,464.13
D10	Conveying	$ 240,000	$ 164,500	$ 75,500.00	$ 202,250.00
D20	Plumbing	$ 3,537,690	$ 4,219,160	$ (681,469.64)	$ 3,878,425.18
D30	HVAC	$ 15,338,059	$ 15,342,400	$ (4,341.05)	$ 15,340,229.48
D40	Fire Protection	$ 1,360,460	$ 1,486,295	$ (125,835.00)	$ 1,423,377.50
D50	Electrical	$ 11,068,405	$ 12,465,700	$ (1,397,294.76)	$ 11,767,052.62
E10	Equipment	$ 3,102,800	$ 3,348,100	$ (245,300.00)	$ 3,225,450.00
E20	Furnishings	$ 487,175	$ 2,067,800	$ (1,580,625.00)	$ 1,277,487.50
F10	Special Construction	$ -	$ 50,000	$ (50,000.00)	$ 25,000.00
F20	Selective Construction	$ 3,799,721	$ 3,566,108	$ 233,612.50	$ 3,682,914.25
	Total Building Cost	**$ 88,444,531**	**$ 88,600,718**	$ (156,186.97)	$ 88,522,624.52
G10	Site Preparation	$ 2,395,995	$ 2,353,418	$ 42,577.00	$ 2,374,706.50
G20	Site Improvements	$ 10,215,071	$ 12,215,302	$ (2,000,230.68)	$ 11,215,186.66
G30	Site Mechanical utilities	$ 2,231,978	$ 2,002,060	$ 229,917.61	$ 2,117,018.81
G40	Site Electrical Utilities	$ 2,171,800	$ 1,049,440	$ 1,122,360.00	$ 1,610,620.00
	Total Site Cost	**$ 17,014,844**	**$ 17,620,220**	$ (605,376.07)	$ 17,317,531.97
	Project Construction Subtotal	**$ 105,459,375**	**$ 106,220,938**	**$ (761,563.04)**	$ 105,840,156.48
	Design Contingency	**$ 10,545,937**	**$ 12,746,513**	$ (2,200,575.70)	$ 11,646,225.15
	Escalation	**$ 16,745,188**	**$ 12,215,408**	$ 4,529,780.00	$ 14,480,298.00
	General Conditions & Requirements	**$ 6,600,000**	**$ 7,243,657**	$ (643,656.70)	$ 6,921,828.65
	CM Fee	**$ 3,751,723**	**$ 4,231,505**	$ (479,782.00)	$ 3,991,614.00
	Bond & Insurance	**$ 2,452,106**	**$ 2,623,657**	$ (171,551.00)	$ 2,537,881.50
				$ -	
	Total Markups	**$ 40,094,955**	**$ 39,060,740**	**$ 1,034,214.60**	$ 39,577,847.30
	Grand Total	**$ 145,554,330**	**$ 145,281,678**	**$ 272,651.56**	**$ 145,418,003.78**
	Cost/SF:	$ 759	$ 758		$ 758

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Option 3C- New

- This option is smaller by 2,617sf since the last submittal.
- This option still includes square footage for District Offices, ELCAT and IT.
- This option includes concessions, press box, basketball & tennis courts, updated rec fields, irrigation and full site lighting in the site costs.
- This option assumes Air-Sourced Heat Pump/VRF HVAC.
- Alternate pricing is provided for Solar PV, Geothermal and Nat Gas Fired HVAC.
- No modular rentals would be required. Students would remain in the existing school during construction.
- Assumes early demo of small gym & weight room

What changed between PDP & PSR?

Reconciled PSR Cost Estimate

	Total Gross Sq Ft	Estimated Construction Costs	***Est. Total Project Costs	**Approx. Local Share
1. Code Upgrade / Repair	186,890	$ 95,901,746	$114,800,000	114,800,000
2C. Add/Reno PSR*	199,720	$142,039,948	$173,030,000	116,968,280
3C. New Construction PSR*	191,780	$ 145,418,003	$174,074,554	117,612,680

*The District acknowledges that options containing a new pool are ineligible for participation in the MSBA Grant Program.

**Local share is assumed to be 67.6% of total cost.
***Assumes a project cost multiplier of 1.19706.
Option 2C includes 3M for Modular CRs

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Evaluation Matrix

EAST LONGMEADOW HIGH SCHOOL CRITERIA OF EVALUATION	Weighting	1 - Base Repair / Code Upgrade		2C - Add/Reno HS - Reno Pool		3C - New HS - Central Location - Pool Separate	
2/2/2023							
Scores: 0 = does not meet 1 = slightly meets 2 = definitely meets criteria		Score	Weighted Score	Score	Weighted Score	Score	Weighted Score
Meets Educational Space Needs	5	0	**0**	2	**10**	2	**10**
Meets Education Vision	5	0	**0**	1	**5**	2	**10**
Meets Community Recreational Goals	5	0	**0**	1	**5**	2	**10**
Highest MSBA Reimbursement Potential	4	1	**4**	2	**8**	1	**4**
Does not require modular rentals during construction	4	0	**0**	0	**0**	2	**8**
Meets desired Parking Needs	3	0	**0**	1	**3**	2	**6**
Meets District Office and Town IT/ELCAT Needs	3	1	**3**	2	**6**	2	**6**
Allows for greater choice in mechanical systems	2	0	**0**	0	**0**	2	**4**
Provides Energy Efficient Building Envelope	2	1	**2**	1	**2**	2	**4**
Provides for Flexibility & Expansion Potential	2	0	**0**	1	**2**	2	**4**
Meets District field requests	2	1	**2**	1	**2**	2	**4**
Reduces queueing on Maple Street	1	0	**0**	1	**1**	2	**2**
TOTAL SCORE			**11**		**44**		**72**
APPROX PROJECT COSTS		**~ 114.8Million**		**~173.0 Million**		**~174 Million**	
APPROX LOCAL SHARE		**~114.8 Million**		**~116.9 Million**		**~117.6 Million**	

AGENDA

1) Welcome and Approval of Minutes
2) Public Participation
3) SKANSKA Update
   - Review of Schedule
4) JWA Update
   - Review of PSR Reconciled Cost Estimate
   - Summary of Preferred Schematic Report Submission
   - Review of PSR Options/Matrix
5) Vote on Option to Develop Schematic Design
6) Vote to Approve Preferred Schematic Report
7) New Business
8) Adjourn

Preferred Schematic Report – Table of Contents

Introduction
- Overview of Process & Changes Since PDP
- Updated Project Directory
- MSBA Preliminary Design Program Review - and District Response

Evaluation of Existing Conditions
- Narrative
- Traffic Report
- Geotechnical Report
- Wetlands Survey
- Site Survey

Final Evaluation of Alternatives
- Narrative Outline of Architectural Systems
- Outline of Site Parameters
- Outline of Structural Systems
- Outline of HVAC Systems
- Outline of Plumbing & Fire Protection Systems
- Outline of Electrical Systems
- Outline of Security Systems
- Outline of Food Service Systems
- MSBA Summary of Preliminary Design Pricing Spreadsheet
- Designer Cost Estimate for PSR (PM&C) OPM Cost Estimate for PSR (PCM)
- Estimate Comparison
- Initial Draft Total Project Budget

Preferred Solution
- General Information
- Educational Program
- Educational Program
- Preferred Solution Space Summary
- Space Summary Narrative Sustainability Documents
- Budget Overview Narrative & Approval Process
- Budget Statement – Expenditures
- Budget Statement – Revenue Updated Project Schedules
- Communications Plan - OPM
- Work Plan – Design Team
- Project Schedule - DBB
- Project Schedule – CM at Risk

Local Action and Approval Certification
- Local Action and Approval Certified Letter

Appendix Architectural & Site Drawings
- Base Repair / Code Upgrade
- Add/Reno – Option 2C
- All New – Options 3C Massing Images (Options 2C and 3C)
- Preliminary Phasing Plan
- SBC Minutes
- SBC Presentations
- Student Engagement Takeaways

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6) Vote to Approve Preferred Schematic Report
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8) Adjourn

LOOK AHEAD

Feb. 7 – School Committee Town Council Meeting

Feb. 9 – Next SBC Meeting & Vote to Approve Preferred Schematic Design

Feb. 14 – Submission to MSBA

??? - Next Public Meeting

March 29 – Facilities Assessment Subcommittee Meeting (MSBA)

April 26 – MSBA Approval of SD Phase

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END

JWA | SMMA

GENERAL NOTES:

STRUCTURAL:
- PAINT STEEL BAR JOISTS, WHICH ARE SLIGHTLY RUSTED.
- REPAIR / RESURFACING AND REPAINTING OF METAL DECKING ARE RECOMMENDED.
- COLUMNS AND PORTIONS OF THE STEEL BAR JOISTS ARE RUSTED WITH PAINT FAILING AND FLAKING-OFF. LOCAL REPAIR WORK TO SAND, PROTECT AND REPAINT IS RECOMMENDED.

EXTERIOR WALLS:
- REPAIR / REPOINT CRACKS IN CMU WALLS PRESENT THROUGHOUT BUILDING.
- REPAINT / REPOINT CRACKS IN EXTERIOR BRICK WALLS. ASSUME 10% MASONRY REPLACEMENT; 25% REPOINTING
- THE EIFS PANELS OVER THE WINDOW SYSTEMS ARE IN POOR CONDITION AND SHOULD BE FULLY REMOVED. RESTORE ORIGINAL WINDOW OPENINGS AT ALL CLASSROOM LOCATIONS.
- ALL EXISTING WINDOWS TO BE REPLACED WITH NEW ENERGY EFFICIENT INSULATED WINDOWS.
- ALL STOREFRONTS TO BE REPLACED WITH NEW ENERGY EFFICIENT STOREFRONTS.
- ALL EXISTING EXTERIOR DOORS TO BE REPLACED WITH NEW.

INTERIOR:
- REPLACE ALL DOOR LOCKSETS WITH NEW.

ELECTRICAL:
- POWER UPGRADES IN THE TELECOMMUNICATIONS EQUIPMENT SPACES WILL BE REQUIRED TO SUPPORT FUTURE NETWORK ELECTRONIC EQUIPMENT UPGRADES.
- CARD READERS AT DOORS THAT ARE USED AFTER HOURS, EXPANDING THE CCTV SYSTEM COVERAGE AND UPGRADING THE INTRUSION DETECTION SYSTEM TO INCLUDE MOTION DETECTION IN SPACES WHERE THERE WINDOWS ON THE BUILDING EXTERIOR AND DOOR POSITION SWITCHES ON ALL EXTERIOR DOORS.
- REPLACE ALL EXISTING LIGHTS WITH NEW LAY-IN LED LIGHTS. LIGHTING CONTROLS IN CLASSROOMS TO BE UPGRADED TO PROVIDE MORE CONTROL OPTIONS.
- PANELS, FEEDERS AND BRANCH WRING CIRCUITS THAT ARE OLDER THAN THIRTY YEARS SHALL BE REPLACED.
- 120/208V ELECTRICAL SWITCHBOARD INSTALLATION DOES NOT MEET CURRENT ELECTRICAL CODE AND SHOULD EB REPLACED.
- RECEPTACLE QUANTITIES IN CLASSROOMS ARE NOT SUFFICIENT TO MEET CURRENT PROGRAM. PROVIDE ADDITIONAL RECEPTACLES AND UPGRADE ALL EXISTING.
- INCLUDE INSTALLATION OF NEW GAS GENERATOR FOR EMERGENCY BACKUP POWER FOR EGRESS INDICATOR, LIFE SAFETY AND KITCHEN REFRIGERATION.
- INSTALL NEW SECURITY CAMERA SYSTEMS PER CURRENT STANDARDS AT EXTERIOR AND INTERIOR LOCATIONS.

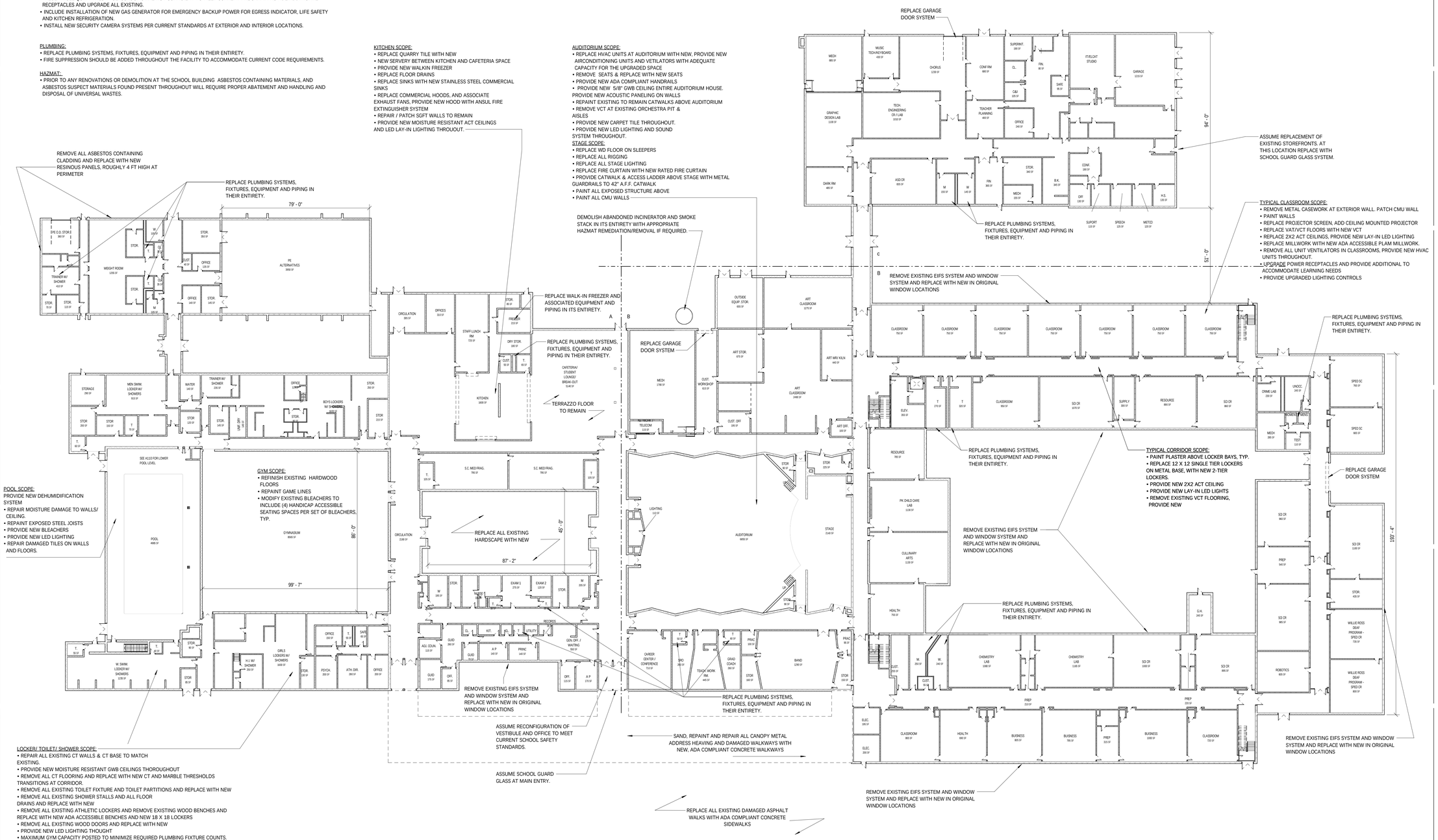
PLUMBING:
- REPLACE PLUMBING SYSTEMS, FIXTURES, EQUIPMENT AND PIPING IN THEIR ENTIRETY.
- FIRE SUPPRESSION SHOULD BE ADDED THROUGHOUT THE FACILITY TO ACCOMMODATE CURRENT CODE REQUIREMENTS.

HAZMAT:
- PRIOR TO ANY RENOVATIONS OR DEMOLITION AT THE SCHOOL BUILDING ASBESTOS CONTAINING MATERIALS, AND ASBESTOS SUSPECT MATERIALS FOUND PRESENT THROUGHOUT WILL REQUIRE PROPER ABATEMENT AND HANDLING AND DISPOSAL OF UNIVERSAL WASTES.

KITCHEN SCOPE:
- REPLACE QUARRY TILE WITH NEW
- NEW SERVERY BETWEEN KITCHEN AND CAFETERIA SPACE
- PROVIDE NEW WALKIN FREEZER
- REPLACE FLOOR DRAINS
- REPLACE SINKS WITH NEW STAINLESS STEEL COMMERCIAL SINKS
- REPLACE COMMERCIAL HOODS, AND ASSOCIATE EXHAUST FANS, PROVIDE NEW HOOD WITH ANSUL FIRE EXTINGUISHER SYSTEM
- REPAIR / PATCH SGFT WALLS TO REMAIN
- PROVIDE NEW MOISTURE RESISTANT ACT CEILINGS AND LED LAY-IN LIGHTING THROUOUT.

AUDITORIUM SCOPE:
- REPLACE HVAC UNITS AT AUDITORIUM WITH NEW, PROVIDE NEW AIRCONDITIONING UNITS AND VETILATORS WITH ADEQUATE CAPACITY FOR THE UPGRADED SPACE
- REMOVE SEATS & REPLACE WITH NEW SEATS
- PROVIDE NEW ADA COMPLIANT HANDRAILS
- PROVIDE NEW 5/8" GWB CEILING ENTIRE AUDITORIUM HOUSE. PROVIDE NEW ACOUSTIC PANELING ON WALLS
- REPAINT EXISTING TO REMAIN CATWALKS ABOVE AUDITORIUM
- REMOVE VCT AT EXISTING ORCHESTRA PIT & AISLES
- PROVIDE NEW CARPET TILE THROUGHOUT.
- PROVIDE NEW LED LIGHTING AND SOUND SYSTEM THROUGHOUT.

STAGE SCOPE:
- REPLACE WD FLOOR ON SLEEPERS
- REPLACE ALL RIGGING
- REPLACE ALL STAGE LIGHTING
- REPLACE FIRE CURTAIN WITH NEW RATED FIRE CURTAIN
- PROVIDE CATWALK & ACCESS LADDER ABOVE STAGE WITH METAL GUARDRAILS TO 42" A.F.F. CATWALK
- PAINT ALL EXPOSED STRUCTURE ABOVE
- PAINT ALL CMU WALLS



JWA
JONES WHITSETT ARCHITECTS
308 Main Street
Greenfield, MA 01301
T. 413.773.5551
F. 413.773.5551
office@joneswhitsett.com

CONSULTANTS:

LEVEL 1 - FULL RENO

East Longmeadow Highschool

PROJ. NUMBER:	2206
DATE:	
SCALE:	3/64" = 1'-0"
DRAWN BY:	NNM
REVISIONS:	

A115

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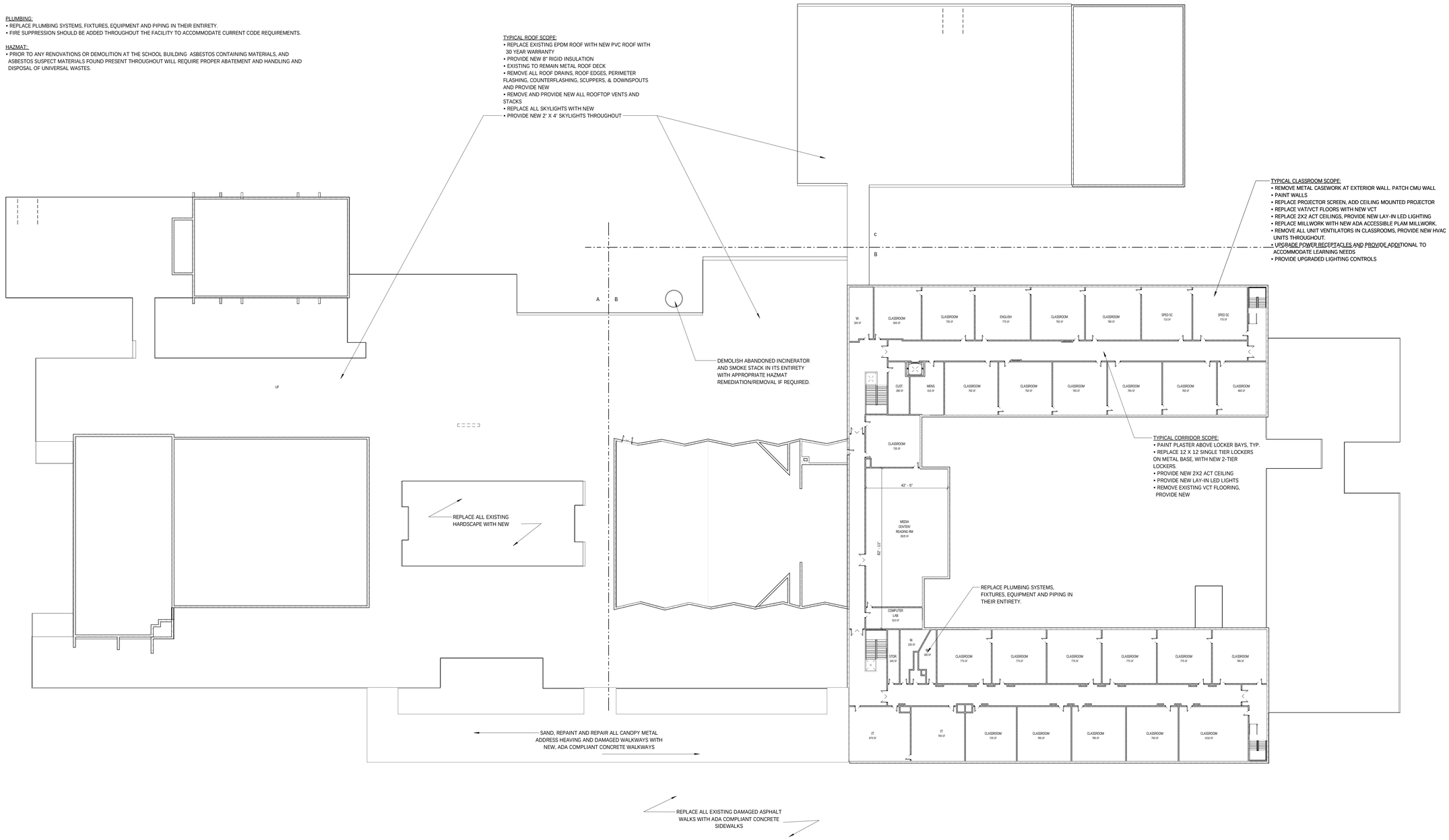

JWA
JONES WHITSETT ARCHITECTS
308 Main Street
Greenfield, MA 01301
T. 413.773.5551
F. 413.773.5551
office@joneswhitsett.com

CONSULTANTS:

LEVEL 2 - FULL RENO

East Longmeadow Highschool

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DRAWN BY:	NNM
REVISIONS:	

A117

PROVIDE NEW METAL FASCIA AT ALL ROOF EDGES (TYP)

REMOVE EXISTING EIFS SYSTEM AND WINDOW SYSTEM AND REPLACE WITH NEW IN ORIGINAL WINDOW LOCATIONS

REPAVE ALL ROADS AND WALKING PATHS THROUGHOUT ENTIRE SITE AND RESTRIPE FOR WAYFINDING AND PARKING.

PROVIDE NEW GUTTERS AND DOWNSPOUTS THOUGHOUT.

PROVIDE NEW METAL FASCIA AT ALL ROOF EDGES (TYP)

REMOVE EXISTING EIFS SYSTEM AND WINDOW SYSTEM AND REPLACE WITH NEW IN ORIGINAL WINDOW LOCATIONS

REMOVE EXTERIOR GRILLS AT UNIT HEATERS AND INFILL OPENINGS, BRICK TO MATCH EXISTING.

REPLACE ALL METAL FASCIA WITH NEW AT ALL ROOFS

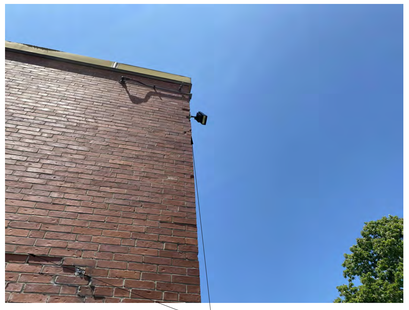
REMOVE EXISTING EIFS SYSTEM AND WINDOW SYSTEM AND REPLACE WITH NEW IN ORIGINAL WINDOW LOCATIONS

REPLACE ALL MEMBRANE ROOFS AND INSULATION WITH NEW

REPLACE ALL STOREFRONT ENTRIES WITH NEW INSULATED ALUMINUM STOREFRONTS AND DOORS.

PPROVIDE NEW LANDSCAPING AND IMPROVED GRADING IN ALL COURTYARDS. PROVIDE NEW OUTDOOR SEATING AND SHADING STRUCTURES.

ALL EXTERIOR EXTERIOR ASBESTOS PANELS TO BE REMOVED AND REPLACED WITH INSULATED METAL PANEL CLADDING AND FASCIA



EXTERIOR BRICK VENEER IS MOSTLY IN GOOD CONDITION WITH FEW AREAS OF CRACKING AND SPALLING IN NEED TO RESTORATION AND REPOINTING.

SAND, REPAINT AND REPAIR ALL CANOPY METAL ADDRESS HEAVING AND DAMAGED WALKWAYS WITH NEW, ADA COMPLIANT CONCRETE WALKWAY

REPLACE STOREFRONT ENTRY AND FACADE WITH NEW INSULATED ALUMINUM SYSRTEM

RE-GRADE AND REPAVE ALL WALKWAYS THROUGHOUT SITE

REMOVE EXISTING EIFS SYSTEM AND WINDOW SYSTEM AND REPLACE WITH NEW IN ORIGINAL WINDOW LOCATIONS

REMOVE EXTERIOR GRILLS AT UNIT HEATERS AND INFILL OPENINGS, BRICK TO MATCH EXISTING.

RE-GRADE AND REPAVE ALL WALKWAYS THROUGHOUT SITE

REPLACE STOREFRONT ENTRY AND FACADE WITH NEW INSULATED ALUMINUM SYSRTEM

REMOVE EXTERIOR GRILLS AT UNIT HEATERS AND INFILL OPENINGS, BRICK TO MATCH EXISTING.

DEMOLISH ABONDONED INSINERATOR AND SMOKE STACK IN ITS ENTIRETY WITH APPROPRIATE HAZMAT REMEDIATION/REMOVAL IF REQUIRED.

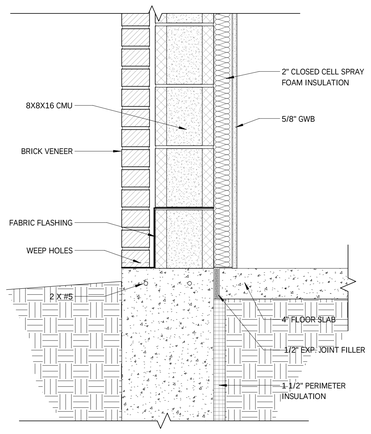
REPLACE ALL OVERHEAD DOORS WITH NEW INSULATED METAL OVERHEAD DOORS AT LOADING AREAS.

ALL EXTERIOR ASBESTOS PANELS TO BE REMOVED AND REPLACED WITH INSULATED METAL PANEL CLADDING AND FASCIA

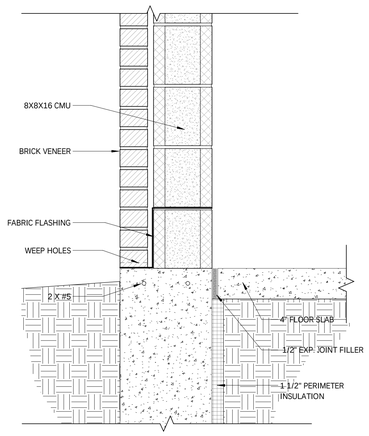
REPLACE ALL OVERHEAD DOORS WITH NEW INSULATED METAL OVERHEAD DOORS AT LOADING AREAS.

PROVIDE NEW OR UPGRADE BLEACHERS ACCROSS FROM PRESSBOX TO BE ADA ACCESSIBLE

REPLACE PRESSBOX WITH NEW ACCESSIBLE ONE WITH RAMP



2 TYP WALL SECTION - NEW
1 1/2" = 1'-0"



1 TYP WALL SECTION - EXISTING
1 1/2" = 1'-0"

JWA
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Greenfield, MA 01301
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EXTERIOR IMPROVEMENTS

East Longmeadow Highschool

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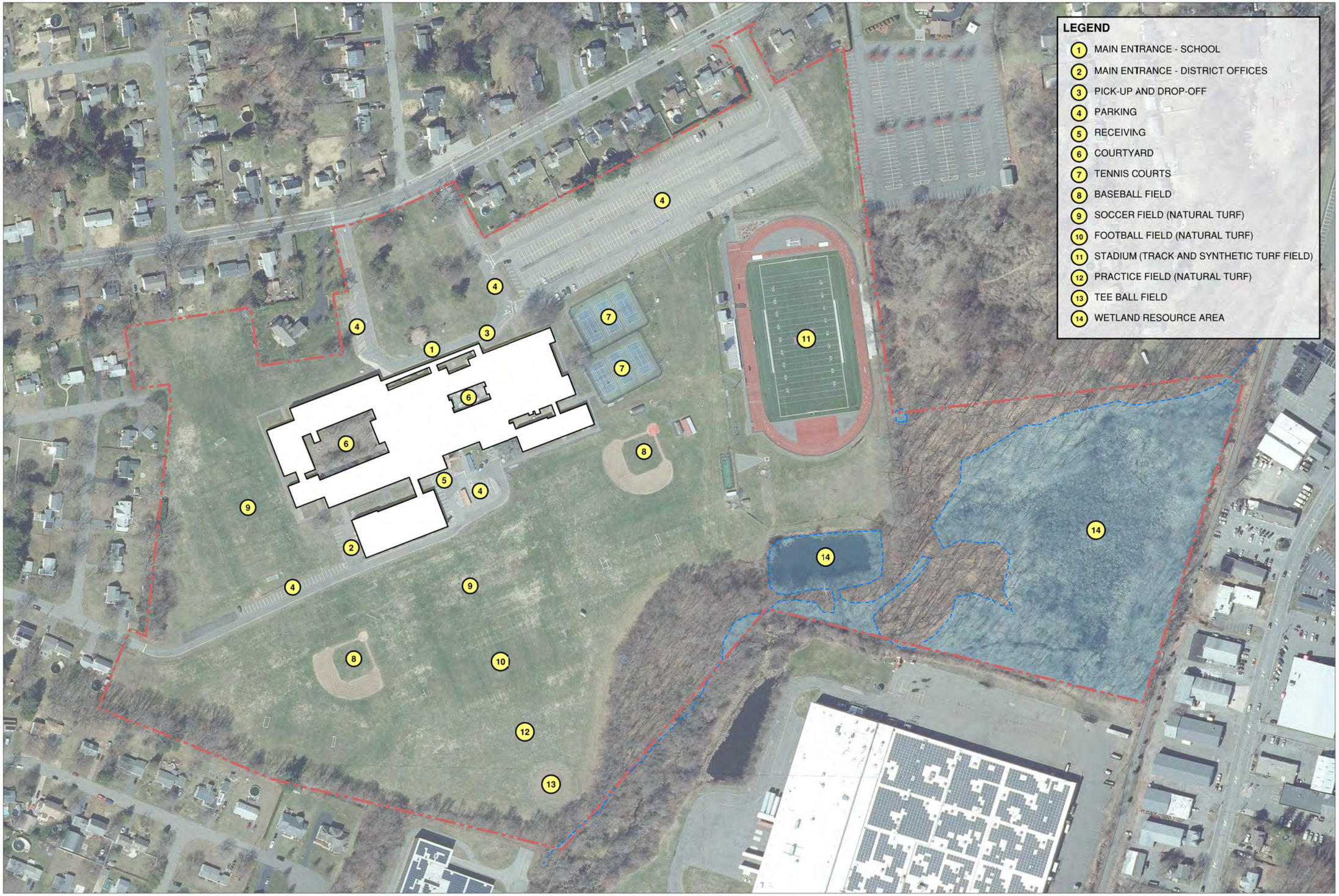
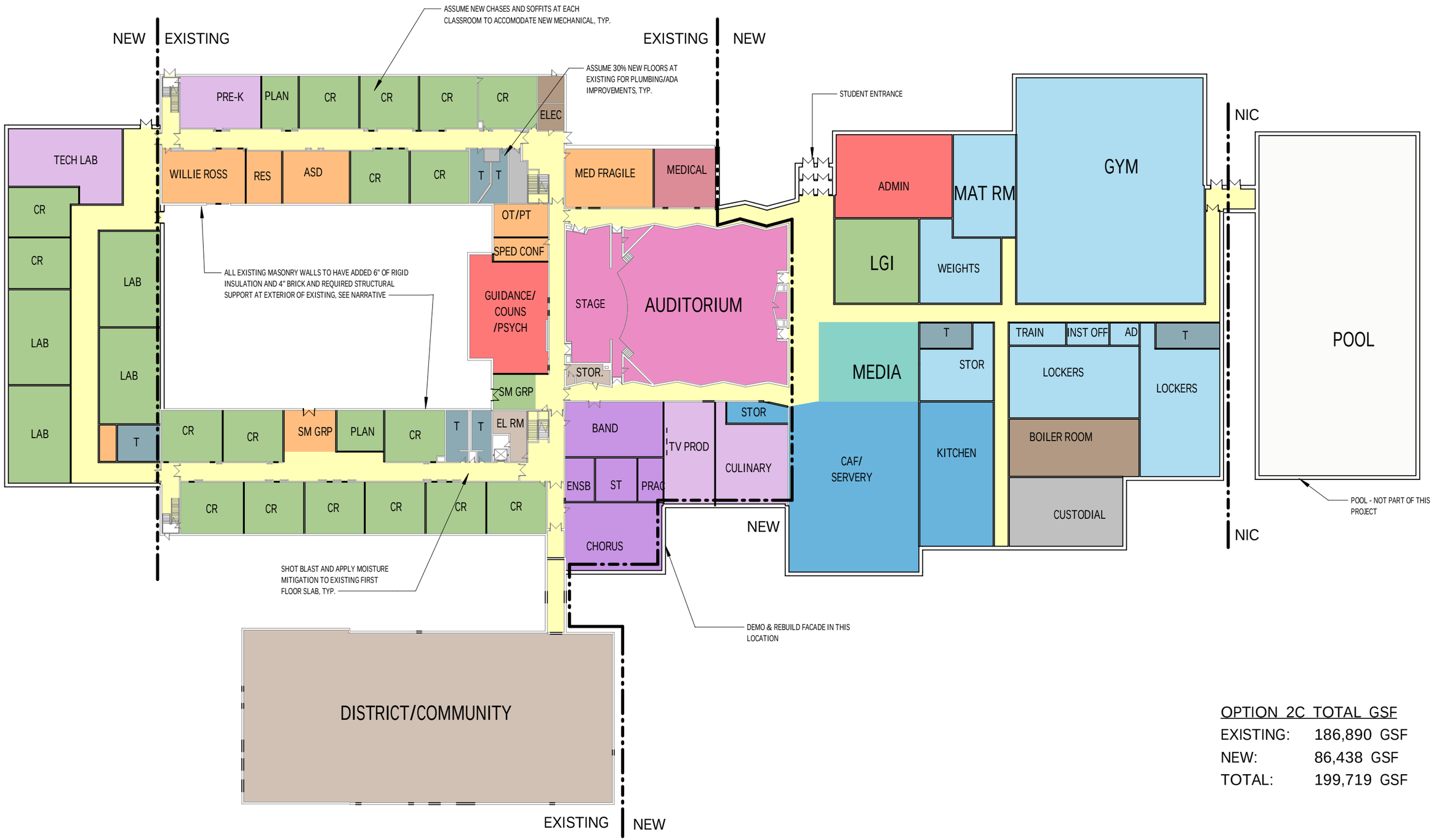
REVISIONS:	

A118



OPTION 1 - BASE REPAIR / CODE UPGRADE



OPTION 2C TOTAL GSF

EXISTING:	186,890 GSF
NEW:	86,438 GSF
TOTAL:	199,719 GSF

JWA JONES WHITSETT ARCHITECTS
308 Main Street
Greenfield, MA 01301
413.773.5551
WWW.JONESWHITSETT.COM

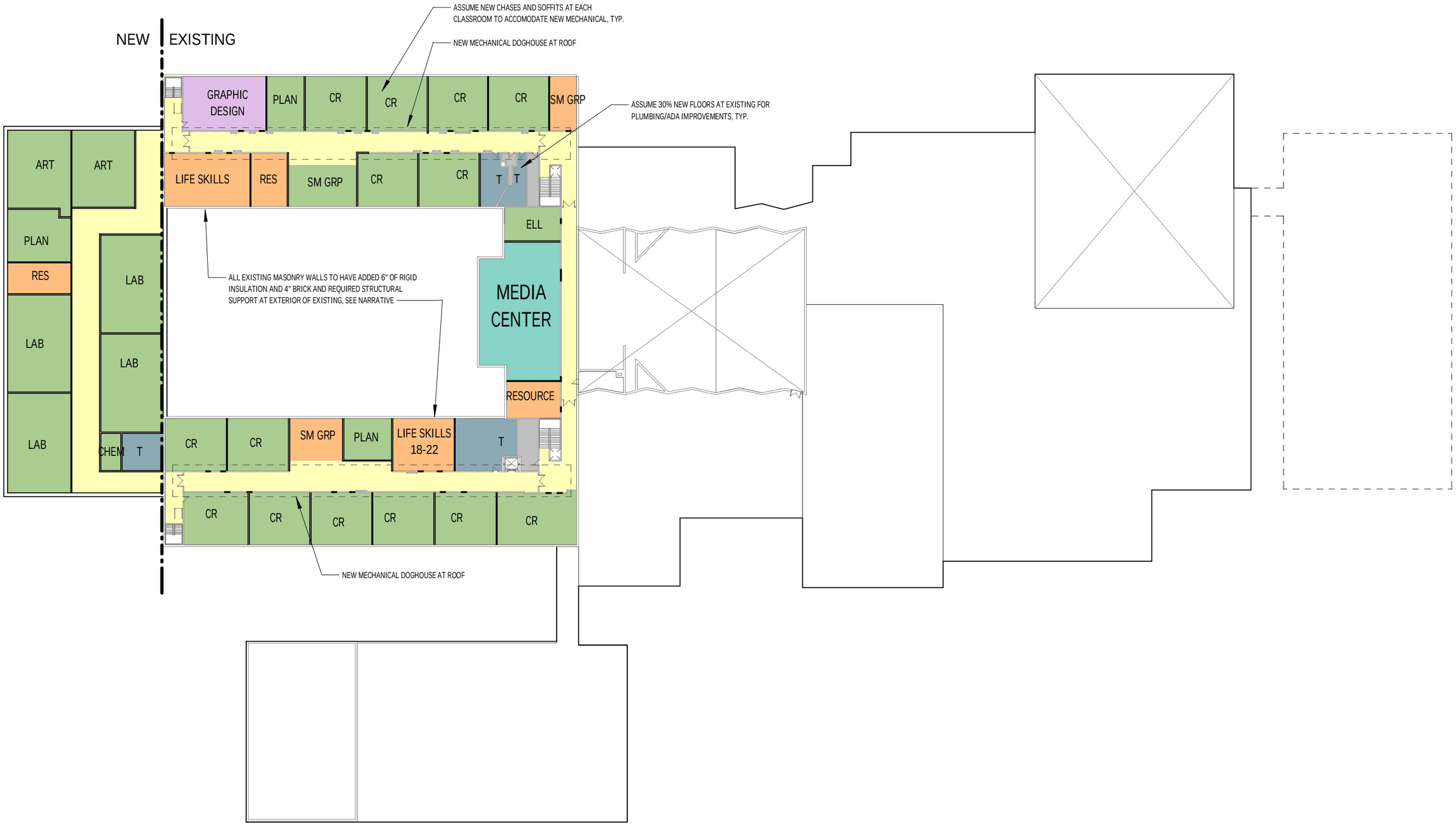
ADD/RENO OPTION 2C - LEVEL 1

PROJECT:
DATE: 07/06/22

SCALE: 1" = 50'-0"
0 2' 4' 8'

PN N

A2C-1



JWA JONES WHITSETT ARCHITECTS
308 Main Street
Greenfield, MA 01301
413.773.5551
WWW.JONESWHITSETT.COM

ADD/RENO OPTION 2C - LEVEL 2

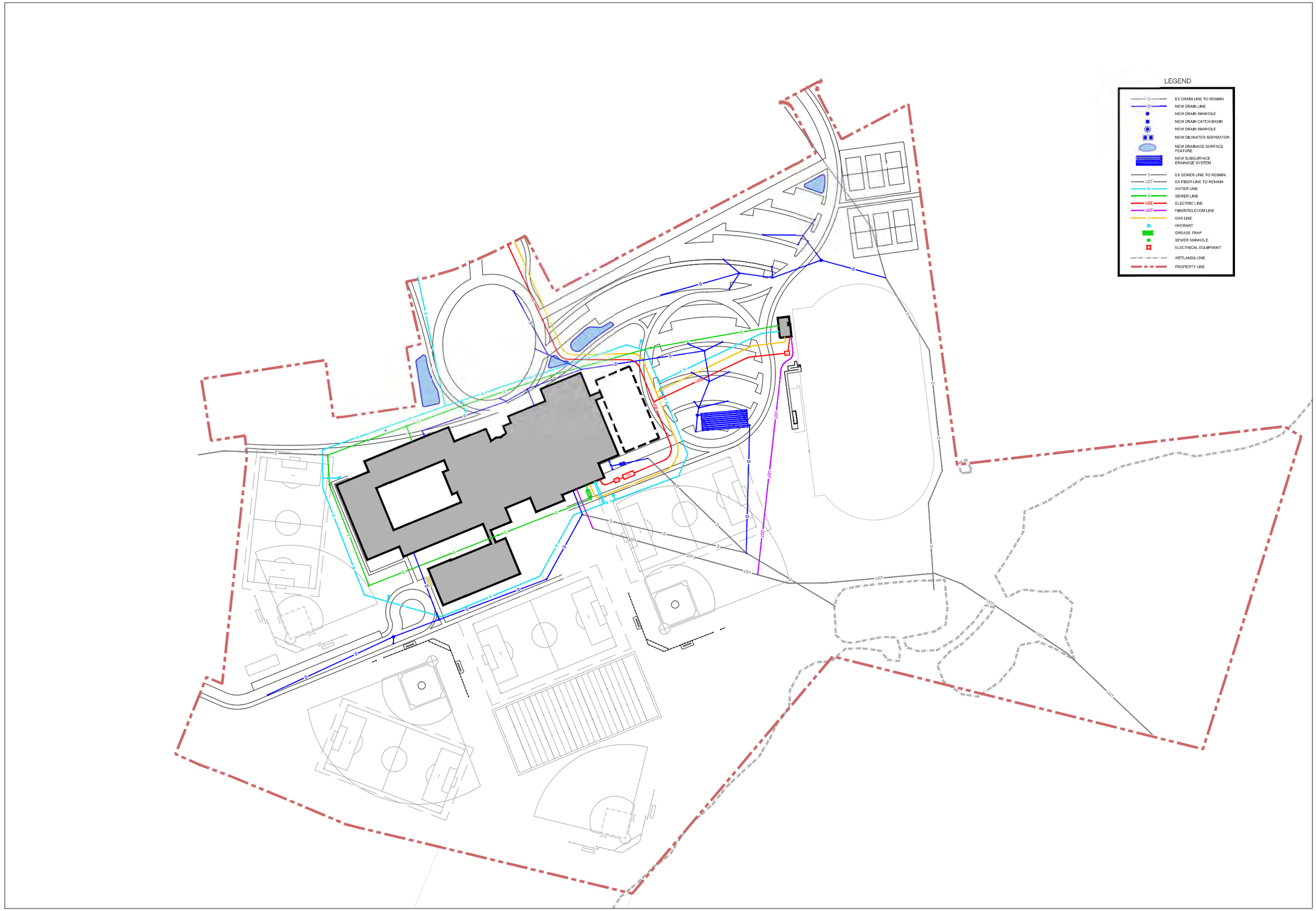
PROJECT:
DATE: 07/06/22

SCALE: 1" = 50'-0"
0 2' 4' 8'

PN N

A2C-2

OPTION 2C - ADDITION/RENOVATION



OPTION 2C - ADDITION/RENOVATION
DRAINAGE & UTILITIES PLAN

0 80 160 N

ALTERNATE 1: ADD GEOTHERMAL GROUND SOURCE HEAT PUMPS IN PLACE OF AIR SOURCE HEAT PUMPS

ALTERNATE 2: REPLACE HEAT PUMP VRF SYSTEM WITH GAS FIRED BOILERS/AIR COOLED CHILLERS, 4-PIPE FCUs

ALTERNATE 3: DEDUCT 3,800 SF FOR REMOVING IT AND ELCAT FROM SCOPE

ALTERNATE 4: DEDUCT 10,470 SF FOR REMOVING IT, ELCAT, AND DISTRICT FROM SCOPE

NOTE: POOL IS NOT PART OF THIS PROJECT.

OPTION 3C TOTAL GSF

TOTAL: 191,780 GSF

JWA
JONES WHITSETT ARCHITECTS
308 Main Street
Greenfield, MA 01301
T. 413.773.5551
F. 413.773.5552
office@joneswhitsett.com

CONSULTANTS:

NEW CONSTRCUTION - OPTION 3C - LEVEL 1

EAST LONGMEADOW HIGH SCHOOL

180 MAPLE STREET, EAST LONGMEADOW, MA 01028

PROJECT:	2206
DATE:	12/20/22
DRAWN BY:	Author

SCALE:	1" = 50'-0"

A3C-1

JWA
JONES WHITSETT
ARCHITECTS
308 Main Street
Greenfield, MA 01301
T. 413.773.5551
F. 413.773.5552
office@joneswhitsett.com

CONSULTANTS:

NEW CONSTRUCTION - OPTION 3C - LEVEL 2

EAST LONGMEADOW HIGH SCHOOL

180 MAPLE STREET, EAST LONGMEADOW, MA 01028

PROJECT:	2206
DATE:	12/20/22
DRAWN BY:	Author

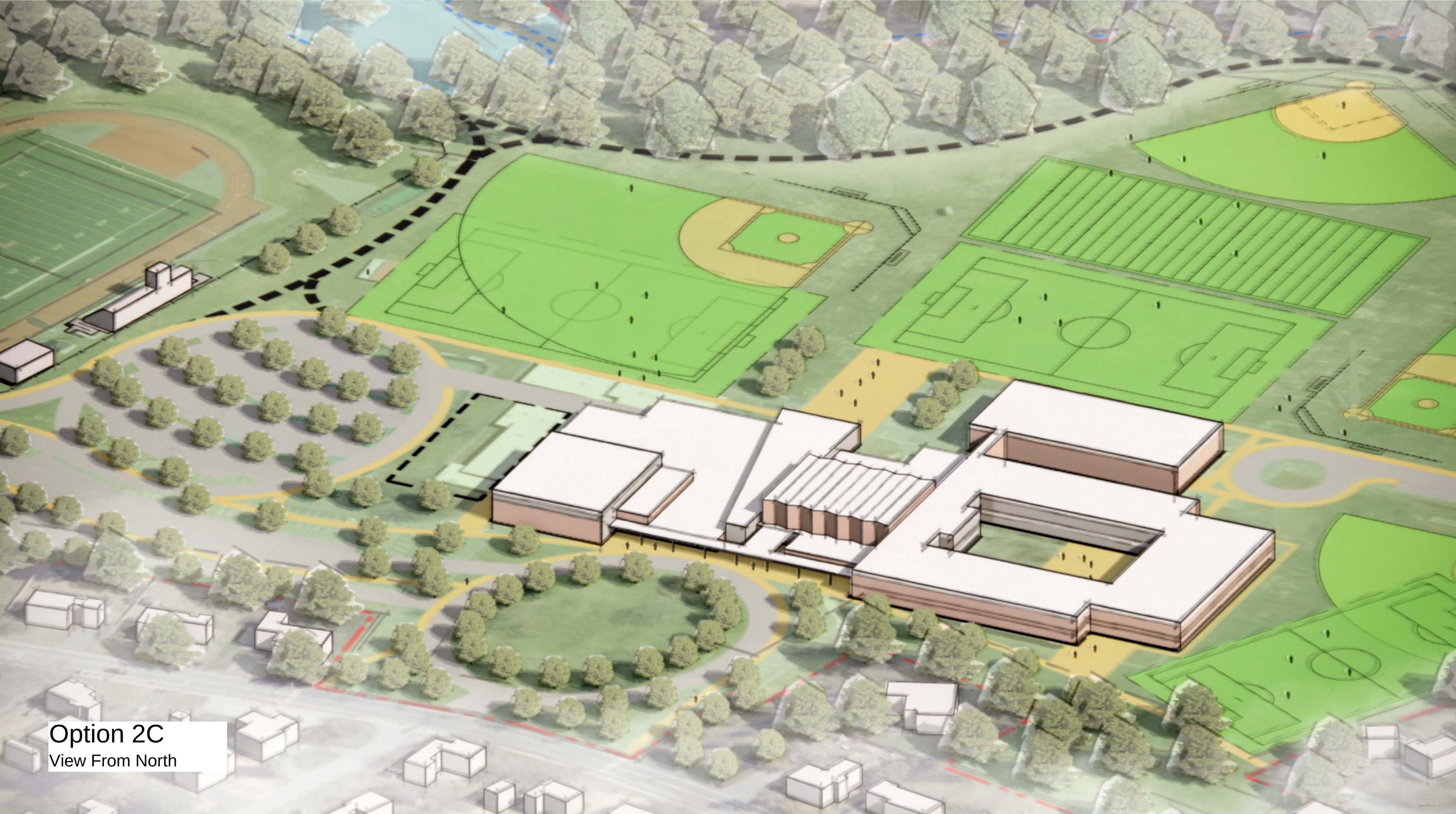
SCALE:	1" = 50'-0"

A3C-2

OPTION 3C - ALL NEW CONSTRUCTION
DRAINAGE & UTILITIES PLAN

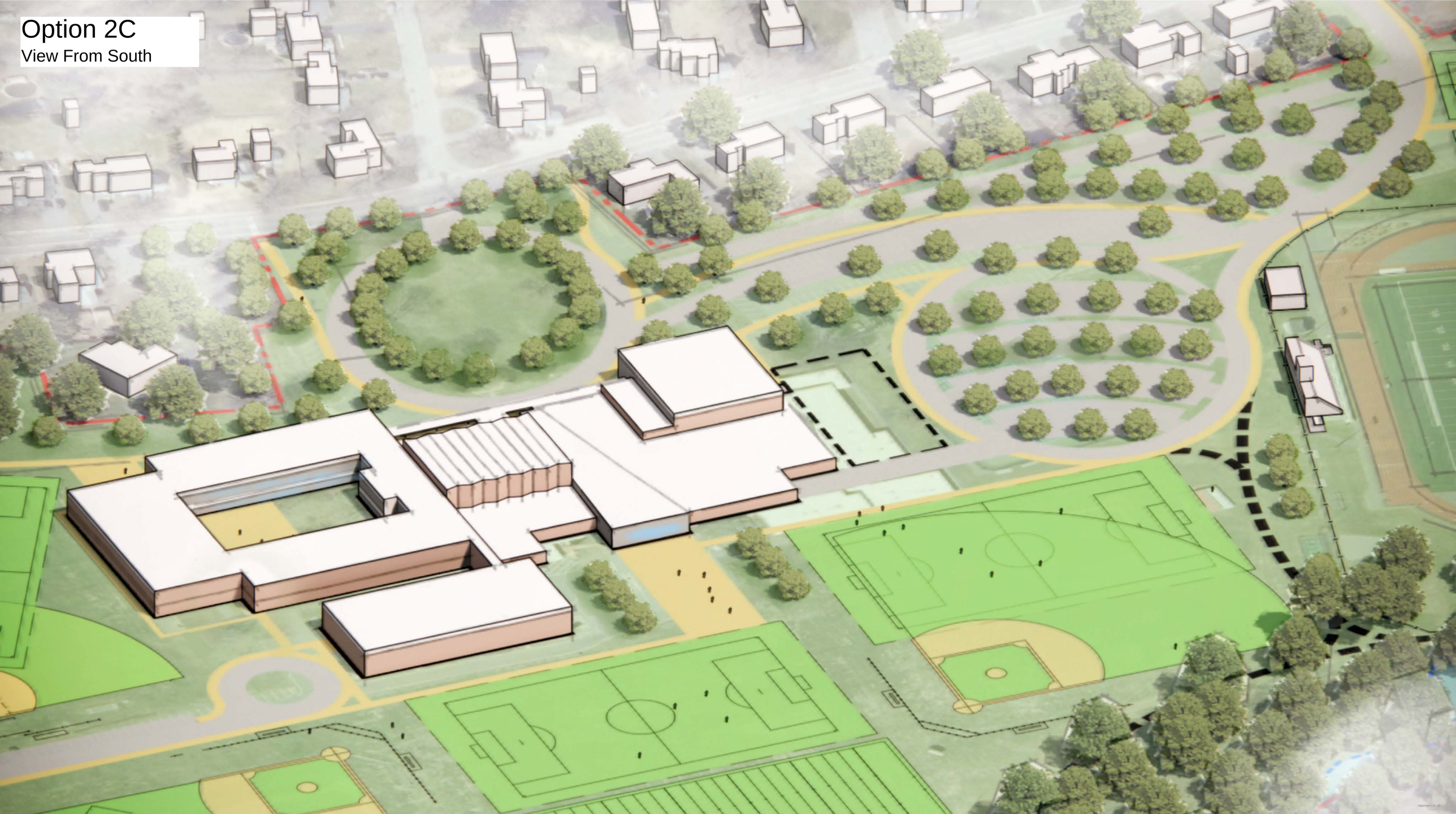
0 80 160 N

OPTION 3C - ALL NEW CONSTRUCTION


Option 2C
View From North

Option 2C

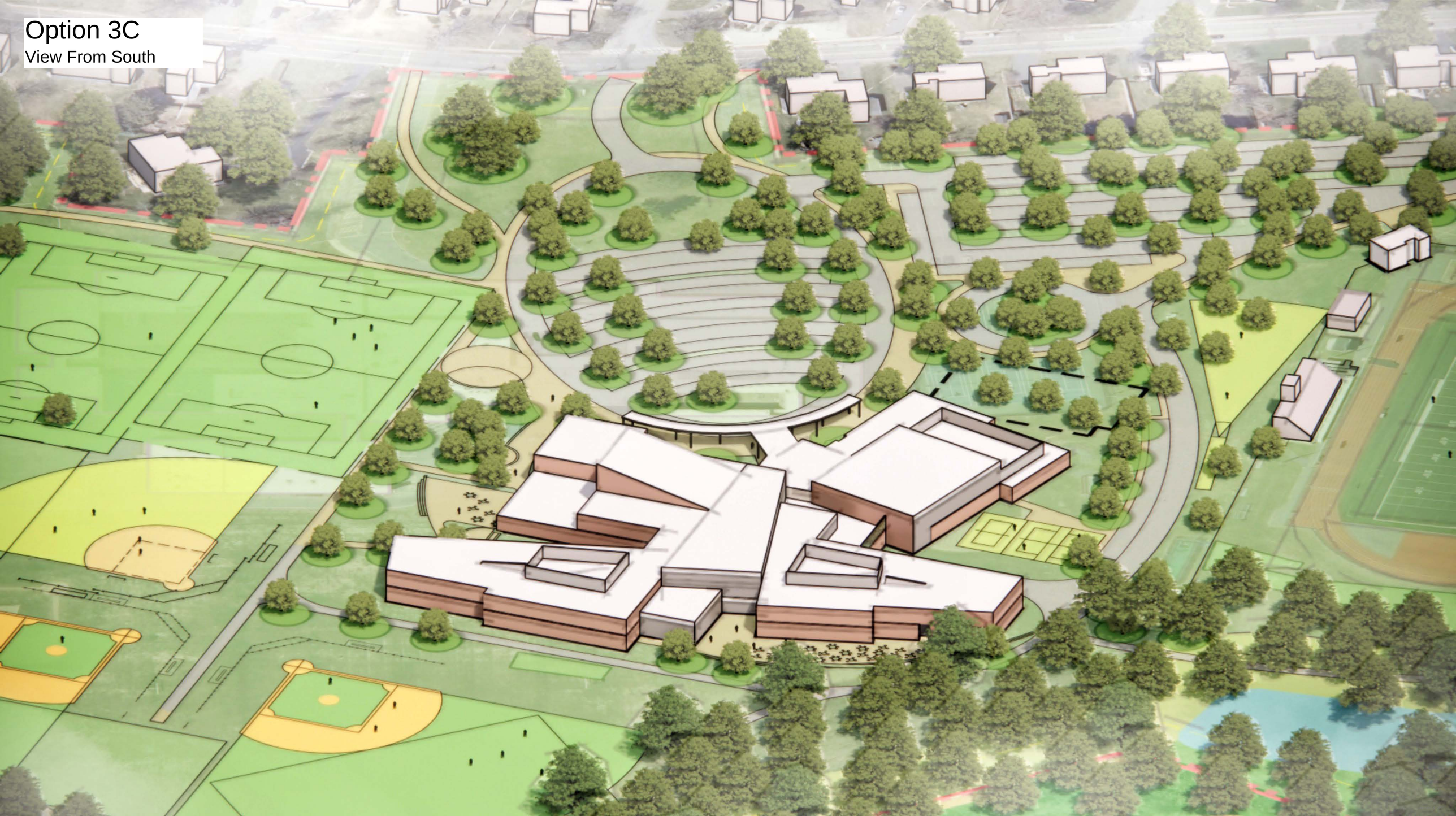
View From South

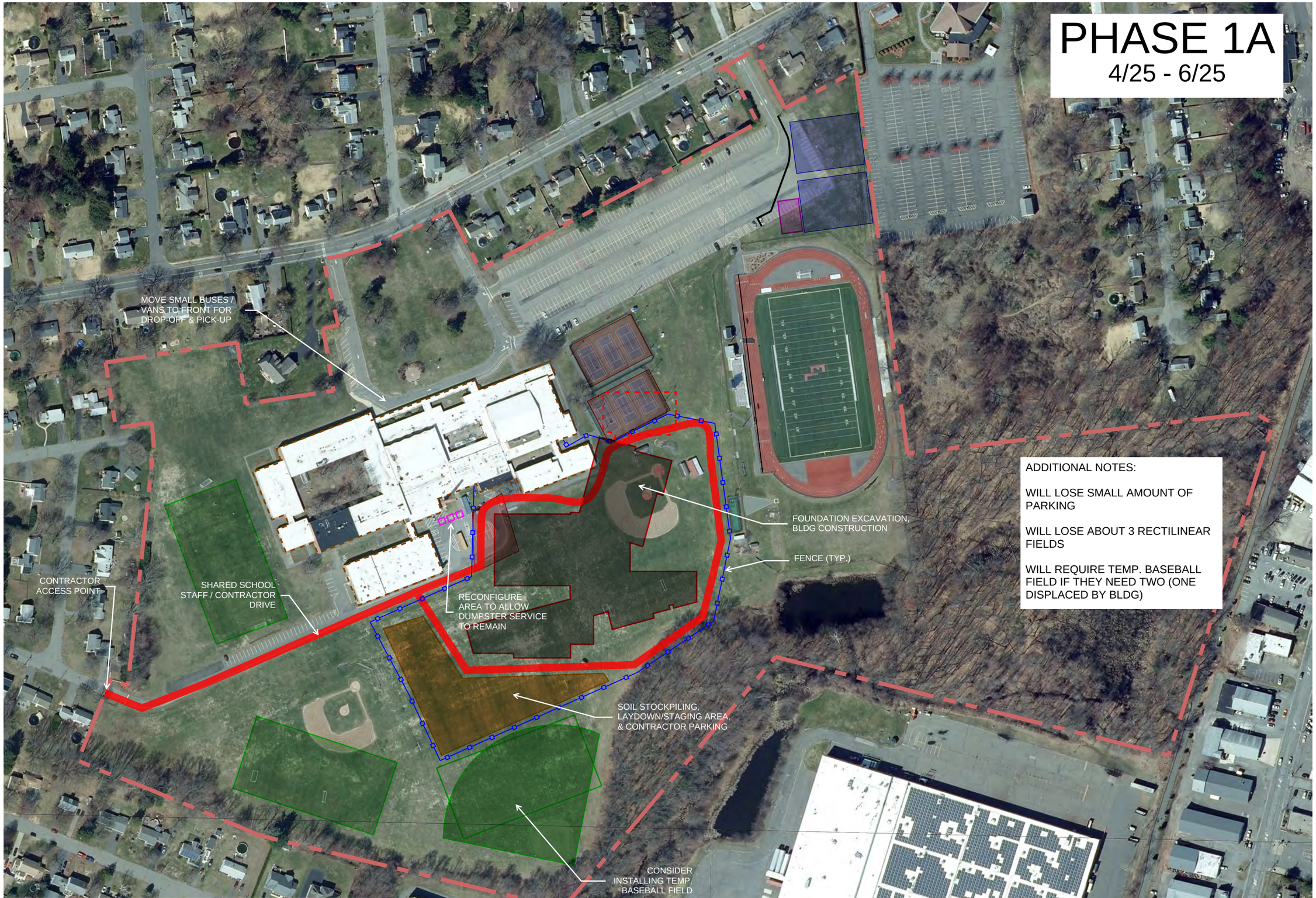


Option 3C
View From North

Option 3C

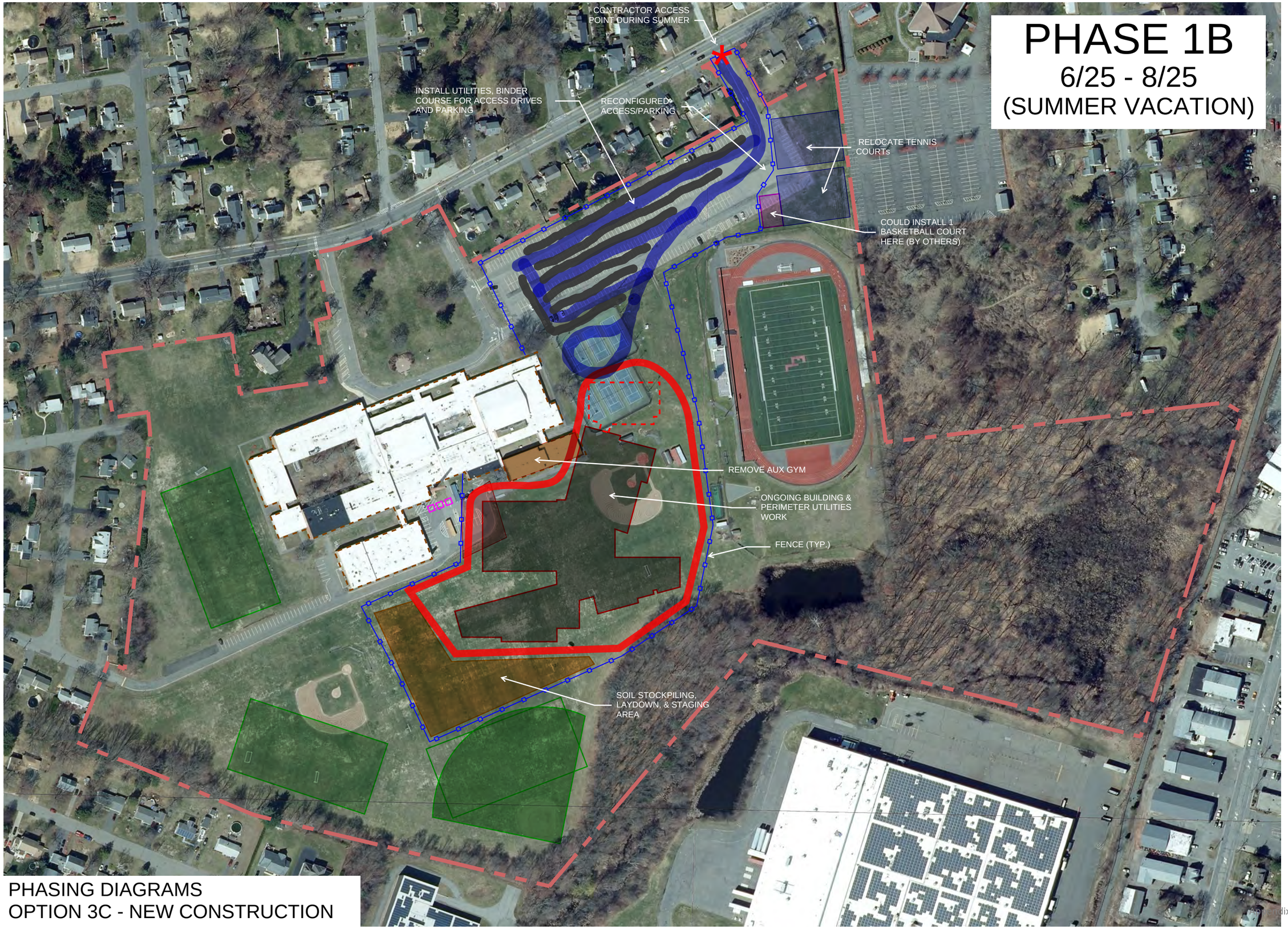
View From South



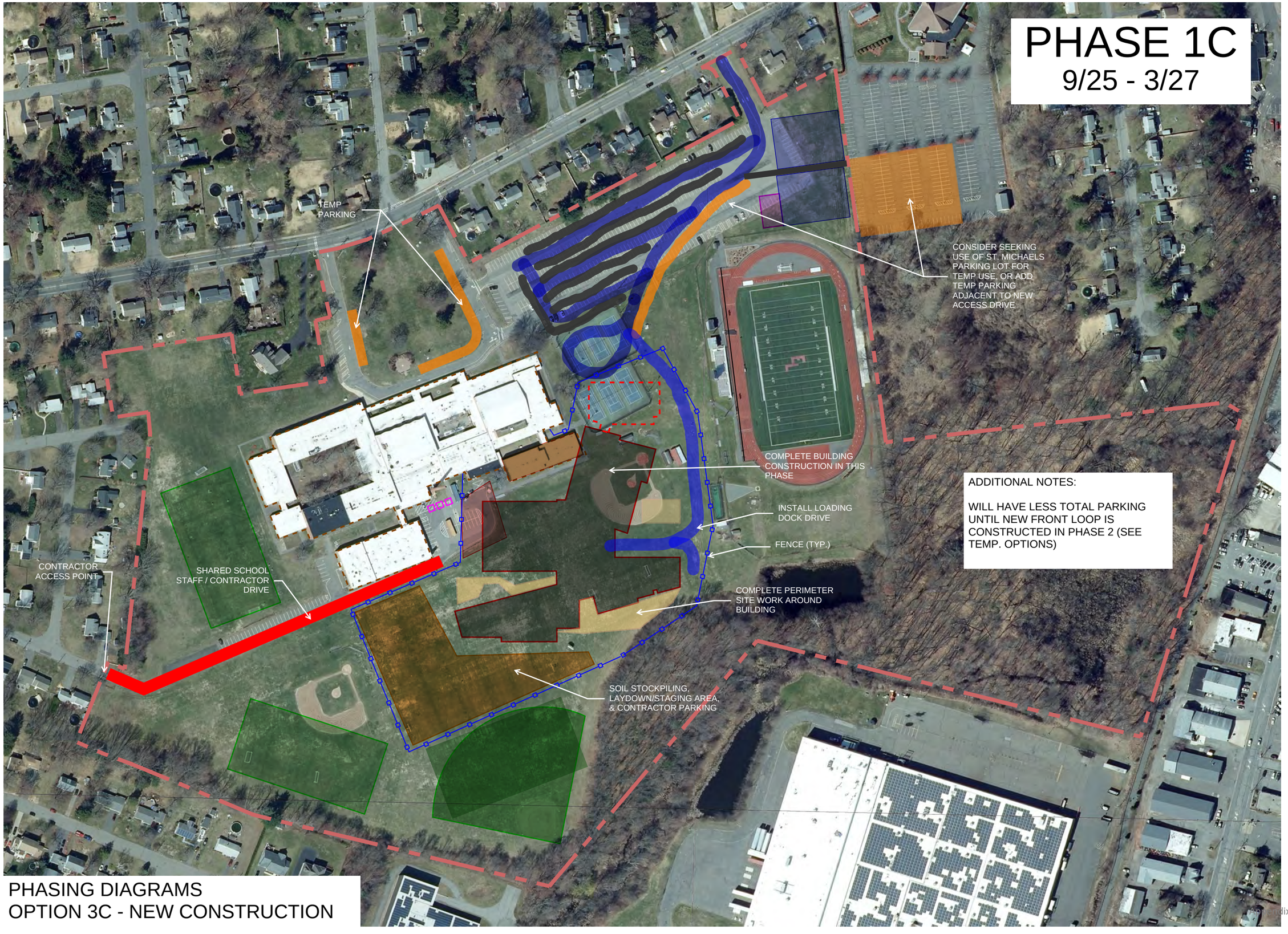


PHASING DIAGRAMS
OPTION 3C - NEW CONSTRUCTION

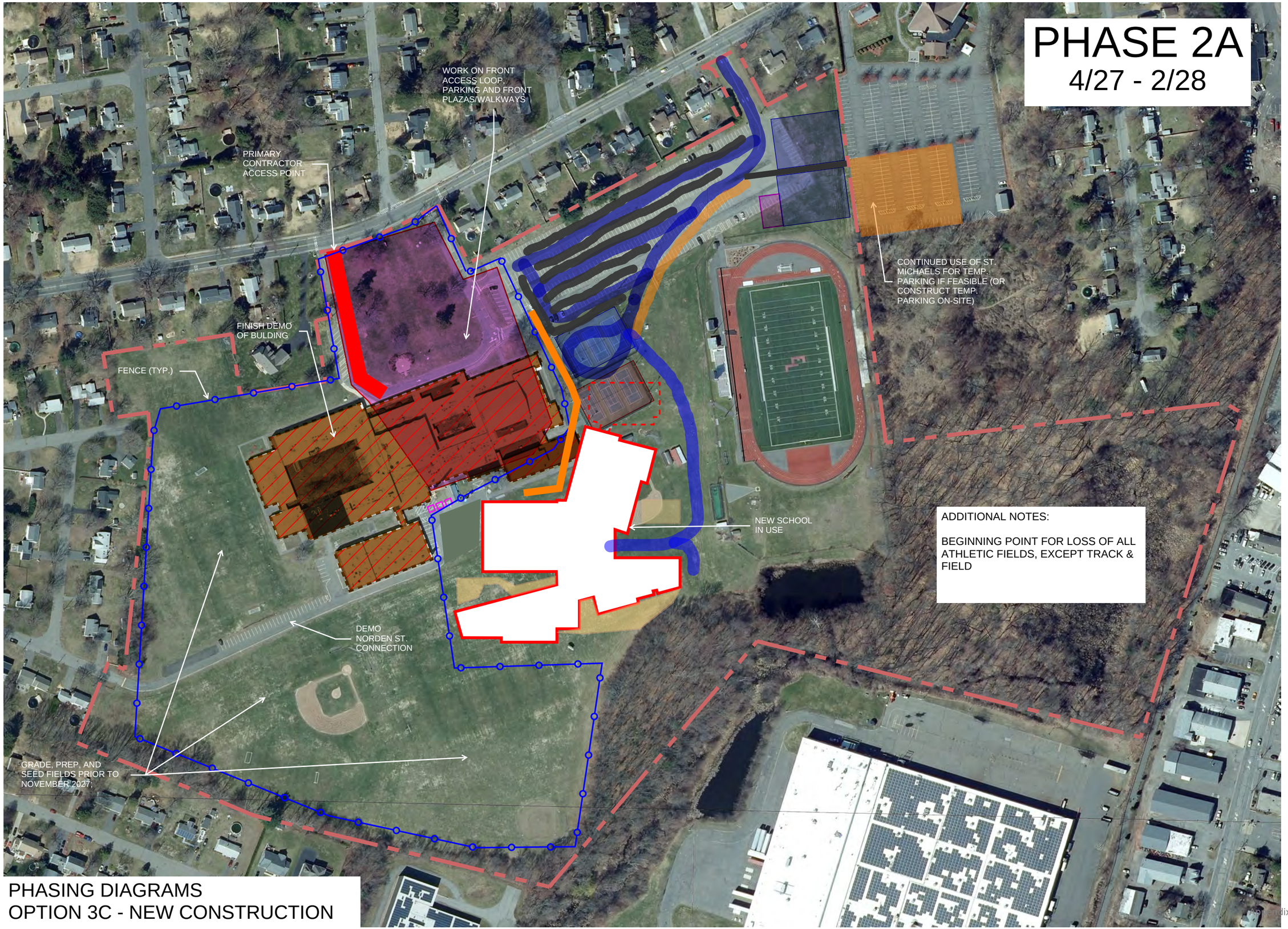
Note that these Phasing Diagrams assume a DBB approach. The SBC is expecting to vote on DBB vs CM@Risk project delivery approach - during the Schematic Design phase.



PHASING DIAGRAMS
OPTION 3C - NEW CONSTRUCTION



PHASING DIAGRAMS
OPTION 3C - NEW CONSTRUCTION



PHASING DIAGRAMS
OPTION 3C - NEW CONSTRUCTION

PHASING DIAGRAMS
OPTION 3C - NEW CONSTRUCTION

Student Engagement – Major Takeaways

Re: Student Engagement Day
Project: East Longmeadow High School
Date/Time: 12/13/2022, 8:30 -12:30 PM

Attendees:

TOWN/DISTRICT	OPM/DESIGN TEAM
8:30 AM – Discrete (C-Grid) Math	Aviva Galaski, JWA
9:20 AM - Environmental Science	Jill DeCoursey, JWA
10:20 AM - Accounting	
11:50 AM - ELL	

Aviva Galaski and Jill DeCoursey from Jones Whitsett Architects visited four classes at East Longmeadow High School on the morning of December 13, 2022. They provided an interactive presentation using Aha Slides and gathered input from students on their thoughts about the new high school building. A full copy of the student's input using Aha Slides is attached to this document. The following is a summary of major takeaways based on conversations with the students.

Exterior spaces:

- All outdoor space is good outdoor space.
- Strong need for canopies out front – they would make them bigger and connected to the building. They also would like seating underneath. Interest in covered area to wait for the bus and pick-up.
- Interest in outdoor seating – but would prefer chairs and tables or possibly stone benches, etc. – would not sit on grass.
- Do not feel that the current parking works. Would like to see better parking and pedestrian delineation. Clear separation of buses, cars, pedestrians. Would like bike parking.

Corridors:

- Would like an open welcoming entrance.
- There was interest in clearer signage, room numbering, clearer wayfinding.
- Current corridors are too narrow and crowded. They would like more space as well as places to step aside and pause from the rush.
- Many students would use a locker if they were centrally located (they had time to get to it) and if it was big enough to hold their stuff. There is also significant need for sports equipment storage. Currently sports storage is not even between genders.

Aesthetics/Character:

- Students don't like ACT ceilings, mostly because they are broken or falling down, but also due to aesthetics (a sense that it gets dirty).
- Students liked the idea of more character in common areas (idea of themed houses, for example). But would like there to be an overall organizing aesthetic to the building.
- They like collegiate feeling spaces. Would like it to feel sophisticated.

- Some interest in incorporating school spirit into the design.
- They would like places for student art to be displayed.
- Overall strong interest in having plenty of natural light.

Cafeteria:

- Interest in having different spaces in the cafeteria – a quieter zone and a larger more active zone.
- Some reservations about the cafeteria being in center of building – would like more separation between the cafeteria and academic areas.
- Would like a servery more like a mall food court. Also like the idea of having a coffee shop in the school.

Library/Commons:

- Definite interest in monumental stairs.
- Birchland Park Middle School – has a great library. Lots of kids feel let down by the library when they arrive after being at Birchland Park.
- Small group rooms in library would be useful.
- Many students want both quiet study spaces and spaces they can informally collaborate in groups.
- Like the idea of clubs not meeting in classrooms. Would like to see more options for meetings and club storage.

Mental wellbeing:

- Interest in quiet spaces to study or decompress.
- Interest in more private spaces in general.
- Need more privacy in Guidance.
- More comfortable spaces.

Mechanical/Back-of-house:

- Bathrooms now are too small, would like more stalls, full length mirrors, individual sinks
- Currently mechanical noise can be disruptive.
- Mechanical/thermal control is uneven. Spaces are uncomfortable. Interest in air conditioning.

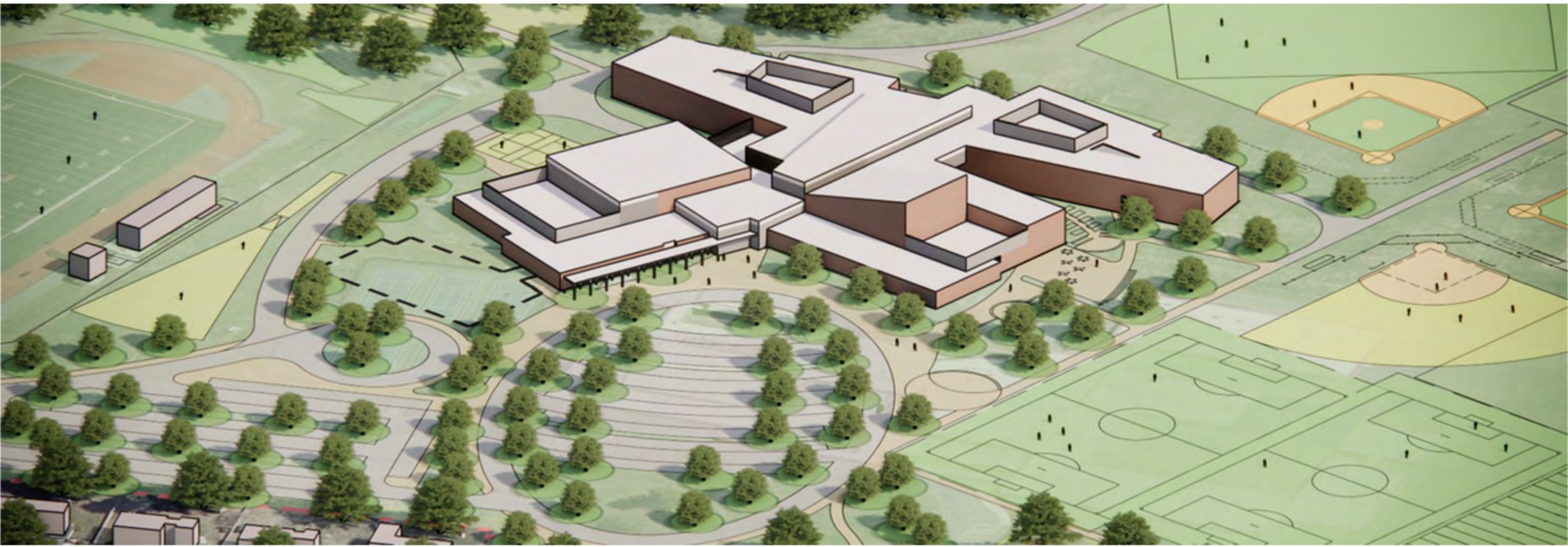
Classroom:

- Current triangle desks are too small, students need space for a book, laptop, and notebook to all fit.
- Preference for individual or group tables (not 2-student desks).
- Need places to plug-in and charge – everywhere.
- Not sold on idea of interdisciplinary arrangement of classrooms.
- Happy to move around throughout the day.
- Would like operable windows in classrooms.

Distributed to: Design Team

AhaSlides

ELHS Building Project



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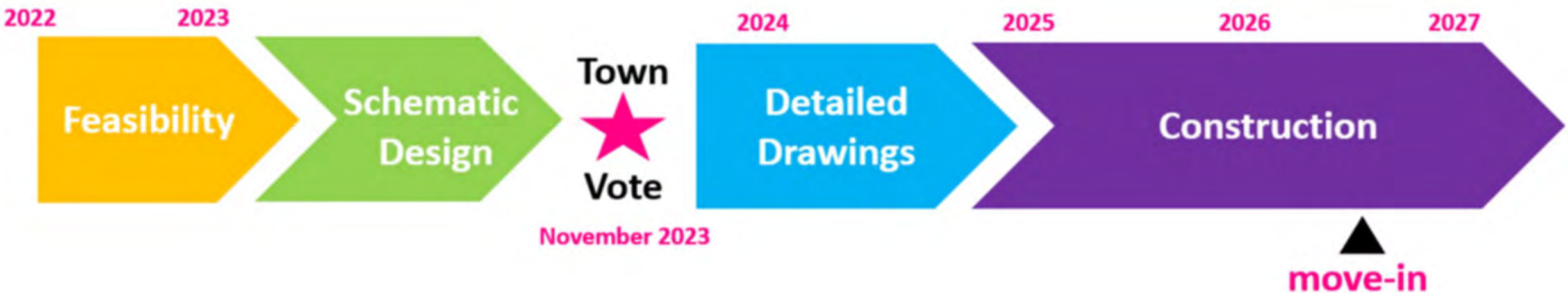
Building Project Timeline



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AhaSlides

Where are we now?

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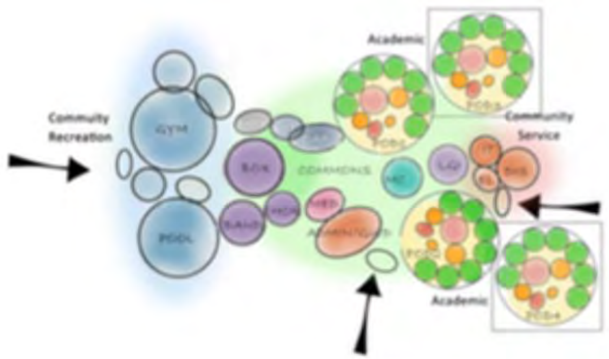
AhaSlides

Where are we now?

Feasibility → **Schematic Design** → **Town ★ Vote** → **Detailed Drawings** → **Construction**



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AhaSlides

Scan this QR code to join →

25 60 2 15 9

AhaSlides

The new school should be student-centered and support learning for all students. How can a building do that?

25 60 2 15 9

RESPONSES: DISCRETE MATH

AhaSlides

What do you like and what don't you like about the current high school?

I hate the library at the highschool. I used to get a lot of work done due to the library at the Middle School. Coming here and seeing the small area with barely any books was underwhelming. Please add a better school library.

I don't really have any problems with the building.

I don't like how everything's further away from eachother and how the lockers are small and i don't like the court yard because it's small and the heaters and air conditioners sometimes don't work and some classrooms are a little small

bigger bathrooms

BETTER A/C

i dont like how hot it is in the summer

The downer classrooms aren't great

It'd be nice if the school still have some older styles in design like still having a older look

This one time when it was down pouring water was dripping from the ceiling and my cane slipped in a puddle and I fell, I like the principal though

very square/blocky, uncomforting

more natural lighting

The elevator is terrifying. Could we potentially have that fixed up and not as wonky? It's scary

I didn't like when the school flooded and we had to go outside in the pouring rain

i like that im almost done and i like leaving and going to cosmetology school, i dont like coming in early

better seating for lunch/more spread out

What I don't like about the school are the pipe leak and how some of the ac don't work and I have to freeze myself sometimes

I don't like that there always bucks in the hall way

I like that I'm almost going to be done with this year and what I don't like is the broken sink in the girls bathroom

i don't like how some of the ceiling is literally rotting

I like the courtyards and It would be cool to have an outdoor classroom. I think there should still be an small and big cafeteria. The library also needs more books with newer books and nicer design and the rooms that are down the slope smell dusty

wider stairs

Pros: The staff, the courtyards, the green house
Cons: The desks, dripping ceilings, lingering asbestos, the chorus room and back hall in general feels very out of place, very cramped lockers, electrical issues

25 60 2 15 9 22

RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

What do you like and what don't you like about the current high school?

how it's falling apart

That I know my way around

Leaking ceiling

I don't like the ceiling

This school is really old, they need to add more stalls in the bathroom

The terrible administration and the leaky ceilings, courtyard is mediocre at best and is honestly a sad excuse for an outdoor space with the benches having chipped paint it almost feels like im gonna get lead poisoning out there. i like nothing

The ceiling leaks when it rains

The bathroom sinks explode

Brady Robertson

The way the school and classes are too it's always crowded so a bigger school and halls in general would be nice

there are water leaks i dont relly like anything

the falling ceiling tiles

layout = good
quality = bad

Nah who ruined the 420

I don't really like anything about this school I find it cool how we. Can leave for lunch though and the work. Study is cool

I like the history the building shows but what I don't like is the size of the classrooms and bathrooms

Cafe is too small

i like the way the auditorium is setup it just needs updates. i also like having courtyards but bigger and modernized ones with more seating would be cool. we need bigger cafeteria with different types of seating options. i don't like the split cafeteria

There is a hole in the wall of one of the girls bathroom

Some bathrooms break more than they should

How I can get to classes without getting lost

i like the people in it

The high school is very humid and overly hot during the summer and early fall. There aren't a lot of classrooms with working air conditioning or pipes. There's a lot of leaky ceiling tiles

Don't like the bathrooms or the hallways. 2 people can hold up the entire hallway

There's not lots of room in the cafeterias, and the science rooms are small

I don't like the asbestos all over the building, leaking roofs, always either too hot or too cold

Terrified of the Elevator

I like the design of the building, when you first come here it's hard to find things but I'd like the halls to be less weirdly numbered, the bathrooms are in weird places and it's super inconvenient. I don't like how the tiles leak, recently one got so wet it fell and nearly missed a kids head. There is mold in the school as well. Air conditioning would be Amazing for the summer

172 853 261 165 3.8k 31

RESPONSES: ACCOUNTING

AhaSlides

What do you like and what don't you like about the current high school?

Leaky Roof, bad weight room, awful food, easy to navigate, outdated

Not too big, I know where mostly everything is and learned where they were in a short amount of time. I don't like how many aspects such as the roof are run-down/old.

I like the auditorium. The spaciousness and the v shape design looks good.

I like this school because it has been here for a while and I just like the brick and everythig because my parents went here, etc. I feel like this school gives and oldish vibe too. What I don´t like is the leaky ceilings, old equipment in the weight room, pool room, locker room, dusty and musty at times. How the only part of the school that gets AC is the nurses and the main office but everyone else has to suffer with the heat in the summer.

Dislike: stained ceiling from leaky roof.
Like: Outside garden area with tables

Cafeteria needs to be bigger, not a lot of room when everyone eats there

It needs bigger hallways

The walls and ceilings have stains and have dirty. The pool is very dirty but I think if we got another one it would be nice to have but only if it was taken care of and cleaned.

I don't like the lack of structure and stability of the building and its rooms

The roof leaks when it rains. I don't know why there are two cafeterias. The weight room is terrible. The locker rooms are not good, at all. The temperature in the school is never comfortable.

Many parts of the building aren't structurally sound.

The pool room needs better ventilation, Every time I enter the pool room I would be overwhelmed with the chlorine.

I like the layout of this school.
I like the two different courtyards and picnic tables outside.

The doorways need to be bigger. There is not enough room near the doorways and they are so close to the stairs that there's traffic.

The colors are not appealing.

Lockers may not be necessary unless used for sports.

I don't like the lack of stability in the ceilings, the small classrooms, the locker room, the weight room, and the unpredictable temperatures in the classrooms.
I like the courtyard and the auditorium

I liked the idea of the double-sided cafe.

The locker rooms are bad, there is no privacy

I like the simple layout, courtyards. I don't like how small the pool is, the divider in the gy, smaller classrooms, more school color themed decor, leaky roof, locker rooms are small, showers don't work, more storage more accessible outlets for computers.

We should have bigger bathrooms, maybe a few minutes extra of passing time.

I like how the school is easy to navigate because it is a simple shape. I don't like how during the summer some classes don't have air conditioning because it gets hot especially upstairs.

better bathrooms, lockers are obsolete now don't need, new weight room, better room for our athletic trainer

I like our turf, tennis courts, and fields. I do not like the actually building itself. I think the building is very boring. The style of the school is very old and dirty looking. Their are many leaks from the ceiling which is not safe or sanitary. I don´t like that we don´t get air condition in the summer because it gets very hot and sticky. The lockers are way to tiny and have no room for my backpack. I think sports lockers would be nice. The food is not good.

1.3k 119 142 62 225 21

RESPONSES: ELL

AhaSlides

What do you like and what don't you like about the current high school?

Cafeteria needs more options for places for students to eat

I don’t like the colors

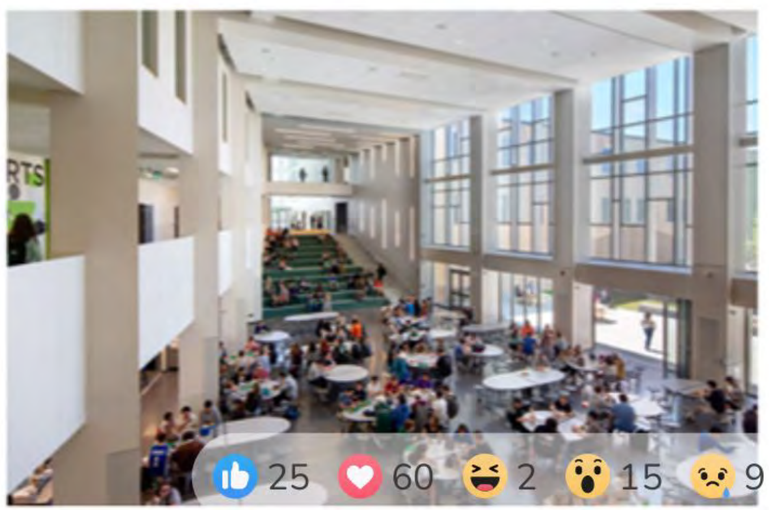
I don't like the heating system and colors

I like the Cafeteria. I don’t like The Nursery School section (known as PK)

6 2 1 3 5 4

AhaSlides

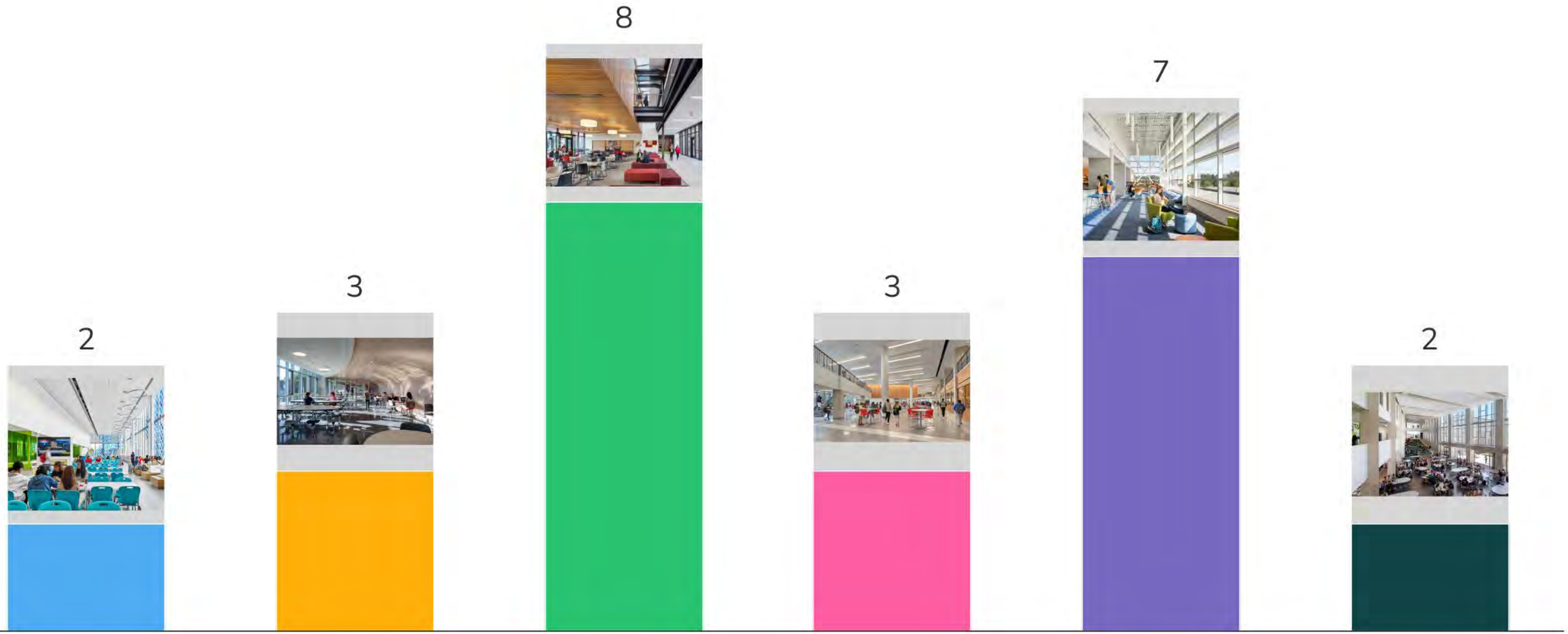
Commons: Where would you eat/socialize?



RESPONSES: DISCRETE MATH

AhaSlides

Commons: Where would you eat/socialize?



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RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

Commons: Where would you eat/socialize?

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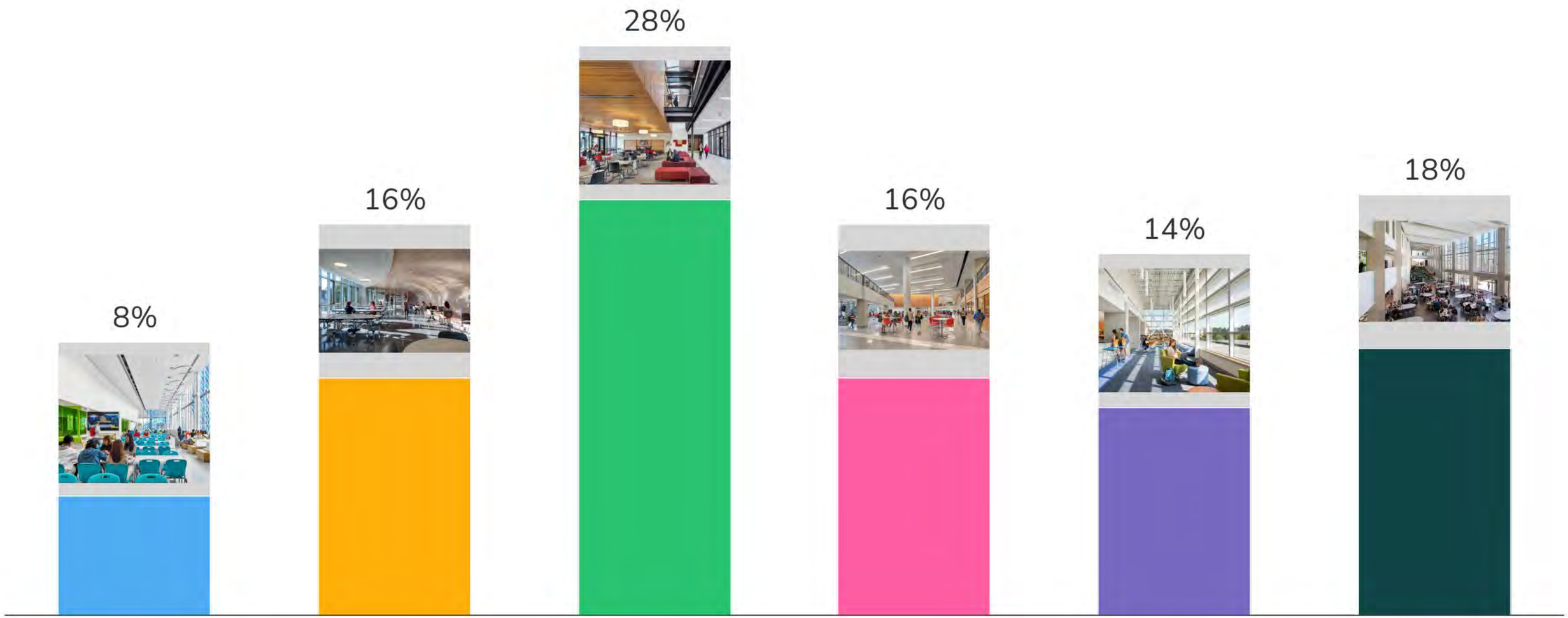
RESPONSES: ACCOUNTING

AhaSlides

Commons: Where would you eat/socialize?



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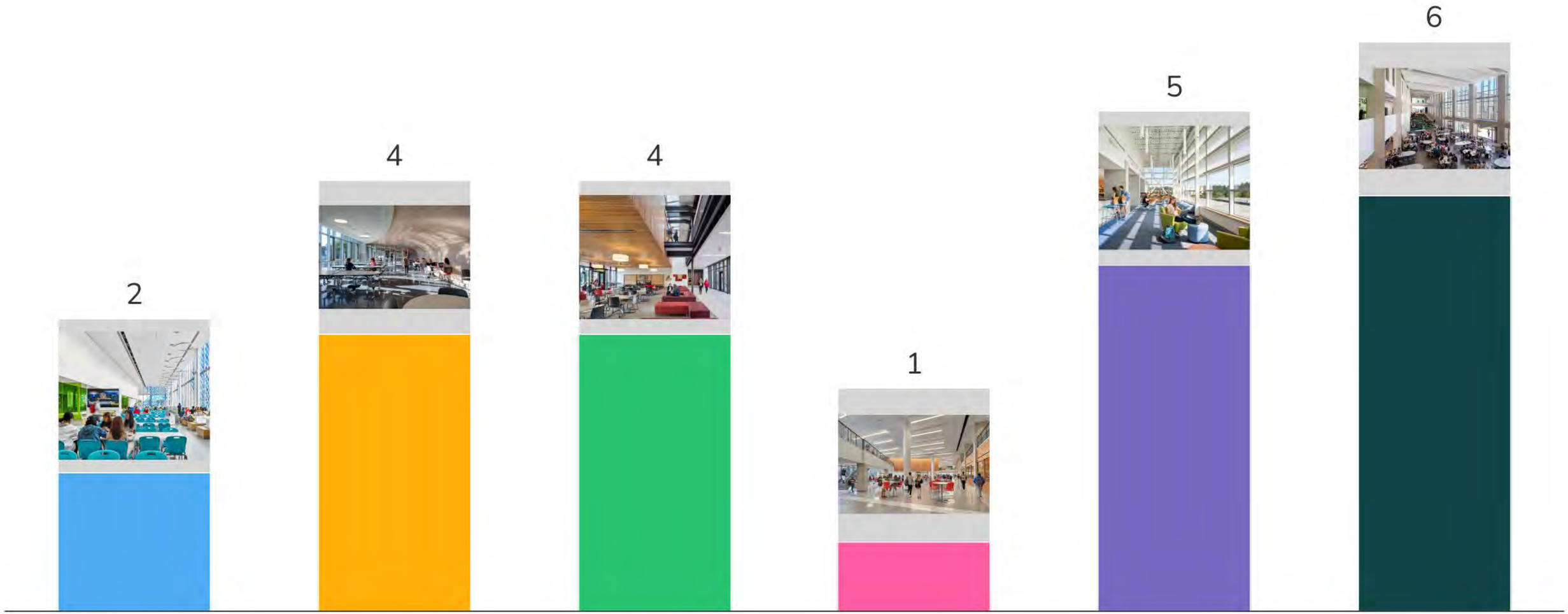
RESPONSES: ELL

AhaSlides

Commons: Where would you eat/socialize?



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AhaSlides

Active Hallways: Which spaces would you use?

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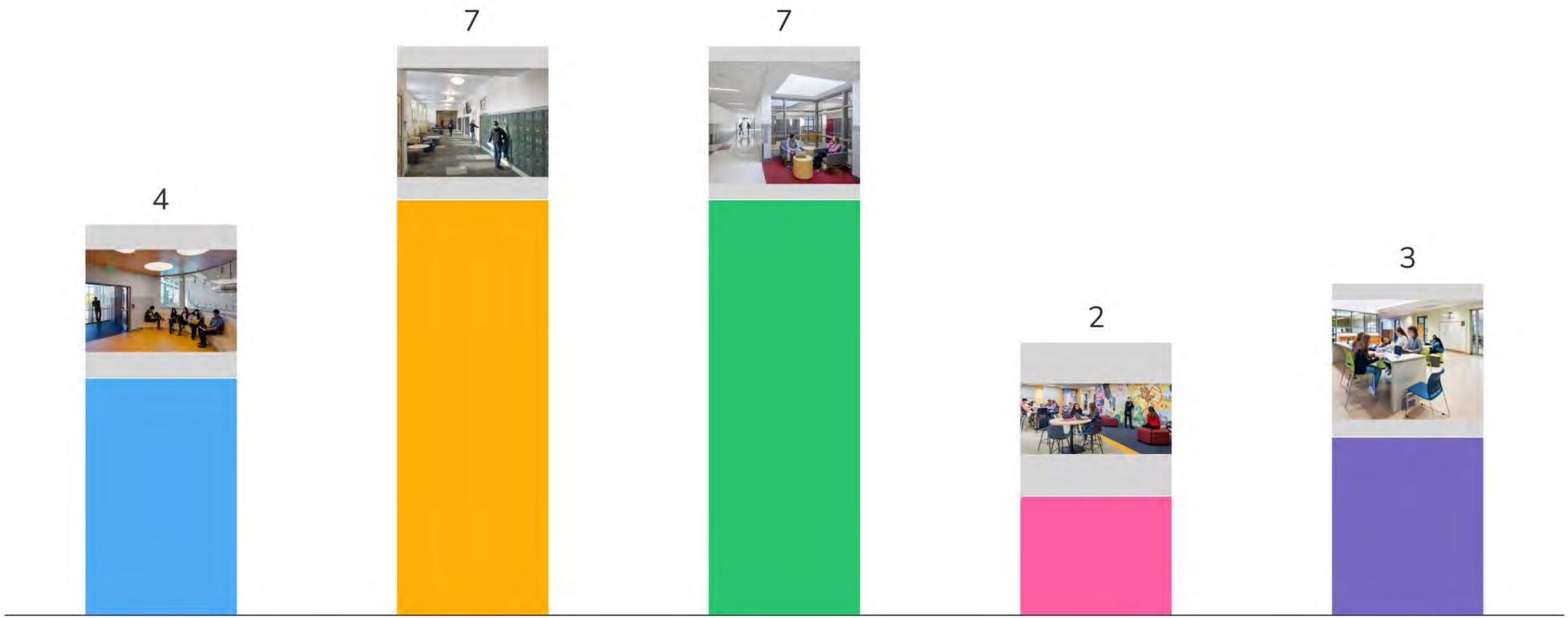
RESPONSES: DISCRETE MATH

AhaSlides

Active Hallways: Which spaces would you use?



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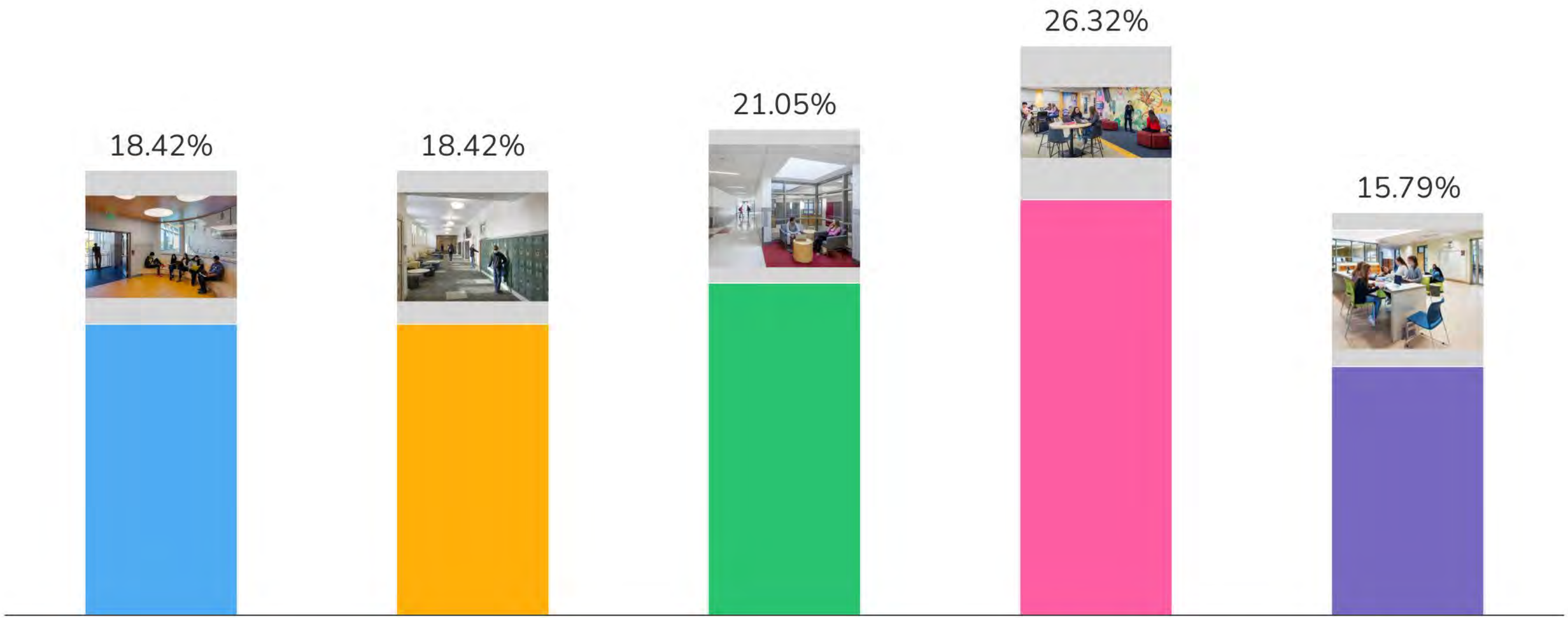
RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

Active Hallways: Which spaces would you use?



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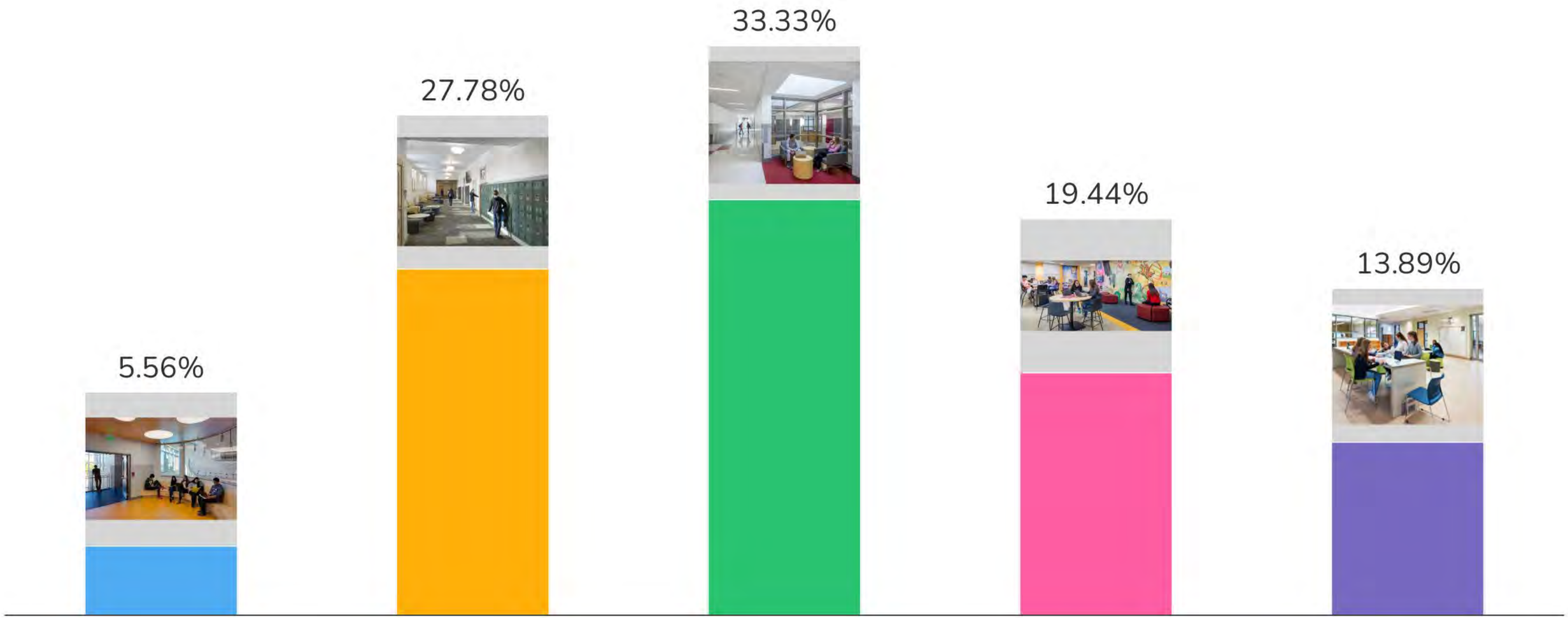
RESPONSES: ACCOUNTING

AhaSlides

Active Hallways: Which spaces would you use?



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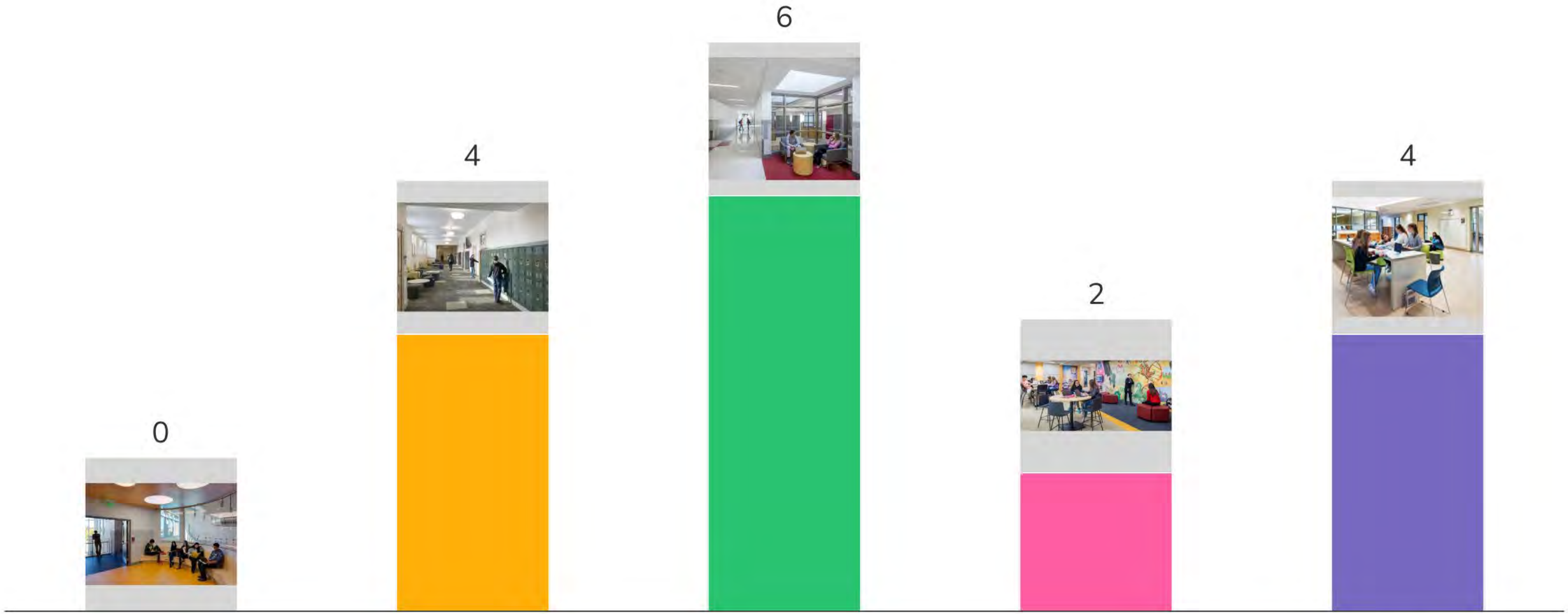
RESPONSES: ELL

AhaSlides

Active Hallways: Which spaces would you use?



6 2 1 3 5 8

AhaSlides

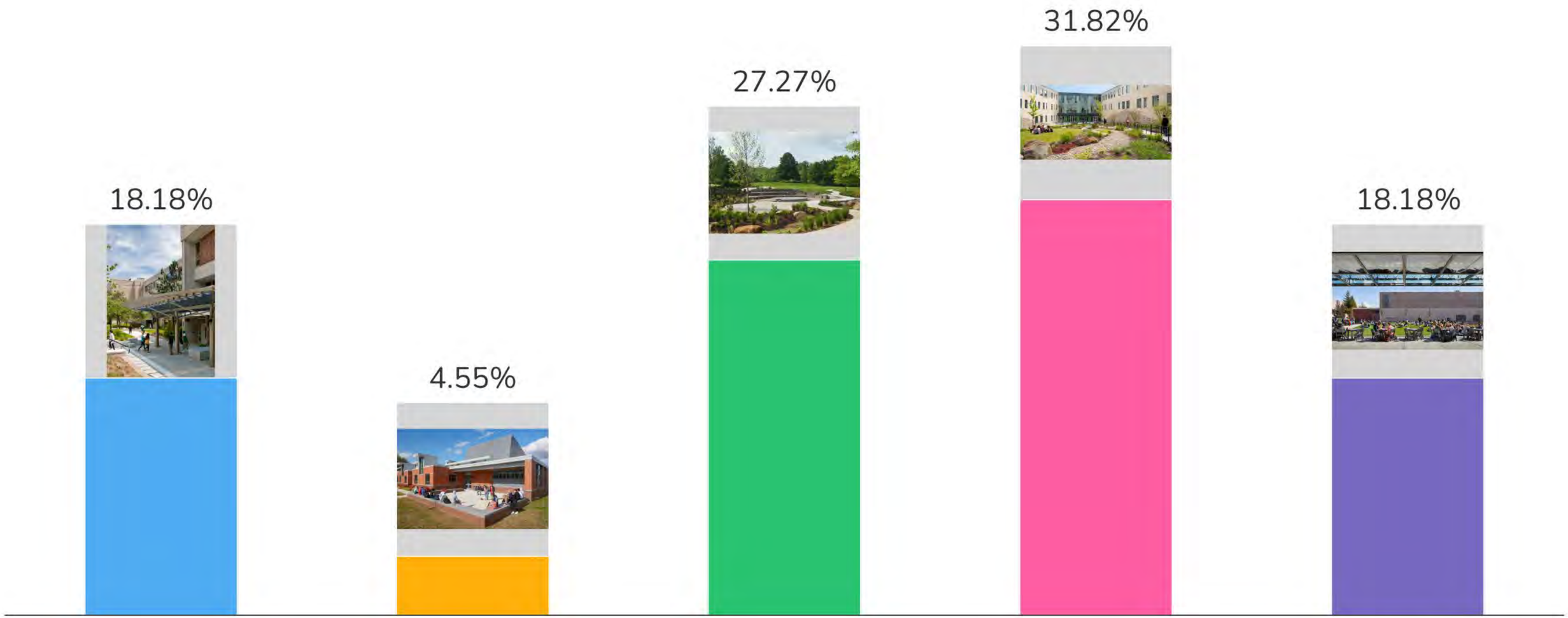
Outdoor Learning: Where would you spend time?

25 60 2 15 9

RESPONSES: DISCRETE MATH

AhaSlides

Outdoor Learning: Where would you spend time?



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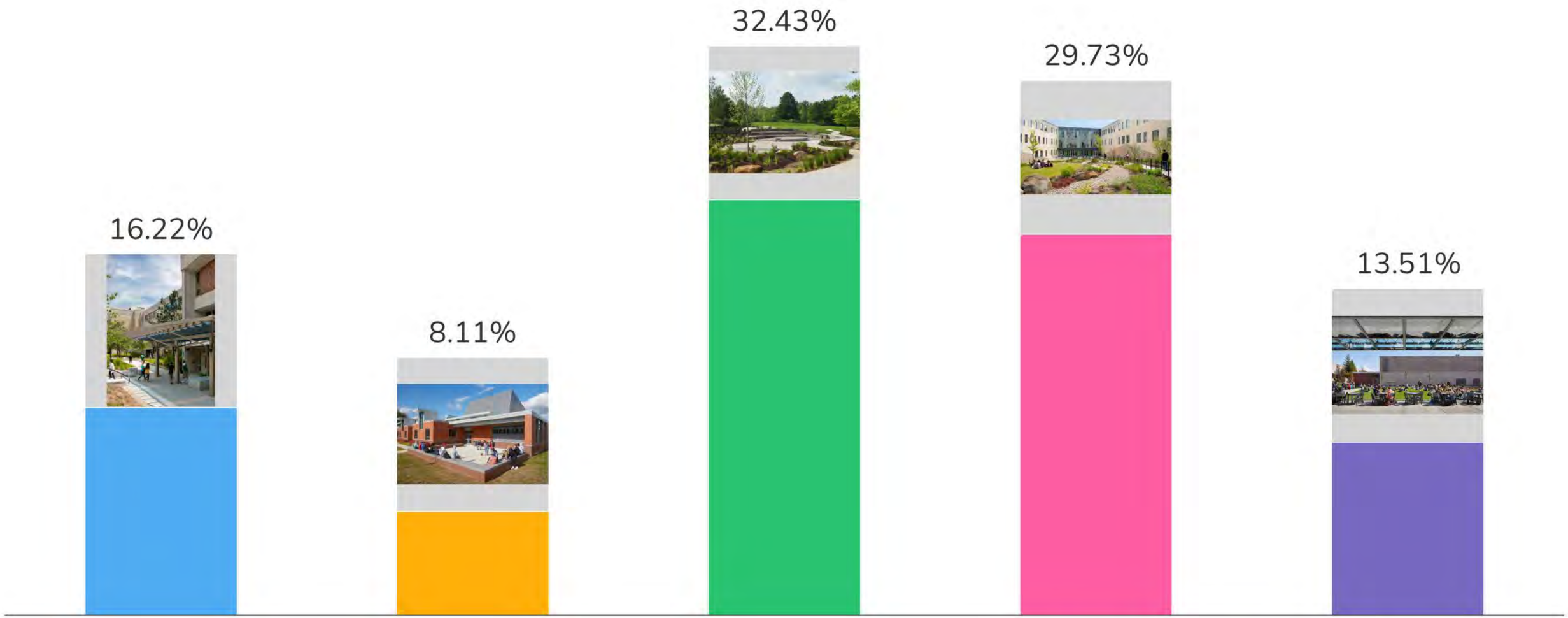
RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

Outdoor Learning: Where would you spend time?



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RESPONSES: ACCOUNTING

AhaSlides

Outdoor Learning: Where would you spend time?

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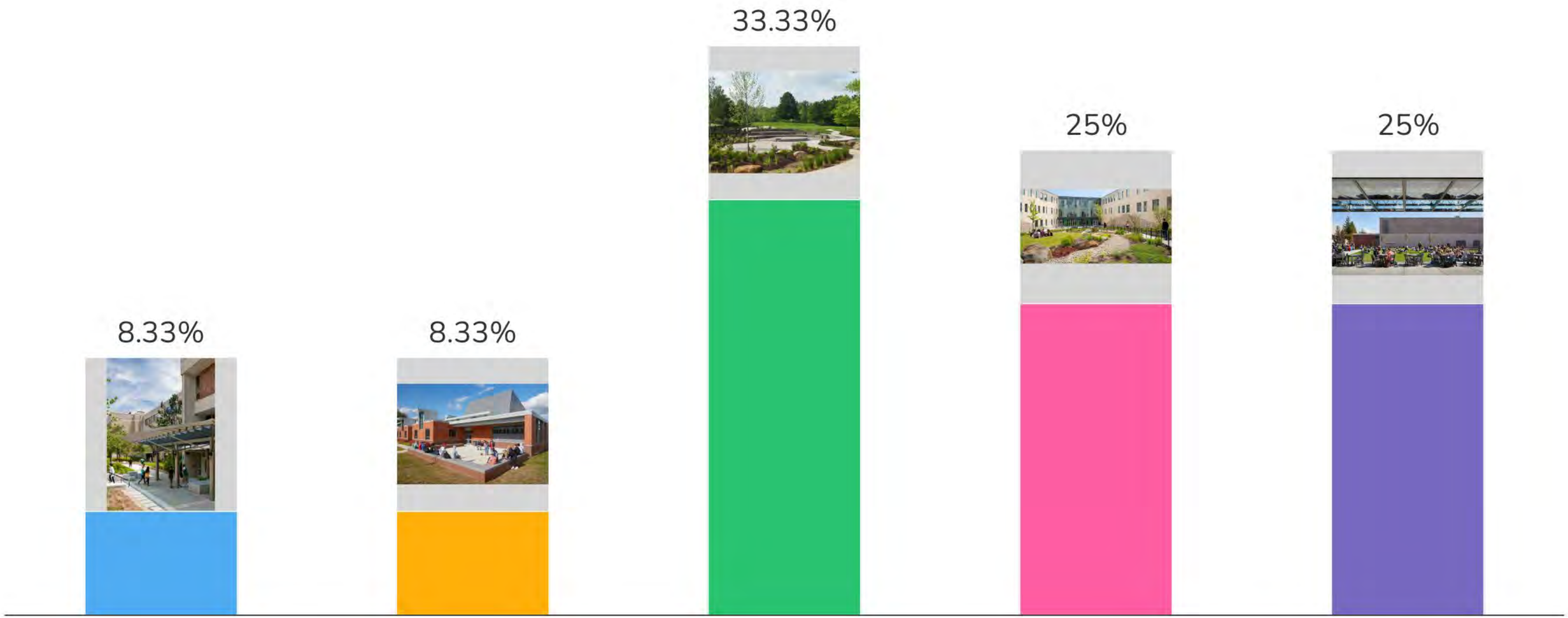
RESPONSES: ELL

AhaSlides

Outdoor Learning: Where would you spend time?



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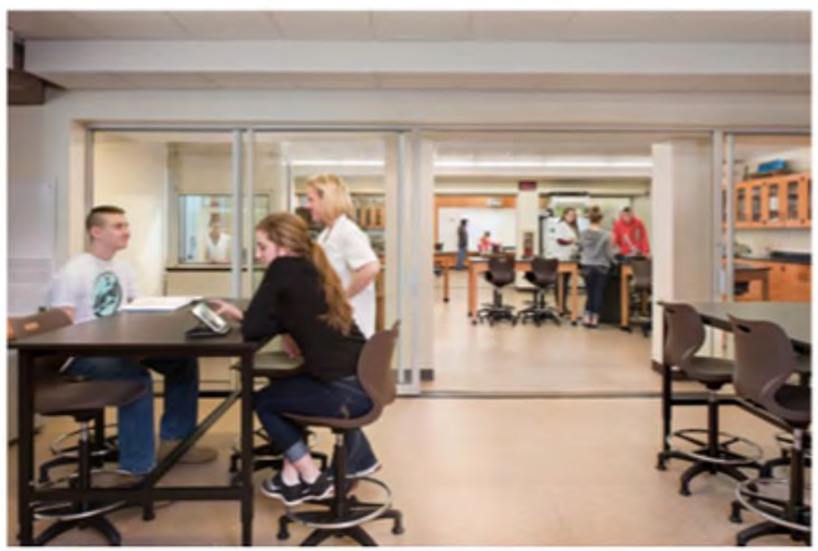
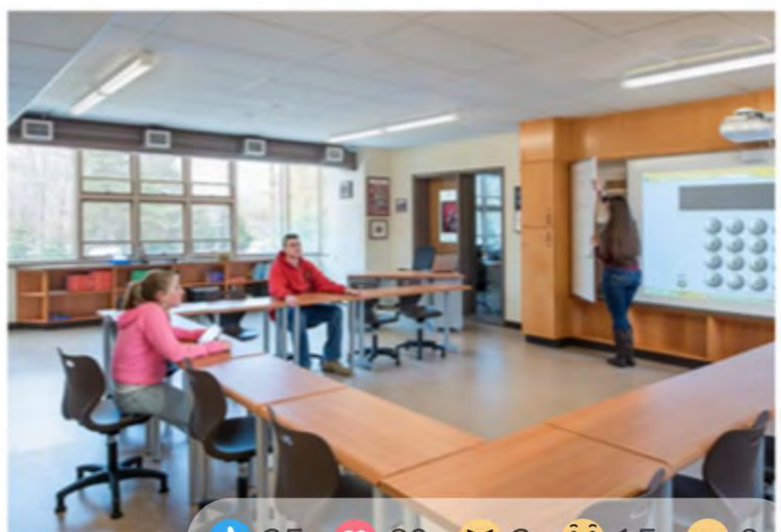
AhaSlides

Classrooms: Where would you learn best?





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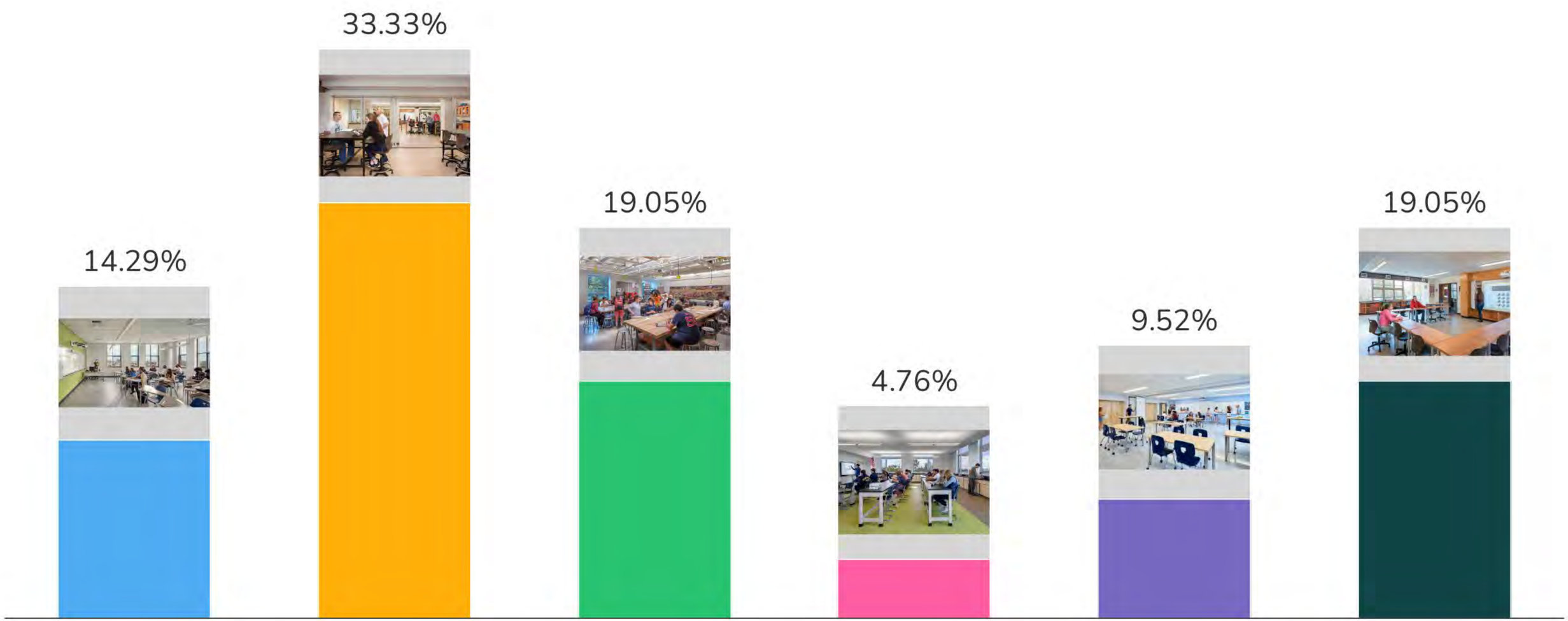
RESPONSES: DISCRETE MATH

AhaSlides

Classrooms: Where would you learn best?



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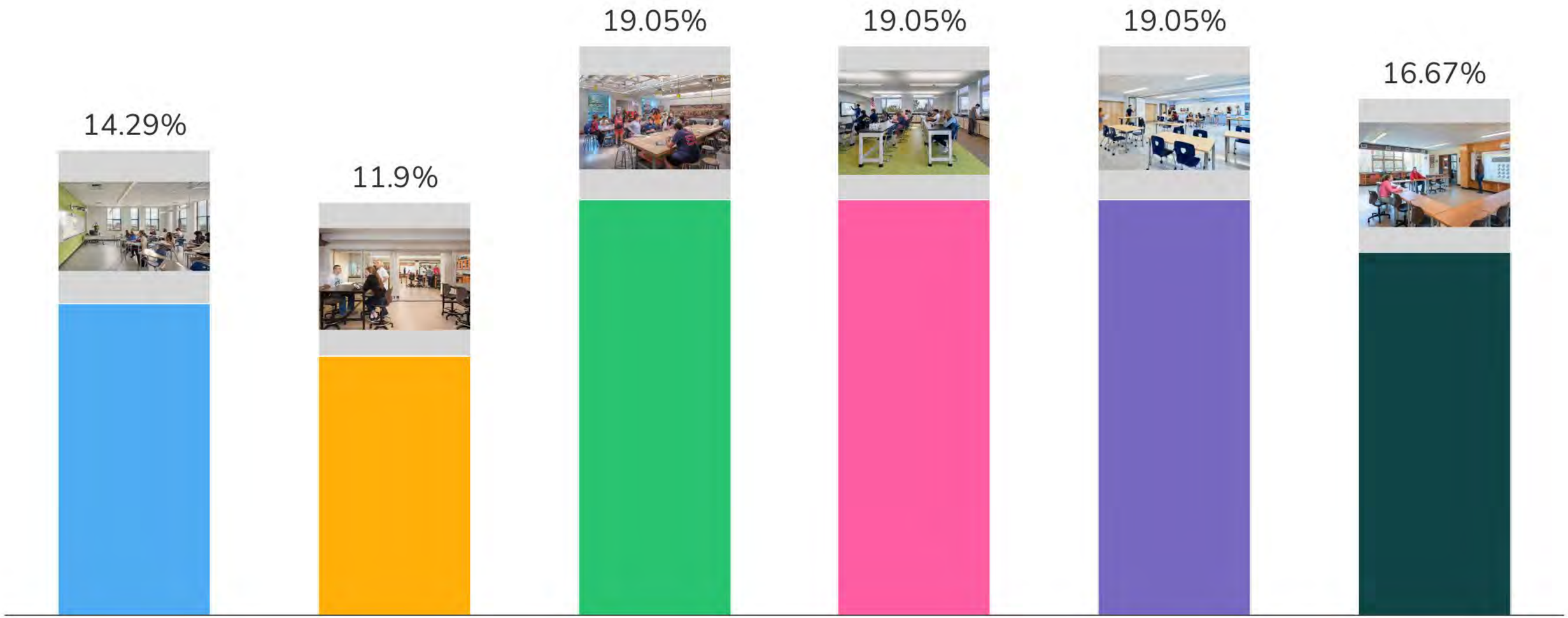
RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

Classrooms: Where would you learn best?



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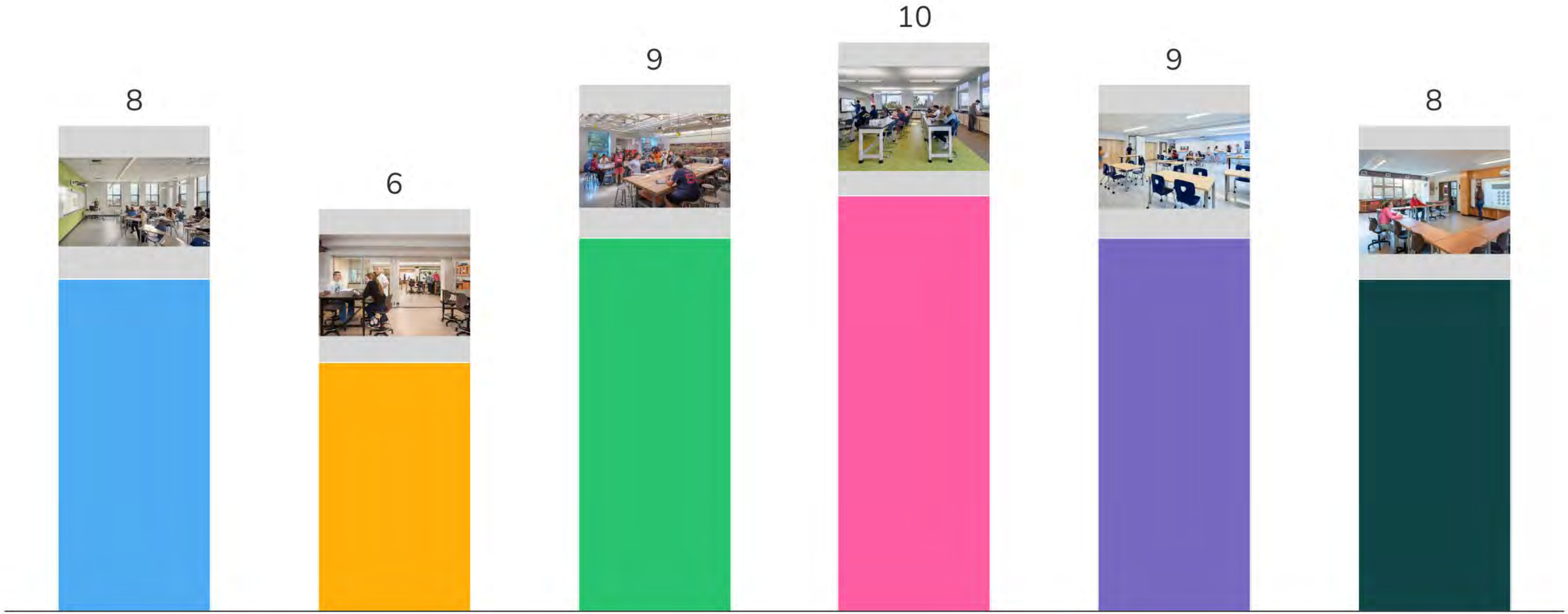
RESPONSES: ACCOUNTING

AhaSlides

Classrooms: Where would you learn best?



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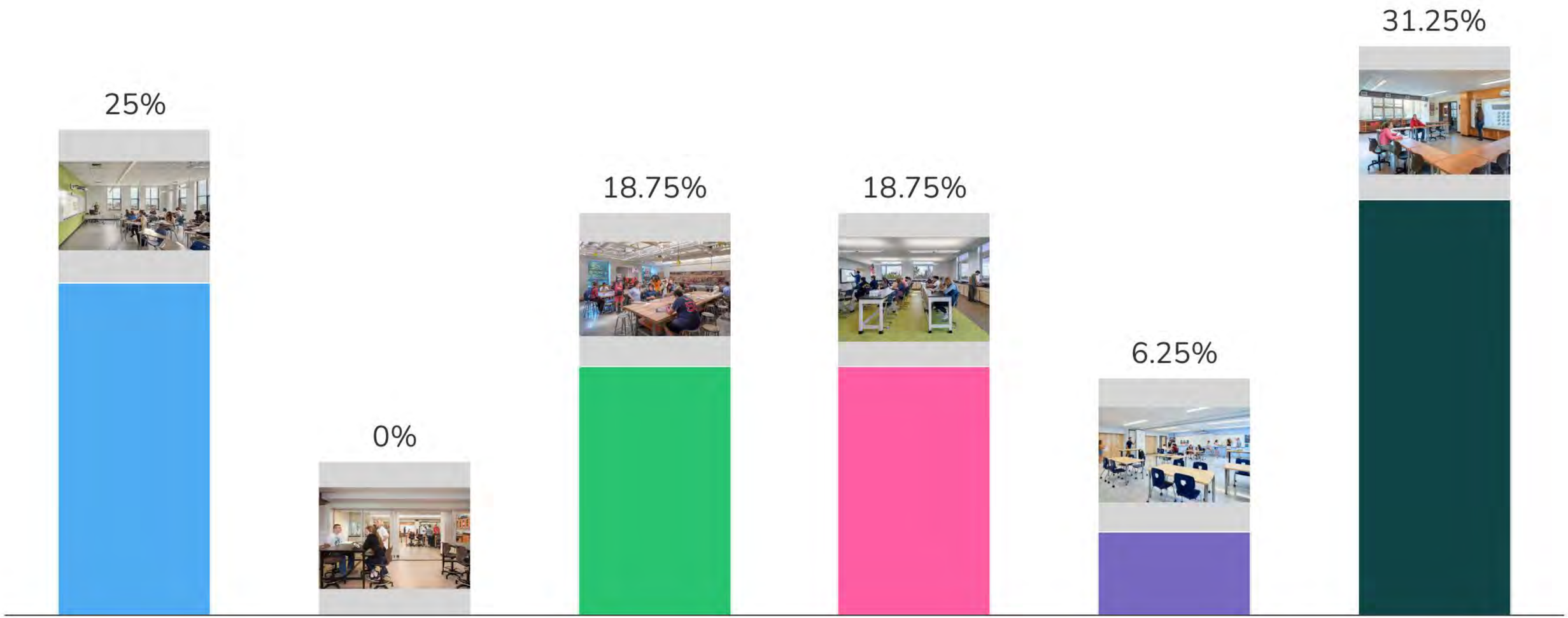
RESPONSES: ELL

AhaSlides

Classrooms: Where would you learn best?



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RESPONSES: DISCRETE MATH

AhaSlides

What characteristics drew you to your selections?

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RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

What characteristics drew you to your selections?

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RESPONSES: ACCOUNTING

AhaSlides

What characteristics drew you to your selections?

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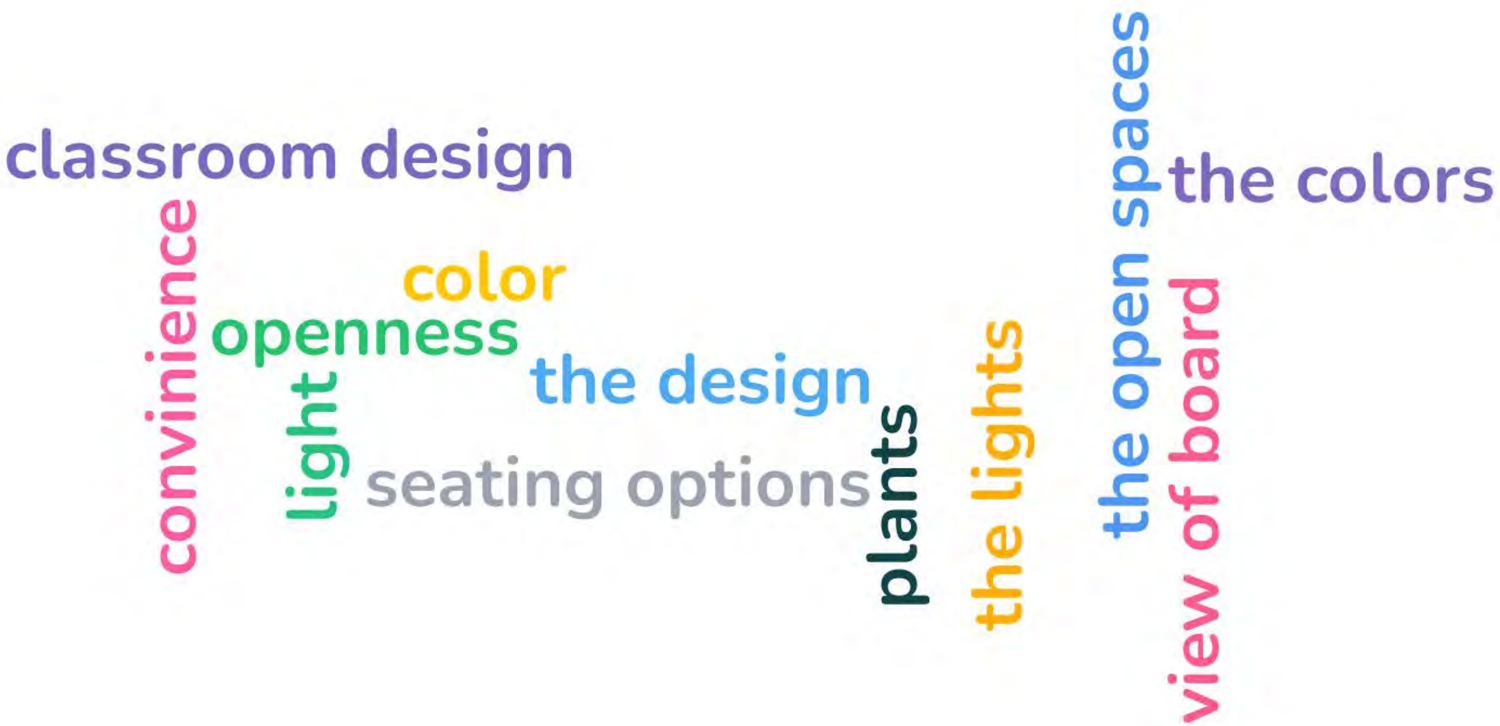
RESPONSES: ELL

AhaSlides

What characteristics drew you to your selections?



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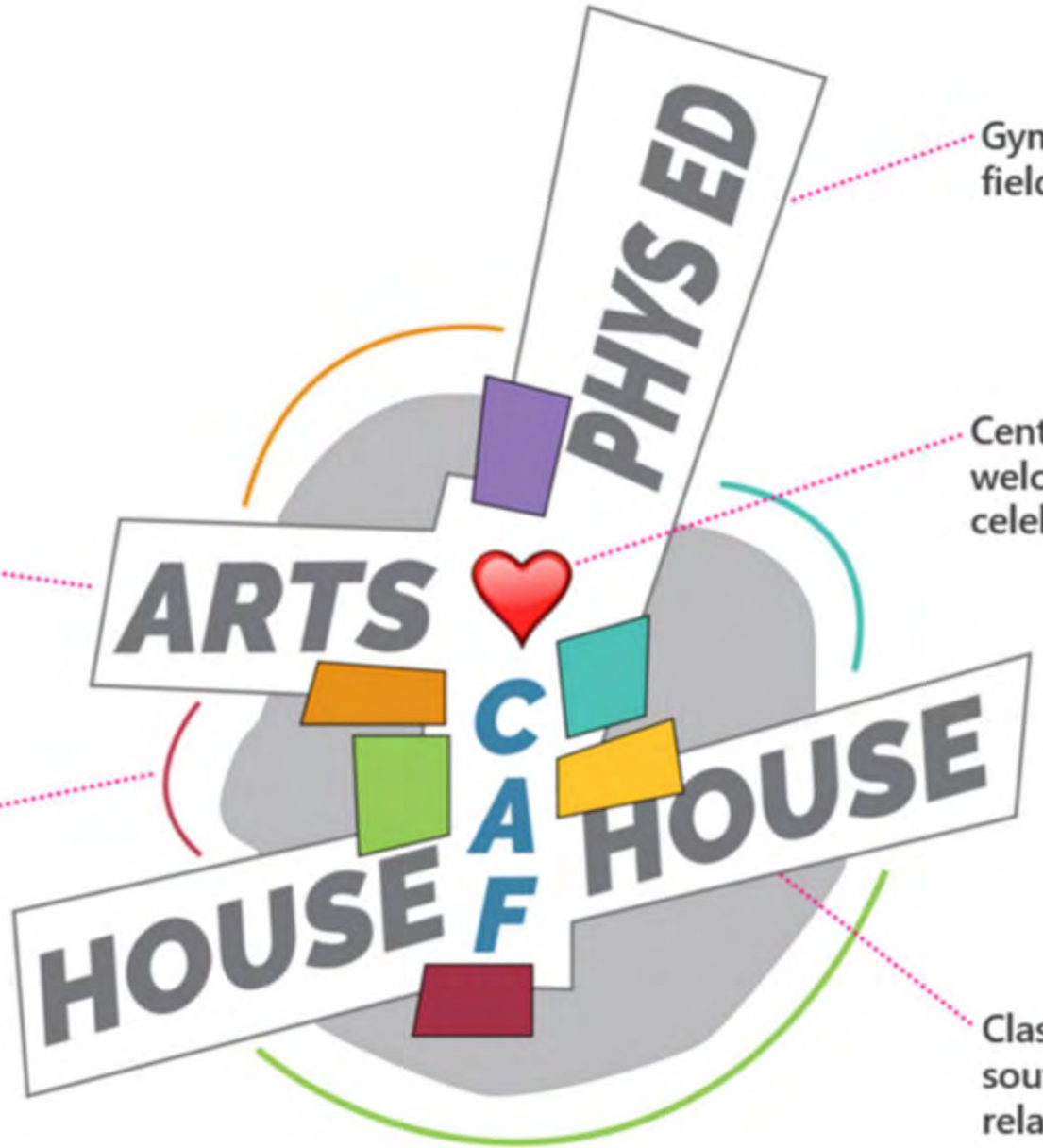
Organizing Concept



Gym relating to field & pool

Center point that welcomes and celebrates students

Auditorium accessible to community

Useful and enjoyable outdoor spaces

Classrooms with north south orientation and relating to open space/woods

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Current Proposal

- What works?
- What doesn't?
- What would make it better?

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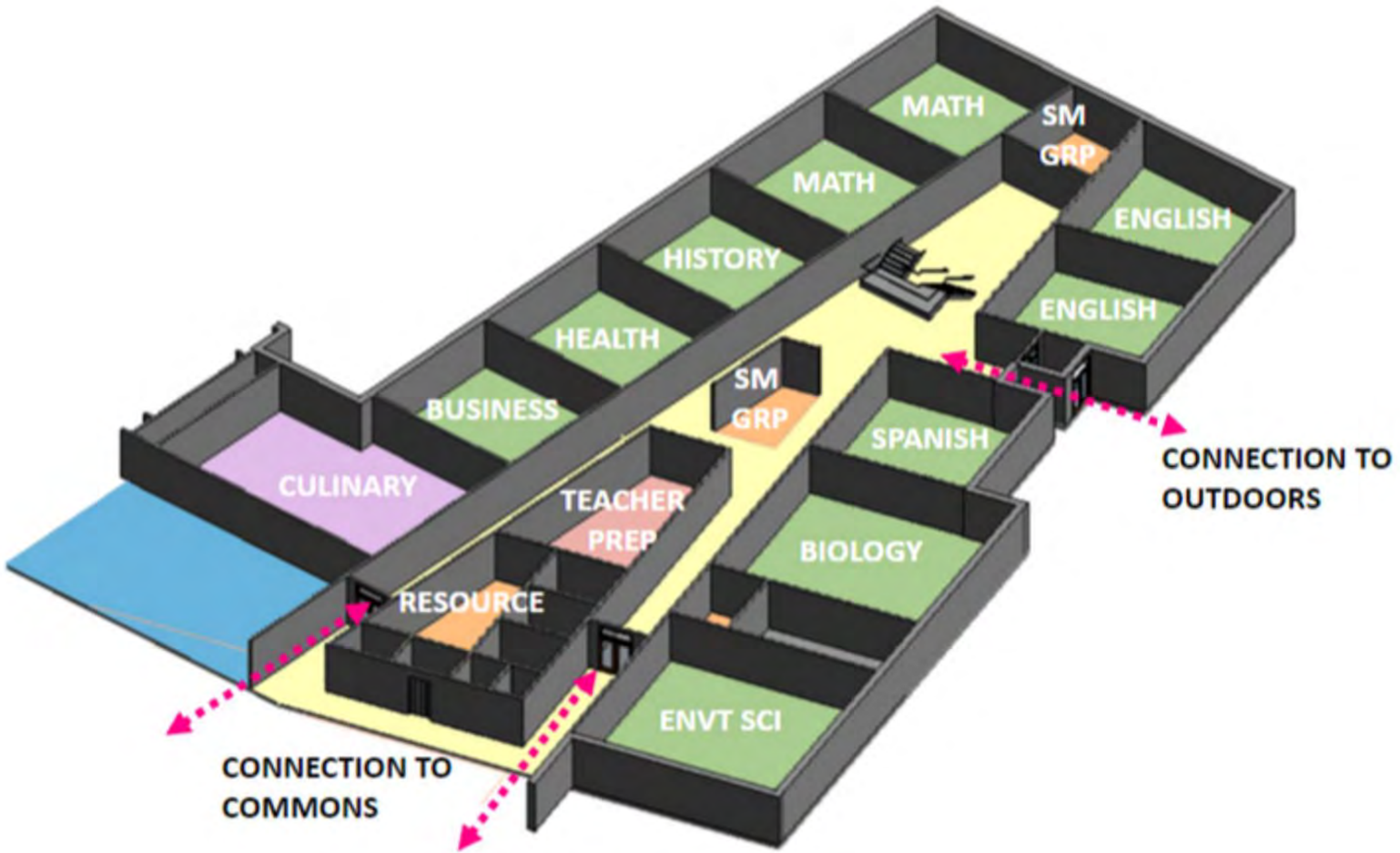
What does an academic house look like?



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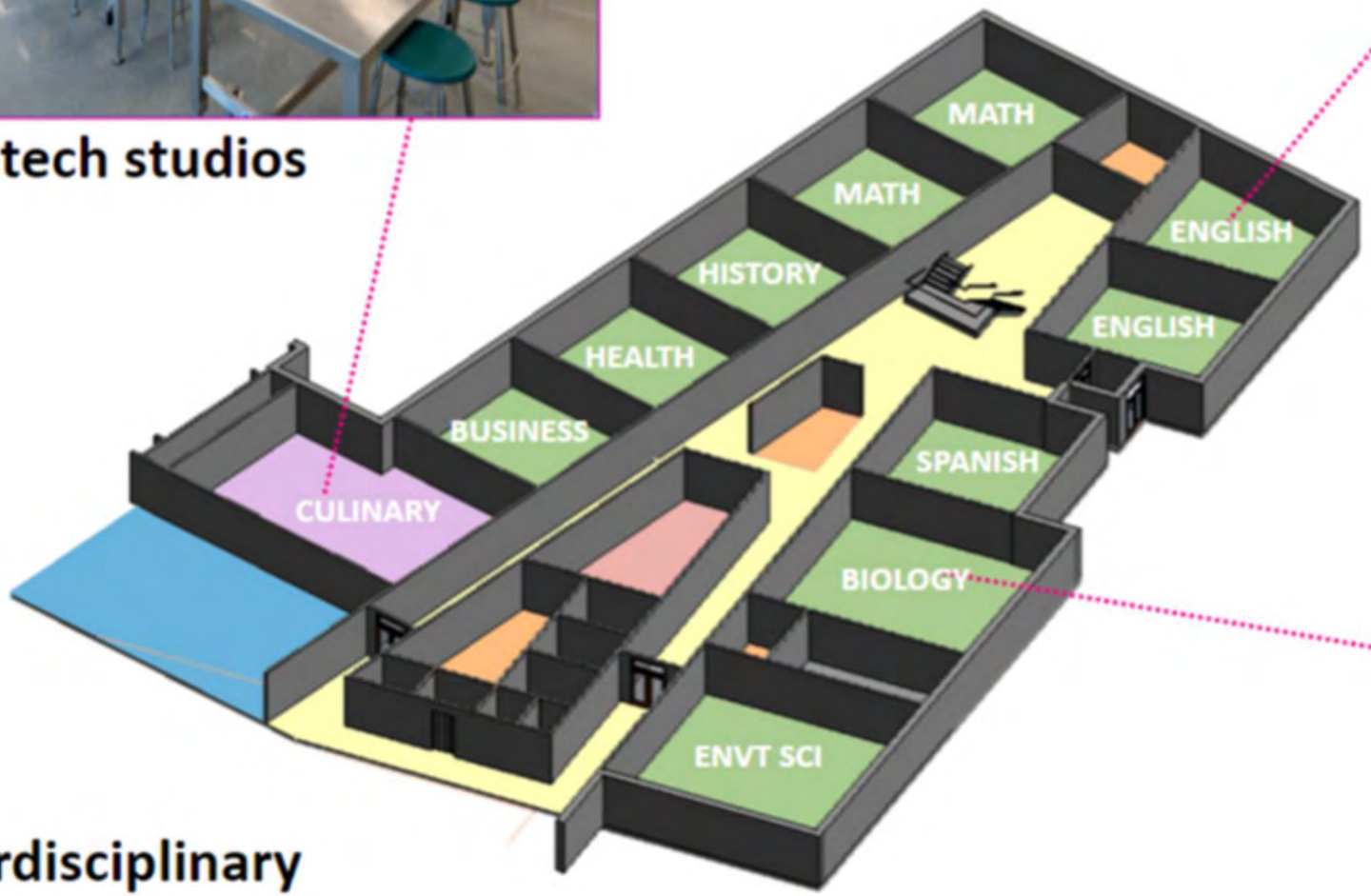
Voc tech studios

General classrooms



Interdisciplinary classrooms

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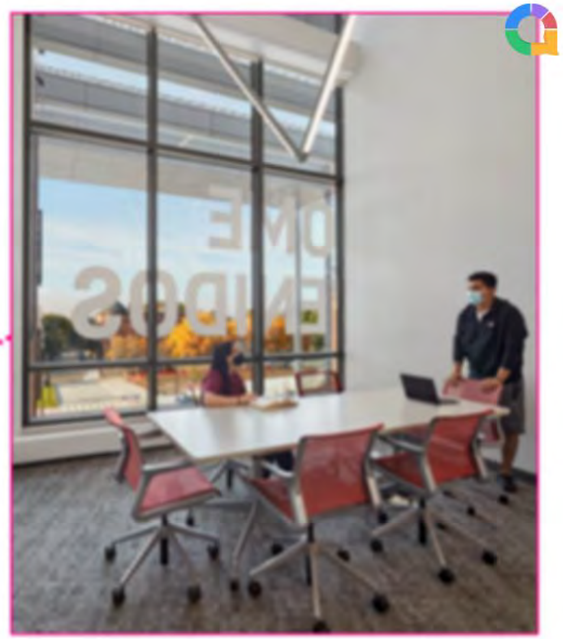
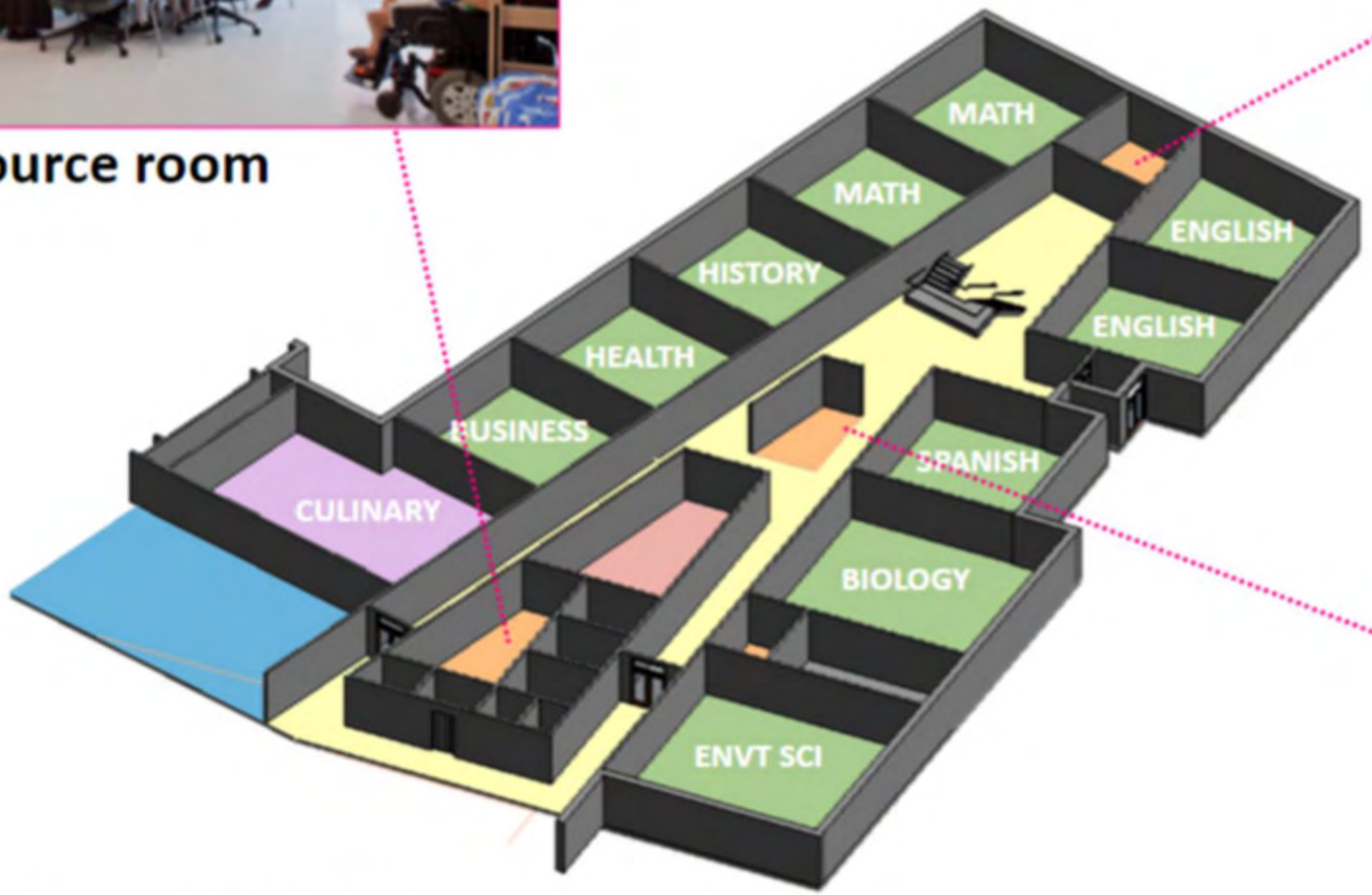
Science labs

Resource room



Small group



Varied support spaces

Flexible work area

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RESPONSES: DISCRETE MATH

AhaSlides

What's working? What's not? What would make it better?

- looks good
- Looks pretty sick
- Its looks great
- Maybe add Tinted windows because the sunlight blinds me sometimes
- the school should have more space
- Would there be a roof we could go on? I know some schools have that.
- i feel like all the teachers should have their own rooms because every year teachers here now switch rooms and it gets confusing sometimes
- I like it, I like all of it don't change anything
- Honestly the new school looks cramped. Would their be two floors?
- I like all the big open rooms instead of a bunch of square rooms
- the smaller the school the harder it is to focus on individual subjects because it feels like everythings getting crammed
- Library! We need a library like the one at the middle school. The more welcoming it looks the more students will go to it. Please update the book selection as well
- It'd be helpful to have more clear signs.. like the ones at the doctors office where it's like # - subject?
- The classrooms look good and I like the resource rooms
- i feel like there should be more space between tables in the cafeteria so people don't have to worry about people that are annoying or mean or places where people with social anxiety can go to have some peace
- I'd be more comfortable away from the woods. More plants and natural flowers rather than being right in the woods.
- Can we get the spinny office chairs??
- Very rad 😎
- A new auditorium, caf, and more walking space and places where people can have solitude to focus and take a breather

25 60 2 15 9 19

RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

What's working? What's not? What would make it better?

The bathroom

The sinks sometimes explode

The lack of privacy the doors being open

Bathroom is to small

nothing is working

keep all the bathrooms open and too small

bigger bathrooms, nicer stalls, stalls that can be easily locked, full length mirrors, working sinks, more sinks, sinks that turn off after 10 seconds, more conveniently spaces bathrooms. Better rooming numbers, ****** lockers, more passing time, better skylights maybe in the center of the school(a big dome shaped one)

I believe having more breakout rooms is very beneficial along with more space in general

i'm not sure if i like the idea of having random classes in a hall. i like how our school has the classes organized into a hall

172 853 261 165 3.8k 9

RESPONSES: ACCOUNTING

AhaSlides

What's working? What's not? What would make it better?

Dpeneding how big the hallways will be, I feel like there may or may not should be the rooms in the middle of the hallways. I like that idea though of different subjects next to each other. But another thing is teachers share a lot of supplies.

I don´t think we need subjects to be combined together, I think each subject should be their own thing and work of their own stuff.

I would rather the classrooms be organized by subject, like a math hall, science hall, etc rather than groups of different classes in one hallway.

The group spaces are a good idea, I would like more opportunities to socialize as well as to focus on my schoolwork. I also like the adjustments to the cafe, as I am not a big fan of our current one.

More color coordinated, black white red grey

Air fresheners in the bathrooms, more bathroom stalls. A place to put my backpack, not on the hooks they don´t hold the backpacks well. Hand dryers.

I hate how some classes are in the completely opposite area of the school. Such as I would have a Math class at one side but then I would have independent study which is downstairs on the other side.

The small group spaces are a good idea. I don't really like the interdisciplinary group idea to be honest, I'd prefer themed hallways because it makes it easier to navigate, however there aren't many interdisciplinary groups that I've been exposed to so I don't know

We should take bathroom ideas from Longmeadow high school, Modern clean looking

No paintings on the bathroom stalls and maybe add some more bathrooms to the hallways. Make sure all bathrooms are unlocked for students.

No random colors in the hallways or classrooms. No random ceiling colors or panels. Everything should match and be the same color within certain areas.

The bathrooms need work.
I'm still trying to wrap my head around the interdisciplinary rooms. I think it's easier to find classes if they're all in the same hallway.

I think a lot of these ideas are good. I like the openness and the idea of having a area to just do work and hangout. I like the idea of how the cafeteria will be set up.

Taking outdoor sports and making them accessible to work on indoors (lacrosse, soccer, field hockey, tennis)and indoor sports in general (indoor track, basketball court etc.) should be prioritize. Somewhat like the rooms they have right next to the basketball court at WNEU

Teacher planning, would be better as a resource space for teachers with printers and copiers, for me when I was a freshmen having the hallways organized by subject is easier.

Something that isn't working is the amount of bathrooms available. Bigger and more bathrooms available.

Air fresheners in the bathroom with more stalls, good sink handles, hand dryers

openness is a plus

1.3k 119 142 62 225 18

RESPONSES: ELL

AhaSlides

What's working? What's not? What would make it better?

something that definitely isnt working is the parking space

Flexible rooms are great. Our stairs sometimes get clogged. How can we prevent that in the new building

The Nursery School is one small class that neither the big kids and the small kids like.

6 2 1 3 5 3

RESPONSES: DISCRETE MATH

AhaSlides

What excites you most about a new high school building?

more spaces that are comfortable and quiet and also just a school that isn't rotting in numerous places and more space in hallways is awesome

Quieter places so Students get less overstimulated

probably less loud stuff for people with sensitive hearing

the new school itself is exciting, even though i won't be here next year i feel like the new school will help other generations feel more comfortable about coming to school and not so anxious

Teachers lounge except its for students?

Better classrooms and hallways.

Looks a lot more sensory friendly!!

A place to actually decompress

just an idea, but we should put a dunkin' donuts in the school

25 60 2 15 9 9

RESPONSES: ENVIRONMENTAL SCIENCE

AhaSlides

What excites you most about a new high school building?

- new opportunities
- Different learning environments and people will feel more welcome and comfortable coming as they are
- New open space for students and more cleanliness
- lunch room being big
- the lunch room
- seperated areas/breakout rooms
- New building new beginnings
- more space and smaller independent spaces and the lunchroom and just updates that need to be done
- having space to be more independent
- Different work places
- It will be bigger and hopefully more exiting
- skylights

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RESPONSES: ACCOUNTING

AhaSlides

What excites you most about a new high school building?

New weight room

That it´l be just new and just how it will be set up and that it´ll be bigger. Maybe the new designs and set ups.

That things won't be old and falling apart. But also new outdoor spaces and school spirit would make the school a lot more refreshing

Outdoor spaces!

No more leaks and ceiling tiles falling.

New auditorium and stage.

what its going to look like

The Bigger hallways

not looking embarrassed compared to longmeadow

All the ideas excite me. I am excited to see what it will look like. I think it will make the town look newer and prettier when people drive by. It excites me for the new students that will come into the new school.

Just having modern renovations to make it fit better with our present day needs. I also like the possibility of more open learning spaces, and more outdoor learning possibilities. Also, just having more open hallways and classrooms to make things feel more comfortable and less structured.

Athletics and natural lighting, clean and modern, FUCTIONABLE.

the future generation and how they are going to use this new school

Cleanliness, modern designs, more opportunities to socialize with friends and study/do schoolwork

better lunch rooms/classrooms

New and improved technology, better spaces for learning

1.3k 119 142 62 225 14

RESPONSES: ELL

AhaSlides

What excites you most about a new high school building?

not being in it

New facilities, cool design

6 2 1 3 5 2

AhaSlides

How to get involved?

- **Stay up to date on info here:** https://www.eastlongmeadowma.gov/elhsbuildingproject
- **Volunteer to be on the School Building Committee**
- **Attend community meetings – share your perspective**
- **Help educate the community about student priorities before the ballot measure next November**
- **Stay tuned for additional engagement opportunities**

Send more feedback to: Jill at jd@joneswhitsett.com & Aviva at ag@joneswhitsett.com

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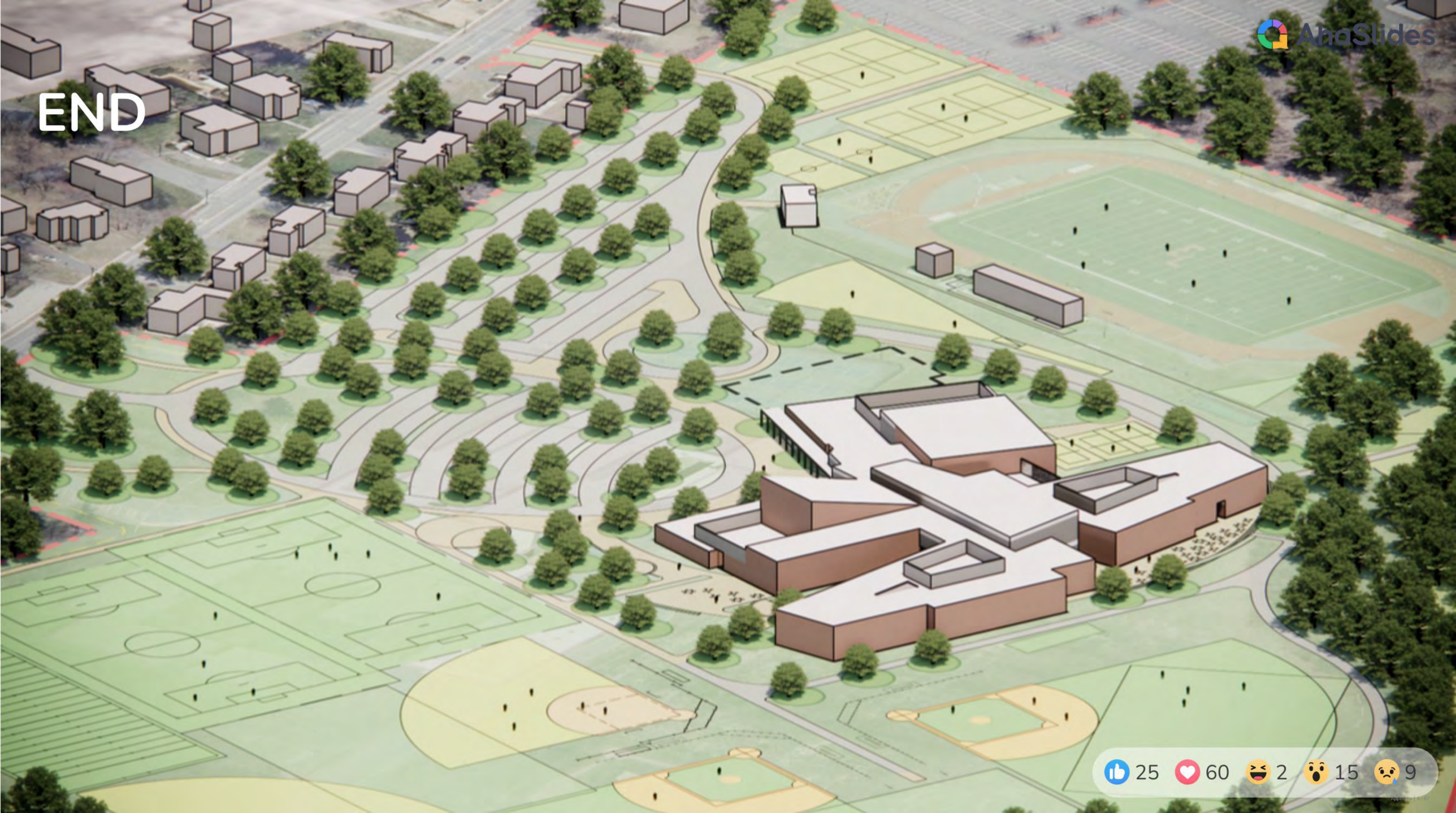
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JWA JONES WHITSETT ARCHITECTS

in association with

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JWA
308 Main St. Suite 3A
Greenfield, MA 01301

T. 413.773.5551
www.joneswhitsett.com