

VOLUME II
APPENDICES

A. Statement of Interest

Massachusetts School Building Authority

Next Steps to Finalize Submission of your FY 2021 Statement of Interest

Thank you for submitting your FY 2021 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.

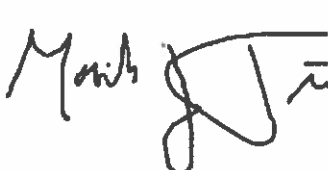
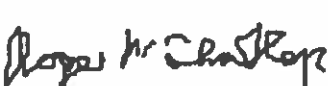

If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing 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.

**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
Mark Purple	Roger Challen	Gregory L. Martineau
Town Administrator		
		
(signature)	(signature)	(signature)
Date	Date	Date
6/21/2021 2:52:32 PM	6/21/2021 3:10:36 PM	6/21/2021 2:54:05 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.

Is this part of a larger facilities plan? NO

If "YES", please provide the following:

Facilities Plan Date:

Planning Firm:

Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:

Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 18 students per teacher

Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 18 students per teacher

Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? YES

If "YES", please provide the author and date of the District's Master Educational Plan.

The Public Schools of Northborough and Southborough adopted a new Strategic Plan - 2026 in the spring of 2020. This plan highlights a pillar that is related to our facilities including exploring opportunities for renovation and enhancement when able. It has a priority with reviewing energy conversation, safety, and security as cornerstones of that goal area.

Is there overcrowding at the school facility? NO

If "YES", please describe in detail, including specific examples of the overcrowding.

Has the district had any recent teacher layoffs or reductions? NO

If "YES", how many teaching positions were affected? 0

At which schools in the district?

Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).

Has the district had any recent staff layoffs or reductions? NO

If "YES", how many staff positions were affected? 0

At which schools in the district?

Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).

Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.

Does not apply

Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District's most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).

The annual budget process begins in September each year. The steps in the budget process included preparation, submission, adoption, implementation and evaluation. Budget development was as follows: - Principals prepared their budget requests with the advice of team leaders and other staff. - Staff submitted program change proposals and/or other ideas. - Principals reviewed and compiled requests to address program needs. - Principals compiled staffing requests based on enrollment projections and changes - A justification sheet accompanied every request for new programs, additional staffing, and/or capital projects - Principals met with the Superintendent prior to including new programs or additional staffing in their budget - Principals brought any new items that affected the building and grounds to the Facilities Manager,

General Description

BRIEF BUILDING HISTORY: Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

The Margaret A. Neary Elementary School was constructed in 1970 and encompasses an approximate area of 63,000 gross square feet on a single level and is located on a eighty-one (81) acre site. The site is separated by wetlands and the Margaret A. Neary Elementary School half of the lot is twenty-seven (27) acres. The building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof.

Modular Classrooms

There was an addition of two (2) modular classrooms added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings.

Roof Replacement

A complete roof replacement occurred in 1990. Since then only repairs have occurred.

Campus Expansion

In 1998, the land beyond the wetland became the location for the P. Brent Trotter Middle School, which was opened in 1998.

Doors and Windows

Doors and windows are original construction. There has been no significant modification from the original design.

Building Management System (BMS)

The BMS was upgraded in 2006-2007 to an Automated Logic Control System with remote access.

Mechanical Systems

An upgrade of the HVAC equipment, generator, and electrical system completed in 2007. This upgrade also included new clocks and communication system. A new voice over IP phone system was installed in 2018.

Asbestos

Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

TOTAL BUILDING SQUARE FOOTAGE: Please provide the original building square footage PLUS the square footage of any additions.

62726

SITE DESCRIPTION: Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

Margaret A. Neary Elementary School is a 62,736 square foot elementary school and is located on a eighty-one (81) acre site. There are conservation lands that bisect the full campus. The wetlands and 27 acres on for the current Margaret A. Neary Elementary School site comprise half of the full lot.

According to a recent facilities study done by Vertex, the parking lot is in desperate need of repair. The driveway and parking area provide ample access to the school, but the asphalt is in desperate need of replacement/repair. A resurfacing project is part of our latest Capital Plan. There are no existing site conditions to hinder an addition/renovation project and there is ample field space that can be considered for an addition or new building.

to the building at 208/120 volts. Heating and domestic hot water is supplied by two boilers fired by Gordon Piatt burners fueled by natural gas. Natural gas is supplied by Eversource. HVAC equipment serving the building includes various Air Handling Units (AHU's) with hot water heating. Terminal units for the building consist of unit ventilators, cabinet unit heaters, unit heaters, and finned tube radiation. These units receive hot water from the boiler plant in the winter months. Cooling units supply cool air during the warmer months to offices and larger assembly areas. Window air conditioners cool classroom areas. Water is supplied to the building by the Town of Southborough municipal utility.

Mechanical System

The heating system consists of a two zone hydronic system, with one 3 HP circulating pump servicing each zone. The system services all classroom and cafetorium unit ventilators, gymnasium air handling unit, baseboard radiation, convectors and unit heaters. A loss of either pump would leave that zone without heat as there is no redundancy to the system. The heating plant consists of two Buderus GE615/12 3,392,000 BTU/hr cast iron boilers installed in 2007. Both boilers were outfitted with dual fuel gas/oil fired Gordon Piatt S10.1-GO 3,389,000 BTU/hr burners. These burners were discontinued in 2009 which will make obtaining parts increasingly more difficult. The boilers are fired by natural gas. The original underground oil storage tank has been removed. Each classroom has a unit ventilator with operable outdoor air intake. The cafetorium has four unit ventilators with operable outdoor air intakes. The two gymnasiums each have their own air handlers with outdoor air intake and exhaust fan. The UV and AH were upgraded in 2007. The toilet rooms have ducted exhaust systems to roof mounted fans. The majority of the building's HVAC is controlled by Automated Logic EMS.

Plumbing and Kitchen Equipment

The plumbing system is original with the exception of the water main valve, meter and backflow preventer at the main, which were replaced in 2007. Water service is provided by the Town of Southborough utility. The plumbing is consistent with materials and fixtures commonly used at the time of construction. The building's DHW is generated by utilizing the boilers with an indirect tank with a water to water heat exchange during heating months. In May 2021, the tank began to leak. With the vessel being wrapped in asbestos we are investigating solutions to mitigate or remove the tank from service with an alternative. A gas fired 67 gallon hot water tank is used during non heating months. The building sanitary system consists of a FAST system within the septic tank which leads to the leaching field. The school kitchen is equipped with all electric appliances, dishwasher with booster heater and grease traps. The walk-in refrigerator and freezer are original to the building and have been out of service for over 10 years due to the significant investment needed for repairs. Student meals are prepared at another school and transported to Neary.

Electrical Systems

The existing power service is rated for 450A 208/120 Volt 3 Phase 4 Wire. Power is supplied by National Grid via exterior transformer. Secondary distribution is with panelboards. Circuitry for the complete power distribution system is maximized. Emergency lighting is powered by a Caterpillar C4.4 100 KW generator which is mainly every fourth hallway fixture and limited classroom spaces. Most other areas such as bathrooms and exits are on battery backup. The majority of the lights in the building are surface mounted fixtures with T-8 lamps and associated electric ballast with hallway and gym lights converted to LED (2019). There were electrical upgrades in 2011 to accommodate the generator and the upgraded HVAC systems but the rest of the building's service is original. The power outlet provision is inadequate for an elementary school application and not up to current building codes. All service panels have also been maxed out. The bell/clock systems were replaced (2007). The existing fire alarm system was updated in 2009 with a new control panel, horn/strobes and pull stations to meet minimal compliance. The building and kitchen are not equipped with fire suppression systems as they are not required due to the age of the building. The building also utilizes two modular classrooms installed in 2001. These units are separated from the building EMS and are operated by individual heat pumps.

Technology Infrastructure

The existing data network is CAT 5 and CAT 6 wiring. Neary was one of the first schools in the District to move to CAT 5 in 2006. It has not had any upgrades since installation. Each learning space is wired and intermittent are repaired. The building is mapped with access points that provide internet coverage.

Boiler Section 1

Library/Technology:

In response to the growing needs within our school and District and due to a grant awarded us by the Southboro Education Foundation, in 2017 the District developed a new experience and curriculum -Libratory. Libratory curriculum is a combination of Library, Instructional Technology, and 21st Century Skills. For 90 minutes each week, students gather in the Libratory for Library and Technology instruction, engage in collaborative activities that are focused on the Design Thinking Process, and participate in Science Technology Reading/Research Engineering Art Math (STREAM) activities. The library and technology space create one large learning classroom. The lighting and air flow are inadequate. Also, as the space was not designed as a technology classroom, the infrastructure is limited and wifi is often impacted.

Professional Space:

There is limited space for collaboration and meetings significantly impacting our ability to implement our professional learning communities initiative. The District enclosed a hallway alcove to create one space, but it does not hold the entire grade-level team nor does it have heat. As it abuts an outside wall it is extremely cold and uncomfortable in the colder months.

Science Lab:

In response to the new MA Science Standards and the adoption of a hands-on science program, the District uses a classroom as a science lab. As it was not originally designed for this use, it lacks adequate safety features of a traditional science lab as well as the technology infrastructure to support this type of learning. As space is at a premium, this is a multi-purpose space also used as a storage space as well as a small group intervention space as a direct result of the size and capacity of our special education classroom.

Physical Education:

The gymnasium is divided into two separate spaces. The PE teacher can't supervise both spaces at once. The storage space also functions as an office for the PE teacher (with a drop-down garage door for entry). This prevents investment in additional equipment that would be an asset to student health, physical education and learning. Larger equipment is stored in the gymnasium, limiting the capacity of the gym and presenting a potential safety hazard to students. This space is also used for large presentations which results in classes being canceled or moved to another location.

ELL and Reading Specialist Space

The reading specialist and ELL teacher classrooms are housed in modular units which were installed in 2001. The units were first erected in response to increased enrollment. There have been no updates since their erection and the space is showing age both visually and structurally. The modulares are in the playground area. This distractible environment is not conducive to the learning needs of our most at risk students.

Parent/Teacher Preparation Space

There is one area available for parents/teachers that functions as a prep/meeting room that house office machines, a laminator, a refrigerator, as well as the green screen room where students collaborate on projects.

Rest Rooms

There are three girls' and three boys' restrooms, three womens' and three mens' restrooms and one restroom in the nurse's office. None of the restrooms are ADA compliant. This was an identified area of concern with the March 2021 - Facilities Conditions Assessment conducted by Vertex Companies, Inc.

EDUCATIONAL SPACES: Please provide a detailed description of the Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).

16 classrooms – 14,960 square feet

Cafeteria – 3,150 square feet

2 gymnasiums – 5,336 square feet

Priority 5

Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.

As funding is provided, the District has been able to replace equipment and has maintained all systems to the best of our ability. From HVAC, electrical capacity, and roof repairs, the District has maintained the building. However, there are some aspects that can't be maintained or repaired, only replaced. For example, the ADA compliance of restrooms and the amount of interior space without windows can not be changed without a significant project.

The District has repaired the roof as needed and has extended its life with other preventive measures. The District installed a redundant hot water system to offset the dependence on the primary tank. The boiler replacement in 2009 really supported the needs to maintain the heating system, subsequent control enhancements as improved its energy efficiency. However, the boiler and controls are due for a consideration for upgrades.

Priority 5

Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.

The Margaret A. Neary Elementary School's roofing, HVAC, and electrical systems thwart the District's ability to conduct educational programs. Allowing the District to focus on other capital projects will enhance the overall student experience. The Margaret A. Neary Elementary School has unlimited potential to provide a dynamic experience for students and teachers alike. This experience is hindered by the physical limitations of the building. The building does not have a community space for all students and staff can fit in one location comfortably.

Please also provide the following:

Have the systems identified above been examined by an engineer or other trained building professional?:

YES

If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):

The Vertex Companies, Inc.

The date of the inspection: 3/17/2021

A summary of the findings (maximum of 5000 characters):

The Vertex Report was consistent with the District's understanding of the building's qualities, limitations, and areas of needed improvement. Specifically, the report rated the roof, interior, and exterior as being in "poor" condition. The report also indicated that the mechanical and electrical systems were in "fair" condition. An area that draw interest of the District's administration was the lack of ADA compliance and accessibility for all students and staff. We have worked around the obstacles of the building and we would like to see them addressed in a more formidable manner.

Priority 7

Question 2: Please describe the measures the district has taken or is planning to take in the immediate future to mitigate the problem(s) described above.

The District is seeking assistance for the repair, modernization and programmatic needs of the Margaret A. Neary Elementary School in order to continue uninterrupted educational services to students. The District continues to address immediate building related issues so the safety of students and staff is not at risk. The District has made adjustments to support operational needs. The principal in conjunction with faculty and staff have been creative with how they utilize the space. They make sure that the master schedule takes into consideration all aspects of the building. Decisions are made based on the space and the quality of space available at any given time. Creative scheduling and the use of technology to brings students together in different ways.

the gymnasium, limiting the capacity of the gym and presenting a potential safety hazard to students. This space is also used for large presentations which results in classes being canceled or moved to another location.

ELL and Reading Specialist Space

The reading specialist and ELL teacher classrooms are housed in modular units which were installed in 2001. The units were first erected in response to increased enrollment. There have been no updates since their erection and the space is showing age both visually and structurally. The modulars are in the playground area. This distractible environment is not conducive to the learning needs of our most at risk students.

Parent/Teacher Preparation Space

There is one area available for parents/teachers that functions as a prep/meeting room that house office machines, a laminator, a refrigerator, as well as the green screen room where students collaborate on projects.

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

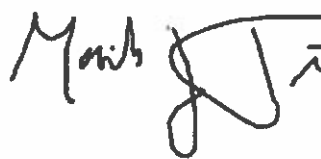
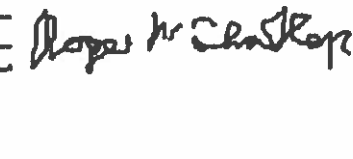
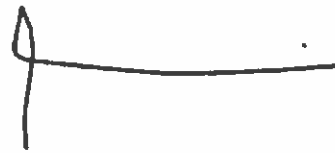
Superintendent of Schools

Mark Purple

Roger Challen

Gregory L. Martineau

Town Administrator

(signature)

(signature)

(signature)

Date

Date

Date

6/21/2021 2:52:32 PM

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B. Meeting Minutes

**Town of Southborough, MA
Neary School Building Committee**

**Virtual Meeting
Monday, May 8, 2023
9:00 AM**

Members Present: Jason Malinowski, Keturah Martin, Andrew Pfaff, Lisa Braccio, Mark Davis, and Denise Eddy

Members Absent: Jennifer Primack, Anuradha Khemka, and Jen Donato

Ex-Officio Members Present:

Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning

Keith Lavoie, Assistant Superintendent of Operations

Rebecca Pellegrino, Director of Finance

Kathleen Valenti, Neary School Principal

Steve Mucci, Woodward School Principal

Absent: Gregory Martineau, Superintendent of Schools, Mark Purple, Town Administrator and Brian Ballantine, Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 9:01 AM.

II. Approval of Meeting Minutes from March 21, 2023

The Meeting Minutes of March 21, 2023, are still being drafted by the school administration team.

III. Update on Entrance to MSBA Feasibility Phase

Jason Malinowski mentioned that a subcommittee would need to be formed during this phase and they had asked the Select Board to grant the authority to set up their own subcommittees as deemed appropriate.

Jason has also asked for the ability for the Town's Administrator to sign on behalf of the Select Board as legal documents will need to be signed regularly.

IV. Updates to Committee Charge

Jason Malinowski stated that Keturah Martin and Lisa Braccio will not be seeking election for their respective seats which means there will be a turnover of those two seats. Jason and Superintendent Martineau agree there needs to be more construction, engineering, and architectural experience as they move forward. The Southborough School Committee, during their April School Committee meeting, relinquished one of their seats, so there will only be one School Committee member and an at-large member that has the requisite experience. He also reported that Jen Donato and Anuradha Khemka have decided they will not continue with the Committee when the annual appointment comes up, so there will be three at-large seats to fill.

V. Membership Updates – Recruitment and Thank You

Jason Malinowski would like to thank Lisa Braccio and Keturah Martin for their service to the Select Board, School Committee and the Neary Building Committee. Jason thanked Keturah for how much work she put into the subcommittee the last couple of years to get them to where they are and helped put them in the right spot to continue.

VI. OPM Selection Subcommittee

Due to the Neary Building Committee's ability to form its own subcommittees, Jason has put forward a charge that says the subcommittee will go out and run a scripted process by the Massachusetts School Building Authority to hire an Owner's Project Manager (OPM). During the late summer or early fall, they will do the same thing on the back end with the assistance of the OPM to hire the designer. Jason mentioned that the two non-voting members are non-negotiable: they are the Assistant Superintendent of Operations and the school Director of Finance.

a. Form Subcommittee and vote on charge

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve the OPM Selection Subcommittee charge as presented."

**MOTION TO
APPROVE THE
OPM SELECTION
SUBCOMMITTEE
CHARGE**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

b. Appoint voting and non-voting members to the sub-committee from NBC membership

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To appoint the Chair of the Neary Building Committee, the School Committee representative that services on the Neary Building Committee, Denise Eddy, Andrew Pfaff, Mark Davis as voting members and the Assistant Superintendent of Operations and the School Director of Finance as ex-officio non-voting members."

**MOTION TO
APPOINT VOTING
AND NON -
VOTING
MEMBERS**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

VII. Public Comment: (None at this time)

VIII. Meeting Schedule

The OPM subcommittee will meet a few times before the Neary Building Committee meets again and the Neary Building Committee will have to ratify the decisions of the subcommittee at a certain point.

IX. Other business that may properly come before the Committee: (None at this time)

X. Adjournment

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of May 8, 2023."

**MOTION TO
ADJOURN**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 9:20 AM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

1. Neary Building Committee Meeting Agenda dated May 8, 2023
2. Town of Southborough Neary Building Committee Owner's Project Manager Selection Subcommittee Charge letter as of May 8, 2023

TOWN OF SOUTHBOROUGH



NEARY BUILDING COMMITTEE

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 983-7752 · jmalinowski@southboroughma.com

Owner's Project Manager ("OPM") Selection Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee and oversee the OPM selection process for the Neary School project. All work will be done in accordance with the guidance and process required by the Massachusetts School Building Authority ("MSBA").

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of the following:

Voting Members (3):

- 1) Chair of the Neary Building Committee
- 2) School Committee Representative that serves on the Neary Building Committee
- 3) One additional member of the Neary Building Committee, selected and appointed by its' membership

Ex-officio Members (non-voting)

- 1) Asst. Superintendent of Operations
- 2) School Director of Finance

Term: Charge is valid through September 30, 2023

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Tuesday, May 16, 2023 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted during the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, and Denise Eddy

Members Absent: Jen Donato and Anuradha Khemka

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:02 PM.

Jason Malinowski noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that there is a quorum of the Neary Building Committee present for logistical purposes.

II. Organization of Subcommittee and introduction of SC Representative

Jason Malinowski welcomed Roger Challen, Southborough School Committee member, to the Neary Building Committee. Denise Eddy stated that Jason should remain in his current position as they all think he is doing a great job and she is willing to become Vice-Chair if needed.

Jason Malinowski requested a vote and discussion.

Denise Eddy moved, Andrew Pfaff seconded and voted 4-0-1 by roll call, (Jason Malinowski abstained), "To elect Jason Malinowski as Chair of the OPM Subcommittee and Denise Eddy as Vice Chair of the OPM Subcommittee."

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, and Mark Davis

MOTION TO
ELECT A CHAIR
AND VICE CHAIR
FOR THE OPM
SUBCOMMITTEE

Opposed: None

Abstained: Jason Malinowski

III. Review of OPM Selection Process (No questions or concerns at this time)

IV. Review and vote on draft version of RFS for OPM Services to be sent to MSBA

Jason Malinowski reported that the RFS is a template from the Massachusetts School Building Authority. Jason thanked Rebecca Pellegrino, Director of Finance, Keith Lavoie, Assistant Superintendent of Operations, and Gregory Martineau, Superintendent of Schools for taking the first attempt at the red line and believed it was a great start to create conversation. Although Andrew Pfaff and Roger Challen are apprehensive about the amount specified, everyone agrees that it was necessary to provide a figure for the Neary Building project. Once work commences, a more accurate estimate can be determined. Mark Davis aimed to ensure a precise comprehension of the Project Objectives regarding the suitability and environmental reviews of the current site for a new school building. Rebecca assured they would select the optimal location for construction, if it were to be a construction project, regardless of where it may be. Before the meeting, Jason shared his comments with Rebecca to ensure they were well-prepared. His comments were already included in the red line. Jason highlighted the timeline dates that will require Committee action. Once they hear back from the MSBA, they will have to meet again and officially vote as a Neary Building Committee, not as an OPM Subcommittee. The Neary Building Committee will meet on July 26th for scorecard reviews on their top firms, and on July 28th interviews will take place.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded and it was unanimously voted by roll call "That the OPM Subcommittee approve the request for services with the edits discussed this evening and give authorization to Rebecca Pellegrino and Keith Lavoie as the MCPPO certified and are welcomed to consult with the Chair to make any scriveners updates as they do a final pass."

MOTION TO
APPROVE THE
RFS FOR OPM
SERVICES TO
SEND TO MSBA

Roll Call

For: Roger Challen, Denise Eddy, Andrew Pfaff, Mark Davis, and Jason Malinowski

Opposed: None

Abstained: None

V. Public Comment (None at this time)

VI. Meeting Schedule - They discussed the meeting schedule during agenda item 3.

VII. Other business that may properly come before the Subcommittee

Jason Malinowski commented that they continue to be in recruitment mode for the Neary Building Committee, as it is also his understanding there have been applications that have come in. There will be a need for three at-large members going into the next year.

VIII. Adjournment

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of May 16, 2023."

MOTION TO
ADJOURN

Roll Call

For: Roger Challen, Denise Eddy, Andrew Pfaff, Mark Davis, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 7:55 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

1. Neary Building Committee – OPM Subcommittee Meeting Agenda dated May 16, 2023
2. Draft Request for Owner’s Project Management Services (“OPM RFS”)

INSTRUCTIONS FOR COMPLETING THE REQUEST FOR SERVICES (“RFS”)

This model RFS is intended for use in the procurement of an Owner’s Project Manager (“OPM”) by cities, towns, and regional school districts that have been invited by the Massachusetts School Building Authority (the “MSBA”) to conduct a feasibility study or that have been approved for a project by the MSBA. Unless otherwise approved by the MSBA in writing, a city, town, or regional school district shall use this model RFS in the procurement of an OPM in order to qualify for MSBA funding. Each city, town, and regional school district shall be responsible for inserting project and district specific information where indicated in the RFS. Although this model RFS is intended to be comprehensive in meeting MSBA requirements for the procurement of an OPM, each city, town and regional school district shall be solely responsible for ensuring that its particular RFS complies with all applicable provisions of federal, state, and local law, including, but not limited to, all procurement laws. The MSBA recommends that each city, town, and regional school district have its legal counsel review its RFS to ensure that it is in compliance with all provisions of federal, state and local law prior to its publication. No addition, deletion or revision to the model RFS of any kind shall be valid unless approved in writing by the MSBA. The written approval given by the MSBA in this instance is solely for the purpose of determining whether the proposed RFS appears consistent with the MSBA’s guidelines and requirements for OPM procurement and is not for the purpose of determining whether the proposed RFS meets any other legal requirements imposed by federal, state or local law, including, but not limited to, public procurement laws. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to its preparation or review of its RFS.

- 1) Each city, town and regional school district (“Owner”) shall follow the instructions designated by italics and bold-face lettering in the body of the model RFS.
- 2) The Owner is responsible for reviewing its RFS to ensure that all template information and preparation guidance has been replaced with project and Owner specific information in the final RFS.
- 3) The Owner should review the RFS with its legal counsel to ensure it is in compliance with all federal, state and local laws.
- 4) The Owner shall submit a red-lined version of its final RFS indicating any and all additions, deletions or revisions to the model RFS for MSBA approval prior to the advertisement being placed.
- 5) The Owner shall include in the final RFS all attachments indicated in the RFS model.
- 6) A copy of the final RFS and the advertisement must be submitted to the MSBA as part of the required documentation in accordance with the sample narrative summary and checklist in the MSBA’s OPM Guidelines.
- 7) The Owner should allow a minimum of ten business days for MSBA review of the RFS. Actual review time may vary.
- 8) Unless agreed to in writing by the MSBA, the Owner should not advertise the RFS until the MSBA has approved the form of the RFS.

REQUEST FOR OWNER’S PROJECT MANAGEMENT SERVICES (“OPM RFS”)

1. Introduction

The **Town of Southborough**, (“Owner”) is seeking the services of a qualified OPM “Owner’s Project Manager” as defined in Massachusetts General Laws Chapter 149, Section 44A½ and as further defined by the provisions of this RFS, to provide Project Management Services for the design, construction, addition to and /or renovation of the **Margaret A. Neary School** (“School”) in **Southborough**, Massachusetts (“Project”).

The Owner is requesting the services of an OPM to represent the Owner during the feasibility study and schematic design phases of the project initially. Subject to the approval of the Project by the Massachusetts School Building Authority (the “MSBA”) and further subject to continued funding authorized by the **Town of Southborough**, the contract between the Owner and the Owner’s Project Manager may be amended to include continued Project Management Services through design development, construction documents, bid and award, construction and final closeout of the potential Project. A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from **(\$50,000,000 to \$90,000,000)** depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors.

2. Background

Originally constructed in 1970, the Margaret A. Neary School is a 62,736 gross square foot facility on a single level located on a eighty-one (81) acre site located in Southborough, Massachusetts. During the 1990’s, the Town of Southborough responded to its population growth by building/renovating several schools in rapid succession; the Margaret A. Neary School was not part of that investment. While maintained over the years, most of the facility’s building systems and components are nearing the end of life expectancy, especially the roof and electrical system. To support this determination, the District contracted with Vertex Companies, Inc. (Chester, PA) to complete a Facilities Conditions Assessment (March 2021). This assessment confirmed the needs for renovation or replacement of the roof, electrical, and other building modifications to meet building code requirements.

The goal of the District is to modernize and expand the Margaret A. Neary School to a condition that rectifies current deficiencies and satisfies projected future requirements for educational programs. The Margaret A. Neary School provides a comprehensive educational program designed to support state standards. Components of this program are highly challenged and in some cases inadequate due to space limitations. Special education instruction, literacy programs, mathematics, ELL intervention, the Library/Media Center, the STEM laboratory, and the fine arts program are struggling in compromised, undedicated spaces. Additional space is required to advance the development of these programs to meet goals in the spirit they were intended. The District re-authored its Strategic Plan (*Vision 2026: Educate, Inspire, and Challenge*) in 2020 and recognizes that the vision for its school is attained when the following indicators are present in the school facility:

- Space to engage students in small group critical thinking, creativity and problem solving and opportunities to share thinking with peers and adults in all academic spaces;
- Efficient and effective space is available to differentiate instruction so the needs of struggling, average and advanced learners can be met in an inclusive setting;
- Instructional space has the electrical and networking capacity necessary to integrate technology into curriculum and engage students in a digitally learning environment;
- Students have access a state-of-the-art Library/Media Center and have space to investigate essential questions and a space that reflects the value of information and literacy in the 21st century;

- Students have a multipurpose instructional learning lab that has the electrical, networking and scientific equipment necessary for students to participate in multi-content inquiry designed to address and evaluate skills and strategies critical for success in the 21st century;
- Professional space is available for teachers to participate in collaborative learning exercises that increases student achievement;
- Space is available for parent learning, participation, and volunteering, i.e. auditorium space.

In addition, the intention of the project is also to consolidate the number of school buildings in Southborough. This may include, but is not limited to, the decommissioning of the Albert S. Woodward Memorial School (28 Cordaville Road) or the Mary E. Finn Elementary School (60 Richards Road) to the Town to be repurposed for non-school uses. The current structure of the schools is:

- Mary E. Finn Elementary School – Grades PreK – 1
- Albert S. Woodward Memorial School – Grades 2-3
- Margaret A Neary School – Grades 4-5

The feasibility study shall weigh all the options available to the citizens of Southborough. To begin this study, The Public Schools of Southborough, Southborough Capital Planning Board, and Southborough Select Board have conducted a space needs assessment for the Town of Southborough and commissioned an enrollment study with RLS Demographics, Inc.

3. Project Description, Objectives and Scope of Services

On or about **June 22, 2021**, the Owner submitted a Statement of Interest (Attachment A) to the MSBA for **the Margaret A. Neary School**. The MSBA is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects. The MSBA's grant program is discretionary, and no city, town, or regional school district has any entitlement to any funds from the MSBA. At the April 26, 2023 Board of Directors meeting, the MSBA voted to issue an invitation to the Owner to conduct a feasibility study for this Statement of Interest to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution. The MSBA has not approved a Project and the results of this feasibility study may or may not result in an approved Project.

It is anticipated that the feasibility study will review the problems identified in the Statement of Interest at the **Margaret A. Neary School**.

The Margaret A. Neary School was constructed in 1970 and encompasses an approximate area of 63,000 gross square feet on a single level and is located on a eighty-one (81) acre site. The site is separated by wetlands and the Margaret A. Neary School half of the lot is twenty-seven (27) acres. The building currently services grades four and five for the community of Southborough.

As a result of a collaborative analysis with the MSBA of enrollment projections the agreed upon enrollment is as follows:

Enrollment for Grades 4-5 at the Margaret A. Neary School	Enrollment for Grades 3-5 at a Consolidated Margaret A. Neary School and Albert S. Woodward Memorial School	Enrollment for Grades 2-5 at a Consolidated Margaret A. Neary School and Albert S. Woodward Memorial School
305 students	450 students	610 students

The building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. There was an addition of two (2) modular classrooms added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

Project Objectives under consideration by the Owner include:

- *Identification of community concerns that may impact study options;*
- *Identification of specific milestone requirements and/or constraints of the District – e.g. Town votes, swing space, occupancy issues;*
- *Ensure that the School meets current and future educational program needs and code requirements;*
- *Consideration of options for different grade level configurations;*
- *Addition, renovation, or replacement of existing buildings and facilities to provide for a full range of programs consistent with state and approved local requirements;*
- *Suitability of the current location for construction of a new school building;*
- *Identification of alternative sites;*
- *Life cycle costs of operating the School as it relates to future operational budgets;*
- *Northeast Collaborative for High Performance Schools (NE-CHPS) criteria or US Green Building Council's LEED for Schools (LEED-S) Rating System*
- *CM-at-Risk Delivery Method.*

The required scope of services is set forth in Article 8 of the standard contract for Owner's Project Management Services for a Design/Bid/Build project that is attached hereto as Attachment B and incorporated by reference herein. If the Owner determines to use a CM-at-Risk delivery method, this contract shall need to be amended and/or substituted. The work is divided into the Project Phases as listed in Attachment A of this contract. The durations of the Phases shown below are estimates only, based on the Owner's experience. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

- | | | |
|----|--|----------------------|
| 1. | Feasibility Study/Schematic Design Phase; | 20-24 months* |
| 2. | Design Development/Construction Documents/Bidding Phase; and | 10-12 months* |
| 3. | Construction Phase. | 24-36 months* |

*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.

4. Minimum Requirements and Evaluation Criteria:

Minimum Requirements:

In order to be eligible for selection, each Respondent must certify that it meets the following minimum requirements. Any Response that fails to include such certification in its response, demonstrating that these criteria have been met, may be rejected without further consideration.

Each Respondent must designate an individual who will serve as the Project Director. The Project Director shall be certified in the Massachusetts Certified Public Purchasing Officer Program (the "MCPPO") as administered by the Inspector General of the Commonwealth of Massachusetts and must also meet the following minimum requirements:

- The Project Director shall be a person who is registered by the Commonwealth of Massachusetts as an architect or professional engineer and who has at least five years' experience in the construction and supervision of construction and design of public buildings;
- or,**
- if not registered as an architect or professional engineer, the Project Director must be a person who has at least seven years' experience in the construction and supervision of construction and design of public buildings.

Evaluation Criteria

In addition to the minimum requirements set forth above, all Respondents must demonstrate that they have significant experience, knowledge and abilities with respect to public construction projects, particularly involving the construction and renovation of K-12 schools in Massachusetts. The Owner will evaluate Responses based on criteria that shall include, but not be limited to, the following:

- 1) Past performance of the Respondent, if any, with regard to public, private, Department Of Education funded and MSBA-funded school projects across the Commonwealth, as evidenced by:
 - a) Documented performance on previous projects as set forth in Attachment C, including the number of projects managed, project dollar value, number and percentage completed on time, number and dollar value of change orders, average number of projects per project manager per year, number of accidents and safety violations, dollar value of any safety fines, and number and outcome of any legal actions; (10 points)
 - b) Satisfactory working relationship with designers, contractors, Owner, the MSBA and local officials. (10 points)
- 2) Thorough knowledge of the Massachusetts State Building Code, regulations related to the Americans with Disabilities Act, and all other pertinent codes and regulations related to successful completion of the project. (10 points)
- 3) Thorough knowledge of Commonwealth construction procurement laws, regulations, policies and procedures, as amended by the 2004 Construction Reform laws. **(5 points)**
- 4) Management approach: Describe the Respondent's approach to providing the level and nature of services required as evidenced by proposed project staffing for a potential (hypothetical) proposed project for new construction of 90,000 square feet or renovation/construction of similar square footage; proposed project management systems; effective information management; and examples of problem solving approaches to resolving issues that impact time and cost. (10 points)
- 5) Key personnel: Provide an organizational chart that shows the interrelationship of key personnel to be provided by the Respondent for this project and that identifies the individuals and

associated firms (if any) who will fill the roles of Project Director, Project Representative and any other key roles identified by the Respondent, including but not limited to roles in design review, estimating, cost and schedule control. Specifically, describe the time commitment, experience and references for these key personnel including relevant experience in the supervision of construction of several projects that have been either successfully completed or in process that are similar in type, size, dollar value and complexity to the project being considered. (10 points)

- 6) Capacity and skills: Identify existing employees by number and area of expertise (e.g. field supervision, cost estimating, schedule analysis, value engineering, constructability review, quality control and safety). Identify any services to be provided by sub-consultants. (5 points)
- 7) Identify the Respondent's current and projected workload for projects estimated to cost in excess of \$1.5 million. (5 points)
- 8) Familiarity with Northeast Collaborative for High Performance Schools criteria or US Green Building Council's LEED for Schools Rating System. Demonstrated experience working on high performance green buildings (if any), green building rating system used (e.g., NE-CHPS or LEED-S), life cycle cost analysis and recommendations to Owners about building materials, finishes etc., ability to assist in grant applications for funding and track Owner documentation for NE-CHPS or LEED-S prerequisites. (5 points)
- 9) Thorough knowledge and demonstrated experience with life cycle cost analysis, cost estimating and value engineering with actual examples of recommendations and associated benefits to Owners. (5 points)
- 10) Knowledge of the purpose and practices of the services of Building Commissioning Consultants. (10 points)
- 11) Financial Stability: Provide current balance sheet and income statement as evidence of the Respondent's financial stability and capacity to support the proposed contract. (10 points)
- 12) Demonstrated experience with the consolidation of multiple schools into one new/renovated school. (5 points)

In order to establish a short-list of Respondents to be interviewed, the Owner will base its initial ranking of Respondents on the above Evaluation Criteria. The Owner will establish its final ranking of the short-listed Respondents after conducting interviews.

The Owner reserves the right to consider any other relevant criteria that it may deem appropriate, within its sole discretion, and such other relevant criteria as the MSBA may request. The Owner may or may not, within its sole discretion, seek additional information from Respondents.

This RFS, any addenda issued by the Owner, and the selected Respondent's response, will become part of the executed contract. The key personnel that the Respondent identifies in its response must be contractually committed for the Project. No substitution or replacement of key personnel or change in the sub-consultants identified in the response shall take place without the prior written approval of the Owner and the MSBA.

The selected Respondent(s) will be required to execute a Contract for Project Management Services with the Owner in the form that is attached hereto as Attachment B and incorporated by reference herein. Prior to execution of the Contract for Project Management Services with the Owner, the selected Respondent will be required to submit to the Owner a certificate of insurance that meets the requirements set forth in the Contract for Project Management Services.

Prior to execution of the Contract for Project Management Services, the fee for services shall be negotiated between the Owner and the selected Respondent to the satisfaction of the Owner, within its

sole discretion. The initial fee structure will be negotiated through the Feasibility Study/Schematic Design Phase. The selected Respondent, however, will be required to provide pricing information for all Phases specified in the Contract at the time of fee negotiation.

5. Selection Process and Selection Schedule

Process

- 1) *A subcommittee of the Neary School Building Committee will determine whether respondents have provided all required information and that the minimum requirements as outlined in the OPM RFS have been met utilizing a standard checklist. Any responses that do not meet the minimum requirement will be removed from the selection process.*
- 2) *The subcommittee will rank all responses based on the weighted evaluation criteria outlined in Section 4 of the OPM RFS utilizing a scoring tool. The ranking will be used to develop a short list consisting of a minimum of three (3) respondents.* Identified reviewers must rank the Responses based on the weighted evaluation criteria identified in the RFS and must short-list a minimum of three Responses. *Upon approval of the short list of respondents, all references of the top ranked respondents will be checked via phone interview or email correspondence.*
- 3) *The subcommittee will interview the short-listed respondents. The interview process will consist of a presentation by the respondents related to the evaluation criteria identified in Section 4. Each respondent must present its key personnel, including the individual(s) who will work on this project as their primary job. Following the presentation, the subcommittee may ask questions related to the evaluation criteria, information provided in the response to the RFS and information gathered from the reference checks. Each candidate will be ranked by the subcommittee based on specific criterion that will be provided to each respondent prior to the interview. Following the interviews and/or collection of additional information, the subcommittee will re-rank the short-listed respondents based on all available information. The subcommittee will recommend to the Neary School Building Committee the top ranked respondent. The Neary School Building Committee as a whole will review and approve the recommendations from the subcommittee .*
- 4) *Upon final approval by the Neary School Building Committee, the First Ranked Respondent will be required to provide a detailed breakdown of the scope of service and of their fee proposal. The breakdown shall provide the costs for services along with the scope of work during the Designer Selection Phase, the Feasibility Study/Schematic Design Phases, the Design Development/Contract Document Phases, the Bidding Phase, and the Contract Administration Phase. The breakdown shall separate the costs of each consultant used by the OPM during each of the listed phases. The breakdown shall also include the anticipated monthly costs of full time on-site clerk(s) of the works for the full duration of the construction phase of the work. An itemized breakdown of all other costs included in the fee proposal shall be provided. The initial contract for services shall only be through the end of the Feasibility Study/Schematic Design Phases.*
- 5) The Owner will commence fee negotiations with the first-ranked selection.
- 6) If the Owner is unable to negotiate a contract with the first-ranked selection, the Owner will then commence negotiations with its second-ranked selection and so on, until a contract is successfully negotiated and approved by the Owner.
- 7) The selected firm will be submitted to the MSBA for its approval.
- 8) The selected firm may be asked to participate in a presentation to the MSBA and/or submit additional documentation, as required by MSBA, as part of the MSBA approval process.

- 9) *If negotiations with one or more of the short-listed respondents prove unsuccessful, or if fewer than three responses are received, the Owner may reject all responses and may choose to re-advertise for services if deemed in its best interest to do so.*

The following is a tentative schedule of the selection process, subject to change at the Owner's and MSBA's discretion.

June 7, 2023	RFS appears in the Central Register of the Commonwealth of Massachusetts, COMMBUYS, the Metrowest Daily News, and the Worcester Telegram and Gazette
June 12, 2023 3:30 PM	Voluntary informational meeting and site inspection of Margaret E. Neary School, 53 Parkerville Road, Southborough, MA 01772
June 16, 2023	Last day for questions from Respondents
June 21, 2023 11:00 AM	Responses due
June 22, 2023	Respondents short-listed
June 26, 2023	Interview short-listed Respondents
June 30, 2023	Negotiate with selected Respondent
July 12, 2023	Final selection submitted to the MSBA for review and approval
August 7, 2023	Anticipated MSBA OPM Review Panel Meeting
August 10, 2023	Anticipated execution of contract

The RFS may be obtained from:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
(508) 486-5115
rpellegrino@nsboro.k12.ma.us

On or after **June 7, 2023.**

Any questions concerning this RFS must be submitted in writing to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772(508) 486-
5115rpellegrino@nsboro.k12.ma.usFacsimile: 508-486-5123

By 3:00 PM on Friday, June 16, 2023.

Sealed Responses to the RFS for OPM services must be clearly labeled "Owner's Project Management Services for Margaret A. Neary School" and delivered to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA
01772
508-486-5115

no later than 11:00 AM on Wednesday, June 21, 2023. The Owner assumes no responsibility or liability for late delivery or receipt of Responses. All responses received after the stated submittal date and time will be judged to be unacceptable and will be returned unopened to the sender.

6. Requirements for content of response:

Submit **three(3)**¹ hard copies of the response to this RFS and one electronic version in PDF format on thumb drive. All responses shall be:

- In ink or typewritten;
- Presented in an organized and clear manner;
- Must include the required forms in Attachment C;
- Must include all required Attachments and certifications;
- Must include the following information:

1. Cover letter shall be a maximum of two pages in length and include:

- a. An acknowledgement of any addendum issued to the RFS.
- b. An acknowledgement that the Respondent has read the RFS. Respondent shall note any exceptions to the RFS in its cover letter.
- c. An acknowledgement that the Respondent has read the Contract for Project Management Services. Respondent shall note any exceptions to the Contract for Project Management Services in its cover letter.
- d. A specific statement regarding compliance with the minimum requirements identified in Item 4 of this RFS to include identification of registration, number of years of experience and where obtained (as supported by the resume section of Attachment C), as well as the date of the MCPPO certification. (A copy of the MCPPO certification must be attached to the cover letter).
- e. A description of the Respondent's organization and its history.
- f. The signature of an individual authorized to negotiate and execute the Contract for Project Management Services, in the form that is attached to the RFS, on behalf of the Respondent.
- g. The name, title, address, e-mail and telephone number of the contact person who can respond to requests for additional information.

2. Selection Criteria: The response shall address the Respondent's ability to meet the "Selection Criteria" Section including submittal of additional information as needed. The total length of the Response (including Attachment C only but excluding Attachments A, B and D) may not exceed twenty (20) single-sided numbered pages with a minimum acceptable font size of "12 pt" for all text.

¹ *The Owner should determine the number of copies required for its selection committee and other local representatives as needed. Please include two additional copies to be sent to the MSBA as part of the approval documentation required.*

Respondents may supplement this proposal with graphic materials and photographs that best demonstrate its project management capabilities of the team proposed for this project. **Limit this additional information to a maximum of three 8½” x 11” pages, double-sided.**

Certifications: The following certificates (Attachment D) shall be included in the proposal:

- 1. Certificate of Non-Collusion***
- 2. Tax Compliance Certification***
- 3. Certificate of Vote***

7. Payment Schedule and Fee Explanation:

The Owner will negotiate the fee for services dependent upon an evaluation of the level of effort required, job complexity, specialized knowledge required, estimated construction cost, comparison with past project fees, and other considerations. As construction cost is but one of several factors, a final construction figure in excess of the initial construction estimate will not, in and of itself, constitute a justification for an increased OPM fee.

8. Other Provisions

A. Public Record

All responses and information submitted in response to this RFS are subject to the Massachusetts Public Records Law, M.G.L. c. 66, § 10 and c. 4, § 7(26). Any statements in submitted responses that are inconsistent with the provisions of these statutes shall be disregarded.

B. Waiver/Cure of Minor Informalities, Errors and Omissions

The Owner reserves the right to waive or permit cure of minor informalities, errors or omissions prior to the selection of a Respondent, and to conduct discussions with any qualified Respondents and to take any other measures with respect to this RFS in any manner necessary to serve the best interest of the Owner and its beneficiaries.

C. Communications with the Owner

The Owner's Procurement Officer for this RFS is:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772 Telephone: (508) 486-5115
Email address: rpellegrino@nsboro.k12.ma.us
Facsimile: (508) 486-5123

Respondents that intend to submit a response are prohibited from contacting any of the Owner's staff other than the Procurement Officer. An exception to this rule applies to Respondents that currently do

business with the Owner, but any contact made with persons other than the Procurement Officer must be limited to that business, and must not relate to this RFS. In addition, such respondents shall not discuss this RFS with any of the Owner's consultants, legal counsel or other advisors. ***FAILURE TO OBSERVE THIS RULE MAY BE GROUNDS FOR DISQUALIFICATION.***

D. Costs

Neither the Owner nor the MSBA will be liable for any costs incurred by any Respondent in preparing a response to this RFS or for any other costs incurred prior to entering into a Contract with an OPM approved by the MSBA.

E. Withdrawn/Irrevocability of Responses

A Respondent may withdraw and resubmit their response prior to the deadline. No withdrawals or re-submissions will be allowed after the deadline.

F. Rejection of Responses, Modification of RFS

The Owner reserves the right to reject any and all responses if the Owner determines, within its own discretion, that it is in the Owner's best interests to do so. This RFS does not commit the Owner to select any Respondent, award any contract, pay any costs in preparing a response, or procure a contract for any services. The Owner also reserves the right to cancel or modify this RFS in part or in its entirety, or to change the RFS guidelines. A Respondent may not alter the RFS or its components.

G. Subcontracting and Joint Ventures

Respondent's intention to subcontract or partner or joint venture with other firm(s), individual or entity must be clearly described in the response.

H. Validity of Response

Submitted responses must be valid in all respects for a minimum period of ninety (90) days after the submission deadline.

FURTHER INFORMATION

ATTACHMENTS:

Attachment A: Statement of Interest

Attachment B: Contract for Owner's Project Management Services

Attachment C: OPM Application Form – March 2017

Attachment D: Required Certifications

ATTACHMENT A
STATEMENT OF INTEREST

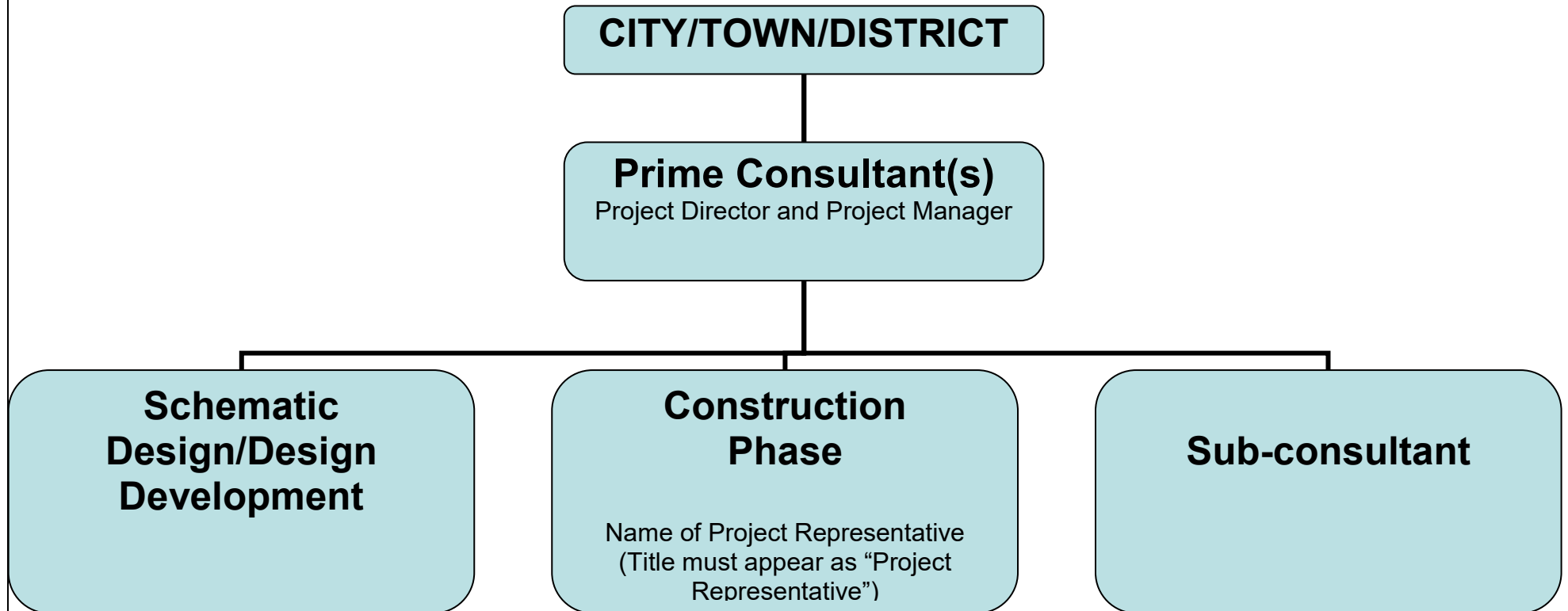
(DISTRICT TO ATTACH)

ATTACHMENT B
MSBA STANDARD CONTRACT
(Design/Bid/Build or CM-at-Risk)

Owner's Project Manager Application Form – March 2017																								
<p>1. Project Name/Location for Which Firm is Filing:</p> <p>1a. MSBA Project Number:</p>																								
<p>2a. Respondent, Firm (Or Joint-Venture) - Name And Address Of Primary Office To Perform The Work:</p>		<p>2b. Name And Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:</p>																						
<p>2c. Date Present And Predecessor Firms Were Established:</p>		<p>2d. Name And Address Of Parent Company, If Any:</p>																						
<p>2e. Federal ID #:</p>		<p>2f. Name of Proposed Project Director:</p>																						
<p>3. Personnel From Prime Firm Included In Question #2 Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. Indicate Both The Total Number In Each Discipline):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Admin. Personnel _____</td> <td style="width: 33%;">Cost Estimators _____</td> <td style="width: 33%;">Other _____</td> </tr> <tr> <td>Architects _____</td> <td>Electrical Engrs. _____</td> <td>_____</td> </tr> <tr> <td>Acoustical Engrs. _____</td> <td>Environmental Engrs. _____</td> <td>_____</td> </tr> <tr> <td>Civil Engrs. _____</td> <td>Licensed Site Profs. _____</td> <td>_____</td> </tr> <tr> <td>Code Specialists _____</td> <td>Mechanical Engrs. _____</td> <td>_____</td> </tr> <tr> <td>Construction Inspectors _____</td> <td></td> <td>_____</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">Total _____</td> </tr> </table>				Admin. Personnel _____	Cost Estimators _____	Other _____	Architects _____	Electrical Engrs. _____	_____	Acoustical Engrs. _____	Environmental Engrs. _____	_____	Civil Engrs. _____	Licensed Site Profs. _____	_____	Code Specialists _____	Mechanical Engrs. _____	_____	Construction Inspectors _____		_____			Total _____
Admin. Personnel _____	Cost Estimators _____	Other _____																						
Architects _____	Electrical Engrs. _____	_____																						
Acoustical Engrs. _____	Environmental Engrs. _____	_____																						
Civil Engrs. _____	Licensed Site Profs. _____	_____																						
Code Specialists _____	Mechanical Engrs. _____	_____																						
Construction Inspectors _____		_____																						
		Total _____																						
<p>4. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>																								

5.

List **ONLY** Those Prime and Sub-Consultant Personnel identified as Key personnel in the Response to Request for Services. This Information Should Be Presented Below In The Form Of An Organizational Chart modified to fit the firm's proposed management approach. Include Name of Firm And Name Of The Person:



6. Brief Resume for Key Personnel ONLY as indicated in the Request for Services. Resumes Should Be Consistent With The Persons Listed On The Organizational Chart In Question # 5. Additional Sheets Should Be Provided Only As Required For The Number Of Key Personnel And They Must Be In The Format Provided. By Including A Firm As A Subconsultant, The Prime Applicant Certifies That The Listed Firm Has Agreed To Work On This Project, Should The Team Be Selected.	
a. Name And Title Within Firm:	a. Name And Title Within Firm:
b. Project Assignment:	b. Project Assignment:
c. Name And Address Of Office In Which Individual Identified In 6a Resides:	c. Name And Address Of Office In Which Individual Identified In 6a Resides:
d. Years Experience: With This Firm: _____ With Other Firms: _____	d. Years Experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization	e. Education: Degree(s) /Year/Specialization
f. Date of MCPPO Certification:	f. Date of MCPPO Certification:
g. Applicable Registrations and Certifications :	g. Applicable Registrations and Certifications:
h. Current Work Assignments And Availability For This Project (<i>availability should be identified as a percentage: eg: "As of 5/30, 50% available"</i>):	h. Current Work Assignments And Availability For This Project (<i>availability should be identified as a percentage: eg: "As of 5/30, 50% available"</i>):
i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):	i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):

7a	Past Performance: List all Completed Projects, in excess of \$1.5 million, for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.									
a.	Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Project Dollar Value	d. Completion Date (Actual Or Estimate)	e. On Time (Yes Or No)	f. Original Construction Contract Value	g. Change Orders	h. Number of Accidents and Safety Violations	i. Dollar Value of any Safety fines	j. Number And Outcome Of Legal Actions
(1)										
(2)										
(3)										
(4)										
(5)										

7b. Past Performance: Provide the following information for those completed Projects listed above in 7a for which the Prime Applicant has performed, or has entered into a contract to perform (cont) Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.						
a. Project Name And Location Project Director	b. Original Project Budget	c. Final Project Budget	d. If different, provide reason(s) for variance	e. Original Project Completion	e. Actual Project Completion On Time (Yes or No)	f. If different, provide reason(s) for variance.
(1)						
(2)						
(3)						
(4)						
(5)						

8. Capacity: Identify all current/ongoing Work by Prime Applicant, Joint-Venture Members or Sub-consultants. Identify project participants and highlight any work involving the project participants identified in the response.								
Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Original Project Budget	d. Current Project Budget	d. Project Completion Date	e. Current forecast completion date On Time (Yes Or No)	f. Original Construction Contract Value	g. Number and dollar value of Change Orders	h. Number and dollar value of claims
1.								
2.								
3.								
4.								
5.								
6.								
7.								
8.								

9. References: Provide the following information for completed and current Projects listed above in 7 and 8 for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.						
a.	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person
1)			5)		9)	
2)			6)		10)	
3)			7)		11)	
4)			8)		12)	

9. Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Sub-consultants. If Needed, Up To Three, Double-Sided 8 1/2" X 11" Supplementary Sheets Will Be Accepted. **APPLICANTS ARE REQUIRED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE AREAS OF EXPERIENCE REQUESTED.**

10. I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.

Submitted By (Signature) _____ Printed Name And Title _____ Date _____

Attachment D
Required Certifications (*To be developed by the Owner*)

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Tuesday, June 6th, 2023 9:00 AM Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

Members Present: Jason Malinowski, Kathy Cook, Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Members Absent: None

Ex-Officio Members Present:

Gregory Martineau, Superintendent of Schools
Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning
Keith Lavoie, Assistant Superintendent of Operations
Rebecca Pellegrino, Director of Finance
Kathleen Valenti, Neary School Principal
Mark Purple, Town Administrator
Brian Ballantine, Town Treasurer/ Finance Director

Absent: Steve Mucci, Woodward School Principal

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 9:00 AM.

For the record, Jason acknowledged that the Neary Building Committee OPM Subcommittee has a quorum. Although this is a duly posted meeting, any votes made require the approval of the full building committee, not the Subcommittee. Jason welcomed Kathy Cook as the new Committee member.

II. Approval of Outstanding Meeting Minutes

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded and voted 5-0-1 by roll call, and Kathy Cook abstained "To approve the outstanding meeting minutes."

**MOTION TO
APPROVE
OUTSTANDING
MEETING
MINUTES**

Roll Call

For: Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: Kathy Cook

III. Approval of OPM Request for Services for release with MSBA comments incorporated
Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded and it was unanimously voted by roll call, “The Neary Building Committee accept the request for services document that has been drafted by this team and reviewed by MSBA and authorized the school administration to start procuring services related to this starting June 7, 2023.”

**MOTION TO APPROVE
OPM REQUEST FOR
SERVICES FOR
RELEASE WITH MSBA
COMMENTS
INCORPORATED**

Roll Call

For: Roger Challen, Kathy Cook, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. Public Comment (None at this time)

V. Meeting Schedule

Jason Malinowski stated that he will send a detailed email with what was agreed to in the last Neary Building Committee meeting in terms of their robust meeting schedule at the end of June. Rebecca Pellegrino, Director of Finance, confirmed that it is only the OPM Subcommittee that will need to be available for those dates. The Neary Building Committee will be welcomed to join but only the five Subcommittee members are required to join and vote. Eventually, everyone will come back with a recommendation to the full Neary Building Committee, walk through the process, and will have more discussion. Rebecca and the school administration team will determine a way to disseminate the RFS in the matrixes and instructions over the next couple of weeks. Jason will work with Rebecca to come up with a better time frame for the meeting.

VI. Other business that may properly come before the Committee (None at this time)

VII. Adjournment

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To adjourn the Neary Building Committee Meeting of June 6, 2023.”

MOTION TO ADJOURN

Roll Call

For: Roger Challen, Kathy Cook, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 9:13 AM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

- 1) Draft Meeting Minutes – March 21, 2023 and May 8, 2023
- 2) Draft Request for Services Document

**Town of Southborough, MA
Neary School Building Committee**

**Virtual Meeting
Tuesday, March 21, 2023
7:30 PM**

Members Present: Jason Malinowski, Keturah Martin, Andrew Pfaff, Jen Donato, Mark Davis, and Denise Eddy

Members Absent: Jennifer Primack, Anuradha Khemka and Lisa Braccio

Ex-Officio Members Present:

Gregory Martineau, Superintendent of Schools
Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning
Keith Lavoie, Assistant Superintendent of Operations
Rebecca Pellegrino, Director of Finance
Kathleen Valenti, Neary School Principal
Steve Mucci, Woodward School Principal

Absent: Mark Purple, Town Administrator and Brian Ballantine, Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:31 PM.

II. Approval of Meeting Minutes from August 1, 2022

Jason Malinowski moved, Keturah Martin seconded, and it was unanimously by roll call, "to approve the Neary Building Committee Meeting Minutes of August 1, 2022."

**MOTION
TO
APPROVE**

Roll Call

For: Denise Eddy, Mark Davis, Keturah Martin, Jen Donato, Andrew Pfaff, Jason Malinowski

Opposed: None

Abstained: None

III. Update on MSBA Status

Jason Malinowski gave a Massachusetts School Building Authority (MSBA) update. The Neary School Building Project entered into the MSBA's eligibility period on August 1, 2022. Superintendent Martineau and the school administration team have done a considerable amount of work to comply with all of the deliverables. In January 2023, a few of the Neary Building Committee members were invited by MSBA to hear some initial enrollment details. The Committee provided feedback on the enrollment details and heard back this month, with two formal letters which is the final step for MSBA to move the Neary School Building Project into feasibility. Superintendent Martineau received confirmation as of March 21, 2023, that the Neary School Building Project will be on the June MSBA Board agenda. If the content of the MSBA Enrollment letter is approved it will then be moved to the Select Board, it will have to be signed by Roger Challen, Chairman of the Southborough School Committee, and Gregory Martineau, Superintendent of Schools. There has been feedback from potential user groups about whether or not the Albert S. Woodward Memorial School would function well as a community center. Superintendent Martineau and Jason Malinowski have asked MSBA to consider, as they move into the feasibility period while keeping grades 2-5 is the goal for Margaret A. Neary Elementary School, whether MSBA would be interested if Albert S. Woodward Elementary School would take the place of Mary E. Finn Elementary School. Wanting the ultimate goal to have two

elementary schools for the PreK-5 population and to provide another possible option is mainly what the Committee is requesting from the MSBA. Superintendent Martineau added that MSBA appreciated that the Committee and administration reached out and asked the question now. The last thing MSBA wants is to move them into the feasibility phase and then have everyone come back with a scenario that MSBA has not considered. In writing, the MSBA will support the project that has the largest community support. More information will come after Thursday, March 24th.

IV. Review and potential vote on MSBA Enrollment Data/Letter

Jason stated that the MSBA Enrollment Data/ letter that was submitted has data from the Department of Elementary and Secondary Education (DESE) for Fiscal Year '23. Superintendent Martineau reported from the Enrollment Report as of the end of February, starting with Mary E. Finn Elementary School, Kindergarten and 1st grade, excluding PreK, their enrollment is 260 students, Albert S. Woodward Elementary School and Margaret A. Neary Elementary School each show 268 students. He continued reporting on projected enrollment for FY '24, not all of the kindergarten students are registered at Mary E. Finn Elementary School but given the known number, 91 kindergarten students are registered and that number will change over the next several months. At Mary E. Finn Elementary School, they are anticipating an enrollment of 235 students and 20-25 additional kindergarten enrollments. At Albert S. Woodward Elementary School, they are anticipating an enrollment of 240 students and Demographics, Inc. (RLS) projected 239 students. At Margaret A. Neary Elementary School with 274 students and Demographics, Inc. RLS projected 269 students. NESDEC projection for Mary E. Finn Elementary School is showing 277 students, Albert S. Woodward School is showing 245 students, and Margaret A. Neary Elementary School, 288 students. In terms of the closer comparison, it is Demographics, Inc. (RLS) that is showing a more accurate enrollment projection. The MSBA Enrollment Data/ Letter is asking for the Neary Building Committee to sign off on 3 numbers. First, is the enrollment for grades 4 and 5 which has been listed as 305. Second is grades 3-5 at consolidated Margaret A. Neary Elementary School and Albert S. Woodward Elementary School, listed as 450 students. Lastly, the enrollments for grades 2-5 at a consolidated Margaret A. Neary Elementary School and Albert S. Woodward Elementary School are listed as 610 students. Superintendent Martineau provided additional documentation to the MSBA such as the RLS and NESDEC data, and also provided additional birth rates data.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously by roll call, "Subject to no new information coming available in the March 23rd meeting with the MSBA, I recommend the Neary Building Committee send the documents that are requested for signature by the town to the Select Board for authorization."

MOTION TO APPROVE

Roll Call

For: Denise Eddy, Mark Davis, Keturah Martin, Jen Donato, Andrew Pfaff, Jason Malinowski

Opposed: None

Abstained: None

V. If no vote taken in Item IV, discussion of next steps to meet deadline (None)

VI. Public Comment (None)

VII. Meeting Schedule:

Jason stated that there will be another meeting immediately after the MSBA makes their decision unless something new comes to light.

VIII. Other business that may properly come before the Committee

IX. Adjournment

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously by roll call, "To adjourn the Neary Building Committee Meeting of March 21, 2023."

MOTIO

Roll Call

For: Denise Eddy, Mark Davis, Keturah Martin, Jen Donato, Andrew Pfaff, Jason Malinowski

Opposed: None

Abstained: None

Jason Malinoswki adjourned the meeting at 8:06 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

1. Neary School Building Committee Open Meeting Minutes, August 1, 2022.
2. MSBA Enrollment Data/ Letter
3. Enrollment Report as of February 28, 2023.

**Town of Southborough, MA
Neary School Building Committee**

**Virtual Meeting
Monday, May 8, 2023
9:00 AM**

Members Present: Jason Malinowski, Keturah Martin, Andrew Pfaff, Lisa Braccio, Mark Davis, and Denise Eddy

Members Absent: Jennifer Primack, Anuradha Khemka, and Jen Donato

Ex-Officio Members Present:

Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning

Keith Lavoie, Assistant Superintendent of Operations

Rebecca Pellegrino, Director of Finance

Kathleen Valenti, Neary School Principal

Steve Mucci, Woodward School Principal

Absent: Gregory Martineau, Superintendent of Schools, Mark Purple, Town Administrator and Brian Ballantine, Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 9:01 AM.

II. Approval of Meeting Minutes from March 21, 2023

The Meeting Minutes of March 21, 2023, are still being drafted by the school administration team.

III. Update on Entrance to MSBA Feasibility Phase

Jason Malinowski mentioned that a subcommittee would need to be formed during this phase and they had asked the Select Board to grant the authority to set up their own subcommittees as deemed appropriate.

Jason has also asked for the ability for the Town's Administrator to sign on behalf of the Select Board as legal documents will need to be signed regularly.

IV. Updates to Committee Charge

Jason Malinowski stated that Keturah Martin and Lisa Braccio will not be seeking election for their respective seats which means there will be a turnover of those two seats. Jason and Superintendent Martineau agree there needs to be more construction, engineering, and architectural experience as they move forward. The Southborough School Committee, during their April School Committee meeting, relinquished one of their seats, so there will only be one School Committee member and an at-large member that has the requisite experience. He also reported that Jen Donato and Anuradha Khemka have decided they will not continue with the Committee when the annual appointment comes up, so there will be three at-large seats to fill.

V. Membership Updates – Recruitment and Thank You

Jason Malinowski would like to thank Lisa Braccio and Keturah Martin for their service to the Select Board, School Committee and the Neary Building Committee. Jason thanked Keturah for how much work she put into the subcommittee the last couple of years to get them to where they are and helped put them in the right spot to continue.

VI. OPM Selection Subcommittee

Due to the Neary Building Committee's ability to form its own subcommittees, Jason has put forward a charge that says the subcommittee will go out and run a scripted process by the Massachusetts School Building Authority to hire an Owner's Project Manager (OPM). During the late summer or early fall, they will do the same thing on the back end with the assistance of the OPM to hire the designer. Jason mentioned that the two non-voting members are non-negotiable: they are the Assistant Superintendent of Operations and the school Director of Finance.

a. Form Subcommittee and vote on charge

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve the OPM Selection Subcommittee charge as presented."

**MOTION TO
APPROVE THE
OPM SELECTION
SUBCOMMITTEE
CHARGE**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

b. Appoint voting and non-voting members to the sub-committee from NBC membership

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To appoint the Chair of the Neary Building Committee, the School Committee representative that services on the Neary Building Committee, Denise Eddy, Andrew Pfaff, Mark Davis as voting members and the Assistant Superintendent of Operations and the School Director of Finance as ex-officio non-voting members."

**MOTION TO
APPOINT VOTING
AND NON -
VOTING
MEMBERS**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

VII. Public Comment: (None at this time)

VIII. Meeting Schedule

The OPM subcommittee will meet a few times before the Neary Building Committee meets again and the Neary Building Committee will have to ratify the decisions of the subcommittee at a certain point.

IX. Other business that may properly come before the Committee: (None at this time)

X. Adjournment

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of May 8, 2023."

**MOTION TO
ADJOURN**

Roll Call

For: Denise Eddy, Lisa Braccio, Andrew Pfaff, Mark Davis, Keturah Martin, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 9:20 AM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

1. Neary Building Committee Meeting Agenda dated May 8, 2023
2. Town of Southborough Neary Building Committee Owner's Project Manager Selection Subcommittee Charge letter as of May 8, 2023

REQUEST FOR OWNER’S PROJECT MANAGEMENT SERVICES (“OPM RFS”)

1. Introduction

The Town of Southborough, (“Owner”) is seeking the services of a qualified OPM “Owner’s Project Manager” as defined in Massachusetts General Laws Chapter 149, Section 44A½ and as further defined by the provisions of this RFS, to provide Project Management Services for the design, construction, addition to and /or renovation of the Margaret A. Neary School (“School”) in Southborough, Massachusetts (“Project”).

The Owner is requesting the services of an OPM to represent the Owner during the feasibility study and schematic design phases of the project initially. Subject to the approval of the Project by the Massachusetts School Building Authority (the “MSBA”) and further subject to continued funding authorized by the Town of Southborough, the contract between the Owner and the Owner’s Project Manager may be amended to include continued Project Management Services through design development, construction documents, bid and award, construction and final closeout of the potential Project. A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from \$40,000,000 to \$90,000,000 depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors.

2. Background

The Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and twenty-five miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly-educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA’s Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town’s executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town employees. The School Committee consists of five elected members and has oversight and responsibility for the school system.

The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District’s mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

3. Project Description, Objectives and Scope of Services

On or about June 22, 2021, the Owner submitted a Statement of Interest (Attachment A) to the MSBA for the Margaret A. Neary School. The MSBA is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects. The MSBA’s grant program is discretionary, and no city, town, or regional school

district has any entitlement to any funds from the MSBA. At the April 26, 2023 Board of Directors meeting, the MSBA voted to issue an invitation to the Owner to conduct a feasibility study for this Statement of Interest to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution. The MSBA has not approved a Project and the results of this feasibility study may or may not result in an approved Project.

It is anticipated that the feasibility study will review the problems identified in the Statement of Interest at the Margaret A. Neary School.

The Margaret A. Neary School was constructed in 1970 and encompasses an approximate area of 63,000 gross square feet on a single level and is located on an eighty-one (81) acre site. The site is separated by wetlands. The Margaret A. Neary School portion of the lot is twenty-seven (27) acres. The building currently services grades four and five for the community of Southborough.

As a result of a collaborative analysis with the MSBA of enrollment projections and space capacity needs for the Margaret A. Neary Elementary School, the Town of Southborough acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Margaret A. Neary Elementary School, shall be based in accordance with the following:

Enrollment for Grades 4-5 at the Margaret A. Neary Elementary School	Enrollment for Grades 3-5 at a Consolidated Margaret A. Neary Elementary School and Albert S. Woodward Memorial School	Enrollment for Grades 2-5 at a Consolidated Margaret A. Neary School and Albert S. Woodward Memorial School
305 students	450 students	610 students

The building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. An addition of two (2) modular classrooms added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.



Project Objectives under consideration by the Owner include:



- *Identification of community concerns that may impact study options;*
- *Identification of specific milestone requirements and/or constraints of the District – e.g. Town votes, swing space, occupancy issues;*

- *Ensure that the School meets current and future educational program needs and code requirements;*
- *Consideration of options for different grade level configurations;*
- *Addition, renovation, or replacement of existing buildings and facilities to provide for a full range of programs consistent with state and approved local requirements;*
- *Suitability of the current location for construction of a new school building including but not limited to reviews of the site plan, environmental, health, and safety considerations, as well as a traffic study;*
- *Identification of alternative sites;*
- *Life cycle costs of operating the School as it relates to future operational budgets;*
- *Northeast Collaborative for High Performance Schools (NE-CHPS) criteria or US Green Building Council's LEED for Schools (LEED-S) Rating System*
- *CM-at-Risk Delivery Method.*

The required scope of services is set forth in Article 8 of the standard contract for Owner's Project Management Services for a Design/Bid/Build project that is attached hereto as Attachment B and incorporated by reference herein. If the Owner determines to use a CM-at-Risk delivery method, this contract shall need to be amended and/or substituted. The work is divided into the Project Phases as listed in Attachment A of this contract. The durations of the Phases shown below are estimates only, based on the Owner's experience. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

1.	Feasibility Study/Schematic Design Phase;	20-24 months*
2.	Design Development/Construction Documents/Bidding Phase; and	10-12 months*
3.	Construction Phase.	24-36 months*

*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.

4. Minimum Requirements and Evaluation Criteria:

Minimum Requirements:

In order to be eligible for selection, each Respondent must certify that it meets the following minimum requirements. Any Response that fails to include such certification in its response, demonstrating that these criteria have been met, may be rejected without further consideration.

Each Respondent must designate an individual who will serve as the Project Director. The Project Director shall be certified in the Massachusetts Certified Public Purchasing Officer Program (the "MCPPO") as administered by the Inspector General of the Commonwealth of Massachusetts and must also meet the following minimum requirements:

- The Project Director shall be a person who is registered by the Commonwealth of Massachusetts as an architect or professional engineer and who has at least five years' experience in the construction and supervision of construction and design of public buildings;
- or,
- if not registered as an architect or professional engineer, the Project Director must be a person who has at least seven years' experience in the construction and supervision of construction and design of public buildings.

Evaluation Criteria

In addition to the minimum requirements set forth above, all Respondents must demonstrate that they have significant experience, knowledge and abilities with respect to public construction projects, particularly involving the construction and renovation of K-12 schools in Massachusetts. The Owner will evaluate Responses based on criteria that shall include, but not be limited to, the following:

- 1) Past performance of the Respondent, if any, with regard to public, private, Department Of Education funded and MSBA-funded school projects across the Commonwealth, as evidenced by:
 - a) Documented performance on previous projects as set forth in Attachment C, including the number of projects managed, project dollar value, number and percentage completed on time, number and dollar value of change orders, average number of projects per project manager per year, number of accidents and safety violations, dollar value of any safety fines, and number and outcome of any legal actions; (10 points)
 - b) Satisfactory working relationship with designers, contractors, Owner, the MSBA and local officials. (10 points)
- 2) Thorough knowledge of the Massachusetts State Building Code, regulations related to the Americans with Disabilities Act, and all other pertinent codes and regulations related to successful completion of the project. (10 points)
- 3) Thorough knowledge of Commonwealth construction procurement laws, regulations, policies and procedures, as amended by the 2004 Construction Reform laws (10 points)
- 4) Management approach: Describe the Respondent's approach to providing the level and nature of services required as evidenced by proposed project staffing for a potential (hypothetical) proposed project for new construction of 90,000 square feet or renovation/construction of similar square footage; proposed project management systems; effective information management; and examples of problem solving approaches to resolving issues that impact time and cost. (10 points)
- 5) Key personnel: Provide an organizational chart that shows the interrelationship of key personnel to be provided by the Respondent for this project and that identifies the individuals and associated firms (if any) who will fill the roles of Project Director, Project Representative and any other key roles identified by the Respondent, including but not limited to roles in design review, estimating, cost and schedule control. Specifically, describe the time commitment, experience and references for these key personnel including relevant experience in the supervision of construction of several projects that have been either successfully completed or in process that are similar in type, size, dollar value and complexity to the project being considered. (10 points)
- 6) Capacity and skills: Identify existing employees by number and area of expertise (e.g. field supervision, cost estimating, schedule analysis, value engineering, constructability review, quality control and safety). Identify any services to be provided by sub-consultants. (5 points)
- 7) Identify the Respondent's current and projected workload for projects estimated to cost in excess of \$1.5 million. (5 points)
- 8) Familiarity with Northeast Collaborative for High Performance Schools criteria or US Green Building Council's LEED for Schools Rating System. Demonstrated experience working on high performance green buildings (if any), green building rating system used (e.g., NE-CHPS or LEED-S), life cycle cost analysis and recommendations to Owners about building materials, finishes etc., ability to assist in grant applications for funding and track Owner documentation for NE-CHPS or LEED-S prerequisites. (5 points)

- 9) Thorough knowledge and demonstrated experience with life cycle cost analysis, cost estimating and value engineering with actual examples of recommendations and associated benefits to Owners. (5 points)
- 10) Knowledge of the purpose and practices of the services of Building Commissioning Consultants. (10 points)
- 11) Financial Stability: Provide current balance sheet and income statement as evidence of the Respondent's financial stability and capacity to support the proposed contract. (10 points)

In order to establish a short-list of Respondents to be interviewed, the Owner will base its initial ranking of Respondents on the above Evaluation Criteria. The Owner will establish its final ranking of the short-listed Respondents after conducting interviews.

The Owner reserves the right to consider any other relevant criteria that it may deem appropriate, within its sole discretion, and such other relevant criteria as the MSBA may request. The Owner may or may not, within its sole discretion, seek additional information from Respondents.

This RFS, any addenda issued by the Owner, and the selected Respondent's response, will become part of the executed contract. The key personnel that the Respondent identifies in its response must be contractually committed for the Project. No substitution or replacement of key personnel or change in the sub-consultants identified in the response shall take place without the prior written approval of the Owner and the MSBA.

The selected Respondent(s) will be required to execute a Contract for Project Management Services with the Owner in the form that is attached hereto as Attachment B and incorporated by reference herein. Prior to execution of the Contract for Project Management Services with the Owner, the selected Respondent will be required to submit to the Owner a certificate of insurance that meets the requirements set forth in the Contract for Project Management Services.

Prior to execution of the Contract for Project Management Services, the fee for services shall be negotiated between the Owner and the selected Respondent to the satisfaction of the Owner, within its sole discretion. The initial fee structure will be negotiated through the Feasibility Study/Schematic Design Phase. The selected Respondent, however, will be required to provide pricing information for all Phases specified in the Contract at the time of fee negotiation.

5. Selection Process and Selection Schedule

Process

- 1) A subcommittee of the Neary School Building Committee will determine whether respondents have provided all required information and that the minimum requirements as outlined in the OPM RFS have been met utilizing a standard checklist. Any responses that do not meet the minimum requirement will be removed from the selection process. The subcommittee will rank all responses based on the weighted evaluation criteria outlined in Section 4 of the OPM RFS utilizing a scoring tool. The ranking will be used to develop a short list consisting of a minimum of three (3) respondents.
- 2) Identified reviewers must rank the Responses based on the weighted evaluation criteria identified in the RFS and must short-list a minimum of three Responses.
- 3) Upon approval of the short list of respondents, all references of the top ranked respondents will be checked via phone interview or email correspondence. The information gathered from the reference checks will be shared with the subcommittee prior the interview process. The

subcommittee will interview the short-listed respondents. The interview process will consist of a presentation by the respondents related to the evaluation criteria identified in Section 4. Each respondent must present its key personnel, including the individual(s) who will work on this project as their primary job. Following the presentation, the subcommittee may ask questions related to the evaluation criteria, information provided in the response to the RFS and information gathered from the reference checks. Each candidate will be allowed approximately 40 minutes for its interview, and time will be allotted as follows: 10 minutes for a formal presentation and 30 minutes for questions by the subcommittee. The subcommittee shall ask approximately 6 standard questions to each respondent, followed by open questions posed by any member of the subcommittee. Following the interviews and/or collection of additional information, the subcommittee will re-rank the short-listed respondents based on all available information, including but not limited to the initial ranking scores and information received through reference checks. The subcommittee will recommend to the Neary School Building Committee the top ranked respondent. The Neary School Building Committee as a whole will review and approve the recommendations from the subcommittee.

- 4) Upon final approval by the Neary School Building Committee, the First Ranked Respondent will be required to provide a detailed breakdown of the scope of service and of their fee proposal. The breakdown shall provide the costs for services along with the scope of work during the Designer Selection Phase, the Feasibility Study/Schematic Design Phases, the Design Development/Contract Document Phases, the Bidding Phase, and the Contract Administration Phase. The breakdown shall separate the costs of each consultant used by the OPM during each of the listed phases. The breakdown shall also include the anticipated monthly costs of full time on-site clerk(s) of the works for the full duration of the construction phase of the work. An itemized breakdown of all other costs included in the fee proposal shall be provided. The initial contract for services shall only be through the end of the Feasibility Study/Schematic Design Phases.
- 5) The Owner will commence fee negotiations with the first-ranked selection.
- 6) If the Owner is unable to negotiate a contract with the first-ranked selection, the Owner will then commence negotiations with its second-ranked selection and so on, until a contract is successfully negotiated and approved by the Owner.
- 7) The selected firm will be submitted to the MSBA for its approval.
- 8) The selected firm may be asked to participate in a presentation to the MSBA and/or submit additional documentation, as required by MSBA, as part of the MSBA approval process.
- 9) If negotiations with one or more of the short-listed respondents prove unsuccessful, or if fewer than three responses are received, the Owner may reject all responses and may choose to re-advertise for services if deemed in its best interest to do so.

The following is a tentative schedule of the selection process, subject to change at the Owner's and MSBA's discretion.

June 7, 2023	RFS appears in the Central Register of the Commonwealth of Massachusetts, COMMBUYS, the Metrowest Daily News, and the Worcester Telegram and Gazette
June 12, 2023 3:30 PM	Voluntary informational meeting and site inspection of Margaret E. Neary School, 53 Parkerville Road, Southborough, MA 01772
June 16, 2023 3:00 PM	Last day for questions from Respondents
June 21, 2023	Responses due

11:00 AM

June 26, 2023	Respondents short-listed
June 28, 2023 6:00 – 10:00 PM	Interview short-listed Respondents
June 30, 2023	Negotiate with selected Respondent
July 12, 2023	Final selection submitted to the MSBA for review and approval
August 7, 2023	Anticipated MSBA OPM Review Panel Meeting
August 10, 2023	Anticipated execution of contract

The RFS may be obtained from:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
(508) 486-5115
rpellegrino@nsboro.k12.ma.us

On or after June 7, 2023.

Any questions concerning this RFS must be submitted in writing to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
(508) 486-5115
rpellegrino@nsboro.k12.ma.us
Facsimile: 508-486-5123

by 3:00 PM on Friday, June 16, 2023.

Sealed Responses to the RFS for OPM services must be clearly labeled “Owner’s Project Management Services for Margaret A. Neary School” and delivered to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
508-486-5115

no later than 11:00 AM on Wednesday, June 21, 2023. The Owner assumes no responsibility or liability for late delivery or receipt of Responses. All responses received after the stated submittal date and time will be judged to be unacceptable and will be returned unopened to the sender.



6. Requirements for content of response:

Submit **three(3)**¹ hard copies of the response to this RFS and one electronic version in PDF format on thumb drive. All responses shall be:

- In ink or typewritten;
- Presented in an organized and clear manner;
- Must include the required forms in Attachment C;
- Must include all required Attachments and certifications;
- Must include the following information:

1. Cover letter shall be a maximum of two pages in length and include:

- a. An acknowledgement of any addendum issued to the RFS.
- b. An acknowledgement that the Respondent has read the RFS. Respondent shall note any exceptions to the RFS in its cover letter.
- c. An acknowledgement that the Respondent has read the Contract for Project Management Services. Respondent shall note any exceptions to the Contract for Project Management Services in its cover letter.
- d. A specific statement regarding compliance with the minimum requirements identified in Item 4 of this RFS to include identification of registration, number of years of experience and where obtained (as supported by the resume section of Attachment C), as well as the date of the MCPPO certification. (A copy of the MCPPO certification must be attached to the cover letter).
- e. A description of the Respondent's organization and its history.
- f. The signature of an individual authorized to negotiate and execute the Contract for Project Management Services, in the form that is attached to the RFS, on behalf of the Respondent.
- g. The name, title, address, e-mail and telephone number of the contact person who can respond to requests for additional information.

2. Selection Criteria: The response shall address the Respondent's ability to meet the "Selection Criteria" Section including submittal of additional information as needed. The total length of the Response (including Attachment C only but excluding Attachments A, B and D) may not exceed twenty (20) single-sided numbered pages with a minimum acceptable font size of "12 pt" for all text.

Respondents may supplement this proposal with graphic materials and photographs that best demonstrate its project management capabilities of the team proposed for this project. **Limit this additional information to a maximum of three 8½" x 11" pages, double-sided.**

Certifications: The following certificates (Attachment D) shall be included in the proposal:

1. ***Certificate of Non-Collusion***
2. ***Tax Compliance Certification***
3. ***Certificate of Vote***

7. Payment Schedule and Fee Explanation:

The Owner will negotiate the fee for services dependent upon an evaluation of the level of effort required, job complexity, specialized knowledge required, estimated construction cost, comparison with past project fees, and other considerations. As construction cost is but one of several factors, a final construction figure

in excess of the initial construction estimate will not, in and of itself, constitute a justification for an increased OPM fee.

8. Other Provisions

A. Public Record

All responses and information submitted in response to this RFS are subject to the Massachusetts Public Records Law, M.G.L. c. 66, § 10 and c. 4, § 7(26). Any statements in submitted responses that are inconsistent with the provisions of these statutes shall be disregarded.

B. Waiver/Cure of Minor Informalities, Errors and Omissions

The Owner reserves the right to waive or permit cure of minor informalities, errors or omissions prior to the selection of a Respondent, and to conduct discussions with any qualified Respondents and to take any other measures with respect to this RFS in any manner necessary to serve the best interest of the Owner and its beneficiaries.

C. Communications with the Owner

The Owner's Procurement Officer for this RFS is:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road,
Southborough, MA 01772
Telephone: (508) 486-5115
Email address: rpellegrino@nsboro.k12.ma.us
Facsimile: (508)486-5123

Respondents that intend to submit a response are prohibited from contacting any of the Owner's staff other than the Procurement Officer. An exception to this rule applies to Respondents that currently do business with the Owner, but any contact made with persons other than the Procurement Officer must be limited to that business, and must not relate to this RFS. In addition, such respondents shall not discuss this RFS with any of the Owner's consultants, legal counsel or other advisors. ***FAILURE TO OBSERVE THIS RULE MAY BE GROUNDS FOR DISQUALIFICATION.***

D. Costs

Neither the Owner nor the MSBA will be liable for any costs incurred by any Respondent in preparing a response to this RFS or for any other costs incurred prior to entering into a Contract with an OPM approved by the MSBA.

E. Withdrawn/Irrevocability of Responses

A Respondent may withdraw and resubmit their response prior to the deadline. No withdrawals or re-submissions will be allowed after the deadline.

F. Rejection of Responses, Modification of RFS

The Owner reserves the right to reject any and all responses if the Owner determines, within its own discretion, that it is in the Owner's best interests to do so. This RFS does not commit the Owner to select

any Respondent, award any contract, pay any costs in preparing a response, or procure a contract for any services. The Owner also reserves the right to cancel or modify this RFS in part or in its entirety, or to change the RFS guidelines. A Respondent may not alter the RFS or its components.

G. Subcontracting and Joint Ventures

Respondent's intention to subcontract or partner or joint venture with other firm(s), individual or entity must be clearly described in the response.

H. Validity of Response

Submitted responses must be valid in all respects for a minimum period of ninety (90) days after the submission deadline.

FURTHER INFORMATION

ATTACHMENTS:

Attachment A: Statement of Interest

Attachment B: Contract for Owner's Project Management Services

Attachment C: OPM Application Form – March 2017

Attachment D: Required Certifications

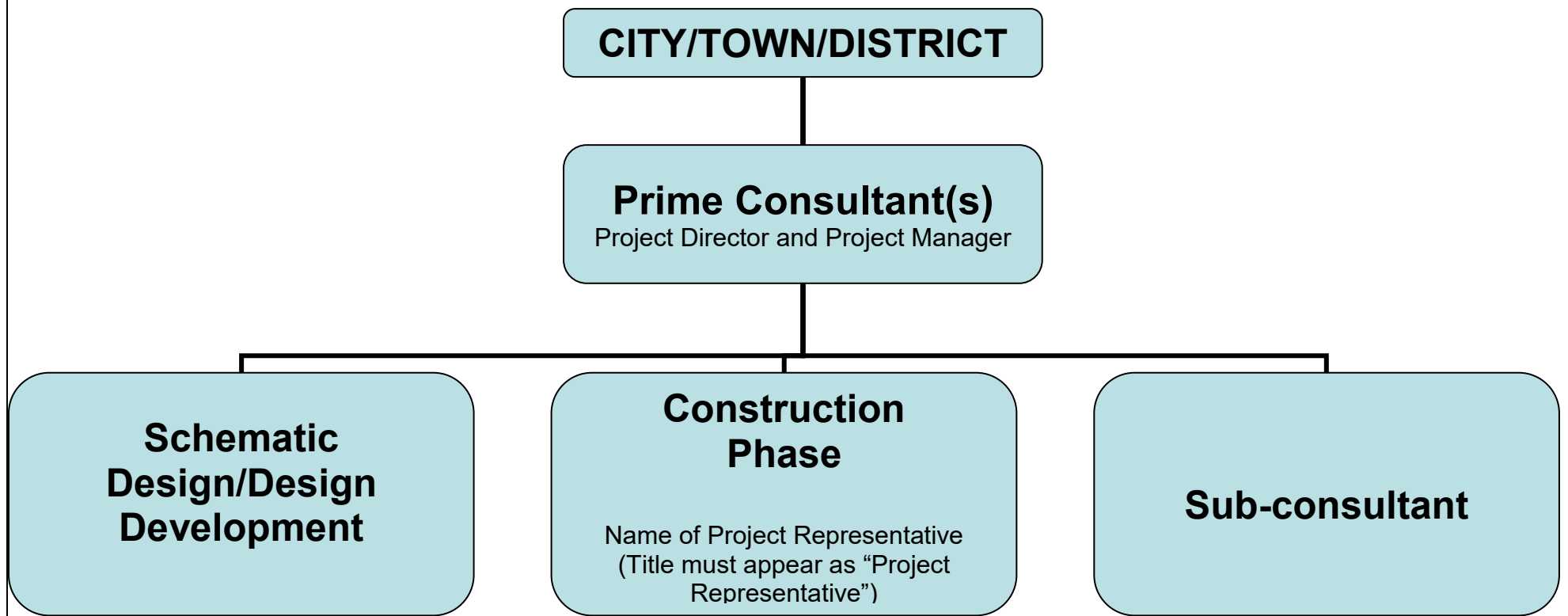
ATTACHMENT A
STATEMENT OF INTEREST

(DISTRICT TO ATTACH)

ATTACHMENT B
MSBA STANDARD CONTRACT
(Design/Bid/Build or CM-at-Risk)

Owner's Project Manager Application Form – March 2017			
1. Project Name/Location for Which Firm is Filing:			
1a. MSBA Project Number:			
2a. Respondent, Firm (Or Joint-Venture) - Name And Address Of Primary Office To Perform The Work:		2b. Name And Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:	
2c. Date Present And Predecessor Firms Were Established:		2d. Name And Address Of Parent Company, If Any:	
2e. Federal ID #:		2f. Name of Proposed Project Director:	
3. Personnel From Prime Firm Included In Question #2 Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. Indicate Both The Total Number In Each Discipline):			
Admin.	_____	Cost Estimators	_____
Architects	_____	Electrical Engrs.	_____
Acoustical Engrs.	_____	Environmental	_____
Civil Engrs.	_____	Licensed Site	_____
Code Specialists	_____	Mechanical	_____
Construction	_____	Other	_____
		Total	_____
4. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No			

- List **ONLY** Those Prime and Sub-Consultant Personnel identified as Key personnel in the Response to Request for Services. This Information
5. Should Be Presented Below In The Form Of An Organizational Chart modified to fit the firm’s proposed management approach. Include Name of Firm And Name Of The Person:



6. Brief Resume for Key Personnel <u>ONLY</u> as indicated in the Request for Services. Resumes Should Be Consistent With The Persons Listed On The Organizational Chart In Question # 5. Additional Sheets Should Be Provided Only As Required For The Number Of Key Personnel And They Must Be In The Format Provided. By Including A Firm As A Subconsultant, The Prime Applicant Certifies That The Listed Firm Has Agreed To Work On This Project, Should The Team Be Selected.	
a. Name And Title Within Firm:	a. Name And Title Within Firm:
b. Project Assignment:	b. Project Assignment:
c. Name And Address Of Office In Which Individual Identified In 6a Resides:	c. Name And Address Of Office In Which Individual Identified In 6a Resides:
d. Years Experience: With _____ With Other Firms: _____	d. Years Experience: With _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization	e. Education: Degree(s) /Year/Specialization
f. Date of MCPPO Certification:	f. Date of MCPPO Certification:
g. Applicable Registrations and Certifications :	g. Applicable Registrations and Certifications:
h. Current Work Assignments And Availability For This Project (availability should be identified as a percentage: eg: "As of 5/30, 50% available"):	h. Current Work Assignments And Availability For This Project (availability should be identified as a percentage: eg: "As of 5/30, 50% available"):

i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):	i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):
--	--

7a Past Performance: List all Completed Projects, in excess of \$1.5 million, for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.									
a. Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Project Dollar Value	d. Completion Date (Actual Or Estimate)	e. On Time (Yes Or No)	f. Original Construction Contract Value	g. Change Orders	h. Number of Accidents and Safety Violations	i. Dollar Value of any Safety fines	j. Number And Outcome Of Legal Actions
(1)									
(2)									
(3)									

(4)									
(5)									

7b. Past Performance: Provide the following information for those completed Projects listed above in 7a for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.

a. Project Name And Location Project Director	b. Original Project Budget	c. Final Project Budget	d. If different, provide reason(s) for variance	e. Original Project Completion	e. Actual Project Completion On Time (Yes or No)	f. If different, provide reason(s) for variance.
(1)						
(2)						
(3)						

(4)						
(5)						

8. Capacity: Identify all current/ongoing Work by Prime Applicant, Joint-Venture Members or Sub-consultants. Identify project participants and highlight any work involving the project participants identified in the response.								
Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Original Project Budget	d. Current Project Budget	d. Project Completion Date	e. Current forecast completion date On Time (Yes Or No)	f. Original Construction Contract Value	g. Number and dollar value of Change Orders	h. Number and dollar value of claims
1.								
2.								
3.								

4.								
5.								
6.								
7.								
8.								

9.	References: Provide the following information for completed and current Projects listed above in 7 and 8 for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.					
a.	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person

1)		5)		9)	
2)		6)		10)	
3)		7)		11)	
4)		8)		12)	

9. Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Sub-consultants. If Needed, Up To Three, Double-Sided 8 ½” X 11” Supplementary Sheets Will Be Accepted. **APPLICANTS ARE REQUIRED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE AREAS OF EXPERIENCE REQUESTED.**

10. I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.

Submitted By	_____	Printed Name	_____	Date	_____
(Signature)	_____	And Title	_____	e	_____

Attachment D
Required Certifications

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Meeting Minutes
Thursday, July 13, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Denise Eddy, Andrew Pfaff, Mark Davis, Roger Challen, and Kathryn Cook

Members Absent: None

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Andrew Pfaff, Mark Davis, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:04 PM.

Jason noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that there is a quorum of the Neary Building Committee present for logistical purposes.

II. Approval of Outstanding NBC Meeting Minutes – 6/6/2023

Jason Malinowski asked for a discussion and a vote.

Jason mentioned that they will need to add the Request for Services as an additional document referenced and the agenda. Andrew Pfaff added that Jason's last name was spelled incorrectly on the adjournment.

MOTION TO APPROVE THE
OUTSTANDING NBC MEETING
MINUTES OF 6/06/2023

Denise Eddy moved, Jason Malinowski, seconded, and it was unanimously voted by roll call, "To approve the outstanding Neary Building Committee Meeting Minutes of June 6, 2023, with the addition"

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, Mark Davis, and Jason Malinowski

Opposed: None

Abstained: None

III. Approval of Outstanding Subcommittee Meeting Minutes – 6/26/2023 and 6/28/2023

Jason Malinowski asked for a discussion and a vote.

Jason would like to add when he recused himself from the matter, he physically left and did not return to zoom. The Central Office Administrative Assistant still needs to finish the June 28, 2023 meeting minutes.

MOTION TO APPROVE THE OUTSTANDING SUBCOMMITTEE MEETING MINUTES OF 06/26/2023
--

Andrew Pfaff moved, Denise Eddy seconded, and it was voted 4-0-1 (Jason Malinowski abstained) “To approve the outstanding Neary Building Committee Meeting Minutes of June 26, 2023, as amended.”

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, and Mark Davis

Opposed: None

Abstained: Jason Malinowski

Given that Jason Malinowski stayed out of the Owners Project Management process, he finds it appropriate to go into the waiting room and bring him back once they discuss other business that may come before the Subcommittee. Denise Eddy will continue the meeting and Jason will log out of his town account and click on the public link to be entirely out of the meeting.

IV. Update on OPM Contract Award

Rebecca Pellegrino, Director of Finance, reported that during the last meeting, the Subcommittee interviewed four candidates for the Neary Building Owners Project Management. The Committee voted to move forward with Skanska USA Building Inc. as their first candidate and voted if they were unable to negotiate with Skanska, they would move forward with Vertex Companies LLC. Following the meeting, the school Administration asked their attorney to review the procurement process. Based on a conversation with the attorney, Massachusetts School Building Association, and the Attorney General’s office, they were advised that they would need to move forward with the first-ranked candidate, Vertex Companies LLC. The ranking was a compilation of both the rankings for the proposal and the ranking for the interview that each Committee member had put forward. If they had removed Greg Martineau, Superintendent of Schools, Rebecca Pellegrino, and Keith Lavoie, Assistant Superintendent of Operations, from the ranking, it would have widened the gap and Vertex would have been at 182.57 to 179, Skanska at 179 to 171.75, Hill International at 174 to 171, and Colliers Project Leaders at 176.14 to 170.5. When choosing the Owners Project Management, the Subcommittee thought it was based on ranking and not scoring, meaning ranking them one being their top choice and four being their last choice and only being accountable to ranking and not scoring. The Subcommittee were missing the scale on scoring each firm and did not have enough time to go over the scoring, which they believe is throwing off the overall score. Rebecca followed up by stating that the questions for both the proposal and the scoring have been asked as part of the MSBA project and the Request for Services document was prescribed by MSBA and did outline all of the things that needed to be ranked and scored. Superintendent Martineau added that everyone had the same scoring guide and although he believes there could have been more clarification in the scoring process, everyone brought their own knowledge and experience to come up with their own individual scores. The Subcommittee believes that re-evaluating the references' scores would affect their ranking. When reference checks are believed to be important but the Subcommittee questions the value if they are not included in the final scoring. Superintendent Martineau believes that all firms were evaluated using the process, but also felt the development of interview questions, developing

rubrics, and the scoring was rushed. He believes this is an opportunity to pause and should not be driven by deadlines that do not allow careful consideration at each step.

V. Update on OPM Contract Negotiations

The Subcommittee agreed to consult legal counsel and MSBA through Rebecca Pellegrino, then establish another meeting and make their final decision.

Denise Eddy asked for a discussion and a vote.

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "The Neary Building Committee - OPM Subcommittee instructs the district to not have Vertex Companies LLC, be their selection to the Massachusetts School Building Association."

Roll Call

For: Roger Challen, Andrew Pfaff, Mark Davis, and Denise Eddy

Opposed: None

Abstained: None

MOTION TO
INSTRUCT THE
DISTRICT TO NOT
HAVE VERTEX
COMPANIES LLC BE
THEIR SELECTION TO
THE MSBA

VI. Record any necessary votes of approval to finalize the process for MSBA (None at this time)

VII. Other business that may properly come before the Subcommittee (None at this time)

VIII. Adjournment

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of July 13, 2023."

Roll Call

For: Roger Challen, Andrew Pfaff, Mark Davis, and Denise Eddy

Opposed: None

Abstained: None

MOTION TO
ADJOURN

Jason Malinowski stayed in the waiting room and did not enter back into the Neary Building Committee - OPM Subcommittee Meeting of July 13, 2023.

Denise Eddy adjourned the meeting at 8:26 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

List of documents used:

1. Neary Building Committee - OPM Subcommittee Meeting Agenda of July 13, 2023
2. Neary Building Committee - OPM Subcommittee Meeting Minutes of June 6, 2023.
3. Neary Building Committee - OPM Subcommittee Meeting Minutes of June 26, 2023
4. Request for Services - Owners Project Management Document

REQUEST FOR OWNER’S PROJECT MANAGEMENT SERVICES (“OPM RFS”)

1. Introduction

The Town of Southborough, (“Owner”) is seeking the services of a qualified OPM “Owner’s Project Manager” as defined in Massachusetts General Laws Chapter 149, Section 44A½ and as further defined by the provisions of this RFS, to provide Project Management Services for the design, construction, addition to and /or renovation of the Margaret A. Neary School (“School”) in Southborough, Massachusetts (“Project”).

The Owner is requesting the services of an OPM to represent the Owner during the feasibility study and schematic design phases of the project initially. Subject to the approval of the Project by the Massachusetts School Building Authority (the “MSBA”) and further subject to continued funding authorized by the Town of Southborough, the contract between the Owner and the Owner’s Project Manager may be amended to include continued Project Management Services through design development, construction documents, bid and award, construction and final closeout of the potential Project. A potential approved Project may include a renovation of the existing School, a renovation and addition of the existing School and/or new construction. The estimated total project costs of an approved potential Project may range from \$40,000,000 to \$90,000,000 depending upon the solution that is agreed upon by the Owner and the MSBA and that is ultimately approved by a vote of the MSBA Board of Directors.

2. Background

The Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and twenty-five miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly-educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA’s Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town’s executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town employees. The School Committee consists of five elected members and has oversight and responsibility for the school system.

The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District’s mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

3. Project Description, Objectives and Scope of Services

On or about June 22, 2021, the Owner submitted a Statement of Interest (Attachment A) to the MSBA for the Margaret A. Neary School. The MSBA is an independent public authority that administers and funds a program for grants to eligible cities, towns, and regional school districts for school construction and renovation projects. The MSBA’s grant program is discretionary, and no city, town, or regional school

district has any entitlement to any funds from the MSBA. At the April 26, 2023 Board of Directors meeting, the MSBA voted to issue an invitation to the Owner to conduct a feasibility study for this Statement of Interest to identify and study possible solutions and, through a collaborative process with the MSBA, reach a mutually-agreed upon solution. The MSBA has not approved a Project and the results of this feasibility study may or may not result in an approved Project.

It is anticipated that the feasibility study will review the problems identified in the Statement of Interest at the Margaret A. Neary School. The Margaret A. Neary School was constructed in 1970 and encompasses an approximate area of 63,000 gross square feet on a single level and is located on an eighty-one (81) acre site. The site is separated by wetlands. The Margaret A. Neary School portion of the lot is twenty-seven (27) acres. The building currently services grades four and five for the community of Southborough.

As a result of a collaborative analysis with the MSBA of enrollment projections and space capacity needs for the Margaret A. Neary Elementary School, the Town of Southborough acknowledges and agrees that the design of alternatives, which may be evaluated as a part of the feasibility study for the Margaret A. Neary Elementary School, shall be based in accordance with the following:

Enrollment for Grades 4-5 at the Margaret A. Neary Elementary School	Enrollment for Grades 3-5 at a Consolidated Margaret A. Neary Elementary School and Albert S. Woodward Memorial School	Enrollment for Grades 2-5 at a Consolidated Margaret A. Neary School and Albert S. Woodward Memorial School
305 students	450 students	610 students

The building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. An addition of two (2) modular classrooms added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

Project Objectives under consideration by the Owner include:

- ***Identification of community concerns that may impact study options;***
- ***Identification of specific milestone requirements and/or constraints of the District – e.g. Town votes, swing space, occupancy issues;***
- ***Ensure that the School meets current and future educational program needs and code requirements;***
- ***Consideration of options for different grade level configurations;***
- ***Addition, renovation, or replacement of existing buildings and facilities to provide for a full range of programs consistent with state and approved local requirements;***

- *Suitability of the current location for construction of a new school building including but not limited to reviews of the site plan, environmental, health, and safety considerations, as well as a traffic study;*
- *Identification of alternative sites;*
- *Life cycle costs of operating the School as it relates to future operational budgets;*
- *Northeast Collaborative for High Performance Schools (NE-CHPS) criteria or US Green Building Council's LEED for Schools (LEED-S) Rating System.*

The required scope of services is set forth in Article 8 of the standard contract for Owner's Project Management Services for a Design/Bid/Build project that is attached hereto as Attachment B and incorporated by reference herein. If the Owner determines to use a CM-at-Risk delivery method, this contract shall need to be amended and/or substituted. The work is divided into the Project Phases as listed in Attachment A of this contract. The durations of the Phases shown below are estimates only, based on the Owner's experience. Actual durations may vary depending upon the Project agreed upon by the Owner and the MSBA. The total duration of the Contract is estimated as follows:

- | | | |
|----|--|----------------------|
| 1. | Feasibility Study/Schematic Design Phase; | 20-24 months* |
| 2. | Design Development/Construction Documents/Bidding Phase; and | 10-12 months* |
| 3. | Construction Phase. | 24-36 months* |

*These ranges for scheduling timeframes are provided as guidelines only and are based upon schedules established by other Owners.

4. Minimum Requirements and Evaluation Criteria:

Minimum Requirements:

In order to be eligible for selection, each Respondent must certify that it meets the following minimum requirements. Any Response that fails to include such certification in its response, demonstrating that these criteria have been met, may be rejected without further consideration.

Each Respondent must designate an individual who will serve as the Project Director. The Project Director shall be certified in the Massachusetts Certified Public Purchasing Officer Program (the "MCPPO") as administered by the Inspector General of the Commonwealth of Massachusetts and must also meet the following minimum requirements:

- The Project Director shall be a person who is registered by the Commonwealth of Massachusetts as an architect or professional engineer and who has at least five years' experience in the construction and supervision of construction and design of public buildings;
- or,**
- if not registered as an architect or professional engineer, the Project Director must be a person who has at least seven years' experience in the construction and supervision of construction and design of public buildings.

Evaluation Criteria

In addition to the minimum requirements set forth above, all Respondents must demonstrate that they have significant experience, knowledge and abilities with respect to public construction projects, particularly involving the construction and renovation of K-12 schools in Massachusetts. The Owner will evaluate Responses based on criteria that shall include, but not be limited to, the following:

- 1) Past performance of the Respondent, if any, with regard to public, private, Department Of Education funded and MSBA-funded school projects across the Commonwealth, as evidenced by:

- a) Documented performance on previous projects as set forth in Attachment C, including the number of projects managed, project dollar value, number and percentage completed on time, number and dollar value of change orders, average number of projects per project manager per year, number of accidents and safety violations, dollar value of any safety fines, and number and outcome of any legal actions; (10 points)
 - b) Satisfactory working relationship with designers, contractors, Owner, the MSBA and local officials. (10 points)
- 2) Thorough knowledge of the Massachusetts State Building Code, regulations related to the Americans with Disabilities Act, and all other pertinent codes and regulations related to successful completion of the project. (10 points)
- 3) Thorough knowledge of Commonwealth construction procurement laws, regulations, policies and procedures, as amended by the 2004 Construction Reform laws (10 points)
- 4) Management approach: Describe the Respondent's approach to providing the level and nature of services required as evidenced by proposed project staffing for a potential (hypothetical) proposed project for new construction of 90,000 square feet or renovation/construction of similar square footage; proposed project management systems; effective information management; and examples of problem solving approaches to resolving issues that impact time and cost. (10 points)
- 5) Key personnel: Provide an organizational chart that shows the interrelationship of key personnel to be provided by the Respondent for this project and that identifies the individuals and associated firms (if any) who will fill the roles of Project Director, Project Representative and any other key roles identified by the Respondent, including but not limited to roles in design review, estimating, cost and schedule control. Specifically, describe the time commitment, experience and references for these key personnel including relevant experience in the supervision of construction of several projects that have been either successfully completed or in process that are similar in type, size, dollar value and complexity to the project being considered. (10 points)
- 6) Capacity and skills: Identify existing employees by number and area of expertise (e.g. field supervision, cost estimating, schedule analysis, value engineering, constructability review, quality control and safety). Identify any services to be provided by sub-consultants. (5 points)
- 7) Identify the Respondent's current and projected workload for projects estimated to cost in excess of \$1.5 million. (5 points)
- 8) Familiarity with Northeast Collaborative for High Performance Schools criteria or US Green Building Council's LEED for Schools Rating System. Demonstrated experience working on high performance green buildings (if any), green building rating system used (e.g., NE-CHPS or LEED-S), life cycle cost analysis and recommendations to Owners about building materials, finishes etc., ability to assist in grant applications for funding and track Owner documentation for NE-CHPS or LEED-S prerequisites. (5 points)
- 9) Thorough knowledge and demonstrated experience with life cycle cost analysis, cost estimating and value engineering with actual examples of recommendations and associated benefits to Owners. (5 points)
- 10) Knowledge of the purpose and practices of the services of Building Commissioning Consultants. (10 points)
- 11) Financial Stability: Provide current balance sheet and income statement as evidence of the Respondent's financial stability and capacity to support the proposed contract. (10 points)

In order to establish a short-list of Respondents to be interviewed, the Owner will base its initial ranking of Respondents on the above Evaluation Criteria. The Owner will establish its final ranking of the short-listed Respondents after conducting interviews.

The Owner reserves the right to consider any other relevant criteria that it may deem appropriate, within its sole discretion, and such other relevant criteria as the MSBA may request. The Owner may or may not, within its sole discretion, seek additional information from Respondents.

This RFS, any addenda issued by the Owner, and the selected Respondent's response, will become part of the executed contract. The key personnel that the Respondent identifies in its response must be contractually committed for the Project. No substitution or replacement of key personnel or change in the sub-consultants identified in the response shall take place without the prior written approval of the Owner and the MSBA.

The selected Respondent(s) will be required to execute a Contract for Project Management Services with the Owner in the form that is attached hereto as Attachment B and incorporated by reference herein. Prior to execution of the Contract for Project Management Services with the Owner, the selected Respondent will be required to submit to the Owner a certificate of insurance that meets the requirements set forth in the Contract for Project Management Services.

Prior to execution of the Contract for Project Management Services, the fee for services shall be negotiated between the Owner and the selected Respondent to the satisfaction of the Owner, within its sole discretion. The initial fee structure will be negotiated through the Feasibility Study/Schematic Design Phase. The selected Respondent, however, will be required to provide pricing information for all Phases specified in the Contract at the time of fee negotiation.

5. Selection Process and Selection Schedule

Process

- 1) A subcommittee of the Neary School Building Committee will determine whether respondents have provided all required information and that the minimum requirements as outlined in the OPM RFS have been met utilizing a standard checklist. Any responses that do not meet the minimum requirement will be removed from the selection process. The subcommittee will rank all responses based on the weighted evaluation criteria outlined in Section 4 of the OPM RFS utilizing a scoring tool. The ranking will be used to develop a short list consisting of a minimum of three (3) respondents.
- 2) Identified reviewers must rank the Responses based on the weighted evaluation criteria identified in the RFS and must short-list a minimum of three Responses.
- 3) Upon approval of the short list of respondents, all references of the top ranked respondents will be checked via phone interview or email correspondence. The information gathered from the reference checks will be shared with the subcommittee prior the interview process and included in the final scores. The subcommittee will interview the short-listed respondents. The interview process will consist of a presentation by the respondents related to the evaluation criteria identified in Section 4. Each respondent must present its key personnel, including the individual(s) who will work on this project as their primary job. Following the presentation, the subcommittee may ask questions related to the evaluation criteria, information provided in the response to the RFS and information gathered from the reference checks. Each candidate will be allowed approximately 40 minutes for its interview, and time will be allotted as follows: 10 minutes for a formal presentation and 30 minutes for questions by the subcommittee. The subcommittee shall ask approximately six standard questions to each respondent, followed by open questions posed by any member of the subcommittee. Following the interviews and/or collection of additional information, the subcommittee will re-rank the short-listed respondents based on all available information, including but not limited to the initial ranking scores and information received through reference checks. The subcommittee will recommend to the Neary School Building Committee the top ranked respondent. The Neary School Building Committee as a whole will review and approve the recommendations from the subcommittee.

- 4) Upon final approval by the Neary School Building Committee, the First Ranked Respondent will be required to provide a detailed breakdown of the scope of service and of their fee proposal. The breakdown shall provide the costs for services along with the scope of work during the Designer Selection Phase, the Feasibility Study/Schematic Design Phases, the Design Development/Contract Document Phases, the Bidding Phase, and the Contract Administration Phase. The breakdown shall separate the costs of each consultant used by the OPM during each of the listed phases. The breakdown shall also include the anticipated monthly costs of full time on-site clerk(s) of the works for the full duration of the construction phase of the work. An itemized breakdown of all other costs included in the fee proposal shall be provided. The initial contract for services shall only be through the end of the Feasibility Study/Schematic Design Phases.
- 5) The Owner will commence fee negotiations with the first-ranked selection.
- 6) If the Owner is unable to negotiate a contract with the first-ranked selection, the Owner will then commence negotiations with its second-ranked selection and so on, until a contract is successfully negotiated and approved by the Owner.
- 7) The selected firm will be submitted to the MSBA for its approval.
- 8) The selected firm may be asked to participate in a presentation to the MSBA and/or submit additional documentation, as required by MSBA, as part of the MSBA approval process.
- 9) If negotiations with one or more of the short-listed respondents prove unsuccessful, or if fewer than three responses are received, the Owner may reject all responses and may choose to re-advertise for services if deemed in its best interest to do so.

The following is a tentative schedule of the selection process, subject to change at the Owner's and MSBA's discretion.

June 7, 2023	RFS appears in the Central Register of the Commonwealth of Massachusetts, COMMBUYS, the Metrowest Daily News, and the Worcester Telegram and Gazette
June 12, 2023 3:30 PM	Voluntary informational meeting and site inspection of Margaret E. Neary School, 53 Parkerville Road, Southborough, MA 01772
June 16, 2023 3:00 PM	Last day for questions from Respondents
June 21, 2023 11:00 AM	Responses due
June 26, 2023	Respondents short-listed
June 28, 2023 6:00 – 10:00 PM	Interview short-listed Respondents
June 30, 2023	Negotiate with selected Respondent
July 12, 2023	Final selection submitted to the MSBA for review and approval
August 7, 2023	Anticipated MSBA OPM Review Panel Meeting
August 10, 2023	Anticipated execution of contract

The RFS may be obtained from:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772

(508) 486-5115
rpellegrino@nsboro.k12.ma.us

On or after June 7, 2023.

Any questions concerning this RFS must be submitted in writing to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
(508) 486-5115
rpellegrino@nsboro.k12.ma.us
Facsimile: 508-486-5123

by 3:00 PM on Friday, June 16, 2023.

Sealed Responses to the RFS for OPM services must be clearly labeled “Owner’s Project Management Services for Margaret A. Neary School” and delivered to:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road, Southborough, MA 01772
508-486-5115

no later than 11:00 AM on Wednesday, June 21, 2023. The Owner assumes no responsibility or liability for late delivery or receipt of Responses. All responses received after the stated submittal date and time will be judged to be unacceptable and will be returned unopened to the sender.

6. Requirements for content of response:

Submit **three(3)**¹ hard copies of the response to this RFS and one electronic version in PDF format on thumb drive. All responses shall be:

- In ink or typewritten;
- Presented in an organized and clear manner;
- Must include the required forms in Attachment C;
- Must include all required Attachments and certifications;
- Must include the following information:

1. Cover letter shall be a maximum of two pages in length and include:

- a. An acknowledgement of any addendum issued to the RFS.
- b. An acknowledgement that the Respondent has read the RFS. Respondent shall note any exceptions to the RFS in its cover letter.
- c. An acknowledgement that the Respondent has read the Contract for Project Management Services. Respondent shall note any exceptions to the Contract for Project Management Services in its cover letter.
- d. A specific statement regarding compliance with the minimum requirements identified in Item 4 of this RFS to include identification of registration, number of years of experience and where obtained (as supported by the resume section of Attachment C), as well as the

date of the MCPPO certification. (A copy of the MCPPO certification must be attached to the cover letter).

- e. A description of the Respondent's organization and its history.
 - f. The signature of an individual authorized to negotiate and execute the Contract for Project Management Services, in the form that is attached to the RFS, on behalf of the Respondent.
 - g. The name, title, address, e-mail and telephone number of the contact person who can respond to requests for additional information.
2. Selection Criteria: The response shall address the Respondent's ability to meet the "Selection Criteria" Section including submittal of additional information as needed. The total length of the Response (including Attachment C only but excluding Attachments A, B and D) may not exceed twenty (20) single-sided numbered pages with a minimum acceptable font size of "12 pt" for all text.

Respondents may supplement this proposal with graphic materials and photographs that best demonstrate its project management capabilities of the team proposed for this project. **Limit this additional information to a maximum of three 8½" x 11" pages, double-sided.**

Certifications: The following certificates (Attachment D) shall be included in the proposal:

- 1. Certificate of Non-Collusion***
- 2. Tax Compliance Certification***
- 3. Certificate of Vote***

7. Payment Schedule and Fee Explanation:

The Owner will negotiate the fee for services dependent upon an evaluation of the level of effort required, job complexity, specialized knowledge required, estimated construction cost, comparison with past project fees, and other considerations. As construction cost is but one of several factors, a final construction figure in excess of the initial construction estimate will not, in and of itself, constitute a justification for an increased OPM fee.

8. Other Provisions

A. Public Record

All responses and information submitted in response to this RFS are subject to the Massachusetts Public Records Law, M.G.L. c. 66, § 10 and c. 4, § 7(26). Any statements in submitted responses that are inconsistent with the provisions of these statutes shall be disregarded.

B. Waiver/Cure of Minor Informalities, Errors and Omissions

The Owner reserves the right to waive or permit cure of minor informalities, errors or omissions prior to the selection of a Respondent, and to conduct discussions with any qualified Respondents and to take any other measures with respect to this RFS in any manner necessary to serve the best interest of the Owner and its beneficiaries.

C. Communications with the Owner

The Owner's Procurement Officer for this RFS is:

Rebecca Pellegrino, Director of Finance
53 Parkerville Road,

Southborough, MA 01772
Telephone: (508) 486-5115
Email address: rpellegrino@nsboro.k12.ma.us
Facsimile: (508)486-5123

Respondents that intend to submit a response are prohibited from contacting any of the Owner's staff other than the Procurement Officer. An exception to this rule applies to Respondents that currently do business with the Owner, but any contact made with persons other than the Procurement Officer must be limited to that business, and must not relate to this RFS. In addition, such respondents shall not discuss this RFS with any of the Owner's consultants, legal counsel or other advisors. ***FAILURE TO OBSERVE THIS RULE MAY BE GROUNDS FOR DISQUALIFICATION.***

D. Costs

Neither the Owner nor the MSBA will be liable for any costs incurred by any Respondent in preparing a response to this RFS or for any other costs incurred prior to entering into a Contract with an OPM approved by the MSBA.

E. Withdrawn/Irrevocability of Responses

A Respondent may withdraw and resubmit their response prior to the deadline. No withdrawals or re-submissions will be allowed after the deadline.

F. Rejection of Responses, Modification of RFS

The Owner reserves the right to reject any and all responses if the Owner determines, within its own discretion, that it is in the Owner's best interests to do so. This RFS does not commit the Owner to select any Respondent, award any contract, pay any costs in preparing a response, or procure a contract for any services. The Owner also reserves the right to cancel or modify this RFS in part or in its entirety, or to change the RFS guidelines. A Respondent may not alter the RFS or its components.

G. Subcontracting and Joint Ventures

Respondent's intention to subcontract or partner or joint venture with other firm(s), individual or entity must be clearly described in the response.

H. Validity of Response

Submitted responses must be valid in all respects for a minimum period of ninety (90) days after the submission deadline.

FURTHER INFORMATION

ATTACHMENTS:

Attachment A: Statement of Interest

Attachment B: Contract for Owner's Project Management Services

Attachment C: OPM Application Form – March 2017

Attachment D: Required Certifications

ATTACHMENT A
STATEMENT OF INTEREST

ATTACHMENT B
MSBA STANDARD CONTRACT
(Design/Bid/Build)

Owner's Project Manager Application Form – March 2017

1. Project Name/Location for Which Firm is Filing:

1a. MSBA Project Number:

2a. Respondent, Firm (Or Joint-Venture) - Name And Address Of Primary Office To Perform The Work:

2b. Name And Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:

2c. Date Present And Predecessor Firms Were Established:

2d. Name And Address Of Parent Company, If Any:

2e. Federal ID #:

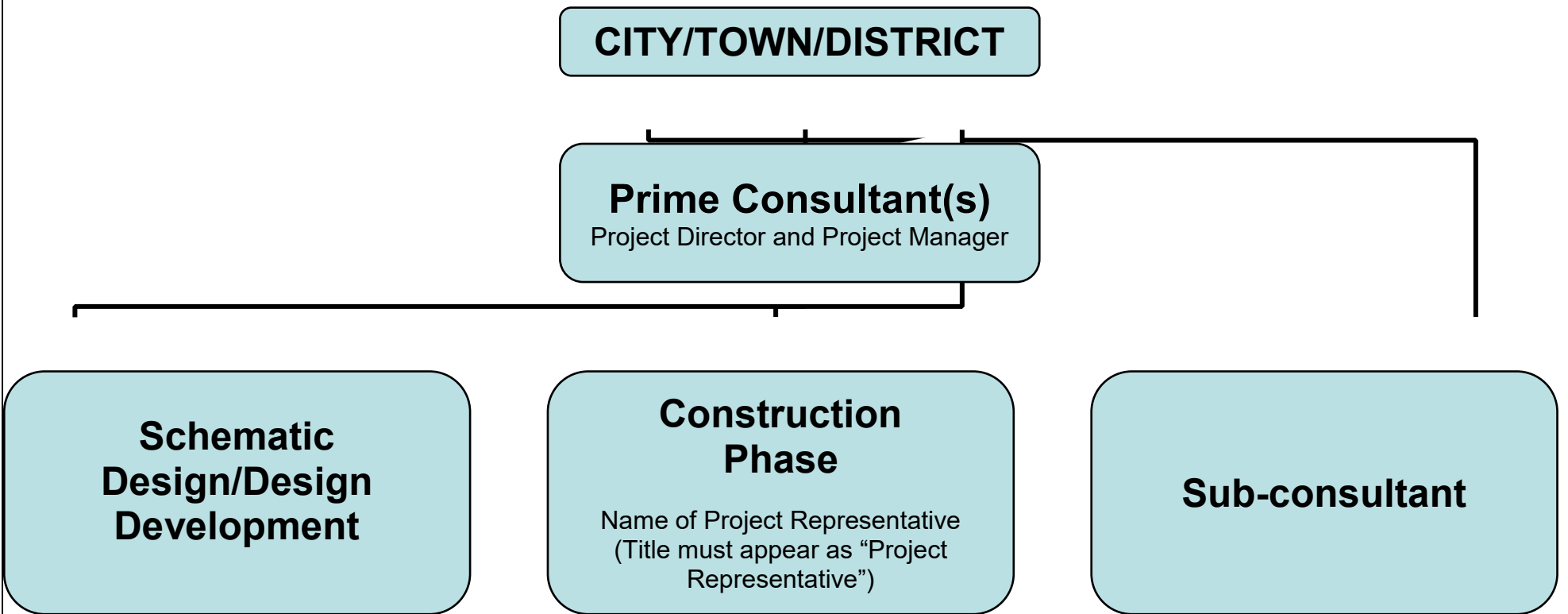
2f. Name of Proposed Project Director:

3. Personnel From Prime Firm Included In Question #2 Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. Indicate Both The Total Number In Each Discipline):

Admin. Personnel	Cost Estimators	Other
Architects _____	Electrical Engrs. _____	_____
Acoustical _____	Environmental _____	_____
Engrs. _____	Engrs. _____	_____
Civil Engrs. _____	Licensed Site _____	_____
Code Specialists _____	Profs. _____	_____
Construction _____	Mechanical _____	_____
Inspectors _____	Engrs. _____	_____
		Total _____

4. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

5. List **ONLY** Those Prime and Sub-Consultant Personnel identified as Key personnel in the Response to Request for Services. This Information Should Be Presented Below In The Form Of An Organizational Chart modified to fit the firm’s proposed management approach. Include Name of Firm And Name Of The Person:



6. Brief Resume for Key Personnel <u>ONLY</u> as indicated in the Request for Services. Resumes Should Be Consistent With The Persons Listed On The Organizational Chart In Question # 5. Additional Sheets Should Be Provided Only As Required For The Number Of Key Personnel And They Must Be In The Format Provided. By Including A Firm As A Subconsultant, The Prime Applicant Certifies That The Listed Firm Has Agreed To Work On This Project, Should The Team Be Selected.	
a. Name And Title Within Firm:	a. Name And Title Within Firm:
b. Project Assignment:	b. Project Assignment:
c. Name And Address Of Office In Which Individual Identified In 6a Resides:	c. Name And Address Of Office In Which Individual Identified In 6a Resides:
d. Years Experience: With _____ With Other Firms: _____	d. Years Experience: With _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization	e. Education: Degree(s) /Year/Specialization
f. Date of MCPPO Certification:	f. Date of MCPPO Certification:
g. Applicable Registrations and Certifications :	g. Applicable Registrations and Certifications:
h. Current Work Assignments And Availability For This Project (availability should be identified as a percentage: eg: "As of 5/30, 50% available"):	h. Current Work Assignments And Availability For This Project (availability should be identified as a percentage: eg: "As of 5/30, 50% available"):

i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):	i. Other Experience And Qualifications Relevant To The Proposed Project: (Identify OPM Firm By Which Employed, If Not Current Firm. Please distinguish between OPM work and any design work performed by the firm.):
--	--

7a	Past Performance: List all Completed Projects, in excess of \$1.5 million, for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.								
a. Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Project Dollar Value	d. Completion Date (Actual Or Estimate)	e. On Time (Yes Or No)	f. Original Construction Contract Value	g. Change Orders	h. Number of Accidents and Safety Violations	i. Dollar Value of any Safety fines	j. Number And Outcome Of Legal Actions
(1)									
(2)									
(3)									

(4)									
(5)									

7b. Past Performance: Provide the following information for those completed Projects listed above in 7a for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.

a. Project Name And Location Project Director	b. Original Project Budget	c. Final Project Budget	d. If different, provide reason(s) for variance	e. Original Project Completion	e. Actual Project Completion On Time (Yes or No)	f. If different, provide reason(s) for variance.
(1)						
(2)						
(3)						

(4)						
(5)						

8. **Capacity:** Identify all current/ongoing Work by Prime Applicant, Joint-Venture Members or Sub-consultants. Identify project participants and highlight any work involving the project participants identified in the response.

Project Name And Location Project Director	b. Brief Description Of Project And Services (Include Reference To Areas Of Similar Experience)	c. Original Project Budget	d. Current Project Budget	d. Project Completion Date	e. Current forecast completion date On Time (Yes Or No)	f. Original Construction Contract Value	g. Number and dollar value of Change Orders	h. Number and dollar value of claims
1.								
2.								
3.								

4.								
5.								
6.								
7.								
8.								

9.	References: Provide the following information for completed and current Projects listed above in 7 and 8 for which the Prime Applicant has performed, or has entered into a contract to perform Owner's Project Management Services for all Public Agencies within the Commonwealth within the past 10 years.					
a.	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person	Project Name And Location Project Director	Client's Name, Address and Phone Number. Include Name of Contact Person

1)		5)		9)	
2)		6)		10)	
3)		7)		11)	
4)		8)		12)	

9. Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Sub-consultants. If Needed, Up To Three, Double-Sided 8 ½” X 11” Supplementary Sheets Will Be Accepted. **APPLICANTS ARE REQUIRED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE AREAS OF EXPERIENCE REQUESTED.**

10. I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.

Submitted By	_____	Printed Name	_____	Date	_____
(Signature)	_____	And Title	_____	e	_____

Attachment D
Required Certifications

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Monday, June 26, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Jason Malinowski (recused himself at 7:04 pm), Andrew Pfaff, Roger Challen, Mark Davis, and Denise Eddy

Members Absent: Kathryn Cook, Jen Donato, and Anuradha Khemka

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Steve Mucci, Woodward School Principal, Kathleen Valenti, Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee:

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:00 PM.

Jason Malinowski noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that there is a quorum of the Neary Building Committee present for logistical purposes.

II. Approval of OPM Subcommittee outstanding meeting minutes from May 16, 2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded and it was unanimously voted by roll call, "To approve the OPM Subcommittee outstanding meeting minutes from May 16, 2023."

MOTION TO APPROVE OUTSTANDING MEETING MINUTES

Roll Call

For: Andrew Pfaff, Mark Davis, Denise Eddy, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

III. Review of OPM RFQ submissions and scoring, Vote on finalists to bring forward for interview

Jason Malinowski has recused himself, as there is a potential appearance of conflict. Jason has coordinated with Denise Eddy, Vice-Chair, to continue the meeting. On the record, Denise thanked the nine companies that submit Owners Project Management proposals. Each Committee member was to rate each proposal in 11 different categories which were given to Rebecca Pellegrino, Director of Finance, to correlate. The rates of each firm were The Vertex Companies, LCC at 92.86, Skanska USA Building Inc. at 89.71, Hill International at 89.14, Colliers Project Leaders at 88.43, Anser Advisory at 84.86, Turner and Townsend Heery at 82.29, LeftField at 81.71, P-Three, Inc. at 74.14, and Corporate Real Estate and Facilities at 57.57. The Neary Building Committee - OPM Subcommittee has decided to interview the top four candidates and the timeslots will be chosen at random.

Denise Eddy asked for a discussion and a vote.

MOTION TO
BRING TOP FOUR
CANDIDATES TO
INTERVIEW

Andrew Pfaff moved, Mark Davis seconded and it was unanimously voted, "To bring in the top four candidates, which are Vertex Companies, Skanska USA Building, Hill International, and Collier Project Leaders for an interview on Wednesday, June 28, 2023"

IV. Public Comment (None at this time)

V. Meeting Schedule

1. Interviews will occur on Wednesday, June 28, 2023

VI. Other business that may properly come before the Subcommittee (None at this time)

VII. Adjournment

Denise Eddy asked for a discussion and a vote.

MOTION TO
ADJOURN

Roger Challen moved, Mark Davis seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee – OPM Subcommittee Meeting of June 26, 2023."

Roll Call

For: Andrew Pfaff, Mark Davis, Roger Challen, and Denise Eddy

Opposed: None

Abstained: None

Denise Eddy adjourned the meeting at 7:14 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

1. Owners Project Management Evaluation Ranking Spreadsheet as of June 26, 2023.

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Tuesday, June 6th, 2023 9:00 AM Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

Members Present: Jason Malinowski, Kathy Cook, Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Members Absent: Jennifer Primack

Ex-Officio Members Present:

Gregory Martineau, Superintendent of Schools
Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning
Keith Lavoie, Assistant Superintendent of Operations
Rebecca Pellegrino, Director of Finance
Kathleen Valenti, Neary School Principal
Mark Purple, Town Administrator
Brian Ballantine, Town Treasurer/ Finance Director

Absent: Steve Mucci, Woodward School Principal

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 9:00 AM.

For the record, Jason acknowledged that the Neary Building Committee OPM Subcommittee has a quorum. Although this is a duly posted meeting, any votes made require the approval of the full building committee, not the Subcommittee. Jason welcomed Kathy Cook as the new Committee member.

II. Approval of Outstanding Meeting Minutes

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded and voted 5-0-1 by roll call, and Kathy Cook abstained "To approve the outstanding meeting minutes."

**MOTION TO
APPROVE
OUTSTANDING
MEETING
MINUTES**

Roll Call

For: Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: Kathy Cook

Neary Building Committee

Open Meeting Minutes 06/06/2023

III. Approval of OPM Request for Services for release with MSBA comments incorporated
Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded and it was unanimously voted by roll call, "The Neary Building Committee accept the request for services document that has been drafted by this team and reviewed by MSBA and authorized the school administration to start procuring services related to this starting June 7, 2023."

**MOTION TO APPROVE
OPM REQUEST FOR
SERVICES FOR
RELEASE WITH MSBA
COMMENTS
INCORPORATED**

Roll Call

For: Roger Challen, Kathy Cook, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. Public Comment (None at this time)

V. Meeting Schedule

Jason Malinowski stated that he will send a detailed email with what was agreed to in the last Neary Building Committee meeting in terms of their robust meeting schedule at the end of June. Rebecca Pellegrino, Director of Finance, confirmed that it is only the OPM Subcommittee that will need to be available for those dates. The Neary Building Committee will be welcomed to join but only the five Subcommittee members are required to join and vote. Eventually, everyone will come back with a recommendation to the full Neary Building Committee, walk through the process, and will have more discussion. Rebecca and the school administration team will determine a way to disseminate the RFS in the matrixes and instructions over the next couple of weeks. Jason will work with Rebecca to come up with a better time frame for the meeting.

VI. Other business that may properly come before the Committee (None at this time)

VII. Adjournment

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of June 6, 2023."

MOTION TO ADJOURN

Roll Call

For: Roger Challen, Kathy Cook, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinoswki adjourned the meeting at 9:13 AM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used at this meeting:

DRAFT

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Meeting Minutes
Tuesday, July 18, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy, Kathryn Cook, and Chris Evers

Members Absent: None

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:03 PM.

Jason noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that a quorum of the Neary Building Committee is present for logistical purposes.

II. Vote on Recommendation from NBC – OPM Subcommittee on OPM Finalist

According to Superintendent Martineau, the Neary Building Committee's last task is to bring the Subcommittee's recommendation to a vote by the larger Committee. The Administration has reviewed this decision with internal parties and legal counsel, and they have concluded that the Committee is ready to vote on the recommendation.

Jason Malinowski asked for a discussion and a vote.

Kathryn Cook, a Neary School Building Committee member, wants to clarify that she has attended the meeting where the finalists were interviewed. She believes that she is well-informed about the work that has been done and is ready to approve the recommendation of the Owner's Project Management Subcommittee.

Denise Eddy moved, Roger Challen seconded, and it was voted 5-0-2 (Chris Evers and Jason Malinowski abstained) "To put forward Skanska USA Building, who was the choice of the OPM Subcommittee for the Neary Building Committee as its Owners Project Manager."

MOTION ON
RECOMMENDATION
FROM NBC - OPM
SUBCOMMITTEE ON
OPM FINALIST

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, Mark Davis, and Kathryn Cook

Opposed: None

Abstained: Chris Evers and Jason Malinowski

Jason Malinowski asked for a discussion and a vote.

Denise Eddy moved, Roger Challen seconded, and it was voted 6-0-1 (Jason Malinowski abstained), "That the whole Committee directs the negotiations and the awarding of the contract to Vertex Companies LLC if they do not come to terms with Skanska USA Building, so the Committee will not need to come back for another vote."

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, and Denise Eddy

Opposed: None

Abstained: Jason Malinowski

Rebecca Pellegrino, Director of Finance, provided a brief overview of what to expect moving forward. After the vote, the administration will submit a draft document of the Narrative to the Massachusetts School Building Association for review. At the upcoming August meeting with MSBA, Skanska will conduct a presentation followed by questions with MSBA as part of the process. MSBA will vote on the recommendation at the end of the meeting and once approved, the administration will execute a contract, with Skanska. During the negotiation process, Denise Eddy is going to represent the Committee with the School Administration.

Jason Malinowski believes it's fitting to maintain the OPM Subcommittee until the contract is granted. In a later meeting, the entire Neary Building Committee will dissolve the Subcommittee and settle any remaining meeting minutes.

III. Other business that may properly come before the Committee (None at this time)

IV. Adjournment

Denise Eddy moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of July 18, 2023."

MOTION TO
ADJOURN

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, Denise Eddy, and Jason Malinowski

Opposed: None
Abstained: None

Jason Malinowski adjourned the meeting at 7:19 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used during the meeting:

1. The Neary Building Committee - OPM Subcommittee Meeting Agenda of July 18, 2023

Town of Southborough, Massachusetts

Neary Building Committee

Neary Building Committee – OPM Subcommittee Meeting Minutes

Monday August 21st, 2023 7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy, and Kathryn Cook

Members Absent: Chris Evers

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino Director of Finance, and Kathleen Valenti Neary School Principal, Mark Purple Town Administrator, Brian Ballantine Town Treasurer/ Finance Director, and Steve Mucci Woodward School Principal (arrived at approximately 7:15 PM)

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:00 PM.

II. Approval of Outstanding Meeting Minutes

Jason Malinowski asked for a discussion and a vote.

a. OPM Subcommittee – 6/28/2023

Denise Eddy moved, Roger Challen, seconded, and it was voted 4-0-1 (Jason Malinowski abstained) "To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of June 28, 2023"

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
6/28/2023

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, and Mark Davis

Opposed: None

Abstained: Jason Malinowski

b. OPM Subcommittee – 7/13/2023

Denise Eddy moved, Roger Challen, seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of July 13, 2023”

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
7/13/2023

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

c. NBC and NBC OPM Subcommittee – 7/18/2023

Denise Eddy moved, Roger Challen, seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of July 18, 2023”

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
7/18/2023

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

III. Dissolve OPM Subcommittee

The Owners Project Management Subcommittee has completed its work for the summer. Jason Malinowski expressed gratitude for their efforts, particularly at the start with the compressed deadline. As Skanska USA Building INC. has signed the contract, the Subcommittee is no longer necessary. Jason reminded the committee that the Neary Building Committee can establish and dissolve subcommittees as needed, rather than going back to the Select Board each time. The Town Clerk requires every new Subcommittee member to be sworn in.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To dissolve the OPM Subcommittee”

MOTION TO
DISSOLVE OPM
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. Election of Vice Chair

Jason Malinowski asked for a discussion and a vote.

Roger Challen nominated Denise Eddy as Vice Chair of the Neary School Building Committee, Kathryn Cook seconded and it was unanimously voted by roll call, "To appoint Vice Chair of the Neary School Building Committee."

MOTION TO ELECT VICE
CHAIR OF THE NEARY
BUILDING COMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason asked the Committee if they would like to discuss reorganizing the Chair or Clerk position in a future meeting, but the Committee declined. He said to inform him if anyone changes their mind and he'll add reorganization at any point during the process.

V. OPM's Update on Next Steps and Project Timeline

The Skanska USA Building INC. team introduced themselves: Jim Burrows as Project Director, Dale Caldwell as Principal, Sy Nguyen as Project Manager, Jessica Mendez as Assistant Project Manager, and Vincent Vadeboncoeur as Field Manager. Skanska began by going over the schedule and the next steps that the Massachusetts School Building Authority. The Architect is selected by the MSBA Designer Selection panel, which consists of 13 members including three district representatives and they will meet twice a month. Skanska aims to meet with the MSBA Designer Selection panel on November 21st, but for this to happen, the MSBA must review the Request for Services document. Skanska must submit their RFS redline draft to MSBA by September 6th and allow 10 days for review. They will advertise and give the design team less than a month to submit RFS responses. After selecting a design team, Skanska and the district will negotiate and approve the Designer Fee proposal and contract. All of the Subcommittees will have a Skanska representative on board.

VI. Formation of Subcommittee and appointment of members.

Jason Malinowski asked for a discussion and a vote.

a. Designer Selection Subcommittee

Roger Challen, Mark Davis, and Chris Evers will be voting members. Greg Martineau and Mark Purple will be ex-Officio. If Chris declines, Denise Eddy will replace him.

Jason Malinowski moved, and Roger Challen seconded "That the Neary Building Committee accept the Designer Selection Subcommittee charge and appoint Roger Challen, Mark Davis, and Chris Evers as a representative with Denise Eddy to serve as the backup if Chris is unable to serve."

Jason Malinowski withdrew the motion and amended it to also add Greg Martineau and Mark Purple as their ex-officio.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "That the Neary Building Committee accept the Designer Selection Subcommittee charge and appoint Roger Challen, Mark Davis, and Chris Evers as a representative with Denise Eddy to serve as the backup if Chris is unable to serve. Also, add Greg Martineau and Mark Purple as ex-officio."

MOTION TO APPOINT A
DESIGNER SELECTION
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

b. Finance Subcommittee

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, "That the Neary Building Committee approves the draft Finance Subcommittee charge with the addition of the Assistant Superintendent of Operations as an ex-officio non-voting member and vote to appoint Kathryn Cook, Andrew Pfaff, Jason Malinowski as voting members and Rebecca Pellegrino, Keith Lavoie, and Brian Ballantine as ex-officio, non-voting members."

MOTION TO APPOINT
A FINANCE
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

c. Communications Subcommittee

The Neary Building Committee has delayed forming a Communications Subcommittee until all members can consider their preferences. They will make a decision at their next meeting with Skanska USA Building INC in September.

VII. Authorization for Designer Selection Subcommittee, after review by Legal Counsel, to work with OPM and provide direction to issue Designer Selection RFS

Jim Burrows, the Project Director, presented the next agenda item. Based on the timeline, the Subcommittee can approve the RFS and allow Skanska to issue it to MSBA with the target date of September 4th. Jason Malinowski supports it, but only if the Designer Selection Subcommittee members have no dissent or need for further discussion.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "The Neary Building Committee authorizes the Designer Selection Subcommittee after review by legal counsel to work with the OPM and provide direction to issue the Designer Selection RFS."

MOTION TO AUTHORIZE
THE DESIGNER SELECTION
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

VIII. Public Comment – (None at this time)

IX. Meeting Schedule

The Designer Selection Subcommittee needs to meet soon. Someone from the Neary Building Committee will contact Jim Burrows to work within the 48-hour posting window. The next Neary Building Committee meeting will be on Monday, September 11, 2023.

X. Other business that may properly come before the Committee – (None at this time)

XI. Adjournment

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To adjourn the Neary Building Committee Meeting of August 21, 2023.”

MOTION TO ADJOURN

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:25 p.m.

Respectfully submitted,
Mariana Silva
Central Office Administrative Assistant

List of documents used at this meeting:

1. The Neary Building Committee – OPM Subcommittee Meeting Minutes of June 28, 2023
2. The Neary Building Committee – OPM Subcommittee Meeting Minutes of July 13, 2023
3. The Neary Building Committee – OPM Subcommittee Meeting Minutes of July 18, 2023
4. The Neary Building Committee Meeting Minutes of August 21, 2023
5. NBC – Subcommittee Setup and Charge
6. Massachusetts School Building Authority Designer Selection Producers
7. Selection Process Meeting Dates of August 21, 2023

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Wednesday, June 28, 2023, 3:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Andrew Pfaff, Roger Challen, Mark Davis, and Denise Eddy

Members Absent: Jason Malinowski, Kathryn Cook, Jen Donato, and Anuradha Khemka

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: Jason Malinowski

I. Call Meeting to Order

Denise Eddy called the Neary Building Committee - OPM Subcommittee Meeting to order at 3:02 PM.

Jason Malinowski, Chair of the Neary Building Committee - OPM Subcommittee recused himself on a conflict of interest and did not enter into the meeting.

II. Interview and Vote on Owner's Project Manager to enter into contract negotiations with

a. 3:15 – 3:55 – Skanska USA Building Inc.

Skanska USA Building has three themes that they use throughout the project. They are: building relationships, community partnerships, and leadership and communication. Skanska will drive the project and provide ample time for decisions. Skanska provided a tentative list of key milestones in the project with a potential town meeting vote in March 2025. They offer a budgeting program with a dashboard that provides a real-time budget picture. They also have an in-house marketing team that will assist with community engagement and communication.

b. 4:00 – 4:40 – The Vertex Companies, LLC

The Vertex Companies highlighted their dedication to OPM work mainly on public projects. An outline of their project approach was provided breaking down the various stages in the process and how they have assisted similar communities with school building consolidation decisions. They are projecting town meeting approval in March 2025. Track record of finishing projects on time and on budget and most importantly getting the community's approval.

c. 4:45 – 5:25 – Hill International, Inc.

Hill International has been in business for 27 years and has done 80 school projects; more than 50 of those projects have been MSBA projects. They are a cohesive team who has worked on multiple projects together. Hill presented a potential timeline for the feasibility and schematic design phase with a potential town meeting vote in fall 2025. They want to help create a space supporting the Neary School's mission statement. Based on the initial walk-through, Hill felt that a renovation may be expensive to bring the existing structure up to the building code.

d. 5:30 – 6:10 – Colliers Project Leaders

Colliers Project Leaders has been in existence for over 25 years and works as an OPM focused on educational clients. Their focus is on being advocates for the Town and being technical resources to guide the Town through the MSBA process. They have worked on over 50 MSBA projects, presented recent projects with similar scopes, and outlined how they addressed each project's unique problems. Colliers created communication mark-ups with our information to illustrate different forms of community communication. They have been involved with LEED since the beginning. They perform commissioning in-house which is a helpful resource.

The Committee had concerns about scoring and how it may affect the overall outcome of which firm will be chosen. Rebecca Pellegrino, Director of Finance, stated that the way the Request for Services was written, they would be combining the two scores and it was a document that was approved by the Massachusetts Schools Building Association. The Subcommittee has agreed to not discuss scoring at the moment and discuss who they believed was the better candidate. The top two ratings are Skanska USA Building and Vertex Companies, LLC. The Subcommittee has agreed that Skanska delivered the most prepared presentation and had great overall references. They have decided on Skanska as their number-one pick and Vertex as their second.

Denise Eddy asked for a discussion and a vote.

MOTION ON OPM TO ENTER INTO CONTRACT NEGOTIATIONS
--

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "The Neary Building Committee - OPM Subcommittee enters into negotiations with Skanska USA Building as their Project Manager."

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Andrew Pfaff moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To use Vertex Companies LLC, as a backup in case Skanska USA Building Inc negotiations fail."

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Roger Challen inquired about concerns regarding the number of people assigned to Vertex and if they would reconsider their second choice. Andrew Pfaff said that the proposal and resources would determine Vertex's appearance. They will have a more accurate estimate of the number of people they plan to use per hour during contract negotiations.

Rebecca Pellegrino has notified the remaining five firms from the previous meeting that they were not selected. She will also be informing the three firms from this meeting that they were not chosen.

III. Other businesses that may properly come before the Subcommittee (None at this time)

IV. Adjournment

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of June 28, 2023."

Roll Call

For: Mark Davis, Roger Challen, Andrew Pfaff, and Denise Eddy

Opposed: None

Abstained: None

Denise Eddy adjourned the meeting at 8:20 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

List of documents used:

1. Neary Building Committee - OPM Subcommittee Agenda of June 28, 2023
2. Owner's Project Management Presentation for Skanska USA Building Inc., The Vertex Companies, LLC, Hill International, Inc., and Colliers Project Leaders
3. OPM Overall Evaluation Rankings Spreadsheet
4. OPM Reference Check Matrix

MOTION
TO
ADJOURN

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Meeting Minutes
Thursday, July 13, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Denise Eddy, Andrew Pfaff, Mark Davis, Roger Challen, and Kathryn Cook

Members Absent: None

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Andrew Pfaff, Mark Davis, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:04 PM.

Jason noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that there is a quorum of the Neary Building Committee present for logistical purposes.

II. Approval of Outstanding NBC Meeting Minutes – 6/6/2023

Jason Malinowski asked for a discussion and a vote.

Jason mentioned that they will need to add the Request for Services as an additional document referenced and the agenda. Andrew Pfaff added that Jason's last name was spelled incorrectly on the adjournment.

MOTION TO APPROVE THE OUTSTANDING NBC MEETING MINUTES OF 6/06/2023
--

Denise Eddy moved, Jason Malinowski, seconded, and it was unanimously voted by roll call, "To approve the outstanding Neary Building Committee Meeting Minutes of June 6, 2023, with the addition"

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, Mark Davis, and Jason Malinowski

Opposed: None

Abstained: None

III. Approval of Outstanding Subcommittee Meeting Minutes – 6/26/2023 and 6/28/2023

Jason Malinowski asked for a discussion and a vote.

Jason would like to add when he recused himself from the matter, he physically left and did not return to zoom. The Central Office Administrative Assistant still needs to finish the June 28, 2023 meeting minutes.

MOTION TO APPROVE THE OUTSTANDING SUBCOMMITTEE MEETING MINUTES OF 06/26/2023

Andrew Pfaff moved, Denise Eddy seconded, and it was voted 4-0-1 (Jason Malinowski abstained) “To approve the outstanding Neary Building Committee Meeting Minutes of June 26, 2023, as amended.”

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, and Mark Davis

Opposed: None

Abstained: Jason Malinowski

Given that Jason Malinowski stayed out of the Owners Project Management process, he finds it appropriate to go into the waiting room and bring him back once they discuss other business that may come before the Subcommittee. Denise Eddy will continue the meeting and Jason will log out of his town account and click on the public link to be entirely out of the meeting.

IV. Update on OPM Contract Award

Rebecca Pellegrino, Director of Finance, reported that during the last meeting, the Subcommittee interviewed four candidates for the Neary Building Owners Project Management. The Committee voted to move forward with Skanska USA Building Inc. as their first candidate and voted if they were unable to negotiate with Skanska, they would move forward with Vertex Companies LLC. Following the meeting, the school Administration asked their attorney to review the procurement process. Based on a conversation with the attorney, Massachusetts School Building Association, and the Attorney General's office, they were advised that they would need to move forward with the first-ranked candidate, Vertex Companies LLC. The ranking was a compilation of both the rankings for the proposal and the ranking for the interview that each Committee member had put forward. If they had removed Greg Martineau, Superintendent of Schools, Rebecca Pellegrino, and Keith Lavoie, Assistant Superintendent of Operations, from the ranking, it would have widened the gap and Vertex would have been at 182.57 to 179, Skanska at 179 to 171.75, Hill International at 174 to 171, and Colliers Project Leaders at 176.14 to 170.5. When choosing the Owners Project Management, the Subcommittee thought it was based on ranking and not scoring, meaning ranking them one being their top choice and four being their last choice and only being accountable to ranking and not scoring. The Subcommittee were missing the scale on scoring each firm and did not have enough time to go over the scoring, which they believe is throwing off the overall score. Rebecca followed up by stating that the questions for both the proposal and the scoring have been asked as part of the MSBA project and the Request for Services document was prescribed by MSBA and did outline all of the things that needed to be ranked and scored. Superintendent Martineau added that everyone had the same scoring guide and although he believes there could have been more clarification in the scoring process, everyone brought their own knowledge and experience to come up with their own individual scores. The Subcommittee believes that re-evaluating the references' scores would affect their ranking. When reference checks are believed to be important but the Subcommittee questions the value if they are not included in the final scoring. Superintendent Martineau believes that all firms were evaluated using the process, but also felt the development of interview questions, developing

rubrics, and the scoring was rushed. He believes this is an opportunity to pause and should not be driven by deadlines that do not allow careful consideration at each step.

V. Update on OPM Contract Negotiations

The Subcommittee agreed to consult legal counsel and MSBA through Rebecca Pellegrino, then establish another meeting and make their final decision.

MOTION TO
INSTRUCT THE
DISTRICT TO NOT
HAVE VERTEX
COMPANIES LLC BE
THEIR SELECTION TO
THE MSBA

Denise Eddy asked for a discussion and a vote.

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "The Neary Building Committee - OPM Subcommittee instructs the district to not have Vertex Companies LLC, be their selection to the Massachusetts School Building Association."

Roll Call

For: Roger Challen, Andrew Pfaff, Mark Davis, and Denise Eddy

Opposed: None

Abstained: None

VI. Record any necessary votes of approval to finalize the process for MSBA (None at this time)

VII. Other business that may properly come before the Subcommittee (None at this time)

VIII. Adjournment

MOTION TO
ADJOURN

Andrew Pfaff moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of July 13, 2023."

Roll Call

For: Roger Challen, Andrew Pfaff, Mark Davis, and Denise Eddy

Opposed: None

Abstained: None

Jason Malinowski stayed in the waiting room and did not enter back into the Neary Building Committee - OPM Subcommittee Meeting of July 13, 2023.

Denise Eddy adjourned the meeting at 8:26 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

List of documents used:

1. Neary Building Committee - OPM Subcommittee Meeting Agenda of July 13, 2023
2. Neary Building Committee - OPM Subcommittee Meeting Minutes of June 6, 2023.
3. Neary Building Committee - OPM Subcommittee Meeting Minutes of June 26, 2023
4. Request for Services - Owners Project Management Document

Town of Southborough, Massachusetts
Neary Building Committee
Neary Building Committee – OPM Subcommittee
Meeting Minutes
Tuesday, July 18, 2023, 7:00 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy, Kathryn Cook, and Chris Evers

Members Absent: None

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Rebecca Pellegrino Director of Finance

Ex-Officio Members Absent: Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Steve Mucci Woodward School Principal, Kathleen Valenti Neary School Principal, Mark Purple Town Administrator and Brian Ballantine Town Treasurer/ Finance Director

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:03 PM.

Jason noted that this meeting is posted as a Neary Building Committee - OPM Subcommittee meeting given that a quorum of the Neary Building Committee is present for logistical purposes.

II. Vote on Recommendation from NBC – OPM Subcommittee on OPM Finalist

According to Superintendent Martineau, the Neary Building Committee's last task is to bring the Subcommittee's recommendation to a vote by the larger Committee. The Administration has reviewed this decision with internal parties and legal counsel, and they have concluded that the Committee is ready to vote on the recommendation.

Jason Malinowski asked for a discussion and a vote.

Kathryn Cook, a Neary School Building Committee member, wants to clarify that she has attended the meeting where the finalists were interviewed. She believes that she is well-informed about the work that has been done and is ready to approve the recommendation of the Owner's Project Management Subcommittee.

Denise Eddy moved, Roger Challen seconded, and it was voted 5-0-2 (Chris Evers and Jason Malinowski abstained) "To put forward Skanska USA Building, who was the choice of the OPM Subcommittee for the Neary Building Committee as its Owners Project Manager."

MOTION ON
RECOMMENDATION
FROM NBC - OPM
SUBCOMMITTEE ON
OPM FINALIST

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, Mark Davis, and Kathryn Cook

Opposed: None

Abstained: Chris Evers and Jason Malinowski

Jason Malinowski asked for a discussion and a vote.

Denise Eddy moved, Roger Challen seconded, and it was voted 6-0-1 (Jason Malinowski abstained), "That the whole Committee directs the negotiations and the awarding of the contract to Vertex Companies LLC if they do not come to terms with Skanska USA Building, so the Committee will not need to come back for another vote."

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, and Denise Eddy

Opposed: None

Abstained: Jason Malinowski

Rebecca Pellegrino, Director of Finance, provided a brief overview of what to expect moving forward. After the vote, the administration will submit a draft document of the Narrative to the Massachusetts School Building Association for review. At the upcoming August meeting with MSBA, Skanska will conduct a presentation followed by questions with MSBA as part of the process. MSBA will vote on the recommendation at the end of the meeting and once approved, the administration will execute a contract, with Skanska. During the negotiation process, Denise Eddy is going to represent the Committee with the School Administration.

Jason Malinowski believes it's fitting to maintain the OPM Subcommittee until the contract is granted. In a later meeting, the entire Neary Building Committee will dissolve the Subcommittee and settle any remaining meeting minutes.

III. Other business that may properly come before the Committee (None at this time)

IV. Adjournment

Denise Eddy moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee - OPM Subcommittee Meeting of July 18, 2023."

MOTION TO
ADJOURN

Roll Call

For: Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, Denise Eddy, and Jason Malinowski

Opposed: None
Abstained: None

Jason Malinowski adjourned the meeting at 7:19 PM.

Respectfully submitted,
Mariana Silva, Central Office Administrative Assistant
Office of Superintendent

Documents used during the meeting:

1. The Neary Building Committee - OPM Subcommittee Meeting Agenda of July 18, 2023

DRAFT

Neary Elementary School
Designer Selection Schedule
DRAFT 8/11/23

DSSC = Designer Selection Subcommittee

#	Responsibility	Designer Selection Task Name
1	OPM	Develop Designer RFS
2	SBC Meeting	SBC Meeting - DSP process and selection of 3 -5 members
3	DSSC/District	Designer RFS - Review DSSC, Legal Counsel and SBC
4	OPM	Submit Redline Draft to MSBA for Review - Allow up to 10 Days
5	OPM & District	RFS Advertisement to Central Register, Newspaper, etc.
6	SBC Meeting	Regular SBC Meeting - Designer selection Update
7	info	RFS Ad Appears (Allow at least 2 weeks before Applications due)
8	info	Designer Prepares Response to RFS
9	OPM/DSSC	Informational Meeting and Site Visit for Designers
10	info	Last Day for Questions from Respondents
11	SBC Meeting	Regular SBC Meeting - Designer selection Update
12	info	Designer Application (proposal) Response Due
13	OPM	Applications (proposals) to MSBA - Allow up to 4 Weeks for MSBA Review
14	OPM/DSSC	Designer Selection Subcommittee - review proposals and meeting
15	SBC Meeting	Regular SBC Meeting - Designer selection Update
16	MSBA/DSSC	Designer Selection Panel DSP Meeting with MSBA
17	OPM/DSSC	Negotiate and approval of Designer Fee Proposal and Contract
18	SBC Meeting	Regular SBC Meeting - Approval of Designer Fee Proposal and Contract

19	District	Execute Designer Contract
20	OPM	Designer Contract to MSBA
21	OPM	OPM submit Designer workplan within 21 Days Designer Contract

Start	Finish	Notes
8/14/23	8/23/23	
8/21/23	8/21/23	Recommend vote: 1) Approve the DSSC members 2) Authorize the DSSC, after review from Legal Counsel, to authorize the OPM to issue the Designer RFS.
8/24/23	9/1/23	If don't ask for item 2) on the 8/21 SBC meeting, then does the SBC need to review and give approval before can issue RFP?
9/4/23	9/15/23	Need to allow MSBA 10 days to review
9/13/23	9/13/23	Must advertised on Central Register by Thursday 4PM the week before following Wednesday posting
9/11?		9/5 is Labor Day
9/20/23	9/20/23	
9/20/23	10/17/23	
10/2/23	10/2/23	DSSC welcome to join. Will need representative from School's or Town's Facilities Department
10/5/23	10/5/23	
10/2/23		Regular SBC Meeting - Designer selection Update
10/17/23	10/17/23	
10/18/23	11/14/23	
10/18/23	11/14/23	Need to schedule a meeting to review and discuss the proposals with DSSC
11/6/23	11/6/23	Recommended Vote: 1) Authorize the DSSC to negotiate with selected designer by the Designer Selection Panel with MSBA.
11/21/23	11/21/23	MSBA Scheduled date - 11/07/23. Each member of DSSC will let MSBA know their preferred designer. Designer will be selected here unless MSBA request interviews with the designer applicants.
11/22/23	12/1/23	
12/4/23	12/4/23	

12/5/23	12/5/23	
12/6/23	12/6/23	
12/6/23	12/19/23	

|

TOWN OF SOUTHBOROUGH



NEARY BUILDING COMMITTEE

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 983-7752 · jmalinowski@southboroughma.com

Designer Selection Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to perform the Designer procurement process including: develop RFQ, review qualifications and vote for recommendation to the MSBA Designer Selection Panel. All work will be done in accordance with the guidance and process required by the Massachusetts School Building Authority (“MSBA”).

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members and 1 non-voting member that is part of the School Administration.

Term: Charge is valid through January 31, 2024

Communications Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to perform all project related communications which includes but is not limited to: press releases, project updates, and maintenance of project website.

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members, 1 non-voting member that is part of the School Administration and 1 non-voting members that is part of the Town Administration.

Term: Duration that Neary Building Committee remains active

Finance Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to Review budget development, billing and any change orders and report to the full Neary Building Committee.

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members, School Director of Finance (non-voting) and Town Finance Director (non-voting).

Term: Duration that Neary Building Committee remains active

Massachusetts School Building Authority

Designer Selection Procedures

Section 1: Introduction

The following designer selection process has been adopted by the Massachusetts School Building Authority (MSBA) pursuant to Massachusetts General Laws, Chapter 7C, Sections 44 through 58 for the procurement of designers, and programmers by cities, towns, regional school districts, and independent agricultural and technical schools seeking funding from the MSBA for public school construction projects where the estimated construction cost is equal to or greater than \$5,000,000.00 (or other such amount as may be determined from time to time by the Executive Director of the MSBA), except for the MSBA's model schools program. Designer selection for public school construction projects where the estimated construction cost is less than \$5,000,000.00 (or other such amount as may be determined from time to time by the Executive Director of the MSBA) shall be conducted pursuant to Massachusetts General Laws, Chapter 7C, Section 54, by the respective city, town, regional school district or independent agricultural and technical school and in accordance with the MSBA's Designer Selection Guidelines.

Section 2: Designer Selection Panel

- A. The MSBA Designer Selection Panel (DSP) shall be composed of the following individuals who shall be appointed to the DSP by the MSBA's Executive Director ("Executive Director") in accordance with following procedures:
1. The Executive Director, ex officio, or his/her designee;
 2. Three (3) MSBA staff members associated with project management, design and/or construction oversight selected by the Executive Director;
 3. One (1) public member selected by the Executive Director;
 4. One (1) member who is a Massachusetts registered architect or architect emeritus as recommended by the Boston Society of Architects;
 5. Two (2) members who are Massachusetts registered architects or architect emeritus selected by the Executive Director;
 6. One (1) member who is a Massachusetts registered engineer as recommended by the American Council of Engineering Companies of Massachusetts;
 7. Two (2) members who are Massachusetts registered professional engineers selected by the Executive Director;
 8. One (1) member who is a representative of the construction industry as recommended by Associated General Contractors of Massachusetts;

9. One (1) member who is a representative of the construction industry as recommended by the Massachusetts Building Trades Council;
 10. Three (3) members who are proposed by the respective city, town, regional school district, independent agricultural and technical school or other public agency that is the Eligible Applicant, as defined in M.G.L. Chapter 70B, Section 2 for the specific project under consideration, one (1) of whom shall be designated by the school committee, district school committee, or board of trustees of the Eligible Applicant, as the case may be; one (1) of whom shall be the superintendent of schools of the Eligible Applicant, ex officio, or his/her designee; and one (1) of whom shall be the chief executive officer of the city or town that is the Eligible Applicant, ex officio, or his/her/its designee or, in all other cases, a member of the School Building Committee designated by the School Building Committee. The appointment of members pursuant to this Section 2(A)(10) shall be subject to the execution of a certification by each such member that the member has read and understands these procedures and the Designer Selection Guidelines.
- B. Members proposed or recommended by the societies or associations pursuant to subsections 2(A)(4), 2(A)(6), 2(A)(8), and 2(A)(9) above and the members proposed by the Eligible Applicant pursuant to subsection 2(A)(10) above shall be subject to appointment by the Executive Director who reserves the right, within his/her discretion, not to appoint or to disapprove the appointment of said proposed or recommended members. In considering the appointment of members proposed by the Eligible Applicant pursuant to subsection 2(A)(10), the Executive Director may consider, among other things, the extent to which the three (3) proposed members, as a whole, represent the interests of the Eligible Applicant.
 - C. The Executive Director shall appoint a chairperson from one of the members appointed to the DSP pursuant to subsections 2(A)(3) through 2(A)(9) above, who is a registered architect, architect emeritus or registered professional engineer and who shall also serve as chairperson of any subcommittee of the DSP.
 - D. The Executive Director shall appoint a clerk of the DSP to administer the voting process and assist the chairperson with other procedural matters. The Clerk may be a staff member of the Authority or one of the members appointed to the DSP pursuant to subsections 2(A)(3) through 2(A)(9) above.
 - E. All meetings of the DSP shall be open to the public unless the DSP votes to go into executive session by a roll call vote and announces the purpose of the executive session and whether the DSP will convene in open session at the conclusion of the executive session. Any action taken by the DSP in executive session shall be by a roll call vote.
 - F. The presence of nine (9) members, no less than four (4) of whom shall be registered architects, architects emeritus or registered professional engineers, shall constitute a quorum. The DSP shall not conduct any business without the presence of a quorum. The affirmative vote of a simple majority of the members present and voting shall be necessary and sufficient for any action taken by the DSP. No vacancy in the membership of the DSP shall impair the right of a quorum to exercise all the rights and duties of the DSP. In the absence of a quorum, the Chairperson may recess a meeting to some other time or until a quorum is obtained.

- G. Subject to the discretion of the Executive Director, each member appointed pursuant to subsections 2(A)(3) through 2(A)(9) shall serve for a two-year term provided that every member that is appointed by the Executive Director shall continue to serve until a successor has been appointed to the DSP by the Executive Director. Members representing the Eligible Applicant who are appointed pursuant to subsection 2(A)(10) shall serve only while the DSP conducts business directly related to the selection of a designer for the project being proposed by that particular Eligible Applicant.
- H. No member of the DSP shall participate in the selection of a designer as a finalist for any project if the member's participation would constitute a conflict of interest or an appearance of conflict in violation of M.G.L. Chapter 268A.

Section 3: Public Notice

- A. Each contract for designer services for a project subject to these procedures shall be publicly advertised in a newspaper of general circulation in the area in which the project is located or is to be located and, in the Massachusetts Central Register at least two weeks before the deadline for filing applications. The public notice shall contain:
1. A description of the project, including the specific designer services sought, the time period within which the project is to be completed, and, if available, the estimated construction cost;
 2. If there is a program for the project, a statement of when and where the program will be available for inspection by applicants, and when and where a briefing session will be held for applicants and if there is not a program for the project, a statement to the effect;
 3. The qualifications required of applicants for the projects;
 4. The categories of designers' consultants, if any, for which applicants must list the names of consultants which the applicant may choose to use;
 5. Whether the fee has been set or will be negotiated, and if the fee has been set, the amount of the fee;
 6. The deadline for submission of applications;
 7. The person and address from which application forms may be obtained and, when completed, to whom they may be delivered;
 8. Any other pertinent information that may be required by law or deemed appropriate by the MSBA.
- B. The individual designated by the Eligible Applicant to be in charge of procurement for a project who holds the Massachusetts Certified Public Purchasing Official Program certification shall certify that the public notice and all other documents issued pursuant to the selection of a designer, including, but not limited to, program descriptions and request for services, have been prepared and issued in conformance with these procedures and Massachusetts General Laws, Chapter 7C, Sections 44 through 58.

Section 4: Master File Brochure and Application

- A. Prior to filing an application for any project, designers shall first file a Master File Brochure with the DSP containing the following information:
1. Certification that the applicant, if applying to perform design services other than preparation of studies, surveys, soil testing, cost estimates or programs, is a designer as defined in M.G.L. Chapter 7C, Section 44 paragraph (b);
 2. The names and addresses of all partners, if a partnership, of all officers, directors and all persons with an ownership interest of more than five per cent in the applicant if not a partnership;
 3. The registration number and status of each such person in every jurisdiction in which such person has ever been registered as an architect, landscape architect or engineer;
 4. A list of all projects for all public agencies within the Commonwealth for which the applicant has performed or has entered into a contract to perform design services within the five-year period immediately preceding the filing of the information required in this section;
 5. A list of all current projects for which the applicant is performing or is under contract to perform any design services; and
 6. If the applicant is a joint venture, the information required in this section shall be required for each joint venturer, as well as for the joint venture itself.
- B. The DSP shall keep a permanent record of the Master File Brochures. Each designer shall update its Master File Brochure on an annual basis and shall make current the lists of projects required under Section 4(A)(4)-(6) with each application filed.
- C. An applicant to perform design, programming or feasibility study services on a project must file, in addition to the Master File Brochure, a written application prescribed by the DSP relating to the applicant's experience, ability, and qualifications.

Every application or Master File Brochure filed shall be sworn to under penalties of perjury. Any applicant who has been determined by the DSP to have filed materially false information shall be disqualified by the DSP from further consideration for any project for such time as the DSP determines is appropriate.

Section 5: Selection Criteria

- A. Minimum qualifications shall include:
1. Must be a qualified Designer within the meaning of M.G.L. Chapter 7C, Section 44 employing a Massachusetts registered architect or engineer responsible for and being in control of the services to be provided.

2. The Massachusetts registered architect or engineer responsible for and being in control of the services to be provided for the Designer must have successfully completed the Massachusetts Certified Public Purchasing Official Program seminar “Certification for School Project Designers and Owner’s Project Managers,” as administered by the Office of the Inspector General of the Commonwealth of Massachusetts, and must maintain certification by completing the “Recertification for School Project Designers and Owner’s Project Managers” seminar every three years thereafter. Proof of recertification or registration in the next recertification seminar for which space is available must be provided.
3. The Commonwealth's Affirmative Marketing Program (AMP) established under M.G.L. Chapter 7C, §6, and Governors' Executive Orders helps ensure that minority owned business enterprises (MBE) and women owned businesses (WBE) certified by the Massachusetts Supplier Diversity Office (SDO) have opportunities to participate on DCAMM and other public construction and design projects across the Commonwealth. DCAMM and the SDO announced a series of AMP program changes that will be in effect for state funded municipal projects advertised on or after July 1, 2020. Please see the updates to the AMP here: <https://www.mass.gov/info-details/dcamm-amp-2020-program-changes>.

Applicants should subcontract with MBE and WBE, as certified by the SDO. The AMP project specific goals should be set separately, with distinct participation goals set for MBE firm participation and WBE firm participation. Districts should set the project specific MBE and WBE goals prior to advertising for design services and the individual MBE and WBE goals should clearly be set forth in the RFS. This enables participation goals for an individual project to be specifically tailored to the particular project prior to procurement and ensures the goals more accurately reflect the availability of contractors or design professionals.

The MBEs and WBEs must be selected from those categories of work identified in Item F of the RFS or be assigned to tasks required under Basic Services as specifically set forth in the Contract for Designer Services as amended. Applicants are strongly encouraged to utilize multiple disciplines and firms to meet their separate MBE and WBE participation goals. Consultants to the prime Designer can team within their disciplines in order to meet the separate MBE and WBE participation goals but must state this relationship on the organizational chart (Section 6 of the application form). Applications from MBE and WBE firms as prime designers are encouraged. Where the prime Designer is an SDO certified MBE or WBE, the Designer must bring a reasonable amount of participation by a firm or firms that hold the certification which is not held by the prime Designer on the project.

B. Other criteria for selection of finalists shall include:

1. Prior similar experience best illustrating current qualifications for the specific project.
2. Past performance of the firm, if any, with regard to public, private, DOE-funded, and MSBA-funded projects across the Commonwealth, with respect to:
 - a) Quality of project design.

- b) Quality, clarity, completeness and accuracy of plans and contract documents.
 - c) Ability to meet established program requirements within allotted budget.
 - d) Ability to meet schedules including submission of design and contract documents, processing of shop drawings, contractor requisitions and change orders.
 - e) Coordination and management of consultants.
 - f) Working relationship with contractors, subcontractors, local awarding authority and MSBA staff and local officials.
3. Current workload and ability to undertake the contract based on the number and scope of projects for which the firm is currently under contract.
 4. The identity and qualifications of the consultants who will work on the project.
 5. The financial stability of the firm.
 6. The qualifications of the personnel to be assigned to the project.
 7. Geographical proximity of the firm to the project site or willingness of the firm to make site visits and attend local meetings as required by the client.
 8. Any other criteria that may be required by law or that the DSP considers relevant to the project.

Section 6: Selection Process

- A. Cities, towns, regional school districts, and independent agricultural and technical schools subject to these procedures shall not rank or pre-rank applicants. Rankings shall occur only by vote of the DSP in accordance with these procedures and shall occur only after interviews, if allowed by vote of the DSP, have been concluded by the DSP.
- B. In the event that, upon reaching the deadline for submission of applications, three or fewer designer applications are received for a project, the Eligible Applicant may choose to modify the project description, estimated construction cost, program, desired designer qualifications, fee information, or other project information as necessary to attract interested designer applicants and begin the selection process again, starting with re-advertisement pursuant to Section 3: Public Notice. Should the Eligible Applicant choose to proceed with three or fewer designer applications and not re-advertise, the following procedure shall be followed:
 1. The Eligible Applicant designee shall submit a statement that explains why the Eligible Applicant may have received three or less applications for the proposed project, The explanation should include but not necessarily be limited to:
 - a. A description of the public advertisement including the names of the publications in which the advertisement was placed and the date(s) in which the advertisement was published.

- b. A description of the pre-proposal conference, if any, including the date, time, and location of the conference and names of attendees and the firms they represent.
 2. The Eligible Applicant designee and/or the OPM shall contact those design firms that attended the pre-proposal conference/walkthrough but did not submit an application and summarize why an application was not submitted for the proposed project.
 3. Legal counsel for the Eligible Applicant (i.e. town counsel or city solicitor) and the individual designated by the Eligible Applicant to be in charge of procurement for a project who holds the Massachusetts Certified Public Purchasing Official Program certification shall certify as to the adequacy and completeness of the procurement activity undertaken by the Eligible Applicant.
 4. At the discretion of the chairperson and with the concurrence of the three DSP members representing the Eligible Applicant, the DSP may forego the initial application review and invite all the designer applicants to appear for an interview before the DSP.
- C. The DSP may require any number of applicants to:
 1. Appear for an interview before the DSP;
 2. Present a written proposal to the DSP through the Eligible Applicant; or
 3. Participate in a design competition held by the DSP through the Eligible Applicant.
- D. The DSP shall use the following procedures to rank three (3) finalists in order of qualifications from among the applicants for a particular project:
 1. Prior to a DSP meeting at which the selection of finalists will be made or discussed, each member of the DSP shall be given a copy of each designer's application for his or her review.
 2. At the DSP meeting, the DSP shall consider each application alphabetically or by some other method that may be determined by the chairperson from time to time.
 3. When recognized by the chairperson, members of the DSP may comment or ask questions related to the selection process or the applications before the DSP.
 4. Any potentially disqualifying deficiencies in an application should be noted in the record of the meeting.
 5. After each member of the DSP has been given an opportunity to comment or ask questions, at the direction of the chairperson, each member of the DSP who is present shall utilize a ballot form provided by the MSBA to assign points to his or her top three (3) choices in order of qualifications so that each number one choice shall receive three (3) points, each number two choice shall receive two (2) points, and each number three choice shall receive one (1) point. The completed ballot forms shall be signed by each member and submitted to the DSP Administrator who shall tally the total points awarded to each applicant. The chairperson shall then read aloud the total points awarded to each

of the applicants. In cases where a DSP meeting is held remotely, or any DSP member(s) attends a DSP meeting remotely, all votes taken at such meeting will be by roll-call vote.

6. Once the point totals have been read aloud by the chairperson, the DSP may request interviews of the applicants with the highest point totals by the following procedure: Upon motion of one of the members, duly seconded by one of the other members, the DSP may vote to interview the applicants with the highest point totals.
7. If the DSP does not vote to conduct interviews, the DSP shall then vote to rank three (3) finalists in order of qualifications. If the DSP votes to conduct interviews, the DSP shall defer the ranking of the three (3) finalists until after the interviews have been concluded.
8. If the DSP votes to conduct interviews, the chairperson shall schedule the time and place of the interviews and written notice shall be given to the firms to be interviewed. Interviews shall be conducted in open session except that the chairperson may order competing firms, their agents and employees, to leave the meeting room during the interviews of their competitors. The MSBA may, within its discretion, develop standard questions to be answered or topics to be discussed by the applicants in the interview. Once the interviews have been concluded, at the direction of the chairperson, the DSP shall award points to each of the firms in accordance with the procedures set forth in subsection 6(C)(5). Once the point totals have been read aloud by the chairperson, the DSP shall then vote to rank three (3) finalists in order of qualifications.
9. In the event of a tie for the first, second or third highest point totals awarded to applicants by the DSP under Section 6(C)(5) or 6(C)(8), the chairperson shall determine, in his or her complete discretion, the procedure by which the tie shall be broken. The chairperson shall then read aloud the total points awarded to each of the applicants. Once the point totals have been read aloud by the chairperson, the DSP shall then vote to rank three (3) finalists in order of qualifications.

Once the DSP has voted to rank the top three (3) firms in order of qualifications, the MSBA shall transmit a list of the three (3) finalists ranked in order of qualifications to the Eligible Applicant along with a record of the final vote of the DSP on the selection and a written statement explaining the DSP's reasons for its ranking of the finalists.

Please be advised that the ranking of potential designer candidates will only be done at the scheduled DSP meeting, with a quorum of Panel members in attendance and only after each application is publicly reviewed and publicly discussed among Panel members. The District DSP members are welcome and encouraged to participate in such discussions, as well as share the results of any local reviews. In addition, interviews of potential candidates, if applicable, will only take place at a scheduled public DSP meeting and only with a quorum of Panel members in attendance.

Section 7: Award of Contract

- A. The authority to award a contract for designer services for a project that will receive funding from the MSBA is vested with the Eligible Applicant and subject to the approval of the MSBA.

- B. In the selection of a designer when the fee for designer services has been set prior to advertisement, the Eligible Applicant shall appoint a designer from the ranked list transmitted by the MSBA to the Eligible Applicant in the order of qualifications as determined by the DSP. If the Eligible Applicant proposes to select any designer other than the one ranked first by the DSP, it shall file a written justification for the proposed appointment with the DSP and shall not proceed until it has obtained written approval to proceed from the Executive Director.
- C. When the fee for designer services is to be negotiated, the Eligible Applicant shall review the list transmitted by the MSBA in the order of qualifications as determined by the DSP and may exclude any designer from the list if a written statement of reasons for the exclusion is filed with the DSP. The Eligible Applicant shall then appoint a designer based upon a successful fee negotiation. The Eligible Applicant shall first negotiate with the first ranked designer remaining on the list. Should the Eligible Applicant be unable to negotiate a satisfactory fee with the first ranked designer within thirty (30) days, negotiations shall be terminated, and negotiations undertaken with the remaining designers, one at a time, in the order in which they were ranked by the DSP, until an arrangement is reached. Should the Eligible Applicant be unable to negotiate a successful fee with any designer initially selected by the DSP, the DSP shall recommend additional finalists in accordance with a procedure to be determined by the chairperson of the DSP that is not inconsistent with the procedures set forth in Section 6(B) above. The Eligible Applicant may require a finalist with whom a fee is being negotiated to submit a fee proposal and to provide current cost and pricing data on the basis of which the designer's fee proposal may be evaluated.

Section 8: Continued or Extended Services

- A. The Eligible Applicant may appoint a designer to perform continued or extended services that were not contemplated in the original public notice if the following conditions are met:
 - 1. A written statement is filed with the DSP explaining the reasons for the continuation or extension of services;
 - 2. The program for the design services is filed with the DSP;
 - 3. MSBA staff has made a written determination that the request for continued or extended services is otherwise in compliance with the MSBA's regulations, policies, procedures, and guidelines and the provisions of the feasibility study agreement, project scope and budget agreement, and/or project funding agreement, as applicable;
 - 4. The DSP approves the appointment of the designer for continued or extended services and states the reason therefore.

Section 9: Emergency Designer Selection Process

- A. If a situation arises in accordance with Chapter 7C, Section 53, which has been declared an "emergency" by the Executive Director, an Eligible Applicant may request an emergency selection of a designer.

- B. In consultation with the technical staff of the MSBA, the Eligible Applicant shall prepare a proposed scope of work, an estimate of the cost of construction for the designer's services, and submit this, and any other relevant information to the Executive Director.
- C. In lieu of public advertisement, the Executive Director or his/her designee will consult with the Eligible Applicant to select three to six qualified firms who have Master File Brochures on file, to solicit to perform this work.
- D. The MSBA staff will poll an ad-hoc committee of three members of the DSP to select at least three qualified finalists and forward the names of the finalists to the Eligible Applicant with a written statement explaining the committee's reasons for its choice(s).
- E. The Eligible Applicant will select one of the three finalists to perform the work and forward the name of the selected firm to the DSP with a written statement explaining the reasons for its choice.

Section 10: Statutory Representations by the MSBA

- A. The projects of the MSBA and the Eligible Applicants are not subject to the jurisdiction of the Division of Capital Asset Management and Maintenance.
- B. The DSP procedures substantially incorporate the procedures required of the Commonwealth's Designer Selection Board in M.G.L. Chapter 7C, Section 45 through 53, inclusive, and Section 55.

Neary Elementary School
Designer Selection Schedule
DRAFT 8/11/23

DSSC = Designer Selection Subcommittee

#	Responsibility	Designer Selection Task Name
1	OPM	Develop Designer RFS
2	SBC Meeting	SBC Meeting - DSP process and selection of 3 -5 members
3	DSSC/District	Designer RFS - Review DSSC, Legal Counsel and SBC
4	OPM	Submit Redline Draft to MSBA for Review - Allow up to 10 Days
5	OPM & District	RFS Advertisement to Central Register, Newspaper, etc.
6	SBC Meeting	Regular SBC Meeting - Designer selection Update
7	info	RFS Ad Appears (Allow at least 2 weeks before Applications due)
8	info	Designer Prepares Response to RFS
9	OPM/DSSC	Informational Meeting and Site Visit for Designers
10	info	Last Day for Questions from Respondents
11	SBC Meeting	Regular SBC Meeting - Designer selection Update
12	info	Designer Application (proposal) Response Due
13	OPM	Applications (proposals) to MSBA - Allow up to 4 Weeks for MSBA Review
14	OPM/DSSC	Designer Selection Subcommittee - review proposals and meeting
15	SBC Meeting	Regular SBC Meeting - Designer selection Update
16	MSBA/DSSC	Designer Selection Panel DSP Meeting with MSBA
17	OPM/DSSC	Negotiate and approval of Designer Fee Proposal and Contract
18	SBC Meeting	Regular SBC Meeting - Approval of Designer Fee Proposal and Contract

19	District	Execute Designer Contract
20	OPM	Designer Contract to MSBA
21	OPM	OPM submit Designer workplan within 21 Days Designer Contract

Start	Finish	Notes
8/14/23	8/23/23	
8/21/23	8/21/23	Recommend vote: 1) Approve the DSSC members 2) Authorize the DSSC, after review from Legal Counsel, to authorize the OPM to issue the Designer RFS.
8/24/23	9/1/23	If don't ask for item 2) on the 8/21 SBC meeting, then does the SBC need to review and give approval before can issue RFP?
9/4/23	9/15/23	Need to allow MSBA 10 days to review
9/13/23	9/13/23	Must advertised on Central Register by Thursday 4PM the week before following Wednesday posting
9/11?		9/5 is Labor Day
9/20/23	9/20/23	
9/20/23	10/17/23	
10/2/23	10/2/23	DSSC welcome to join. Will need representative from School's or Town's Facilities Department
10/5/23	10/5/23	
10/2/23		Regular SBC Meeting - Designer selection Update
10/17/23	10/17/23	
10/18/23	11/14/23	
10/18/23	11/14/23	Need to schedule a meeting to review and discuss the proposals with DSSC
11/6/23	11/6/23	Recommended Vote: 1) Authorize the DSSC to negotiate with selected designer by the Designer Selection Panel with MSBA.
11/21/23	11/21/23	MSBA Scheduled date - 11/07/23. Each member of DSSC will let MSBA know their preferred designer. Designer will be selected here unless MSBA request interviews with the designer applicants.
11/22/23	12/1/23	
12/4/23	12/4/23	

12/5/23	12/5/23	
12/6/23	12/6/23	
12/6/23	12/19/23	

|

Town of Southborough, Massachusetts
Neary Building Committee Meeting Minutes
Monday October 2nd, 2023 7:30 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy (arrived at 7:55 p.m.), and Chris Evers

Members Absent: Kathryn Cook

Ex-Officio Members Present: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino Director of Finance, and Kathleen Valenti, Neary School Principal

Ex-Officio Members Absent: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, Steve Mucci, Woodward School Principal, Mark Purple Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:34 PM.

II. Approval of Outstanding Meeting Minutes – 8/21/2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski noted that Steve Mucci did show up sometime in the August 21, 2023 meeting but did not appear on the screen and wants to give him credit for attendance.

Jason Malinowski moved, Mark Davis seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee Meeting Minutes of August 21, 2023, with the one suggested edit”

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES OF
AUGUST 21, 2023

Roll Call

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: None

III. Designer Selection RFS Process Update from OPM

Jim Burrows, Skanska USA Building INC. Project Manager, informed the Committee that the Request for Services has been well-received by people after hitting the central registers. The walk-through of the Margaret A. Neary School was conducted on October 2, 2023, which saw good attendance and active participation. There were several questions and information shared during the walk-through. The next step is that all firms submitting their responses should provide their questions by Friday, October 18th. Skanska will then wait for the RFS responses that are due on October 20th. Although about 18 firms and sub-consultants downloaded and requested access to the RFS, it is uncertain how many of them will actually respond. Jason Malinowski also shared his experience of fielding questions about the sense of the community and where they stand on the school consolidation. There are three scenarios that they are going to have to work with, and Jason gave answers to the questions based on the public press releases that have gone out prior to the Owner's Project Selection process and Designer Selection process. The questions were mainly about Woodward School, Finn School, and Neary School and the community's temperature for such consolidation. The committee gathered informative details about the scenario they may be planning for, whether it is a two-grade school, a three-grade school, or a four-grade school. Jim Burrows will provide an update next month once they get all the RFS responses.

IV. Formation of Communications Subcommittee and appointment of members (may result in votes to change membership on Finance Subcommittee)

Jason Malinowski asked for a discussion and a vote.

Roger Challen moved, Chris Evers seconded, "To appoint the following three members to the Communications Subcommittee members being Jason Malinowski, Roger Challen, and Denise Eddy along with Ex-Officios, Stefanie Reinhorn, and Kathleen Valenti."

MOTION
WITHDRAWN

Jason Malinowski reviewed the minutes of the meeting held on August 21, 2023, and observed that the Neary Building Committee had not yet adopted the charge. He realized that it was necessary to complete this step before appointing the Communication Subcommittee members. To address this, Jason requested Roger Challen to withdraw his motion, and Roger Challen complied.

Jason Malinowski moved, Chris Evers seconded, "To adopt the Communication Subcommittee charge as presented to the Committee with one edit and that is to remove the Town Representative as an Ex-Officio member for the time being."

MOTION
WITHDRAWN

Jason Malinowski strongly believes that they require a Town Representative to hold the position of Ex-Officio. However, since neither Mark Purple nor Brian Ballantine are present,

Jason decides not to appoint them and instead opts to adopt and modify this policy at a later date. As a result, Jason has withdrawn his initial motion.

Jason Malinowski moved, Roger Challen seconded, and it was 5-0-1 (Denise Eddy abstained), “To accept the Communications Subcommittee charge however, amend the membership to be as follows, Chair of the Neary Building Committee, School Representative, and one other member of the full Neary Building Committee and have one School Administration Ex-Officio member and the principals of the Neary School and/or Woodward School.”

MOTION TO
APPROVE THE
COMMUNICATION
SUBCOMMITTEE
CHARGE

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: Denise Eddy

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “Based on the current roles within the Committee that the Neary Building Committee appoint the Chair, Jason Malinowski, the school Committee Representative Roger Challen, and another member Denise Eddy to serve as the voting members on the Communication Subcommittee and appoint Stefanie Reinhorn and Kathleen Valenti as Ex-Officio members.”

MOTION TO APPOINT
COMMUNICATION
SUBCOMMITTEE
MEMBERS

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To change the composition of the Finance Subcommittee to include Andrew Pfaff, Kathryn Cook, and Mark Davis.”

MOTION TO
APPOINT FINANCE
SUBCOMMITTEE
MEMBERS

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

V. Public Comment (None at this time)

VI. Meeting Schedule

Jim Burrows discussed the next steps for him and his team. They need to submit the designer applications to the MSBA by October 20, 2023, giving the MSBA four weeks to review them. The Designer Selection Subcommittee will meet on Monday, October 23, 2023, to review the applications. During the meeting, they will have a discussion about who will be in charge of the reference checks, walk through the evaluation forms, and provide more information. Depending on the number of applications and how long it takes to review them, the regular Neary Building Committee - Designer Selection Subcommittee update will be on October 30, 2023, instead of November 6, 2023, as the Ex-Officios have a Southborough School Committee meeting on November 6, 2023. The Designer Selection Panel (DSP) meeting with MSBA will be on December 5, 2023. Chris Evers will take the lead in organizing the next Designer Selection Subcommittee meeting. The Finance Subcommittee will coordinate a meeting between October 2, 2023, and October 30, 2023, for a time that works for them.

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of October 02, 2023."

MOTION TO ADJOURN

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:15 p.m.

Respectfully submitted,

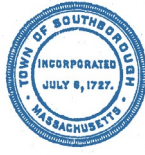
Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of October 02, 2023
2. Neary Building Committee –Meeting Minutes of August 21, 2023
3. Town of Southborough – Neary Building Committee Charge for Designer Selection, Communication, and Finance Subcommittee

TOWN OF SOUTHBOROUGH



NEARY BUILDING COMMITTEE

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 983-7752 · jmalinowski@southboroughma.com

Designer Selection Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to perform the Designer procurement process including: develop RFQ, review qualifications and vote for recommendation to the MSBA Designer Selection Panel. All work will be done in accordance with the guidance and process required by the Massachusetts School Building Authority (“MSBA”).

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members and 2 non-voting members (School Superintendent and Town Administrator).

Term: Charge is valid through January 31, 2024

Communications Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to perform all project related communications which includes but is not limited to: press releases, project updates, and maintenance of project website.

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members, 1 non-voting member that is part of the School Administration and 1 non-voting members that is part of the Town Administration.

Term: Duration that Neary Building Committee remains active

Finance Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee to Review budget development, billing and any change orders and report to the full Neary Building Committee.

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members, School Director of Finance (non-voting) and Town Finance Director (non-voting).

Term: Duration that Neary Building Committee remains active

Town of Southborough, Massachusetts

Neary Building Committee

Neary Building Committee – OPM Subcommittee Meeting Minutes

Monday August 21st, 2023 7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy, and Kathryn Cook

Members Absent: Chris Evers

Ex-Officio Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino Director of Finance, and Kathleen Valenti Neary School Principal, Mark Purple Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

Ex-Officio Members Absent: Steve Mucci Woodward School Principal

Neary Building Committee - OPM Subcommittee

Members Present: Jason Malinowski, Denise Eddy, Mark Davis, Andrew Pfaff, and Roger Challen

Members Absent: None

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee - OPM Subcommittee Meeting to order at 7:00 PM.

II. Approval of Outstanding Meeting Minutes

Jason Malinowski asked for a discussion and a vote.

a. OPM Subcommittee – 6/28/2023

Denise Eddy moved, Roger Challen, seconded, and it was voted 4-0-1 (Jason Malinowski abstained) “To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of June 28, 2023”

**MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
6/28/2023**

Roll Call

For: Denise Eddy, Andrew Pfaff, Roger Challen, and Mark Davis

Opposed: None

Abstained: Jason Malinowski

b. OPM Subcommittee – 7/13/2023

Denise Eddy moved, Roger Challen, seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of July 13, 2023”

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
7/13/2023

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

c. NBC and NBC OPM Subcommittee – 7/18/2023

Denise Eddy moved, Roger Challen, seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee – OPM Subcommittee Meeting Minutes of July 18, 2023”

MOTION TO APPROVE
THE OUTSTANDING
MEETING MINUTES
7/18/2023

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

III. Dissolve OPM Subcommittee

The Owners Project Management Subcommittee has completed its work for the summer. Jason Malinowski expressed gratitude for their efforts, particularly at the start with the compressed deadline. As Skanska USA Building INC. has signed the contract, the Subcommittee is no longer necessary. Jason reminded the committee that the Neary Building Committee can establish and dissolve subcommittees as needed, rather than going back to the Select Board each time. The Town Clerk requires every new Subcommittee member to be sworn in.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To dissolve the OPM Subcommittee”

MOTION TO
DISSOLVE OPM
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. Election of Vice Chair

Jason Malinowski asked for a discussion and a vote.

Roger Challen nominated Denise Eddy as Vice Chair of the Neary School Building Committee, Kathryn Cook seconded and it was unanimously voted by roll call, "To appoint Vice Chair of the Neary School Building Committee."

MOTION TO ELECT VICE
CHAIR OF THE NEARY
BUILDING COMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason asked the Committee if they would like to discuss reorganizing the Chair or Clerk position in a future meeting, but the Committee declined. He said to inform him if anyone changes their mind and he'll add reorganization at any point during the process.

V. OPM's Update on Next Steps and Project Timeline

The Skanska USA Building INC. team introduced themselves: Jim Burrows as Project Director, Dale Caldwell as Principal, Sy Nguyen as Project Manager, Jessica Mendez as Assistant Project Manager, and Vincent Vadeboncoeur as Field Manager. Skanska began by going over the schedule and the next steps that the Massachusetts School Building Authority. The Architect is selected by the MSBA Designer Selection panel, which consists of 13 members including three district representatives and they will meet twice a month. Skanska aims to meet with the MSBA Designer Selection panel on November 21st, but for this to happen, the MSBA must review the Request for Services document. Skanska must submit their RFS redline draft to MSBA by September 6th and allow 10 days for review. They will advertise and give the design team less than a month to submit RFS responses. After selecting a design team, Skanska and the district will negotiate and approve the Designer Fee proposal and contract. All of the Subcommittees will have a Skanska representative on board.

VI. Formation of Subcommittee and appointment of members.

Jason Malinowski asked for a discussion and a vote.

a. Designer Selection Subcommittee

Roger Challen, Mark Davis, and Chris Evers will be voting members. Greg Martineau and Mark Purple will be ex-Officio. If Chris declines, Denise Eddy will replace him.

Jason Malinowski moved, and Roger Challen seconded "That the Neary Building Committee accept the Designer Selection Subcommittee charge and appoint Roger Challen, Mark Davis, and Chris Evers as a representative with Denise Eddy to serve as the backup if Chris is unable to serve."

Jason Malinowski withdrew the motion and amended it to also add Greg Martineau and Mark Purple as their ex-officio.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “That the Neary Building Committee accept the Designer Selection Subcommittee charge and appoint Roger Challen, Mark Davis, and Chris Evers as a representative with Denise Eddy to serve as the backup if Chris is unable to serve. Also, add Greg Martineau and Mark Purple as ex-officio.”

MOTION TO APPOINT A
DESIGNER SELECTION
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

b. Finance Subcommittee

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “That the Neary Building Committee approves the draft Finance Subcommittee charge with the addition of the Assistant Superintendent of Operations as an ex-officio non-voting member and vote to appoint Kathryn Cook, Andrew Pfaff, Jason Malinowski as voting members and Rebecca Pellegrino, Keith Lavoie, and Brian Ballantine as ex-officio, non-voting members.”

MOTION TO APPOINT
A FINANCE
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

c. Communications Subcommittee

The Neary Building Committee has delayed forming a Communications Subcommittee until all members can consider their preferences. They will make a decision at their next meeting with Skanska USA Building INC in September.

VII. Authorization for Designer Selection Subcommittee, after review by Legal Counsel, to work with OPM and provide direction to issue Designer Selection RFS

Jim Burrows, the Project Director, presented the next agenda item. Based on the timeline, the Subcommittee can approve the RFS and allow Skanska to issue it to MSBA with the target date of September 4th. Jason Malinowski supports it, but only if the Designer Selection Subcommittee members have no dissent or need for further discussion.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “The Neary Building Committee authorizes the Designer Selection Subcommittee after review by legal counsel to work with the OPM and provide direction to issue the Designer Selection RFS.”

MOTION TO AUTHORIZE
THE DESIGNER SELECTION
SUBCOMMITTEE

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

VIII. Public Comment – (None at this time)

IX. Meeting Schedule

The Designer Selection Subcommittee needs to meet soon. Someone from the Neary Building Committee will contact Jim Burrows to work within the 48-hour posting window. The next Neary Building Committee meeting will be on Monday, September 11, 2023.

X. Other business that may properly come before the Committee – (None at this time)

XI. Adjournment

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To adjourn the Neary Building Committee Meeting of August 21, 2023.”

MOTION TO
ADJOURN

Roll Call

For: Kathryn Cook, Roger Challen, Denise Eddy, Mark Davis, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:25 p.m.

Respectfully submitted,
Mariana Silva
Central Office Administrative Assistant

List of documents used at this meeting:

1. The Neary Building Committee – OPM Subcommittee Meeting Minutes of June 28, 2023
2. The Neary Building Committee – OPM Subcommittee Meeting Minutes of July 13, 2023
3. The Neary Building Committee – OPM Subcommittee Meeting Minutes of July 18, 2023
4. The Neary Building Committee Meeting Minutes of August 21, 2023
5. NBC – Subcommittee Setup and Charge
6. Massachusetts School Building Authority Designer Selection Producers
7. Selection Process Meeting Dates of August 21, 2023

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Monday October 30th, 2023 7:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Members Absent: Denise Eddy and Chris Evers

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino, Director of Finance and Mark Purple, Town Administrator

Members Absent: Keith Lavoie Assistant Superintendent of Operations, Kathleen Valenti, Neary School Principal, Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:33 PM.

II. Approval of Outstanding Meeting Minutes – 10/2/2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was voted 4-0-1 (Kathryn Cook abstained) "To approve the outstanding Neary Building Committee Meeting Minutes, as presented, of October 2, 2023"

MOTION TO APPROVE
MEETING MINUTES

Roll Call

For: Mark Davis, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: Kathryn Cook

III. Updates and progress reports from Subcommittee:

a. Designer Selection Subcommittee – Update on responses and next steps

Roger Challen gave a brief overview of the discussed topics. Skanska USA Building INC. will compile information about each of the four candidates and present it to the Subcommittee later this week. The Subcommittee decided that Skanska will lead the reference check process, but other members can conduct additional reference checks if they wish to do so. The next meeting of the Designer Selection Subcommittee is scheduled for November 13, 2023. Jim Burrows, the Project Manager, thinks that the district should present a strong case to the Massachusetts School Building Authority and remind them that they cannot rank any of the candidates before the December 5, 2023 meeting at 8:30 a.m. He also mentioned that they are currently working on the review document that will be submitted to the MSBA, and have already submitted the Request for Services. MSBA will need four weeks to review the documents.

b. Finance Subcommittee – Review and potential approval of policies

Kathryn Cook was elected as the Chair of the Finance Subcommittee meeting on October 23, 2023. The next meeting is scheduled for November 9, 2023, at 7:00 p.m. In the meeting, the Subcommittee discussed the process for approving invoices and change orders. It was decided that Rebecca Pellegrino, the Director of Finance, will process invoices, and the approval will be done by the Finance Subcommittee, as long as the generated invoices do not exceed \$100,000 and if an invoice exceeds this amount, it will be brought to the full Neary Building Committee for approval. Andrew Pfaff also informed that the Subcommittee added an emergency threshold of \$10,000. If Jim is unable to convene the whole committee, he can reach out to someone in the Subcommittee to get approval as long as the amount is under \$10,000. Similarly, the Subcommittee agreed that any change orders would also be approved with the same limits.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call “That the Neary Building Committee support the recommendation of the Finance Subcommittee that during the feasibility phase they approve all invoices received and also have the authority to act on any change orders up to \$100,000.”

MOTION TO APPROVE POLICIES

Roll Call

For: Mark Davis, Kathryn Cook, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

- c. Communications Subcommittee – Review of communications plan and next steps for community update

Jason Malinowski discussed the preliminary plan drafted by the Skanska team regarding an overall communications plan protocol during the Communication Subcommittee meeting on October 20, 2023. However, since there were several blanks on the document, the Subcommittee decided not to vote on it yet. They also did not want to wait for the designer selection in December to inform the community about their progress. Therefore, Denise Eddy collaborated with Superintendent Martineau on a first draft, which will be reviewed and discussed during an open meeting before being sent through the normal channels, as it is their first community communication. Another communication is also planned before the holidays, assuming a designer has been selected and is under contract. In the meantime, the Subcommittee is working on getting the website started with a framework, selecting a provider, and handling other logistical matters. Lastly, the Subcommittee is also focused on document sharing and internal communication without violating the Open Meeting Law.

IV. Public Comment (None at this time)

V. Meeting Schedule

The Designer Selection Subcommittee is scheduled to meet on November 13, 2023. On the other hand, the Finance Subcommittee will hold its meeting on November 9, 2023. As a draft press release is already available, the Communications Subcommittee will set a date for its meeting in the upcoming week. On December 18, 2023, the full Neary Building Committee meeting will be held so Skanska can execute a contract with the designer.

VI. Other business that may properly come before the Committee

Jim Burrows suggested having a representative from the Massachusetts Office of Campaign and Finance attend to provide clarity on what can and cannot be done. The Committee will determine a timeframe based on the contract, and Jim will coordinate with the office to find out their availability.

VII. Adjournment

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of October 30, 2023."

MOTION TO ADJOURN

Roll Call:

For: Mark Davis, Andrew Pfaff, Roger Challen, Kathryn Cook, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Meeting Minutes of October 2, 2023

Town of Southborough, Massachusetts
Neary Building Committee Meeting Minutes
Monday October 2nd, 2023 7:30 PM
Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Neary Building Committee

Members Present: Jason Malinowski, Andrew Pfaff, Roger Challen, Mark Davis, Denise Eddy (arrived at 7:55 p.m.), and Chris Evers

Members Absent: Kathryn Cook

Ex-Officio Members Present: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino Director of Finance, and Kathleen Valenti, Neary School Principal

Ex-Officio Members Absent: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, Steve Mucci, Woodward School Principal, Mark Purple Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:34 PM.

II. Approval of Outstanding Meeting Minutes – 8/21/2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski noted that Steve Mucci did show up sometime in the August 21, 2023 meeting but did not appear on the screen and wants to give him credit for attendance.

Jason Malinowski moved, Mark Davis seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee Meeting Minutes of August 21, 2023, with the one suggested edit”

MOTION TO APPROVE THE OUTSTANDING MEETING MINUTES OF AUGUST 21, 2023

Roll Call

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: None

III. Designer Selection RFS Process Update from OPM

Jim Burrows, Skanska USA Building INC. Project Manager, informed the Committee that the Request for Services has been well-received by people after hitting the central registers. The walk-through of the Margaret A. Neary School was conducted on October 2, 2023, which saw good attendance and active participation. There were several questions and information shared during the walk-through. The next step is that all firms submitting their responses should provide their questions by Friday, October 18th. Skanska will then wait for the RFS responses that are due on October 20th. Although about 18 firms and sub-consultants downloaded and requested access to the RFS, it is uncertain how many of them will actually respond. Jason Malinowski also shared his experience of fielding questions about the sense of the community and where they stand on the school consolidation. There are three scenarios that they are going to have to work with, and Jason gave answers to the questions based on the public press releases that have gone out prior to the Owner's Project Selection process and Designer Selection process. The questions were mainly about Woodward School, Finn School, and Neary School and the community's temperature for such consolidation. The committee gathered informative details about the scenario they may be planning for, whether it is a two-grade school, a three-grade school, or a four-grade school. Jim Burrows will provide an update next month once they get all the RFS responses.

IV. Formation of Communications Subcommittee and appointment of members (may result in votes to change membership on Finance Subcommittee)

Jason Malinowski asked for a discussion and a vote.

Roger Challen moved, Chris Evers seconded, "To appoint the following three members to the Communications Subcommittee members being Jason Malinowski, Roger Challen, and Denise Eddy along with Ex-Officios, Stefanie Reinhorn, and Kathleen Valenti."

MOTION
WITHDRAWN

Jason Malinowski reviewed the minutes of the meeting held on August 21, 2023, and observed that the Neary Building Committee had not yet adopted the charge. He realized that it was necessary to complete this step before appointing the Communication Subcommittee members. To address this, Jason requested Roger Challen to withdraw his motion, and Roger Challen complied.

Jason Malinowski moved, Chris Evers seconded, "To adopt the Communication Subcommittee charge as presented to the Committee with one edit and that is to remove the Town Representative as an Ex-Officio member for the time being."

MOTION
WITHDRAWN

Jason Malinowski strongly believes that they require a Town Representative to hold the position of Ex-Officio. However, since neither Mark Purple nor Brian Ballantine are present,

Jason decides not to appoint them and instead opts to adopt and modify this policy at a later date. As a result, Jason has withdrawn his initial motion.

Jason Malinowski moved, Roger Challen seconded, and it was 5-0-1 (Denise Eddy abstained), “To accept the Communications Subcommittee charge however, amend the membership to be as follows, Chair of the Neary Building Committee, School Representative, and one other member of the full Neary Building Committee and have one School Administration Ex-Officio member and the principals of the Neary School and/or Woodward School.”

MOTION TO
APPROVE THE
COMMUNICATION
SUBCOMMITTEE
CHARGE

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: Denise Eddy

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “Based on the current roles within the Committee that the Neary Building Committee appoint the Chair, Jason Malinowski, the school Committee Representative Roger Challen, and another member Denise Eddy to serve as the voting members on the Communication Subcommittee and appoint Stefanie Reinhorn and Kathleen Valenti as Ex-Officio members.”

MOTION TO APPOINT
COMMUNICATION
SUBCOMMITTEE
MEMBERS

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To change the composition of the Finance Subcommittee to include Andrew Pfaff, Kathryn Cook, and Mark Davis.”

MOTION TO
APPOINT FINANCE
SUBCOMMITTEE
MEMBERS

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

V. Public Comment (None at this time)

VI. Meeting Schedule

Jim Burrows discussed the next steps for him and his team. They need to submit the designer applications to the MSBA by October 20, 2023, giving the MSBA four weeks to review them. The Designer Selection Subcommittee will meet on Monday, October 23, 2023, to review the applications. During the meeting, they will have a discussion about who will be in charge of the reference checks, walk through the evaluation forms, and provide more information. Depending on the number of applications and how long it takes to review them, the regular Neary Building Committee - Designer Selection Subcommittee update will be on October 30, 2023, instead of November 6, 2023, as the Ex-Officios have a Southborough School Committee meeting on November 6, 2023. The Designer Selection Panel (DSP) meeting with MSBA will be on December 5, 2023. Chris Evers will take the lead in organizing the next Designer Selection Subcommittee meeting. The Finance Subcommittee will coordinate a meeting between October 2, 2023, and October 30, 2023, for a time that works for them.

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of October 02, 2023."

MOTION TO ADJOURN

Roll Call:

For: Andrew Pfaff, Mark Davis, Roger Challen, Chris Evers, Denise Eddy and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:15 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of October 02, 2023
2. Neary Building Committee – OPM Subcommittee Meeting Minutes of August 21, 2023
3. Town of Southborough – Neary Building Committee Charge for Designer Selection, Communication, and Finance Subcommittee

Town of Southborough, Massachusetts

Neary Building Committee

Tuesday January 9th, 2024

6:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Kathryn Cook, Andrew Pfaff, Chris Evers, Denise Eddy (arrived at 6:36 pm and left at 7:32 pm), and Jason Malinowski

Members Absent: None

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Director of Finance, Kathleen Valenti, Neary School Principal, and Steven Mucci, Principal of Woodward School (arrived at 6:41 pm), Mark Purple, Town Administrator

Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 6:34 PM.

II. Approval of Outstanding Meeting Minutes – 10/30/2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Mark Davis seconded, and it was unanimously voted by roll call, “To approve the outstanding Neary Building Committee Meeting Minutes as presented.”

Roll Call:

For: Chris Evers, Mark Davis, Andrew Pfaff, Kathryn Cook, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

MOTION TO
APPROVE
MEETING
MINUTES

III. Review and vote on Arrowstreet Designer Contract

Jim Burrows, Project Manager at Skanska USA Building Inc., has reviewed the designer's basic services, including architectural mechanical electrical, and plumbing. The total cost of these services was initially priced at \$600,000, but after some negotiations with Arrowstreet, it was brought down to \$596,000. At present, the estimated cost of construction, which is based on enrollment, is somewhere between \$75 million to \$100 million. Jim believes that this figure is reasonable, especially when compared to other projects that the Massachusetts School Building Authority has funded. Additionally, the Skanska team has thoroughly reviewed Arrowstreet's proposal to ensure that all the feasibility study and schematic design requirements are included. Jim is confident in recommending approval for Arrowstreet's proposal. Skanska has expressed its satisfaction with the allocated budget of \$100,000 for Environmental and Site testing and has agreed to add The Board of Health and to test the landfill to the contract. The total budget for the Feasibility Study will not go over \$950,000.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To approve Arrowstreet Inc. fee for basic services scope in the amount of \$596,000 as detailed in the proposal dated January 5, 2024, adjusted for acknowledgment of involvement of the Board of Health and the landfill testing on-site or adjacent to the property and as authorized by the MSBA designer selection panel vote on December 19, 2023. Additionally, this vote is to authorize the town of Southborough to execute the MSBA designer service-based contract with Arrowstreet Inc."

MOTION TO APPROVE ARROWSTREET CONTRACT

Roll Call:

For: Chris Evers, Mark Davis, Andrew Pfaff, Kathryn Cook, Roger Challen, Denise Eddy, and Jason Malinowski

Opposed: None

Abstained: None

IV. Arrowstreet team introductions

During the introduction, each member of Arrowstreet introduced themselves. The first person was Laurence Spang, who is one of the partners. Next was Tina SooHoo, who is a project architect. Then there was Kate Bubriski, who is the Principal of Arrowstreet and also serves as the Director of Sustainability and Building Performance. Lastly, Mike Pirollo introduced himself as the Educational Planner Programmer.

V. Feasibility Study Overview and Next Steps – Presented by Skanska and Arrowstreet

Jim Burrow gave a brief explanation of the MSBA process and how it is divided into several modules. The Neary Building Committee is currently in module three, which is the Feasibility Study. The next step is module 3A, the preliminary design program. After submission and approval, they will move on to module 3B, the preferred schematic, where a design will be selected to proceed. The MSBA's potential approval to proceed to schematic design is scheduled for October 30, 2024.

Laurence Spang has reviewed the project schedule and determined that construction is planned to begin in May 2026. Mike Pirollo has reviewed the integrated planning, programming process, and Educational Visioning Process that will lead the design.

Laurence has also included the three schools that are under consolidation considerations, to examine their building performance and systems. After analyzing the current enrollment for each school, Arrowstreet has come up with a few options to renew, revitalize, or replace. Kate Bubriski has reviewed Net Zero buildings, which refers to all-electric systems and several incentives that can be availed. Lastly, they reviewed the different options to get community input.

- VI. Updates and progress reports from Subcommittees – Summary of actions from recent public meetings:
- a. Designer Selection Subcommittee - Roger Challen, Chair of the Designer Selection Subcommittee, has no update as the designer has already been selected. At the next meeting, they will need to approve two sets of meeting minutes.
 - b. Finance Subcommittee – Kathryn Cook, Chair of the Finance Subcommittee, informed they had already conducted two meetings. She also mentioned that in their upcoming meeting on January 11, 2024, they plan to approve Skanska's invoices for November and December. Additionally, they will be discussing the development of a financial model and its implementation.
 - c. Communications Subcommittee – Jason Malinowski, Chair of the Communications Subcommittee, mentioned that there have been a few meetings held in the interim, but they haven't discussed anything substantial beyond the release that was sent to the community in December. He plans to schedule a meeting soon to discuss ways to engage the community. They have also received a quote for a website and will be discussing how to get it up and running.

VII. Public Comment (None at this time)

VIII. Meeting Schedule

Jason Malinowski stated that the monthly meetings will try to anchor towards Mondays. The Designer Selection Subcommittee will be dissolved at the next meeting.

IX. Other business that may properly come before the Committee (None at this time)

X. Adjournment

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO ADJOURN

Roll Call:

For: Chris Evers, Mark Davis, Andrew Pfaff, Kathryn Cook, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of January 9, 2024
2. DRAFT Neary Building Committee Meeting Minutes of October 30, 2023
3. Southborough – Margaret A. Neary Elementary School – School Building Committee Meeting materials

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Monday October 30th, 2023 7:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Members Absent: Denise Eddy and Chris Evers

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino, Director of Finance and Mark Purple, Town Administrator

Members Absent: Keith Lavoie Assistant Superintendent of Operations, Kathleen Valenti, Neary School Principal, Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:33 PM.

II. Approval of Outstanding Meeting Minutes – 10/2/2023

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was voted 4-0-1 (Kathryn Cook abstained) "To approve the outstanding Neary Building Committee Meeting Minutes, as presented, of October 2, 2023"

MOTION TO APPROVE MEETING MINUTES

Roll Call

For: Mark Davis, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: Kathryn Cook

III. Updates and progress reports from Subcommittee:

a. Designer Selection Subcommittee – Update on responses and next steps

Roger Challen gave a brief overview of the discussed topics. Skanska USA Building INC. will compile information about each of the four candidates and present it to the Subcommittee later this week. The Subcommittee decided that Skanska will lead the reference check process, but other members can conduct additional reference checks if they wish to do so. The next meeting of the Designer Selection Subcommittee is scheduled for November 13, 2023. Jim Burrows, the Project Manager, thinks that the district should present a strong case to the Massachusetts School Building Authority and remind them that they cannot rank any of the candidates before the December 5, 2023 meeting at 8:30 a.m. He also mentioned that they are currently working on the review document that will be submitted to the MSBA, and have already submitted the Request for Services. MSBA will need four weeks to review the documents.

b. Finance Subcommittee – Review and potential approval of policies

Kathryn Cook was elected as the Chair of the Finance Subcommittee meeting on October 23, 2023. The next meeting is scheduled for November 9, 2023, at 7:00 p.m. In the meeting, the Subcommittee discussed the process for approving invoices and change orders. It was decided that Rebecca Pellegrino, the Director of Finance, will process invoices, and the approval will be done by the Finance Subcommittee, as long as the generated invoices do not exceed \$100,000 and if an invoice exceeds this amount, it will be brought to the full Neary Building Committee for approval. Andrew Pfaff also informed that the Subcommittee added an emergency threshold of \$10,000. If Jim is unable to convene the whole committee, he can reach out to someone in the Subcommittee to get approval as long as the amount is under \$10,000. Similarly, the Subcommittee agreed that any change orders would also be approved with the same limits.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call “That the Neary Building Committee support the recommendation of the Finance Subcommittee that during the feasibility phase they approve all invoices received and also have the authority to act on any change orders up to \$100,000.”

MOTION TO APPROVE POLICIES

Roll Call

For: Mark Davis, Kathryn Cook, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

- c. Communications Subcommittee – Review of communications plan and next steps for community update

Jason Malinowski discussed the preliminary plan drafted by the Skanska team regarding an overall communications plan protocol during the Communication Subcommittee meeting on October 20, 2023. However, since there were several blanks on the document, the Subcommittee decided not to vote on it yet. They also did not want to wait for the designer selection in December to inform the community about their progress. Therefore, Denise Eddy collaborated with Superintendent Martineau on a first draft, which will be reviewed and discussed during an open meeting before being sent through the normal channels, as it is their first community communication. Another communication is also planned before the holidays, assuming a designer has been selected and is under contract. In the meantime, the Subcommittee is working on getting the website started with a framework, selecting a provider, and handling other logistical matters. Lastly, the Subcommittee is also focused on document sharing and internal communication without violating the Open Meeting Law.

IV. Public Comment (None at this time)

V. Meeting Schedule

The Designer Selection Subcommittee is scheduled to meet on November 13, 2023. On the other hand, the Finance Subcommittee will hold its meeting on November 9, 2023. As a draft press release is already available, the Communications Subcommittee will set a date for its meeting in the upcoming week. On December 18, 2023, the full Neary Building Committee meeting will be held so Skanska can execute a contract with the designer.

VI. Other business that may properly come before the Committee

Jim Burrows suggested having a representative from the Massachusetts Office of Campaign and Finance attend to provide clarity on what can and cannot be done. The Committee will determine a timeframe based on the contract, and Jim will coordinate with the office to find out their availability.

VII. Adjournment

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn the Neary Building Committee Meeting of October 30, 2023."

MOTION TO ADJOURN

Roll Call:

For: Mark Davis, Andrew Pfaff, Roger Challen, Kathryn Cook, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Meeting Minutes of October 2, 2023

**SOUTHBOROUGH – MARGARET A. NEARY ELEMENTARY SCHOOL
School Building Committee (SBC)**

MEETING MATERIALS

1. Designer Fee Proposal
 - a. Feasibility Study Budget (Exhibit A)
 - b. Designer Feasibility Study Fee Analysis
 - c. MSBA Feasibility Study Designer Fee Data
 - d. Arrowstreet Fee Proposal
2. Arrowstreet Introductions/Feasibility Study Overview and Next Steps Presentation

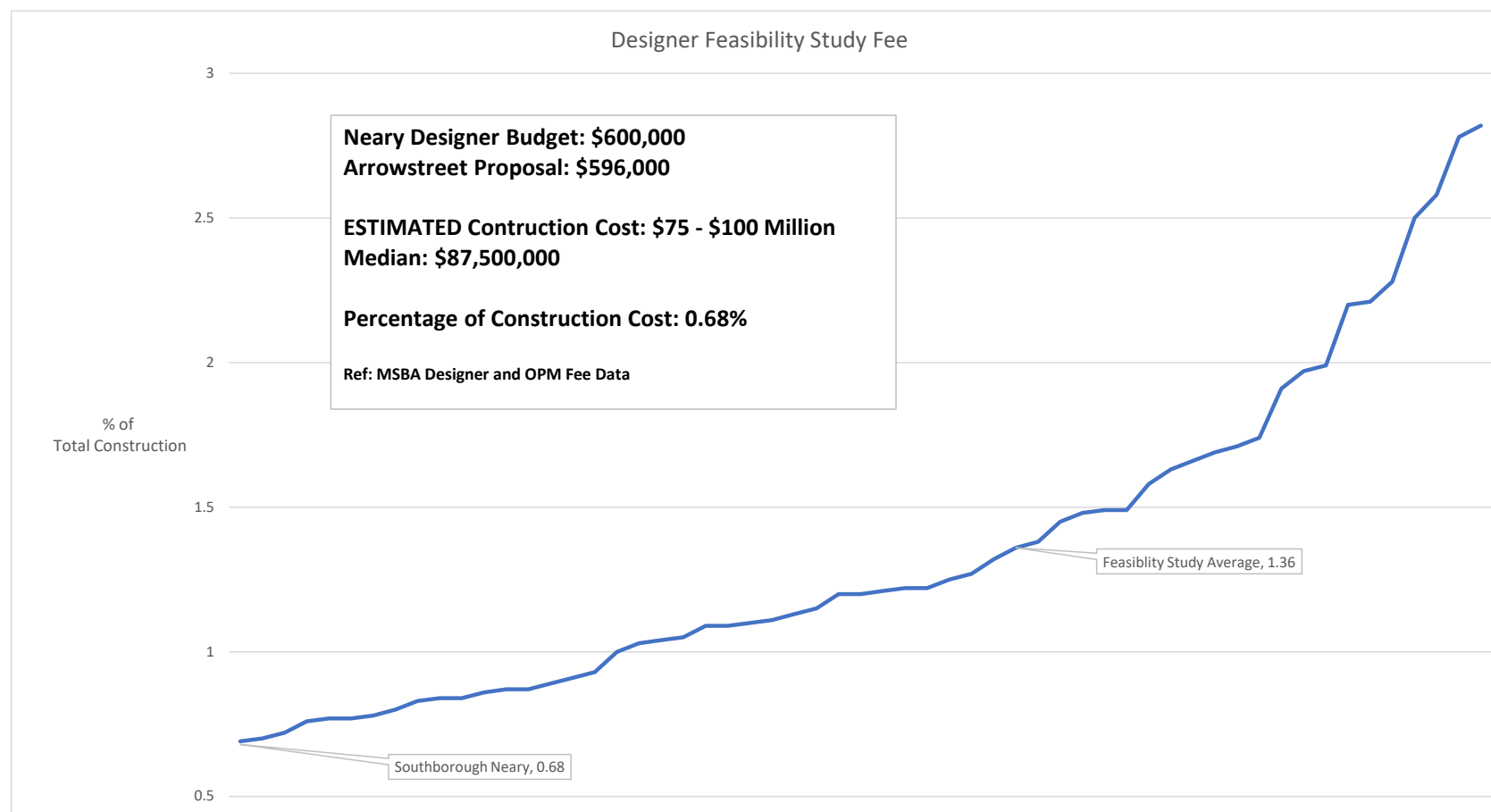
EXHIBIT A

FEASIBILITY STUDY BUDGET

**Town of Southborough
Margaret A. Neary Elementary School**

The total Budget for the Feasibility Study conducted pursuant to this Agreement, which is attached hereto and incorporated by reference herein, shall be no more than \$950,000 based upon the following estimates:

Owner's Project Manager:	\$200,000
Designer:	\$600,000
Environmental and Site Testing:	\$100,000
Other:	\$50,000



DESIGNER AND OPM Fees **[ON OR AFTER JANUARY 1, 2014]**

Information as of:

October 2023 Board Meeting

The information and data contained in this spreadsheet is based on the MSBA's review of construction cost estimates, contracts and other documentation provided by cities, towns, and regional school districts. This information and data is intended for informational purposes only. The data may have changed based on actual construction bids or contract amendments. The MSBA shall have no responsibility or duty to update any of the information contained in this spreadsheet. Additionally, districts may refer to their district and school names using different titles than what is shown in this report. Please contact the Districts for the most current information. The MSBA hereby disclaims any and all liability and responsibility that may arise in connection with the information contained in this spreadsheet. Projects and data may not be listed in the report if the information is not available at the time of report generation. This spreadsheet may include a preliminary review of scope exclusions but all costs identified are subject to review and audit by the MSBA and may not be eligible for reimbursement by the MSBA.

Elementary Schools

Date Board Approved	Nov-12		Jan-13		Oct-13		Oct-13		Jan-14		Mar-14		Mar-14		Jan-15	
District	South Hadley		Revere		Athol-Royalston		Newton		Gloucester		Milford		Northborough		Worcester	
School Name	Plains ES		Staff Sargent James J. Hill ES		Athol Community ES		A E Angier		West Parish		Woodland		Lincoln Street		Nelson Place	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		New Construction		New Construction		Addition / Renovation		New Construction	
Enrollment	270		690		545		465		355		985		270		600	
GSF	63,377		103,650		95,726		74,960		65,679		132,539		52,920		111,256	
Assumed Start of Construction	May-14		Jan-14		Nov-14		Jun-14		Sep-14		Mar-15		Apr-15		Jul-15	
OPM	Arcadis U.S., Inc.		Hill International Company		Symmes Maini & McKee Associates		NV5 (fka Joslin, Lesser + Associates Inc.)		Knight, Bagge & Anderson Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Colliers Project Leaders NE, LLC		Tishman Construction Corporation of MA	
Designer	Jones Whitsett Architects, Inc.		Drumme Rosane Anderson, Inc.		Mount Vernon Group Architects, Inc.		DINisco Design, Inc.		Dore & Whittier Architects, Inc.		HMFH Architects, Inc.		Lamoureux Pagano Associates Architects, Inc.		Lamoureux Pagano Associates Architects, Inc.	
Cost Estimator	Project Management & Cost		CostPro, Inc.		Project Management & Cost		A M Fogarty & Associates Inc.		Project Management & Cost		Project Management & Cost		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Jones Whitsett Architects, Inc.		Drumme Rosane Anderson, Inc.		Mount Vernon Group Architects, Inc.		DINisco Design, Inc.		Dore & Whittier Architects, Inc.		HMFH Architects, Inc.		Lamoureux Pagano Associates Architects, Inc.		Lamoureux Pagano Associates Architects, Inc.	
Basic Services																
<i>Feasibility Study</i>	\$599,000	2.78%	\$450,000	1.33%	\$296,000	0.84%	\$501,467	1.91%	\$365,000	1.22%	\$548,677	1.13%	\$345,000	1.89%	\$635,128	1.36%
<i>Design Development</i>	\$570,000	2.64%	\$631,800	1.86%	\$620,000	1.76%	\$510,230	1.95%	\$680,000	2.27%	\$1,300,000	2.69%	\$381,500	2.09%	\$1,029,665	2.21%
<i>Construction Contract Documents</i>	\$570,000	2.64%	\$1,274,500	3.76%	\$1,100,000	3.13%	\$1,013,640	3.86%	\$850,000	2.83%	\$1,740,000	3.60%	\$915,000	5.02%	\$1,912,235	4.11%
<i>Bidding</i>	\$120,000	0.56%	\$157,950	0.47%	\$170,000	0.48%	\$126,705	0.48%	\$100,000	0.33%	\$169,000	0.35%	\$55,000	0.30%	\$80,600	0.17%
<i>Construction Contract Administration</i>	\$390,000	1.81%	\$750,260	2.21%	\$830,000	2.36%	\$601,849	2.29%	\$1,205,645	4.02%	\$1,040,000	2.15%	\$473,850	2.60%	\$957,125	2.06%
<i>Closeout</i>	\$26,000	0.12%	\$39,490	0.12%	\$40,000	0.11%	\$31,676	0.12%	\$150,000	0.50%	\$96,000	0.20%	\$20,150	0.11%	\$50,375	0.11%
<i>Other Basic Services</i>					\$185,000	0.53%			\$40,835	0.14%					\$65,000	0.14%
Subtotal Designer Basic Services	\$2,275,000	10.55%	\$3,304,000	9.75%	\$3,241,000	9.21%	\$2,785,567	10.62%	\$3,391,480	11.31%	\$4,893,677	10.11%	\$2,190,500	12.02%	\$4,730,128	10.16%
Reimbursable Services																
<i>Construction Testing</i>	\$70,000	0.32%	\$65,000	0.19%	\$10,000	0.03%			\$67,000	0.22%					\$75,000	0.16%
<i>Printing (Over Minimum)</i>	\$20,000	0.09%	\$85,000	0.25%	\$40,000	0.11%			\$26,100	0.09%			\$30,000	0.16%	\$10,000	0.02%
<i>Other Reimbursable Costs</i>	\$40,000	0.19%	\$30,000	0.09%	\$40,000	0.11%	\$75,000	0.29%			\$65,000	0.13%	\$6,000	0.03%	\$120,000	0.26%
Sub-Consultants																
<i>Hazardous Materials</i>	\$40,000	0.19%					\$57,000	0.22%	\$50,000	0.17%	\$60,000	0.12%	\$60,000	0.33%	\$50,000	0.11%
<i>Geotech & Geotech Environment</i>	\$20,000	0.09%	\$80,000	0.24%	\$80,000	0.23%	\$60,000	0.23%	\$150,000	0.50%	\$85,000	0.18%	\$14,000	0.08%	\$15,000	0.03%
<i>Site Survey</i>	\$30,000	0.14%	\$15,000	0.04%	\$25,000	0.07%	\$10,000	0.04%	\$52,470	0.17%			\$20,000	0.11%	\$72,000	0.15%
<i>Wetlands</i>			\$18,000	0.05%	\$15,000	0.04%					\$75,000	0.16%	\$20,000	0.11%	\$9,000	0.02%
<i>Traffic Studies</i>	\$25,000	0.12%	\$12,000	0.04%	\$20,000	0.06%	\$5,000	0.02%	\$12,070	0.04%	\$30,000	0.06%				
Total Designer Fees	\$2,520,000	11.69%	\$3,609,000	10.65%	\$3,471,000	9.86%	\$2,992,567	11.41%	\$3,749,120	12.50%	\$5,208,677	10.77%	\$2,340,500	12.84%	\$5,081,128	10.92%
Owner's Project Manager	Arcadis U.S., Inc.		Hill International Company		Symmes Maini & McKee Associates		NV5 (fka Joslin, Lesser + Associates Inc.)		Knight, Bagge & Anderson Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Colliers Project Leaders NE, LLC		Tishman Construction Corporation of MA	
<i>Feasibility Study</i>	\$151,000	0.70%	\$250,000	0.74%	\$104,000	0.30%	\$216,192	0.82%	\$135,000	0.45%	\$199,774	0.41%	\$155,000	0.85%	\$310,872	0.67%
<i>Design Development</i>	\$100,560	0.47%	\$26,000	0.08%	\$100,000	0.28%	\$57,000	0.22%	\$170,110	0.57%	\$91,500	0.19%	\$41,663	0.23%	\$105,000	0.23%
<i>Construction Contract Documents</i>	\$97,850	0.45%	\$72,000	0.21%	\$140,000	0.40%	\$95,000	0.36%	\$213,760	0.71%	\$175,000	0.36%	\$60,766	0.33%	\$108,500	0.23%
<i>Bidding</i>	\$41,250	0.19%	\$14,400	0.04%	\$60,000	0.17%	\$35,000	0.13%	\$24,068	0.08%	\$70,000	0.14%	\$44,231	0.24%	\$42,500	0.09%
<i>Construction Contract Administration</i>	\$520,592	2.41%	\$829,000	2.45%	\$755,000	2.15%	\$652,000	2.49%	\$538,479	1.80%	\$1,125,500	2.33%	\$540,185	2.96%	\$975,000	2.09%
<i>Closeout</i>	\$55,477	0.26%	\$60,000	0.18%	\$60,000	0.17%	\$56,000	0.21%	\$73,429	0.24%	\$50,500	0.10%	\$64,958	0.36%	\$210,000	0.45%
<i>Extra Services</i>					\$40,000	0.11%			\$23,996	0.08%					\$85,000	0.18%
<i>Other Project Manager Costs</i>			\$1,000	0.00%												
<i>Reimbursables & Other Services</i>					\$15,000	0.04%									\$35,000	0.08%
<i>Cost Estimates</i>	\$40,000	0.19%	\$65,000	0.19%	\$50,000	0.14%			\$40,000	0.13%			\$24,000	0.13%	\$44,000	0.09%
Total OPM Fees	\$1,006,729	4.67%	\$1,317,400	3.89%	\$1,324,000	3.76%	\$1,111,192	4.24%	\$1,218,842	4.06%	\$1,712,274	3.54%	\$930,803	5.11%	\$1,915,872	4.12%
Total Designer and OPM Fees	\$3,526,729	16.35%	\$4,926,400	14.53%	\$4,795,000	13.63%	\$4,103,759	15.64%	\$4,967,962	16.56%	\$6,920,951	14.30%	\$3,271,303	17.95%	\$6,997,000	15.03%
Total Construction Costs	\$21,563,821		\$33,897,336		\$35,191,363		\$26,231,698		\$29,995,466		\$48,381,844		\$18,224,600		\$46,546,300	

Information as of:
October 2023 Board Meeting

Date Board Approved	Mar-15		Aug-15		Sep-15		Nov-15		Nov-15		Jan-16		Jul-16		Jul-16	
District	Woburn		New Bedford		Hopkinton		Carver		Narragansett		Granby		Hanover		Needham	
School Name	Wyman		John Hannigan		Center		Carver ES		Templeton Center		West Street		Sylvester		Hillside ES	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		New Construction		Addition / Renovation		Addition / Renovation		New Construction	
Enrollment	410		400		395		750		580		430		560		430	
GSF	70,701		74,051		83,256		112,350		92,735		68,760		97,099		90,702	
Assumed Start of Construction	Apr-16		May-16		Dec-16		Sep-16		Oct-16		Feb-17		Jul-17		Nov-17	
OPM	Municipal Building Consultants, Inc.		CHA Consulting, Inc.		Compass Project Management, Inc.		PMA Consultants, LLC		Colliers Project Leaders NE, LLC		Colliers Project Leaders NE, LLC		P3 Inc.		Owner Employee	
Designer	DINisco Design, Inc.		Turowski2 Architecture, Inc.		Drummey Rosane Anderson, Inc.		HMFH Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Jones Whitsett Architects, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.	
Cost Estimator	CostPro, Inc.		Project Management & Cost		VJ Associates of New England		A M Fogarty & Associates Inc.		CHA Consulting, Inc.		Project Management & Cost		Fennessy Consulting Services		Project Management & Cost	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	DINisco Design, Inc.		Turowski2 Architecture, Inc.		Drummey Rosane Anderson, Inc.		HMFH Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Jones Whitsett Architects, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.	
Basic Services																
Feasibility Study	\$676,111	2.50%	\$658,938	2.21%	\$440,714	1.25%	\$502,350	1.27%	\$725,532	1.99%	\$520,000	1.97%	\$354,600	1.36%	\$545,000	1.20%
Design Development	\$436,433	1.62%	\$752,000	2.52%	\$820,925	2.34%	\$936,273	2.37%	\$840,000	2.30%	\$560,000	2.12%	\$557,345	2.14%	\$960,054	2.11%
Construction Contract Documents	\$985,910	3.65%	\$1,100,000	3.69%	\$1,313,479	3.74%	\$1,235,881	3.13%	\$1,350,000	3.70%	\$900,000	3.40%	\$796,957	3.06%	\$1,397,096	3.07%
Bidding	\$123,239	0.46%	\$107,000	0.36%	\$164,185	0.47%	\$187,255	0.47%	\$140,000	0.38%	\$90,000	0.34%	\$120,255	0.46%	\$198,164	0.44%
Construction Contract Administration	\$492,955	1.82%	\$591,000	1.98%	\$820,924	2.34%	\$1,310,783	3.32%	\$964,694	2.64%	\$765,000	2.89%	\$480,505	1.84%	\$1,560,956	3.43%
Closeout	\$123,239	0.46%	\$78,000	0.26%	\$164,185	0.47%	\$74,901	0.19%	\$50,000	0.14%	\$42,000	0.16%	\$40,000	0.15%	\$35,730	0.08%
Other Basic Services	\$20,000	0.07%	\$50,000	0.17%									\$226,000	0.87%	\$35,000	0.08%
Subtotal Designer Basic Services	\$2,857,887	10.58%	\$3,336,938	11.20%	\$3,724,412	10.60%	\$4,247,443	10.77%	\$4,070,226	11.14%	\$2,877,000	10.88%	\$2,575,662	9.86%	\$4,732,000	10.41%
Reimbursable Services																
Construction Testing	\$20,000	0.07%	\$50,000	0.17%	\$10,000	0.03%			\$25,000	0.07%			\$40,000	0.15%	\$100,000	0.22%
Printing (Over Minimum)	\$50,000	0.19%	\$8,000	0.03%	\$30,000	0.09%	\$15,000	0.04%	\$10,000	0.03%	\$10,000	0.04%	\$35,000	0.13%	\$30,000	0.07%
Other Reimbursable Costs	\$45,000	0.17%	\$10,800	0.04%	\$10,000	0.03%	\$100,000	0.25%	\$100,000	0.27%	\$90,000	0.34%	\$30,000	0.12%	\$205,000	0.45%
Sub-Consultants																
Hazardous Materials	\$10,000	0.04%	\$15,000	0.05%	\$10,000	0.03%	\$100,000	0.25%	\$80,000	0.22%	\$75,000	0.28%	\$65,000	0.25%	\$81,000	0.18%
Geotech & Geotech Environment	\$83,000	0.31%	\$15,000	0.05%	\$100,000	0.28%	\$100,000	0.25%	\$100,000	0.27%	\$5,000	0.02%	\$30,000	0.12%	\$148,000	0.33%
Site Survey	\$5,000	0.02%	\$5,000	0.02%	\$5,000	0.01%	\$25,000	0.06%	\$30,000	0.08%	\$5,000	0.02%	\$16,000	0.06%	\$25,000	0.05%
Wetlands	\$220,000	0.81%			\$17,000	0.05%			\$15,000	0.04%	\$10,000	0.04%	\$20,000	0.08%	\$25,000	0.05%
Traffic Studies	\$5,000	0.02%			\$20,000	0.06%			\$100,000	0.27%	\$5,000	0.02%	\$10,000	0.04%	\$25,000	0.05%
Total Designer Fees	\$3,295,887	12.20%	\$3,440,738	11.55%	\$3,926,412	11.17%	\$4,587,443	11.63%	\$4,530,226	12.40%	\$3,077,000	11.63%	\$2,821,662	10.82%	\$5,371,000	11.81%
Owner's Project Manager	Municipal Building Consultants, Inc.		CHA Consulting, Inc.		Compass Project Management, Inc.		PMA Consultants, LLC		Colliers Project Leaders NE, LLC		Colliers Project Leaders NE, LLC		P3 Inc.		Owner Employee	
Feasibility Study	\$208,889	0.77%	\$82,500	0.28%	\$159,286	0.45%	\$123,000	0.31%	\$324,468	0.89%	\$280,000	1.06%	\$145,400	0.56%	\$150,000	0.33%
Design Development	\$201,400	0.75%	\$80,000	0.27%	\$95,500	0.27%	\$78,000	0.20%	\$47,500	0.13%	\$45,000	0.17%	\$86,000	0.33%	\$150,000	0.33%
Construction Contract Documents			\$130,000	0.44%	\$93,000	0.26%	\$110,000	0.28%	\$96,600	0.26%	\$45,000	0.17%	\$115,000	0.44%	\$320,000	0.70%
Bidding			\$15,000	0.05%	\$30,160	0.09%			\$101,000	0.28%	\$50,000	0.19%	\$56,000	0.21%	\$120,000	0.26%
Construction Contract Administration	\$624,560	2.31%	\$575,000	1.93%	\$881,000	2.51%	\$1,098,250	2.78%	\$800,000	2.19%	\$810,000	3.06%	\$621,000	2.38%	\$720,000	1.58%
Closeout	\$28,250	0.10%	\$35,000	0.12%	\$95,630	0.27%	\$48,883	0.12%	\$65,000	0.18%	\$45,000	0.17%	\$32,000	0.12%	\$80,000	0.18%
Extra Services			\$10,000	0.03%			\$50,000	0.13%							\$55,000	0.12%
Other Project Manager Costs																
Reimbursables & Other Services			\$5,000	0.02%	\$5,000	0.01%	\$149,275	0.38%							\$25,000	0.05%
Cost Estimates	\$22,500	0.08%			\$45,000	0.13%	\$75,000	0.19%	\$44,000	0.12%	\$25,000	0.09%			\$60,000	0.13%
Total OPM Fees	\$1,085,599	4.02%	\$932,500	3.13%	\$1,404,576	4.00%	\$1,732,408	4.39%	\$1,478,568	4.05%	\$1,300,000	4.91%	\$1,055,400	4.05%	\$1,680,000	3.70%
Total Designer and OPM Fees	\$4,381,486	16.22%	\$4,373,238	14.68%	\$5,330,988	15.17%	\$6,319,851	16.02%	\$6,008,794	16.45%	\$4,377,000	16.55%	\$3,877,062	14.87%	\$7,051,000	15.51%
Total Construction Costs	\$27,017,841		\$29,792,732		\$35,140,982		\$39,443,454		\$36,522,000		\$26,453,000		\$26,075,672		\$45,465,414	

Information as of:
October 2023 Board Meeting

Date Board Approved	Nov-16		Nov-16		May-17		Jun-17		Aug-17		Feb-18		Feb-18		Apr-18	
District	Bourne		Newton		Millis		Triton		Lexington		Ludlow		Taunton		Harvard	
School Name	Peebles ES		Cabot		Clyde F Brown		Pine Grove		Maria Hastings		Chapin Street ES		Mulcahey ES		Hildreth ES	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		Addition / Renovation		New Construction		Addition / Renovation		New Construction		New Construction		New Construction		New Construction	
Enrollment	460		480		515		415		645		630		735		445	
GSF	72,680		84,262		89,852		87,674		110,000		106,250		119,693		85,214	
Assumed Start of Construction	Nov-17		Jul-17		Nov-17		Apr-18		Sep-18		May-19		Jan-19		Jun-19	
OPM	Symmes Maini & McKee Associates, Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Compass Project Management, Inc.		Anser Advisory		Dore & Whittier Management Partners, Inc.		STV DPM (fka STV Inc.)		CGA Project Management		NV5 (fka Joslin, Lesser + Associates Inc.)	
Designer	Flansburgh Associates, Inc.		DINisco Design, Inc.		Tappe Architects, Inc.		Dore & Whittier Architects, Inc.		DINisco Design, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		Arrowstreet Inc.	
Cost Estimator	Project Management & Cost		A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		Project Management & Cost		A M Fogarty & Associates Inc.		Fennessy Consulting Services		Project Management & Cost		Project Management & Cost	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Flansburgh Associates, Inc.		DINisco Design, Inc.		Tappe Architects, Inc.		Dore & Whittier Architects, Inc.		DINisco Design, Inc.		Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		Arrowstreet Inc.	
Basic Services																
Feasibility Study	\$505,000	1.63%	\$935,000	2.58%	\$741,168	1.74%	\$515,690	1.71%	\$590,000	1.11%	\$681,295	1.49%	\$1,099,890	2.20%	\$328,000	0.76%
Design Development	\$530,000	1.71%	\$700,000	1.93%	\$806,546	1.89%	\$593,398	1.97%	\$968,800	1.83%	\$800,000	1.75%	\$933,960	1.87%	\$1,077,330	2.51%
Construction Contract Documents	\$1,060,000	3.43%	\$1,500,000	4.14%	\$1,450,473	3.41%	\$1,186,796	3.93%	\$1,998,400	3.77%	\$1,750,000	3.82%	\$1,330,674	2.66%	\$1,866,200	4.34%
Bidding	\$130,000	0.42%	\$100,000	0.28%	\$181,309	0.43%	\$148,350	0.49%	\$149,880	0.28%	\$225,000	0.49%	\$220,860	0.44%	\$150,000	0.35%
Construction Contract Administration	\$874,000	2.83%	\$1,000,000	2.76%	\$906,546	2.13%	\$890,097	2.95%	\$1,249,000	2.36%	\$750,000	1.64%	\$1,421,738	2.84%	\$943,774	2.19%
Closeout	\$132,037	0.43%	\$60,000	0.17%	\$181,309	0.43%	\$148,350	0.49%	\$99,920	0.19%	\$110,000	0.24%	\$73,394	0.15%	\$34,600	0.08%
Other Basic Services					\$50,000	0.12%					\$325,000	0.71%				
Subtotal Designer Basic Services	\$3,231,037	10.45%	\$4,295,000	11.85%	\$4,317,351	10.14%	\$3,482,681	11.54%	\$5,056,000	9.54%	\$4,641,295	10.14%	\$5,080,516	10.15%	\$4,399,904	10.23%
Reimbursable Services																
Construction Testing	\$40,000	0.13%			\$25,000	0.06%			\$60,000	0.11%	\$40,000	0.09%				
Printing (Over Minimum)	\$20,000	0.06%			\$30,000	0.07%	\$8,000	0.03%	\$30,000	0.06%	\$40,000	0.09%	\$10,000	0.02%		
Other Reimbursable Costs	\$100,000	0.32%			\$10,000	0.02%	\$15,000	0.05%	\$87,000	0.16%	\$40,000	0.09%	\$270,000	0.54%	\$50,000	0.12%
Sub-Consultants																
Hazardous Materials	\$100,000	0.32%	\$50,000	0.14%	\$80,000	0.19%	\$83,100	0.28%	\$35,000	0.07%	\$20,000	0.04%	\$100,000	0.20%	\$65,000	0.15%
Geotech & Geotech Environment	\$80,000	0.26%	\$150,000	0.41%	\$100,000	0.23%	\$35,000	0.12%	\$55,000	0.10%	\$80,000	0.17%	\$100,000	0.20%	\$125,000	0.29%
Site Survey	\$60,000	0.19%	\$5,000	0.01%	\$10,000	0.02%	\$50,000	0.17%	\$20,000	0.04%	\$5,000	0.01%			\$10,000	0.02%
Wetlands	\$5,000	0.02%			\$10,000	0.02%	\$30,000	0.10%			\$20,000	0.04%			\$10,000	0.02%
Traffic Studies	\$40,000	0.13%	\$15,000	0.04%	\$30,000	0.07%	\$15,000	0.05%	\$17,000	0.03%			\$25,000	0.05%	\$15,000	0.03%
Total Designer Fees	\$3,676,037	11.89%	\$4,515,000	12.45%	\$4,612,351	10.83%	\$3,718,781	12.32%	\$5,360,000	10.12%	\$4,886,295	10.68%	\$5,585,516	11.15%	\$4,674,904	10.87%
Owner's Project Manager	Symmes Maini & McKee Associates, Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Compass Project Management, Inc.		Anser Advisory		Dore & Whittier Management Partners, Inc.		STV DPM (fka STV Inc.)		CGA Project Management		NV5 (fka Joslin, Lesser + Associates Inc.)	
Feasibility Study	\$245,000	0.79%	\$465,000	1.28%	\$258,832	0.61%	\$284,310	0.94%	\$310,000	0.59%	\$200,813	0.44%	\$240,182	0.48%	\$172,000	0.40%
Design Development	\$50,000	0.16%	\$120,000	0.33%	\$90,427	0.21%	\$32,648	0.11%	\$180,000	0.34%	\$41,286	0.09%	\$90,000	0.18%	\$68,000	0.16%
Construction Contract Documents	\$90,000	0.29%	\$295,000	0.81%	\$91,695	0.22%	\$81,621	0.27%	\$200,000	0.38%	\$164,722	0.36%	\$135,000	0.27%	\$102,000	0.24%
Bidding	\$50,000	0.16%	\$115,000	0.32%	\$78,431	0.18%	\$66,401	0.22%	\$60,000	0.11%	\$48,576	0.11%	\$45,000	0.09%	\$53,000	0.12%
Construction Contract Administration	\$800,000	2.59%	\$693,000	1.91%	\$994,726	2.34%	\$890,356	2.95%	\$1,100,000	2.08%	\$1,083,024	2.37%	\$1,060,000	2.12%	\$1,063,000	2.47%
Closeout	\$54,863	0.18%	\$56,000	0.15%	\$85,801	0.20%	\$55,121	0.18%	\$100,000	0.19%	\$52,244	0.11%	\$60,000	0.12%	\$38,000	0.09%
Extra Services	\$40,000	0.13%			\$124,921	0.29%			\$60,000	0.11%	\$60,000	0.13%				
Other Project Manager Costs																
Reimbursables & Other Services	\$15,000	0.05%			\$1,624	0.00%	\$20,000	0.07%	\$5,000	0.01%			\$5,000	0.01%		
Cost Estimates	\$50,000	0.16%			\$30,000	0.07%			\$25,000	0.05%	\$40,000	0.09%	\$60,000	0.12%		
Total OPM Fees	\$1,394,863	4.51%	\$1,744,000	4.81%	\$1,756,457	4.12%	\$1,430,457	4.74%	\$2,040,000	3.85%	\$1,690,665	3.70%	\$1,695,182	3.39%	\$1,496,000	3.48%
Total Designer and OPM Fees	\$5,070,900	16.41%	\$6,259,000	17.27%	\$6,368,808	14.95%	\$5,149,238	17.06%	\$7,400,000	13.97%	\$6,576,960	14.37%	\$7,280,698	14.54%	\$6,170,904	14.35%
Total Construction Costs	\$30,910,366		\$36,250,776		\$42,591,393		\$30,191,749		\$52,973,418		\$45,754,614		\$50,074,205		\$42,999,041	

Information as of:
October 2023 Board Meeting

Date Board Approved	Apr-18		Jun-18		Aug-18		Oct-18		Dec-18		Dec-18		Feb-19		Feb-19	
District	Marlborough		Northbridge		Foxborough		Shrewsbury		Danvers		Wareham		Westborough		Easthampton	
School Name	Richer		W Edward Balmer		Mabelle M Burrell		Beal School		Ivan G Smith		Minot Forest		Annie E Fales		Maple	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction - Model School		New Construction		Addition / Renovation		New Construction		New Construction		New Construction		New Construction		New Construction	
Enrollment	610		1,030		270		790		465		1,020		400		1,010	
GSF	111,437		167,352		61,455		141,600		82,728		159,989		70,242		177,370	
Assumed Start of Construction	Jul-18		Aug-19		Nov-19		Sep-19		Jun-19		Mar-20		Feb-20		Dec-19	
OPM	CHA Consulting, Inc.		Symmes Maini & McKee Associates, Inc.		Colliers Project Leaders NE, LLC		PMA Consultants, LLC		PMA Consultants, LLC		PMA Consultants, LLC		Vertex (Eng.) Construction Services		Colliers Project Leaders NE, LLC	
Designer	Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		Kaestle Boos Associates, Inc.		Lamoureux Pagano Associates Architects, Inc.		Tappe Architects, Inc.		Mount Vernon Group Architects, Inc.		HMFH Architects, Inc.		Caolo & Bieniek Associates, Inc.	
Cost Estimator	A M Fogarty & Associates Inc.		Project Management & Cost		Miyakoda Consulting		A M Fogarty & Associates Inc.		Project Management & Cost		Fennessy Consulting Services		Miyakoda Consulting		VJ Associates of New England	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Mount Vernon Group Architects, Inc.		Dore & Whittier Architects, Inc.		Kaestle Boos Associates, Inc.		Lamoureux Pagano Associates Architects, Inc.		Tappe Architects, Inc.		Mount Vernon Group Architects, Inc.		HMFH Architects, Inc.		Caolo & Bieniek Associates, Inc.	
Basic Services																
Feasibility Study	\$807,200	1.69%	\$575,000	0.72%	\$311,600	1.15%	\$839,711	1.13%	\$555,485	1.32%	\$560,000	0.78%	\$674,800	1.48%	\$750,000	0.83%
Design Development			\$1,944,609	2.45%	\$501,900	1.85%	\$1,593,750	2.15%	\$746,000	1.77%	\$1,550,984	2.15%	\$950,000	2.08%	\$2,053,660	2.28%
Construction Contract Documents	\$1,178,392	2.46%	\$2,657,249	3.34%	\$1,203,800	4.45%	\$3,028,125	4.09%	\$1,305,500	3.10%	\$3,088,418	4.29%	\$1,250,000	2.74%	\$3,604,880	4.00%
Bidding	\$80,000	0.17%	\$227,830	0.29%	\$72,400	0.27%	\$159,375	0.22%	\$186,500	0.44%	\$200,918	0.28%	\$120,000	0.26%	\$270,366	0.30%
Construction Contract Administration	\$620,000	1.30%	\$2,252,218	2.83%	\$623,400	2.30%	\$1,530,000	2.06%	\$1,119,000	2.66%	\$1,478,217	2.05%	\$1,110,000	2.43%	\$2,300,000	2.55%
Closeout	\$63,000	0.13%	\$164,136	0.21%	\$26,400	0.10%	\$63,750	0.09%	\$373,000	0.89%	\$25,000	0.03%	\$70,000	0.15%	\$133,294	0.15%
Other Basic Services	\$200,000	0.42%									\$303,100	0.42%	\$354,000	0.78%		
Subtotal Designer Basic Services	\$2,948,592	6.16%	\$7,821,042	9.84%	\$2,739,500	10.12%	\$7,214,711	9.73%	\$4,285,485	10.19%	\$7,206,637	10.00%	\$4,528,800	9.93%	\$9,112,200	10.11%
Reimbursable Services																
Construction Testing	\$100,000	0.21%	\$30,000	0.04%	\$25,000	0.09%							\$100,000	0.22%	\$50,000	0.06%
Printing (Over Minimum)	\$30,000	0.06%	\$20,000	0.03%	\$20,000	0.07%	\$15,000	0.02%	\$15,000	0.04%			\$10,000	0.02%	\$10,000	0.01%
Other Reimbursable Costs	\$20,000	0.04%	\$100,000	0.13%	\$20,000	0.07%	\$150,000	0.20%			\$179,870	0.25%	\$52,000	0.11%	\$10,000	0.01%
Sub-Consultants																
Hazardous Materials			\$100,000	0.13%	\$75,000	0.28%	\$200,000	0.27%	\$50,500	0.12%	\$113,630	0.16%	\$50,000	0.11%	\$75,000	0.08%
Geotech & Geotech Environment	\$60,000	0.13%	\$85,000	0.11%	\$30,000	0.11%	\$150,000	0.20%	\$30,000	0.07%	\$148,500	0.21%	\$218,000	0.48%	\$100,000	0.11%
Site Survey	\$45,000	0.09%	\$40,000	0.05%	\$25,000	0.09%	\$30,000	0.04%	\$50,000	0.12%	\$49,500	0.07%			\$40,000	0.04%
Wetlands	\$40,000	0.08%	\$40,000	0.05%	\$20,000	0.07%			\$20,000	0.05%	\$62,000	0.09%			\$30,000	0.03%
Traffic Studies			\$35,000	0.04%	\$25,000	0.09%	\$25,000	0.03%	\$3,000	0.01%	\$71,500	0.10%			\$50,000	0.06%
Total Designer Fees	\$3,243,592	6.78%	\$8,271,042	10.40%	\$2,979,500	11.01%	\$7,784,711	10.50%	\$4,453,985	10.59%	\$7,831,637	10.87%	\$4,958,800	10.87%	\$9,477,200	10.52%
Owner's Project Manager	CHA Consulting, Inc.		Symmes Maini & McKee Associates, Inc.		Colliers Project Leaders NE, LLC		PMA Consultants, LLC		PMA Consultants, LLC		PMA Consultants, LLC		Vertex (Eng.) Construction Services		Colliers Project Leaders NE, LLC	
Feasibility Study	\$155,000	0.32%	\$200,000	0.25%	\$324,400	1.20%	\$242,556	0.33%	\$230,610	0.55%	\$219,683	0.30%	\$137,622	0.30%	\$250,000	0.28%
Design Development	\$125,000	0.26%	\$180,250	0.23%	\$33,100	0.12%	\$115,108	0.16%	\$49,460	0.12%	\$135,000	0.19%	\$106,839	0.23%	\$124,400	0.14%
Construction Contract Documents	\$175,000	0.37%	\$250,025	0.31%	\$63,100	0.23%	\$430,835	0.58%	\$227,585	0.54%	\$570,000	0.79%	\$159,144	0.35%	\$194,700	0.22%
Bidding	\$47,000	0.10%	\$95,050	0.12%	\$53,000	0.20%							\$62,117	0.14%	\$122,500	0.14%
Construction Contract Administration	\$880,000	1.84%	\$1,912,599	2.41%	\$713,600	2.64%	\$1,666,438	2.25%	\$830,200	1.97%	\$1,425,000	1.98%	\$1,047,119	2.29%	\$2,333,200	2.59%
Closeout	\$40,000	0.08%	\$120,080	0.15%	\$76,900	0.28%	\$138,976	0.19%	\$70,355	0.17%	\$230,000	0.32%	\$84,302	0.18%	\$158,388	0.18%
Extra Services	\$15,000	0.03%	\$100,000	0.13%			\$30,000	0.04%	\$50,000	0.12%	\$500,000	0.69%				
Other Project Manager Costs																
Reimbursables & Other Services			\$40,000	0.05%			\$80,000	0.11%	\$120,000	0.29%	\$500,000	0.69%				
Cost Estimates					\$44,000	0.16%	\$65,000	0.09%	\$25,000	0.06%	\$74,800	0.10%	\$88,000	0.19%	\$64,000	0.07%
Total OPM Fees	\$1,437,000	3.00%	\$2,898,004	3.65%	\$1,308,100	4.83%	\$2,768,913	3.74%	\$1,603,210	3.81%	\$3,654,483	5.07%	\$1,685,143	3.69%	\$3,247,188	3.60%
Total Designer and OPM Fees	\$4,680,592	9.79%	\$11,169,046	14.05%	\$4,287,600	15.85%	\$10,553,624	14.24%	\$6,057,195	14.40%	\$11,486,120	15.94%	\$6,643,943	14.56%	\$12,724,388	14.12%
Total Construction Costs	\$47,831,946		\$79,492,662		\$27,057,700		\$74,111,830		\$42,074,273		\$72,066,378		\$45,627,177		\$90,122,000	

Information as of:
October 2023 Board Meeting

Date Board Approved	Feb-19		Feb-19		Aug-19		Aug-19		Aug-19		Aug-19		Aug-19		Aug-19	
District	Marblehead		Tewksbury		Bridgewater-Raynham		Amesbury		Gardner		Millbury		West Springfield		Manchester Essex Regional	
School Name	Elbridge Gerry		Louise Davy Trahan		Mitchell ES		Amesbury ES		Waterford Street		Raymond E. Shaw ES		Philip G Coburn		Manchester Memorial ES	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		New Construction		New Construction		New Construction		New Construction	
Enrollment	450		790		740		425		925		550		585		335	
GSF	81,935		139,457		132,045		98,195		147,120		90,266		119,800		77,102	
Assumed Start of Construction	Apr-20		Jul-20		Feb-21		May-21		Oct-20		Jan-21		Nov-20		Jul-19	
OPM	Leftfield, LLC		Turner & Townsend Heery		CHA Consulting, Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Colliers Project Leaders NE, LLC		Hill International Company		NV5 (fka Joslin, Lesser + Associates Inc.)		Dore & Whittier Management Partners, Inc.	
Designer	Raymond Design Associates, Inc.		Flansburgh Associates, Inc.		Raymond Design Associates, Inc.		DINisco Design, Inc.		Jones Whitsett Architects, Inc.		Turowski2 Architecture, Inc.		TSKP Studio, LLC		JCJ Architecture, PC	
Cost Estimator	VJ Associates of New England		Project Management & Cost		Ellana, Inc.		A M Fogarty & Associates Inc.		Project Management & Cost		Project Management & Cost		A M Fogarty & Associates Inc.		VJ Associates of New England	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Raymond Design Associates, Inc.		Flansburgh Associates, Inc.		Raymond Design Associates, Inc.		DINisco Design, Inc.		Jones Whitsett Architects, Inc.		Turowski2 Architecture, Inc.		TSKP Studio, LLC		JCJ Architecture, PC	
Basic Services																
Feasibility Study	\$533,730	1.22%	\$691,999	0.89%	\$565,000	0.87%	\$711,992	1.45%	\$500,000	0.70%	\$377,710	0.77%	\$599,700	1.10%	\$450,000	1.09%
Design Development	\$800,000	1.83%	\$2,042,100	2.64%	\$1,200,000	1.86%	\$870,000	1.78%	\$1,466,014	2.07%	\$1,134,849	2.30%	\$1,263,000	2.31%	\$1,165,500	2.83%
Construction Contract Documents	\$1,432,000	3.27%	\$2,377,200	3.07%	\$2,400,000	3.71%	\$1,960,000	4.00%	\$2,199,021	3.10%	\$2,041,960	4.14%	\$2,306,000	4.21%	\$1,750,000	4.25%
Bidding	\$220,000	0.50%	\$446,700	0.58%	\$200,000	0.31%	\$147,000	0.30%	\$333,185	0.47%	\$184,946	0.38%	\$129,000	0.24%	\$170,000	0.41%
Construction Contract Administration	\$1,350,000	3.08%	\$2,328,150	3.01%	\$2,100,000	3.25%	\$1,225,000	2.50%	\$2,532,206	3.57%	\$1,134,608	2.30%	\$1,150,000	2.10%	\$1,345,000	3.27%
Closeout	\$100,000	0.23%	\$204,200	0.26%	\$120,000	0.19%	\$95,693	0.20%	\$133,274	0.19%	\$120,308	0.24%	\$55,000	0.10%	\$192,000	0.47%
Other Basic Services			\$155,200	0.20%									\$25,000	0.05%		
Subtotal Designer Basic Services	\$4,435,730	10.13%	\$8,245,549	10.65%	\$6,585,000	10.18%	\$5,009,685	10.23%	\$7,163,700	10.10%	\$4,994,381	10.14%	\$5,527,700	10.10%	\$5,072,500	12.33%
Reimbursable Services																
Construction Testing									\$35,000	0.05%	\$120,000	0.24%				
Printing (Over Minimum)	\$5,000	0.01%	\$60,000	0.08%			\$5,000	0.01%	\$10,000	0.01%	\$10,000	0.02%				
Other Reimbursable Costs	\$38,500	0.09%			\$20,000	0.03%	\$105,000	0.21%	\$100,000	0.14%	\$153,600	0.31%	\$100,000	0.18%	\$20,240	0.05%
Sub-Consultants																
Hazardous Materials	\$71,500	0.16%	\$125,000	0.16%	\$25,000	0.04%			\$50,000	0.07%	\$57,076	0.12%	\$150,000	0.27%	\$84,700	0.21%
Geotech & Geotech Environment	\$225,500	0.51%	\$125,000	0.16%	\$110,000	0.17%	\$100,000	0.20%	\$130,000	0.18%	\$40,975	0.08%	\$25,000	0.05%	\$96,000	0.23%
Site Survey	\$44,000	0.10%	\$75,000	0.10%	\$40,000	0.06%	\$30,000	0.06%	\$50,000	0.07%	\$15,000	0.03%	\$5,000	0.01%		
Wetlands	\$16,500	0.04%	\$75,000	0.10%	\$50,000	0.05%	\$45,000	0.09%	\$50,000	0.07%						
Traffic Studies	\$27,500	0.06%	\$75,000	0.10%	\$5,000	0.01%	\$15,000	0.03%	\$100,000	0.14%	\$6,000	0.01%				
Total Designer Fees	\$4,864,230	11.11%	\$8,780,549	11.34%	\$6,815,000	10.54%	\$5,309,685	10.84%	\$7,688,700	10.84%	\$5,397,032	10.95%	\$5,807,700	10.61%	\$5,273,440	12.82%
Owner's Project Manager	Leftfield, LLC		Turner & Townsend Heery		CHA Consulting, Inc.		NV5 (fka Joslin, Lesser + Associates Inc.)		Colliers Project Leaders NE, LLC		Hill International Company		NV5 (fka Joslin, Lesser + Associates Inc.)		Dore & Whittier Management Partners, Inc.	
Feasibility Study	\$216,270	0.49%	\$407,566	0.53%	\$235,000	0.36%	\$180,030	0.37%	\$250,000	0.35%	\$172,290	0.35%	\$176,500	0.32%	\$200,000	0.49%
Design Development	\$225,000	0.51%	\$163,200	0.21%	\$136,000	0.21%	\$180,000	0.37%	\$106,000	0.15%	\$130,350	0.26%	\$70,908	0.13%	\$102,361	0.25%
Construction Contract Documents	\$225,000	0.51%	\$153,888	0.20%	\$238,000	0.37%	\$360,000	0.74%	\$242,700	0.34%	\$282,180	0.57%	\$131,234	0.24%	\$87,864	0.21%
Bidding	\$100,000	0.23%	\$58,320	0.08%	\$80,000	0.12%	\$100,000	0.20%	\$122,200	0.17%	\$40,720	0.08%	\$28,682	0.05%	\$58,576	0.14%
Construction Contract Administration	\$1,435,750	3.28%	\$2,145,700	2.77%	\$1,288,000	1.99%	\$800,000	1.63%	\$1,525,500	2.15%	\$983,773	2.00%	\$1,397,950	2.55%	\$1,567,114	3.81%
Closeout	\$200,000	0.46%	\$30,500	0.04%	\$144,000	0.22%	\$74,193	0.15%	\$286,395	0.40%	\$83,500	0.17%	\$112,814	0.21%	\$102,361	0.25%
Extra Services																
Other Project Manager Costs																
Reimbursables & Other Services																
Cost Estimates			\$170,892	0.22%	\$164,000	0.25%	\$48,000	0.10%	\$66,800	0.09%	\$40,000	0.08%	\$56,100	0.10%		
Total OPM Fees	\$2,402,020	5.49%	\$3,130,066	4.04%	\$2,285,000	3.53%	\$1,742,223	3.56%	\$2,599,595	3.66%	\$1,732,813	3.52%	\$1,974,188	3.61%	\$2,118,276	5.15%
Total Designer and OPM Fees	\$7,266,250	16.59%	\$11,910,615	15.38%	\$9,100,000	14.07%	\$7,051,908	14.40%	\$10,288,295	14.50%	\$7,129,845	14.47%	\$7,781,888	14.22%	\$7,391,716	17.97%
Total Construction Costs	\$43,786,426		\$77,450,806		\$64,679,981		\$48,976,932		\$70,937,000		\$49,269,791		\$54,733,011		\$41,142,104	

Information as of:
October 2023 Board Meeting

Date Board Approved	Aug-19		Oct-19		Oct-19		Oct-19		Apr-20		Jun-20		Aug-20		Oct-20	
District	Springfield		Acton-Boxborough		Easton		Rockland		Orange		Springfield		Gloucester		Ashland	
School Name	Brightwood		C.T. Douglas ES		Center School		Jefferson ES		Dexter Park		William N Deberry		East Gloucester ES		David Mindess	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		Addition / Renovation		New Construction		New Construction		New Construction	
Enrollment	800		990		760		760		520		800		440		635	
GSF	150,500		174,759		148,422		120,672		97,115		155,990		90,461		104,885	
Assumed Start of Construction	May-19		Jul-20		Mar-21		Mar-21		Jul-21		Apr-22		Aug-21		Nov-21	
OPM	Skanska USA Building, Inc		Skanska USA Building, Inc		PMA Consultants, LLC		PMA Consultants, LLC		Hill International Company		Skanska USA Building, Inc		Turner & Townsend Heery		Compass Project Management, Inc.	
Designer	DINisco Design, Inc.		Arrowstreet Inc.		Perkins Eastman/DPC		Symmes Maini & McKee Associates, Inc.		Raymond Design Associates, Inc.		DINisco Design, Inc.		Dore & Whittier Architects, Inc.		Flansburgh Associates, Inc.	
Cost Estimator	A M Fogarty & Associates Inc.		Project Management & Cost		Project Management & Cost		Miyakoda Consulting		Ellana, Inc.		A M Fogarty & Associates Inc.		Project Management & Cost		A M Fogarty & Associates Inc.	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	DINisco Design, Inc.		Arrowstreet Inc.		Perkins Eastman/DPC		Symmes Maini & McKee Associates, Inc.		Raymond Design Associates, Inc.		DINisco Design, Inc.		Dore & Whittier Architects, Inc.		Flansburgh Associates, Inc.	
Basic Services																
Feasibility Study	\$700,000	1.05%	\$950,000	1.00%	\$628,978	0.84%	\$548,865	0.80%	\$550,000	1.20%	\$800,000	1.03%	\$714,898	1.38%	\$740,000	1.09%
Design Development	\$1,450,000	2.17%	\$2,400,000	2.52%	\$1,490,000	1.99%	\$1,365,000	2.00%	\$875,000	1.91%	\$1,790,000	2.31%	\$1,374,400	2.65%	\$1,245,100	1.84%
Construction Contract Documents	\$2,600,000	3.88%	\$3,983,000	4.18%	\$2,280,000	3.04%	\$2,730,000	4.00%	\$1,815,000	3.97%	\$3,120,000	4.02%	\$1,334,900	2.57%	\$2,116,670	3.13%
Bidding	\$195,000	0.29%	\$280,000	0.29%	\$200,000	0.27%	\$340,000	0.50%	\$120,000	0.26%	\$234,000	0.30%	\$226,800	0.44%	\$186,765	0.28%
Construction Contract Administration	\$1,819,120	2.72%	\$1,900,000	1.99%	\$2,716,658	3.63%	\$1,820,000	2.67%	\$1,500,000	3.28%	\$1,950,000	2.51%	\$1,776,800	3.42%	\$2,199,680	3.25%
Closeout	\$130,000	0.19%	\$87,583	0.09%	\$250,000	0.33%	\$137,000	0.20%	\$46,400	0.10%	\$120,152	0.15%	\$72,900	0.14%	\$186,765	0.28%
Other Basic Services															\$226,170	0.33%
Subtotal Designer Basic Services	\$6,894,120	10.30%	\$9,600,583	10.08%	\$7,565,636	10.10%	\$6,940,865	10.17%	\$4,906,400	10.73%	\$8,014,152	10.32%	\$5,500,698	10.59%	\$6,901,150	10.19%
Reimbursable Services																
Construction Testing															\$30,000	0.04%
Printing (Over Minimum)	\$10,000	0.01%	\$10,000	0.01%					\$25,000	0.05%	\$10,000	0.01%	\$30,000	0.06%	\$20,000	0.03%
Other Reimbursable Costs	\$70,000	0.10%	\$70,000	0.07%	\$450,000	0.60%	\$150,000	0.22%	\$40,000	0.09%	\$102,000	0.13%	\$268,500	0.52%	\$76,350	0.11%
Sub-Consultants																
Hazardous Materials			\$50,000	0.05%	\$115,000	0.15%	\$200,000	0.29%	\$110,000	0.24%	\$35,000	0.05%	\$30,000	0.06%	\$120,000	0.18%
Geotech & Geotech Environment	\$84,120	0.13%	\$100,000	0.10%	\$85,000	0.11%	\$400,000	0.59%	\$190,000	0.42%	\$101,000	0.13%	\$150,000	0.29%	\$270,000	0.40%
Site Survey	\$10,000	0.01%					\$20,000	0.03%	\$95,000	0.21%	\$35,000	0.05%	\$25,000	0.05%	\$70,000	0.10%
Wetlands							\$5,000	0.01%	\$65,000	0.14%			\$15,000	0.03%	\$15,000	0.02%
Traffic Studies	\$20,000	0.03%					\$20,000	0.03%	\$10,000	0.02%	\$30,000	0.04%	\$10,000	0.02%	\$40,000	0.06%
Total Designer Fees	\$7,088,240	10.59%	\$9,830,583	10.32%	\$8,215,636	10.97%	\$7,735,865	11.33%	\$5,441,400	11.90%	\$8,327,152	10.73%	\$6,029,198	11.61%	\$7,542,500	11.14%
Owner's Project Manager	Skanska USA Building, Inc		Skanska USA Building, Inc		PMA Consultants, LLC		PMA Consultants, LLC		Hill International Company		Skanska USA Building, Inc		Turner & Townsend Heery		Compass Project Management, Inc.	
Feasibility Study	\$300,000	0.45%	\$350,000	0.37%	\$222,236	0.30%	\$219,874	0.32%	\$325,000	0.71%	\$700,000	0.90%	\$285,102	0.55%	\$280,000	0.38%
Design Development	\$150,000	0.22%	\$180,757	0.19%	\$155,000	0.21%	\$170,000	0.25%	\$150,000	0.33%	\$180,000	0.23%	\$154,066	0.30%	\$210,000	0.31%
Construction Contract Documents	\$300,000	0.45%	\$301,262	0.32%	\$375,000	0.50%	\$355,000	0.52%	\$219,000	0.48%	\$320,000	0.41%	\$232,939	0.45%	\$200,000	0.30%
Bidding	\$100,000	0.15%	\$150,631	0.16%					\$35,000	0.08%	\$130,000	0.17%	\$137,078	0.26%	\$54,000	0.08%
Construction Contract Administration	\$1,425,000	2.13%	\$2,259,464	2.37%	\$1,804,000	2.41%	\$1,529,400	2.24%	\$985,000	2.15%	\$1,600,000	2.06%	\$1,301,945	2.51%	\$1,571,700	2.32%
Closeout	\$120,592	0.18%	\$120,505	0.13%	\$97,030	0.13%	\$129,340	0.19%	\$80,000	0.17%	\$171,913	0.22%	\$136,347	0.26%	\$64,628	0.10%
Extra Services					\$150,000	0.20%			\$25,000	0.05%			\$136,800	0.26%		
Other Project Manager Costs																
Reimbursables & Other Services					\$350,000	0.47%	\$150,000	0.22%	\$10,000	0.02%			\$50,000	0.10%	\$5,005	0.01%
Cost Estimates					\$54,560	0.07%	\$96,800	0.14%	\$50,000	0.11%			\$43,260	0.08%	\$50,000	0.07%
Total OPM Fees	\$2,395,592	3.58%	\$3,362,619	3.53%	\$3,207,826	4.28%	\$2,660,414	3.88%	\$1,879,000	4.11%	\$3,101,913	4.00%	\$2,477,537	4.77%	\$2,415,333	3.57%
Total Designer and OPM Fees	\$9,483,832	14.17%	\$13,193,202	13.85%	\$11,423,462	15.25%	\$10,386,279	15.22%	\$7,320,400	16.01%	\$11,429,065	14.72%	\$8,506,735	16.38%	\$9,957,833	14.70%
Total Construction Costs	\$66,941,200		\$95,255,831		\$74,886,581		\$68,249,754		\$45,730,728		\$77,641,520		\$51,925,531		\$67,725,296	

Information as of:
October 2023 Board Meeting

Date Board Approved	Feb-21		Apr-21		Apr-21		Jun-21		Jun-21		Aug-21		Oct-21		Oct-21	
District	Groton-Dunstable		Andover		Westwood		Fitchburg		Swampscott		Wellesley		Lawrence		Peabody	
School Name	Florence Roche		West ES		Paul Hanlon		Crocker ES		Hadley		Ernest F Upham		Francis M Leahy		William A Welch Sr	
Project Type	Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program		Core Program	
Project Scope	New Construction		New Construction		New Construction		New Construction		New Construction		New Construction		New Construction		Addition / Renovation	
Enrollment	645		925		560		845		900		365		1,000		390	
GSF	109,855		191,028		113,141		115,788		153,855		80,039		173,520		59,025	
Assumed Start of Construction	Mar-22		Jun-22		Jul-22		Mar-23		Nov-22		Apr-23		May-23		May-22	
OPM	Leftfield, LLC		PMA Consultants, LLC		Compass Project Management, Inc.		Colliers Project Leaders NE, LLC		Hill International Company		Compass Project Management, Inc.		Atlantic Construction and Management, Inc.		Dore & Whittier Management Partners, Inc.	
Designer	Studio G. Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Dore & Whittier Architects, Inc.		saam architecture		LaVallee Brensinger Architects		Symmes Maini & McKee Associates, Inc.		Mount Vernon Group Architects, Inc.		DINisco Design, Inc.	
Cost Estimator	Project Management & Cost		Miyakoda Consulting		Project Management & Cost		CHA Consulting, Inc.		Miyakoda Consulting		A M Fogarty & Associates Inc.		Fennessey Consulting Services		A M Fogarty & Associates Inc.	
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	Studio G. Architects, Inc.		Symmes Maini & McKee Associates, Inc.		Dore & Whittier Architects, Inc.		saam architecture		LaVallee Brensinger Architects		Symmes Maini & McKee Associates, Inc.		Mount Vernon Group Architects, Inc.		DINisco Design, Inc.	
Basic Services																
Feasibility Study	\$526,550	0.86%	\$824,230	0.69%	\$1,166,890	1.66%	\$741,000	1.49%	\$600,000	0.77%	\$1,267,710	2.28%	\$986,495	1.21%	\$659,583	2.82%
Design Development	\$1,875,000	3.05%	\$2,415,000	2.03%	\$1,417,099	2.01%	\$1,313,100	2.64%	\$1,970,000	2.53%	\$1,070,000	1.93%	\$1,697,625	2.07%	\$160,000	0.69%
Construction Contract Documents	\$1,875,000	3.05%	\$4,800,000	4.03%	\$2,156,455	3.06%	\$1,313,100	2.64%	\$2,600,000	3.34%	\$2,190,000	3.94%	\$2,970,844	3.63%	\$880,000	3.77%
Bidding	\$625,000	1.02%	\$500,000	0.42%	\$184,839	0.26%	\$218,850	0.44%	\$308,000	0.40%	\$110,000	0.20%	\$320,408	0.39%	\$66,000	0.28%
Construction Contract Administration	\$1,595,000	2.59%	\$3,000,000	2.52%	\$2,218,068	3.15%	\$1,422,525	2.86%	\$2,135,000	2.74%	\$1,400,000	2.52%	\$2,482,653	3.03%	\$550,000	2.36%
Closeout	\$320,000	0.52%	\$500,000	0.42%	\$184,839	0.26%	\$109,425	0.22%	\$230,716	0.30%	\$121,000	0.22%	\$100,000	0.12%	\$44,000	0.19%
Other Basic Services					\$179,000	0.25%					\$44,000	0.08%				
Subtotal Designer Basic Services	\$6,816,550	11.08%	\$12,039,230	10.10%	\$7,507,190	10.67%	\$5,118,000	10.28%	\$7,843,716	10.06%	\$6,202,710	11.16%	\$8,558,025	10.46%	\$2,359,583	10.11%
Reimbursable Services																
Construction Testing					\$52,500	0.07%					\$30,000	0.05%				
Printing (Over Minimum)	\$5,500	0.01%			\$10,000	0.01%	\$15,000	0.03%	\$10,000	0.01%	\$20,000	0.04%	\$45,000	0.05%	\$10,000	0.04%
Other Reimbursable Costs	\$100,000	0.16%	\$100,000	0.08%	\$141,000	0.20%	\$100,000	0.20%	\$50,000	0.06%	\$50,000	0.09%	\$40,000	0.05%	\$31,500	0.13%
Sub-Consultants																
Hazardous Materials	\$62,700	0.10%	\$55,000	0.05%	\$96,800	0.14%	\$125,000	0.25%	\$75,000	0.10%	\$70,250	0.13%	\$104,000	0.13%	\$43,000	0.18%
Geotech & Geotech Environment	\$247,500	0.40%	\$625,000	0.52%	\$76,800	0.11%	\$10,000	0.02%	\$200,000	0.26%	\$606,000	1.09%	\$134,000	0.16%	\$82,500	0.35%
Site Survey	\$50,000	0.08%	\$40,000	0.03%					\$20,000	0.03%	\$50,000	0.09%	\$10,000	0.01%	\$11,000	0.05%
Wetlands	\$21,450	0.03%	\$15,000	0.01%	\$95,000	0.13%			\$70,000	0.09%	\$10,000	0.02%	\$43,000	0.05%	\$35,000	0.15%
Traffic Studies	\$11,000	0.02%	\$45,000	0.04%			\$5,000	0.01%	\$90,000	0.12%	\$90,000	0.16%	\$30,000	0.04%	\$22,000	0.09%
Total Designer Fees	\$7,314,700	11.89%	\$12,919,230	10.84%	\$7,979,290	11.34%	\$5,373,000	10.79%	\$8,358,716	10.72%	\$7,128,960	12.83%	\$8,964,025	10.95%	\$2,594,583	11.11%
Owner's Project Manager	Leftfield, LLC		PMA Consultants, LLC		Compass Project Management, Inc.		Colliers Project Leaders NE, LLC		Hill International Company		Compass Project Management, Inc.		Atlantic Construction and Management, Inc.		Dore & Whittier Management Partners, Inc.	
Feasibility Study	\$223,450	0.36%	\$375,770	0.32%	\$444,439	0.63%	\$259,000	0.52%	\$255,000	0.33%	\$1,232,290	2.22%	\$531,000	0.65%	\$540,417	2.31%
Design Development	\$225,000	0.37%	\$171,299	0.14%	\$136,359	0.19%	\$96,125	0.19%	\$322,880	0.41%	\$160,000	0.29%	\$240,000	0.29%	\$84,175	0.36%
Construction Contract Documents	\$225,000	0.37%	\$308,628	0.26%	\$205,246	0.29%	\$115,097	0.23%	\$389,448	0.50%	\$210,000	0.38%	\$480,000	0.59%	\$184,458	0.79%
Bidding	\$100,000	0.16%	\$9,545	0.01%	\$50,000	0.07%	\$72,399	0.15%	\$57,208	0.07%	\$40,000	0.07%	\$96,700	0.11%		
Construction Contract Administration	\$2,000,000	3.25%	\$3,178,363	2.67%	\$1,521,872	2.16%	\$1,125,279	2.26%	\$1,550,334	1.99%	\$1,107,829	1.99%	\$2,048,000	2.50%	\$747,878	3.20%
Closeout	\$175,000	0.28%	\$167,282	0.14%	\$72,200	0.10%	\$170,084	0.34%	\$207,548	0.27%	\$90,000	0.16%	\$312,200	0.38%	\$98,204	0.42%
Extra Services																
Other Project Manager Costs																
Reimbursables & Other Services	\$50,000	0.08%			\$5,000	0.01%					\$5,000	0.01%				
Cost Estimates			\$112,000	0.09%	\$60,000	0.09%	\$75,000	0.15%								
Total OPM Fees	\$2,998,450	4.87%	\$4,322,887	3.63%	\$2,495,116	3.55%	\$1,912,984	3.84%	\$2,782,418	3.57%	\$2,845,119	5.12%	\$3,697,900	4.52%	\$1,655,132	7.09%
Total Designer and OPM Fees	\$10,313,150	16.76%	\$17,242,117	14.47%	\$10,474,406	14.88%	\$7,285,984	14.64%	\$11,141,134	14.30%	\$9,974,079	17.95%	\$12,661,925	15.47%	\$4,249,715	18.20%
Total Construction Costs	\$61,541,339		\$119,178,907		\$70,380,680		\$49,774,500		\$77,937,169		\$55,569,898		\$81,846,297		\$23,348,836	

Information as of:
October 2023 Board Meeting

Date Board Approved	Oct-21		Oct-21		Aug-22		Oct-22		TOTAL - ALL ELEMENTARY SCHOOLS	
District	Randolph		Westfield		Hingham		Winchester			
School Name	Elizabeth G Lyons ES		Franklin Ave		Wm L Foster ES		Lynch ES			
Project Type	Core Program		Core Program		Core Program		Core Program			
Project Scope	New Construction		New Construction		New Construction		New Construction			
Enrollment	315		395		605		520			
GSF	74,720		88,495		126,385		103,523			
Assumed Start of Construction	Mar-23		Mar-23		Dec-22		Nov-23			
OPM	CHA Consulting, Inc.		P3 Inc.		PMA Consultants, LLC		Hill International Company			
Designer	TSKP Studio, LLC		Caolo & Bieniek Associates, Inc.		Raymond Design Associates, Inc.		Tappe Architects, Inc.			
Cost Estimator	A M Fogarty & Associates Inc.		A M Fogarty & Associates Inc.		Ellana, Inc.		Project Management & Cost			
Description	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction	Cost	% of Total Construction
Designer	TSKP Studio, LLC		Caolo & Bieniek Associates, Inc.		Raymond Design Associates, Inc.		Tappe Architects, Inc.			
Basic Services										
Feasibility Study	\$656,577	1.58%	\$460,000	0.91%	\$820,000	0.93%	\$702,860	1.04%	\$38,108,123	1.22%
Design Development	\$990,000	2.38%	\$1,146,084	2.27%	\$1,643,252	1.86%	\$963,000	1.42%	\$65,928,285	2.11%
Construction Contract Documents	\$1,200,000	2.89%	\$1,850,935	3.67%	\$3,013,853	3.42%	\$2,247,000	3.32%	\$111,456,543	3.57%
Bidding	\$80,000	0.19%	\$120,255	0.24%	\$197,335	0.22%	\$642,000	0.95%	\$11,718,224	0.38%
Construction Contract Administration	\$1,100,000	2.65%	\$1,352,545	2.68%	\$2,841,624	3.22%	\$1,926,000	2.85%	\$83,174,173	2.66%
Closeout	\$80,000	0.19%	\$113,181	0.22%	\$197,335	0.22%	\$642,000	0.95%	\$7,513,707	0.24%
Other Basic Services							\$209,750	0.31%	\$2,693,055	0.09%
Subtotal Designer Basic Services	\$4,106,577	9.88%	\$5,043,000	10.00%	\$8,713,399	9.89%	\$7,332,610	10.84%	\$320,592,110	10.27%
Reimbursable Services										
Construction Testing			\$50,000	0.10%					\$1,319,500	0.04%
Printing (Over Minimum)	\$15,000	0.04%					\$10,000	0.01%	\$992,600	0.03%
Other Reimbursable Costs	\$60,000	0.14%			\$1,100,000	1.25%	\$50,000	0.07%	\$5,657,360	0.18%
Sub-Consultants										
Hazardous Materials			\$150,000	0.30%	\$575,000	0.65%	\$170,000	0.25%	\$4,700,256	0.15%
Geotech & Geotech Environment	\$10,000	0.02%	\$25,000	0.05%	\$1,450,000	1.65%	\$100,000	0.15%	\$8,430,895	0.27%
Site Survey			\$25,000	0.05%	\$75,000	0.09%	\$20,000	0.03%	\$1,594,970	0.05%
Wetlands					\$300,000	0.34%	\$100,000	0.15%	\$1,736,950	0.06%
Traffic Studies	\$17,600	0.04%	\$100,000	0.20%	\$75,000	0.09%	\$40,000	0.06%	\$1,519,670	0.05%
Total Designer Fees	\$4,209,177	10.12%	\$5,393,000	10.69%	\$12,288,399	13.95%	\$7,822,610	11.56%	\$346,544,311	11.10%
Owner's Project Manager	CHA Consulting, Inc.		P3 Inc.		PMA Consultants, LLC		Hill International Company			
Feasibility Study	\$297,500	0.72%	\$440,000	0.87%	\$280,000	0.32%	\$274,560	0.41%	\$16,584,683	0.53%
Design Development	\$190,000	0.46%	\$100,000	0.20%	\$250,000	0.28%	\$117,040	0.17%	\$7,573,271	0.24%
Construction Contract Documents	\$190,000	0.46%	\$212,000	0.42%	\$409,379	0.46%	\$222,670	0.33%	\$12,278,896	0.39%
Bidding	\$30,000	0.07%	\$60,000	0.12%			\$69,620	0.10%	\$3,370,363	0.11%
Construction Contract Administration	\$650,000	1.56%	\$900,000	1.78%	\$1,920,865	2.18%	\$1,672,700	2.47%	\$72,601,244	2.32%
Closeout	\$45,000	0.11%	\$55,000	0.11%	\$162,446	0.18%	\$241,220	0.36%	\$6,231,459	0.20%
Extra Services	\$40,000	0.10%			\$350,000	0.40%			\$1,945,717	0.06%
Other Project Manager Costs									\$1,000	0.00%
Reimbursables & Other Services					\$375,000	0.43%			\$2,020,904	0.06%
Cost Estimates	\$97,300	0.23%	\$70,000	0.14%	\$150,000	0.17%	\$51,700	0.08%	\$2,556,712	0.08%
Total OPM Fees	\$1,539,800	3.70%	\$1,837,000	3.64%	\$3,897,690	4.42%	\$2,649,510	3.92%	\$125,164,249	4.01%
Total Designer and OPM Fees	\$5,748,977	13.83%	\$7,230,000	14.34%	\$16,186,089	18.37%	\$10,472,120	15.47%	\$471,708,560	15.11%
Total Construction Costs	\$41,576,611		\$50,430,464		\$88,114,851		\$67,674,862		\$3,122,779,947	



5 January 2024

School Building Committee
Town of Southborough, MA
c/o Jim Burrows, Owner's Project Manager
Skanska
101 Seaport Blvd, Suite 200
Boston, MA 02110

Neary Elementary School - Feasibility Study and Schematic Design Proposal

Dear Jim:

We are delighted to have been selected as the Architect for the Neary Elementary School. We look forward to working with you and the Committee towards an exceptional result.

Our services will be based on the Contract for Designer Services provided by the Massachusetts School Building Authority (MSBA) and the Request for Designer Services (RFS) dated September 20, 2023.

Project Description

The project will consist of the evaluation and recommendations for repairs, renovations, addition(s) and/or new construction for the Neary Elementary School in Southborough. As described in the RFS, the project has three potential design enrollments.

1. 305 student enrollment in grades 4-5.
2. 450 student enrollment in grades 3-5 at a consolidated Woodward and Neary school.
3. 610 student enrollment in grades 2-5 at a consolidated Woodward and Neary school.

Scope of Work

Arrowstreet and our consulting engineers will review and evaluate the condition of the existing Neary School; work with the District to develop the educational program for the school; identify and evaluate alternative strategies for renovations and/or new construction on the existing site; and develop the schematic design for the preferred option. Our work will be performed in accordance with the MSBA Module 3 Feasibility Study and Module 4 Schematic Design Guidelines and as further described below.

Understandings

1. Our existing conditions assessment will be based on visual observations of the existing Neary school building and systems. Testing for hazardous materials such as soils, asbestos, etc. will be performed as a Supplemental Service, as described below.



2. We will not perform destructive or invasive testing to evaluate hidden conditions. If requested, we can provide a proposal to open up portions of the building for testing.
3. Operation and testing of existing building systems are also not included in our proposal. It would be helpful if school maintenance personnel can be in attendance during our site visits to help us understand the condition of the existing systems.
4. The following services will be provided as a Supplemental Service to this proposal. We will forward more detailed proposals for these services shortly.
 - a. Hazardous materials investigation and testing
 - b. Geotechnical Engineering Report (preliminary soil borings)
 - c. Geo-environmental Phase I ESA (if necessary, Phase II)
 - d. Traffic Study Report
 - e. Site Survey
 - f. 3D scan of existing building for the purposes of creating existing building plans
 - g. Net Zero Analysis, including advanced energy modeling and LCCA analysis
5. We will work with our Educational Programmer, Mike Pirollo, to assist the District to define the educational vision for the school and develop the Space Summary for submission to the MSBA. We have included the following efforts in our proposal:
 - a. One (1) visioning kick-off meeting with District and school leadership team.
 - b. One (1) day to visit the school and observe current educational practices.
 - c. One (1) day to tour other recently constructed schools with members of the SBC and administration/faculty for best practices observations.
 - d. Four (4) 3-hour visioning workshop sessions with District leadership and school faculty.
 - e. One open community forum.
 - f. Meeting with the District to discuss the educational vision resulting from the workshops and the proposed Space Summary.
 - g. Two (2) meetings with the School Building Committee to review and discuss the educational vision and proposed Space Summary
 - h. Additional workshops, meetings, community forums and/or hearings can be provided as an Additional Service.
6. We will work with Skanska and the District to review the Feasibility Study and Schematic Design with MSBA staff for project approvals. In accordance with Module 3, we have included the following meetings in our proposal:



- a. Monthly SBC meetings.
 - b. Bi-weekly working group meeting or conference call with the OPM and Leadership team.
 - c. Two meetings to review and finalize the Preliminary Design Program (PDP) including the Initial Space Summary, Evaluation of Existing Conditions, and Preliminary Evaluation of Alternatives.
 - d. Two meetings to review the Preferred Schematic Report (PSR) which will include updates to the Evaluation of Existing Conditions, Final Evaluation of Alternatives and Preferred Solution.
 - e. One meeting to present the Preferred Schematic Report to the MSBA Facilities Assessment Subcommittee (FAS).
 - f. We anticipate one community forum for each phase of the effort, including PDP, PSR and Schematic Design. We also anticipate a community forum to discuss educational programming and sustainable building performance goals, for a total of five meetings. We are happy to participate in additional community meetings as the SBC feels necessary and appropriate.
7. We understand the study will focus on the existing site as the likely location for the new school. We will work with the District to identify and assess up to two additional sites that may be identified during the course of the study. We will perform an initial, general review of the additional sites but will provide detailed analysis of the existing site only.
8. We will tour the Woodward and Finn schools to understand the general layout and condition of the buildings, however we will limit our detailed conditions evaluation to the Neary School building. If requested, we would be pleased to provide a proposal for more detailed conditions assessment of the Woodward and/or Finn schools.
9. As part of the feasibility study efforts, we will develop conceptual layouts to reconfigure the existing Woodward school for the potential enrollments included in the RFS. However, more detailed studies of renovations and/or additions to the Woodward school can be provided as an Additional Service.
10. We will assist the District with public hearings to review and present the study findings. In addition to the public hearing included above, our proposal includes three additional public hearings, generally at the completion of the PDP, PSR, and Schematic Design phases of the work.
11. Attached please find an annotated copy of the MSBA Module 3 Guidelines indicating which pieces of the Feasibility Study will be completed by Arrowstreet and which pieces we anticipate will be completed by the District and/or Skanska.




- 12. In accordance with MSBA requirements, we have included preparation and evaluation of three preliminary and three final Alternative Schemes during the Feasibility Study. We understand the schemes may evolve or be combined as a result of discussions with the District and the MSBA, however preparation and evaluation of an excessive number of schemes will be provided as an Additional Service.
- 13. Arrowstreet and our consultant team will review and report on the regulatory and permitting requirements for the proposed improvements. This report should be reviewed by the District’s attorney for accuracy and completeness. Efforts necessary to obtain permits or other regulatory approvals will be provided in subsequent phases of the project.
- 14. We propose two working meetings with members of Southborough’s regulatory review and permitting staff, including Planning Department, Building Department, Fire Department, Conservation Commission, DPW and others as may be appropriate. The purpose of these meetings will be to familiarize the town’s staff with the project and identify potential regulatory approvals for the work.
- 15. We will meet with members of the School Administration and the Southborough Police Department to review safety and security issues.
- 16. We have included a working meeting with members of the District Administration and staff to review IT and telecommunications requirements.
- 17. Energy modeling for the new energy code requirement for Thermal Energy Demand Intensity (TEDI) and simple life cycle cost analysis are included in our basic services. Advanced energy modeling and life cycle costs analysis to meet the District's net zero energy goals can be provided as a supplemental service.
- 18. We anticipate the District will seek to meet the MSBA's requirements for LEED or CHPS certification for additional reimbursement funding. We have included initial assessment and preliminary scorecard in our basic services. A life cycle assessment for embodied carbon can be provided in this phase as an additional service. Full analysis of LEED or CHPS certification will be provided in subsequent phases of the project.

Schedule

Our initial approach to the project is based on the following schedule. We look forward to further discussions with the District and the OPM to finalize the project schedule.

Preliminary Design Program (PDP)	Jan to May 2024
Preferred Schematic Report (PSR)	June to Oct 2024
MSBA Board PSR Approval	Oct 2024
Schematic Design	Nov to Feb 2025



MSBA Board Project Scope and Budget Approval	April 2025
Local Project Funding Authorization	April 2025

We will work with the OPM and Owner to meet the schedule goals. If the architectural services are extended through no fault of Arrowstreet, we reserve the right to request additional services.

Project Team

We have included the following consultants in our proposal for the Feasibility Study and Schematic Design phase efforts. Additional consultants will be added in subsequent phases of the project, as required.

Basic Services:

Structural Engineering	Lim Consulting
MEP/FP	GGD Consulting Engineers
Civil	Green International
Landscape Architecture	Terraink
Code/Accessibility	Code Red
Estimator	PM&C – Project Management & Cost
Educational Programming	MLP Integrated Design

Supplemental Services:

HazMat Identification
Geotechnical
Geo-environmental
Survey
Traffic
Existing Building 3D Scan
Net Zero Energy Modeling

Compensation

Our proposed compensation for Basic Services and the efforts outlined above is as follows:

Feasibility Study	\$246,000
Schematic Design	\$350,000
Total Basic Services, including expenses	\$596,000

Supplemental Services

We are in the process of obtaining proposals for the Supplemental Services for your review and approval prior to authorizing the work to proceed. We look forward to working with you to confirm and refine the scope of work and associated costs to meet the Town’s needs.

Potential Additional Services

The following additional services may be required to complete the project. We would be pleased to provide you with a proposal for these efforts, if necessary.

- Reproduction of milestone submittals exceeding six copies
- Materials testing and/or investigative destructive testing
- Operational testing of existing building systems
- Inventory or evaluation of existing furniture or equipment
- Testing or inspections of existing utilities, including hydrant flow test(s), etc.
- Work beyond the boundaries of the site, including roadway or utility improvements
- Additional meetings beyond meetings included above
- Permitting for Article 97: The Public Lands Preservation Act
- Land takings
- Sports field & irrigation technical design, if required
- Rainwater reuse analysis
- Life cycle assessment for embodied carbon
- Battery storage or solar PV analysis
- Resilient assessment and planning, technical

The proposed scope, level of effort, and associated costs are based on our understanding of the project and the MSBA requirements. We look forward to reviewing this scope with you to assure that we match our efforts and costs with your needs and budget constraints.

We look forward to working together with you and the District on this exciting project.

Sincerely,

ARROWSTREET

Read and Agreed



Laurence Spang, AIA, LEED AP
Principal

Authorized by
Date

Distribution

Katy Lillich
Nancy Neville

Arrowstreet
Arrowstreet



Margaret A. Neary Elementary School

9 JANUARY 2024

ARROWSTREET





Today's Discussion

- 1 Project Team
- 2 Arrowstreet's Experience
- 3 Schedule
- 4 Educational Planning
- 5 Site and Building Assessment
- 6 Community Engagement

Meet the Team

Building wonderful places to learn



Larry Spang
Principal-in-Charge



Katy Lillich
Project Manager



Tina Soo Hoo
Project Architect



Kate Bubriski
Sustainability & Building
Performance



David M. Pereira
Electrical Engineer
GGD



Jade Cummings
Landscape Architect
Terraink



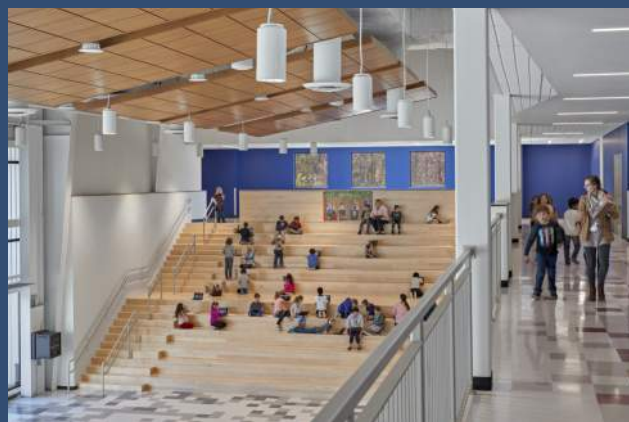
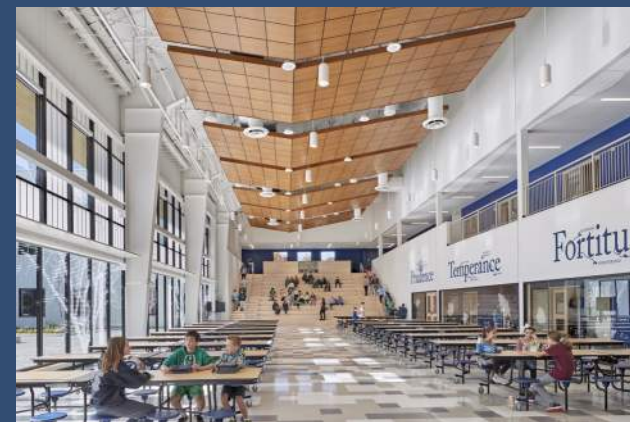
Mike Pirollo
Educational Planner
MLP Integrated Design



Robert J. Michaud
Traffic Consultant
MDM



For over 20 years, Arrowstreet has designed some of the highest performing charter and public schools in the state. Our ability to deliver quality educational spaces that stimulate learning and innovation within tight budgets and constrained schedules has been the secret to our success.



Net Zero Expertise

~10
Years

**3 MILLION
SQUARE
FEET**
Net Zero
Projects

**750,000
SQUARE
FEET**
5 Passive House
Buildings



Cost increase: <1%
Payback: <10yr



Cost increase: <1%
Payback: <10yr



Cost increase: <1%
Payback: <10yr



Cost increase: 0%
Payback: <1yr



Boardwalk Campus

ZERO ENERGY, ZERO WATER, HEALTHY MATERIALS



BOARDWALK CAMPUS



BOARDWALK CAMPUS



BOARDWALK CAMPUS

West Acton
Boardwalk
Welcome!
[Map]
[Logo]

Healthy Indoor Environment

ERGONOMIC
FURNITURE

ACOUSTICS

DIMMABLE
INDIRECT
LIGHTING

OPERABLE
WINDOWS

DAYLIGHT
& VIEWS

NATURAL
LOOK
MATERIALS

DISPLACEMENT
VENTILATION FOR
THERMAL
COMFORT & AIR
QUALITY

HEALTHIER
MATERIALS



Healthy Materials

**LOW
EMITTING**

FLUSHOUT

RED LIST

PFAS

**FLAME
RETARDANTS**

**ANTI-
MICROBIALS**

PHATHALATES





HILDRETH ELEMENTARY SCHOOL



An aerial photograph of a school campus. The central feature is a large, multi-winged school building with a dark roof. To its left is a large, paved parking lot filled with cars. Further left is a green athletic field with a red and green rectangular area, possibly a tennis court or a small field. The campus is surrounded by dense green trees and grassy areas. In the bottom left corner, the text "MSBA Process" is overlaid in white.

MSBA Process

MSBA Process



Massachusetts School
Building Authority

Module 3 – Feasibility Study

Module 3A – Preliminary Design Program

Module 3B – Preferred Schematic

Module 4 – Schematic Design

Module 5 – Funding the Project

Module 6 – Detailed Design

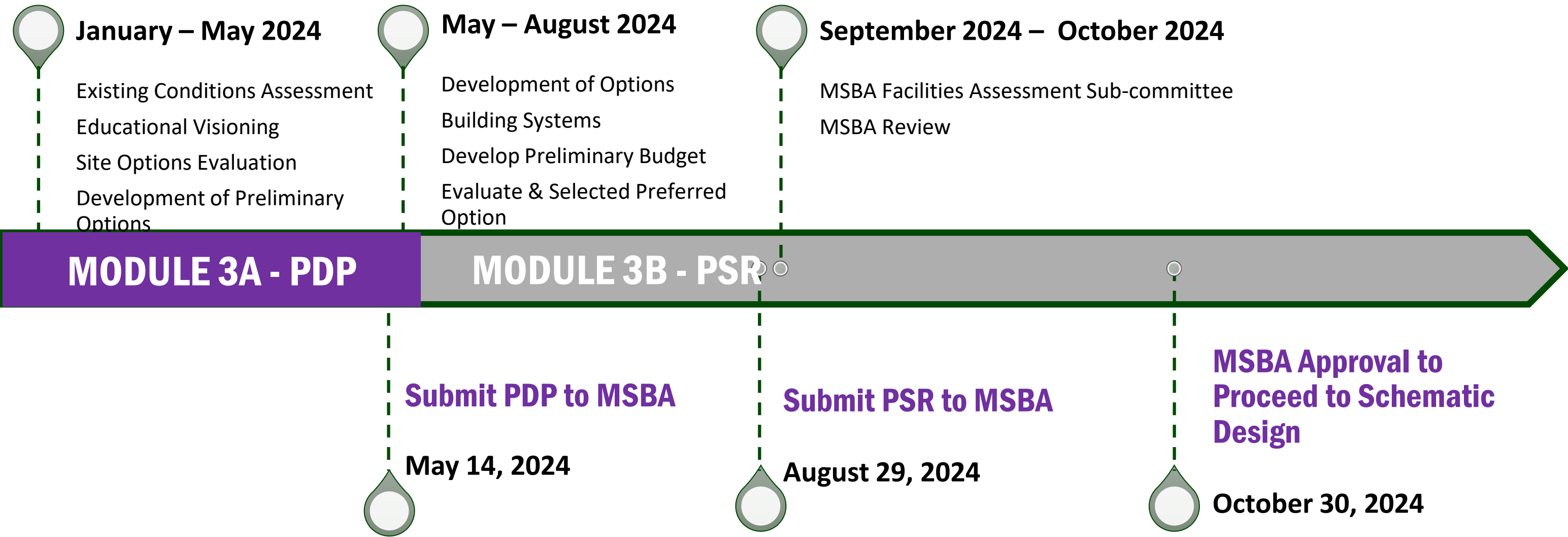
Module 7 – Construction

Module 8 – Completing the Project

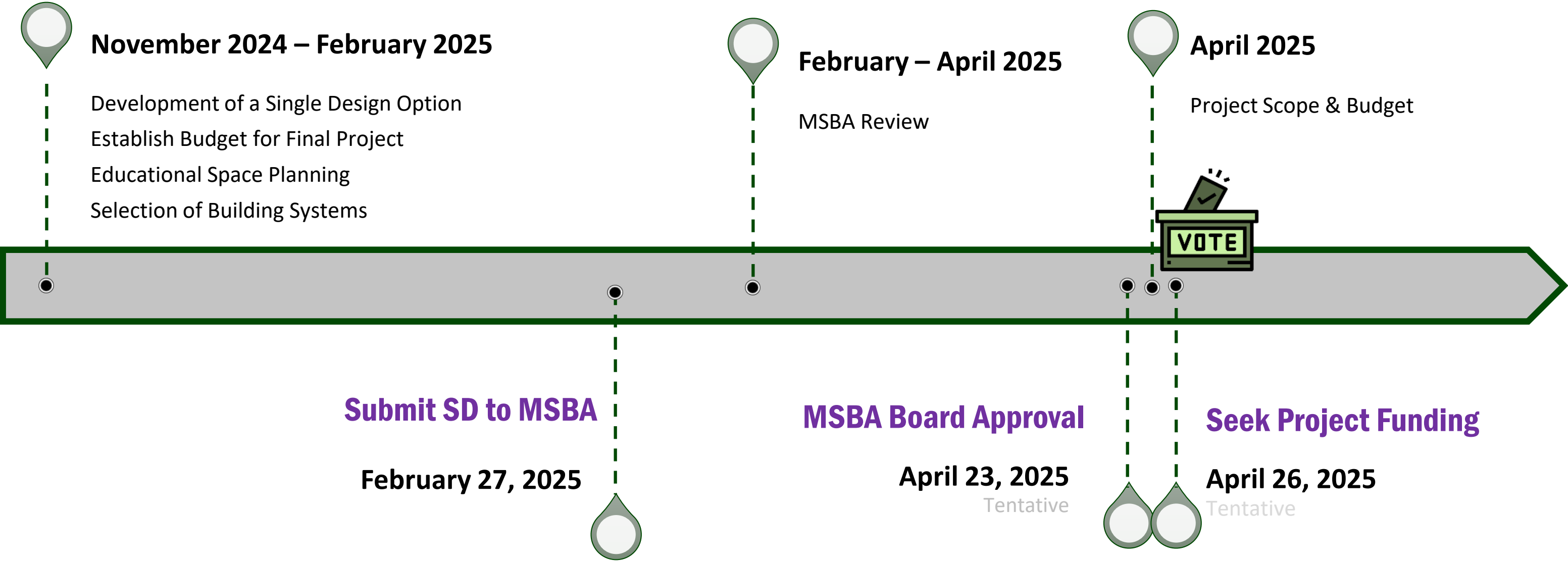
Module 3 – Feasibility Study

Module 3A – Preliminary Design Program (PDP)

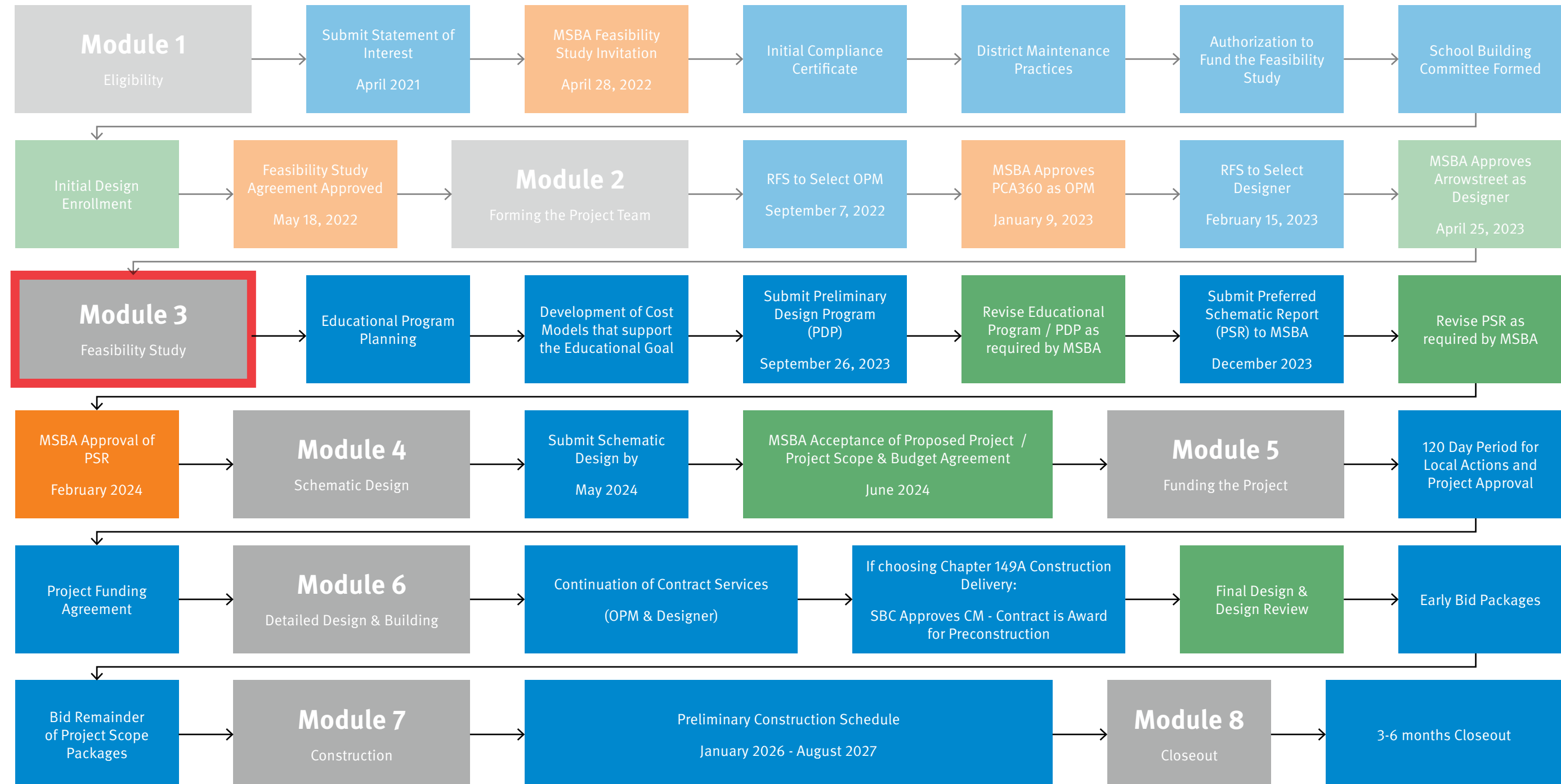
Module 3B – Preferred Schematic (PSR)



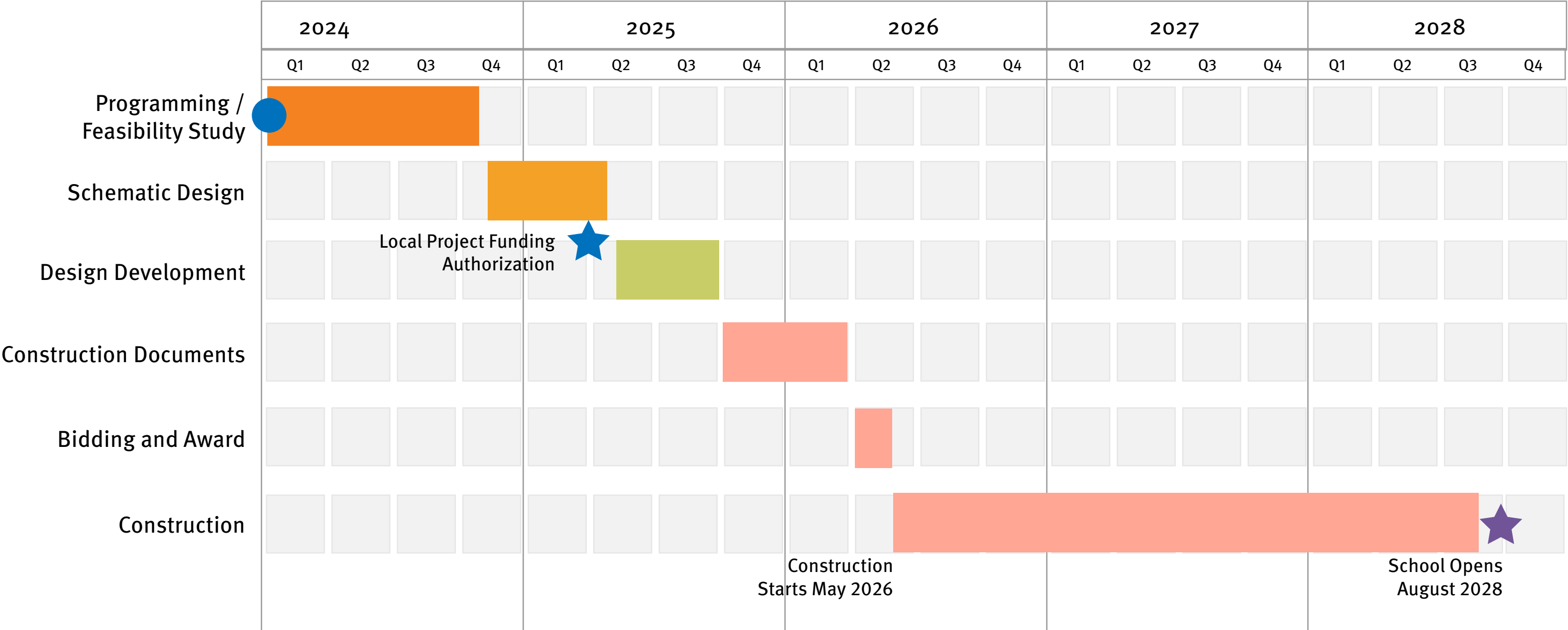
Module 4 – Schematic Design



MSBA / Project Timeline by Module



Project Schedule



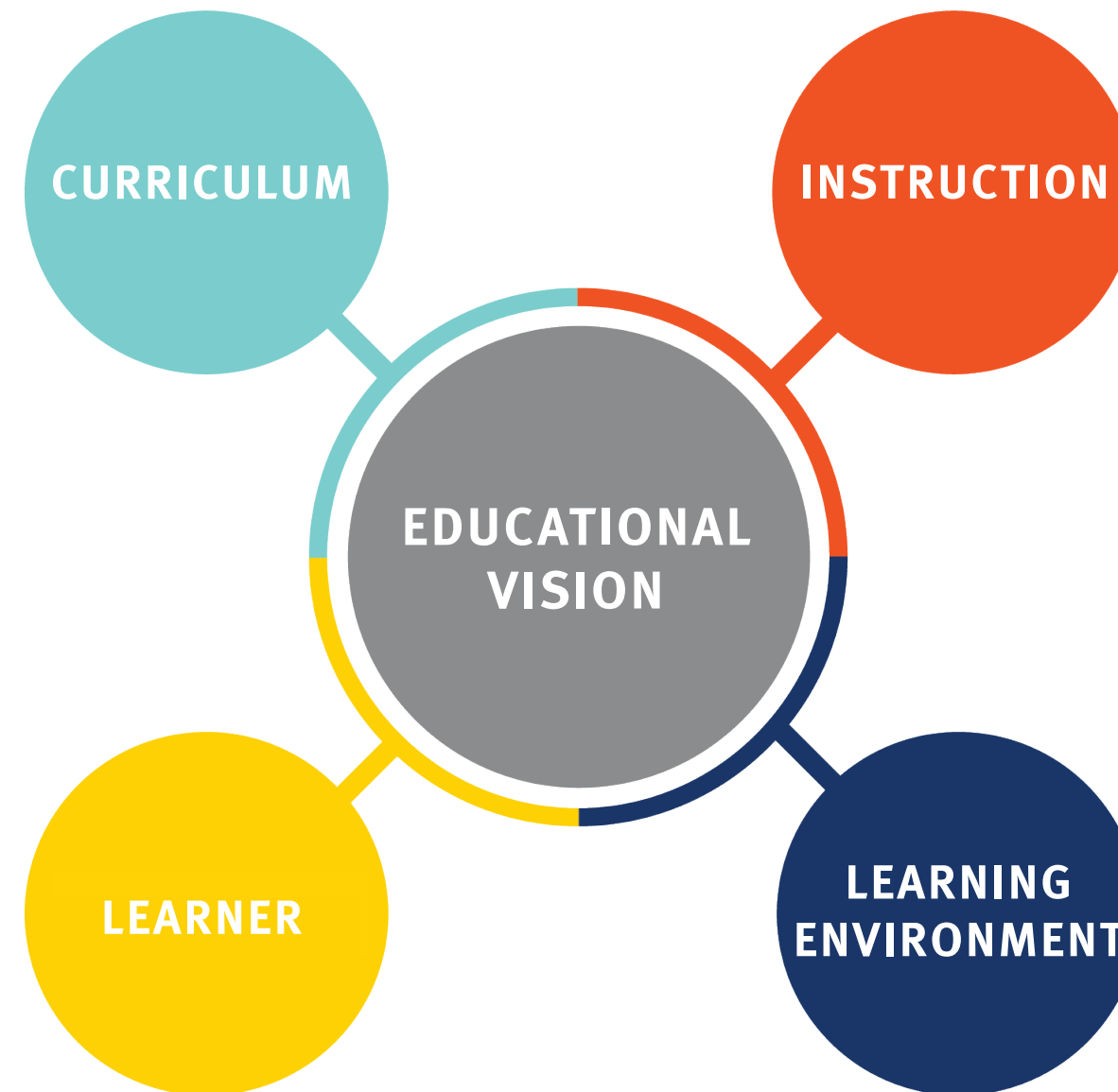
An aerial photograph of a school campus. The central feature is a large, multi-winged school building with a dark roof. To its left is a large, paved parking lot filled with cars. Further left is a green athletic field with a red and green rectangular area, possibly a tennis court or a small field. The campus is surrounded by dense green trees and grassy areas. In the bottom left corner, the text "Educational Programming" is overlaid in a large, white, sans-serif font.

Educational Programming

Integrated Planning + Programming Process

Standards & Content,
Both Academic & Social-
Emotional Learning

Instructional &
Organizational Methods



Academic, Physical
& Social-Emotional
Development

Space to Support All
Students

Educational Visioning Process

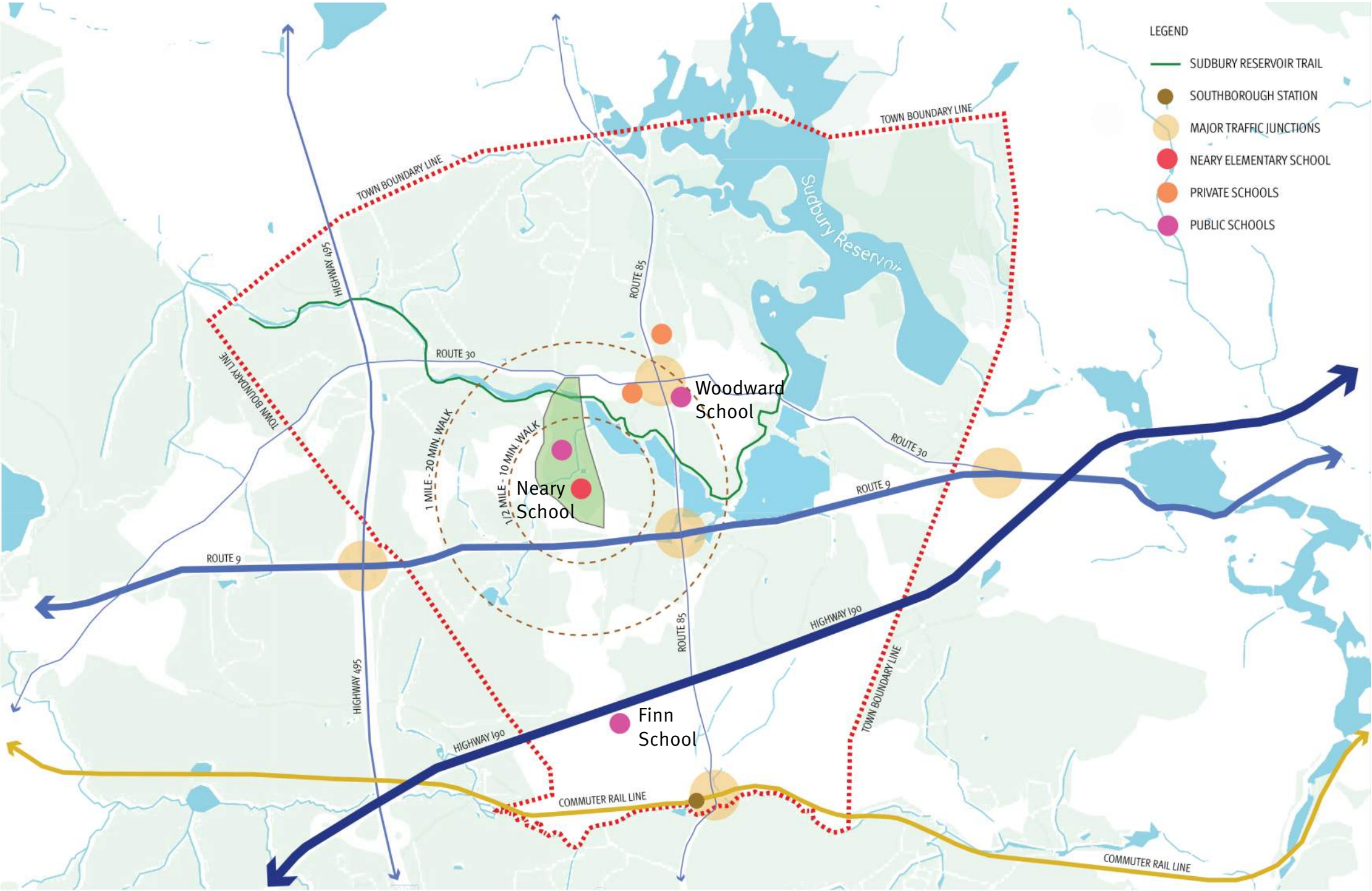
Event	Goal	Timeframe
Educational Visioning Kick-Off Meeting	Finalize visioning plan, schedule, and stakeholders	January 15-26
Observation & Immersion	Experience existing NES and tour precedent new/renovated schools	January 29-Feb. 2
Visioning 1 – Initial Listening	Identify goals, values, priorities, +/-	February 5-9
Visioning 2 – learner profile	Create learner snapshots and discuss impacts of enrollment scenarios	February 12-16
Visioning 3 – teaching and learning	Envision high-quality teaching and learning; identify guiding educational principles	February 26-March 1
Visioning 4 – learning environment	Envision ideal space types, features, adjacencies	March 4-8

Programming Workshops w/Leadership after Visioning 2 and 4

An aerial photograph of a school campus. The central feature is a large, multi-winged building with a dark roof. To its left is a large, paved parking lot filled with cars. Further left is a green field with a red and green rectangular area, possibly a sports field. The campus is surrounded by dense green trees and grass. In the bottom left corner, the text "Site and Building Assessment" is overlaid in white.

Site and Building Assessment

School Consolidation Considerations



School Consolidation Considerations

Master Planning Strategies



Finn ES (Grades K-1)



Neary ES (Grades 4-5)



Woodward ES (Grades 2-3)

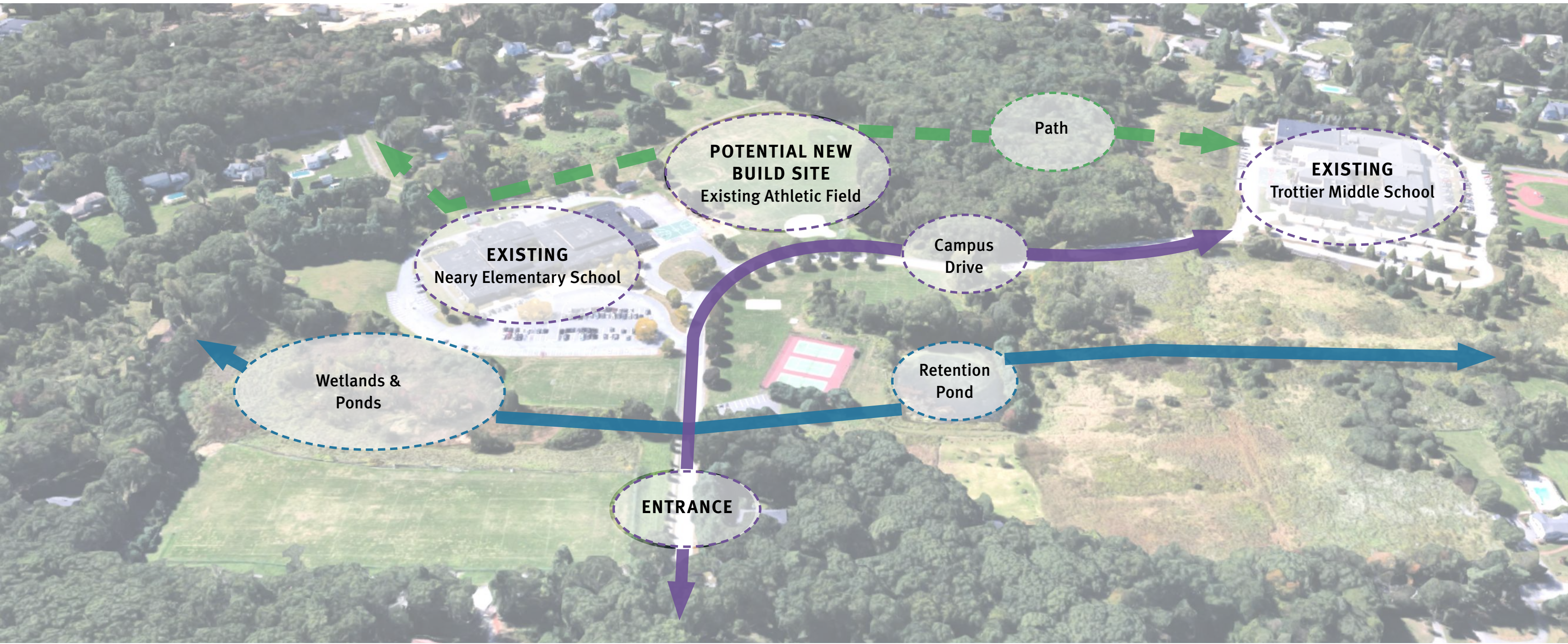
Grades 4–5



Site Opportunities

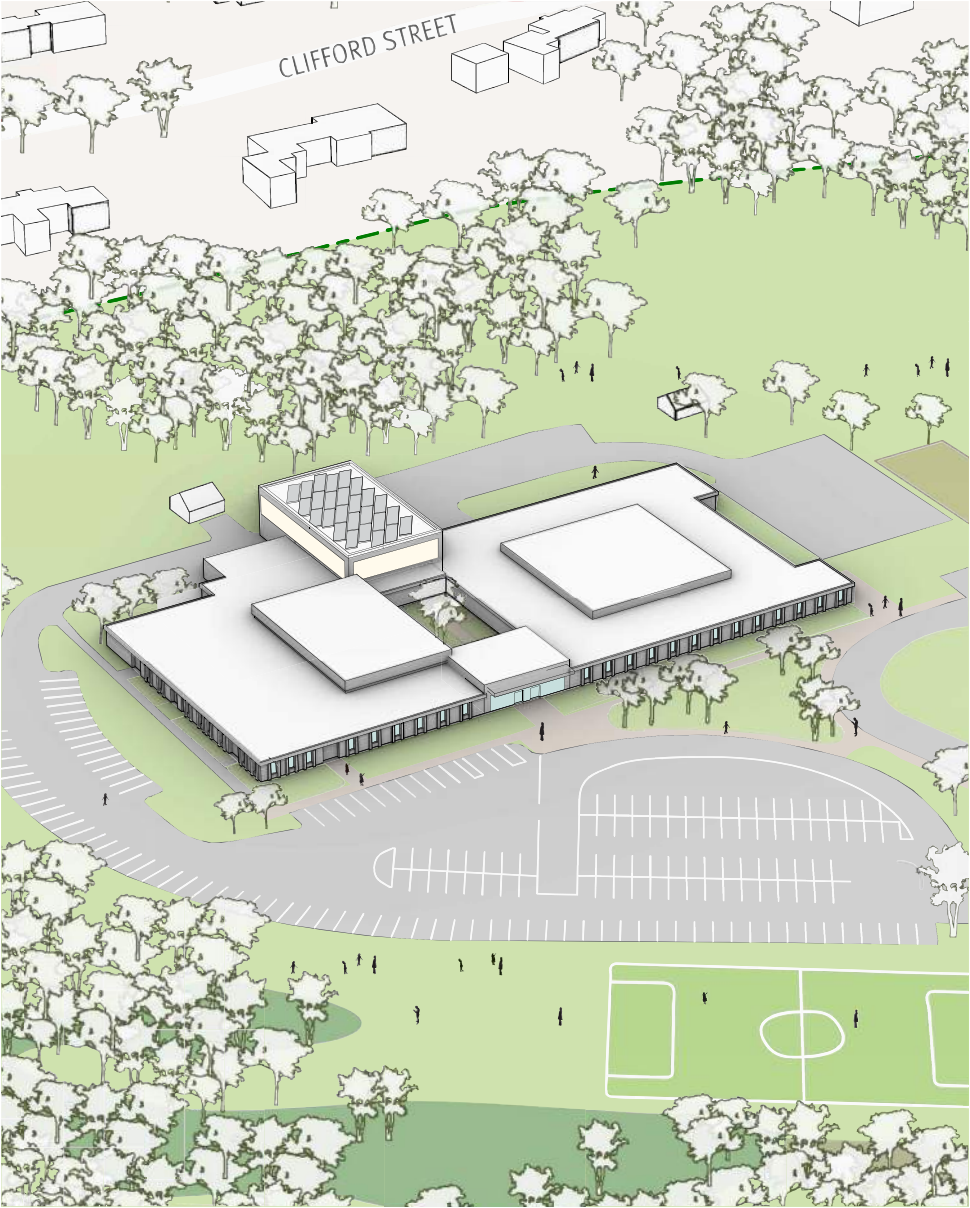


Site Opportunities



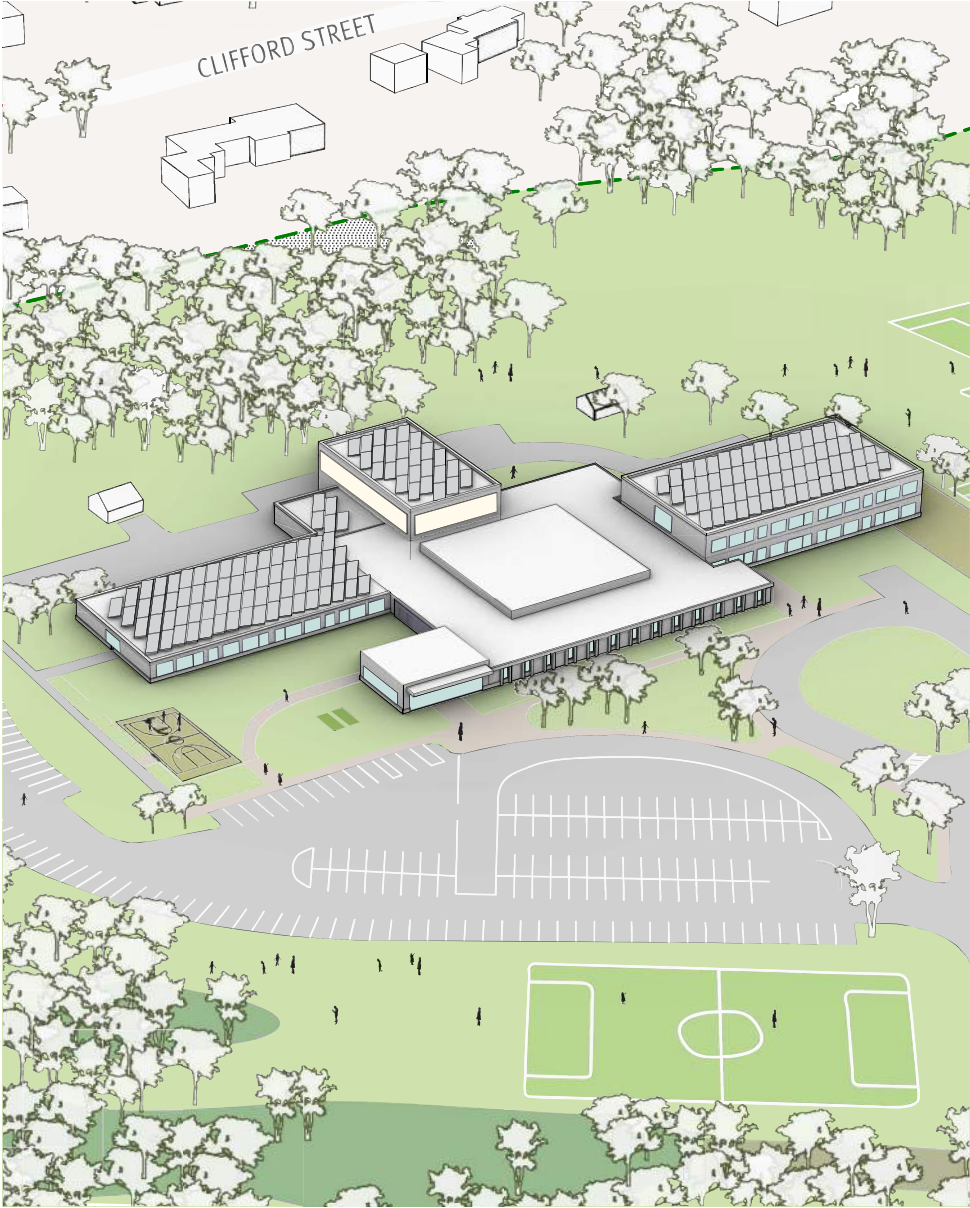
Enrollment Option Studies

“RENEW”
Small Addition and Renovation



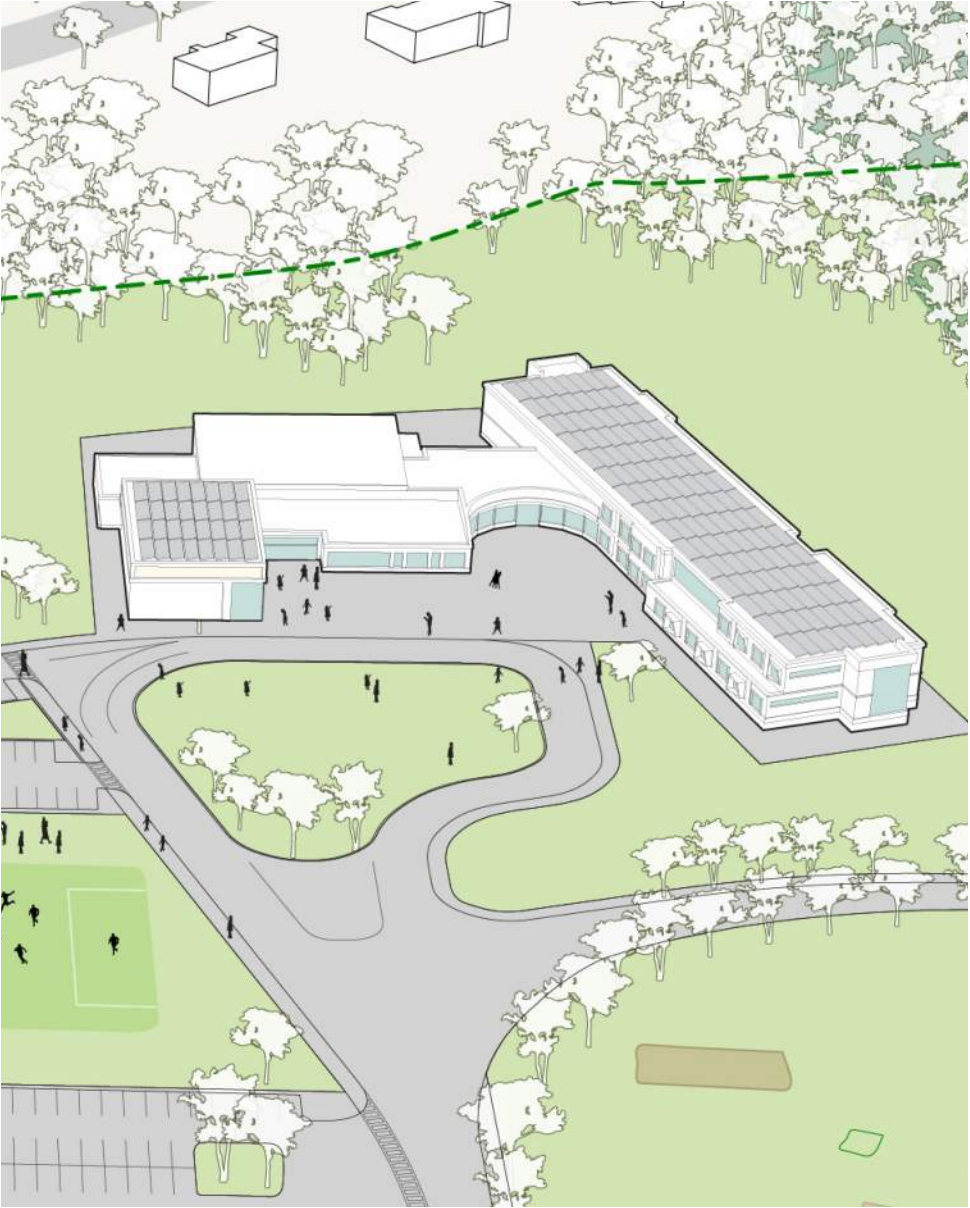
305 Enrollment
Grades 4-5

“REVITALIZE”
Large Addition and Renovation



450 Enrollment
Grades 3-5

“REPLACE”
Build New



610 Enrollment
Grades 2-5

Net Zero Incentives

Neary - 450 Enrollment Option

				Air Source		Ground Source	
	Technology	Cost	Rate ¹	Estimated Value		Estimated Value	
Sec 48 Alternative Energy Investment Tax Credit	Solar	\$1,400,000	25.5%	\$357,000		\$357,000	
	Air Source Heat Pumps - NOT COVERED BY ITC	\$7,120,000	N/A	\$0		\$3,264,000	
Sec 30C Alt Refueling	EV charging		N/A				
Mass Save	Path 1			\$423,000		\$1,032,500	
Utility EV Program ²	EV charging	\$112,000	TBD	TBD		TBD	
MA EVIP Public Access ²	EV charging	\$112,000	100%	\$50,000		\$50,000	
Potential Incentives				\$830,000	10%	\$4,703,500	42%
Cost After Incentives				\$7,802,000		\$6,408,500	

1. Assumed using tax-exempt bonds
2. Assumed EVSE for 8 parking spaces



Community Engagement

Questions from the Community



Margaret A. Neary School
Grades 4-5



Mary E. Finn School
Grades K-1



Albert S. Woodward School
Grades 2-3

- What does it mean to consolidate schools?
- How does consolidated schools affect my kids and my community?
- Will this create more traffic in my neighborhood?
- How will we keep children safe?
- How will my children feel in a bigger school?
- What will happen to the re-purposed school?

Community Engagement

Use UDL Learning Principles to Give Everyone a Voice



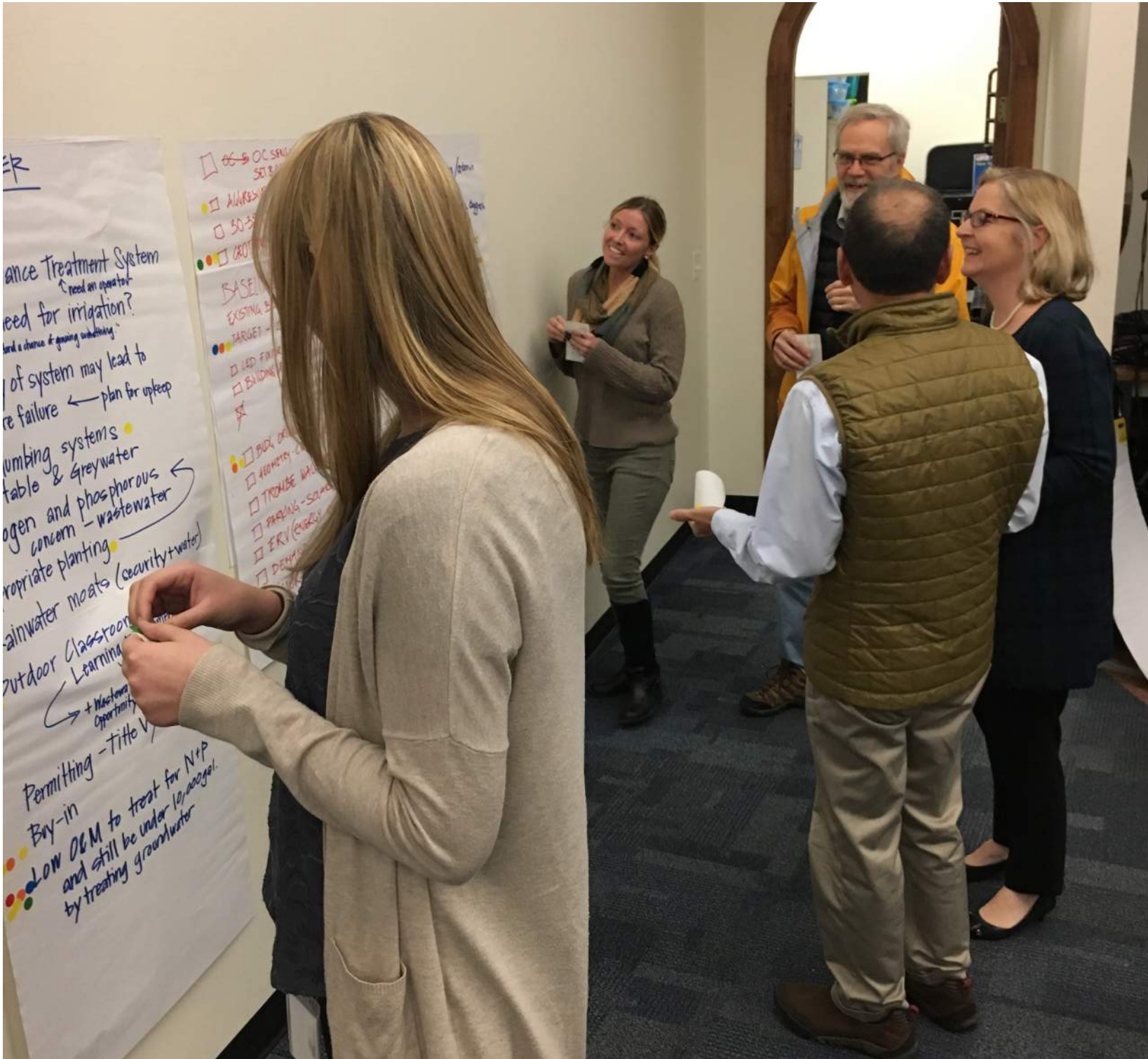
Involve the community

Tours of other schools to create understanding.



Occupant Engagement

Goal Setting Tools



Thornton Tomasetti


Acton Boxborough School Net Zero OPR Survey

The following survey is intended to determine water, waste and occupant wellness. Please indicate how important the following items are to the building, and circle the most important item for the building, and circle the most important item for the building.

Must Have (MH) Highly Desirable (HD)

ENERGY
The building will target an EUI of 28 kBtu/sf-yr or lower.
The building will meet Net Zero Energy through on-site energy generation. (PV array will be sized based on source energy.)
The building will not rely on fossil fuel combustion for daily activities.
The building will not rely on fossil fuel combustion for backup power.
The building will meet the following envelope performance:
Maximum window-to-wall ratio: <input type="checkbox"/> 25% <input type="checkbox"/> 30% <input type="checkbox"/> 35%
Passive-house level (walls, R-60 roof)
Passive-house level (walls, R-60 roof)
Envelope commissioning
The building will meet the following HVAC performance:

Net Zero Energy



Key Facts

Net Zero Energy = on an annual basis renewable energy is generated to equal the amount of energy that the building consumes.

Educational Benefits: NZ schools are living laboratories, that adapt students to a knowledge-based technologically advanced society. Occupant engagement in NZ schools can provide additional energy savings and serve as a teaching tool for students, STEM programs, and the larger community. This greater understanding and deeper knowledge of concepts like science, math, and technology in relation to their surroundings give students the confidence to take leadership roles in their schools as advocates for environmental sustainability and their own learning needs.

Increased Occupant Performance: NZ buildings have better indoor air quality, acoustics, and daylight, all of which have been shown to improve occupant performance. With students and staff spending approximately 1,000 hours per year in a school, transforming classrooms into healthy and productive spaces is especially important when short-term and long-term health is at risk. NZ buildings attract and retain students and faculty who want to spend every day in these schools.

Lower Operating Costs: K-12 schools spend more on energy than is spent on computers and textbooks combined. Schools built to NZ performance have lower operating costs and save money on energy bills that can be spent on educating students. NZ also reduces exposure of school budgets to the volatility of shifting energy prices.

Why Your Input Is Needed

How occupants use a building drives the amount of energy consumed by the building. As the main occupants of schools, teachers, staff, and students, provide insight into the day to day operations. You are champions for your own health and well-being in the design, construction and operation of a NZ school.

Activity

1. What is your vision of a sustainable, net zero school?
2. What excites you about a net zero school? What questions/concerns do you have?

ARROWSTREET



Let's start the journey

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Neary Building Committee – Designer Selection Subcommittee

Monday January 29th, 2024

7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Kathryn Cook, Andrew Pfaff (arrived at 7:40 PM) Denise Eddy, and Jason Malinowski

Members Absent: Chris Evers

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Director of Finance, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

- I. Call Meeting to Order
Jason Malinowski called the Neary Building Committee Meeting to order at 7:01 PM.
- II. Campaign Finance Presentation
Jason Tait, Education Director at the Office of Campaign and Political Finance (OCPF), presented on the Campaign Finance Law.
- III. Approval of Outstanding NBC Meeting Minutes – 1/9/2024
Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and voted 5-0-1 by roll call, (Denise Eddy abstained) “To approve as presented.”

MOTION TO APPROVE
MEETING MINUTES

Roll Call:

For: Mark Davis, Roger Challen, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: Denise Eddy

IV. Approval of Outstanding NBC – Designer Subcommittee Meeting Minutes – 11/21/23 and 11/29/23

Roger Challen asked for a discussion and a vote.

Mark Davis moved, Roger Challen seconded, and it was unanimously voted by roll call, “To approve the outstanding NBC – Designer Selection Subcommittee meeting minutes for November 21, 2023, and November 29, 2023.”

MOTION TO APPROVE MEETING MINUTES

Roll Call:

For: Mark Davis and Roger Challen

Opposed: None

Abstained: None

V. Dissolve Designer Selection Subcommittee

Jason Malinowski expressed his appreciation to the Designer Selection Subcommittee, for their hard work that led to choosing Arrowstreet, the project designer.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To dissolve the Designer Selection Subcommittee.”

MOTION TO DISSOLVE DSSC

Roll Call:

For: Denise Eddy, Mark Davis, Roger Challen, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

VI. Chair/Member Updates – Community Center Exploration Committee Conclusions

Jason Malinowski reported that the Community Center Exploration Committee will be dissolved within the next 15 days. In the upcoming week, the Committee will present their recommendations and consensus to the Select Board. The Committee studied various options such as new construction for recreation, a hypothetical library, a Senior Center, and repurposing the Finn School.

VII. District leadership team to work with OPM/Designer

Jim Burrows, Project Manager at Skanska, made it clear that the Finance Subcommittee would continue to handle any financial approvals or matters. The small working group that would collaborate with Skanska and Arrowstreet would not have the authority to approve or review bills and invoices. After tonight’s meeting, whoever is selected will report back to the full Neary Building Committee and provide updates.

Jason Malinowski moved, Kathryn Cook seconded, and it was unanimously voted by roll call, “For purposes of communication with the OPM, Skanska/ Designer in between meetings that this Committee accepts the Chair, School Committee rep, and Select Board rep as the District leadership team.”

MOTION FOR
DISTRICT
LEADERSHIP
TEAM

Roll Call:

For: Denise Eddy, Mark Davis, Roger Challen, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

VIII. Authorization for Communications Subcommittee to engage website designer

The Communications Subcommittee had a meeting on January 26th. During the meeting, they were presented with a 30-page proposal and a quote from a website designer who specializes in school projects. Based on this, the subcommittee recommended that the full Neary Building Committee authorize engagement with the website designer, provided that the cost does not exceed \$10,000.

Denise Eddy moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “To hire the company for a max of/ not to exceed \$10,000.”

MOTION TO ENGAGE
WITH WEBSITE
DESIGNER

Roll Call:

For: Denise Eddy, Mark Davis, Kathryn Cook, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

IX. Update on educational visioning process and key dates

Jason Malinowski has informed that the Skanska and Arrowstreet team has initiated the educational visioning process. The Arrowstreet team has had their initial glimpse of the existing facilities and had their first discussion with the administration team and certain facility members. In the upcoming week, Jason expects to present a schedule on how to involve the Town of Southborough in this process and get feedback.

X. Public Comment (None at this time)

XI. Meeting Schedule

The next meeting is on Monday, February 5th, 2024. Jason Malinowski plans to hold meetings on the first Monday of each month until March. After that, meetings will be held every other week.

XII. Other business that may properly come before the Committee (None at this time)

XIII. Adjournment

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To adjourn.”

MOTION TO ADJOURN

Roll Call:

For: Denise Eddy, Mark Davis, Kathryn Cook, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:26 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. NBC Revised Agenda of January 29, 2024
2. Neary Building Committee Meeting Minutes of January 9, 2024
3. OCPF – Public Resources – Ballot Questions and The Campaign Finance Law Presentation



PUBLIC RESOURCES

BALLOT QUESTIONS
AND THE CAMPAIGN
FINANCE LAW



ABOUT OCPF



Appointed and
compensated
public employees



Fundraising in buildings used for governmental purposes

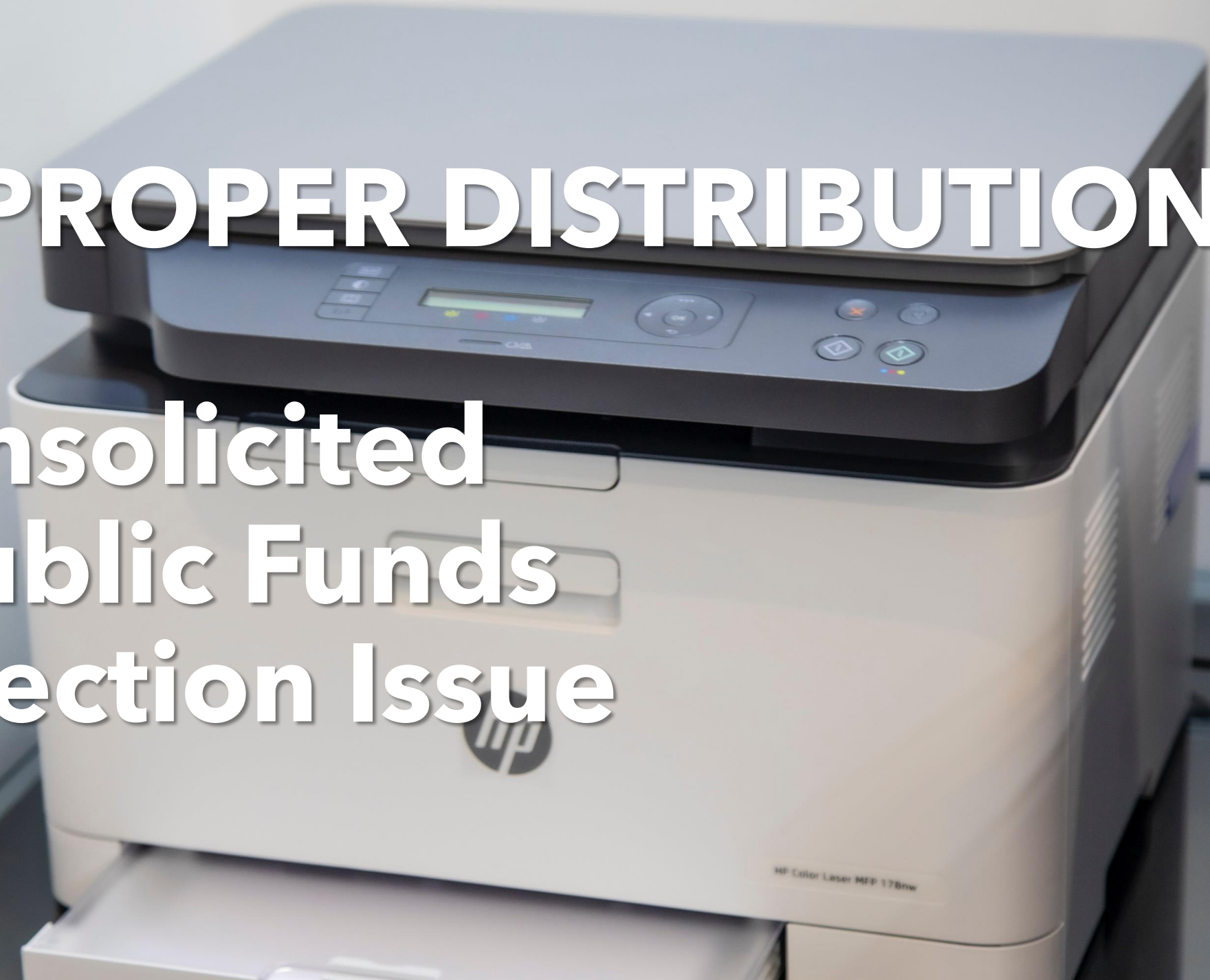




- The Anderson Decision
- Ch. 55, S. 22A
- Ch. 53, S. 18B

IMPROPER DISTRIBUTION:

- Unsolicited**
- Public Funds**
- Election Issue**



Common Applications

A group of children are walking away from the camera on a paved surface. They are wearing various backpacks and hats. The child on the left has a yellow backpack with a cartoon pattern and a blue hat. The child in the middle has a red backpack with a star pattern and a blue hat. The child on the right has a blue backpack with a white pattern and a white hat. The background shows other children and a stroller, suggesting a school or outdoor activity.

- Mass mailings
- Distribution via student backpacks
- ROBO calls
- School newsletter

[Bills & Laws](#)[Budget](#)[Legislators](#)[Hearings & Events](#)[Committees & Commissions](#)[State House](#)[General Laws](#) » [Part I](#) » [Title VIII](#) » [Chapter 53](#) »

SECTION 18B



GENERAL LAWS

Chapter

Section

GO >

Part I

▸ [Title I](#)▸ [Title II](#)▸ [Title III](#)▸ [Title IV](#)▸ [Title V](#)▸ [Title VI](#)▸ [Title VII](#)

▸ [Title VIII](#)

▸ [Chapter 50](#)▸ [Chapter 51](#)▸ [Chapter 52](#)

▸ [Chapter 53](#)

[Section 1](#)[Section 2](#)[Section 3](#)

Section 18B: Information relating to questions on city, town or district ballot; contents; written arguments by principal proponents and opponents; public inspection

[Print Page](#)[< Prev](#)[Next >](#)

Section 18B. (a) As used in this section "governing body" shall mean, in a city, the city council or board of aldermen acting with the approval of the mayor subject to the charter of the city, in a town having a town council, the town council, in every other town, the board of selectmen and in a district as provided in sections 113 to 119, inclusive, of chapter 41, the prudential committee, if any, otherwise the commissioners of the district.

(b) The governing body of a city, town or district which accepts this section in the manner provided in section 4 of chapter 4 shall print information relating to each question that shall appear on the city, town or district ballot. The information shall include: (1) the full text of each question; (2) a fair and concise summary of each question, including a 1 sentence statement describing the effect of a yes or no vote, which shall be prepared by the city solicitor, town counsel or counsel for the city, town or district; and (3) arguments for and against each question as provided in subsections (d) and (e). Not later than 7 days before an election at which the question shall be submitted to the voters in a city, town or district, the information in this subsection shall be sent to each household wherein a person whose name appears on the current voting list for the city, town or district resides.

(c) Not later than the day following the date of the determination that a question shall appear on the ballot in an election, the governing body shall provide written notification to the city solicitor or town or district counsel and to the city or town clerk.

(d) Not later than 7 days after the determination that a question shall appear on the ballot, the city solicitor or town or district counsel, as applicable, shall seek written arguments from the principal proponents and opponents of the question. For the purposes of this section, the principal proponents and opponents of a question shall be those

**OBJECTIVE
INFORMATION**

Permissible distributions

- Requested by the public
 - Notification of an upcoming election (restricted to date, time, place and a brief neutral title)
- Note: Call Ethics



Permissible actions of appointed officials:

- Take a position on a ballot question**
- Prepare materials in the course of their duties**
- Hold public meetings and forums**
- Distribute material at forums**
- Speak to the press**
- Work for a BQ committee**



Public Meetings

- Speech of officials is unrestricted**
- Distribution of material at meetings is unrestricted**
- Materials may discuss, and advocate for or against, a ballot question**
- Such material may not be distributed proactively outside the meeting**



Equal Access:

Court: Political use of government facilities is improper, unless each side were given equal representation and access


Municipal Websites:

- Ballot question activity may be posted
- Such material may contain advocacy, but cannot take on the appearance of a campaign site



A large, stylized orange '@' symbol with a white outline, centered on a light gray background. The symbol is the primary visual element, with the text overlaid on it.

Government e-mail may not be used to
send information about ballot questions

A woman with long brown hair is smiling while talking on a black smartphone. She is wearing a dark grey cardigan over a light pink top. The background is a modern interior with a wooden table, a grey vase with dried flowers, a framed picture of a snowy landscape, and a book titled 'Union' with a black and white photo of Marilyn Monroe. A potted plant is visible on the left.

ROBO Calls: Such a calling system should not be used to distribute information or advocate concerning a ballot question

Time/Date/Place notification is OK, but contact Ethics



**Form CPF M101 BQ: STATEMENT OF ORGANIZATION
BALLOT QUESTION COMMITTEE
MUNICIPAL FORM**

Office of Campaign and Political Finance

File with: City / Town Clerk or Election Commission

NOTICE IS HEREBY GIVEN in accordance with the provisions of General Laws, Chapter 55, of the organization of a ballot question committee as follows:

BALLOT QUESTION COMMITTEES

1. Name (See note 1):

2. Committee mailing address:

City/State/Zip:

E-mail Address:

Phone #:

3. Purpose / specific issues and interests (See note 2):

4. Topic of question & question no., if known:

5. This committee is formed to (check one):

☐ support

or

☐ oppose

the question.

6. OFFICERS:

Agency Actions

OCPF audits all campaign finance reports and reviews complaints alleging violations of the campaign finance law. These audits and reviews may result in enforcement actions or rulings such as:

- **Public Resolution Letters**

A public resolution letter may be issued in instances where the office found "no reason to believe" a violation occurred; where "no further action" or investigation is warranted; or where a subject "did not comply" with the law but, in OCPF's view, the case is able to be settled in an informal fashion with an educational letter or a requirement that some corrective action be taken. A public resolution letter does not necessarily imply wrongdoing on the part of a subject and does not require agreement by a subject.

- **Disposition Agreements**

A disposition agreement is a voluntary written agreement entered into between the subject of a review and OCPF, in which the subject agrees to take certain specific actions. Disposition agreements are available below, under the public resolution letters.

- **Referral**

OCPF has the option of referring matters to the Office of the Attorney General for further action.

[Public Resolution Letters](#)

[Disposition Agreements](#)

[Non-Filer Referrals to the Attorney General](#)

[AGO Actions on OCPF Referrals](#)

Confidentiality

OCPF does not comment on any matter under review, nor does the office confirm or deny that it has received a specific complaint.

The identity of any complainant is kept confidential. Public resolution letters and disposition agreements are matters of public record once cases are concluded.

Town of Southborough, Massachusetts
Neary Building Committee Meeting Minutes

Monday February 5th, 2024

7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Kathryn Cook, Chris Evers, Denise Eddy, and Jason Malinowski

Members Absent: Andrew Pfaff

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Rebecca Pellegrino, Director of Finance (arrived at 7:04 PM), and Mark Purple, Town Administrator

Members Absent: Keith Lavoie Assistant Superintendent of Operations, Steven Mucci, Principal of Woodward School, Kathleen Valenti, Neary School Principal, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:02 PM.

II. Approval of Outstanding NBC Meeting Minutes – 1/29/2024

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To accept as presented.”

MOTION TO APPROVE
MEETING MINUTES

Roll Call:

For: Denise Eddy, Mark Davis, Kathryn Cook, Chris Evers, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

III. Subcommittee Reports

a. Finance Subcommittee

Kathryn Cook, Chair of the Finance Subcommittee, announced that they are currently only approving the invoices of Skanska, the Owners Project Manager. They have also started discussing the budgeting process.

b. Communication Subcommittee

Jason Malinowski, Chair of the Communication Subcommittee, announced that a draft communication has been created to advertise the open forums. This communication will be discussed further in the meeting. Superintendent Martineau and Jason have agreed to run the communication by the Campaign Finance Division. It has already been approved, by the Subcommittee, and is ready to be shared.

IV. Project Update from Arrowstreet and Skanska

Jim Burrows, the Project Manager at Skanska, provided a brief review of the work done in the last 30 days and discussed the agenda for the next 30 days. He mentioned that the site survey of Neary School is scheduled to take place during the February break. Laurence Spange from Arrowstreet provided further details on the upcoming meeting schedule, including the Educational Visioning meeting, which aims to identify the current state of the school curriculum and explore potential improvements. Jim also informed the attendees that two Community Forums are scheduled for February 29, 2024, and March 11, 2024, to answer any questions from community members. The Preliminary Design Program is set to be submitted to the Massachusetts School Building Authority in May. Additionally, Jim reviewed the budget process and included Arrowstreet's contract amount and the website cost.

V. Follow-up from Campaign Finance Presentation

Jason Malinowski has stated that Campaign Finance can provide a link, but they will have to wait until the website is up and running before they can post it. He believes that this topic will be a recurring item on the agenda until they have a better understanding of the "dos and don'ts," especially in a town meeting form of government before it can be put on a ballot.

VI. Discussion of Open Forums

Superintendent Martineau has made a couple of additions to Arrowstreet's Educational Visioning process. Firstly, the district plans to meet with each faculty and staff member, spending a day in the building and having open office hours to schedule time for hearing their ideas about visioning and programming. Secondly, there will be two open forums for the community. The idea behind this is to invite the community to attend, where the Neary Building Committee will present their work and engage with those in attendance.

VII. Public Comment (None at this time)

VIII. Meeting Schedule

The next Neary Building Committee meeting will be on February 29, 2024 for the open forum. The next regular meeting will be on March 4, 2024.

IX. Other business that may properly come before the Committee (None at this time)

X. Adjournment

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO ADJOURN

Roll Call:

For: Roger Challen, Denise Eddy, Mark Davis, Chris Evers, Kathryn Cook, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 7:34 PM.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Meeting Agenda of February 5, 2024
2. NBC – Designer Selection Subcommittee Meeting Minutes of January 29, 2024
3. Neary Elementary School Building Project – Skanska/ Arrowstreet dated February 5, 2024



Neary Elementary School Building Project

**School Building Committee
February 5, 2024 Meeting**

Activities – Past 30 Days

- **Execute Designer contract**
- **Educational Visioning Kick-off meeting**
- **Tour of Woodward and Neary**
- **Tour of sample schools - Harvard, Acton-Boxborough, and Ashland**
- **Budget Update**
- **Schedule Update**

Activities – Next 30 Days

- **Educational Visioning Session 1 (Initial Listening) – February 12**
- **Programming Workshop – February 14**
- **Existing Site Survey of Neary during February Break**
- **Working Group Meeting #1 – date TBD**
 - **Recap of School Tours**
 - **“What we heard from you”**
 - **Process**
- **Community Forum #1**
 - **February 29, 7:00 PM and**
 - **March 11, 7:00 PM**

MSBA Process



Massachusetts School
Building Authority

Module 3 – Feasibility Study

Module 3A – Preliminary Design
Program

Module 3B – Preferred Schematic

Module 4 – Schematic Design

Module 5 – Funding the Project

Module 6 – Detailed Design

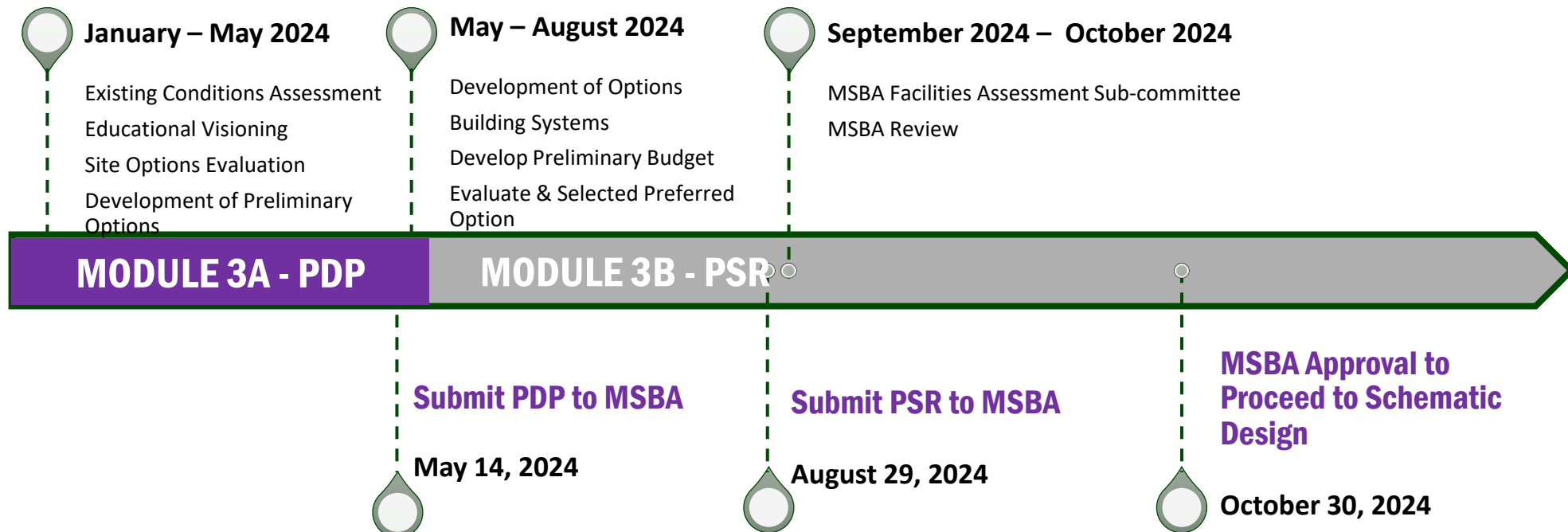
Module 7 – Construction

Module 8 – Completing the Project

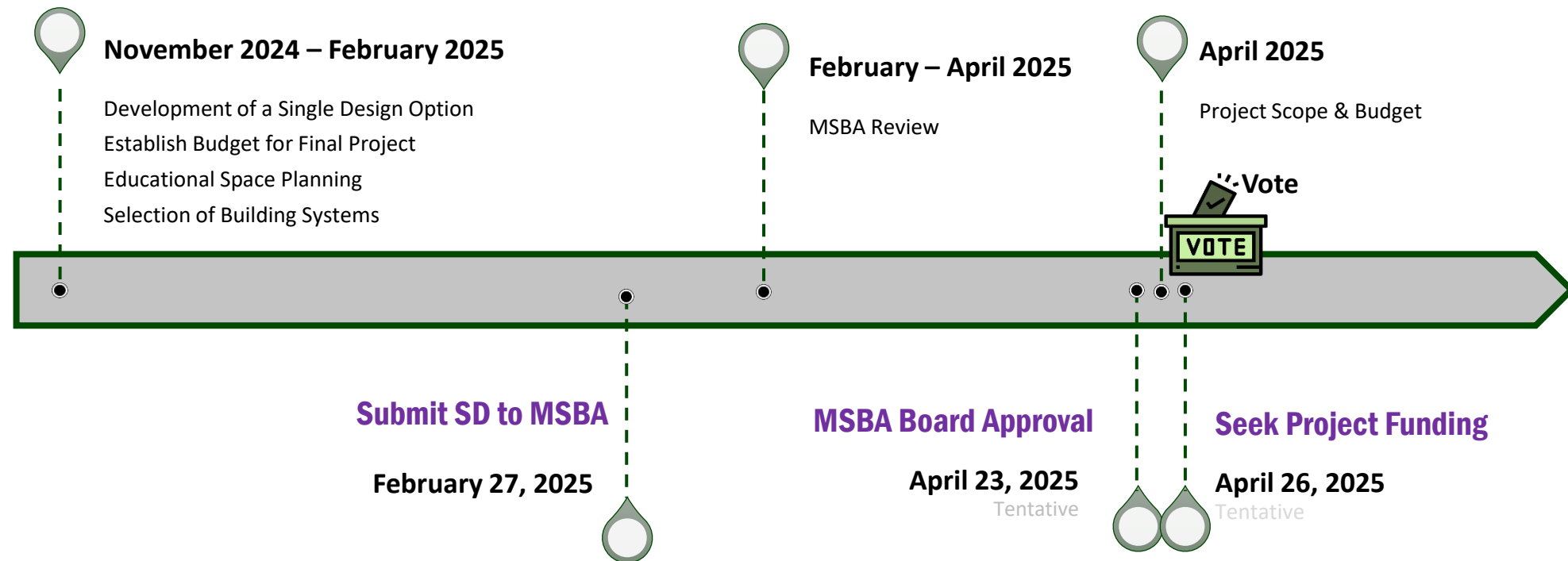
Module 3 – Feasibility Study

Module 3A – Preliminary Design Program (PDP)

Module 3B – Preferred Schematic (PSR)



Module 4 – Schematic Design



PDP Work Plan

Design Team		MSBA / Permitting
Feasibility - PDP		
Friday, January 19, 2024	Educational Visioning Kick off (Leadership Team)	
		Monday, January 29, 2024 MSBA Kick off meeting
	Educational Visioning - Observation & Immersion	
Monday, January 29, 2024	Visit to Southborough Schools	
Wednesday, January 31, 2024	Visit to Sample Schools	
Monday, February 5, 2024	Feb SBC Meeting	
TBD	Working Group Meeting #1	
Monday, February 12, 2024	Educational Visioning session 1 (Initial Listening)	
Wednesday, February 14, 2024	Programming Workshop	
Week of 2/20-2/23	Building/ Site Walkthrough with consultants (Existing Conditions Reporting)	
Wednesday, February 29, 2024	Community Forum #1 - Process Overview & Listening Session	
TBD	Working Group Meeting #2	
Friday, March 1, 2024	Educational Visioning session 2 (Learner Profile)	
Friday, March 1, 2024	Educational Visioning session 3 (Teaching & Learning)	
Monday, March 4, 2024	Educational Visioning session 4 (Learning Environment)	
Monday, March 4, 2024	March SBC Meeting	
Monday, March 11, 2024	Programming Workshop	
Wednesday, March 11, 2024	Community Forum #1 - Process Overview & Listening Session	
TBD	Working Group Meeting #3	
	Building Performance Workshop (before or after the Working Group meeting)	
TBD	Community Meeting - Educational Programming Summary	
Monday, April 1, 2024	April SBC Meeting	
Monday, April 15, 2024	April SBC Meeting #2	
TBD	Programming Meetings with Teachers and Staff	
TBD	Programming Meetings with Teachers and Staff (alt date)	
TBD	Community Forum	
	Existing Conditions Report Draft	
Monday, May 6, 2024	May SBC Meeting	
		Tuesday, May 14, 2024 PDP submission to MSBA
		Tuesday, June 11, 2024 Receive MSBA Review Comments on PDP
		TBD PDP Review Comment Responses due back to MSBA

Milestone Schedule

Task Name	Start	Finish
Module 1 - Eligibility Period	4/3/23	5/2/23
Module 2 - Forming the Project Team	5/3/23	4/27/29
Owners Project Manager Selection	5/3/23	8/11/23
Designer Selection	8/14/23	2/1/24
Module 3.1: Feasibility Study - Preliminary Design Program	1/11/24	7/1/24
Educational Planner: Visioning Sessions	1/19/24	3/8/24
Update Educational Plan for MSBA/DESE Review	2/16/24	4/15/24
Submit Education Plan to MSBA	5/14/24	5/14/24
PDP Submittal Development	1/11/24	5/8/24
Approval of PDP (Joint Meeting SBC and SC)	5/9/24	5/13/24
PDP Submittal to MSBA	5/14/24	5/14/24
Module 3.2: Preferred Schematic Report	5/14/24	10/30/24
PSR Submittal Development	5/14/24	8/23/24
Approval of PSR (Joint Meeting SBC and SC)	8/26/24	8/28/24
PSR Submittal Date to MSBA (no sooner than 8 weeks after PDP) (Need to submit by 8/29 for 10/30)	8/29/24	8/29/24
Facility Assessment Subcommittee Presentation 7/17/24 or 7/31/24	9/25/24	10/9/24
MSBA Board Meeting - PSR Approval	10/30/24	10/30/24
Module 4 - Schematic Design (SD)	10/31/24	5/12/25
SD Preparation	10/31/24	2/24/25
Approval of SD and Budget (Joint Meeting SBC and SC)	2/25/25	2/26/25
SD Submittal to MSBA (must submit by 2/27 for 4/23 Board Date)	2/27/25	2/27/25
MSBA Project Scope & Budget Conference w/ District - Date TBD	4/15/25	4/16/25
MSBA Board Meeting - Project Scope & Budget (PS&B) Approval with 120 calendar days for PS&B approval	4/23/25	4/23/25
MSBA Send PS&B Agreement	4/24/25	4/28/25
Town Meeting (April 26, 2025)	Sat 4/26/25	4/28/25
PS&B Agreement Executed	4/29/25	5/12/25
Project Delivery Method	9/9/24	12/16/24
Project Delivery Method options presentation to SBC and vote	9/9/24	9/9/24
If CM At-Risk, OPM submit applications to Office of Inspector General	9/10/24	9/23/24
OIG review (up to 60 days)	9/24/24	12/16/24

Milestone Schedule

Task Name	Start	Finish
Module 6 - DD/CD	5/6/25	7/9/26
Design Development Phase	5/13/25	11/3/25
DD development	5/13/25	9/12/25
Approval of 100% DD SBC Meeting	9/15/25	9/17/25
100% DD to MSBA	9/18/25	9/18/25
60% CD Phase	9/22/25	3/6/26
60% CD development	9/22/25	1/15/26
Approval of 60% CD (SBC Meeting)	1/16/26	1/20/26
90% CD to MSBA	1/21/26	1/21/26
90% CD Phase	1/23/26	7/9/26
90% CD development	1/23/26	5/20/26
Approval of 90% CD (SBC Meeting)	5/21/26	5/25/26
Module 7 Construction	7/10/26	8/18/28
Construction	7/10/26	5/25/28
TCO	5/26/28	5/26/28
Move-In	5/29/28	8/18/28
Module 8 Close-Out	8/21/28	4/27/29

Budget Update

PROJECT BUDGET - CATEGORY	MSBA Cost Code	Feasibility Budget	Budget Revision Request (BRR)	Revised Budget	Committed (A)	Expended (B)	Balance Remaining Committed (A)	Balance Remaining Expended (B)
Feasibility Study Agreement								
OPM Feasibility Study	0001-0000	200,000	38,120	238,120	238,120	33,360	0	204,760
A&E Feasibility Study	0002-0000	600,000	0	600,000	596,000	0	4,000	600,000
Environmental & Site	0003-0000	100,000	0	100,000	0	0	100,000	100,000
Other	0004-0000	50,000	(38,120)	11,880	10,000	0	1,880	11,880
Feasibility Study Agreement Subtotal		\$950,000	\$0	\$950,000	\$844,120	\$33,360	\$105,880	\$916,640
		Percentage			89%	4%		

MSBA Reimbursement Summary	
No. of Payment Request Submitted to date	1
Amount Submitted to date	\$33,360
No. of Payment Request Reviewed by MSBA to date	0
Amount Reimbursed by MSBA to date	\$0

Contracts Summary		
Skanska	\$238,120	* not to exceed
Arrowstreet	\$596,000	
Two by Sixteen (website design*)	\$10,000	

Budget Revision Request (BRR)			
BRR No. 1 (forthcoming)			
From Category	Amount	To Category	Amount
Other	(\$38,120)	OPM Feasibility Study	\$38,120
Total	(\$38,120)		\$38,120

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Thursday February 29th, 2024

7:00 PM

Trottier School Auditorium

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Chris Evers, and Jason Malinowski (Chair)

Members Absent: Kathy Cook, Andrew Pfaff, and Denise Eddy

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Keith Lavoie Assistant Superintendent of Operations, and Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning

Members Absent: Steven Mucci, Principal of Woodward School, Brian Ballantine Town Treasurer/ Finance Director, Rebecca Pellegrino, Director of Finance, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:00 PM.

II. Conduct Open Forum for Public related to Neary Building Feasibility Study

The Committee provided an update to the community members present on the status of the feasibility study and discussed potential spaces within the building with the community members present. A variety of questions were raised about the grade configurations being studied, the types of adjacencies in space, noise considerations, as well as spaces for community use, such as athletic fields, playgrounds, and auditorium space.

III. Other business that may properly come before the Committee (None at this time)

IV. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO
ADJOURN

Jason Malinowski adjourned the meeting at 8:30 p.m.

Respectfully submitted,

Jason Malinowski, Chair

List of documents used at this meeting:

1. None

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Monday, March 4th, 2024

7:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Chris Evers, Andrew Pfaff, Denise Eddy, Kathryn Cook (arrived at 8:00 pm), and Jason Malinowski

Members Absent: None

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Rebecca Pellegrino, Director of Finance, and Keith Lavoie Assistant Superintendent of Operations (virtually)

Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Kathleen Valenti, Neary School Principal, Steven Mucci, Principal of Woodward School, Mark Purple, Town Administrator, and Brian Ballantine Town Treasurer/ Finance Director

- I. Call Meeting to Order
Jason Malinowski called the Neary Building Committee Meeting to order at 7:34 PM.
- II. Approval of Outstanding NBC Meeting Minutes – 2/5/2024 and 2/29/2024
Jason Malinowski will be in charge of drafting the February 29, 2024 meeting minutes.

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was a 4-0-2 vote (Andrew Pfaff and Chris Evers abstained), "To approve the February 5, 2024 meeting minutes as presented."

MOTION TO APPROVE
MEETING MINUTES

Roll Call:

For: Denise Eddy, Mark Davis, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: Andrew Pfaff and Chris Evers

III. Subcommittee Reports

a. Finance Subcommittee

Andrew Pfaff had no updates for the Finance Subcommittee regarding invoice approval.

b. Communications Subcommittee

Jason Malinowski mentioned that the Communications Subcommittee is scheduled to convene at the end of the week and there will be a website launched by the end of this month.

IV. Project Update from Arrowstreet and Skanska

Jim Burrows, Project Manager at Skanska USA Building Inc. and Laurence Spang, Arrowstreet, reported on what has been completed in the past 30 days. Jim then reviewed the schedule for the next month. Jason Malinowski mentioned that the next community forum will be held on April 11th. Jim and his team are slowly submitting their progress payment (pro-pay) request to the state for reimbursement.

V. Review of design configurations for the MSBA process and affirm grade scenarios

Jason Malinowski explained that the Massachusetts School Building Authority wants to ensure that the design team responds to and provides feasibility around each scenario that they will be working on. The Committee will be asked to respond to 12 potential scenarios related to the Neary School and Woodward School, as these are the two schools that were submitted a Statement of Interests on, three or four years ago. Jason requested the Committee to ensure that there are no scenarios that they were expecting to see but are not on the list. After further discussion, the Committee now understands that the MSBA's configuration options are for them to review, to make sure that nothing is missing. They should then reply to the MSBA that Arrowstreet and Skanska are working through all possible scenarios with the Committee's acknowledgment.

VI. Vote re: Arrowstreet supplemental services

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, "To approve the Neary School Summary of Supplement Services for a total of \$101,698."

MOTION TO APPROVE ARROWSTREET SUPPLEMENTAL SERVICES

Roll Call:

For: Denise Eddy, Andrew Pfaff, Roger Challen, Chris Evers, Kathryn Cook, Mark Davis, and Jason Malinowski

Opposed: None

Abstained: None

VII. Discuss feedback from Open Forums

The committee was disappointed with the low attendance at the open forum meeting held on February 29th. However, they have decided to work together to promote it better and increase its visibility. Additionally, they are considering making it a hybrid meeting to attract more attendees. To ensure that the next open forum meeting is more informative, the committee has decided to move it to April. They have also tasked the Communication Subcommittee to explore Zoom accommodations to make it more accessible to all.

VIII. Vote re: community survey release

Jason Malinowski asked for a discussion and a vote.

MOTION TO APPROVE
COMMUNITY SURVEY
RELEASE

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To approve the Neary Building Committee Grade Level Configuration Survey as presented."

Roll Call:

For: Denise Eddy, Mark Davis, Roger Challen, Andrew Pfaff, Chris Evers, Kathryn Cook, and Jason Malinowski

Opposed: None

Abstained: None

IX. Public Comment (None at this time)

X. Meeting Schedule – March 18, 2024

XI. Other business that may properly come before the Committee (None at this time)

XII. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, "To adjourn."

MOTION TO
ADJOURN

Roll Call:

For: Denise Eddy, Mark Davis, Roger Challen, Andrew Pfaff, Chris Evers, Kathryn Cook, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 9:13 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of March 4, 2024
2. Neary Building Committee Meeting Minutes of February 5, 2024
3. NBC Grade Level Configuration Survey
4. Supplemental Services to Owners Project Manager from Arrowstreet dated February 28, 2024

The Public Schools of Southborough, in conjunction with the Neary Building Committee, is seeking community input regarding the preferred grade-level configurations of a new elementary school.

The Massachusetts School Building Authority (MSBA) has identified three grade-level configurations for the community to study: 1) Grades 2-5, 2) Grades 3-5, and 3) Grade 4-5. Through the feasibility process, a preferred grade-level configuration will be selected.

- 1) I am a:
 - a. Parent of an elementary student(s).
 - b. Parent of a child(ren) who is/are not yet school-aged.
 - c. Community member with a child(ren) who has/have aged out of elementary school.
 - d. A community member.
 - e. An educator in the district.
- 2) Preferred Grade Configuration
 - a. Grades 2-5 (Allows for consolidation to 2 elementary schools in town)
 - b. Grades 3-5 (Likely still 3 elementary schools in town)
 - c. Grades 4-5 (3 elementary schools in town)
 - d. I don't know or need more information
- 3) If Neary was to have a Grade configuration of Grades 2 – 5, I am supportive of Grades PK – 1 being moved to the Woodward School (currently grades 2 – 3).
 - a. Strongly Support
 - b. Somewhat Support
 - c. Indifferent
 - d. Somewhat Disagree
 - e. Strongly Disagree
- 4) If you are indifferent or disagree with Question 3, please expand on what concerns you have or additional information you may need. (open text – not required)
- 5) Is there additional information you would like the Neary Building Committee, in conjunction with the School Committee, to consider when making a decision around grade-level configuration of a new elementary school building? (open text – not required)



28 February 2024

Neary Building Committee
Town of Southborough, MA
c/o Jim Burrows, Owner's Project Manager
Skanska
101 Seaport Blvd, Suite 200
Boston, MA 02110

Neary Elementary School - Summary of Supplemental Services

Dear Jim:

We are excited to be working with Skanska and the Neary Building Committee on the Neary Elementary School project. Our Designer Base Contract dated 10 January 2024 and based on the Contract for Designer Services provided by the Massachusetts School Building Authority (MSBA) describes the scope of work for Arrowstreet and our consultants under the Base Contract. Scope related to sitework that are beyond that contract and considered as Supplemental Services are summarized below. Please find the contracts and backup attached for your reference.

Task	Consultant	Fee
Land Survey	Beals & Thomas	\$20,000
Geotechnical – Borings and desktop Review	Lahlaf	\$10,000
Geo-environmental testing	PEER	\$9,155
Environmental – Phase 1 Site Assessment	PEER	\$9,156
Environmental – Wetland Summary Report	PEER	\$2,492
Hazmat	PEER	\$5,035
Traffic Engineering	MDM	\$20,000
TEDI Energy Code Model	Thornton Tomasetti	\$16,000
3D Building Scan	Point Known	<u>\$9,860</u>
	Total	\$101,698

Sincerely,

ARROWSTREET

Katy Lillich
Associate Principal



K Lillich

Katy Lillich
Associate Principal

Distribution

Larry Spang

Arrowstreet

P:\23\23072_Southborough_Elementary\ADMIN\Contracts\Consultants\240229_OPM Supp Services Package\240229_Supp Services to OPM.docx



February 12, 2024

Ms. Katy Lillich, AIA, LEED AP, MCPPO
Arrowstreet Inc.
10 Post Office Square, Suite 700N
Boston, MA 02109

Via: Email to Lillich@Arrowstreet.com

Reference: Revised Proposal for Professional Services
Neary Elementary School (53 Parkerville Road)
Southborough, Massachusetts
B+T Project No. M9256.00

Dear Ms. Lillich:

Beals and Thomas, Inc. (B+T) is pleased to provide this revised proposal for professional services to assist Arrowstreet with the school building and renovation project at the Neary Elementary School located at 53 Parkerville Road in Southborough, Massachusetts, consisting of approximately 50 acres. (the Project). We anticipate providing site detail and topography based on aerial photogrammetry and supplemented by on the ground field survey. Our survey will be performed in accordance with the Massachusetts 250 CMR 6.00 Land Surveying Procedures and Standards.

This proposal is based on the following assumptions:

- We anticipate that the aerial mapping will be performed during leaf-off conditions. (prior to spring).
- Our preliminary research indicates the presence of wetland resource areas. However, wetland delineation services are not being performed during this phase of the Project.
- Per your direction, rim and invert elevations will not be needed at this time.

Specifically, we propose the following scope of services:

Corporate Office

144 Turnpike Road
Southborough, MA 01772

bealsandthomas.com T 508.366.0560 F 508.366.4391

Regional Office

32 Court Street
Plymouth, MA 02360

1.0 SCOPE OF SERVICES

1.1 Topographic Survey

1.1.1 Aerial Photogrammetry

We will subcontract with an aerial photogrammetrist to perform an aerial survey of the Project site. In general, the aerial survey will include the location of site detail including buildings, parking areas, driveways, walkways, sports courts and fields, tree lines, visible surface utility structures and sufficient spot elevations to establish the contours on the subject property at a one-foot interval. We will perform checks on the ground of aerial data to confirm conformance with National Map Accuracy standards. We will perform a control survey as required by the consultant.

1.1.2 Research

We will obtain the current Flood Insurance Rate Map defining the 100-year flood elevation for the Project and list the zoning classification.

1.1.3 Field Check

We will perform a field check of the aerial mapping and identify obscured areas that may require on-the ground surveys at the next stage of development.

1.1.4 Datum and Benchmarks

We will establish the horizontal datum based on GPS RTK methods and reference to the North American datum of 1983. We will establish the vertical datum based on GPS RTK methods and reference to the North American Vertical Datum of 1988. We will establish a minimum of two benchmarks.

1.2 Limited Boundary Survey

We will perform a limited boundary survey to establish the boundary lines in the vicinity of the Project.

1.2.1 Research

We will perform on-line research at the Town of Southborough to obtain record street layout information, assessor's records, and the current names and deed references for the primary and abutting properties. We will perform on-line research at the Worcester County Registry of Deeds to obtain copies of deeds and plans that establish the boundaries of the property.

1.2.2 Abutter Notification of Trespass

We will provide notice to abutters that we will be performing a survey on the abutting property and that we have the right to trespass to locate relevant features on their property in accordance with MGL Chapter 266 § 120C.

1.2.3 Deed Worksheet and Calculations

Based upon our research, we will compile the record information and prepare a deed worksheet. We will perform calculations of the boundaries and prepare a field package with coordinates of the monuments and property corners for use by our field crew during the performance of our field survey.

1.2.4 Field Survey-Boundary

Based on our research and deed worksheet we will perform an on-the-ground survey in accordance with 250 CMR 6.0, the Massachusetts regulations for the performance of land surveys, and will locate monuments and other physical evidence to establish the property lines on the ground.

1.2.5 Boundary Worksheet

Based on our research, field survey, and deed worksheet, we will perform the calculations necessary to determine the location of the property lines in relationship to the monuments found. We will prepare a boundary worksheet in AutoCAD® showing the metes and bounds and area of the property, monuments, and easements.

1.3 Limited Boundary and Topographic Plan

We will prepare a Limited Boundary and Topographic Plan of the property at a suitable scale. The plan will show the one-foot contour intervals, pertinent spot elevations, and the results of our topographic and site detail survey. The property boundary and other relevant information will be shown on the plan. We will provide plans stamped and sealed by a Professional Land Surveyor, as well as a PDF and an AutoCAD drawing.

2.0 EXCLUDED SERVICES

The following are some of the services that are not included in this proposal. We would be pleased to provide these and other additional services that may become necessary as the project proceeds.

- Significant issues establishing boundary due to conflicting data or the lack of readily available record monumentation necessary to establish the boundary lines.
- Comprehensive boundary survey of the entire 80-acre property.
- On-the-ground surveys of obscured areas.
- Building façade survey.
- Utility research and compilation
- Rim and invert elevations

3.0 SCHEDULE OF SERVICES

We will commence services upon receipt of an executed copy of this proposal. We anticipate that the services outlined in Section 1.0 can be completed within eight (8) weeks of the commencement date. This proposal is valid for 30 days from issuance.

4.0 FEES FOR SERVICES

All fees will be billed on a time and materials basis in accordance with the attached fee schedule.

- 4.1 The following is the estimated labor and expense budget for the services outlined in Section 1.0, Scope of Services.

Estimated Labor and Expenses Budget	\$19,750
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- 4.2 External reimbursable expenses such as a street police detail, if incurred, will be in addition to the estimate of reimbursable expenses described above

- 4.3 Excluded Services can be provided for additional mutually satisfactory compensation.

Ms. Katy Lillich, AIA, LEED AP, MCPPO
Arrowstreet, Inc.
February 12, 2024
Page 5

As authorization to proceed and as approval of the estimated budget, please execute and return one copy of this proposal for our records.

We thank you for the opportunity to submit this proposal and look forward to providing services to Arrowstreet for this Project.

Sincerely,

BEALS AND THOMAS, INC.



Mark E. Benson, PLS
Associate

Enclosure: Fee Schedule

AGREED AND ACCEPTED FOR
ARROWSTREET, INC.

SIGNATURE K Lillich

NAME/TITLE Katy Lillich, Associate Principal
(print)

DATE 2/16/24

MEB/kcc/ggp/aak/mac/M925600PR001



FEE SCHEDULE

Effective January 1, 2024

Fees for Beals and Thomas, Inc. are based on the following time charges plus expense schedule. Invoices are due upon receipt. Beals and Thomas, Inc. retains all right, title and ownership interest in any and all plans, maps, charts, diagrams, models, specifications, studies, consultations, technical drawings, electronic files, and any other work products prepared on behalf of its clients ("Instruments of Service"). Beals and Thomas, Inc. grants to its clients a nontransferable and non-exclusive royalty-free license to use the Instruments of Service provided that payment for services rendered and expenses incurred is received in a timely manner. For all accounts remaining unpaid by the first of the month following the invoice date, Beals and Thomas, Inc. reserves the right to add a late charge of 1.50 percent per month or 18 percent per annum to each overdue invoice. This fee schedule may be revised periodically.

Time Charges

<u>Rate Category</u>	<u>Hourly Rate</u>
Senior Professional Staff I	\$265.00
Senior Professional Staff II	\$245.00
Senior Professional Staff III	\$215.00
Senior Professional Staff IV	\$200.00
Senior Professional Staff V	\$180.00
Senior Professional Staff VI	\$165.00
Professional Staff I	\$155.00
Professional Staff II	\$140.00
Professional Staff III	\$125.00
Administrative Staff I	\$85.00
Administrative Staff II	\$50.00

Expert testimony in support of litigation and court appearances will be billed at a rate of \$275.00 per hour.

Projects requiring OSHA trained personnel will be billed with a supplemental rate of \$25.00 per hour in addition to the standard rate category.

Reimbursable expenses include transportation, delivery, printing costs, presentation materials, computer and field equipment, permit application fees, soil and water testing, police detail, special consultants, or subcontractors and similar costs directly applicable to the individual project. Reimbursable expenses shall be billed at the cost plus an accounting service fee of 10 percent, unless arranged otherwise. Permit application fees that are paid in advance by Beals and Thomas, Inc. will be billed at cost plus an accounting fee of 20%.

FeeSched-January 2024

Corporate Office

144 Turnpike Road
Southborough, MA 01772

bealsandthomas.com T 508.366.0560 F 508.366.4391

Regional Office

32 Court Street
Plymouth, MA 02360



December 27, 2023
Revised February 9, 2024

Ms. Katy Lillich, AIA, LEED AP, MCPPO
Arrowstreet
10 Post Office Square
Suite 700N
Boston, MA 02109
Phone: (617) 623-5555
Direct: (617) 666-7019
E-mail: Lillich@Arrowstreet.com

**Re. Proposal for Preliminary Geotechnical Services
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Proposal No. 23152-Rev. 2**

Dear Ms. Lillich:

Lahlaf Geotechnical Consulting, Inc. (LGCI) appreciates the opportunity to submit this proposal to provide preliminary geotechnical services for the proposed Neary Elementary School in Southborough, Massachusetts. This proposal is based on information you provided to us in your request for proposal (RFP) dated December 26, 2023.

Background, Project Understanding, and Site Description

Neary Elementary School is located at 53 Parkerville Road in Southborough, Massachusetts. The site is bordered by Parkerville Road on the eastern side, by Clifford Street and private properties on the southern side, by Deerfoot Road on the western side, and by Trotter Middle School on the northern side. The site is occupied by the existing school building, paved parking lots, and athletic fields, including a baseball field, a soccer field, a practice field, tennis courts, and grass and landscaped areas. A portion of the site is wooded. We understand that an existing leech field is present at the site. We also understand that there is a potential for the presence of a capped landfill within a portion of the site.

We understand that options for renovating, providing additions, and constructing a new school are being considered. At this time, the extent of the additions, if any, or the layout, the size, and location of a new building have not been established.

The purpose of the services described in this proposal is to perform preliminary subsurface explorations and to provide preliminary foundation design and construction recommendations.

Technical Approach

We propose performing preliminary explorations with a preliminary geotechnical report. For the preliminary explorations, we propose engaging a drilling subcontractor for one (1) day to advance three (3) to four (4) borings at the site. The borings will be advanced to depths of about

**Proposal for Preliminary Geotechnical Services
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Proposal No. 23154-Rev. 2**

20 feet beneath the ground surface or to refusal, whichever occurs first. If refusal is encountered at depths shallower than 15 feet, a 5-foot rock core will be obtained in one (1) boring. If deeper borings are needed, we would complete fewer borings in one (1) day.

We understand that additional explorations will be performed during the next phases of the project.

Proposed Scope of Work

1. Research Available Data – We will review exiting information, including USGS Maps and existing school drawings.
2. Utility Location – LGCI will provide a field representative to mark the exploration locations in the field by taping the distances from existing landmarks. We will contact Dig Safe Systems, Inc. and the City of Southborough for utility clearance. We request that you provide us with a current plan showing existing utilities at the site. We have assumed that a representative of the city will accompany us when we stake the borings to clear them of private utilities, and we will rely on the city staff to clear the boring locations for private utilities. LGCI will not assume responsibility for damage to unmarked or mismarked underground features.
3. Soil Borings – We will engage a drilling subcontractor to advance the borings described in the Technical Approach above. The drilling subcontractor will perform standard penetration tests (SPT) and will obtain split-spoon samples at 5-foot intervals and at perceived strata changes.

If we observe an environmental condition in our borings, we will halt the drilling and notify you. Excess soil cuttings will be left onsite. We have assumed that if needed, the city will make available a source of water for the drillers.

3. Geotechnical Field Representative – We will provide a field representative at the site to coordinate and observe the soil borings, collect soil samples, and prepare field logs.
4. Laboratory Testing – We will submit four (4) soil samples from the borings for grain-size analysis or Atterberg Limits. The purpose of the tests is to assess the suitability of reusing the onsite materials as backfill.
5. Preliminary Geotechnical Report – We will prepare and submit our preliminary report electronically. The report will include the following:
 - Summary of the subsurface investigation methods used;
 - Description of the subsurface conditions;
 - LGCI's boring logs;
 - Depth to refusal, if encountered;
 - Plan showing boring locations;
 - Groundwater data;
 - Laboratory test results;
 - Our opinion about the feasibility of shallow foundations on improved ground;



**Proposal for Preliminary Geotechnical Services
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Proposal No. 23154-Rev. 2**

- Recommendations for ground improvements, if applicable;
- Minimum soil cover for frost protection of footings;
- Recommendations for allowable net bearing pressures for shallow foundations, if needed;
- Seismic design recommendations in accordance with the Massachusetts State Building Code Ninth Edition;
- Recommendations for subgrade preparation and backfill including removal of unsuitable soils, compaction requirements, suitability of reusing onsite materials as backfill, and recommendations for pre-trenching for ground improvements, if needed.

LGCI's scope of services does not include an environmental assessment for the presence or absence of wetlands or analytical testing for hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site, or mold in the soil or in any structure at the site. Any statements regarding odors, colors, or unusual or suspicious items or conditions are strictly for the information of the client.

Please note that we have not included in this proposal a scope or budget for attending meetings, preparing or reviewing specifications, reviewing drawings, or providing construction services. LGCI would be pleased to perform these services when needed. Recommendations for stormwater management, erosion control, slope stability analyses, seismic settlement, site specific seismic analysis, pavement design, pile analysis and design, and detailed cost or quantity estimates are not included in our scope of work.

Proposed Schedule

Assuming that there are no delays with site access or other factors such as permitting, LGCI will begin scheduling the work upon receiving authorization in the form of a signed copy of this proposal. Our subcontractor can mobilize at the site within about four (4) weeks after the exploration locations are marked and the site is cleared for utilities. LGCI can provide you with preliminary boring logs and preliminary geotechnical recommendations within one (1) week of completing the explorations. We will submit our geotechnical report about three (3) weeks after the end of our explorations. This schedule is contingent upon the area being accessible and there being no snow on the ground if the work takes place in the winter.

Project Fee

LGCI will perform the scope of work described above for a lump sum of **\$10,000.00** including the prevailing wage surcharge for the drillers. The breakdown of our fee is shown below.

Preliminary Explorations and Preliminary Report		
1	Research Existing Information	\$505.00
2a	Project Setup and Boring Location Plan	\$400.00
2b	Mark Borings and Utility Clearance	\$800.00
3a	Drilling Subcontractor (M/D+1 day)	\$3,140.00
3b	Prevailing Wages for Drillers	\$1,210.00
4	Geotech. Field Rep. to Observe Borings	\$1,355.00
5	Laboratory Testing	\$390.00
6	Boring Logs and Letter Report	<u>\$2,250.00</u>
		\$10,000.00



**Proposal for Preliminary Geotechnical Services
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Proposal No. 23154-Rev. 2**

No services beyond those described above would be provided without your prior knowledge and approval. If site conditions or your needs require a change in the scope of work, we will prepare for your approval a change order request that summarizes the changes to the project scope and fee. The fee is based on the following additional conditions:

- We have assumed that our explorations will be performed for full 8-hour shifts during normal working hours, and that only one mobilization of the drilling equipment is required.
- Soil cuttings will be left at the site.
- Authorization to access the site will be provided to us in writing before the start of our work.
- Additional consultation during design and construction will be performed on a time and expenses basis using the following rates: \$107/hour for a field representative, \$137/hour for a geotechnical engineer, and \$150/hour for a senior geotechnical engineer.
- Our costs and fees indicated in this proposal are valid for a period of 6 months from the date of the proposal. Our unit rates will be increased by 4 percent per year after the first 6 months following the date of this proposal.

Terms and Conditions

We propose to perform our work in accordance with LGCI Standard Conditions for Engagement (attached). Your acceptance of this proposal by signing and returning one complete copy will form our agreement for these services and will serve as written authorization to proceed with the described scope of work.

LGCI trusts that the above proposal will be sufficient to meet your needs. If this proposal is acceptable, please sign and return a complete copy of this proposal to LGCI. If you have any questions, please call us at (978) 330-5912.

Sincerely,

LAHLAF GEOTECHNICAL CONSULTING, INC.




Abdelmadjid M. Lahlaf, Ph.D., P.E.
Principal Engineer

Enclosures: LGCI's Standard Conditions for Engagement

Agreed to by (please type name): Katy Lillich **on (date):** 2/16/24

Company Name: Arrowstreet

Signature: 



1. CONTRACT. The Contract is the Agreement that is signed and dated by Lahlaf Geotechnical Consulting, Inc. (LGCI) and is signed and dated or accepted in writing by the Client, and that includes by reference these **General Conditions**. These Conditions shall apply to any and all subsequent amendments, additions, or modifications to the scope of work performed under this Contract unless specifically agreed in writing by both parties.

2. PAYMENT. Client agrees to pay LGCI in accordance with the fee schedule and payment terms provided in the Contract. All payments will be made by either check or electronic transfer to the address specified by LGCI and will include reference to LGCI's invoice number. LGCI will submit invoices monthly for work completed during the preceding period or upon completion of a specified scope of service, as described in the Contract. Client agrees to pay each invoice within thirty (30) days of its receipt. Client agrees to pay LGCI's cost of collection of all amounts due and unpaid after 60 days, including court costs and reasonable attorney's fees. These general conditions are notice, where required, that LGCI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 60 days of invoice shall constitute a release of LGCI from any and all claims that client may have whether in tort, contract or otherwise, and whether known or unknown at the time.

3. STANDARD OF CARE. LGCI will perform its services, obtain its findings and prepare its reports in accordance with our proposal, client's acceptance thereof, these general conditions, and with generally accepted principles and practices. LGCI will perform its professional services in a manner consistent with that degree of skill and care ordinarily exercised by members of LGCI's profession currently practicing in the same locality under similar conditions and on similar projects. LGCI makes no warranties or representations, either expressed or implied, regarding the quality of services provided hereunder. Statements made in LGCI's report are opinions based on engineering judgment and are not to be construed as representations of fact. Nothing in this Contract shall be construed as establishing a fiduciary relationship between Client and LGCI.

4. RIGHT OF ENTRY. Client agrees to furnish LGCI with the right-of-entry and a plan of boundaries of the site where LGCI will perform its services. If Client does not own the site, Client represents and warrants that it will obtain permission for LGCI's access to the site to conduct site reconnaissance, surveys, borings, and other explorations of the site pursuant to the scope of services in the Contract. LGCI will take reasonable precautions to minimize damage to the site from use of equipment, but LGCI is not responsible for damage to the site caused by normal and customary use of equipment. The cost for restoration of damage that may result from LGCI's operations has not been included in its fee. LGCI will perform such additional work upon written request and client agrees to pay LGCI for the restoration costs.

5. CLIENT'S DUTY TO NOTIFY ENGINEER. Client represents and warrants that it has advised LGCI of any known or suspected hazardous materials, utility lines or pollutants. Unless otherwise agreed upon, Client will identify locations of buried utilities and other underground structures in areas of subsurface exploration. LGCI will take reasonable precautions to avoid damage to the buried utilities and other underground structures noted. Unless LGCI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to accept risk of and defend, indemnify and save LGCI harmless from all claims, losses, costs and expenses, including reasonable attorney's fees resulting from the exploration work.

6. CONSTRUCTION SERVICES. If included in the scope of services in the Contract, LGCI will provide personnel to observe the specific aspects of construction stated in the Contract and to ascertain that construction is being performed, in general, in accordance with the plans, specifications and LGCI's recommendations.

a. LGCI cannot provide its opinion on the suitability of any part of the work performed unless LGCI's personnel make measurements and observations of that part of the construction. By performing construction observation services, LGCI does not guarantee or assume any responsibility for the contractor's work. The contractor will remain solely responsible for the accuracy and adequacy of all construction or other activities performed by the contractor, including the methods of construction; supervision of personnel and construction; control of machinery; false work, scaffolding, or other

temporary construction aids; safety in, on, or about the job site; and compliance with OSHA and construction safety regulations and any other applicable federal, state and/or local laws or regulations.

b. No claims for loss, damage or injury shall be brought against LGCI by client or any third party unless all tests and inspections have been performed in accordance with the contract documents and unless LGCI's recommendations have been followed. Client agrees to indemnify, defend and hold LGCI, its officers, employees and agents harmless from any and all claims, suits, losses, costs, expert fees, and expenses, including, but not limited to court costs and reasonable attorney's fees in the event that all such tests and inspections are not performed or LGCI's recommendations are not followed except to the extent that such failure is the result of negligence, willful or wanton act or omission of LGCI subject to the limitation in Paragraph 12.

7. RENEGOTIATION OF CONTRACT FOR PRESENCE OF HAZARDOUS MATERIALS. If hazardous waste, oil, asbestos, or other hazardous materials, as defined by federal, state and/or local laws or regulations are discovered during LGCI's work, Client agrees to negotiate appropriate revisions to the scope of services, the budget estimate, and the terms and conditions of the Contract. When such hazardous materials are suspected, LGCI will have the option to stop work until a new Contract is reached without financial penalty. If a mutually satisfactory Contract cannot be reached between both parties, the Contract will be terminated. Client agrees to pay LGCI for all services rendered, including any costs associated with termination.

8. DISPOSAL OF SAMPLES AND WASTES CONTAINING REGULATED CONTAMINANTS. Unless agreed in writing, test specimens or samples will be disposed of immediately upon completion of the test. All other samples or specimens will be disposed ninety days after submission of LGCI's report.

Nothing within this Contract shall be construed or interpreted as requiring LGCI to assume the status of an owner, operator, generator, storer, transporter, treater or disposal facility. In the event that samples collected by LGCI or provided by Client or wastes generated as a result of site investigation activities contain or potentially contain substances or constituents which are or may be regulated contaminants as defined by federal, state, or local statutes, regulations, or ordinances, including but not limited to samples or wastes containing hazardous materials, said samples or wastes remain the property of the Client and the Client will have responsibility for them as a generator. If set forth in the Contract, LGCI will, at Client's expense, perform necessary testing, and return said samples and wastes to Client.

9. INSURANCE. LGCI has Worker's Compensation Insurance in at least the minimum amount required for each state in which it does business, Employer's Liability Insurance, Public Liability Insurance and Professional Liability Insurance. LGCI will furnish insurance certificates upon written request.

10. INDEMNIFICATION. Subject to the foregoing limitation, LGCI agrees to indemnify and hold Client harmless from and against any liabilities, claims, damages and costs (including reimbursement of reasonable attorneys' fees and court costs) to the extent caused by the negligence or willful misconduct of LGCI in the performance of services under this Contract. LGCI's defense obligation under this indemnity paragraph means only the reimbursement of reasonable defense costs to the proportional extent of LGCI's indemnity obligation hereunder. Client shall provide the same protection to the extent of its negligence. In the event that the client shall bring any suit, cause of action, claim or counterclaim against LGCI, Client shall pay to LGCI the cost and expenses incurred by LGCI to investigate, answer and defend it, including reasonable attorney's fees and court costs to the extent that LGCI shall prevail in such suit.

11. Client agrees to defend, indemnify and hold harmless LGCI, its subconsultants, subcontractors, agents, and employees from and against all claims, damages, losses, and costs (including reasonable attorneys' fees) that result from the detection, failure to detect or from the actual, alleged, or threatened discharge, dispersal, release, escape or exposure to any solid, liquid, gaseous or thermal irritant, asbestos in any form, or contaminants



including smoke, vapor, soot, fumes, acids, alkalies, chemicals, waste, oil, hazardous materials, or biological pollutants. Client's obligations under this paragraph apply except to the extent such claims, damages, losses, and expenses are caused by LGCI's sole negligence or willful misconduct.

12. LIMITATION OF LIABILITY. To the fullest extent permitted by law, the total liability, in the aggregate, of LGCI and its officers, directors, employees, agents, and independent professional associates and consultants, and any of them, to Client and any one claiming by, through or under Client, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to LGCI's services, the project or this Contract, will not exceed the total compensation received by LGCI under this Contract, or \$5,000, whichever is greater. This limitation will apply regardless of legal theory, and includes but is not limited to claims or actions alleging negligence, errors, omissions, strict liability, breach of contract, breach of warranty of LGCI or its officers, directors, employees, agents or independent professional associates or consultants, or any of them. CLIENT further agrees to require that all contractors and subcontractors agree that this limitation of LGCI's liability extends to include any claims or actions that they might bring in any forum.

13. CONFIDENTIALITY. Unless compelled by law, a governmental agency or authority, or an order of a court of competent jurisdiction, or unless required pursuant to a subpoena deemed by LGCI to be duly issued, or unless requested to do so by Client pursuant to the Proposal or otherwise, LGCI agrees it will not convey to others any proprietary non-public information, knowledge, data or property relating to the business or affairs of the Client or of any of its affiliates, which is in any way obtained by LGCI during its association with the Client. LGCI further agrees to strive to limit, to a "need to know" basis, access by its employees to all information referred to above. Any concepts, materials, or procedures of LGCI deemed by LGCI to be proprietary and so explained to Client will not be released by Client or its employees to any other parties under any circumstances.

14. OWNERSHIP OF DOCUMENTS. Drawings, diagrams, specifications, calculations, reports, processes, computer processes and software, operational and design data, and all other documents and information produced in connection with the project as instruments of service, regardless of form, will be confidential and the proprietary information of LGCI, and will remain the sole and exclusive property of LGCI whether the project for which they are made is executed or not. Client will not have or acquire any title to or have any rights in any of the documents or information prepared by LGCI. Client will be permitted to retain printed copies of such documents or information for information and reference only in connection with Client's use and occupancy of the project. The documents and/or information will not be used or reused or modified by Client on other projects, for additions to this project, for completion of this project by others, or for any other purpose for which the documents were not specifically prepared, provided LGCI is not in default under this Contract, except with the express written consent of LGCI and with appropriate compensation to LGCI. Client will defend, indemnify and hold LGCI harmless from and against any claims, losses, liabilities and damages, including all reasonable attorney's fees, expert fees, and other costs of defense arising out of or resulting from or in any way related to the unauthorized use of the documents.

15. ELECTRONIC FILES. All documents including drawings, data, plans, specifications, reports or other information recorded on or transmitted as Electronic Files are subject to undetectable alteration, either intentional or unintentional, due to transmission, conversion, media degradation, software error, human alteration or other causes.

a. Electronic Files are provided for convenience and informational purposes only and are not a finished product or Contract Document. The actual signed and sealed hard copy Contract Documents including stamped drawings, together with any addenda or revisions, are and will remain the official copies of all documents. LGCI makes no representation regarding the accuracy or completeness of any accompanying Electronic Files. LGCI may, at its sole discretion, add wording to this effect on electronic file submissions.

b. Client waives any and all claims against LGCI that may result in any way from the use or misuse, unauthorized reuse, alteration, addition to or transfer of the Electronic Files. Client agrees to defend, indemnify and hold harmless LGCI, its officers, directors, employees, agents or subconsultants, from any

claims, losses, damages or costs, and costs of defense, which may arise out of the use or misuse, unauthorized reuse, alteration, addition to or transfer of these Electronic Files by client or anyone obtaining them through client.

16. SUSPENSION OF WORK. Client may, at any time, by a 10-day written notice, suspend further work by LGCI.

a. Client will remain fully liable for and will promptly pay LGCI the full amount for all services rendered by LGCI to the date of suspension of services, including all retained billings, if applicable, plus suspension charges. Suspension charges will include the cost of putting documents and analyses in order, personnel and equipment rescheduling, or reassignment adjustments, and all other related costs and charges directly attributable to suspension.

b. If Client fails to pay undisputed invoice amounts within 30 days following invoice date, LGCI may suspend further services, by providing a 10-day written notice to Client until payments are restored to a current basis. In the event LGCI engages counsel to enforce overdue payments, Client will reimburse LGCI for all reasonable attorney's fees and court costs related to enforcement of overdue payments, provided that Client does not have a good faith dispute with the invoice. Client will indemnify and save harmless LGCI from any claim or liability resulting from suspension of the work due to non-current, non-disputed payments.

17. DISPUTE RESOLUTION. Both parties agree to submit any claims, disputes, or controversies arising out of or in relation to the interpretation, application, or enforcement of this Contract to non-binding mediation pursuant to the Rules for Commercial Mediation of the American Arbitration Association, as a condition precedent to litigation or any other form of dispute resolution.





January 23, 2024

Katy Lillich, AIA, LEED AP, MCPPO
Associate Principal
Arrowstreet
10 Post Office Square, Suite 700N
Boston MA 02109

E: lillich@arrowstreet.com
P: 617.666.7019

Re: ESCS Proposal – Margaret A. Neary School – Environmental Permitting
53 Parkerville Rd., Southborough, MA 01772
Environmental Science Consulting Services

Dear Katy:

In accordance with your request, PEER Consultants is pleased to provide this cost proposal to conduct the following environmental science consulting services, related to the proposed work at the Margaret A. Neary School building (the "Building"), located on a property at 53 Parkerville Rd., in Southborough, Worcester County, Massachusetts (the "Property"). The initial scope of work shown below may consist of tasks under the Feasibility Study phase.

BACKGROUND:

According to the Town's Request for Design Services, the Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and twenty-five miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA's Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town's executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town employees. The School Committee consists of five elected members and has oversight and responsibility for the school system.

The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District's mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

The existing building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. The addition of two (2) modular classrooms was added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then, only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

SCOPE OF WORK

I. ASTM E1527-21 Environmental Site Assessment

Please note that the **Presumed Viability** of the ASTM E1527-21 Environmental Site Assessment (ESA), as per the ASTM Standard will expire 180 days after the date that the first information is obtained regarding this Property.

Presumed viability: Subject to Section 4.8 of the Practice and the user's responsibilities set forth in Section 6 of the Practice, an environmental site assessment meeting or exceeding this Practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition (defined as the date on which a person acquires title to the property) of the Subject Property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction).

PEER proposes to conduct an ESA consisting at a minimum, a Phase I Initial Site Investigation. PEER will complete this by conducting an ASTM E1527-21 Environmental Site Assessment (ESA), Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. § 9601) and petroleum products. The goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental condition means:

(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous

substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

This ESA will be conducted and authored by an Environmental Professional (EP). Based on information provided by the Client, the Phase I will include only the subject parcel, assessed as one Target Property, as shown in the yellow highlight below. Please note that portions of the Target Property may not be accessible for visual inspection, as they may occur under water, and/or beneath asphalt or on-site buildings.

PEER will either request through the Architect and the Owner (or PEER may electronically contact) that certain Town Departments be contacted by the Owner, and for the Departments to review their files and to arrange for PEER to receive any relevant copies of Town files pertaining to recognized environmental conditions, either electronically, or through regular mail services. This process assumes that Town Departments will prepare all available documents in advance, and provide them to PEER electronically, or through regular mail services, and that PEER will not need to physically search for files within the Town Departments. PEER also assumes that since this is a Town project, there will be no Town fees imposed on PEER for obtaining these documents.

Please confirm that the Property, as shown below in the orange highlight is the Target Property, to be investigated as part of this Phase I ESA. PEER understands that the Building only occurs on a certain portion of the Property, and that the potential for redevelopment may also only occur on a certain portion of the Property. PEER assumes that you and/or the Owner will draw a line (which you may decide will be a land area to the south of a line from one annotated red circle to the other annotated red circle) on the below image when you return this proposal to us in order to limit the ESA to only a certain portion of the Property. This proposal and fee assumes a reduced "target property" to investigate. This confirmation is needed prior to the initiation of the Phase I ESA.



53 Parkerville Rd., Southborough, Massachusetts
(North is Up)

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of the ASTM practice (the non-scope considerations). In addition, some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601(14)) or do not otherwise present potential CERCLA liability. In any case, the non-scope considerations and non-CERCLA related hazardous substances are beyond the scope of this practice.

Based on the scope of our proposal for the ESA, PEER **will not include** the following ASTM non-scope items, such as: asbestos containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint unrelated to releases into the environment, lead in drinking water, mold or microbial conditions, PCB-containing building materials (for example, interior fluorescent light ballasts, paint, and caulk), naturally-occurring radon, regulatory compliance, substances not defined as hazardous substances (including some substances sometimes generally referred to as emerging contaminants) unless or until such substances are classified as a CERCLA hazardous substance, and wetlands.

Please note that we will plan to conduct the ESA portion of this proposal through you and the Town of Southborough at a certain date in the future, as it involves a Target Property visit, interviews with personnel knowledgeable of the Target Property, Town Department file reviews (previously discussed), ordering of State and federal database information, among other information. With the presumption that all Town Hall file information has been received, all interviews have been completed, and the target property visit has been completed, the Final ESA Report may be prepared within 24 days from the receipt by PEER of all Town Hall file review information.

Please note that conducting an ESA during snow covered conditions may result in a “significant data gap” under the Practice.

If the area outlined above is not the Target Property to be assessed, please mark up the image to identify the Target Property, and we will make any necessary modifications to our proposal. In addition, if our understanding of the scope of the ESA portion of this project, or any of our assumptions, is different from actual anticipated work, please inform us immediately, and we will make appropriate adjustments to the proposal.

II. Wetlands Presence and Absence Determination

PEER understands that the preferred solution to the Margaret A. Neary School project on the Property is dependent on determinations during the feasibility study. PEER understands that solutions on the Property may include Options 1 (Code Upgrade Option), Option 2 (Renovation), Option 3 (Addition/Renovation), or Option 4 (New). PEER further understands that a “Wetlands and Waters of the United States” delineation for the entire Property compared to a focused area on the property can vary significantly in estimated fees.

Furthermore, PEER understands that at a minimum hydrologic connections, wetlands, rivers and streams, and the 1% annual chance of flood and regulatory floodways extensively occur on the Property, and may limit development in certain areas, as per the below image from MassMapper.



53 Parkerville Rd., Southborough, Massachusetts
(North is Up)

Therefore, since a certain land area in the baseball field to the northwest of the existing school (possible location of new school if deemed necessary) occurs within the 200 foot Riverfront under the Wetlands Protection Act, and occurs in a soil classified (73A) by USDA as having a groundwater table of between 0 and 6 inches (see image below), PEER recommends a one day site visit during non-frozen ground and none snow covered ground conditions to review soils surrounding the existing school and proposed development area only for hydric soil (suspect wetland) conditions.



53 Parkerville Rd., Southborough, Massachusetts
(North is Up)

Please inform us in advance whether the current scope of this proposal may take place during normal business hours, or whether we will need to plan for site visits during nights, holidays, or the weekend. This proposal assumes personnel staffed during **normal business hours**. If our understanding of this portion of the scope of the project is different from actual anticipated work, or if labor hours outside of normal business hours are expected, please inform us immediately, and we will make appropriate adjustments to this proposal.

2. COST

For the work outlined above, including in consideration of our assumptions, we propose a fee for services as indicated in the following two tables (2) tables, Table A and Table B.

Table A – ASTM E1527-21

Environmental Science Consulting Services Level of Effort: ASTM E1527-21	Total Cost (\$)
Margaret A. Neary School 53 Parkerville Rd., Southborough, Massachusetts	
Task 1.1 – ASTM E1527-21 Environmental Site Assessment	9,156.00
Total	9,156.00

Table B – Wetlands Presence / Absence Determination

Environmental Science Consulting Services Level of Effort: Wetland Presence / Absence Determination	Total Cost (\$)
Margaret A. Neary School 53 Parkerville Rd., Southborough, Massachusetts	
Task 2.1.A – Soils-based wetland presence / absence determination within the immediate vicinity of the existing school, and within the suspect baseball field to the northwest of the existing school. Assumes up to one business day.	1,904.00
Task 2.1.B – Summary Memorandum of Findings Wetland based on the presence / absence determination site visit.	588.00
Total	2,492.00

3. SCHEDULE

We can start work as soon as this project is awarded to PEER through the issuance of a contract, and as soon as you can schedule property access and other site support staff for this project. Please note that physical, chemical, biological, and/or viral hazards, as well as any other local, State, or Federally imposed restrictions may delay the initiation of this assignment.

4. STAFF RESPONSIBILITY

Mr. David Gorden, Board Certified Environmental Scientist, will be in charge of the project, and we understand that you will provide general direction and policy decisions on behalf of your organization. Other staff members with appropriate technical backgrounds will participate in this project.

5. GENERAL PROVISIONS

Our work for clients is conducted on a confidential basis, and we will treat information received from you or developed by us in accordance with our Established Professional Standards.

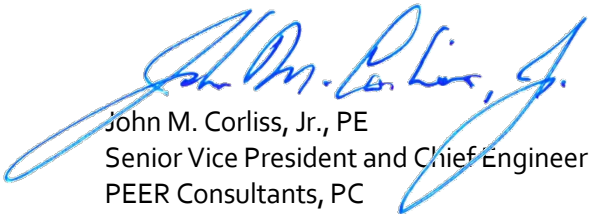
Our work will be on a best efforts basis. We expect that the results will meet the objectives sought, and we have assigned to the work professional personnel having the required skills, experience and competence. Our recommendations and the written material we provide will be our best judgment based upon the information available to us. In any event, our liability for damages arising out of your use of the results of our work or any recommendations we may make shall not be greater than the amount paid to us for the professional services rendered.

Any change in this agreement shall be confirmed in writing. This agreement shall be interpreted according to the laws of the Commonwealth of Massachusetts.

6. ACCEPTANCE

We appreciate the opportunity to work with you on this important assignment for the **Southborough Public Schools**. This proposal is considered valid when signed below, and when signed and returned to us within sixty (60) days of the proposal date. This proposal assumes that tasks within Table A and Table B occur prior to July 2024. To authorize us to proceed, please issue us a contract to complete the work, and sign and return this proposal to us.

Sincerely,



John M. Corliss, Jr., PE
Senior Vice President and Chief Engineer
PEER Consultants, PC

Accepted for
Arrowstreet

By: K Lillich

Title: Katy Lillich, Associate Principal

Date: 02/16/24



February 5, 2024

Katy Lillich, AIA, LEED AP, MCPPO
Associate Principal
Arrowstreet
10 Post Office Square, Suite 700N
Boston MA 02109

E: lillich@arrowstreet.com
P: 617.666.7019

Re: ESCS Proposal – Margaret A. Neary School – Geo-Environmental Engineering
53 Parkerville Rd., Southborough, MA 01772
Environmental Science Consulting Services

Dear Katy:

In accordance with your request, PEER Consultants is pleased to provide this cost proposal to conduct the following environmental science consulting services, related to the proposed work at the Margaret A. Neary School building (the "Building"), located on a property at 53 Parkerville Rd., in Southborough, Worcester County, Massachusetts (the "Property"). The initial scope of work shown below may consist of tasks under the Feasibility Study phase.

BACKGROUND:

According to the Town's Request for Design Services, the Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and twenty-five miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA's Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town's executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town

employees. The School Committee consists of five elected members and has oversight and responsibility for the school system.

The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District's mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

The existing building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. The addition of two (2) modular classrooms was added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then, only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

SCOPE OF SERVICES

IV. Limited Geo-Environmental Subsurface Soil Investigation

Subtask 4.1: PEER understands that Lahlaf Geotechnical Consulting will DIGSAFE their proposed boring locations and will be present on Site with a drilling company (the "Driller"), who may use a truck mounted drilling rig (or similar drilling rig) to advance subsurface soil borings on the Site. Lahlaf has indicated that two to four borings will be advanced over one business day to the depth of 20 feet, and that the driller will either employ auger flights or drive & wash as the drilling method.

PEER assumes that Lahlaf will only have one drill rig on Site, with one of their Geotechnical Inspectors; therefore, PEER will plan to only have one representative on the Site in order to collect subsurface soil samples (as a split from any geotechnical sample collection) for the purposes of having an analytical laboratory analyze the soil for certain pre-characterization chemical parameters, as defined below. This subtask assumes that PEER's representative will be on the Site for one business day, the same business day that the Driller is on Site. PEER assumes that the Driller will not use any lubricants on their drilling equipment during their work on Site. PEER understands that Lahlaf has indicated that split spoons will be advanced continuously into native soils, and then will be advanced every 5 feet.

Subtask 4.2: PEER will collect soil samples under Subtask 4.1., screen the soil samples for volatile organic compounds (VOCs) with a photoionization detector (PID), place the soil samples in laboratory provided containers, complete appropriate chain of custody procedures for the soil samples, and relinquish the soil samples to the analytical laboratory. Please note that if the air temperature is less than 55°F, the PID will not be utilized, and PEER will instead use visual and olfactory indicators when determining which depth to collect VOCs samples. The laboratory will provide a seven to 10 day estimated turnaround time for the results.

Subtask 4.2.A: PEER may choose to collect up to four soil samples to be analyzed for the following COMM-97-001 parameters, and for the following soil disposal (precharacterization) parameters:

- Volatile Organic Compounds (VOCs) - 8260
- Semivolatile Organic Compounds (SVOCs) - 8270
- Petroleum Hydrocarbons Scan – TPH-DRO
- Petroleum Hydrocarbons Scan – TPH-GRO
- Polychlorinated Biphenyls (PCBs)
- MCP 14 Metals (plus Metal Digestion)
- pH/Corrosivity
- Conductivity
- Reactive Sulfide and Reactive Cyanide
- Flashpoint/Ignitability

PEER may choose to collect one or more of the above subsurface soil samples within the groundwater table, if encountered.

Subtask 4.2.B: PEER may choose to collect one composite surface soil samples from across one or more borings with a grass or soil surface for the following parameters:

- Pesticides
- Herbicides

Subtask 4.2.C: PEER understands that one or more borings may be proposed within or adjoining an active septic system leach field at the Property. Based on this, PEER may choose to collect one composite subsurface soil sample from across one or more borings which may occur within or adjoining the septic system leach field for the following parameters:

- Chloride
- Nitrate – Solid
- Nitrite – Solid
- Phosphate – Solid
- Fecal Coliform

Subtask 4.2.D: PEER understands that as per COMM-97-001 (only when the “20x Rule” is exceeded), shall the toxicity characteristic leaching procedure (TCLP) be conducted. PEER assumes that certain MCP 14 metal results may require the analysis of one sample total for TCLP MCP 14 Metals. Therefore, this Subtask and/or portions of this Subtask will only be invoiced if the analytical laboratory analyzes the soil for TCLP MCP 14 Metals.

- TCLP MCP 14 Metals

Subtask 4.2.E: PEER understands that (based on historical aerial photographs) the Site may have been historically used for agricultural purposes, and also may have been used as a municipal solid waste landfill; therefore, the development of the Site (in current aerial photographs) may have required the import of suspect “human transported material” (i.e., fill) of suspect unknown origin. PEER proposes to collect individual grab samples from any identified “fill” layer, to then composite the grab samples, and relinquish one composited soil sample to a separate analytical laboratory. The purpose of this analysis will be to detect and document any coal, coal ash, wood ash or asphalt that may be present in the submitted soil sample by use of a combination of microscopy techniques including SEM/EDS, PLM, and macroscopic inspection. The laboratory will provide an estimated 10 to 14 day turnaround time for the results. PEER is including a fee for this Subtask for informational purposes. Based on observed site soil conditions, PEER will decide whether we will collect and submit the soil sample for these parameters.

Subtask 4.3 – Feasibility Study Phase Limited Subsurface Soil Results Memorandum

PEER will prepare one (1) Feasibility Study Phase Limited Subsurface Soil Results Memorandum, which will summarize the laboratory results received from the analytical laboratory under Task 4.0 herein.

◇

Please inform us in advance whether the current scope of this proposal may take place during normal business hours, or whether we will need to plan for sampling during nights, holidays, or the weekend. If our understanding of this portion of the scope of the project is different from actual anticipated work, or if labor hours for Task 4 will also be outside of normal business hours, please inform us immediately, and we will make appropriate adjustments to this proposal.

PEER assumes that this Task will not occur in temperatures below 32°F, and will occur after February 26, 2024, and that therefore only one PEER representative will be needed on Site. PEER assumes that the Scope of Services will occur in the year 2024, and the analytical laboratory has quoted their pricing for this specific Site, as valid only through December 31, 2024.

2. COST

For the work outlined above in Scope of Services, including in consideration of our assumptions, we propose a fee for services as indicated in the following table, Table D.

Table D – Limited Subsurface Soil Investigation

Environmental Science Consulting Services Level of Effort: Limited Subsurface Soil Investigation	Total Cost (\$)
Margaret A. Neary School 53 Parkerville Rd., Southborough, Massachusetts	
Task 4.0 – Limited Geo-Environmental Subsurface Soil Investigation -----	
Subtask 4.1: One PEER Representative on Site on one business day to collect soil samples; and includes laboratory coordination of bottle ware, rental of PID equipment (if ambient temperatures greater than 55°F, preparation of soil samples, chain of custody documentation, and sample cooler packaging for pick up and/or delivery to the analytical laboratory.	3,085.00
Subtask 4.2: -----	
Subtask 4.2.A: Laboratory fees associated with soil samples for COMM-97-001 Parameters, and additional soil disposal parameters, as described above. One sample set analyzed by the analytical laboratory at \$776.00 / sample, times up to four (4) soil samples, which equals [\$3,104.00]. PEER will only invoice for actual soil sample sets collected by PEER and analyzed by the analytical laboratory.	3,104.00
Subtask 4.2.B: Laboratory fees associated with one composite surface soil sample from across borings with a grass or soil surface. [One soil sample @ \$206/sample = \$206.00].	206.00
Subtask 4.2.C: Laboratory fees associated with one composite surface soil sample from across borings within or adjoining the septic system leach field. [One soil sample @ \$197.00/sample = \$197.00].	197.00
Subtask 4.2.D: PEER assumes that certain metal results may require the analysis of one soil sample for TCLP MCP 14 Metals. One TCLP MCP 14 Metals sample set analyzed by the analytical laboratory at \$190.00/sample times one soil sample = [\$190.00]. PEER will only invoice for actual soil sample sets analyzed by the analytical laboratory.	190.00
Subtask 4.2.E: SEM/EDS, PLM, and macroscopic inspection for human transported material “fill.” One sample set analyzed by the analytical laboratory at \$805.00/sample. This Subtask may only be invoiced if visual field screening identifies suspect coal and/or ash in any suspect fill on the Property, and when the analytical laboratory analyzes the soil sample.	805.00
Subtask 4.3: One Feasibility Study Phase Limited Subsurface Soil Results Memorandum.	1,568.00
ESTIMATED TOTAL	9,155.00

3. SCHEDULE

We can start work as soon as this project is awarded to PEER through the issuance of a contract, and as soon as you can schedule property access and other site support staff for this project. Please note that physical, chemical, biological, and/or viral hazards, as well as any other local, State, or Federally imposed restrictions may delay the initiation of this assignment.

4. STAFF RESPONSIBILITY

Mr. David Gorden, Board Certified Environmental Scientist, will be in charge of the project, and we understand that you will provide general direction and policy decisions on behalf of your organization. Other staff members with appropriate technical backgrounds will participate in this project.

5. GENERAL PROVISIONS

Our work for clients is conducted on a confidential basis, and we will treat information received from you or developed by us in accordance with our Established Professional Standards.

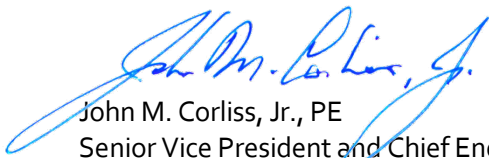
Our work will be on a best-efforts basis. We expect that the results will meet the objectives sought, and we have assigned to the work professional personnel having the required skills, experience and competence. Our recommendations and the written material we provide will be our best judgment based upon the information available to us. In any event, our liability for damages arising out of your use of the results of our work or any recommendations we may make shall not be greater than the amount paid to us for the professional services rendered within this proposal.

Any change in this agreement shall be confirmed in writing. This agreement shall be interpreted according to the laws of the Commonwealth of Massachusetts.

6. ACCEPTANCE

We appreciate the opportunity to work with you on this important assignment for the **Southborough Public Schools**. This proposal is considered valid when signed below, and when signed and returned to us within sixty (60) days of the proposal date. This proposal assumes that tasks within Table D occur prior to July 2024. To authorize us to proceed, please issue us a contract to complete the work, and sign and return this proposal to us.

Sincerely,



John M. Corliss, Jr., PE
Senior Vice President and Chief Engineer
PEER Consultants, PC

Accepted for
Arrowstreet

By: K. Lillich

Title: Katy Lillich, Associate Principal

Date: 02/16/24



February 4, 2024

Katy Lillich, AIA, LEED AP, MCPPO
Associate Principal
Arrowstreet
10 Post Office Square, Suite 700N
Boston MA 02109

E: lillich@arrowstreet.com
P: 617.666.7019

Re: ESCS Proposal – Margaret A. Neary School – Hazardous Building Materials
53 Parkerville Rd., Southborough, MA 01772
Environmental Science Consulting Services

Dear Katy:

In accordance with your request, PEER Consultants is pleased to provide this cost proposal to conduct the following environmental science consulting services, related to the proposed work at the Margaret A. Neary School building (the "Building"), located on a property at 53 Parkerville Rd., in Southborough, Worcester County, Massachusetts (the "Property"). The initial scope of work shown below may consist of tasks under the Feasibility Study phase.

BACKGROUND:

According to the Town's Request for Design Services, the Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and twenty-five miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA's Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town's executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town

employees. The School Committee consists of five elected members and has oversight and responsibility for the school system.

The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District's mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

The existing building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof. The addition of two (2) modular classrooms was added to the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. A complete EPDM roof replacement occurred in 1990. Since then, only repairs have occurred. Doors and windows are original construction. There has been no significant modification from the original design. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018. Asbestos containing building materials are present in the form of pipe fittings, vinyl asbestos tile flooring throughout the majority of the facility, and 12x12 acoustic wall tile in classrooms.

SCOPE OF WORK

III. Hazardous Building Materials Investigation

PEER proposes to provide limited hazardous building materials investigative support at the Building pertaining to the feasibility study phase by conducting limited suspected ACM sampling of building materials and lead in paint sampling of building materials and/or surfaces in readily accessible areas only, at the Building, related to the proposed project.

PEER understands that you have indicated to us that one day should be sufficient for PEER to gather its initial, limited hazardous building materials investigative scope at the Building under the feasibility study phase. PEER understands that you will arrange/provide us access to the representative structure on the proposed date of sampling. In order to preserve the potential integrity of the structure (and while the Building may still be in use), destructive sampling of suspected building materials, which may impact the historical integrity, structural integrity, or impact health and safety of those occupants or workers present, or anticipated to be present, will not be conducted by PEER during this sampling event.

We understand that, as part of this limited hazardous building materials survey or a future hazardous building materials survey, you (or the Facility Owner/Operator) will provide (and pay for) someone knowledgeable to cut, core, remove, and/or replace the building material components, as well as provide for (and pay for) a Contractor to repair any items related to the

building material components. We understand that suspect hazardous building material samples will be collected in readily accessible areas only, and that additional hazardous building material areas that will not be able to be sampled at this stage may still exist behind walls, above ceilings, beneath floors, beneath other roofs or roof decks, beneath slabs or underground, in crawl spaces, in confined spaces, behind or associated with any electrical, heating, ventilation, air conditioning, or mechanical system, and in any other area, including non-accessible or unsafe areas (as determined by PEER), which may currently be or become part of your work scope. PEER also understands that the Contractor will have the means and methods to access all sampling locations (for PEER to collect samples), as may be necessary, and which may occur associated with your scope of services within the interior and exterior of the Building.

PEER anticipates staffing this project with one Massachusetts licensed asbestos inspector, and conducting the initial, limited hazardous building materials survey portion of our scope at the project site, during business hours on one business day.

PEER understands that you will provide us scaled existing drawings/plans/elevations for the Building, which you or Others may already be developing for the project. Therefore, at the conclusion of this initial, limited hazardous building materials investigation, PEER understands that we will inform you of building materials determined by the analytical laboratory as containing detectable asbestos, and you will inform us of the quantity (units, linear feet, square feet) of building materials that this represents for the Building.

PEER will summarize the results of this initial, limited hazardous building materials survey for this buildings in one report for the Building, and generally titled "Feasibility Study Phase - Hazardous Building Materials Inspection."

Please inform us in advance whether the current scope of this proposal may take place during normal business hours, or whether we will need to plan for sampling during nights, holidays, or the weekend. This proposal assumes personnel staffed during normal business hours. If our understanding of this portion of the scope of the project is different from actual anticipated work, or if labor hours outside of normal business hours are expected, please inform us immediately, and we will make appropriate adjustments to this proposal.

2. COST

For the work outlined above, including in consideration of our assumptions, we propose a fee for services as indicated in the following table, Table C.

The number of samples is estimated; a place holder based on the assumed number of hazardous materials present, and based on the bulk asbestos samples required to be collected under the regulations, and will be billed only for actual samples analyzed (more or less). We understand that should there be additional environmental-type tasks as the project moves forward, we would be pleased to provide you with a separate cost proposal for any additional task items at such time.

Table C – Initial, Limited Hazardous Building Materials Investigation

Environmental Science Consulting Services Level of Effort: Limited Hazardous Building Materials Investigation	Total Cost (\$)
Margaret A. Neary School 53 Parkerville Rd., Southborough, Massachusetts	
Task 3.1.A – Initial, Limited Hazardous Building Materials Survey: Preparation, Hazardous Material Inspection (asbestos and lead in paint): Sample Chain of Custody Documentation. One inspector, to collect via non-destructive methods, readily accessible hazardous building material samples (asbestos and lead in paint) from the Building, and includes ODCs of mileage, tolls, and supplies, during one (1) business day. Day 1	2,430.00
Task 3.2.A – Bulk ACM Analysis by PLM <u>PEER is required by AHERA to collect a certain quantity of “samples” based on building material type and homogeneous areas.</u> Therefore, for this Feasibility Study phase of the project, PEER estimates that 100 bulk ACM samples may be collected associated with the Building. Assumes 100 bulk asbestos samples for the one building on the project site @ \$15/sample; 2-3 day Turnaround Time (TAT). PEER will only invoice for actual samples, more or less.	1,500.00
Task 3.2.B – Lead in Paint PEER estimates that six lead in paint by 3M Swab may be collected @ \$20/sample; and that six paint chip samples for lead by laboratory analysis (Inductively Coupled Plasma) at \$25/sample may be collected. Chip sample is 5-7 day TAT (from time of laboratory receipt).	270.00
Task 3.3 – One “Feasibility Study Phase” Hazardous Building Materials Inspection Report for the Building.	835.00
Total	5,035.00

3. SCHEDULE

We can start work as soon as this project is awarded to PEER through the issuance of a contract, and as soon as you can schedule property access and other site support staff for this project. Please note that physical, chemical, biological, and/or viral hazards, as well as any other local, State, or Federally imposed restrictions may delay the initiation of this assignment.

4. STAFF RESPONSIBILITY

Mr. David Gorden, Board Certified Environmental Scientist, will be in charge of the project, and we understand that you will provide general direction and policy decisions on behalf of your organization. Other staff members with appropriate technical backgrounds will participate in this project.

5. GENERAL PROVISIONS

Our work for clients is conducted on a confidential basis, and we will treat information received from you or developed by us in accordance with our Established Professional Standards.

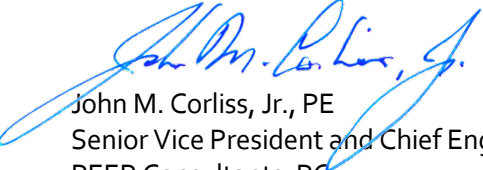
Our work will be on a best-efforts basis. We expect that the results will meet the objectives sought, and we have assigned to the work professional personnel having the required skills, experience and competence. Our recommendations and the written material we provide will be our best judgment based upon the information available to us. In any event, our liability for damages arising out of your use of the results of our work or any recommendations we may make shall not be greater than the amount paid to us for the professional services rendered within this proposal.

Any change in this agreement shall be confirmed in writing. This agreement shall be interpreted according to the laws of the Commonwealth of Massachusetts.

6. ACCEPTANCE

We appreciate the opportunity to work with you on this important assignment for the **Southborough Public Schools**. This proposal is considered valid when signed below, and when signed and returned to us within sixty (60) days of the proposal date. This proposal assumes that tasks within Table C occur prior to July 2024. To authorize us to proceed, please issue us a contract to complete the work, and sign and return this proposal to us.

Sincerely,


John M. Corliss, Jr., PE
Senior Vice President and Chief Engineer
PEER Consultants, PC

Accepted for
Arrowstreet

By: 

Title: Katy Lillich, Associate Principal

Date: 02/16/24

January 18, 2024
(Revised February 26, 2024)

Katy Lillich, AIA, LEED AP, MCPPO
Arrowstreet
10 Post Office Square, Suite 700N
Boston MA 02109

Re: Proposed Neary Elementary School Expansion - Design Development Phase
Southborough, Massachusetts

Dear Katy:

MDM Transportation Consultants, Inc. (MDM) is pleased to submit this proposal for transportation consulting services to support the Design Development Phase for the expanded Neary Elementary School in Southborough, Massachusetts. The enclosed Scope of Services outlines on-call tasks that may be associated with the advancement of the project design.

If you are in agreement with the attached Scope of Services and Terms and Conditions of Agreement, please countersign the original and return it to our office.

We look forward to providing responsive planning and engineering service to you on this important project.

Sincerely,

MDM TRANSPORTATION CONSULTANTS, INC.



Robert J. Michaud, P.E.
Managing Principal

cc: File

AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN
MDM TRANSPORTATION CONSULTANTS, INC.
AND
ARROWSTREET ARCHITECTS

February 26, 2024

This Agreement is composed of Part I and Part II. Part I includes details of the services to be performed, client-furnished information, timing of the services, and compensation. Part II (attached) contains the Terms and Conditions of Agreement, which are the general terms of the engagement between Arrowstreet Architects hereinafter called the "CLIENT" and MDM Transportation Consultants, Inc. (MDM).

PART I

PROJECT DESCRIPTION

MDM will provide traffic consulting services to CLIENT for expansion of the Neary Elementary School in Southborough, Massachusetts. These services will support CLIENT preparation of Design Development Plans for the expanded school, which envisions a single expanded enrollment option to be provided by Arrowstreet with School Committee input.

SCOPE OF SERVICES

1.0 Data Collection

MDM will prepare and coordinate the following traffic data collection program.

School Pick-up/Drop-Off Activity (1 School Location): Conduct observations/video recording to quantify school access/egress trip activity during peak weekday morning period (7:00-9:00 AM), midday period (11:00 AM to 1:00 PM) and afternoon (2:00 to 3:00 PM) periods at Neary School. Observations shall document School-specific trip generation including vehicle types, pedestrian activity, for both school buses and passenger vehicles. Survey locations include two (2) driveways at Neary School plus internal pick-up/drop-off and bus drop-off areas at the school.

Intersection Counts: Conduct turning movement counts (TMCs) at four (4) primary school gateway intersections during weekday morning (7-9 AM), weekday midday (11AM- 1PM) and afternoon (3-6 PM) periods to quantify peak traffic volume and pedestrian volume conditions. Locations shall include:

- Parkerville Road at Main Street
- Parkerville Road at Neary School/Trottier School Drive
- Parkerville Road at John Matthews Road
- Middle Road at John Matthews Road

Roadway Daily Counts: Conduct a 48-hour weekday period automatic traffic recorder (ATR) count along Parkerville Road in the school vicinity and for the Neary School/Trottier School driveway to quantify hourly and daily vehicle traffic flow.

Parking Counts: On-site hourly parking demand characteristics for the Neary School will be derived from video and traffic volume data collected above for a typical weekday period between the hours of 7 AM and 6 PM.

2.0 Transportation Analysis

MDM shall provide Transportation Engineering Consulting Services to CLIENT on an on-call basis to support the design development phase including the following anticipated tasks:

- Quantify existing school trip activity, vehicle queue conditions, travel patterns and pedestrian activity/patterns based on data collection conducted under Task 1.0.
- Project future traffic volume patterns for one (1) expanded enrollment option at the Neary School including changes at area gateway intersections and within the site based on observed trip rates and patterns collected under Task 1.0
- Review site configurations provided by Arrowstreet for pedestrian circulation to ensure efficient operations during school arrival and dismissal periods.

- Evaluate vehicle queue areas, parent-drop-off/pick-up and school bus swept-paths (AutoTURN analysis) for the proposed site layout option.
- Project parking demand characteristics of expanded enrollment option based on staffing and enrollment scenarios to be provided by CLIENT.
- Advise on directional signage for the on-site project area and identify guidelines for parking activity.
- Identify to the extent warranted potential access improvements and/or traffic calming features to address project traffic volume increases at or within the Neary School proximity.
- Develop the framework of a Traffic Management and Circulation Plan for school arrival and dismissal periods that identifies recommended design elements, parking controls/allocation, bus and passenger vehicle circulation elements, pick-up/drop-off staff assistance/protocols, and pedestrian accommodation/safety features.
- MDM will prepare a brief technical memo summarizing key data and findings.

Traffic Engineering Consulting Services will be billed on a time-and-materials basis at an hourly rate of \$315 for Managing Principal, \$255 for Principal, \$205 for Senior Transportation Engineer, \$185 for Transportation Engineer, and \$125 for general administrative staff. For budgeting purposes, a total of approximately 60 person-hours of time are anticipated/budgeted at a fee upset of \$14,500 plus expenses for the above anticipated tasks. If additional time and budget are needed, CLIENT shall be notified in advance of conducting services above this amount, which services shall be billed on an hourly basis at rates specified above.

3.0 Meetings/On-Call Services

Prepare for and attend project team meetings/collaboration work sessions. For project budgeting purposes we anticipate only teleconference coordination/team discussions will be conducted.

Community/Town meetings, school district/committee meetings or in-person meetings as requested by CLIENT are expressly not included at this time but may be provided at CLIENT authorization on an On-Call basis. On-Call services will be billed on a time-and-materials basis at an hourly rate of \$315 for Managing Principal, \$255 for Principal, \$205 for Senior Transportation Engineer, \$185 for Transportation Engineer, and \$125 for general administrative staff.

CLIENT-FURNISHED INFORMATION

It is understood that MDM will perform services under the sole direction of the CLIENT. In the performance of these services, MDM will coordinate its efforts with other project team members, and other consultants, as required. The CLIENT shall provide MDM with project-related technical data including, but not limited to, the following:

- Proposed site layout (electronic copy – AutoCAD format)
- Description of existing school programming for Neary School (enrollment by grade, staffing, hours, transportation bus assignment/number, after-school programs, staff travel mode summary, student travel mode summary)
- Proposed school programming (enrollment by grade and staffing)
- Proposed site plan/schematics ((electronic copy – AutoCAD format)

MDM will rely upon the accuracy and completeness of CLIENT-furnished information in connection with the performance of services under this Agreement.

COMPENSATION

MDM will perform the Scope of Services contained in this Agreement on a time-and-materials basis to an estimated budget upset of \$20,000 including expenses as follows:

Task	Description	Fee	Schedule	Payment Method
1.0	Initiation/Data Collection	\$5,500	3 Weeks	LS
2.0	Traffic, Parking and Circulation Study	\$14,500	12 Weeks	T&M Budget
3.0	On-Call Services	<u>NIC</u>	As Requested	T&M If Authorized
Total Tasks 1.0, 2.0		\$20,000	Including Expenses ¹	

¹ Expenses to be billed in accordance with the attached 2024 MDM Reimbursable Rate Schedule.

MDM shall be reimbursed for labor (time) charges incurred specifically for this project in accordance with the billing rate schedule in effect at the time work is performed. In addition to the above labor compensation, MDM shall be reimbursed for expenditures made specifically for the project, such as printing and reprographics, travel and subsistence, data collection, telephone charges, shipping, postage, courier service charges, purchase of maps and similar documents, etc. These direct expenses will be billed in accordance with the attached 2024 MDM Reimbursable Rate Schedule.

SERVICES NOT INCLUDED

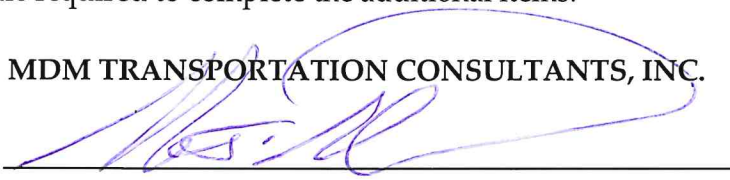
The following services may be required at a future date but are not included in this Agreement at this time:

- ☐ Traffic Impact and Access Study
- ☐ Preparation of any engineering design
- ☐ Local or State Permits

When services are required in these areas, or areas not previously described, we will prepare a proposal or amendment, at the CLIENT's request, that contains the Scope of Services, fee, and schedule required to complete the additional items.

MDM TRANSPORTATION CONSULTANTS, INC.

By:



Title:

Principal

Date:

2/26/24

CLIENT AUTHORIZATION

The CLIENT agrees with Part I, which includes the Scope of Services, Schedule, and Compensation, and Part II, Terms and Conditions of Agreement (attached hereto and acknowledged as being received). Together they constitute the entire Agreement between MDM and the CLIENT.

Estimated Labor Fee: \$20,000 labor budget upset including expenses

ARROWSTREET ARCHITECTS

By:



Title:

Associate Principal

Date:

02/27/24

PART II

MDM TRANSPORTATION CONSULTANTS, INC. (MDM) TERMS AND CONDITIONS OF AGREEMENT

The engagement of MDM Transportation Consultants, Inc. (MDM) by CLIENT is under the following terms and conditions and is an integral part of the collective Agreement between CLIENT and MDM.

1. The fee estimate for the proposed Scope of Services, attached hereto as Part I and incorporated herein by reference, is valid for thirty (30) days from the date of the proposal.
2. Full and timely payment of all amounts due and owing to MDM is the sole responsibility of CLIENT and may not be subject to any third-party agreements.
3. All time schedules set forth in Part I shall commence upon receipt of a signed Agreement and a retainer in the amount set forth below. All retainer amounts will be applied to the final invoice. **A RETAINER OF \$0 IS REQUIRED BEFORE WORK CAN COMMENCE UNDER THE AGREEMENT.**
4. MDM is not obligated to perform any services not explicitly set forth in Part I. Should CLIENT request that MDM perform any services in addition to those explicitly set forth in Part I, MDM may, in its sole discretion, agree to perform such additional services. Before MDM will begin performance of any such additional services, MDM and CLIENT must enter into a written Agreement regarding the scope of, and the compensation to be paid for, such additional services.
5. MDM will render invoices monthly. All invoices are due upon receipt by CLIENT. Any invoice outstanding for more than thirty (30) days after the date of the invoice will be subject to a financing charge of 1-1/2 percent per month. MDM will render all invoices on a MDM standard form.
6. Should it become necessary to utilize legal or other resources to collect any or all monies rightfully due for services rendered under this Agreement, MDM shall be entitled to full reimbursement of all such costs, including reasonable attorney's fees, as part of this Agreement.
7. Invoice payments must be kept current for work to continue. If CLIENT fails to pay any invoice due and owing MDM within fifteen (15) days of the date of the invoice, MDM may, in its sole discretion and without waiving any other claim or right against CLIENT, pursue, without limitation, any course of action available at law or in equity, and/or any one or more of the following courses of action:

PART II (Continued)
MDM TRANSPORTATION CONSULTANTS, INC. (MDM)
TERMS AND CONDITIONS OF AGREEMENT

- (a) Suspend all services under this Agreement until CLIENT has paid all amounts due and owing MDM and/or any of its Consultants or Subcontractors;
- (b) Withhold any documents prepared by MDM and/or any of its Consultants or Subcontractors pursuant to this Agreement from CLIENT and/or any third-party;
- (c) Notify any third-party to which any documents prepared by MDM and/or any of its Consultants or Subcontractors pursuant to this Agreement of CLIENT's failure to pay all amounts due and owing to MDM;
- (d) Request the immediate return of all documents prepared by MDM and/or any of its Consultants or Subcontractors under this Agreement from CLIENT and/or and third-party; and/or
- (e) Deliver a statement to any one or more persons it selects withdrawing support for any documents prepared by MDM and/or any of its Consultants or Subcontractors under this Agreement.

CLIENT agrees to return all documents furnished to it by MDM under this Agreement within fifteen (15) days of a request for such made by MDM.

- 8. MDM agrees to carry the following insurance during the term of this Agreement: Workers' Compensation, General Liability, Professional Liability, and Comprehensive Automobile Liability. For any damage on account of any error, omission or other professional negligence, MDM's liability will be limited to a sum not to exceed \$25,000 or the fee received under this Agreement less third-party costs, whichever is greater. Certificates of Insurance will be furnished upon request.
- 9. The CLIENT shall bear the duty to defend and shall at all times indemnify and save harmless MDM and its officers, agents, employees and subconsultants on account of any claims, damages, losses, litigation, expenses, counsel fees, and compensation arising out of any claims, damages, personal injuries, property losses, and/or economic damages sustained by or alleged to have been sustained by any person or entity, and caused in whole or in part by the acts, omissions or negligence of the CLIENT, its agents, employees, or subcontractors in connection with the project.
- 10. This Agreement shall be governed and construed in accordance with the laws of the Commonwealth of Massachusetts.

PART II (Continued)
MDM TRANSPORTATION CONSULTANTS, INC. (MDM)
TERMS AND CONDITIONS OF AGREEMENT

11. MDM shall not be responsible for any damages arising from failure to perform, or delay in the performance of, services identified in Part I which failure or delay arises out of causes beyond MDM's control or without negligence on the part of MDM. MDM shall not be responsible for any consequential damages, including, without limitation, any delay or expense arising out of the exercise by MDM or any right provided to MDM under this Agreement, including, without limitation, the rights to suspend services, withhold documents, and withdraw support as described in paragraph 7. MDM's liability under this Agreement is limited to the total of all fees paid to MDM by CLIENT under this Agreement.
12. All documents including, without limitation, all Drawings and Specifications, prepared by MDM and/or any of its Consultants or Subcontractors pursuant to this Agreement are the copyrighted property of MDM. Any copying or distribution of such documents without prior written approval from MDM is expressly prohibited.

MDM does not represent that any documents prepared by MDM and/or any of its Consultants or Subcontractors pursuant to this Agreement are suitable for use, and CLIENT agrees not to use such documents, in connection with any extension of the current Project or any other project.

If CLIENT uses any such documents in violation of this paragraph 12, CLIENT shall:

- (a) Be liable for, and indemnify and hold harmless MDM from, all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from such use, and
- (b) In addition to paying all invoices due and owing for services provided under this Agreement, pay MDM the amount of the fee estimate set forth in Part I as liquidated damages presenting a reasonable estimate of the compensation to which MDM would be entitled for generating documents for such use.

This Agreement may only be modified by a writing signed by CLIENT and MDM. No act or failure to act by MDM waives any rights provided to MDM under this Agreement or by operation of law.

13. Either party upon giving seven (7) calendar days written notice may terminate this Agreement at any time during the life of the contract without citing any failure or default on the part of either party. In the event of termination of this Agreement by either party, the CLIENT shall within fifteen (15) calendar days of termination pay MDM for all services rendered and all reimbursable costs incurred by MDM up to the date of termination, in accordance with the payment provisions of this Agreement.

PART II (Continued)
MDM TRANSPORTATION CONSULTANTS, INC. (MDM)
TERMS AND CONDITIONS OF AGREEMENT

14. Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party. Subcontracting to subconsultants normally contemplated by MDM shall not be considered an assignment for purposes of this Agreement.
15. The CLIENT acknowledges that construction cost estimates provided by MDM are opinions of probable construction cost and that MDM has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing. The CLIENT also acknowledges that MDM's opinions of probable construction costs are made on the basis of the MDM's professional judgment and experience. MDM makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from MDM's opinion of probable construction cost.
16. The CLIENT shall furnish, at the CLIENT's expense, all information, requirements, reports, data, surveys, base plans, mapping and instructions required by this Agreement. MDM may use such information, requirements, reports, data, surveys, base plans, mapping and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.
17. Any term or provision of this Agreement found to be invalid under any applicable statute or rule of law shall be deemed omitted and the remainder of this Agreement shall remain in full force and effect.
18. Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
19. It is intended by the parties to this Agreement that MDM's services in connection with the Project shall not subject MDM's individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, the CLIENT agrees that as the CLIENT's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against MDM, a Massachusetts corporation, and not against any of MDM's individual employees, officers or directors.
20. This Agreement constitutes the entire Agreement between CLIENT and MDM regarding the services specified in Part I. In entering into this Agreement, CLIENT has not relied upon any warranties, representations, or statements not set forth herein. No verbal warranties, representations, or statements shall be considered a part of this Agreement or a basis upon which CLIENT relied in entering into this Agreement.

MDM 2024 Reimbursable Expenses Sheet

<u>Item</u>	<u>Description</u>	<u>Rate</u>	<u>Markup %</u>
Reproduction			
Copies, B&W 811	8-1/2 x 11	\$0.18/sheet	1.00
Copies, Color 811	8-1/2 x 11	\$0.60/sheet	1.00
Copies, B&W 1117	11x17	\$0.60/sheet	1.00
Copies, Color 811	8-1/2 x 11	\$1.00/sheet	1.00
Plotting B&W 2426	24x36 B&W	\$8.00/sheet	1.00
Plotting Color 2436	24x36 Color	\$10.00/sheet	1.00
Plotting B&W 3648	36x48 B&W	\$14.00/sheet	1.00
Plotting Color 3648	36x48 Color	\$20.00/sheet	1.00
Foam Core Boards BD	Mounted 24x36 Bond	\$45.00/ea	1.00
Foam Core Boards AC	Mounted 24x36 Acetate	\$50.00/ea	1.00
Photographs 811	8-1/2 x 11 Color	\$1.00 ea	1.00
Bound Reports 100	GBC <100 Pages	\$25.00 ea	1.00
Bound Reports 200	GBC 101-200 Pages	\$35.00 ea	1.00
Bound Reports 300	GBC 201-300 Pages	\$45.00 ea	1.00
Data Collection			
TMCs (No Video)	Per hour	\$100.00/hr	1.00
Miovision TMCs	Per hour w/video	\$120.00/hr	1.00
Jamar ATRs	48-hour Min.	\$300.00/day	1.00
Jamar Speeds	Radar equipped	\$150.00/day	1.00
Travel			
Mileage	Per mile	\$0.67/mi	1.00
Tolls	As Incurred	As Incurred	1.00
Parking	As Incurred	As Incurred	1.00
Subsistence	Night Hearings	As Incurred	1.00
Mailing/Courier			
Overnight Delivery 2	Fed-X/UPS <2 Lbs	\$25.00	1.00
Overnight Delivery 4	Fed-X/UPS 2-4 Lbs	\$50.00	1.00
Overnight Delivery 4+	Fed-X/UPS 4+ Lbs	\$100.00	1.00
Miscellaneous			
Specialty Vendor	Data Collection	Varies	1.15
General Supplies	Misc. general office supplies	\$0.015 X invoice total	1.00

53 PARKERVILLE ROAD

SOUTHBOROUGH MA

Page | 1 |



Pages Including Cover: 14

Confidentiality Notice:

This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, or exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and return the original message to us at the address listed above via the US Postal Service.

WORK CONTRACT No. 240216AS

Between **Pointknown LLC** and **Arrowstreet** 10 Post Office Square Suite 700N Boston MA 02109 have entered this Work Contract ("Contract").

Page | 2

PROJECT SUMMARY

53 Parkerville Road

Southborough MA

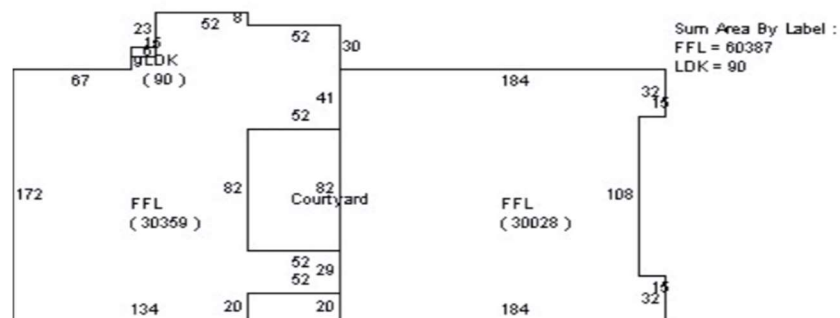
- Property Features: School
 - 1 Story + Loading Dock
 - Gross: 60,477 SF (reported)

The project, ("Project") consists of field surveying the building and delivering a Revit Model of the Neary Elementary School located at 53 Parkerville Road, Southborough, MA 01772. Pointknown will perform the scanning commencing **February 22, 2024**. Adverse weather conditions on the day of scheduled site visit may require us to reschedule.

This Contract stipulates that Client hereby engages **Pointknown** to supply services as described above and Pointknown agrees to provide these services and complete the deliverables detailed in this Contract.

The **Pointknown** engagement team will be led by Jim Foster of Pointknown. All requests for services to be provided by **Pointknown** and any other issues on the Project shall be directed to Jim Foster.

The Client engagement team will be directed by Katy Lillich and all requests of **Pointknown** to provide services on the Project shall originate from this person, or such other person as he or she shall designate.



Basis of Proposal:

File Name	Description
Publicly Available Records Photos	Assessor Database Street & Sat Images
	Photos provided by Arrowstreet

Definition of Scope:

as provided by client and/or determined by Pointknown

Scan, document existing structure develop Revit model.

Pointknown will be utilizing generic building components, plumbing fixtures and basic AutoCAD and/or Revit libraries to indicate structure. Walls, Windows, Doors, Windows will be accurately portrayed by type and sized by finish opening (interior).

Exterior – Include immediately adjacent landscape/hardscape.

EXISTING CONDITIONS MODEL / DRAFTING REQUIREMENTS

- Architectural Elements
 - Accurate wall thickness between spaces.
 - Location of main walls, windows, doors are located within the building.
 - Windows & doors are dimensionally correct, width, height (where applicable).
 - Fixed Equipment / Vertical Transport / Exposed Structure / Railings
 - Kitchen and Bathroom Layouts
- Elevation Elements
 - Major Material Transitions / Trim Detail / Correct Window Type / Openings / and Doors.
- Exterior

Pointknown will create the surveys utilizing one or more of the following:

Hardware:

- Leica P20 / Faro Focus, Tripod Mounted and Handheld Leica D8 Lasers
- Bosch GRL160DHV Laser Level
- GeoSlam Revo , GeoSlam Horizon
- DJI Phantom 4 Professional

Software:

- Revit 2020-Revit 2023 / Autodesk AutoCAD / Autodesk ReCap / Edgewise / PKNail / Cloud Compare / PointCab / Pix4D / Bentley Context Capture / PointSense
-

Methods of Data Capture / Preferred Process

Pointknown will create the surveys utilizing one or more of the following:

SLAM Mobile Scanners

These scanners are handheld and allow us to document any space very quickly, however, for the best result we need to have continuous / contiguous access to the spaces. This allows us to go from room to room, unit to unit. Typically, we start creating a common space scan, hallways, entry, mechanical, exterior then move up to the top floor and move down getting all units as we go. If we must skip units and create separate scans the time for us to process etc. increases exponentially. Additionally, the less moving parts the better, that is anyone who is with the field tech would not be following them around. We are either provided with a set of access keys or any site personnel would open rooms/units in front of the tech, allowing them to move forward. We can bring door wedges and remove them as we exit. This process gives us the best data and pricing is dependent on this type of building access.

Terrestrial / Tripod Based Scanners / LIDAR

These are used when granularity of detail is at a premium and typically used on the exterior. The cost/benefit when they are used on the interior of buildings depends on the level of detail needed to be captured, documented, and drafted or modeled. With any scan, line of sight is the most important and cleaner data sets are recorded when fewer people and or moving parts are in the area, which is preferable but not necessary.

Drone

Drones are flown on the exterior of the building to help capture over all dimensions, in accessible parts of the building, and investigate features or parts of the building not accessible by other means. We just need to confirm site access, flight time with stakeholders and does not impact the operations of the building.

Preparing for Site Visit | Owner / Tenant

To facilitate the speed that field technicians can move through the building and ensure best collection of data owners and/or tenants can do the following:

Unlock all doors / spaces / entrances (including bulkheads) for areas that need to be surveyed.

Open / Raise and window interior window coverings.

The space is either vacated when field technicians are there, or current occupants remain in one space rather than moving throughout the building. Constant movement through the space being surveyed and/or following the field tech through the building can cause issues when processing data, as well as occlude details within the data which can incur additional costs.

SLAM / Mobile technology allows spaces to be surveyed as the technician walks through the space can be completed quickly, however, the technician might double back through a space, so it is important that space remain open and if possible, movement when a technician is in a space remains minimized.

Service(s) to be included:

BUILDING SURVEYING

Pointknown will create the surveys utilizing one or more of the following:

SCOPE OF WORK: Services are to be provided at the level of detail usually and customarily necessary to provide 3D data of the interior and exterior of the areas identified.

- GeoSLAM (Simultaneous Localization and Mapping) Cloud of the Project Area
- Drone: Photo capture of building to a sufficient degree to investigate features and extract 3D Geometry if needed.
- HDLS/LIDAR Terrestrial Scanning
 - Pointknown can augment SLAM/Drone scan data with higher level of scan density / scan data with a tripod-based scanner. This allows sub 5mm accuracy and allows for more accurate modeling of molding and granular level of details.

Deliverable(s):

Revit Model / 2023 Format

- AutoCAD exports / major views
- Converted LAS to ReCAP file, linked in model space. (non-colored)

Building (s)		
53 Parkerville Road		
File Type		
Revit	3D Model	1
AutoCAD Exports		
floorplans		1
elevations		4
sections		1
	Total Views	6

Anticipated Schedule:

- Site Survey Work 1 Day
- Processing / Modeling 12 Business Days
- Adverse weather conditions day of scheduled site visit may require rescheduling.

DRAFTING / MODELING

Item	Inclusions	Exclusions
Revit	Exterior External Walls with Openings Windows / Doors of the correct size and type. Projections, indicative material variation and major elevation details. Interior MVP (Major Vertical Penetrations), Interior Wall Partitions, Doors, Windows. Staircases Kitchen and Bathroom Layouts. Fixed Equipment	Customized Details as per cut sheets, detailed wall & column junction details Annotations, Key Notes, wall protection notes Detailed profiles/baluster specs. Finishes, cable fittings, operations panels. Roof edge details, pipes, insulation specs. Masonry textures or joint detail. Site Development and Modeling.
RCP		
MEP		
SITE		

- Anything not listed under inclusions is not considered part of the scope and is excluded.
- Any drawing changes and/or additions will alter the scope of work and quote.

* Pointknown is to model/draft correct location and size of objects but will not be responsible for ascertaining or assigning use of the objects.

Assumptions:

- **Pointknown** will have access to the property for a minimum of 8 hours per day for the duration of the scheduled site visit.
- Property will be free and clear of obstructions.
- **Pointknown** will have continuous access to all locations (including roof and physical plant) within property, keyed or otherwise.
- The building(s) will be in habitable condition with functioning utilities.
- Any modifications to the scope, timing, or pricing of this engagement will require a Change Request form to be completed and signed by both **Pointknown** and Client.
- The fees included in this proposal documents are provided without the benefit of a site visit. At the time of mobilization, a determination will be made based upon the complexity of architectural and MEP feature which may require a revision to the associated fees. The client will be notified immediately if a modification to fees is appropriate.
- **Pointknown** will not be providing any structural analysis of the property.
- **Pointknown** will provide only visible architectural elements.
- Only visible scan data can be modeled with accuracy. Infrastructure items passing behind ducting, walls, structural components, other infrastructure or otherwise not visible will be assumed to connect to like infrastructure in the most logical route.
- Obscured items on day of site visit will be omitted and removed from scope. Pointknown will not be required to move anything (equipment, furniture, clothing, and the like) to gain access to features.
- This BIM model is a one-time deliverable.
- This BIM model will be mainly used for spatial layouts and validation not construction coordination.
- **Pointknown** will utilize generic objects and undefined elements for the model. Except where noted.
- **Pointknown** will use in place modeling in some instances.
- **Pointknown** will survey and model sample column and beam structures per floor and utilize these assemblies throughout the floor as typical or as scope dictates.
- **Pointknown** will model the building based on Architectural Intent. For instance, Floor levels will be set as they typically occur throughout the building. Rooms will be modeled orthogonally unless designed otherwise due to design, property set backs, etc.
- **Pointknown** will have continuous and contiguous access to all spaces. Inaccessible areas that need to be re-scanned can result in additional charges. Owners and/or their representatives are responsible for providing access, having doors unlocked, informing tenants and responsibility that allows for the open and continuous access of the building and/or job site.
- **Pointknown** will not be required to remove ceiling tiles or move objects for survey work and will survey the building as it exists at the time of site visit.
- **Pointknown** will have unimpeded access to floors/spaces to be surveyed on day(s) of site visit.
- **Pointknown** will only scan areas that are part of the normal circulation of the building.
- If multiple buildings Pointknown may deliver each building as a separate deliverable.
- Pointknown may use data and images from project for promotional and marketing purposes.

Notes:

- Schedules, sheet sets, 2D drafting details, annotation and tagging are excluded from the present scope of work.
- PK will not be responsible for correcting Revit generated errors based on existing conditions.

Project Communication and Meetings

Pointknown will set up a client folder via the 'Drop Box' utility to transfer and update files. Communication will be done via e-mail and phone.

Acceptance

If a Deliverable is deemed to be not acceptable as set forth in this Work Contract when it is offered by **Pointknown** for Client's acceptance, Client shall give **Pointknown** complete, accurate, and detailed written notification of the deficiencies within three (3) months of delivery. If Client does not notify **Pointknown** of deficiencies in a Deliverable within the three (3) months, such Deliverable shall be deemed to be accepted. Within fifteen (15) days of such written notification, **Pointknown** then shall deploy resources to correct the deficiency or non-conformance.

Upon **Pointknown** resubmittal of a Deliverable, Client's acceptance shall be based solely on the previous list of deficiencies and the respective corrections. Client shall give **Pointknown** detailed written notification of the deficiency or non-conformance with the previous list of deficiencies within three (3) business days of delivery. Within three (3) business days of such written notification, **Pointknown** then shall deploy resources to correct the deficiency in order to rectify the deficiency.

The acceptance process for a resubmitted Deliverable as set forth in the paragraph above will be repeated until Client accepts the Deliverable or until **Pointknown** notifies Client that the deficiencies in the Deliverable will not be corrected.

Fees and Expenses

Pointknown agrees to provide the services and complete the deliverables as described in this Work Contract for a fee of \$9,860.

Page | 9

Any expenses incurred by **Pointknown** for this project will be billed to Client at cost. No expenses will be incurred without prior authorization from Client.

25% of estimated contract fee due prior to commencement or \$1000 whichever is greater.

Client is responsible for creating and granting access to property. If access is not available at date/time of appointment. Pointknown will be due \$1,200.

Cancellation within 48 hours of scheduled site visit Pointknown will be due \$1,200.

Any Site Revisits due to inaccessible space not open or made available by client and/or facilities will be charge a minimum of \$1200 plus any subsequent processing and modeling fees of new data.

If multiple buildings/stages payment is due at completion of each stage and/or delivery of each building as it is completed and delivered.

Service	Description	Cost
Surveying / Modeling / Drafting Standard	Revit Model(s)	-----→\$9,860 (estimated) ¹
	Total	\$9,860

*Pricing is dependent on continuous access of the entire property on the day of scheduled site visit, keyed and otherwise, rooms free and clear of obstructions. Inaccessible areas that need to be re-scanned can result in additional charges. Additional site visits above proposed are \$1200 per day. / \$2400 (beyond 200 miles of Boston) Additional Site Visit Cost is independent of additional modeling, drafting, point cloud processing needed to complete the project.

* Cost dependent on site conditions / access / interior partitioning /

*Delays not of Pointknown's making will be charged at \$200 p/h per staff member on site.

¹ Pointknown is estimating cost based on previous experience and without benefit of seeing exposed areas. PK is basing price solely on previous experience. Cost can be affected by volume and quantity of objects. PK is only responsible for visible objects.

ACCESS PROVISIONS

Pricing is dependent on continuous access of the entire property, keyed and otherwise, as well as rooms free and clear of obstructions. Inaccessible areas that need to be re-scanned can result in additional charges. Cost dependent on site conditions such as, access / interior partitioning / site lines, etc. Unless otherwise specified surveying routes and locations will be part of normal building circulation.

Page | 10 |

Pointknown reserves the right to exclude areas, buildings, or property it deems to be unsafe. Unsafe conditions can be unstable support systems, floor plates and the like or unsafe health conditions which can include not properly vented rooms, operations that produce hazards airborne and the like.

PANDEMIC / COVID PROVISIONS

Virus and transmittable illnesses. If there is any health alert, pandemic or otherwise owners, residents and tenants should or anyone on or in the property should make every effort to adhere to available guidelines. Barring any guidelines, they should adhere to acceptable socially distancing guidelines which at the minimum should require 6 feet of space between them and any Pointknown employee and / or any or their contractors. If Pointknown or its assignees deem that any situation is a hazard to their own or others health Pointknown reserves the right to omit areas and/or leave the work area. This can include but not be limited to lack of social distancing, density (number of people) in any one space, individuals not wearing facemasks or coverings, any individual that exhibits any signs of illness such as, but not limited to coughing, shortness of breath, sneezing, confusions, bluish lips or face.²

FORCE MAJEURE

Neither Party will be liable for any failure or delay in performing an obligation under this Agreement that is due to any of the following causes, to the extent beyond its reasonable control: acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, natural catastrophes, governmental acts or omissions, changes in laws or regulations, national strikes, fire, explosion, generalized lack of availability of raw materials or energy. If project is terminated and/or suspended more than thirty (30) days Pointknown will be due time and expenses up to the point of stoppage and/or suspension, not less than 25% of this contract.

TIME IMPACT / AVAILABILITY / COST PROVISIONS

Delays not of Pointknown's making will be charged at \$200 p/h per staff member on site. Additional site visits above proposed are \$1200 per day minimum. Out-of-state site visits can incur additional fees above minimum.

If the work conditions and/or site cannot meet acceptable safety guidelines upon Pointknown's arrival on site Pointknown will be owed \$1200 or 25% of this contract, whichever is higher. If a deposit has been made these amounts will be deducted from the deposit.

²<https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>



Work Contract: 240216AS

PAYMENT TERMS

Pointknown will invoice Client upon delivery of final deliverables for the balance.

25% of estimated contract fee due prior to commencement or \$1000 whichever is greater.

Balance due on delivery. After 30 days Pointknown reserves the right to assess interest at 2% monthly on any outstanding balances.

Pointknown reserves the right to hold architectural files and/or models until final payment is made. Digital representations via PDF and/or Autodesk drive will be made available for review.

Invoices will be mailed and/or emailed to Client at:

Arrowstreet
10 Post Office Square Suite 700N
Boston MA 02109

accounting@arrowstreet.com

Client shall make checks payable to **Pointknown, LLC**. **Check will be mailed to:**

Pointknown, LLC
PO Box 1522
Arlington, MA 02474

AUTHORIZATION

CLIENT **Arrowstreet**

Pointknown, LLC.

By *K Lillich*
Name Katy Lillich
Title Associate Principal
Date 02/16/24

By _____
Name James Foster
Title Principal
Date _____

WORK CONTRACT No. 2400216AS

Quote Valid for 30 Days from issuance: February 16, 2024. Payment Terms to be applied to this contract and any future contracts between these parties either written or implied.

Sample Projects

Saks 5th Avenue | NYC

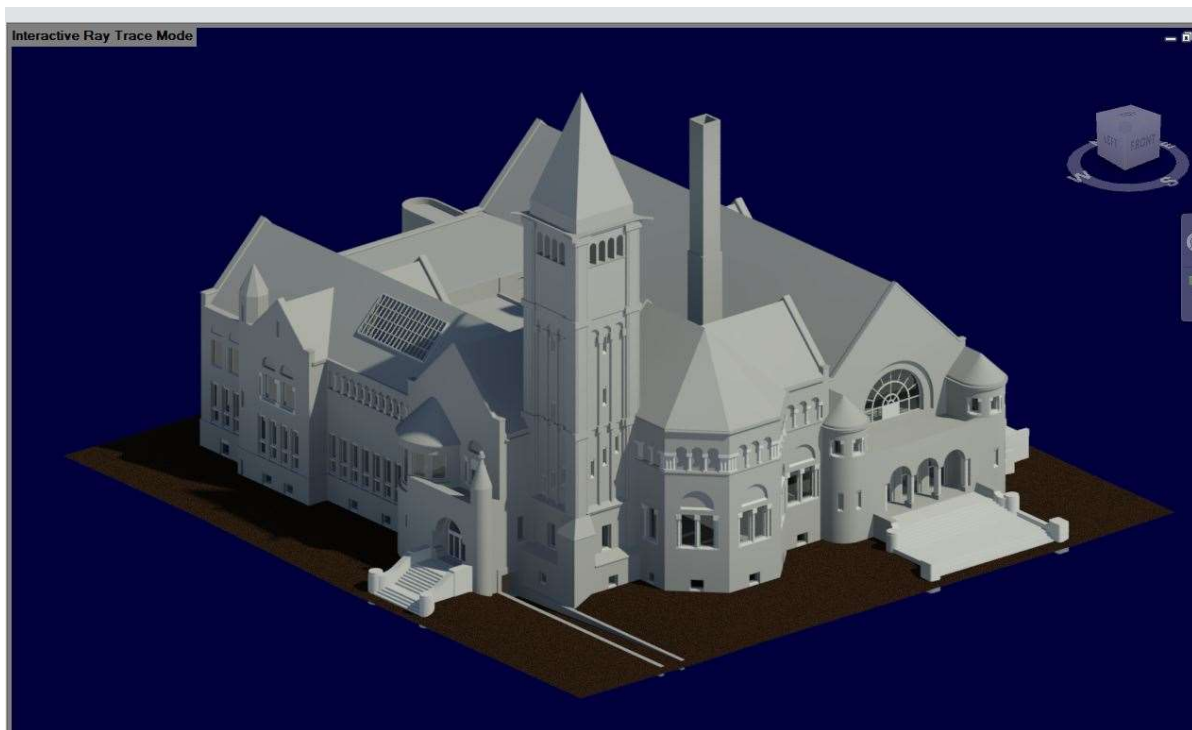
Page | 12 |



Residence | Falmouth MA



Carnegie Free Library | Pittsburgh, PA



Page | 13

Residence | Chestnut Hill MA



NOTES:

Page | 14 |

Attached conditions provided by Arrowstreet to follow:



AST Consultant
Terms_Conditions_2



Distribution

Larry Spang

Arrowstreet

P:\23\23072_Southborough_Elementary\ADMIN\Contracts\Consultants\240228_Supp Services to OPM.docx

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Monday, March 25th, 2024

7:00 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Denise Eddy, Kathryn Cook, Andrew Pfaff (arrived at 7:12 pm), and Jason Malinowski

Members Absent: Chris Evers

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Rebecca Pellegrino, Director of Finance, Keith Lavoie Assistant Superintendent of Operations, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

Members Absent: Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:04 PM.

II. Approval of Outstanding BNC Meeting Minutes – 3/4/2024

The Committee was unable to open the Google link provided before the meeting so they have agreed to approve the March 4, 2024 minutes at their next meeting.

III. Subcommittee Reports

Finance Subcommittee: Kathryn Cook, Chair of the Finance Subcommittee, reported that they continue to spend time during their meetings approving invoices from previous months. The reimbursement requests have begun getting submitted to the state.

Communications Subcommittee: Jason Malinowski, Chair of the Communications Subcommittee, announced that they will have a meeting on March 26th to discuss the website launch, frequently asked questions, and the survey. He also congratulated everyone involved in Town Meeting.

IV. Arrowstreet Building Performance Presentation

The Neary Building Committee was presented with Building Performance by Kate Bubriski from Arrowstreet. Each committee member and ex officio member shared their top two or three measures that they believe are essential for the project's design. Mark Davis and Rebecca Pellegrino discussed the Wellness, Energy, and Ecology measures further. The Arrowstreet team will showcase designs that feature examples of renovation or new construction.

V. Public Comment (None at this time)

VI. Meeting Schedule – April 1st, 2024

VII. Other business that may properly come before the Committee (None at this time)

VIII. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Denise Eddy seconded, and it was unanimously voted by roll call, “To adjourn.”

MOTION TO ADJOURN

Roll Call:

For: Kathryn Cook, Mark Davis, Denise Eddy, Roger Challen, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:44 p.m.

Respectfully submitted,

Mariana Silva

Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of March 25, 2024
2. Arrowstreet - Neary Elementary BNC Public Forum Building Performance Workshop

ARROWSTREET

NEARY ELEMENTARY

NBC PUBLIC FORUM

BUILDING PERFORMANCE WORKSHOP

SOUTHBOROUGH, MA

25 MARCH 2024

PREPARED FOR

CITY OF SOUTHBOROUGH, MA

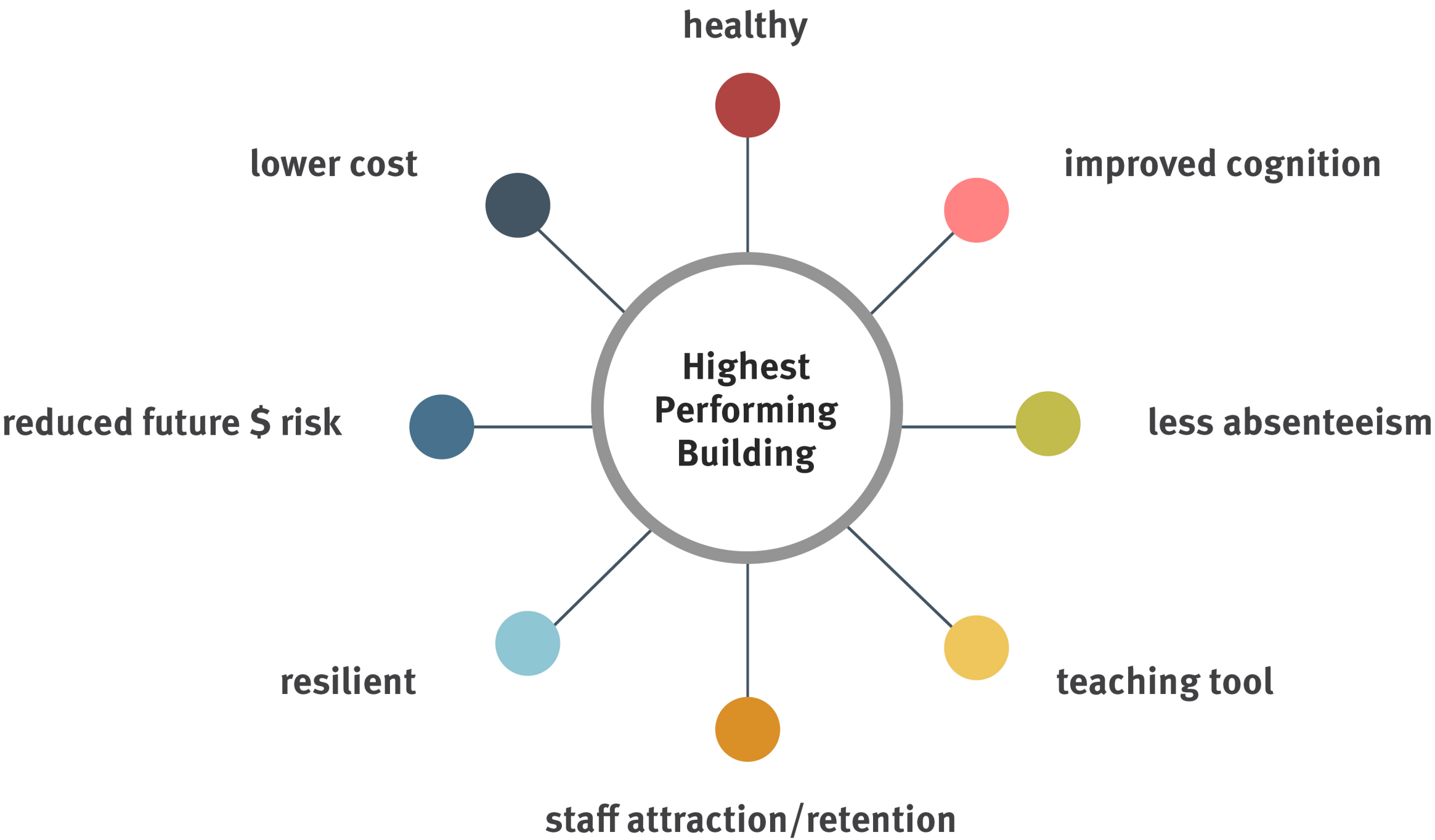
AGENDA /

- 1 OVERVIEW & PRIORITIES
- 2 BENCHMARKING & CERTIFICATIONS
- 3 MSBA & ENERGY CODE REQUIREMENTS
- 4 DESIGN STRATEGIES
- 5 NEXT STEPS

ASPECTS OF THE HIGHEST PERFORMING BUILDING



BENEFITS OF HIGHEST PERFORMING SCHOOLS



10 MEASURES

Integration

Equitable
Community

Ecology

Water

Economy

Energy

Wellness

Resources

Change

Discovery

10 MEASURES

Integration

- integrated process
- central design concept
- beauty & delight

Equitable Community

- community engagement
- universal design
- alternative transportation

Ecology

- native plantings
- biodiversity
- dark skies
- site acoustics

Water

- reduce potable use
- water quality
- net zero

Economy

- life cycle cost analysis
- right sizing
- incentives

Energy

- load reduction
- efficiency
- net zero
- renewables

Wellness

- indoor environment
- biophilia
- active design
- food access

Resources

- embodied carbon
- waste diversion/reduction
- material life cycle

Change

- resilience
- future adaptability
- passive survivability

Discovery

- measurement & verification
- post occ evaluation
- teaching tool

BUILDING RATING SYSTEMS

HOLISTIC



WELLNESS
FOCUSED



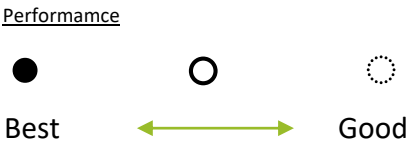
ENERGY/CARBON
FOCUSED



DIFFERENTIATOR <-----> ASPIRATIONAL

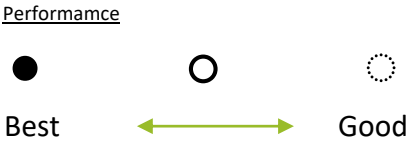
HOLISTIC RATING SYSTEMS
COMPARISON

	Sustainability	Wellness	Resilience	Equity
ILFI LBC	●	●	●	◐
ILFI CORE	◐	○	○	○
LEED Platinum	◐	○	◌	◌
LEED/CHPS	○	◌	◌	◌
WELL		●		○
Fitwel		○		○
Phius/PHI	● Energy ◌ Water	◌ IAQ	○	



HOLISTIC RATING SYSTEMS
COMPARISON

		Sustainability	Wellness	Resilience	Equity	
	ILFI LBC	●	●	●	◐	
	ILFI CORE	◐	○	○	○	
	LEED Platinum	◐	○	◉	◉	
	LEED/CHPS	○	◉	◉	◉	MSBA REQUIREMENT
	WELL		●		○	
	Fitwel		○		○	
	Phius/PHI	● Energy ◉ Water	◉ IAQ	○		ENERGY CODE PATHWAY



CERTIFICATIONS
MSBA REQUIREMENTS

BASE REQUIREMENT

STRETCH ENERGY CODE

+



LEED Silver
3 of 7 IAQ points

Registration: \$1,350
Certification: \$5,325
TOTAL FOR PROJECT \$6,675

OR



NE-CHPS Verified
5 of 10 IAQ points

Registration: \$900
Certification: \$4,500 - \$9,900
TOTAL FOR PROJECT \$5,400 - \$10,800

ADDITIONAL 1%

BASE REQUIREMENTS

+



Achieve 5 of 7 IAQ points

OR



Achieve 8 of 10 IAQ points

ADDITIONAL 3%

BASE REQUIREMENTS

+

SPECIALIZED ENERGY CODE

CAN ACHIEVE UP TO
AN ADDITIONAL 4%

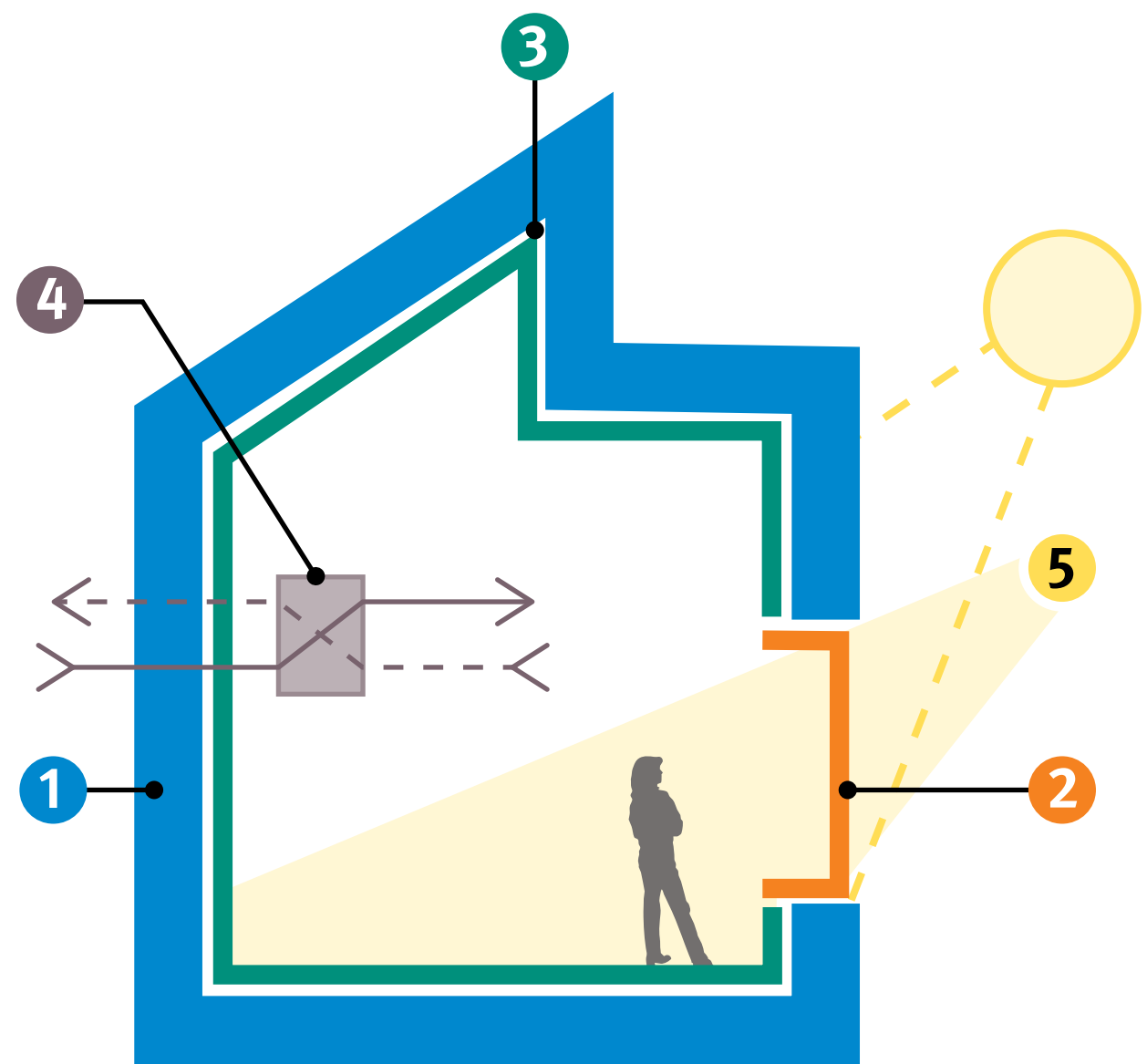
Note: fees are based on 75,000sf building at the current rates from the certifying body

LEED VS. NE-CHPS

- Both have equivalent credits
- LEED has 4 levels of certification. CHPS has 2.
- CHPS has credits for district plans and operations. These credits would be submitted as Innovation credits in LEED
- CHPS fees are higher for new buildings and for higher level (Verified Leader).
- LEED Zero is only available to LEED certified buildings
- CHPS review times generally take much longer than GBCI review times. CHPS does not have calculators, tools, or online documentation which increases the effort and time for documentation.

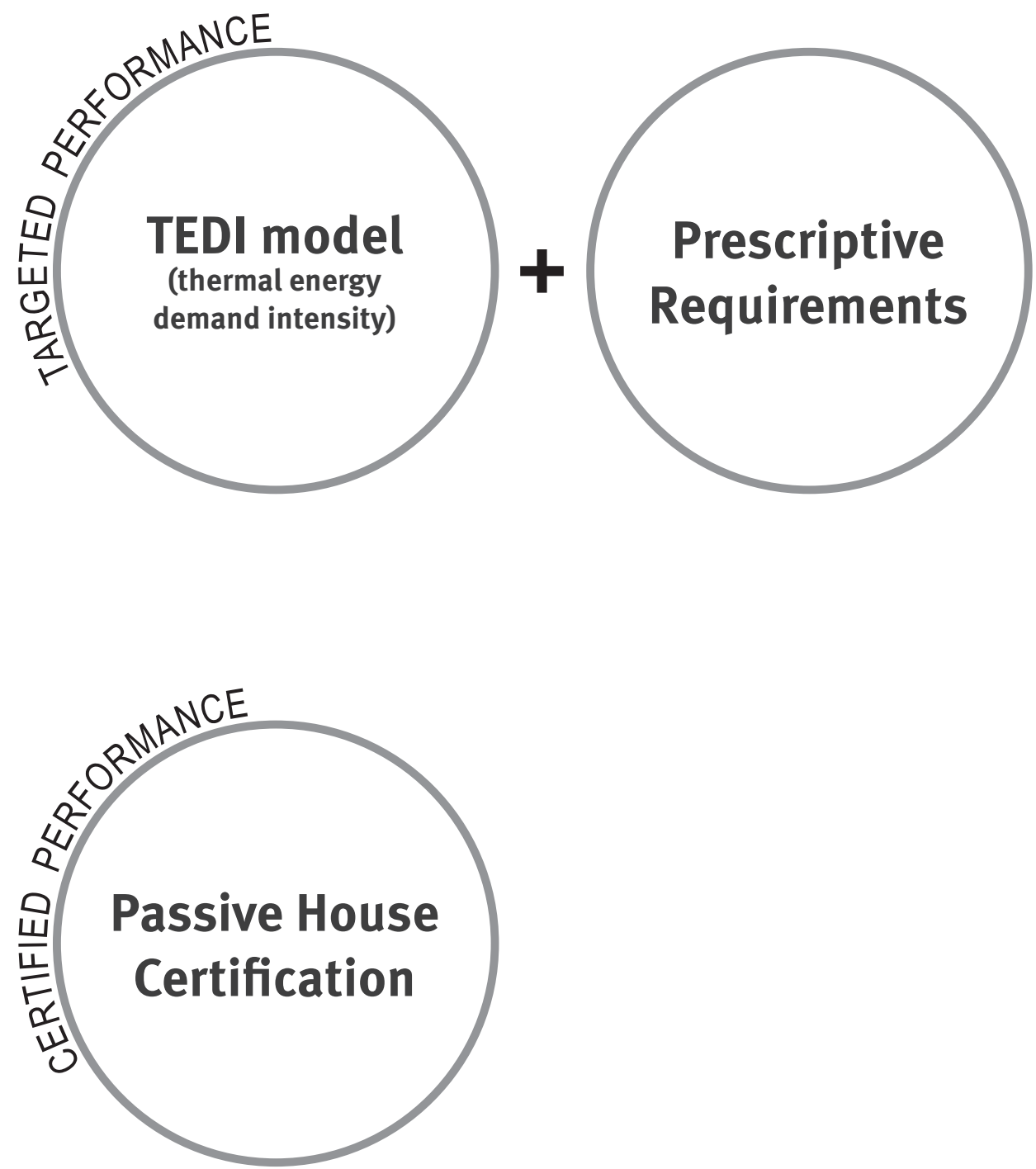
2023 MA STRETCH CODE

ACHIEVING HEATING & COOLING DEMAND REDUCTIONS

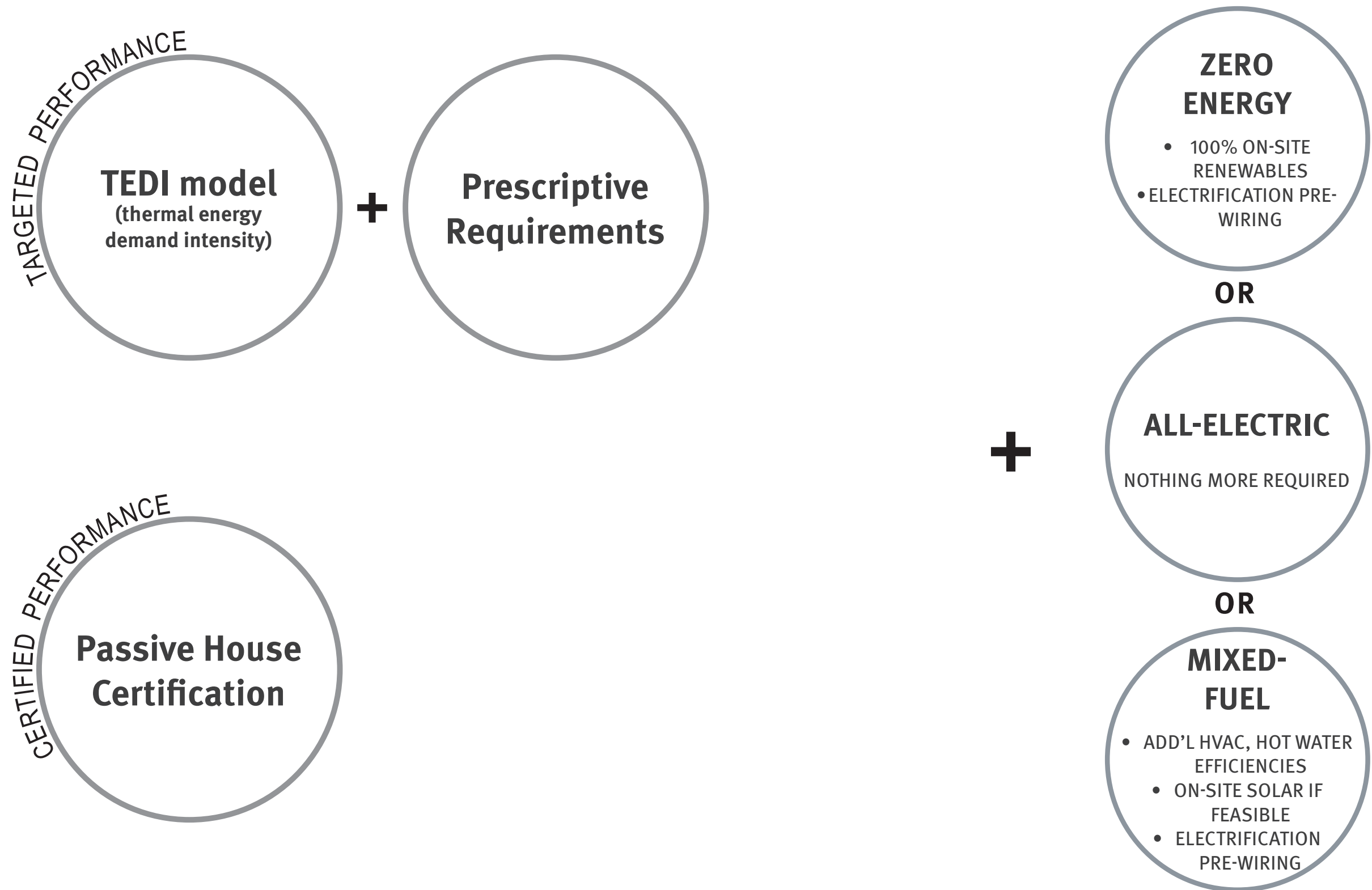


- 1. Continuous High R Insulation
- 2. High Performance Windows
- 3. Air Tight Enclosure
- 4. Balanced Ventilation with Heat Recovery
- 5. Optimized Solar Orientation

2023 MA STRETCH CODE
SCHOOL PROJECT COMPLIANCE PATHS



2023 MA STRETCH CODE + OPT-IN SPECIALIZED
SCHOOL PROJECT COMPLIANCE PATHS



DESIGN

- ELECTRIC HVAC (HEAT PUMPS)
 - ERV W/ 70% EFFICIENCY
- OPTIONS FOR DHW: CENTRAL GAS, HEAT PUMP, MAYBE ELEC RESISTANCE ON-DEMAND
- TRIPLE GLAZED WINDOWS
- PASSIVE HOUSE LEVEL OF DETAILING (THERMAL BREAKS & AIR SEALING)
- 10% OF NEW PARKING EV READY
 - SOLAR READY ROOF
- TEDI - MAY REQUIRE HIGHER THERMAL ASSEMBLIES THAN PH
- PH - CERTIFICATION FEE



CONSTRUCT

- AIR LEAKAGE TESTING
- MEP COMMISSIONING
- PH - ADDITIONAL TESTING & VERIFICATION

DESIGN STRATEGIES

HEALTHY INDOOR ENVIRONMENT



HEALTHY MATERIALS

LOW
EMITTING

FLUSHOUT

~~RED LIST~~

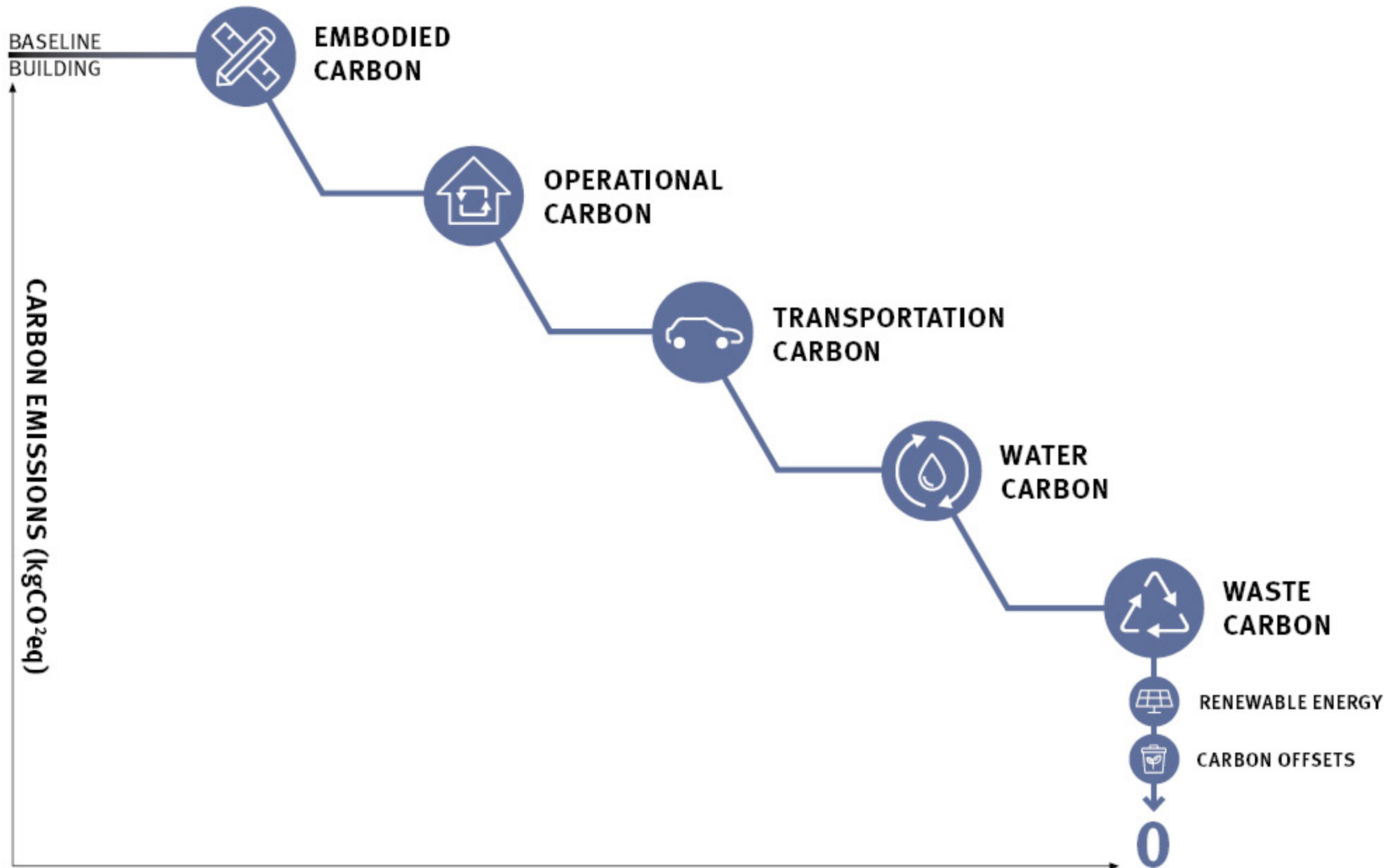
~~PFAS~~

~~FLAME
RETARDANTS~~

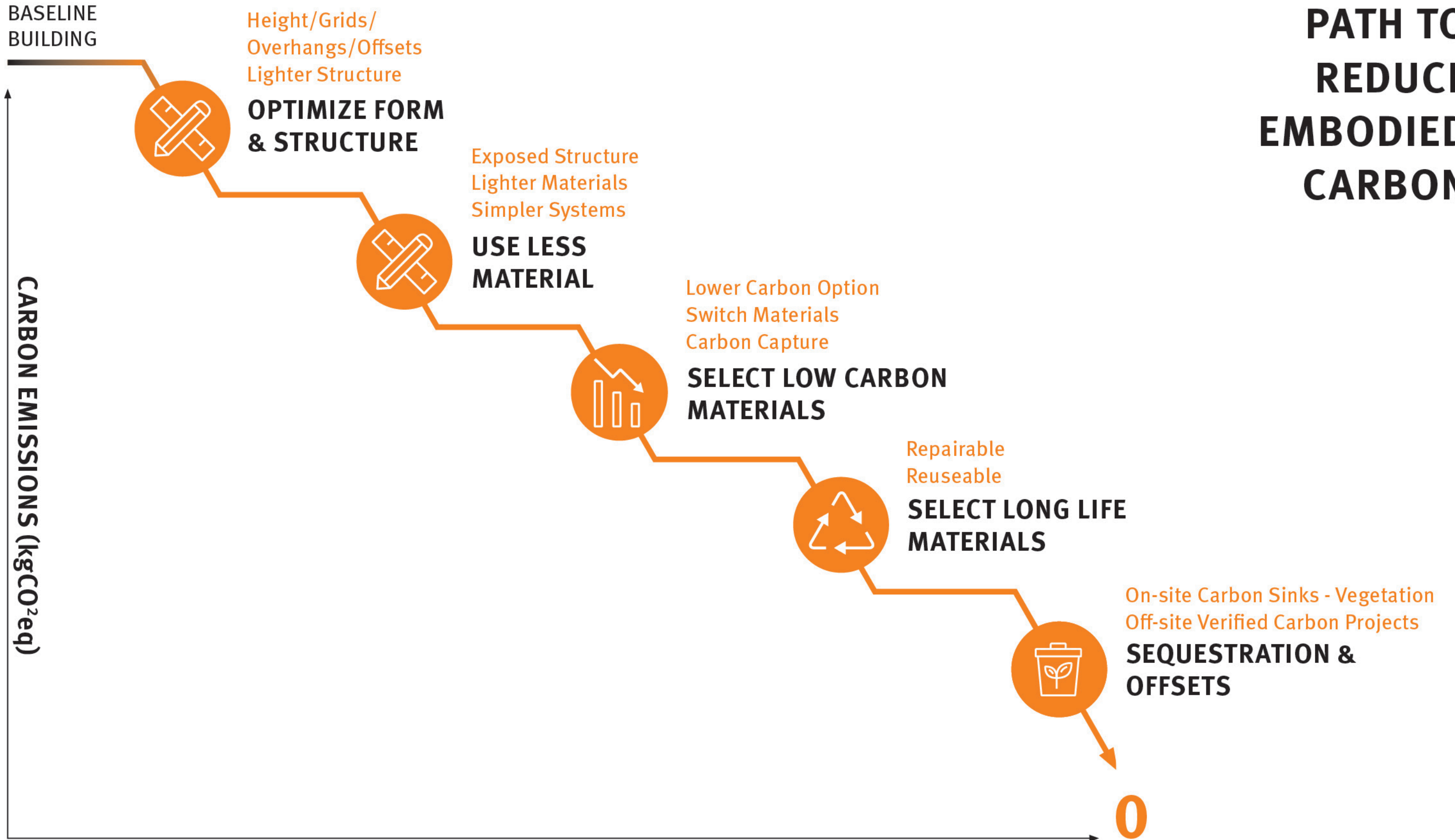
~~ANTI-
MICROBIALS~~

~~PHATHALATES~~





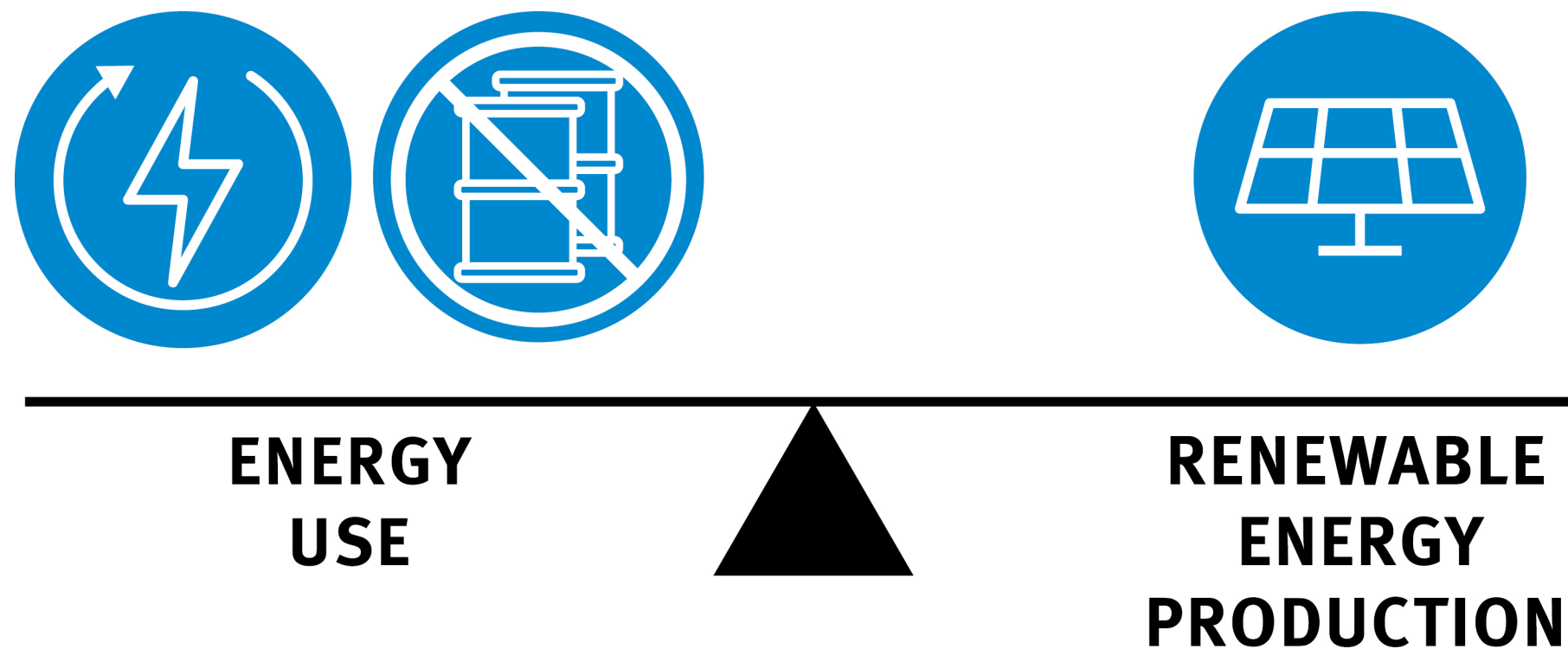
PATH TO REDUCE EMBODIED CARBON

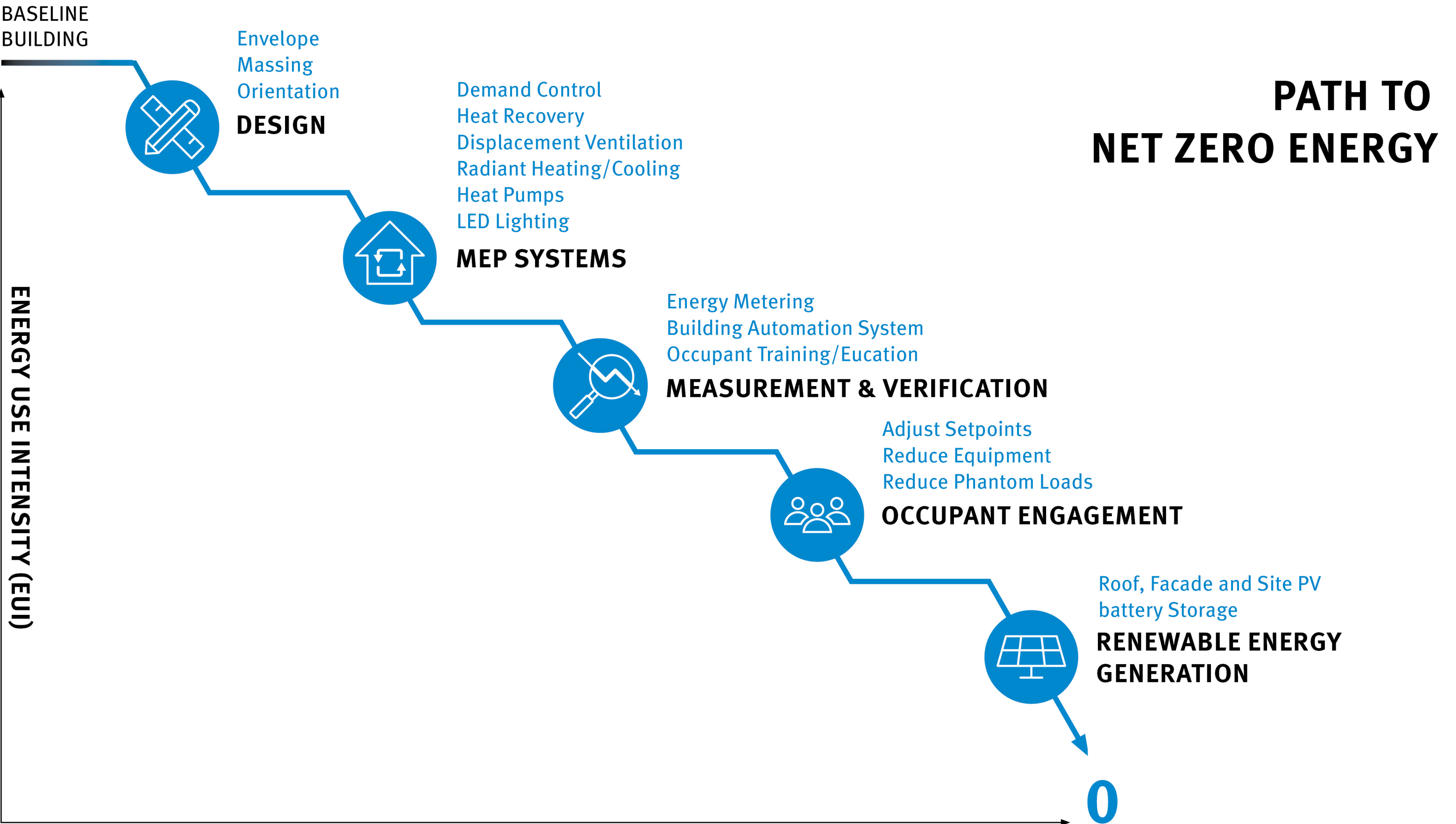


NET ZERO ENERGY DEFINITION

An all-electric building, that has a very low EUI, whose annual energy use is equal to the amount of on-site or off-site renewable energy.

If more energy is generated or purchased than energy is used the building is **Net Positive**





TYPICAL
WATER
USAGE

POTABLE WATER
NON-POTABLE WATER



PATH TO
REDUCE
WATER
USE

BASELINE
BUILDING

WATER USE



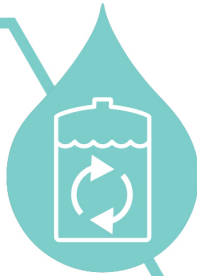
Low Flow Fixtures
Dual Flush Toilets
Leak Detection

CONSERVE



Encourage occupants to conserve
Provide results of water use

OCCUPANT ENGAGEMENT



Harvest, Treat & Reuse Rainwater
and Graywater for Non-Potable Uses.
Collect, Treat & Infiltrate
Stormwater Runoff

HARVEST & REUSE



Treat Blackwater On-Site

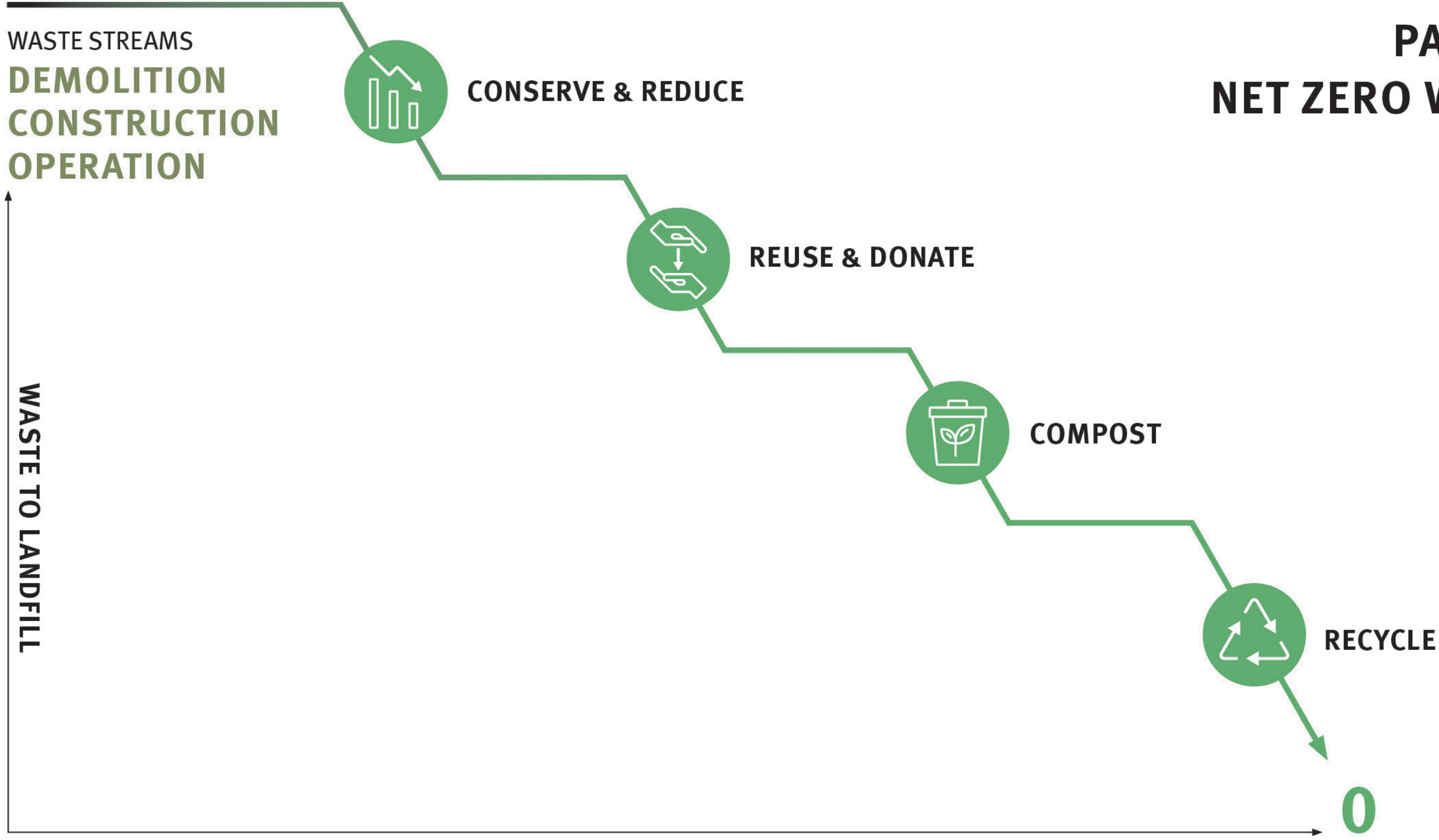
RESTORE

0

PATH TO
NET ZERO WASTE

BASELINE
BUILDING

WASTE STREAMS
DEMOLITION
CONSTRUCTION
OPERATION



10 MEASURES

Integration

Equitable
Community

Ecology

Water

Economy

Energy

Wellness

Resources

Change

Discovery

2 minute, individual

What two measures do you feel are the most important for the project to incorporate in the design and why?

2 minute, individual

What is one design strategy you would like incorporated to support those measures?

10 minutes

Share your thoughts with the group

Town of Southborough, Massachusetts

Neary Building Committee

Meeting Minutes

Monday, April 1st, 2024

7:30 PM

Virtual Zoom Meeting

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in-person attendance by members of the public will be permitted.

Neary Building Committee:

Members Present: Roger Challen, Mark Davis, Andrew Pfaff, Denise Eddy, Kathryn Cook, Chris Evers (arrived at 7:35 pm), and Jason Malinowski

Members Absent: None

Ex-Officio

Members Present: Gregory Martineau Superintendent of Schools, Stefanie Reinhorn, Assistant Superintendent of Teaching and Learning, Keith Lavoie Assistant Superintendent of Operations, Rebecca Pellegrino, Director of Finance, Kathleen Valenti, Neary School Principal, and Mark Purple, Town Administrator

Members Absent: Steven Mucci, Principal of Woodward School, and Brian Ballantine Town Treasurer/ Finance Director

I. Call Meeting to Order

Jason Malinowski called the Neary Building Committee Meeting to order at 7:05 PM.

II. Approval of Outstanding NBC Meeting Minutes – 2/29/2024, 3/4/2024, and 3/25/2024

Jason Malinowski asked for a discussion and a vote.

The Committee has agreed to vote on the March 25, 2024 minutes in the next meeting.

Mark Davis moved, Roger Challen seconded, and it was a 3-0-3 vote (Kathryn Cook, Denise Eddy, and Andrew Pfaff abstained), "To approve the February 29, 2024 meeting minutes."

MOTION TO APPROVE
OUTSTANDING
MEETING MINUTES

Roll Call:

For: Mark Davis, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: Kathryn Cook, Denise Eddy, and Andrew Pfaff

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To approve the meeting minutes of March 4, 2024, as presented.”

MOTION TO APPROVE OUTSTANDING MEETING MINUTES

Roll Call:

For: Mark Davis, Kathryn Cook, Denise Eddy, Andrew Pfaff, Roger Challen, and Jason Malinowski

Opposed: None

Abstained: None

III. Follow-up discussion from 3/25/2024 Building Performance presentation

- a. Questions for Arrowstreet Team – The committee has no further questions

- b. Approve charge for Sustainability Subcommittee and appoint sub-committee members

Jason Malinowski asked for a discussion and a vote.

Jason Malinowski moved, Andrew Pfaff seconded, and it was unanimously voted by roll call, “The Neary Building Committee adopt the Sustainability Subcommittee charge and appoint Chris Evers, Mark Davis, and Roger Challen as voting members and Keith Lavoie as non-voting members.”

MOTION TO ADOPT A SUSTAINABILITY SUBCOMMITTEE CHARGE
--

Roll Call:

For: Roger Challen, Denise Eddy, Mark Davis, Kathryn Cook, Andrew Pfaff, and Jason Malinowski

Opposed: None

Abstained: None

IV. OPM/Designer Updates

- a. Review Executive Summary of Existing Conditions/ Base Repair
- b. Summary of Educational Planning Outcomes
- c. Review of MSBA Space Summaries

Jim Burrows, Project Manager at Skanska USA Building Inc., presented an overview of the Building Project's progress in the last month, along with a budget update.

Katy Lillich from Arrowstreet presented the Committee with the existing conditions survey done so far on the building, as well as ongoing work. Mike Pirollo from MLP talked about the Educational Visioning Sessions and the goals and priorities for the project.

The Committee and design team discussed which potential spaces are eligible for reimbursement and prepared for the presentation to the community during the open forum scheduled on April 11th.

V. Subcommittee Reports

- a. Finance Subcommittee

Kathryn Cook, Chair of the Finance Subcommittee had nothing new to report.

- b. Communications Subcommittee

- i. Survey Results
- ii. Website launch
- iii. FAQs

Jason Malinowski informed that the Communications Subcommittee will meet to approve the first list of Frequently Asked Questions that will soon be posted on the website. Superintendent Martineau provided a summary of the initial survey which received over 300 responses.

VI. Public Comment (None at this time)

VII. Meeting Schedule – April 22, 2024

VIII. Other business that may properly come before the Committee (None at this time)

IX. Adjournment

Jason Malinowski requested a motion to adjourn.

Jason Malinowski moved, Roger Challen seconded, and it was unanimously voted by roll call, “To adjourn.”

MOTION TO ADJOURN

Roll Call:

For: Kathryn Cook, Denise Eddy, Mark Davis, Andrew Pfaff, Roger Challen, Chris Evers, and Jason Malinowski

Opposed: None

Abstained: None

Jason Malinowski adjourned the meeting at 8:16 p.m.

Respectfully submitted,
Mariana Silva
Central Office Administrative Assistant

List of documents used at this meeting:

1. Neary Building Committee Agenda of April 1, 2024
2. Neary Building Committee Meeting Minutes of February 29, 2024
3. Neary Building Committee Meeting Minutes of March 4, 2024
4. Neary Building Committee Meeting Minutes of March 25, 2024
5. NBC – Draft Sustainability dated April 1, 2024
6. 2024-04-01 NBC Presentation
7. Grade Configuration Survey Results
8. March 2024 Community Survey Results

TOWN OF SOUTHBOROUGH



NEARY BUILDING COMMITTEE

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 983-7752 · jmalinowski@southboroughma.com

Sustainability Subcommittee

Charge: This subcommittee shall consist of members appointed to the Neary Building Committee (“NBC”) to focus on assessing the design as it relates to sustainability, resilience, and wellness. The subcommittee will recommend design options to the full NBC related to HVAC system selection, LEED/CHPS scorecard, and other project goals as determined by the subcommittee.

Membership: All members must be appointed members of the Neary Building Committee. Membership should consist of 3 voting members and 1 non-voting member that is part of the School Administration.

Term: Duration that Neary Building Committee remains active



Neary Elementary School Building Project

**School Building Committee
April 1, 2024 Meeting**

Activities – Past 30 Days

- **Evaluation of Existing Condition Draft – Neary**
- **Working Group Meeting #3**
 - Existing conditions discussion
 - Space Summary discussion
 - Community Forum #2 agenda items
- **Building Performance Meeting with NBS**
- **Development and evaluation of options**
 - Completed Educational Vision
 - Commence Development of Space Summaries

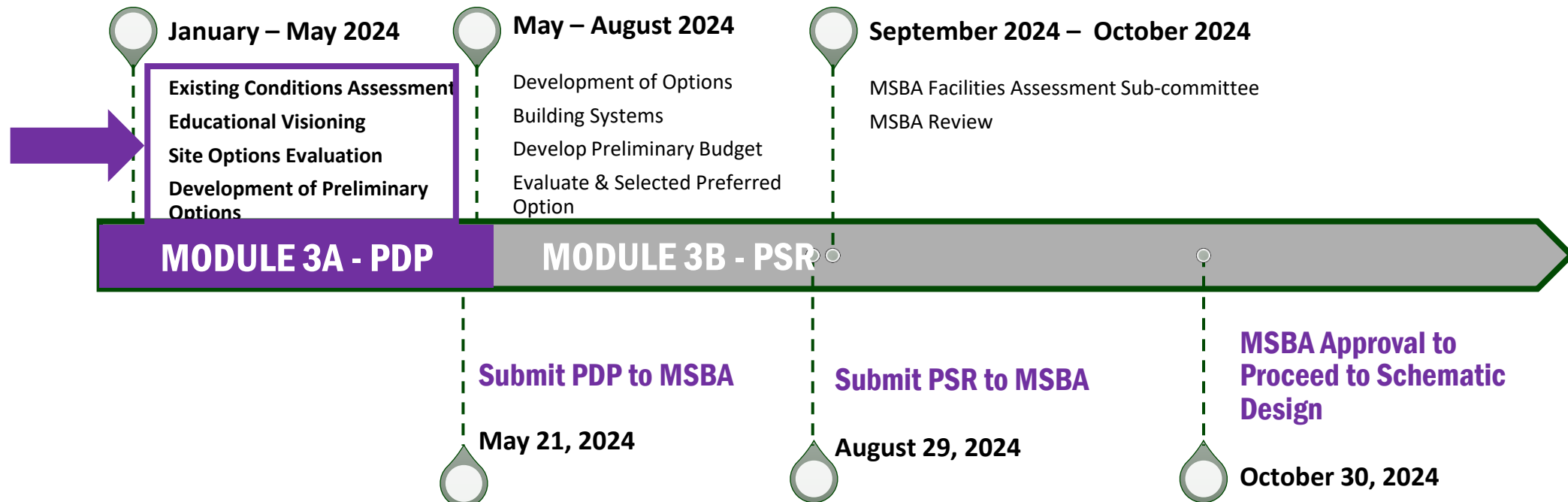
Activities – Next 30 Days

- **Evaluation of Existing Condition Draft – Neary**
 - Geotechnical borings
- **Development and evaluation of options**
 - Educational Programming
 - Development of Space Summaries
 - Project site selection
 - Review options
- **Working Group Meetings**
- **Community Forum #2**
 - April 11, 7:00 PM
- **Community Forum #3 - date TBD**

Schedule – Module 3 Feasibility Study

Module 3A – Preliminary Design Program (PDP)

Module 3B – Preferred Schematic (PSR)



Budget Update

PROJECT BUDGET - CATEGORY	MSBA Cost Code	Feasibility Budget	Budget Revision Request (BRR)	Revised Budget	Committed (A)	Expended (B)	Balance Remaining Committed (A)	Balance Remaining Expended (B)
Feasibility Study Agreement								
OPM Feasibility Study	0001-0000	200,000	38,120	238,120	238,120	66,860	0	171,260
A&E Feasibility Study	0002-0000	600,000	0	600,000	596,000	44,280	4,000	555,720
Environmental & Site	0003-0000	100,000	1,698	101,698	101,698	0	0	101,698
Other	0004-0000	50,000	(39,818)	10,182	7,000	3,000	3,182	7,182
Feasibility Study Agreement Subtotal		\$950,000	\$0	\$950,000	\$942,818	\$114,140	\$7,182	\$835,860
		Percentage			99%	12%		

MSBA Reimbursement Summary	
No. of Payment Request Submitted to date	1
Amount Submitted to date	\$33,360
No. of Payment Request Reviewed by MSBA to date	1
Amount Reimbursed by MSBA to date	\$13,291

Contracts Summary	
Skanska	\$238,120
Arrowstreet	\$697,698
Basic Services	\$596,000
Amendment 1	\$101,698
Two by Sixteen (website design)	\$7,000

Budget Revision Request (BRR)			
BRR No. 1 (forthcoming)			
From Category	Amount	To Category	Amount
Other	(\$38,120)	OPM Feasibility Study	\$38,120
Other	(\$1,698)	Environmental & Site	\$1,698
Total	(\$39,818)		\$39,818

EXISTING CONDITIONS SURVEYS TO DATE

Site Survey

- Building Condition Assessment
- Educational Program Deficiencies
- Accessibility
- Building Systems
- Building Envelope Deficiencies

UPCOMING (APRIL BREAK):

- Environmental & Geotechnical borings
- Building & Site Security



EXISTING SITE - NEARY



EXISTING SITE - WOODWARD



ENROLLMENT OPTIONS - SUMMARY

ROOM TYPE	305 STUDENTS		450 STUDENTS		610 STUDENTS	
	# OF CLRMS	AREA TOTALS	# OF CLRMS	AREA TOTALS	# OF CLRMS	AREA TOTALS
CORE ACADEMIC	13	18,150	20	26,050	28	37,050
SPECIAL EDUCATION	3	8,470	3	9,420	5	12,240
ART & MUSIC	2	6,300	3	7,500	4	8,650
HEALTH & PHYSICAL EDUCATION		6,450		6,450		6,450
MEDIA CENTER		2,045		2,695		3,415
DINING & FOOD SERVICE		5,395		6,690		8,140
MEDICAL		510		510		610
ADMINISTRATION & GUIDANCE		2,285		2,315		2,595
CUSTODIAL & MAINTENANCE		2,050		2,050		2,205
OTHER		500		500		500
MSBA PROGRAMMED SPACES		52,155		64,180		81,855
Grossing Factor (GFA / NFA)		1.50		1.50		1.50
NON-PROGRAMMED SPACES (Circulation, Toilets, Mechanical Spaces, Walls, etc.)		26,078		32,090		40,928
Total Building Gross Floor Area (GFA)		78,233		96,270		122,783

BUILDING PERFORMANCE RECAP
10 MEASURES

Integration

- integrated process
- central design concept
- beauty & delight

Equitable Community

- community engagement
- universal design
- alternative transportation

Ecology

- native plantings
- biodiversity
- dark skies
- site acoustics

Water

- reduce potable use
- water quality
- net zero

Economy

- life cycle cost analysis
- right sizing
- incentives

Energy

- load reduction
- efficiency
- net zero
- renewables

Wellness

- indoor environment
- biophilia
- active design
- food access

Resources

- embodied carbon
- waste diversion/reduction
- material life cycle

Change

- resilience
- future adaptability
- passive survivability

Discovery

- measurement & verification
- post occ evaluation
- teaching tool



A word cloud of building priorities. The words are arranged in a cluster, with 'energy' and 'wellness' being the largest. Other words include 'change', 'economy', 'ecology', 'equitable community', and 'integration'. The colors range from dark green to light green.

change
wellness
energy
economy
ecology
equitable community
integration

Overarching Goals & Priorities

- Students and teachers at the heart
- Spaces and instructional practices that support innovation in education
- Supporting a climate of belonging, community, connection, and well-being
- Flexible, adaptable space to support equitable and active access
- Opportunities for outdoor and indoor connection
- An academically, financially, and environmentally sustainable building
- Long term adaptability
- A logical and efficient building



Idealized Program & Adjacencies

Academic Organization

- What academic organization maximizes community, connection, and collaboration?
 - What's in a learning community?
 - How are grades organized?
- What shared spaces or programs are on the edge (i.e., art, tech, Special Education) of a learning community?
- How might learning communities look different based on grade/developmental level?

Guiding Design Considerations:

- Learning neighborhoods
- Small group rooms between paired classrooms
- Learning commons per neighborhood
- STEAM
- World language room
- Health classroom

Academic Organization:

Extended Learning



Idealized Program & Adjacencies

Special Ed & Student Support Services

- What spaces support the full breath of Southborough's elementary Special Education programming?
- How do specific Special Education programs relate to other programs in the building?
- What space types and sizes support varying levels of intervention?
 - Where are they located?
 - How would they be used by specialists and general academic teachers?
 - What staff need individual office spaces? Who can share in a planning suite?

Guiding Design Considerations:

- Dedicated self-contained program rooms:
 - Therapeutic Learning Program (TLP)
 - Communication, Access, Socialization, Transition, Learning, and Emotional Regulation (CASTLE)
- Dedicated rooms for support services (i.e., Reading, Math, ELD, OT, PT)
- Adaptive PE space

Idealized Program & Adjacencies

Social-Emotional Supports

- What might sensory opportunities and educational play look like as a universal design support?
- How can we provide opportunities for students to take a breath throughout the day...
 - ...within learning communities?
 - ...during lunch?
 - ...at recess?
- How can we provide opportunities for connection and choice...
 - ...within learning communities?
 - ...during lunch?
 - ...at recess?
 - ...at gym?

Guiding Design Considerations:

- Cafeteria with sensory friendly alternative areas
- Sensory opportunities throughout the building for all students



Idealized Program & Adjacencies

Media & STEAM

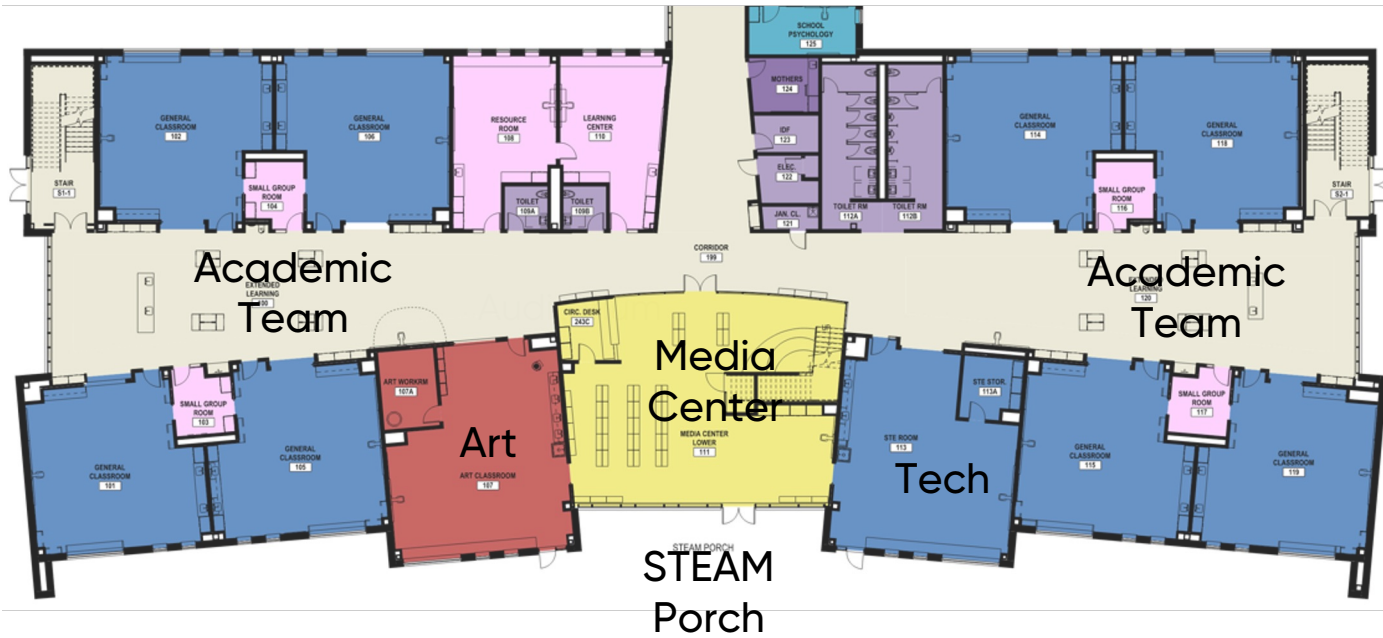
- How can library/media and STEAM create opportunities for powerful academic crossovers?
 - What programs might connect to library/media?
 -to STEAM?
- What's the most flexible way to expand library/media and STEAM's reach?
 - Single destination?
 - Somewhat disbursed?
 - Fully disbursed?

Guiding Design Considerations:

- Centralized media center with adjacent STEAM opportunities
- STE and Art spaces to be outfitted similarly to support flexibility overtime

Curiosity Commons

Centralized but Embedded



Idealized Program & Adjacencies

Admin, Guidance, Etc.

- Where might staff and support services be stationed to best support safety, security, and student needs?
 - All in one location?
 - Disbursed throughout the building?
- If disbursed, are there certain people that want to be next to one another?

Guiding Design Considerations:

- Considerations for disbursing student supports to minimize the travel distance for students and to embed staff within the day-to-day student experience

Idealized Program & Adjacencies

Community, Athletics, & Performance

- How can we create a sense of belonging for families and community members?
- What spaces would best support the needs of the community?
 - Where are those spaces located?
- What areas of the building need to be accessed after hours?

Guiding Design Considerations:

- Music spaces to accommodate (music, chorus, orchestra)
- Stage associated with cafeteria
- Auditorium
- Gym space (full size for youth sports, practice gym, choice and spectator seating)
- Extended day office and storage space



The Town of Southborough Neary Building Committee

Elementary Grade-Configuration Survey

Wednesday, March 27, 2024

353

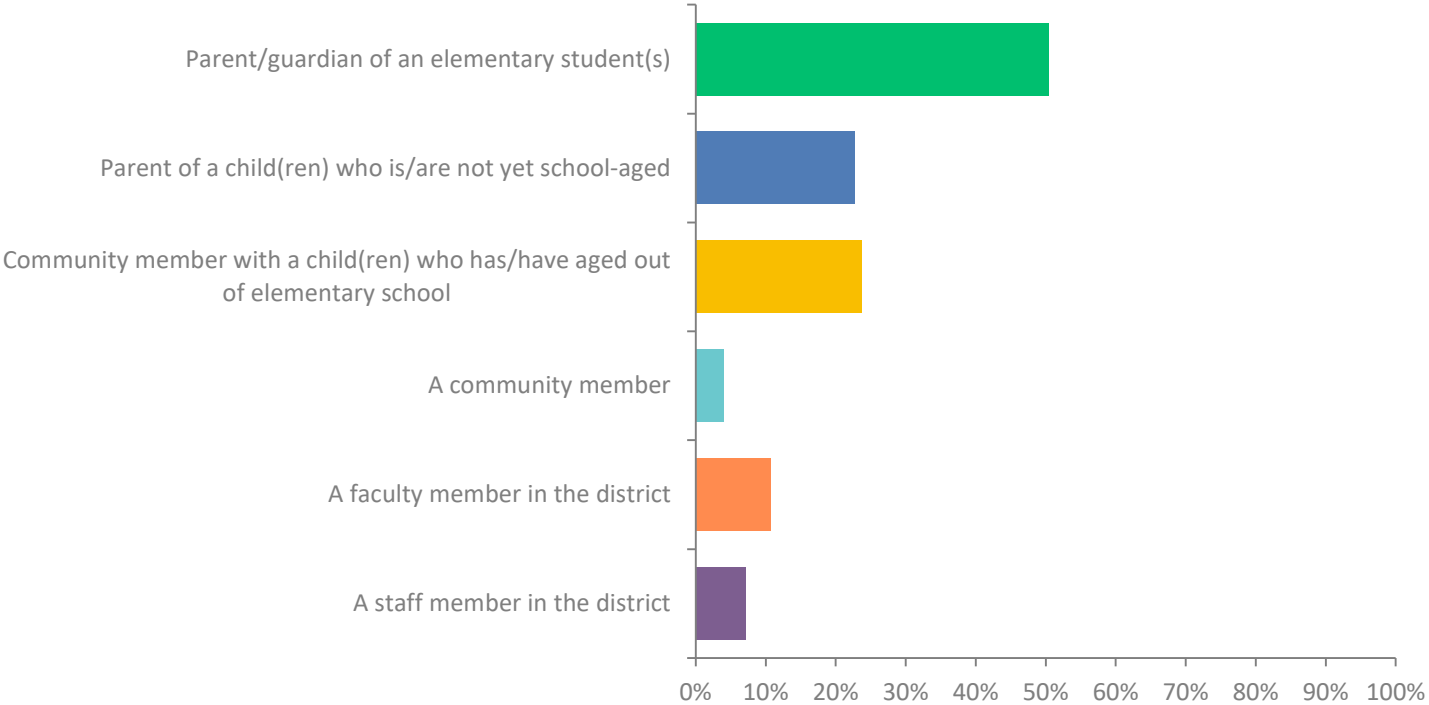
Total Responses

Date Created: Thursday, February 29, 2024

Complete Responses: 353

Q1: I am a:

Answered: 353 Skipped: 0



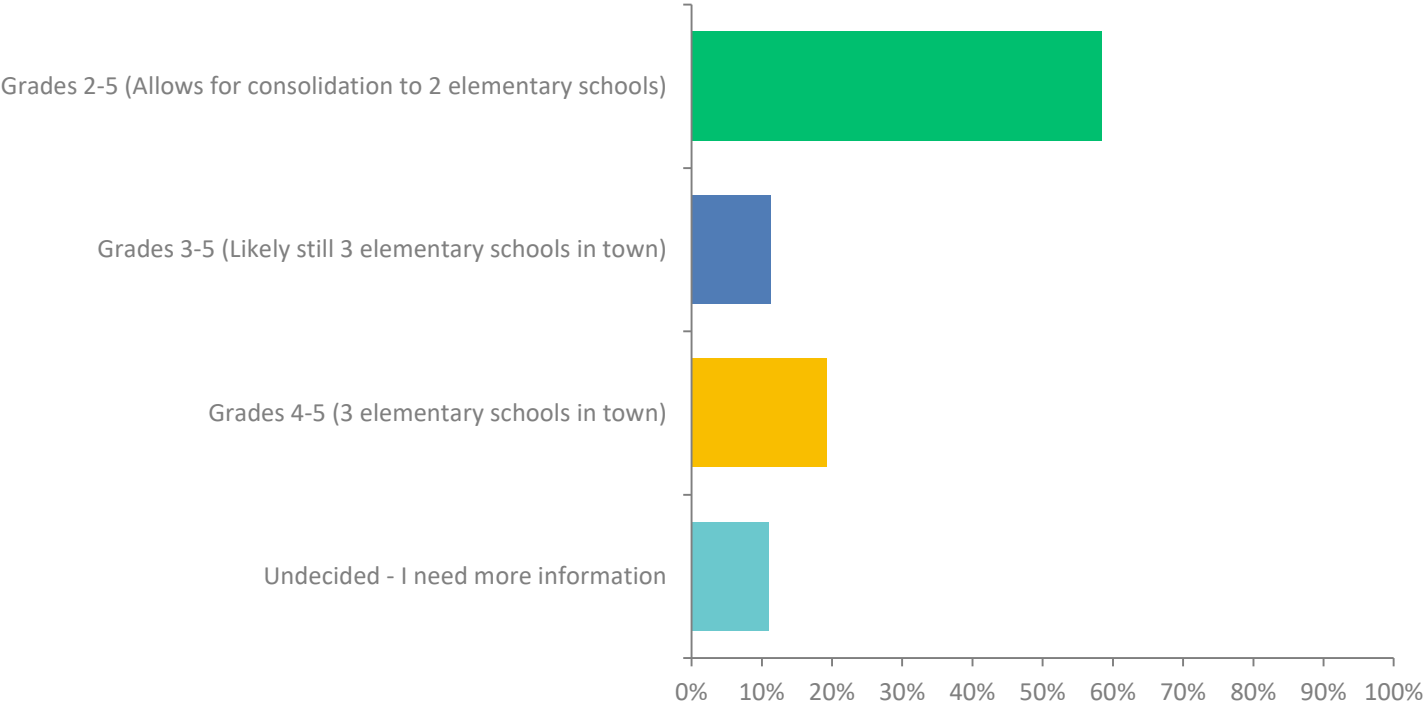
Q1: I am a:

Answered: 353 Skipped: 0

ANSWER CHOICES	RESPONSES	
Parent/guardian of an elementary student(s)	50.42%	178
Parent of a child(ren) who is/are not yet school-aged	22.66%	80
Community member with a child(ren) who has/have aged out of elementary school	23.80%	84
A community member	3.97%	14
A faculty member in the district	10.76%	38
A staff member in the district	7.08%	25
TOTAL		419

Q2: My preferred grade configuration for the Neary School is:

Answered: 353 Skipped: 0



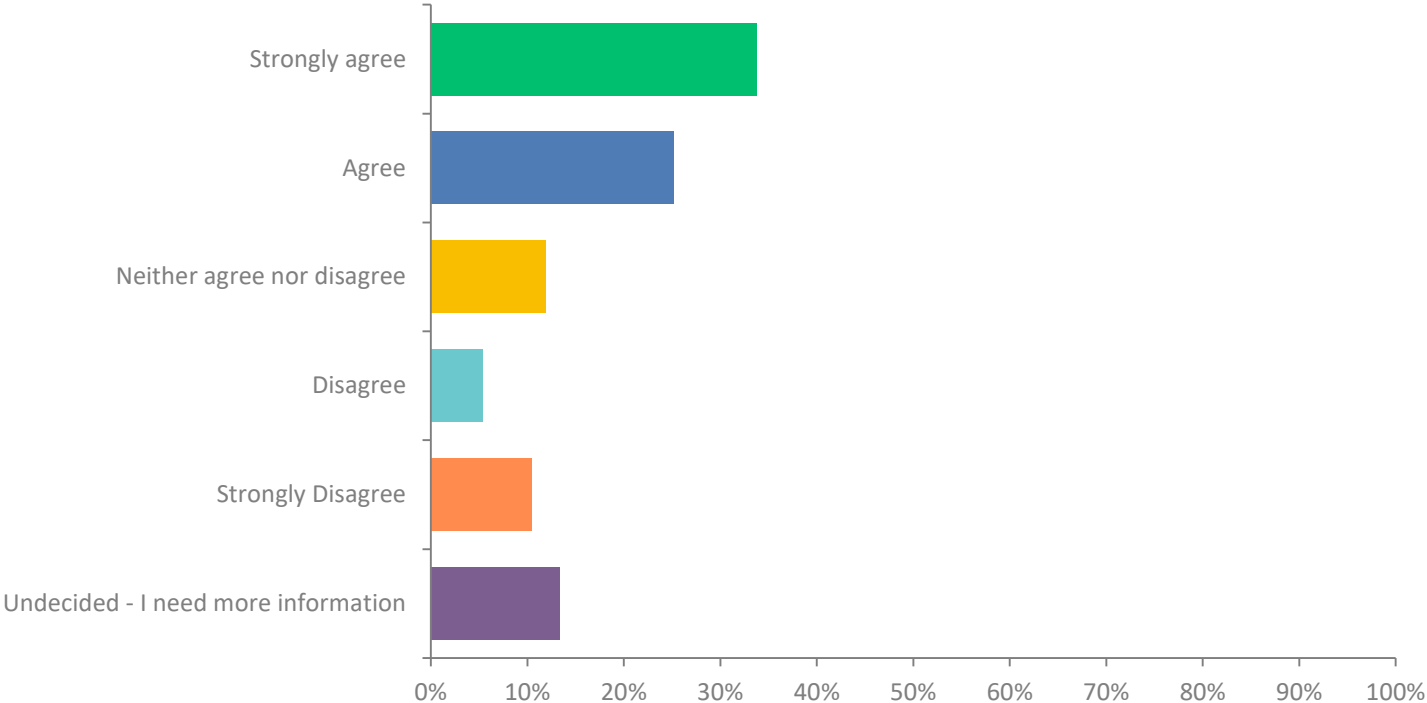
Q2: My preferred grade configuration for the Neary School is:

Answered: 353 Skipped: 0

ANSWER CHOICES	RESPONSES	
Grades 2-5 (Allows for consolidation to 2 elementary schools)	58.36%	206
Grades 3-5 (Likely still 3 elementary schools in town)	11.33%	40
Grades 4-5 (3 elementary schools in town)	19.26%	68
Undecided - I need more information	11.05%	39
TOTAL		353

Q5. If Nearly 3 grade configuration becomes grades 2 – 3, what is your level of agreement for Woodward School housing Grades PK - 1 (Woodward School currently houses grades 2 – 3)?

Answered: 353 Skipped: 0



Q5. If Nearly 3 grade configuration becomes grades 2 – 3, what is your level of agreement for Woodward School housing Grades PK - 1 (Woodward School currently houses grades 2 – 3)?

Answered: 353 Skipped: 0

ANSWER CHOICES	RESPONSES	
Strongly agree	33.71%	119
Agree	25.21%	89
Neither agree nor disagree	11.90%	42
Disagree	5.38%	19
Strongly Disagree	10.48%	37
Undecided - I need more information	13.31%	47
TOTAL		353

The Public Schools of
NORTHBOROUGH and SOUTHBOROUGH

OFFICE OF THE SUPERINTENDENT
53 PARKERVILLE ROAD – SOUTHBOROUGH, MASSACHUSETTS 01772
TELEPHONE (508) 486-5115 FAX (508) 486-5123 www.nsboro.k12.ma.us

GREGORY L. MARTINEAU
Superintendent of Schools

KEITH T. LAVOIE
Assistant Superintendent of Operations

STEFANIE K. REINHORN, Ed.D
Assistant Superintendent of Teaching and Learning

To: Jason Malinowski, Neary Building Committee Chair

From: Gregory L. Martineau, Superintendent of Schools

Subject: Town of Southborough's Neary Building Committee Survey Summary

Date: Wednesday, March 27, 2024

I've reviewed and summarized the results of The Neary Building Committee's Elementary Grade-Configuration Survey. Please let me know if you have any questions.

Summary

The majority of responses indicate support for the proposed grade configuration change, with "Strongly Agree" and "Agree" being the most common responses. A notable portion of the respondents is either undecided or needs more information. Those who disagree or strongly disagree represent a smaller but significant portion of the feedback, suggesting there are concerns that need to be addressed.

Strongly Agree: 119 responses
Agree: 89 responses
Undecided - I need more information: 47 responses
Neither Agree Nor Disagree: 42 responses
Strongly Disagree: 37 responses
Disagree: 19 responses

The open-ended responses provide insights into the respondent's perspectives on the proposed changes and their expectations for the project. Here's a summary of the themes and concerns raised in the responses to the open-ended questions:

If you disagree with Woodward School housing Grades PK - 1, please provide insight into why:

Concerns about overcrowding: Respondents are worried that the new grade configuration might lead to overcrowding at Neary School in future years.

Suitability for younger children: Some respondents feel that the Woodward School might not be suitable for younger children.

Need for more information: There's a call for clearer information on the Town's needs and the reasoning behind the grade reconfiguration.

What community aspects would you like to see included as part of the project that would be available to the community outside of school hours?

- Recreational spaces: Respondents desire sports fields, recreational spaces, and playgrounds that the community can use outside school hours.
- Facilities for group activities: There's a request for the use of a gym, cafeteria, and library for group meetings or sports activities.
- Performance space: An updated theater or performance arts space is also among the suggested community aspects.

What questions do you have for the Neary Building Committee?

Concerns about costs: Respondents are interested in the cost estimates for the project.

Questioning the necessity: Some community members question the need for the reconfiguration, given past investments in other schools and the current state of Neary School.

Grade level concerns: There are concerns about the appropriateness of having Grade 2 students in the same school or on the bus with Grade 5 students.

Sustainability and green building: Questions about whether sustainability and green building practices are priorities for the project.

The feedback ranges from logistical and practical concerns (e.g., suitability for younger children, overcrowding) to broader questions about the project's direction, such as sustainability and the necessity of the reconfiguration. Addressing these concerns through further communication, providing detailed plans and justifications, and considering community suggestions for project features are critical steps for the Neary Building Committee moving forward.

C. Feasibility Study Agreement



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

June 2, 2023

Mr. Mark J. Purple, Town Administrator
Southborough Town House
17 Common Street
Southborough, MA 01772

Re: Town of Southborough, Margaret A. Neary Elementary School

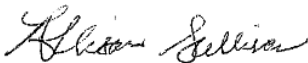
Dear Mr. Purple:

Enclosed for your records, please find a copy of the fully executed Feasibility Study Agreement and copies of Exhibits A-C for the Margaret A. Neary Elementary School project in the Town of Southborough (the "District").

Also, attached for your convenience, please find instructions for entering project budgets in the Massachusetts School Building Authority (the "MSBA") ProPay System, and the Feasibility Study Agreement Budget Revision Request Form. Please note the MSBA will not process reimbursement requests until the District has entered the budget and the budget has been accepted by the MSBA.

Please feel free to contact me if you have any questions.

Regards,



Allison Sullivan
Senior Project Coordinator

Cc: Legislative Delegation
Andrew R. Dennington II, Chair, Southborough Select Board
Roger W. Challen, Chair, Southborough School Committee
Gregory Martineau, Superintendent, Southborough Public Schools
File: 10.2 Letters (Region 2)

District Name: Town of Southborough
School Name: Margaret A. Neary Elementary School
Project ID Number: 202102760020

MASSACHUSETTS SCHOOL BUILDING AUTHORITY FEASIBILITY STUDY AGREEMENT

This Feasibility Study Agreement, dated the 1st day of June, 2023 (the “Agreement”) is between the Massachusetts School Building Authority (the “**Authority**”), a public instrumentality of the Commonwealth of Massachusetts established by Chapter 70B of the Massachusetts General Laws and Chapters 208 & 210 of the Acts of 2004 of the Commonwealth, in each case as amended from time to time, and the Town of Southborough (the “**District**”).

WHEREAS, the District submitted a Statement of Interest to the Authority for the Margaret A. Neary Elementary School (hereinafter “**School**”), and the District prioritized this Statement of Interest as its priority to receive any potential funding from the Authority;

WHEREAS, on March 2, 2022, the Board of Directors of the Authority voted to invite the District to the MSBA’s Eligibility Period, and the Board of Directors of the Authority voted to invite the District to commence the Eligibility Period on August 1, 2022, and the District has completed all applicable preliminary requirements to the satisfaction of the MSBA;

WHEREAS, on April 26, 2023, the Board of Directors of the Authority shall have voted to authorize the Parties to enter into this Agreement upon the terms and conditions stated herein.

WHEREAS, the Feasibility Study is one step in the multi-step process of the Authority’s grant program for school building construction and renovation projects, and the invitation to collaborate on conducting and/or reviewing a Feasibility Study is not approval of a project or any funding by the Authority, except as expressly provided in this Agreement;

WHEREAS, the Authority’s grant program for school building renovation and construction projects is a non-entitlement, discretionary program based on need, as determined by the Authority;

WHEREAS, the District has submitted a signed Initial Compliance Certification, as described in 963 CMR 2.02, 2.03 & 2.10(2), in the form prescribed by the Authority, and it has been accepted by the Authority;

WHEREAS, the District has formed a School Building Committee to monitor the Feasibility Study and advise the District during the study;

WHEREAS, the Authority may reimburse the District for a portion of eligible, approved costs incurred in connection with the Feasibility Study undertaken by the District for the School under certain terms and conditions, hereinafter provided, and subject to the provisions of M.G.L. c. 70B, 963 CMR 2.00 *et seq.* and all applicable policies and guidelines of the Authority.

NOW THEREFORE, in consideration of the promises and the agreements, provisions and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Authority and the District (together, the “Parties”) agree as follows:

SECTION 1 DEFINITIONS

- 1.1 Capitalized terms not specifically defined in this Definitions section shall have the meanings ascribed to them in either M.G.L. c. 70B or 963 CMR 2.00 *et seq.*

“Budget” shall mean a complete and full enumeration of all costs, including both hard costs and soft costs, so-called, that the District reasonably estimates, to the best of its knowledge and belief, will be incurred in connection with the planning, development, and the completion of the Feasibility Study, which Budget shall be approved by the Authority and attached hereto as **Exhibit A**, as it may be updated from time to time.

“Design Contract” shall mean the standard design contract developed and prescribed by the Authority, as it may be amended by the Authority from time to time that shall be executed by the District and the Designer for design services related to the Proposed Project.

“Designer” shall mean the individual, corporation, partnership, sole proprietorship, joint stock company, joint venture, or other entity engaged in the practice of architecture, landscape architecture, or engineering that meets the requirements of M.G.L. c. 7C, § 44 and has been procured and contracted by the District to conduct a Feasibility Study, in accordance with the provisions of Sections 2.1(a)(i) and 2.1(a)(ii) of this Agreement.

“Excusable Delay” shall mean a delay of the Feasibility Study that either (a) is solely because of a natural event, such as flood, storms, or lightning, that is not preventable by any human agency, or (b) is reasonably determined by the Authority to be excusable, provided that the failure of the District to have exclusive ownership, control and use of site will not extend the “Term of the Agreement” established in Section 2.2.

“Feasibility Study” shall mean a study as described in 963 CMR 2.10(8) and in any applicable policies and guidelines of the Authority and, in relation to a Major Reconstruction Project or Repair Project, as described in M.G.L. c. 70B, 963 CMR 2.00 *et seq.* and any applicable policies and guidelines of the Authority, shall also include an engineering study, in a format prescribed by or otherwise acceptable to the Authority, to investigate potential options and solutions, including cost estimates, for the deficiencies and issues identified in the Statement of Interest or as otherwise determined by the Authority.

“Owner’s Project Manager” shall mean the individual corporation, partnership, sole proprietorship, joint stock company, joint venture, or other entity under contract with, designated, or assigned by the District and approved by the Authority, to fully and completely manage and coordinate administration of the Project to completion. The Owner’s Project Manager must meet the qualifications set forth in M.G.L. c. 149, § 44A ½, 963 CMR 2.00 *et seq.*, and all applicable policies and guidelines of the Authority.

“Scope” shall mean the scope of the Feasibility Study as described in 963 CMR 2.10(8) and any applicable policies and guidelines of the Authority or as otherwise determined in writing by the Authority and as more fully described in **Exhibit B** attached hereto, as it may be updated from time to time as mutually agreed upon by the District and the Authority.

“Schedule” shall mean the schedule for the Feasibility Study, which schedule shall be updated from time to time and approved by the Authority.

“School” shall mean the Margaret A. Neary Elementary School located in the District.

“Statement of Interest” shall mean the Statement of Interest, as defined in 963 CMR 2.09 and all applicable policies and guidelines of the Authority, submitted to the Authority by the District for the School.

SECTION 2 FEASIBILITY STUDY

Subject to the terms and conditions of this Agreement, and in reliance on the representations, warranties and covenants contained herein, the Parties hereby agree as follows:

2.1 Feasibility Study.

- (a.) The Parties hereby agree that the District shall undertake a Feasibility Study to investigate potential options and solutions, including cost estimates, to the School’s deficiencies and issues as identified in the Statement of Interest or as otherwise determined by the Authority and in accordance with the Scope, Budget, and Schedule approved by the Authority, provided that the Authority has the unconditional unilateral right to alter that approved Scope, Budget, and/or Schedule for the Authority’s convenience and the Authority will not be liable to the District for any loss and/or damage that arises, in whole or in part, out of any such alteration. The adequacy, sufficiency and/or acceptability of a Feasibility Study or a Prior Study, as defined in Section 2.1(c) of this Agreement, for the purposes of the Authority’s grant program shall be determined by the

Authority within its sole discretion. Any determination by the Authority that a Feasibility Study or Prior Study is adequate, sufficient or acceptable for the Authority's purposes shall not be construed as a certification or approval by the Authority of the studies, plans, drawings, designs, cost estimates, specifications or any other information or materials contained therein and no MSBA requirement that the District study a particular Option shall constitute an MSBA approval of that Option, in whole or in part. The District, its officials, employees and agents are and shall remain responsible for the Feasibility Study and/or Prior Study and the building designs, site plans, drawings, cost estimates, specifications and other materials and information relative thereto that the District submits to the Authority. The Authority's review of the Feasibility Study and/or Prior Study and any studies, plans, drawings, designs, cost estimates, specifications or any other information or materials contained therein or related thereto is solely for the purpose of determining whether they meet the provisions of this Agreement and the Authority's regulations, standards, policies, guidelines and other requirements and whether the District will be eligible for potential funding from the Authority for the Proposed Project. Approval of a Proposed Project shall only be determined by a vote of the Authority's Board in accordance with 963 CMR 2.00 et seq. and the applicable policies and guidelines of the Authority.

- (i) The District shall procure a Designer to conduct the Feasibility Study pursuant to the provisions of M.G.L. c. 7C, § 44 through 58, 963 CMR 2.10(8), 963 CMR 2.12, and any other applicable laws and regulations; provided, however, that if the estimated construction cost of the Proposed Project is determined to be more than five million dollars (\$5,000,000), then the District shall select the Feasibility Study Designer using the Authority's Designer Selection Panel in accordance with 963 CMR 2.00 *et seq.* and all applicable policies and guidelines of the Authority. The District shall not use a Designer who was procured by the District prior to July 1, 2007, to conduct the Feasibility Study, unless the Designer is acceptable to the Authority. It is further provided that, if said Designer who was procured by the District prior to July 1, 2007, is unacceptable to the Authority, the District shall conduct a new procurement for a Feasibility Study Designer pursuant to the applicable provisions of M.G.L. c. 7C, § 44 through 58, 963 CMR 2.10(8), 963 CMR 2.12, and any

rules, regulations, policies and guidelines of the Authority.

- (ii.) The District shall use the Authority's Design Contract to contract with the Designer for the Feasibility Study. The District shall monitor the performance of the Designer and shall require the Designer to fully comply with all provisions of the Design Contract, including, but not limited to, all provisions affecting the interests of the Authority.
- (iii.) If, at any time, the construction cost of the Proposed Project is estimated to be more than one million five hundred thousand dollars (\$1,500,000), or if the construction cost of the Proposed Project is estimated to be equal to or less than one million five hundred thousand dollars (\$1,500,000) and the Authority so requires, at any time, as a condition to qualify for funding by the Authority, the District shall procure and maintain under contract, or otherwise assign, an Owner's Project Manager, pursuant to M.G.L. c. 149, § 44A ½, 963 CMR 2.00, *et seq.* and any applicable policies and guidelines of the Authority. The selection of an Owner's Project Manager shall be subject to the review and approval of the Authority as required by M.G.L. 70B, 963 CMR 2.00, *et seq.*, and any applicable policies and guidelines of the Authority. Any costs associated with an Owner's Project Manager who is not approved by the Authority shall not be eligible for reimbursement.
- (iv.) Where applicable, the District shall use the Authority's model request for services and standard contract to procure and contract with any Owner's Project Manager for the Proposed Project, including the Feasibility Study stage of the Proposed Project. The District shall monitor the performance of the Owner's Project Manager and shall require the Owner's Project Manager to fully comply with all provisions of the contract between the District and the Owner's Project Manager including, but not limited to, all provisions affecting the interests of the Authority.

- (b.) Subject to the satisfaction of or compliance with, as reasonably determined by the Authority, all of the terms and conditions of this Agreement, the applicable provisions of M.G.L. c. 70B, Chapters 208 and 210 of the Acts of 2004, and 963 CMR 2.00 *et seq.* and any other rule, regulation, policy or guideline of the Authority, and further subject to the Authority's approval of the Scope, Budget and Schedule and the District's approval, authorization and appropriation for the Feasibility Study using forms prescribed by or otherwise acceptable to the Authority, the Authority hereby agrees to pay to the District an amount that shall under no circumstances exceed the lesser of (i) 39.84% of the eligible, approved costs of the Feasibility Study, as determined by the Authority, or (ii) \$378,480.00. The Parties hereby acknowledge and agree that \$378,480.00 is the maximum amount of funding that the District may receive from the Authority for the Feasibility Study, and that the final amount of eligible Feasibility Study costs approved by the Authority may equal an amount less than \$378,480.00, as determined by an audit or audits conducted by the Authority. Any costs and expenditures that are determined by the Authority to be either in excess of the \$378,480.00 or ineligible for payment by the Authority shall be the sole responsibility of the District. The reimbursement rate set forth above, and as more fully described in the Reimbursement Rate Summary, attached hereto as **Exhibit "C"**, is the rate at which the District may be reimbursed for the eligible, approved costs of the Feasibility Study.

In the event that the Authority reasonably determines that the Feasibility Study is not in accordance or compliance with the Scope, Schedule, Budget, all of the terms and conditions of this Agreement, the provisions of M.G.L. c. 70B, Chapters 208 and 210 of the Acts of 2004, 963 CMR 2.00 *et seq.* and any other rule, regulation, policy or guideline of the Authority, or is delayed (other than an Excusable Delay) or is not duly authorized, approved and funded by the District in accordance with applicable law and as required by the Authority, then the Authority may temporarily and/or permanently withhold payments to the District for any eligible, approved costs of the Feasibility Study, provided that the Authority shall not unreasonably withhold any such payments and further provided that the Authority shall give written notice to the District of any such withholding. Notwithstanding the foregoing, failure by the Authority to provide such written notice timely shall not create or result in any entitlement to payment for the District. In the event that the Authority either temporarily or permanently withholds payment for the Feasibility Study, the District hereby agrees and acknowledges that the Authority shall have no liability for any such withholding of payment or any loss that may occur as a result of any such withholding of payment.

The District shall not be eligible to receive any funding for the Authority's share of the eligible, approved Feasibility Study costs, or any portion thereof, unless and until the Authority has approved the Scope, Budget,

and Schedule. The Authority shall reimburse the District only for costs incurred by the District in connection with the Feasibility Study that are timely submitted to the Authority, eligible for reimbursement pursuant to Authority policies, procedures, and guidelines, and audited and approved by the Authority.

- (c) Notwithstanding any provision of this Agreement, a District will not be eligible for reimbursement for costs that arise out of any study of the deficiencies and issues identified in the Statement of Interest to the extent that those costs were incurred by the District prior to the date of the Execution of this Agreement.

2.2 Term of Agreement.

No Project Scope and Budget Agreement for a Proposed Project, which arises out of the provisions of this Agreement will be approved by the Authority's Board until on or after July 1, 2023. Subject to that limitation, the Agreement will terminate upon (1) the approval of a Project Scope and Budget Agreement for a Proposed Project by the Authority's Board and the (2) execution of a Project Scope and Budget Agreement by the Authority and the District for that Proposed Project or (2) Nine Hundred and Thirteen (913) Days after the date upon which the Authority's Board votes to invite the District into Feasibility Study, whichever occurs sooner.

SECTION 3 COVENANTS

The District covenants and agrees that as long as this Agreement is in effect, the District shall and shall cause its employees, officers, agents, and representatives to perform and comply with all covenants of this Agreement.

3.1 The District hereby agrees that it shall make available for inspection by, and submit to, the Authority any and all information and documentation related to the Feasibility Study, including, but not limited to budget information, progress reports, and draft copies that may be requested by the Authority, promptly and in no event later than the deadline stated in any such request.

3.2 The District hereby agrees that it shall work with the Authority in developing the Scope, Budget and Schedule for the Feasibility Study and it acknowledges and agrees that the Authority's funding for the Feasibility Study is subject to the Authority's approval of the Scope, Budget and Schedule.

3.3 The District hereby acknowledges and agrees that the Authority shall not provide any amounts in excess of the amount determined under Section 2.1(b) of this Agreement.

3.4 The District hereby acknowledges and agrees that the Authority may, in its sole discretion, determine that certain costs incurred by the District in connection with the

District Name: Town of Southborough
School Name: Margaret A. Neary Elementary School
Project ID Number: 202102760020

Feasibility Study are not eligible for reimbursement by the Authority, pursuant to any applicable provisions of M.G.L. c. 70B, 963 CMR 2.00 *et seq.*, including, but not limited to, sections 2.10 & 2.16(5), and any other policies and guidelines of the Authority.

3.5 The District shall comply with all provisions of this Agreement; the provisions of all other agreements between the Authority and the District that relate to the Feasibility Study; the provisions of M.G.L. c. 70B, 963 CMR 2.00 *et seq.*, and all policies and guidelines of the Authority; and all provisions of law applicable to the Feasibility Study, this Agreement, and any other agreements and documents related to the Feasibility Study, and shall take all action necessary to fulfill its obligations under this Agreement.

3.6 The District hereby acknowledges and agrees that the Authority shall not be required or obligated to make any payment for any eligible Feasibility Study costs while an Event of Default, as defined in section 8 of this Agreement, shall have occurred.

3.7 The District shall, and shall cause any Owner's Project Manager and Designer and their employees, subconsultants and agents to, keep adequate records of the Feasibility Study and make all Feasibility Study records and the Feasibility Study site(s) available to the Authority or representatives of the Authority for review during the course of the Feasibility Study.

3.8 The District hereby acknowledges and agrees that the duties of any Owner's Project Manager hired by and/or assigned to the Proposed Project by the District shall include, but not be limited to, fully and completely managing and coordinating on behalf of the District the administration of the Feasibility Study to completion. Any Owner's Project Manager hired by and/or assigned to the Proposed Project by the District shall be responsible for overseeing, tracking, and managing the Budget and Schedule. In the event that an Owner's Project Manager is not required for the Proposed Project, the District shall have the aforesaid duties and responsibilities in addition to any others imposed by M.G.L. c. 70B, 963 CMR, *et seq.*, the policies and guidelines of the Authority, and any other applicable provisions of law.

3.9 The District hereby agrees that the Authority shall have free access to, and open communication with, any Owner's Project Manager hired by and/or assigned to the Proposed Project by the District and that the Authority shall have full and complete access to all information and documentation relating to the Proposed Project to the same extent that the District has such access. The District agrees that it shall require any such Owner's Project Manager to fully cooperate with the Authority in all matters related to the Proposed Project; to promptly communicate, transmit, and/or make available for inspection and copying any and all information and documentation requested by the Authority; to fully, accurately and promptly complete all forms and writings requested by the Authority; and to give complete, accurate, and prompt responses to any and all questions, inquiries and requests for information posed by the Authority. The District agrees that it shall not in any way, directly or indirectly, limit, obstruct, censor, hinder or otherwise interfere with the free flow of communication and information between the Owner's Project Manager and the Authority in all matters related to the Proposed Project

and as provided herein; that it shall not suffer the same to occur by the act or omission of any other person or entity; and that it shall not retaliate against the Owner's Project Manager for communicating information to the Authority as provided herein. The District agrees to execute, deliver and/or communicate to the Owner's Project Manager any and all authorizations, approvals, waivers, agreements, directives, and actions that are necessary to fulfill its obligations under this paragraph. The District further agrees that the Authority shall bear no liability whatsoever arising out of the Authority's knowledge or receipt of information communicated to the Authority by the Owner's Project Manager and that the District shall remain responsible for the management and completion of the Proposed Project.

3.10 The District hereby acknowledges and agrees that the duties of the Designer shall include, but not be limited to, those described in this Agreement, including, but not limited to, the Scope attached hereto as Exhibit B; 963 CMR 2.10(8); any applicable rules, regulations, policies and guidelines of the Authority; and any standard scope of services and the Design Contract prescribed by the Authority.

3.11 The District hereby acknowledges and agrees that neither the District nor any of its employees, officials, agents, consultants or contractors shall submit any false or intentionally misleading information or documentation to the Authority in connection with this Feasibility Study Agreement or the Feasibility Study, and further acknowledges and agrees that the submission of any such information or documentation may cause the Authority to suspend, revoke or terminate any and all payments otherwise due to the District and/or recover any previous payments made to the District, and the District may be ineligible for any funding from the Authority. The District hereby further agrees that it shall have a continuing obligation to update and notify the Authority in writing when it knows or has any reason to know that any information or documentation submitted to the Authority contains false, misleading or incorrect information.

3.12 The District hereby acknowledges and agrees that the Authority shall bear no responsibility or liability of any sort for the results of any Feasibility Study, environmental assessment, geotechnical site testing, any necessary site remediation, clean-up, or other site remediation services.

3.13 The District hereby acknowledges and agrees that it shall provide a final Feasibility Study report to the Authority, which shall be in a format that is prescribed by or otherwise acceptable to the Authority.

3.14 The District hereby acknowledges and agrees that the Authority's grant program is a non-entitlement, discretionary program based on need, and the Feasibility Study may not result in a school construction, renovation or repair project that is eligible for funding by the Authority.

3.15 The District shall not combine, consolidate, or conjoin in any way the procurement, pre-qualification or selection of an Owner's Project Manager or Designer for the Proposed Project with the procurement, pre-qualification or selection of an

Owner's Project Manager or Designer for any other construction, repair or renovation project without the express prior written approval of a duly authorized representative of the Authority. Any costs incurred by the District that relate to, or arise out of, the use of a combined, consolidated or conjoined procurement, pre-qualification or selection process as proscribed above, including, but not limited to, the preparation of bid documents, requests for services, and requests for qualifications, without the express prior written approval of a duly authorized representative of the Authority shall not be eligible for reimbursement.

SECTION 4 PAYMENTS AND AUDIT

4.1 Subject to the terms and conditions of the Agreement, the Authority shall reimburse the District for eligible, approved costs incurred in connection with the Feasibility Study in accordance with the following:

(a) Using the Authority's Pro-Pay system, the District shall submit requests for reimbursement on a monthly basis to the Authority in a format prescribed by the Authority. Each monthly request for reimbursement shall be approved locally by a duly authorized representative of the District, shall be in a form acceptable to the Authority, shall include reasonable detail, including, but not limited to (1) the amount of funding requested, (2) the nature of the materials or property or services received, (3) the total value of the work performed and materials furnished by the Owner's Project Manager, if any, the Designer, and each consultant, subconsultant or vendor to date, and (4) the value of the work completed during the Feasibility Study. The District agrees that each request for reimbursement shall be accompanied by the invoices for each of the amounts requisitioned and any other supporting documentation and information substantiating the District's request for reimbursement, as the Authority may request, in a form satisfactory to the Authority.

(b) Each request for reimbursement shall include a written certification signed by a duly authorized representative of the District stating that: (1) such request for reimbursement is solely for Feasibility Study costs, (2) the obligations itemized in the request for reimbursement have not been the basis for a prior request for reimbursement submitted by the District that has been paid or rejected by the Authority, (3) the reimbursement requested is due for work actually and properly performed or materials or property actually supplied prior to the date of the requisition, (4) the reimbursement requested is for costs that already have been duly paid by the District, and (5) such reimbursement requested is within the Budget approved by the Authority.

(c) The Authority shall review all requests for reimbursement properly submitted pursuant to this Agreement as soon as reasonably possible. The

Authority shall not consider requests for reimbursement that are not, as reasonably determined by the Authority, (1) timely and properly submitted, (2) in accordance with the most recent Budget approved by the Authority, and (3) for eligible Feasibility Study costs incurred by the District. The District understands and agrees that no reimbursement shall be made by the Authority unless the District has complied with all of the terms and conditions of this Agreement, the applicable provisions of M.G.L. c. 70B, chapters 208 and 210 of the Acts of 2004, 963 CMR 2.00 *et seq.*, and all policies and guidelines of the Authority.

(d) After receipt from the District of a timely and properly submitted request for reimbursement pursuant to this Agreement, the Authority shall make payment to the District of the Authority's share of approved, eligible Feasibility Study costs, subject to the terms and conditions of this Agreement. The District hereby agrees and acknowledges that the amount of approved, eligible Feasibility Study costs reimbursed by the Authority may be subject to change, pending audit, including but not limited to an audit pursuant to Section 4.2 of this Agreement and the final close-out audit pursuant to Section 4.3 of this Agreement.

4.2 The Authority may review and perform a preliminary audit on each request for reimbursement submitted pursuant to this Agreement to ensure that only eligible costs of the Feasibility Study are approved and paid by the Authority. Any such preliminary audits shall be conducted in accordance with 963 CMR 2.16 and other policies and guidelines of the Authority. In the event that the Authority determines that an item contained in a request for reimbursement submitted by the District pursuant to this Agreement is not eligible for reimbursement by the Authority, the Authority shall adjust a subsequent reimbursement to the District to account for the ineligible costs. The District hereby acknowledges and agrees that each audit conducted pursuant to this Section 4.2 is preliminary, and the Authority may further adjust and alter the results of a preliminary audit after it conducts subsequent audits or a final close-out audit of the Feasibility Study.

4.3 The District hereby acknowledges and agrees that a final, close-out audit of the Feasibility Study by the Authority shall include an audit of all requests for reimbursement submitted and all reimbursements made by the Authority. The final, close-out audit shall be conducted in accordance with 963 CMR 2.16 and any other applicable regulations, policies and guidelines of the Authority. The District shall make all documents and materials requested by the Authority or its representatives available in a timely manner. The District further acknowledges and agrees that the final, close-out audit of the Feasibility Study may not occur until such time as the Authority conducts its final, close-out audit of the project that may result from the Feasibility Study, should the District be approved for any such project. Any adjustments applicable as a result of the final, close-out audit may be made in the final amount of the Total Facilities Grant, as determined by the Authority.

SECTION 5 REPRESENTATIONS AND WARRANTIES

The District hereby warrants and represents that each of the following statements is true, correct and complete:

5.1 The District is validly organized and existing under and by virtue of the laws of the Commonwealth, has full power and authority to own its properties and carry on its business as now conducted, and has full power and authority to execute, deliver and perform its obligations under this Agreement and all other documents related to the Feasibility Study.

5.2 The District is duly authorized to execute and deliver this Agreement and has taken all necessary steps to authorize the execution and delivery of this Agreement, to undertake the Feasibility Study and to perform and consummate all transactions contemplated by this Agreement.

5.3 The undersigned has the full legal authority to execute this Agreement on behalf of the District and to bind the District to its provisions.

5.4 This Agreement does not and will not, to any material extent, conflict with, or result in violation of any applicable provisions of law, including, but not limited to, any statute, charter, by-law, ordinance, rule or regulation, or any judgment, order, rule or regulation of any court or other agency of government.

5.5 The District has all requisite legal power and authority to own and operate the School that is the subject of the Feasibility Study and to undertake and oversee the Feasibility Study or, in the case of a school facility that is leased by the District, the District has all of the requisite legal power and authority to control and operate the School that is the subject of the Feasibility Study and to undertake and oversee the Feasibility Study pursuant to a lease which assures that the District has exclusive jurisdiction and control of the School and the land upon which it is situated for the anticipated useful life of the Proposed Project.

5.6 No information furnished by or on behalf of the District to the Authority in this Agreement, the Budget, the Initial Compliance Certification, or any other document, certificate or written statement furnished to the Authority in connection with the Feasibility Study contains any untrue statement of a material fact or omitted, omits or will omit to state a material fact necessary in order to make the statements contained in this Agreement or therein not misleading in light of the circumstances in which the same were made.

5.7 The District has duly obtained all necessary votes, resolutions, authorizations, appropriations and local approvals, in accordance with formats prescribed by or otherwise acceptable to the Authority, and has taken all actions necessary or required by law to enable it to enter into this Agreement and to fund and perform its obligations hereunder, in accordance with the Authority's guidelines, regulations, policies and

standards. This Agreement constitutes a valid and binding obligation of the District, enforceable in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, moratorium, reorganization or other laws heretofore or hereafter enacted and general equity principles.

5.8 No litigation before or by any court, public board or body is pending or threatened against the District or the Authority seeking to restrain or enjoin the execution and delivery of this Agreement or the Feasibility Study, or contesting or affecting the validity of this Agreement or the power of the District to pay its share of the Feasibility Study.

5.9 The District has implemented policies and procedures to prevent and eliminate fraud, waste and abuse of public funds in connection with the Feasibility Study and any future construction or renovation projects that may be forthcoming as a result of the Feasibility Study.

5.10 The District has submitted all audit materials requested by the Authority in connection with any project for which the District has received or anticipates receiving funding from the Authority.

5.11 All meetings of all public bodies in the District that relate in any way to the Proposed Project, including, but not limited to, the meetings of the District's school building committee, have been conducted, and shall be conducted, in compliance with the provisions of G.L. c. 30A, §§ 18 – 25, 940 CMR 29.00 *et seq.*, the so-called Open Meeting Law, and all other applicable law.

SECTION 6 INSURANCE

6.1 The District shall obtain and maintain all insurance required by law and insurance of such types and limits and upon such terms and conditions as may be required by, or as may be acceptable to, the Authority.

6.2 The District shall require by contractual obligation, and shall also ensure by the exercise of due diligence, that any Designer hired by the District in connection with the Feasibility Study obtain and maintain, at a minimum, insurance of such types and limits and upon such terms and conditions as may be required by law and as may be prescribed by the Authority in the Design Contract between the Designer and the District.

6.3 Except where the Owner's Project Manager is an existing employee of the District, the District shall require by contractual obligation, and shall also ensure by the exercise of due diligence, that any Owner's Project Manager hired by the District obtain and maintain, at a minimum, insurance of such types and limits and upon such terms and conditions as may be required by law and as may be prescribed by the Authority in its standard contract for Owner's Project Manager services which is incorporated by reference herein.

SECTION 7 COMPLIANCE WITH CONTRACT DOCUMENTS, PROJECT PERMITS AND OTHER APPLICABLE LAW

7.1 The District shall take all reasonable actions designed to ensure that the Feasibility Study complies with all applicable contract documents, building codes, laws, rules and regulations and to ensure that all necessary project permits have been obtained. Notwithstanding any right of approval or review held or exercised by the Authority in connection with this Agreement or the Feasibility Study, the District shall be responsible for the successful performance and completion of the Feasibility Study in accordance with this Agreement, the Design Contract, design documents and project permits, if any, and for the economical and efficient operation and administration of the Feasibility Study.

SECTION 8 DEFAULTS AND REMEDIES

8.1 The occurrence of any of the following events shall constitute, and is herein defined to be, an Event of Default under this Agreement:

(a) If the District shall fail to perform and observe any covenant, agreement or condition on its part provided in this Agreement and such failure shall continue for a period of thirty (30) days after written notice thereof shall be given to the District by the Authority; provided if such failure cannot be remedied within such thirty (30) day period, it shall not constitute an Event of Default hereunder if corrective action satisfactory to the Authority, as determined by the Authority in writing, is instituted by the District within such period and diligently pursued until the failure is remedied. Any forbearance or failure of the Authority in giving such written notice shall not amount to any waiver of the Authority's rights under this Agreement as to the same or subsequent breaches and shall not preclude the Authority from pursuing any of its rights or remedies provided under this Agreement or as otherwise provided by law.

(b) If any representation or warranty made by the District in this Agreement or in any other agreement entered into by the District with the Authority shall prove to have been incorrect or to be misleading in any material respect.

8.2 If any Event of Default hereunder shall occur and be continuing, the Authority may proceed to protect its rights under this Agreement, and may: (a) terminate this Agreement, (b) permanently withhold or temporarily suspend payment of any eligible, approved costs to the District, (c) recover any payments of eligible, approved costs previously made to the District, and/or (d) exercise any other right or remedy upon such default as may be granted to the Authority under this Agreement or under any other applicable provision of law.

8.3 No remedy conferred upon or reserved to the Authority is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every

other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right, remedy or power accruing upon any Event of Default shall impair any such right, remedy or power or shall be construed to be a waiver thereof, but any such right, remedy or power may be exercised from time to time and as often as the Authority may deem expedient.

SECTION 9 OTHER TERMS

9.1 Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with, the laws of the Commonwealth of Massachusetts.

9.2 Venue. Any civil action brought against the Authority by the District, or any person or entity claiming by, through or under it, that arises out of the provisions of this Agreement, shall only be brought in the Superior Court for Suffolk County, Massachusetts. The District, for itself and for any person or entity claiming by, through or under it, hereby waives any defenses that it may have as to the venue to which it has agreed herein, including, but not limited to, any claim that this venue is improper or that the forum is inconvenient. The District for itself and for any person or entity claiming by, through or under it, hereby waives all rights, if any, to a jury trial in any such civil action that may arise out of the provisions of this Agreement.

9.3 Indemnification of the Authority by the District. To the fullest extent permitted by law, the District shall indemnify and hold harmless the Authority and its officers, agents and employees from and against any and all claims, actions, damages, liabilities, injuries, costs, fees, expenses, or losses, including, without limitation, reasonable attorney's fees and costs of investigation and litigation, whatsoever which may be incurred by, or for which liability may be asserted against, the Authority or any of its officers, agents or employees arising out of any activities undertaken by, for, or on behalf of the District in the execution or implementation of this Agreement or with respect to the Feasibility Study, including, but not limited to, the performance of any contract or obligation directly or indirectly related to the Feasibility Study. Such obligation shall not be construed to negate or abridge any other obligation of indemnification running to the Authority which would otherwise exist.

9.4 Members, Employees Not Liable. No member or employee of the Authority shall be charged or held personally or contractually liable by or to the District under any term or provision of this Agreement or because of any breach thereof or because of its execution or attempted execution.

9.5 Assignability. The District shall not assign any interest, in whole or in part, in this Agreement and shall not transfer any interest in the same, whether by assignment or novation, without the prior written approval of the Authority.

9.6 Payment Not A Waiver.

The Authority's payment(s) to the District under this Agreement or its review, approval or acceptance of any actions by the District under this Agreement shall not operate as a waiver of any rights under this Agreement and the District shall remain liable to the Authority for all damages incurred by the Authority as a result of the District's failure to perform in accordance with the terms and conditions of this Agreement.

The rights and remedies of the Authority provided for under this Agreement are in addition to any other rights or remedies provided by law. The Authority may assert a right to recover damages by any appropriate means, including, but not limited to, set-off, suit, withholding, recoupment, or counterclaim either during or after performance of this Agreement.

9.7 Notices. Any notices required or permitted to be given by either of the Parties hereunder shall be given in writing and shall be delivered to the addressee (a) in-hand (b) by certified mail, postage prepaid, return receipt requested; (c) by facsimile; or (d) by a commercial overnight courier that guarantees next day delivery and provides a receipt, and such notices shall be addressed as follows:

If to the Authority:

Massachusetts School Building Authority
40 Broad Street, Suite 500
Boston, MA 02109
Attention: Director of Capital Planning
Facsimile: (617) 720-8460

If to the District:

Town of Southborough
53 Parkerville Road
Southborough, MA 01772
Attention: Superintendent
Facsimile: 508-486-5102

or to such other address or addressee as the District and the Authority may from time to time specify in writing. Any notice shall be effective only upon receipt, which for any notice given by facsimile shall mean notice that has been received by the party to whom it is sent as evidenced by a confirmation slip that bears the time and date of receipt.

9.8 Severability. If any provisions of this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Agreement, and this Agreement shall be construed and enforced as if such invalid or unenforceable provision had not been contained herein.

District Name: Town of Southborough
School Name: Margaret A. Neary Elementary School
Project ID Number: 202102760020

9.9 Counterparts. This Agreement may be executed in one or more counterparts, any of which shall be regarded for all purposes as an original and all of which constitute but one and the same instrument. Each party agrees that it will execute any and all documents or other instruments, and take such other actions as may be necessary to give effect to the terms of this Agreement.

9.10 No Waiver. No waiver by either party of any term or conditions of this Agreement shall be deemed or construed as a waiver of any other terms or conditions, nor shall a waiver of any breach be deemed to constitute a waiver of any subsequent breach, whether of the same or of a different section, subsection, paragraph, clause, phrase, or other provision of this Agreement.


9.11 Integration. This Agreement merges and supersedes all prior negotiations, representations, and agreements between the Parties hereto relating to the Feasibility Study and constitutes the entire agreement between the Parties hereto with respect to the Feasibility Study and the Authority's funding of a portion of the eligible, approved costs of the Feasibility Study.

9.12 Amendments. This Feasibility Study Agreement may be amended only through a written amendment signed by duly authorized representatives of the District and the Authority.

IN WITNESS WHEREOF, the Parties have executed this Agreement on this 1st day of June, 2023.

MASSACHUSETTS SCHOOL BUILDING AUTHORITY

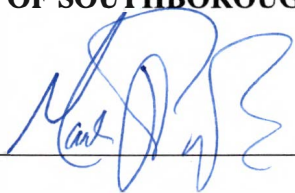
By,



John K. McCarthy
Executive Director

TOWN OF SOUTHBOROUGH

By,



NAME (type or print)

TITLE (type or print)

EXHIBIT A

FEASIBILITY STUDY BUDGET

**Town of Southborough
Margaret A. Neary Elementary School**

The total Budget for the Feasibility Study conducted pursuant to this Agreement, which is attached hereto and incorporated by reference herein, shall be no more than \$950,000 based upon the following estimates:

Owner's Project Manager:	\$200,000
Designer:	\$600,000
Environmental and Site Testing:	\$100,000
Other:	\$50,000

EXHIBIT B

SCOPE OF THE FEASIBILITY STUDY

Town of Southborough Margaret A. Neary Elementary School

The Scope of the Feasibility Study conducted under this Agreement, which is attached hereto and incorporated by reference herein, shall consist of the development of a Feasibility Study/Schematic Design for the evaluation of a renovation of the existing school, a renovation of and addition to the existing school and/or new construction for the Margaret A. Neary Elementary School (the “Proposed Project”) in the Town of Southborough (the “District”). Pursuant to the Massachusetts School Building Authority’s (the “MSBA”) regulations, 963 CMR 2.06, the space allowance for the Proposed Project shall meet all applicable MSBA regulations and guidelines.

The Feasibility Study shall contain all information required by 963 CMR 2.10(8) and any other applicable rules, regulations, policies, guidelines and directives of the MSBA including, but not limited to, a final design program, educational space summary, budget statement for preferred educational objectives, and a proposed total project budget. The Feasibility Study for this Proposed Project will examine the following enrollment options:

Enrollment for Grades 4-5 at the Margaret A. Neary Elementary School	Enrollment for Grades 3-5 at a Consolidated Margaret A. Neary Elementary School and Woodward Elementary School	Enrollment for Grades 2-5 at a Consolidated Margaret A. Neary Elementary School and Woodward Elementary School
305 students	450 students	610 students

The District will prepare and submit to the MSBA the educational space summaries for all options in the table above, for review and acceptance. Upon acceptance of the educational space summaries, the District will commence with the evaluation of alternatives. The Schematic Design that is developed pursuant to this Agreement shall be based upon the final design enrollment, which shall be subject to the written approval of the MSBA. The Schematic Design shall include, but not be limited to, the information required by the MSBA’s Feasibility Study Guidelines, including, but not limited to, a site development plan, environmental assessment, geotechnical assessment, geotechnical analysis, code analysis, utility analysis, schematic building floor plans, schematic exterior building elevations, narrative building systems descriptions, NE-CHPS scorecard or LEED for Schools checklist, outline specifications, cost estimates, project schedule and proposed total project budget.

In conducting the Feasibility Study and developing the Schematic Design, the District shall, in a sufficient and timely manner as determined by the MSBA, initiate such notification procedures, undertake such review processes, and obtain such determinations and approvals as may be required by 963 CMR 2.03(2)(h) & (i), including, but not limited to, such procedures, reviews, determinations, and approvals as may be required by the Massachusetts Historical Commission (the “MHC”) and/or the Massachusetts Environmental Policy Act. At its earliest opportunity, the

District shall seek a written determination from the MHC as to whether the MHC intends to undertake a review of the Proposed Project.

The District shall be responsible for conducting such geotechnical evaluations, site investigations, soils explorations and environmental assessments as are reasonable and necessary to determine whether any significant environmental, geotechnical or other physical conditions exist that may have an impact upon eventual construction on the proposed site. The MSBA may require the District to fully fund certain environmental or geotechnical site testing beyond initial investigatory costs. The MSBA shall bear no responsibility or liability of any sort for the results of any geotechnical evaluations or site testing, soils explorations, environmental assessments, nor for any site remediation, clean-up, or other site remediation services.

The development of the Schematic Design shall be subject to continuing review by the MSBA in accordance with the provisions of this Agreement, the MSBA's Feasibility Study guidelines and any other applicable rule, regulation, policy, guideline or directive of the MSBA. The District shall be responsible for submitting to the MSBA all documentation that is required to complete the Feasibility Study and Schematic Design and to support the preparation of a Project Scope and Budget Agreement.

Exhibit C

Calendar Year 2023

Southborough

Margaret A. Neary Elementary School - 202102760020

MSBA Reimbursement Rate Calculationn

Base Points	31.00
Income Factor	-
Property Wealth Factor	8.84
Poverty Factor	-
<i>Subtotal: Reimbursement Rate Before Incentives</i>	39.84
<u>Incentive Points</u>	
Maintenance (0-2)	-
CM @ Risk (0-1)	-
Only projects invited to Capital Pipeline prior to 1/2/17	
Newly Formed Regional District (0-6)	-
Major Reconstruction or Reno/Reuse (0-5)	-
Overlay Zoning 40R & 40S (0-1)	-
Overlay Zoning 100 units or 50% of units for 1, 2 or 3 family structures (0-0.5)	-
Energy Efficiency - "Green Schools" (0 or 2)	-
Model Schools (5)	-
Only projects invited to Capital Pipeline prior to 1/2/16	
Total Incentive Points	-
MSBA Reimbursement Rate	39.84

D. Design Enrollment Certification



Massachusetts School Building Authority

Deborah B. Goldberg
Chairman, State Treasurer

James A. MacDonald
Chief Executive Officer

John K. McCarthy
Executive Director / Deputy CEO

March 15, 2023

Mr. Mark J. Purple, Town Administrator
Southborough Town House
17 Common Street
Southborough, MA 01772

Re: Town of Southborough, Margaret A. Neary Elementary School

Dear Mr. Purple:

I would like to thank representatives of the Town of Southborough (the “District”) for meeting with Massachusetts School Building Authority (the “MSBA”) staff on January 19, 2023, to review enrollment projections and methodologies for the Margaret A. Neary Elementary School project (the “Proposed Project”). We also appreciate the additional information provided by the District on January 30, 2023, specific to local birth records. As discussed, the next critical step is for the MSBA and the District to agree on a study enrollment for the Proposed Project.

The MSBA works with local communities to create affordable, sustainable, and energy efficient schools across Massachusetts. A critical early component in achieving these objectives begins with an appropriate design enrollment that positions the District to efficiently meet space capacity needs throughout potential future enrollment variations.

The MSBA uses a data driven enrollment projection methodology based on the widely accepted modified grade-to-grade cohort survival methodology (the “enrollment methodology”). The MSBA’s enrollment methodology generates a baseline enrollment projection as discussed during the January 19, 2023, enrollment meeting, and as further described on the MSBA’s website found under the ‘Building With Us’, ‘MSBA Enrollment Methodology’ section. For specifics on how the MSBA’s methodology impacts the Proposed Project, please refer to the District’s Enrollment Projection package, provided to the District on January 17, 2023.

Based on information supplied by the District, data from sources such as the Department of Elementary and Secondary Education (“DESE”) and Department of Public Health, and discussion with the District, the MSBA has been able to create an enrollment projection for the Proposed Project, as follows.

The Margaret A. Neary Elementary School presently serves the District’s grades 4-5 enrollment. The MSBA understands that in order to reduce elementary school transitions the District would like the Feasibility Study to include options that consolidate the Margaret A. Neary Elementary School with the Woodward Elementary School to create a school serving students in grades 2-5.

Accordingly, this analysis will be focused on the enrollment projections for grades 2-5. The table below illustrates the District's K-8 enrollment during the most recent ten-year period, including enrollment for the most recent school year (2022-2023) as reported by DESE.

School Year	K-1	2-3	4-5	6-8	Total
2013-2014	216	275	320	522	1,333
2014-2015	226	282	294	494	1,296
2015-2016	249	241	296	479	1,265
2016-2017	250	245	298	459	1,252
2017-2018	250	266	258	460	1,234
2018-2019	244	258	258	431	1,191
2019-2020	257	258	268	415	1,198
2020-2021	246	253	252	381	1,132
2021-2022	231	269	260	383	1,143
2022-2023	260	268	267	385	1,180

A version of the above table with more detail regarding the District's historic enrollment may also be found on page 6 in the District's Enrollment Projection package.

The total grade 4-5 enrollment in the Town of Southborough as reported by the District for the 2022-2023 school year was 267 students, which reflects a decrease of 53 students (- 19.8%) from the grade 4-5 enrollment reported in the 2013-2014 school year, which was the maximum grade 4-5 enrollment reported in the preceding ten years. Additionally, the current year's grade 4-5 enrollment reflects a decrease of approximately ten students (- 3.8%) from the average grade 4-5 enrollment reported during the preceding ten-year period.

The MSBA understands that the District is proposing an enrollment of 556 students in grades 2-5 at a consolidated Margaret A. Neary and Woodward Elementary School to reduce elementary school transitions. The enrollment in grades 2-5 reported to DESE for the 2022-2023 school year was 535 students.

With respect to future enrollments, the MSBA's base enrollment projection indicates the District's grade 4-5 enrollment is projected to experience an increasing trend through the 2032-2033 school year. In accordance with the MSBA's Enrollment Methodology, the baseline enrollment is calculated using the ten-year average of projected enrollments. As such, the average grade 4-5 base enrollment projection for the Proposed Project through the 2032-2033 school year is as follows:

- The average grade 4-5 base enrollment projection is 285 students.
- The average grade 3-5 base enrollment projection is 430 students.
- The average grade 2-5 base enrollment projection is 580 students.

As a result of a sensitivity analysis performed by the MSBA on this base enrollment projection and further discussion with the District, the following adjustments have been made to the base enrollment projection:

- Out-of-District Enrollment
 - In order to adjust for fluctuations to the out-of-district enrollment patterns of the District's residents over time, the MSBA has made an additional adjustment to the base enrollment projection.
 - In order to make this adjustment, the MSBA adjusted the grade-to-grade survival ratios for grades 2-5 by a total of 3.3% throughout a four-year period in the projection.
 - This adjustment added the following totals to the projected averages for the District's proposed grade configurations as compared to the base enrollment projection:
 - For grades 4-5, the adjustment added approximately ten students.
 - For grades 3-5, the adjustment added approximately ten students.
 - For grades 2-5, the adjustment added approximately 15 students.
- Development
 - Based on the discussions between the District and the MSBA, and the anticipated development information provided by the District, the MSBA enrollment model has been adjusted to use the five-year 75th percentile cohort survival rate for fiscal year 2024 rather than the five-year average cohort survival rate, which is utilized throughout the base enrollment forecast.
 - This adjustment added the following totals to the projected averages for the District's proposed grade configurations as compared to the base enrollment projection:
 - For grades 4-5, the adjustment added approximately ten students.
 - For grades 3-5, the adjustment added approximately ten students.
 - For grades 2-5, the adjustment added approximately 15 students.

As a result of the analysis on the base enrollment forecast, the historical enrollment trends of the District, and the adjustments described above, the MSBA recommends for planning and study purposes only, study enrollments for the Proposed Project as follows:

- Grades 4-5: 305 students
- Grades 3-5: 450 students
- Grades 2-5: 610 students

Please note that these recommendations for multiple study enrollments do not represent an affirmation by the MSBA for approval and/or funding of any of these options and are intended only to provide a framework to inform the feasibility study to be conducted as a means of determining the most cost effective and educationally sound solution to be agreed upon by the District and the MSBA. The MSBA's study enrollment recommendations assume full utilization of all remaining school facilities.

March 15, 2023

Southborough, Margaret A. Neary Elementary School Enrollment Letter

If either the grade 3-5 or grade 2-5 enrollment configurations are determined to be the Preferred Solution, the District will be required to establish in the Preferred Schematic Report the proposed future use or disposition of any existing spaces vacated or otherwise reprogrammed by this Potential Project and that the Preferred Solution has been approved by the School Committee and other necessary District officials. Further, the MSBA will require a written plan from the District describing the process for determining local support for potential consolidation. Upon approval of the District's Preferred Solution, the MSBA will forward a design enrollment certification that is specific to the grade configuration associated with the approved Preferred Solution.

The MSBA believes that this study enrollment recommendation will position the District to efficiently meet space capacity needs throughout future enrollment variations. Please sign and return the attached certification within 21 calendar days to confirm agreement on this study enrollment. If the District feels that this enrollment does not meet the needs of the District, please respond to this letter via e-mail to Allison Sullivan and propose three meeting/conference call times for which the District can be available to discuss enrollment.

If you have any questions regarding this matter, please do not hesitate to contact me or (Allison. Sullivan(@MassSchoolBuildings.org) at 617-720-4466.

Sincerely,



Mary Pichetti
Director of Capital Planning

Cc: Legislative Delegation
Kathryn M. Cook, Chair, Southborough Select Board
Roger W. Challen, Chair, Southborough School Committee
Gregory Martineau, Superintendent, Southborough Public Schools
File: 10.2 Letters (Region 2)

E. Property Deeds

See Plan Book
209, Plan 119

I, Eva B. Davis

of Southborough

Worcester County, Massachusetts,

being ~~un~~married, for consideration paid, grant to Inhabitants of the Town of South-

borough, a municipal corporation located in said county,

~~and~~

with quitclaim covenants

~~xxxxxxx~~ A certain parcel of land situated southerly of the southerly side of Main Street in said Southborough and bounded and described as follows:
(Description and encumbrances, if any)

Beginning at the northeast corner of the granted premises at a stonewall on the southeast corner of the land of Pilgrim Congregational Society and at the westerly side of the land of Mary M. Bates this day conveyed to the grantee; thence south $17^{\circ} 55' 40''$ west by said stonewall and land of said Bates, three hundred twenty-nine and $50/100$ (329.50) feet to land of the Trustees under Clause Nine of the Will of Charles F. Choate, late of said Southborough (popularly known as Choate Memorial Park); thence north $72^{\circ} 4' 20''$ west by land of said Trustees, two hundred twenty and $18/100$ (220.18) feet to other land of said Trustees; thence north $0^{\circ} 7'$ west by land of said Trustees, three hundred fifty-two and $66/100$ (352.66) feet to the end of the stone wall at land of Southborough Village Society, Inc.; thence south $71^{\circ} 3' 40''$ east by land of said Society, other land of the grantor, land of Elizabeth F. Staples, land of Pilgrim Congregational Society, partly by a stone wall bounding the southerly line of the land of said Davis, Staples and Pilgrim Congregational Society, three hundred twenty-nine and $50/100$ (329.50) feet to the point of beginning.

Containing 2.09 acres, more or less, and being shown as Lot B on "Plan of Proposed Taking of Land in Southborough, Mass. by the Town of Southborough for Municipal Purposes", scale 40' to an inch, March 12, 1951, revised February 3, 1954, Francis B. Thompson, Registered Land Surveyor, Cert. #5163, 25 Foster Street, Worcester, Mass.



I, William N. Davis,

husband
~~xxxx~~ of said grantor,

release to said grantee all rights of tenancy by the curtesy and other interests therein.
~~xxxx and xxxxxxxx~~

Witness ~~our~~ hands and seals this 20th day of March, 1954.

Eva B. Davis
William N. Davis

The Commonwealth of Massachusetts

Worcester,

ss.

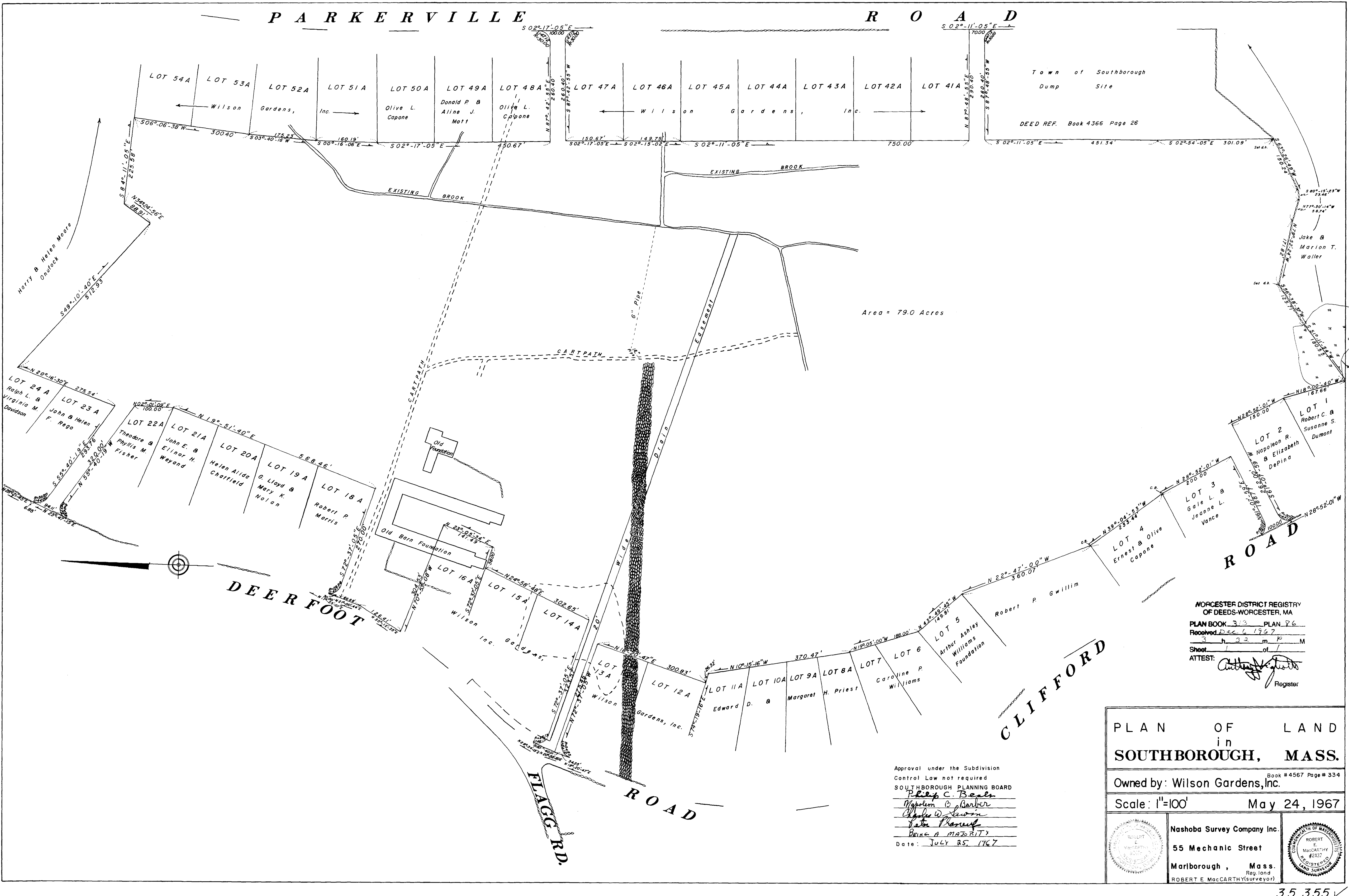
March 20, 1954.

Then personally appeared the above named Eva B. Davis and William N. Davis

and acknowledged the foregoing instrument to be their free act and deed, before me



Alfred W. Howe
Notary Public — ~~xxxxxxx~~
My commission expires May 2, 1958
(ALFRED W. HOWE)



Area = 79.0 Acres

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 313 PLAN 86
Received Dec 6 1967
3 h 32 m P M
Sheet of 1
ATTEST: *Anthony V. [Signature]*
Register

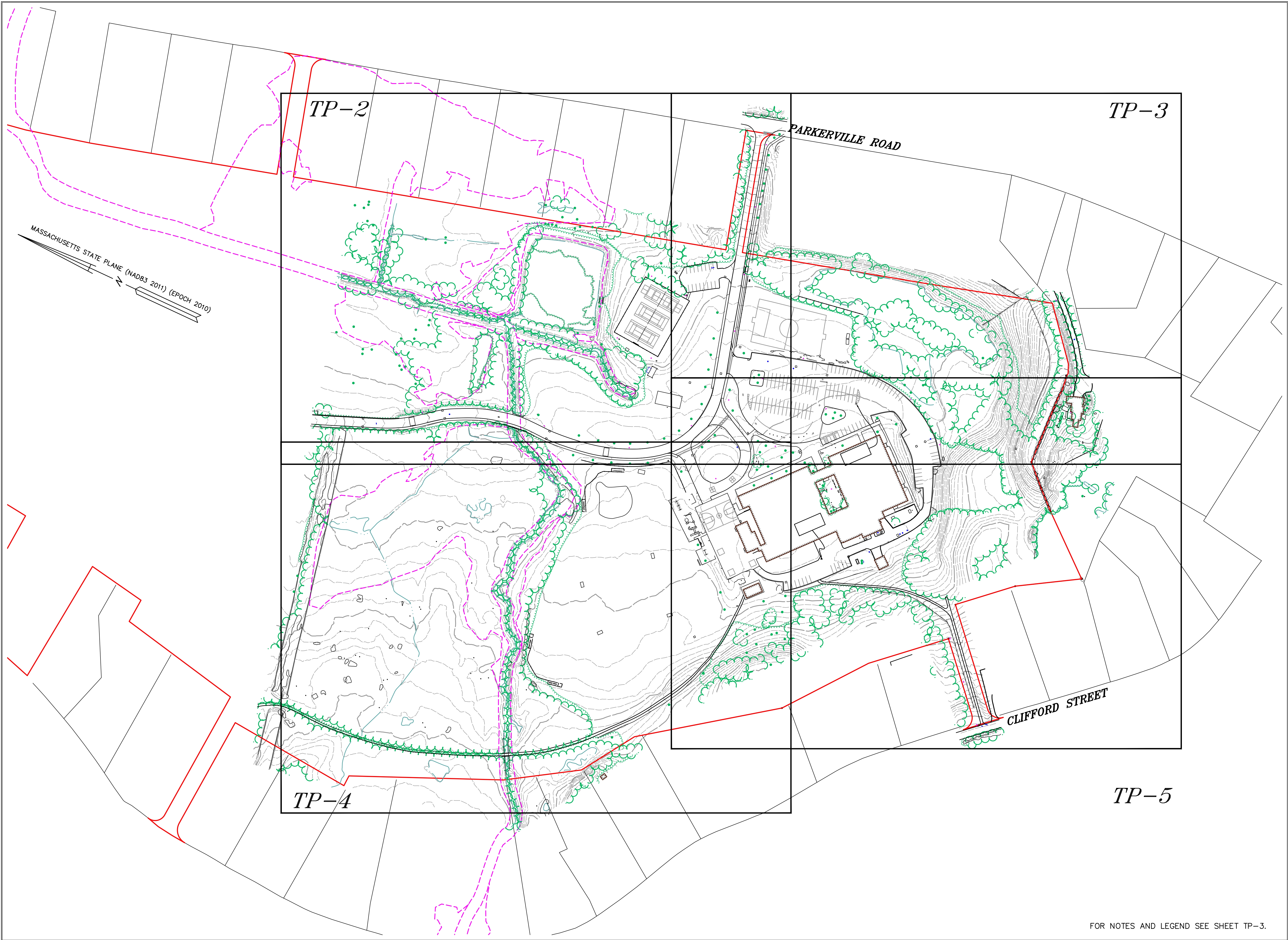
Approval under the Subdivision
Control Law not required
SOUTHBOROUGH PLANNING BOARD
Philip C. Beale
Robert E. MacCarthy
John W. [Signature]
John [Signature]
BEING A MAJORITY
Date: JULY 25, 1967

PLAN OF LAND
in
SOUTHBOROUGH, MASS.

Owned by: Wilson Gardens, Inc.
Scale: 1"=100' May 24, 1967

Nashoba Survey Company Inc.
55 Mechanic Street
Marlborough, Mass.
ROBERT E. MACCARTHY (Surveyor)

F. Existing Conditions Site Survey



PREPARED FOR:

**ARROWSTREET,
INC.**


10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109

RECORD OWNER:

**TOWN OF
SOUTHBOROUGH**

4813/316
PLAN BOOK 313 PLAN 86
[45-18]

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			CHK'D



Mark E. Benson
3/22/2024

TOPOGRAPHIC PLAN


**NEARY ELEMENTARY
SCHOOL**
SOUTHBOROUGH, MA
(WORCESTER COUNTY)

PREPARED BY:

**BEALS AND
THOMAS**

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: MARCH 22, 2024



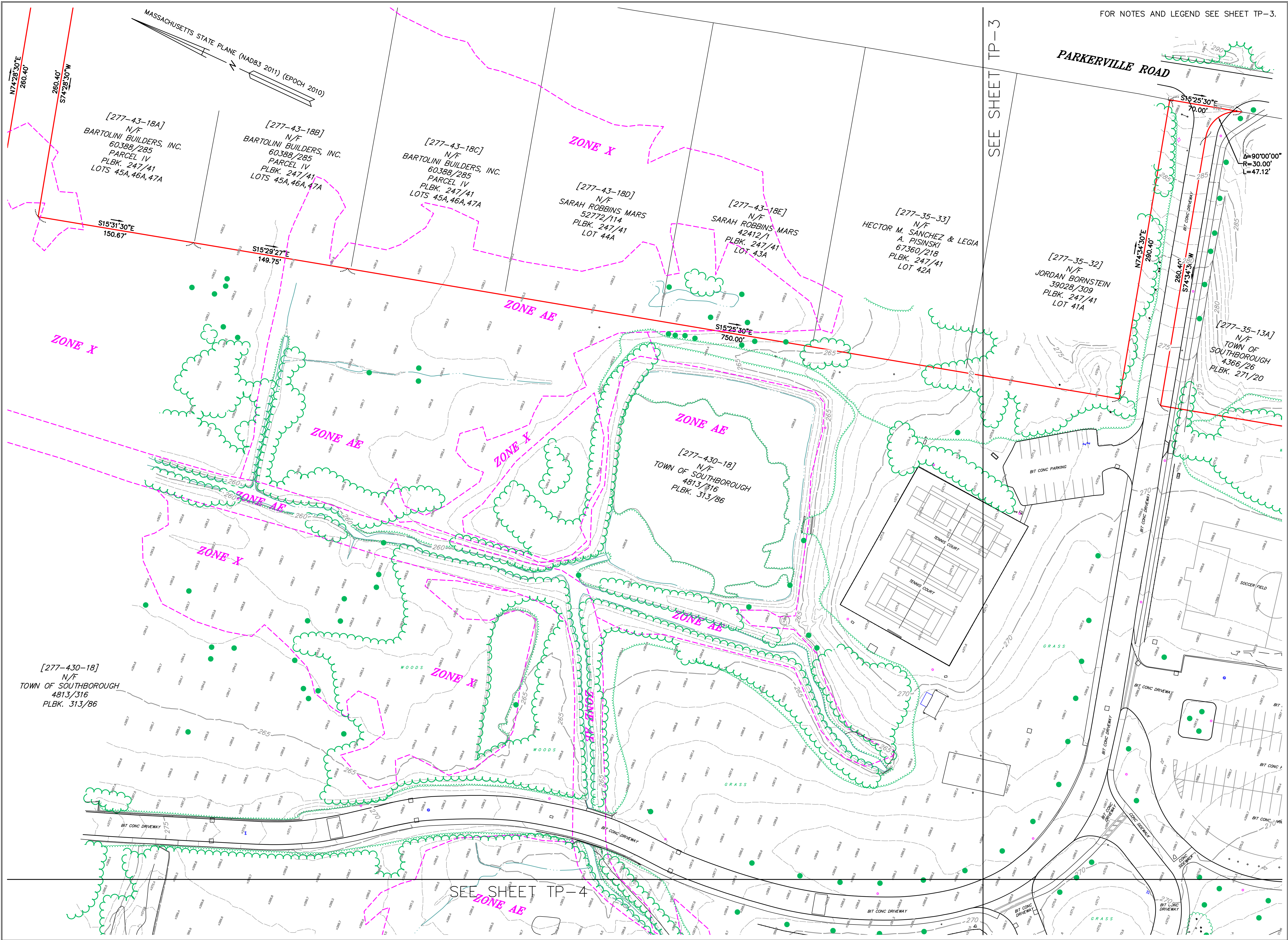
SCALE: 1"=100'

B+T JOB NO. 3506.00

B+T PLAN NO.
350600P001A-001

SHEET No. 1 OF 5

TP-1



FOR NOTES AND LEGEND SEE SHEET TP-3.

PREPARED FOR:
ARROWSTREET, INC.
10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109

RECORD OWNER:
TOWN OF SOUTHBOROUGH
4813/316
PLAN BOOK 313 PLAN 86
[45-18]

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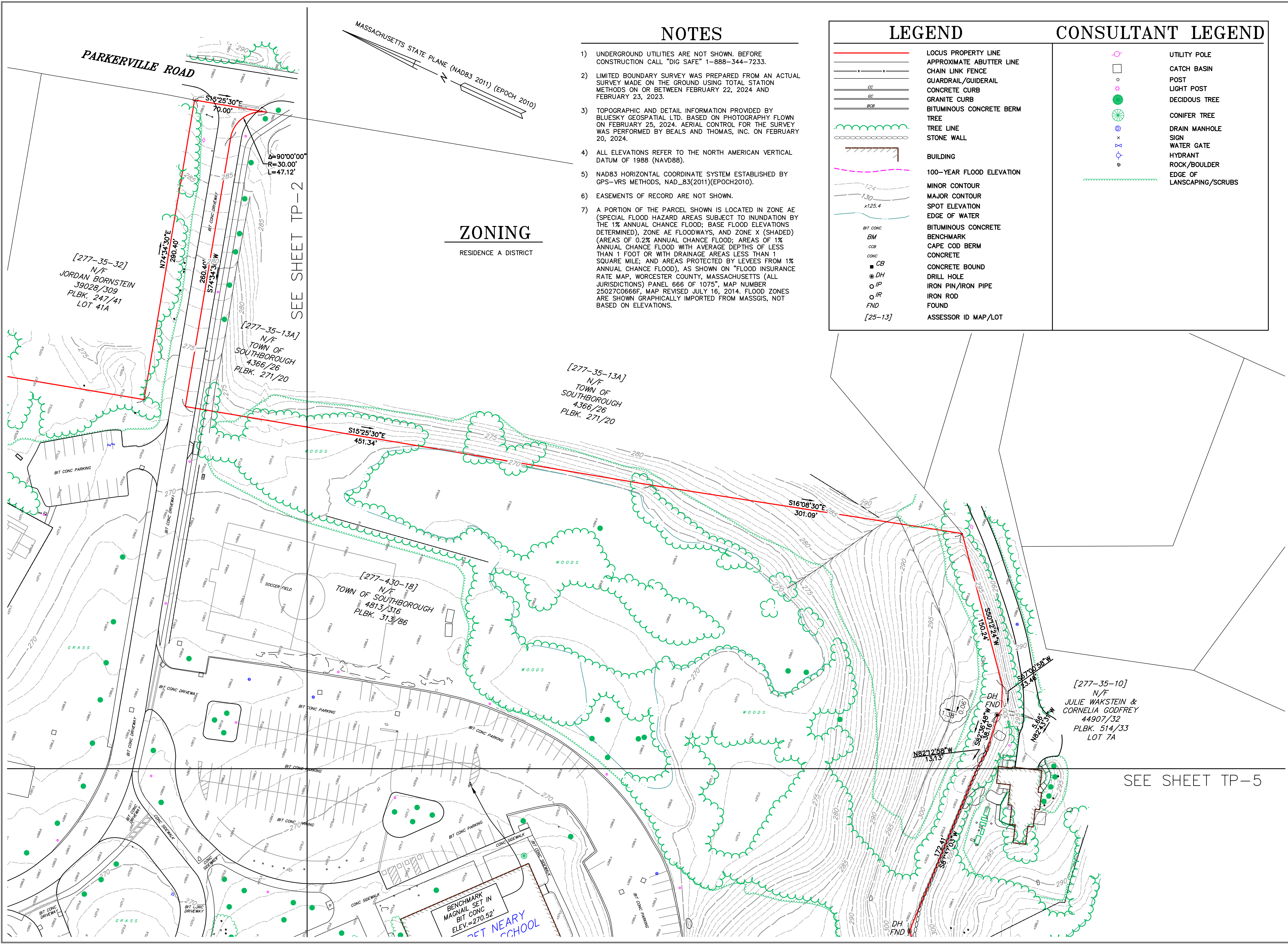
Mark E. Benson
3/22/2024

TOPOGRAPHIC PLAN
NEARY ELEMENTARY SCHOOL
SOUTHBOROUGH, MA
(WORCESTER COUNTY)

PREPARED BY:
BEALS AND THOMAS
BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: MARCH 22, 2024
SCALE: 1"=40'
B+T JOB NO. 3506.00
B+T PLAN NO. 350600P001A-002
SHEET No. 2 OF 5

TP-2



NOTES

- 1) UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2) LIMITED BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN FEBRUARY 22, 2024 AND FEBRUARY 23, 2023.
- 3) TOPOGRAPHIC AND DETAIL INFORMATION PROVIDED BY BLUESKY GEOSPATIAL LTD. BASED ON PHOTOGRAPHY FLOWN ON FEBRUARY 25, 2024. AERIAL CONTROL FOR THE SURVEY WAS PERFORMED BY BEALS AND THOMAS, INC. ON FEBRUARY 20, 2024.
- 4) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 5) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011)(EPOCH2010).
- 6) EASEMENTS OF RECORD ARE NOT SHOWN.
- 7) A PORTION OF THE PARCEL SHOWN IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), ZONE AE FLOODWAYS, AND ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS SHOWN ON "FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 666 OF 1075", MAP NUMBER 25027C0666F, MAP REVISED JULY 16, 2014. FLOOD ZONES ARE SHOWN GRAPHICALLY IMPORTED FROM MASSGIS, NOT BASED ON ELEVATIONS.

ZONING

RESIDENCE A DISTRICT

LEGEND

- LOCUS PROPERTY LINE
- APPROXIMATE ABUTTER LINE
- CHAIN LINK FENCE
- GUARDRAIL/GUIDERAIL
- CONCRETE CURB
- GRANITE CURB
- BITUMINOUS CONCRETE BERM
- TREE
- TREE LINE
- STONE WALL
- BUILDING
- 100-YEAR FLOOD ELEVATION
- MINOR CONTOUR
- MAJOR CONTOUR
- SPOT ELEVATION
- EDGE OF WATER
- BITUMINOUS CONCRETE
- BENCHMARK
- CAPE COD BERM
- CONCRETE
- CONCRETE BOUND
- DRILL HOLE
- IRON PIN/IRON PIPE
- IRON ROD
- FOUND
- ASSESSOR ID MAP/LOT

CONSULTANT LEGEND

- UTILITY POLE
- CATCH BASIN
- POST
- LIGHT POST
- DECIDUOUS TREE
- CONIFER TREE
- DRAIN MANHOLE
- SIGN
- WATER GATE
- HYDRANT
- ROCK/BOULDER
- EDGE OF LANDSCAPING/SCRUBS

PREPARED FOR:

ARROWSTREET, INC.

10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109

RECORD OWNER:

TOWN OF
SOUTHBOROUGH

4813/316
PLAN BOOK 313 PLAN 86
[45-18]

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			MEB
			CHK'D



Mark E. Benson
3/22/2024

TOPOGRAPHIC PLAN

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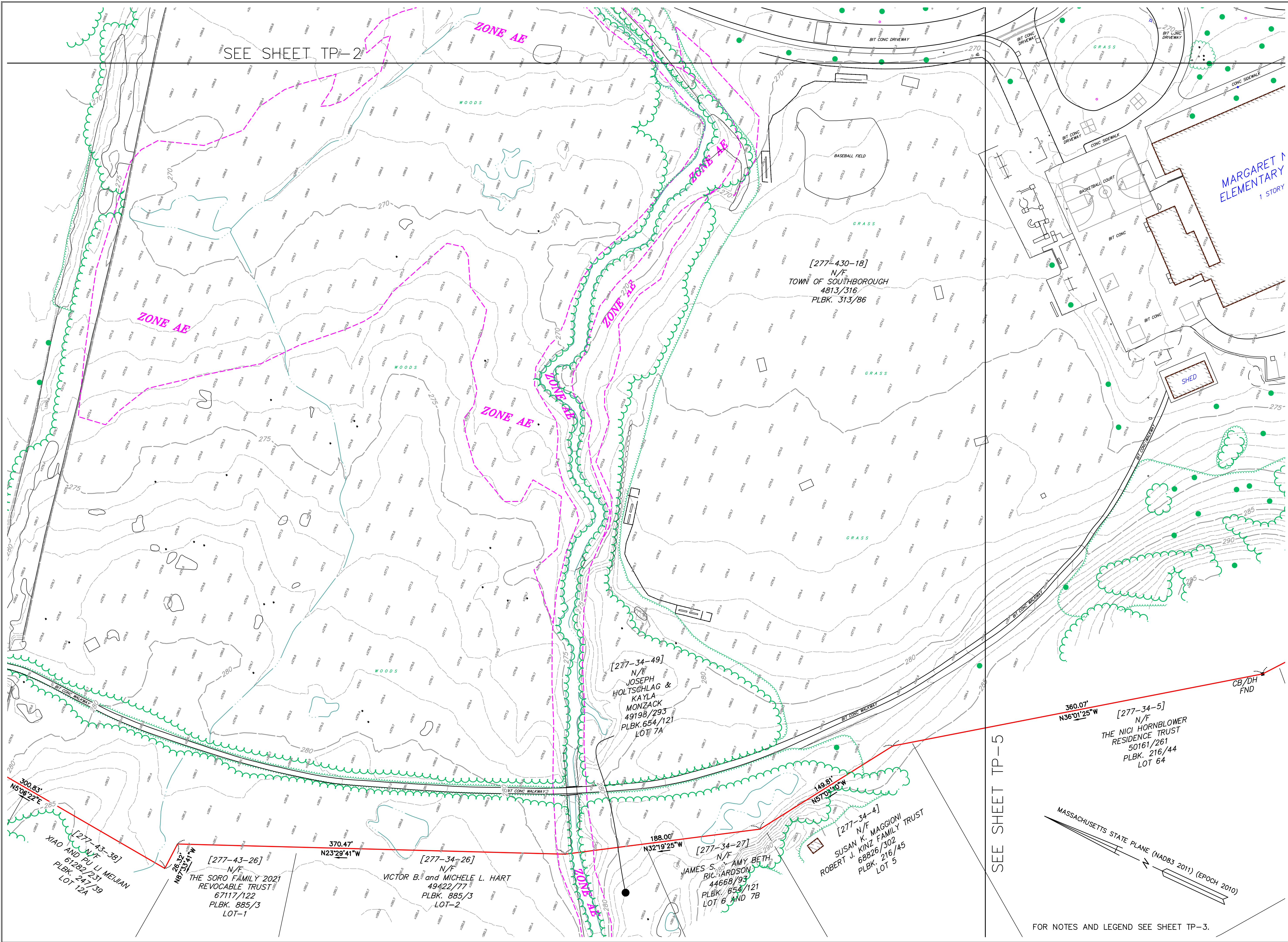
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SCALE: 1"=40'

B+T JOB NO. 3506.00

B+T PLAN NO. 350600P01A-003

SHEET No. 3 OF 5

TP-3



PREPARED FOR:

ARROWSTREET, INC.

10 POST OFFICE SQUARE
SUITE 700N
BOSTON, MA 02109

RECORD OWNER:

TOWN OF SOUTHBOROUGH

4813/316
PLAN BOOK 313 PLAN 86
[45-18]

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Mark E. Benson
3/22/2024

TOPOGRAPHIC PLAN

NEARY ELEMENTARY SCHOOL
SOUTHBOROUGH, MA
(WORCESTER COUNTY)

PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: MARCH 22, 2024

SCALE: 1"=40'

B+T JOB NO. 3506.00

B+T PLAN NO. 350600P001A-004

SHEET No. 4 OF 5

TP-4

MARGARET
ELEMENTARY
1 STORY

[277-430-18]
N/F
TOWN OF SOUTHBOROUGH
4813/316
PLBK. 313/86

[277-34-49]
N/F
JOSEPH HOLTSCHLAG &
KAYLA MONZACK
49198/293
PLBK. 654/121
LOT 7A

[277-34-5]
N/F
THE NICI HORNBLOWER
RESIDENCE TRUST
50161/261
PLBK. 216/44
LOT 64

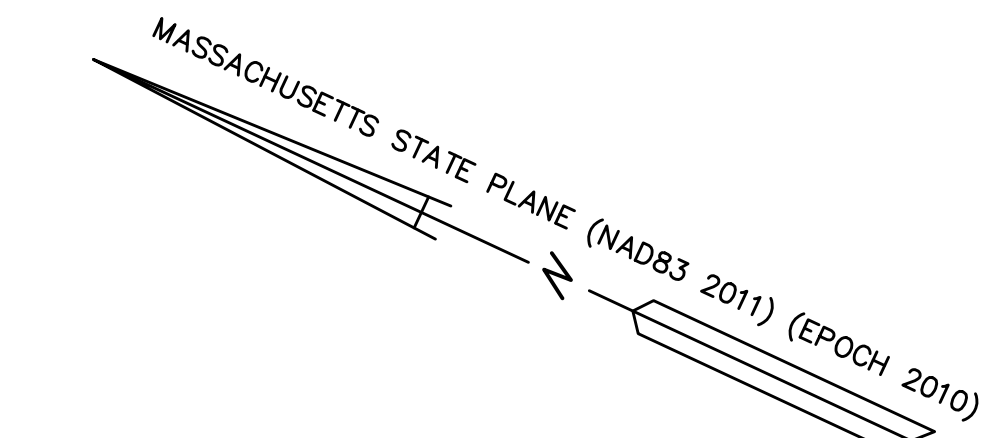
[277-34-4]
N/F
SUSAN K. MAGGIONI
ROBERT J. KINZ FAMILY TRUST
68826/302
PLBK. 216/45
LOT 5

[277-34-27]
N/F
JAMES S. & AMY BETH
RICARDSON
44668/93
PLBK. 654/121
LOT 6 AND 7B

[277-34-26]
N/F
VICTOR B. & MICHELE L. HART
49422/77
PLBK. 885/3
LOT-2

[277-43-26]
N/F
THE SORO FAMILY 2021
REVOCABLE TRUST
67117/122
PLBK. 885/3
LOT-1

[277-43-38]
N/F
XIAO AND PU LI MEIJIAN
61282/231
PLBK. 247/39
LOT 12A



FOR NOTES AND LEGEND SEE SHEET TP-3.

G. Accessibility Evaluation - Itemized Deficiencies

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ACCESSIBILITY AUDIT REPORT

March 8, 2024

To: Katy Lillich, Arrowstreet
From: J George
Cc: Josh Safdie

Re: Neary Elementary School – Accessibility Audit



ARCHITECTURE
+ACCESSIBILITY
ONE BRIDGE ST
NEWTON MA
02458-1132
KMACCESS.COM
617.641.2802

On Friday, February 23, 2024, KMA auditors J George and Juan Gomez Velasquez performed a comprehensive accessibility audit of the immediate site, entrances, and all public and employee spaces at Neary Elementary School, located at 53 Parkerville Rd, Southborough, MA. The purpose of this audit was to identify conditions that do not comply with either the Americans with Disabilities Act (ADA) or 521 CMR: the Rules and Regulations of the MA Architectural Access Board (MAAB).

Renovations are planned for this building that are expected to exceed 30% of the full and fair cash value of the building, which will trigger full compliance with 521 CMR. Arrowstreet has been hired as the architect of record and understand that any existing architectural barriers within the project area will need to be mitigated, or a variance from the MAAB sought. The architects will use the findings of this report as a basis for their work.

Building Description

Neary Elementary School is a one-story school serving students in Grades 4-5. It was originally built in 1968 and underwent minor renovations in 2009. The building includes various classrooms and offices, two gymnasiums, a cafeteria, library, music room, and toilet rooms. Exterior elements include a playground area, multipurpose sports field, soccer field, and courtyard. There is a parking lot serving the building that consists of four designated accessible parking spaces.

Jurisdictional Overview

Neary Elementary School is defined under the Americans with Disabilities Act as a *place of public accommodation* and under 521 CMR as a *public building*. As such, it will be subject to certain accessibility requirements when the planned alterations are made to the building.

521 CMR

521 CMR: the Rules and Regulations of the MAAB is a section of 780 CMR: the MA Amendments to the International Building Code. 521 CMR governs the “design, construction, and renovation of public buildings to make them accessible to, functional for, and safe for use by persons with disabilities.” The specific scoping provisions for renovations are reproduced in part here:

3.3 EXISTING BUILDINGS

All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit, or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00: JURISDICTION.

- 3.3.1 If the work being performed amounts to less than 30% of the *full and fair cash value of the building* and
 - a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR; or
 - b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.
- 3.3.2 If the work performed, including the exempted work, amounts to 30% or more of the full and fair cash value of the building (see definitions in 521 CMR 5.00), the entire building is required to comply with 521 CMR.
- 3.3.3 Alterations by a tenant do not trigger the requirements of 521 CMR 3.3.1b and 3.3.2 for other tenants. However, alterations, reconstruction, remodeling, repairs, construction, and changes in use falling within 521 CMR 3.3.1b and 3.3.2, will trigger compliance with 521 CMR in areas of public use, for the owner of the building.

KMA understands that the Town is considering a renovation to the entire building. Because this renovation is expected to cost greater than 30% of the full and fair cash value of the building, Section 3.3.2 will apply. This means that the Town will have to bring the entire building into compliance with 521 CMR – or request variances not to do so on an issue-by-issue basis, on the basis of *impracticability*.

2010 ADA Standards

Title II of the Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in State and Local Government Services. It further requires buildings and facilities providing these services to be designed, constructed, and altered in compliance with the accessibility standards established under the ADA.

There are two requirements under Title II of the ADA that require a public entity such as the Town to remove existing barriers to bring an end to and to prevent discrimination against a person or people with disabilities. These two requirements are:

1. **Program Access:** requires that individuals with disabilities be provided an equally effective opportunity to participate in or benefit from a public entity's programs and services. The ADA requires that public entities provide physical and communication access to each program service or activity. The Town needs to identify and correct policies and practices that have the effect of discriminating against individuals with disabilities.
2. **Alterations:** Any alterations that are performed must conform to the version of the ADA Standards in force at the time of the alterations. Alterations may trigger an obligation to perform additional barrier removal outside the planned scope of work. The ADA accessible path of travel requirement states: "When alterations are made to a primary function area that affect the usability of that area, alterations to provide an accessible path of travel to the altered area must also be made unless the cost is disproportionate." Further, the Town is required to maintain its existing facilities to ensure continued, unfettered, and uninterrupted access to persons with disabilities.

Program Access: To provide Program Access, the Town's fundamental obligation is to consider who uses their programs and services, and to ensure that individuals with disabilities are afforded an equally effective opportunity to participate in, or benefit from, these programs and services, subject only to the limitations of fundamental alteration and/or undue burden. Therefore, the Town will need to implement policy changes, if necessary, so that persons with disabilities can have full access. Further, the Town will need to continue to make changes to prevent discrimination and continually work to increase accessibility.

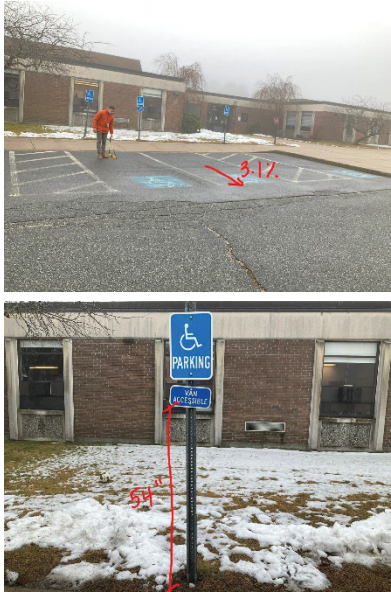


Alterations: Alterations to a primary function area require an accessible path of travel to (entrance) and through (route) the area. Buildings and elements altered after January 23rd, 1993 were required to comply with the 1991 ADA Accessibility Guidelines (“ADAAG”). Buildings and elements altered after March 15, 2012 are required to comply with the 2010 ADA Standards, with the exception that anything altered prior to March 15, 2012 that complies with the 1991 ADA Standards is not required to proactively be brought into compliance with the 2010 ADA Standards.



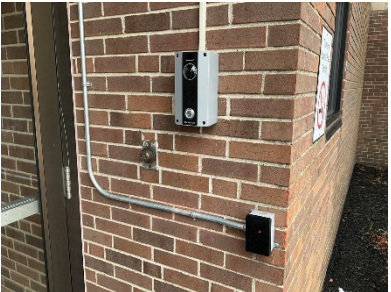
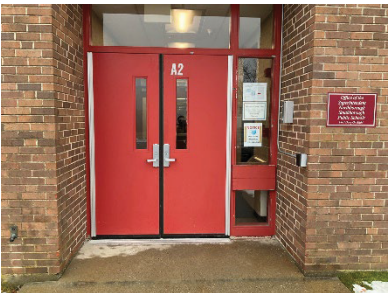
The alteration requirements under Section 202.4 state in part that “an *alteration* that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the *altered* area, including the rest rooms, telephones, and drinking fountains serving the *altered* area, are readily *accessible* to and usable by individuals with disabilities.” This means that the Town must establish an accessible entrance to the building and eliminate any instances of non-compliance along the path of travel leading to or within the building.





Summary of Findings


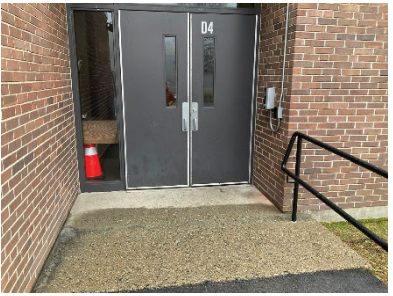


The following table details the barriers noted during our audit that would need to be mitigated in order to satisfy the above requirements under the ADA and 521 CMR. Please note that this was a comprehensive audit, and so any items within the project area that are not mentioned may be assumed to fully comply with 521 CMR and the ADA Standards.





EXTERIOR & ENTRANCE ISSUES



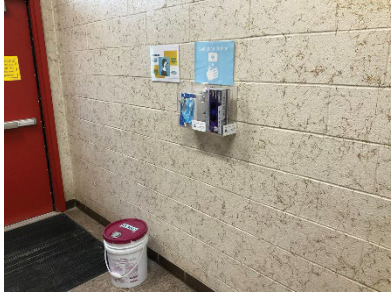


#	Barrier	Photo
1.	<p>Accessible Parking Spaces</p> <p>There is an insufficient number of accessible parking spaces provided. For a parking lot with 151-200 total spaces, six accessible parking spaces are required, one of which must be van accessible. Currently, one van and three standard accessible parking spaces are provided.</p> <p><i>Quantity: 3 (2 spaces, 1 aisle)</i></p> <p>The designated accessible parking spaces are not distributed between the two accessible entrances.</p> <p><i>Quantity: 6 (4 spaces, 2 aisles)</i></p> <p>The designated accessible parking spaces have slopes >2%, @ 3.1%.</p> <p><i>Quantity: 6 (4 spaces, 2 aisles)</i></p> <p>The bottom of the van accessible parking sign is <60" AFF, @ 54".</p>	
2.	<p>Curb Ramp near Accessible Parking</p> <p>The landing at the top of the curb ramp is <48" long, @ 24".</p> <p>The curb ramp has running slopes >8.3%, @ 9.6%, and creates cross-slopes >2% along the accessible path of travel.</p>	
3.	<p>Bus Drop-off & Passenger Loading Zones</p> <p>There are no curb ramps provided at the passenger loading zones and bus drop-off area.</p> <p><i>Quantity: 2</i></p> <p>There is no accessible passenger loading zone provided in every continuous 100 LF of loading zone space.</p> <p><i>Est. Quantity: 4</i></p>	

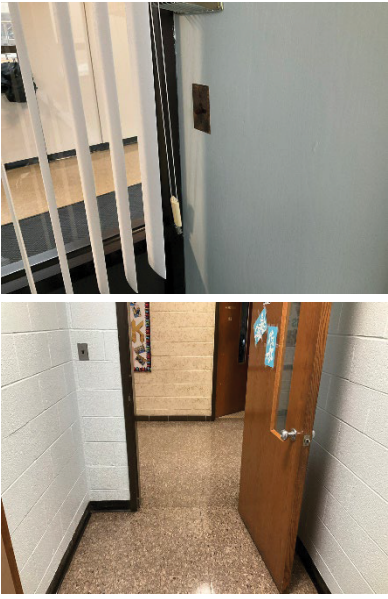


4.	<p>Walkways around Building (Typical)</p> <p>The walkways have cross-slopes >2%, @ 2.8%, running slopes >5%, @ up to 10.7%, and/or abrupt changes in level >½" due to material deterioration.</p> <p><i>Est. Quantity: 960 SF</i></p>	
5.	<p>Exterior Door Thresholds</p> <p>The threshold is >½" high, @ 1"-1 ¼".</p> <p><i>Observed at the main entrance (Door A1), entrance near the Superintendent's office (Door A2), Egress B3, Egress C1, and doors to courtyard.</i></p> <p><i>Quantity: 7</i></p>	
6.	<p>Entrance Intercoms</p> <p>The intercom is mounted >48" AFF to the highest operable part, @ 56" and 57".</p> <p><i>Observed at the main entrance (Door A1) and the entrance near the Superintendent's office (Door A2).</i></p> <p><i>Quantity: 2</i></p>	
7.	<p>Entrance near Superintendent's Office (Door A2)</p> <p>The double doors lack at least one leaf that provides the required 32" minimum clearance, @ 31".</p> <p>The exterior doors require >15lbs of force to open.</p>	




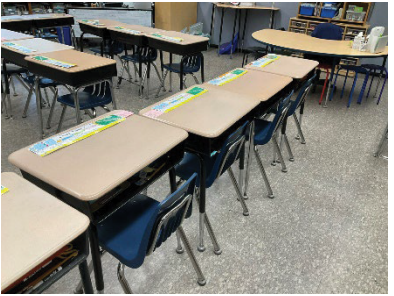

<p>8.</p>	<p>Egress Doors B1, B2, C5, D2, & D3</p> <p>Many egress doors are not accessible due to steps at the landing or stairs.</p> <p><i>Quantity: 5</i></p>	
<p>9.</p>	<p>Egress Door B3</p> <p>The double doors lack at least one leaf that provides the required 32" minimum clearance, @ 31 ½".</p> <p>The door landing has abrupt changes in level >½" due to the change in surface materials.</p>	
<p>10.</p>	<p>Egress Door C1</p> <p>The door lacks a level landing, @ 8%.</p>	
<p>11.</p>	<p>Gated Area near Egress Door C1</p> <p>The picnic tables are not located on an accessible route, due to the grass.</p> <p>The gate lacks the required minimum 10" of smooth surface along the bottom of the push side.</p> <p>The gate lacks a level landing.</p>	




12.	<p>Egress Door D1</p> <p>The door lacks a level landing, @ 5.5%.</p> <p>The ramp lacks a level landing at the top of the run.</p> <p>The ramp has running slopes >8.3%, @ 8.5%.</p> <p>The ramp lacks the required edge protection.</p> <p>The handrail on the wall lacks the required gripping surface diameter, lower portion, and extensions.</p>	
13.	<p>Egress Door D4</p> <p>The door lacks a level landing, @ 2.3%.</p> <p>The door landing has abrupt changes in level >½” due to the change in surface materials.</p>	
14.	<p>Covered Picnic Area</p> <p>There is no accessible route to the covered picnic area, due to the grass.</p> <p>A drinking fountain for standing persons is not provided.</p>	
15.	<p>Multipurpose Sports Field</p> <p>The bleachers are not located on an accessible route, due to the grass.</p> <p>There is no level 30” x 48” clear floor space adjacent to the bleachers.</p>	


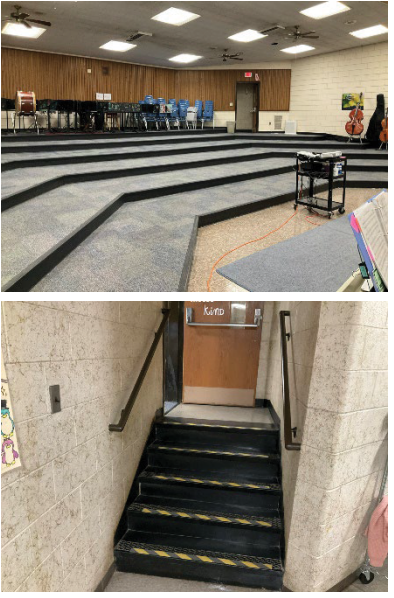

16.	<p>Playground Area</p> <p>The plaza has slopes >2%, @ 2.2%.</p> <p><i>Est. Quantity: 1,800 SF</i></p> <p>The playground lacks the required number of ground-level play components and an accessible route between elements due to the woodchip surface.</p> <p>There is no accessible route to the swing set and playground due to the woodchip surfaces.</p>	
17.	<p>Courtyard</p> <p>The route to the courtyard is not stable, firm, or slip resistant due to the gravel surface.</p>	
INTERIOR ISSUES		
18.	<p>Illuminated Exit Signage (Typical)</p> <p>The illuminated exit signs at all accessible means of egress are not identified with the International Symbol of Accessibility (ISA).</p> <p><i>Est. Quantity: 5</i></p>	
19.	<p>Tactile/Braille Signage (Typical)</p> <p>All rooms lack the required tactile/Braille signage mounted on the latch side of the door.</p> <p><i>Est. Quantity: 120</i></p>	






20.	<p>AED</p> <p>The AED protrudes >4" into the circulation space, @ 7", and is mounted >48" AFF measured to the highest operable control, @ 57".</p> <p><i>Observed in the corridor near the main entrance.</i></p>	
21.	<p>Emergency Fire Pull Station</p> <p>The emergency fire pull station protrudes >4" into the circulation space, @ 5", due to the plastic covering.</p> <p><i>Observed in the gymnasium.</i></p>	
22.	<p>Sanitation Stations</p> <p>The sanitation stations protrude >4" into the circulation space, @ 4 ½".</p> <p><i>Observed in the vestibule near the Superintendent's Office and the nurse's office.</i></p> <p><i>Quantity: 2</i></p>	
23.	<p>Hand Sanitizer Dispensers</p> <p>The hand sanitizer dispenser protrudes >4" into the circulation space, @ 5 ½".</p> <p><i>Observed throughout the building.</i></p> <p><i>Est. Quantity: 10</i></p>	
24.	<p>Double Doors in Corridors (Typical)</p> <p>The double doors lack at least one leaf that provides the required 32" minimum clearance, @ 31".</p> <p><i>Observed in all corridors throughout the building.</i></p> <p><i>Quantity: 12</i></p>	


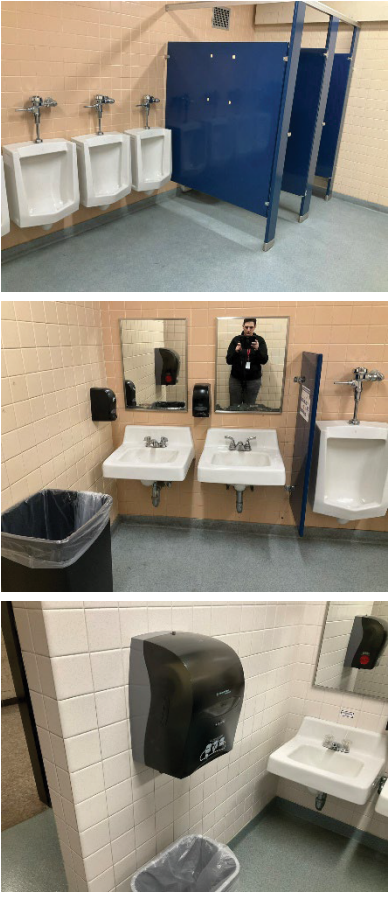
<p>25.</p>	<p>Light Switches (Typical)</p> <p>The light switch control is mounted <18" from an interior corner, @ 4 ¼" or less.</p> <p>The light switch control is mounted >48" AFF measured to the highest operable part when switched to the 'on' position, @ 49 ½".</p> <p><i>Observed throughout the building.</i></p> <p><i>Est. Quantity: 110</i></p>	
<p>26.</p>	<p>Drinking Fountains (Typical)</p> <p>At least 50% of the total drinking fountains provided are not for standing persons.</p> <p><i>Observed in corridors, between classrooms B111 & B112, and in the cafeteria.</i></p> <p><i>Est. Quantity: 5</i></p> <p>The drinking fountains for seated persons lack the required knee clearance for a forward approach.</p> <p><i>Observed in corridors and between B111 & B112.</i></p> <p><i>Est. Quantity: 10</i></p> <p>The knee clearance at the cafeteria drinking fountain is <27" AFF, @ 24 ½".</p> <p><i>Note: ADA 602.2 Exception permits a parallel approach for drinking fountains primarily used by children when the spout is 30" AFF maximum. However, 521 CMR does not distinguish between adult and children's dimensions for drinking fountains.</i></p>	
<p>27.</p>	<p>Door Hardware (Typical)</p> <p>The door hardware requires tight grasping, pinching, and/or twisting of the wrist to operate.</p> <p><i>Observed throughout the building.</i></p> <p><i>Est. Quantity: 90</i></p>	



28.	<p>Door Maneuvering Clearances (Typical)</p> <p>Some doors with both latch and closers are located in recesses >6" deep, @ 7 ½", and do not provide the required push side maneuvering clearance.</p> <p><i>Observed in some admin areas and offices.</i></p> <p><i>Est. Quantity: 6</i></p> <p>Most doors lack the required 18" minimum pull side maneuvering clearance, @ 2"-17".</p> <p><i>Observed in most classrooms, the nurse's office, admin areas, faculty lounge, library, and music room.</i></p> <p><i>Est. Quantity: 30</i></p>	 
29.	<p>Classroom Intercoms (Typical)</p> <p>The intercom controls are >48" AFF, @ 50"-58 ½".</p> <p><i>Observed in all classrooms.</i></p> <p><i>Quantity: 21</i></p>	
30.	<p>Classroom Desks (Typical)</p> <p>Some of the children's desks lack the required 25" AFF minimum knee/toe clearance, @ 22", and are <30" wide, @ 18".</p> <p><i>Observed in most classrooms.</i></p> <p><i>Est. Quantity: 12</i></p>	
31.	<p>Library Computer Station</p> <p>The computer station lacks the required knee/toe clearance for a forward approach and is >34" AFF, @ 37 ¾".</p>	



<p>32.</p>	<p>Classroom Sinks & Bubblers (Typical)</p> <p>The sink lacks the required knee and toe clearance for a forward approach due to the cabinetry.</p> <p>The drinking fountain lacks the required knee and toe clearance for a forward approach due to the cabinetry, and some spouts are >30" AFF, @ 40".</p> <p><i>Observed in all classrooms and the library.</i></p> <p><i>Quantity: 22</i></p> <p>Some sinks are >34" AFF, @ 36 ¼".</p> <p><i>Observed in Classrooms A100 & B112, and the library.</i></p> <p><i>Quantity: 3</i></p> <p><i>Note: ADA 606.2 Exception 4 permits children's sinks to provide 24" AFF minimum knee clearance and Exception 5 permits a parallel approach for sinks primarily used by children 5 years and younger. Similarly, ADA 602.2 Exception permits a parallel approach for drinking fountains primarily used by children when the spout is 30" AFF maximum. However, 521 CMR does not distinguish between adult and children's dimensions for classroom sinks nor drinking fountains.</i></p>	
<p>33.</p>	<p>Nurse's Office</p> <p>The sink knee clearance is <27" AFF, @ 25 ¼".</p> <p>The mirror is mounted >40" AFF measured to the bottom of the reflective surface, @ 48 ½".</p>	
<p>34.</p>	<p>Admin Areas near Superintendent's Office</p> <p>The tables lack the required knee/toe clearance due to the pedestal below.</p> <p><i>Quantity: 2</i></p>	

35.	<p>Staff Lounge near Cafeteria</p> <p>The sink is >34" AFF, @ 36".</p> <p>The paper towel and soap dispensers are mounted >46" AFF for an obstructed side reach measured to the highest operable control, @ 49" and 54 ½".</p> <p><i>Quantity: 2</i></p> <p>The phone controls are mounted >48" AFF measured to the highest operable control, @ 58".</p>	
36.	<p>Music Room</p> <p>Two of the music room doors are not on an accessible route, due to the stairs.</p> <p>Two accessible means of egress are not provided in the room where more than two egress doors are provided.</p> <p>The stair handrails lack the required extensions.</p> <p>There is no accessible route to the seating area due to the risers.</p>	
37.	<p>Cafeteria Servery</p> <p>The servery doors lack the required pull side maneuvering clearance depth, @ 37 ½".</p> <p><i>Quantity: 4</i></p> <p>The accessible route through the servery lacks the required 48" minimum turning clearance, @ 37 ½" measured from the wall to the tray slide.</p> <p><i>Quantity: 2</i></p>	

38.	<p>Cafeteria Seating</p> <p>The tables lack the required 19" minimum knee/ toe clearance depth, @ 14 ½".</p>	
39.	<p>Teacher's Lounge</p> <p>The sink is >34" AFF, @ 36", and lacks the required knee clearance for a forward approach.</p> <p>The paper towel and soap dispensers are mounted >48" AFF measured to the highest operable control, @ 51".</p> <p><i>Quantity: 2</i></p> <p>The vending machine controls are >48" AFF measured to the highest operable control, @ 55".</p> <p><i>Quantity: 2</i></p> <p>The oven controls are mounted behind the burners.</p>	  
40.	<p>Ramp to Modular Classrooms</p> <p>The ramp has running slopes >8.3%, @ 8.6%-9.1%.</p>	

41.	<p>Toilet Room Doors (Typical)</p> <p>The door provides <32" of clear width, @ 21"-30". <i>Observed in all student and staff toilet rooms.</i> <i>Quantity: 16</i></p> <p>The pull side door maneuvering clearance is <60" deep, @ 42"-48", and <18" on the latch side, @ 5 ½". <i>Observed in all girls' & boys' multiuser toilet rooms.</i> <i>Quantity: 6</i></p>	
42.	<p>Girls' & Boys' Multiuser Toilet Rooms (Typical)</p> <p>There is no accessible toilet stall provided.</p> <p>For a toilet room with six or more toilets/ urinals, there is no ambulatory stall provided.</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 9".</p> <p>The mirror is mounted >31" AFF measured to the bottom of the reflective surface, @ 37 ½".</p> <p>The knee clearance at the sink is <25" AFF, @ 17".</p> <p>The pipes underneath the sink are not insulated.</p> <p>The sink faucet requires tight grasping, pinching, and/or twisting of the wrist to operate.</p> <p><i>Observed in all girls' and boys' multiuser toilet rooms, except one near Classroom A111.</i> <i>Quantity: 5</i></p> <p><i>Note: These toilet rooms appear to be utilized by students in Grades 4-5, therefore KMA audited based on the relevant children's dimensional requirements. KMA has received guidance from the MAAB stating that these toilet rooms must meet either adult dimensions or the dimensions for the user group with the highest population using these facilities.</i></p>	

<p>43.</p>	<p>Girls' Multiuser Toilet Room near Classroom A111</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 9".</p> <p>The pipes underneath the sink are not insulated.</p> <p>The soap dispenser is >36" AFF, @ 38".</p> <p>The mirror is mounted >31" AFF measured to the bottom of the reflective surface, @ 40 ¾". <i>Note: There is no mirror provided at the designated accessible sink.</i></p> <p>The coat hook is >48" AFF, @ 52".</p> <p>The flush control is not located on the open side of the toilet.</p> <p>The toilet centerline is not located 15"-18" from the adjacent wall, @ 19".</p> <p>The toilet seat height is not 15"-17" AFF, @ 14 ½".</p> <p>The toilet paper dispenser is not located 7"-9" from the rim, @ 5 ½".</p> <p>The toilet paper dispenser is mounted <1 ½" below the side grab bar, @ 1 ¼".</p> <p>The toilet flush valve is <1 ½" below the rear grab bar, @ ½".</p> <p>The trash receptacle in the accessible toilet stall is >36" AFF, @ 52 ½".</p> <p>The grab bars are not 25"-27" AFF, @ 30".</p> <p><i>Note: This toilet room appears to be utilized by students in Grades 4-5, therefore KMA audited based on the relevant children's dimensional requirements. KMA has received guidance from the MAAB stating that these toilet rooms must meet either adult dimensions or the dimensions for the user group with the highest population using these facilities.</i></p>	
<p>44.</p>	<p>Toilet Room in Nurse's Office</p> <p>The room lacks the required footprint and elements for an accessible toilet room.</p>	

45.	<p>Toilet Rooms in Classrooms B111, B112, & D110</p> <p>The room lacks the required footprint and elements for an accessible toilet room.</p> <p><i>Quantity: 3</i></p>	
46.	<p>Staff Toilet Rooms (Typical)</p> <p>The room lacks the required footprint and elements for an accessible toilet room.</p> <p><i>Observed in corridors and the facilities and kitchen staff areas.</i></p> <p><i>Quantity: 6</i></p>	

End of report.

H. Geotechnical Preliminary Desktop Review

May 1, 2024

Ms. Katy Lillich, AIA, LEED AP, MCPPO
Arrowstreet
10 Post Office Square
Suite 700N
Boston, MA 02109
Phone: (617) 623-5555
Direct: (617) 666-7019
E-mail: Lillich@Arrowstreet.com

Re: **Preliminary Geotechnical Report
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Project No. 2404**

Dear Ms. Lillich:

Lahlaf Geotechnical Consulting, Inc. (LGCI) has completed a preliminary geotechnical study for the proposed Neary Elementary School in Southborough, Massachusetts. We are submitting our preliminary geotechnical report electronically.

The soil samples from our explorations are currently stored at LGCI for further analysis, if requested. Unless notified otherwise, we will dispose of the soil samples after three (3) months.

Thank you for choosing LGCI as your geotechnical engineer.

Very truly yours,

Lahlaf Geotechnical Consulting, Inc.



Abdelmadjid M. Lahlaf, Ph.D., P.E.
Principal Engineer



LGCI

Lahlaf Geotechnical Consulting, Inc.

**PRELIMINARY GEOTECHNICAL REPORT
PROPOSED NEARY ELEMENTARY SCHOOL
SOUTHBOROUGH, MASSACHUSETTS**

LGCI Project No. 2404

May 1, 2024

Prepared for:

Arrowstreet

10 Post Office Square

Suite 700N

Boston, MA 02109

Phone: (617) 623-5555

**PRELIMINARY GEOTECHNICAL REPORT
PROPOSED NEARY ELEMENTARY SCHOOL
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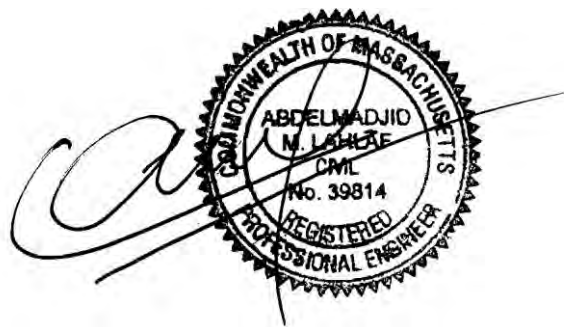
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Abdelmadjid M. Lahlaf, Ph.D., P.E.
Principal Engineer

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Figure 2 Surficial Geologic Map

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Appendix B Laboratory Test Results

**Preliminary Geotechnical Report
Proposed Neary Elementary School
Southborough, Massachusetts
LGCI Project No. 2404**

1. PROJECT INFORMATION

1.1 Project Authorization

This geotechnical report presents the results of the subsurface explorations and a geotechnical evaluation performed by Lahlaf Geotechnical Consulting, Inc. (LGCI) for the proposed Neary Elementary School in Southborough, Massachusetts. We performed our services in general accordance with our proposal No. 23152-Rev. 2 dated December 27, 2023, revised on February 9, 2024. Ms. Katy Lillich of Arrowstreet authorized our services by signing our proposal on February 16, 2024.

1.2 Purpose and Scope of Services

The purpose of our geotechnical services was to perform subsurface explorations at the site for the proposed Neary Elementary School, and to provide foundation design and construction recommendations. LGCI performed the following services:

- Coordinated our exploration locations with Arrowstreet.
- Marked the exploration locations at the site and notified Dig Safe Systems Inc. (Dig Safe) and the City of Southborough for utility clearance.
- Engaged a drilling subcontractor for one (1) day to advance four (4) soil borings at the site.
- Provided an LGCI geotechnical field representative at the site to coordinate and observe the borings, describe the soil samples, and prepare field logs.
- Submitted four (4) soil samples collected from the borings for laboratory testing.
- Prepared this preliminary geotechnical report containing the results of our preliminary subsurface explorations and our preliminary recommendations for foundation design and construction.

Our scope does not include preparing specifications, reviewing contract documents, attending meetings, or providing construction services. LGCI would be pleased to perform these services when needed. Recommendations for unsupported slopes, stormwater management, erosion control, pavement design, slope stability analyses, liquefaction and/or site-specific seismic analysis, pile analysis and design, and detailed cost or quantity estimates are not included in our scope of work.

LGCI's scope of services does not include an environmental assessment for the presence or absence of wetlands or analytical testing for hazardous or toxic materials in the soil, surface water, groundwater, or air, on or below or around this site, or mold in the soil or in any structure



at the site. Any statements regarding odors, colors, or unusual or suspicious items or conditions are strictly for the information of the client.

1.3 Site Description

Our understanding of the site is based on our field observations and our discussions with Arrowstreet.

The site is located at 53 Parkerville Road in Southborough, MA. The site is bordered by Clifford Street and private properties on the southern side, by Deerfoot Road on the western side, and by Trottier Middle School on the northern side. The site is currently occupied by the existing school building, paved parking lots, and athletic fields, including a baseball field, a soccer field, a practice field, tennis courts, and grass and landscaped areas. A portion of the site is wooded. We understand that an existing leach field is present at the site. Based information provided to us by Arrowstreet, we understand that there may be a capped landfill within a portion of the site.

1.4 Project Description

We understand that the City of Southborough has engaged Arrowstreet to design the new Neary Elementary School. At this time, the extent of the additions, if any, or the layout, the size, and location of a new building have not been established. However, we understand that the proposed school may consist of a new building constructed in the athletic fields northwest of the existing building.



2. SITE AND SUBSURFACE CONDITIONS

2.1 Surficial Geology

LGCI reviewed a surficial geologic map titled: “Surficial Materials Map of the Marlborough Quadrangle, Massachusetts,” prepared by Stone, J.R., and Stone, B.D., Scientific Investigation Map 3402, Quadrangle 92 – Marlborough, 2018.

The surficial geologic map of the site indicates that the natural soils in the general vicinity of the site consist of coarse deposits and swamp deposits.

Sand Deposits – The sand deposits are comprised mostly of fine to coarse sand. Coarser layers may contain up to 25 percent gravel. Finer layers may contain very fine sand, silt, and clay.

Sand and Gravel Deposits – The sand and gravel deposits occur as a mixture of gravel and sand within individual layers and as alternating layers of sand and gravel. The sand and gravel layers range between 25 to 50 percent gravel and 50 to 75 percent sand.

Gravel Deposits – The gravel deposits are comprised of at least 50 percent gravel, cobbles, and boulders. Sand occurs within gravel beds and as separate layers within the gravel.

The swamp deposits are described as organic muck and peat that contain minor amounts of sand, silt, and clay, are stratified and are poorly sorted, and occur in swamps and freshwater marshes, in kettle depressions, or in poorly drained areas.

The Surficial Geologic Map is shown in Figure 2.

2.2 LGCI’s Explorations

2.2.1 General

LGCI coordinated our exploration locations with Arrowstreet and marked the exploration locations in the field. LGCI notified Dig Safe and the City of Southborough for utility clearance prior to starting our explorations at the site.

Unless notified otherwise, we will dispose of the soil samples obtained during our explorations after three (3) months.

2.2.2 LGCI’s Soil Borings

LGCI engaged Soil Exploration, Corp. (Soil X) of Leominster, Massachusetts to advance four (4) soil borings (B-1 to B-4) at the site on April 15, 2024. The borings were advanced with a Diedrich D-70 Turbo ATV drill rig using 4-¼-inch inner-diameter hollow stem augers. The borings extended to depths ranging between 15.0 and 21.3 feet beneath the ground surface. Upon completion, the boreholes were backfilled with the drill cuttings.



Soil X performed Standard Penetration Tests (SPT) and obtained split spoon samples with an automatic hammer at typical depth intervals of 2 feet or 5 feet as noted on the boring logs in general accordance with ASTM D-1586.

An LGCI geotechnical field representative observed and logged the borings in the field.

2.2.3 Exploration Logs and Locations

The boring locations are shown in Figure 3. Appendix A contains LGCI's boring logs and Table 1 includes a summary of LGCI's borings.

2.3 Subsurface Conditions

The subsurface description in this report is based on a limited number of borings and is intended to highlight the major soil strata encountered during our explorations. The subsurface conditions are known only at the actual boring locations. Variations may occur and should be expected between boring locations. The boring logs represent conditions that we observed at the time of our explorations and were edited, as appropriate, based on the results of the laboratory test data and inspection of the soil samples in the laboratory. The strata boundaries shown in our boring logs are based on our interpretations and the actual transitions may be gradual. Graphic soil symbols are for illustration only.

The soil strata encountered in LGCI's borings were as follows, starting at the ground surface.

Topsoil – A layer of surficial organic topsoil was encountered at the ground surface in all borings. The thickness of the topsoil ranged between 0.8 and 1.2 feet.

Fill – A layer of fill was encountered beneath the topsoil in borings B-1 and B-2. The fill extended to depths of about 6.0 feet beneath the ground surface. The samples in this layer were mostly described as silty sand. One (1) sample was described as well graded gravel with silt, one (1) sample was described as poorly graded gravel, and one (1) sample was described as well graded sand with silt. The fines content in the fill ranged between 5 and 40 percent, and the gravel content ranged between 15 and 30 percent. When described as gravel, the sand content in the fill ranged between 30 and 35 percent. One (1) sample in the fill contained traces of organic soil and weathered rock.

The SPT N-values in this layer ranged between 19 blows per foot (bpf) and 91 bpf, with most values ranging between 19 bpf and 34 bpf, indicating mostly medium dense to dense material. Please note that the high SPT N-values recorded in the fill may be due to obstructions such as cobbles and boulders present in the fill and may not represent the true density of the fill.

Subsoil – A layer of subsoil was encountered beneath the topsoil in boring B-4. The subsoil extended to a depth of 2 feet beneath the ground surface. The sample in this layer was described as a poorly graded sand with silt. The fines content in the subsoil ranged between 10 and 15 percent, and the gravel content ranged between 10 and 15 percent.



Sand and Gravel – A layer of sand and gravel was encountered beneath the layer of topsoil, fill, or subsoil in all borings. The sand and gravel extended to the termination depths in the borings. The samples in this layer were described mostly as silty sand. Four (4) samples were described as poorly graded sand, three (3) samples were described as well graded sand, and one (1) sample was described as silty gravel. The fines content in this layer ranged between 5 and 40 percent, and the gravel content ranged between 0 and 40 percent. When described as a gravel, the sand content ranged between 25 and 30 percent. The sand and gravel contained traces of weathered rock.

The SPT N-values in this layer ranged between 9 bpf and refusal, with most values higher than 30 bpf, indicating mostly dense to very dense material. Please note that the high SPT N-values in the sand and gravel may be due to obstructions such as cobbles and boulders in the sand and gravel and may not represent the true density of the sand and gravel.

2.4 Groundwater

Groundwater was encountered in all borings at depths ranging between 2.0 feet and 4.2 feet beneath the ground surface, as shown in Table 1 and in the boring logs. The groundwater information reported herein is based on observations made during or shortly after the completion of drilling. Therefore, the reported groundwater levels may not represent the actual groundwater conditions, as additional time may be required for the groundwater levels to stabilize. The groundwater information presented in this report only represents the conditions encountered at the time and location of the explorations. Seasonal fluctuation should be anticipated.

2.5 Laboratory Test Data

LGCI submitted four (4) soil samples collected from the borings for grain-size analysis. The results of the grain-size analyses are provided in the test data sheets included in Appendix B and are summarized in the table below:

Grain-Size Analysis Test Results

Boring No.	Sample No.	Stratum	Sample Depth (ft.)	Percent Gravel	Percent Sand	Percent Fines
B-1	S2	Fill	2 - 4	19.8	43.2	37.0
B-2	S3	Fill	4 - 6	20.9	48.8	30.3
B-3	S2 Bot. 13"	Natural Soil	2 - 4	37.6	54.0	8.4
B-4	S2	Natural Soil	2 - 4	34.5	50.3	15.2



3. EVALUATION AND RECOMMENDATIONS

3.1 General

Based on our understanding of the proposed construction, our observation of our borings, and the results of our laboratory testing, there are a few issues that we would like to highlight for consideration and discussion.

3.1.1 Surficial Topsoil, Subsoil, and Existing Fill

- Surficial topsoil, subsoil, and existing fill were encountered in the borings. These materials are not suitable to support foundations.
- The topsoil should be removed from within the entire construction area, including the proposed building footprint and the paved areas.
- The existing fill was observed to be variable in composition and density. In addition, the existing fill contained traces of organic soil. Existing fill that was not placed with strict moisture, density, and gradation control presents risk of unpredictable settlement that may result in poor performance of floor slabs and foundations. Due to these risks, the existing fill should be entirely removed from within the proposed building footprint and replaced with Structural Fill. We anticipate that the removal will extend up to depths of about 6 feet. The removal may extend to greater depths at locations not explored by LGCI. Laterally, the removal should extend beyond the proposed building footprint a distance equal to the distance between the bottom of the proposed footings and the top of the natural sand and gravel, or 5 feet, whichever is greater.
- The subgrade of footings should be prepared in accordance with the recommendations in Section 4.1.
- Within paved areas, the existing fill and subsoil should be removed to the top of the natural sand and gravel or to a depth of 18 inches beneath the bottom of the proposed pavement, whichever occurs first. Where organic soil is exposed, the organic soil should be removed. The existing fill and subsoil deeper than 18 inches beneath the bottom of the proposed pavement can remain in place provided these materials are firm and unyielding following proofrolling as described in Section 4.1.

3.1.2 Shallow Footings and Slabs-on-Grade

Based on the results of the borings, the subsurface conditions are suitable to support shallow spread and continuous footings bearing on Structural Fill placed directly on top of the sand and gravel layer after entirely removing the topsoil, subsoil, and the existing fill. The proposed slabs may be designed as slabs-on-grade. Our recommendation for net allowable bearing capacity in the sand and gravel is presented in Section 3.2.1. Our recommendations for slabs-on-grade are presented in Section 3.3. Our recommendations for lateral pressures



for the proposed basement walls and other retaining walls, if any, are presented in Section 3.5. Section 4.1 provides recommendations for preparation of subgrades.

3.1.3 Additional Explorations

We recommend performing additional explorations at the site. We recommend performing soil borings and test pits. We also recommend installing at least two (2) groundwater observation wells at the site. LGCI will provide a proposal for the additional services after the proposed building layout, size, and locations are established.

3.2 Foundation Recommendations

3.2.1 Footing Design

- We recommend entirely removing the surficial topsoil, the subsoil, and the existing fill from within the proposed building footprint as described in Section 3.1.1.
- We recommend supporting the proposed building on spread footings bearing on Structural Fill placed directly on the natural sand and gravel.
- We recommend designing the proposed footings using a net allowable bearing pressure of 5 kips per square foot (ksf). We recommend that the footings bear on a minimum of 12 inches of Structural Fill placed directly on top of the natural sand and gravel or on weathered rock. The Structural Fill should extend at least 1 foot laterally beyond the limits of the footings.
- Footing subgrades should be prepared in accordance with the recommendations in Section 4.1.
- Foundations should be designed in accordance with The Commonwealth of Massachusetts State Building Code 780 CMR, Ninth Edition (MSBC 9th Edition).
- Exterior footings and footings in unheated areas should be placed at a minimum depth of 4 feet below the final exterior grade to provide adequate frost protection. Interior footings in heated areas may be designed and constructed at a minimum depth of 2 feet below finished floor grades.
- Wall footings should be designed and constructed with continuous, longitudinal steel reinforcement for greater bending strength to span across small areas of loose or soft soils that may go undetected during construction.
- A representative of LGCI should be engaged to observe that the subgrade has been prepared in accordance with our recommendations.



3.2.2 Settlement Estimates

Based on our experience with similar soils and designs using a net allowable bearing pressure of 5 ksf, we anticipate that the total settlement will be approximately 1 inch, and that the differential settlement of the footings will be 3/4 inch or less over a distance of 25 feet. We believe that total and differential settlements of this magnitude are tolerable for a similar structure. However, the tolerance of the proposed structure to the predicted total and differential settlements should be assessed by the structural engineer.

3.3 Concrete Slab Considerations

3.3.1 Slabs-on-Grade

- Floor slabs should be constructed as a slabs-on-grade bearing on a minimum of 12 inches of Structural Fill placed directly on top of the sand and gravel. The subgrade of the slabs should be prepared as described in Section 4.1.
- To reduce the potential for dampness in the proposed floor slab, the project architect may consider placing a vapor barrier beneath the floor slab. The vapor barrier should be protected from puncture during the placement of the proposed slab reinforcement.
- For the design of the floor slab bearing on the materials described above, we recommend using a modulus of subgrade reaction, k_{s1} , of 100 tons per cubic foot (pcf). Please note that the values of k_{s1} are for a 1 x 1 square foot area. These values should be adjusted for larger areas using the following expression:

$$\text{Modulus of Subgrade Reaction } (k_s) = k_{s1} * \left(\frac{B+1}{2B} \right)^2$$

where:

k_s = Coefficient of vertical subgrade reaction for loaded area;

k_{s1} = Coefficient of vertical subgrade reaction for a 1 x 1 square foot area; and

B = Width of area loaded, in feet.

Please note that cracking of slabs-on-grade can occur as a result of heaving or compression of the underlying soil, but also as a result of concrete curing stresses. To reduce the potential for cracking, the precautions listed below should be closely followed during the construction of all slabs-on-grade:

- Construction joints should be provided between the floor slab and the walls and columns in accordance with the American Concrete Institute (ACI) requirements, or other applicable code.



- The backfill in interior utility trenches should be properly compacted.
- In order for the movement of exterior slabs not to be transmitted to foundations or superstructures, exterior slabs, such as approach slabs and sidewalks, should be isolated from the superstructure.

3.3.2 Under-slab Drains and Waterproofing

The finished floor elevation (FFE) of the proposed ground floor was not provided to us. LGCI will make a recommendation about the need of an under-slab drainage system after additional explorations are performed and the proposed FFE is established.

3.4 Seismic Design

Based on the SPT N-values from the borings, we estimate that the seismic criteria for the site are as follows:

- | | |
|---|--------|
| • Site Class: | D |
| • Spectral Response Acceleration at short period (S_s): | 0.191g |
| • Spectral Response Acceleration at 1 sec. (S_1): | 0.067g |
| • Site Coefficient F_a (Table 1613.5.3(1)): | 1.6 |
| • Site Coefficient F_v (Table 1613.5.3(2)): | 2.4 |
| • Adjusted spectral response S_{MS} : | 0.306g |
| • Adjusted spectral response S_{M1} : | 0.161g |

Based on the SPT data from the borings, the site soils are not susceptible to liquefaction.

3.5 Lateral Pressures for Wall Design

3.5.1 Lateral Earth Pressures

Lateral earth pressures for the design of below-grade walls, and site retaining walls, if any, are provided below.

Coefficient of Active Earth Pressure, K_A :	0.31
Coefficient of At-Rest Earth Pressure, K_o :	0.47
Coefficient of Passive Earth Pressure, K_p :	3.25
Total Unit Weight γ :	125 pcf

Note: The values in the table are based on a friction angle for the backfill of 32 degrees and neglecting friction between the backfill and the wall. The design active and passive coefficients are based on horizontal surfaces (non-sloping backfill) on both the active and passive sides, and on a vertical wall face.

- Exterior walls of below-ground spaces and other retaining walls braced at the top to restrain movement/rotation, should be designed using the “at-rest” pressure coefficient.



- We recommend placing free-draining material within the 3 feet immediately behind retaining walls.
- We recommend providing weep holes at the bottom of site retaining walls, including temporary SOE systems, to promote drainage where possible. Alternatively, a pipe should be placed at the base of the wall to collect the water. Groundwater collected by the wall drains should be discharged into a lower area if gravity flow is possible.
- Passive earth pressures should only be used at the toe of the wall where special measures or provisions are taken to prevent the disturbance or future removal of the soil on the passive side of the wall, or in areas where the wall design includes a key. In any case, the passive pressures should be neglected in the top 4 feet.
- Where a permanent vertical uniform load will be applied to the active side immediately adjacent to the wall, a horizontal surcharge load equal to half of the uniform vertical load should be applied over the height of the wall. At a minimum, a temporary lateral construction surcharge load of 100 pounds per square foot (psf) should be applied uniformly over the height of the wall.
- We recommend using an ultimate friction factor of 0.5 between the weathered rock and the bottom of the wall. Below-grade walls should be designed for minimum factors of safety of 1.5 for sliding and 2.0 for overturning.

3.5.2 Seismic Pressures

In accordance with the Massachusetts State Building Code, 9th Edition (MSBC 9th Edition), Section 1610, a lateral earthquake force equal to $0.100 \cdot (S_s) \cdot (F_a) \cdot \gamma \cdot H^2$ should be included in the design of the walls (for horizontal backfill), where S_s is the maximum considered earthquake spectral response acceleration (defined in Section 3.4), F_a is the site coefficient (defined in Section 3.4), γ is the total unit weight of the soil backfill, and H is the height of the wall.

The earthquake force should be distributed as an inverted triangle over the height of the wall. In accordance with MSBC 9th Edition, Section 1610.2, a load factor of 1.43 should be applied to the earthquake force for wall strength design.

Temporary surcharges should not be included when designing for earthquake loads. Surcharge loads applied for extended periods of time should be included in the total static lateral soil pressure, and their earthquake lateral force should be computed and added to the force determined above.



3.5.3 Perimeter Drains

- We recommend that free-draining material be placed within 3 feet of the exterior of walls of below-ground spaces, if any. To reduce the potential for dampness in below-ground spaces, proposed below-ground walls should be damp-proofed.
- We recommend that drains be provided behind the exterior of walls of below-ground spaces. The drains should consist of 4-inch perforated PVC pipes installed with the slots facing down. Perimeter drains should be installed at the bottom of the wall in 18 inches of crushed stone wrapped in a geotextile for separation and filtration.
- To the extent possible, groundwater collected by the wall drains should be discharged in a lower area if gravity flow is possible. In any case, the groundwater collected by the wall drains should be discharged in accordance with municipal, state, and other applicable standards.

3.6 Parking Lots, Driveways, and Sidewalks

3.6.1 General

The subsurface conditions encountered at the site are generally suitable to support the proposed driveways, parking lots, and sidewalks after preparation of the subgrade as described in Section 4.1.

- We recommend entirely removing the topsoil from within the footprint of the proposed driveways and parking lots.
- The existing fill and subsoil should be improved in accordance with the recommendations in Section 4.1.
- Cobbles and boulders should be removed to at least 18 inches below the bottom of the pavement.

3.6.2 Sidewalks

- Sidewalks should be placed on a minimum of 12 inches of Structural Fill with less than 5 percent fines.
- To reduce the potential for heave caused by surface water penetrating under the sidewalk, the joints between sidewalk concrete sections should be sealed with a waterproof compound. The sidewalks should be sloped away from the building or other vertical surfaces to promote flow of water. To the extent possible, roof leaders should not discharge onto sidewalk surfaces.



3.6.3 Pavement Sections

A typical, minimum, standard-duty pavement section that could be used for parking areas is as follows:

- 1.5" Asphalt "Top Course"
- 2.0" Asphalt "Base Course"
- 8" Processed Gravel for Sub-Base (MassDOT M1.03.1)

A typical, minimum, heavy-duty pavement section that could be used for areas of heavy truck traffic is as follows:

- 2.0" Asphalt "Top Course"
- 2.5" Asphalt "Base Course"
- 12" Processed Gravel for Sub-Base (MassDOT M1.03.1)

The pavement sections shown above represent minimum thicknesses representative of typical local construction practices for similar use. Periodic maintenance should be anticipated.

Pavement material types and construction procedures should conform to specifications of the "Standard Specifications for Highways and Bridges," prepared by the Commonwealth of Massachusetts Department of Transportation dated 2023.

Areas to receive relatively highly concentrated, sustained loads such as dumpsters, loading areas, and storage bins are typically installed over a rigid pavement section to distribute concentrated loads and reduce the possibility of high stress concentrations on the subgrade. Typical rigid pavement sections consist of 6 inches of concrete placed over a minimum of 12 inches of subbase material.

3.7 Underground Utilities

Boulders at the bottom of utility trenches should be removed to at least 12 inches below the pipe invert and the resulting excavation should be backfilled with suitable backfill. Utilities should be placed on suitable bedding material in accordance with the manufacturer's recommendations. "Cushion" material should be placed, by hand, above the utility pipe in maximum 6-inch lifts. The lift should be compacted by hand to avoid damage to the utility. Where the bedding/cushion material consists of crushed stone, it should be wrapped in a geotextile fabric.

Compaction of fill in utility trenches should be in accordance with our recommendations in Section 4.3. To reduce the potential for damage to utilities, placement and compaction of fill immediately above the utilities should be performed in accordance with the manufacturer's recommendations.



4. CONSTRUCTION CONSIDERATIONS

4.1 Subgrade Preparation

- Asphalt, topsoil, organic materials, existing fill, buried organic soil, buried subsoil, abandoned utilities, buried foundations, and other below-ground structures should be entirely removed from within the footprints of the proposed buildings and site structures, including site retaining walls, and exterior stairs, if any, before the start of foundation work.
- Tree stumps, root balls, and roots larger than ½ inch in diameter should be removed and the cavities filled with suitable material and compacted per Section 4.3 of this report.
- Cobbles and boulders should be removed at least 6 inches from beneath footings and 18 inches beneath the bottom of slabs and paved areas. The resulting excavations should be backfilled with compacted Structural Fill under the building and with Ordinary Fill under the subbase of paved areas.
- The bottom of the excavation resulting from the removal of the existing fill and subsoil or natural soil should be compacted with a dynamic vibratory compactor imparting a minimum of 40 kips of force to the subgrade.
- The base of the footing excavations in granular soil should be compacted with a dynamic vibratory compactor weighing at least 200 pounds and imparting a minimum of 4 kips of force to the subgrade.
- After the surficial materials are removed to a depth of 18 inches within the proposed paved areas and walkways in accordance with the recommendations in Section 3.1, the exposed existing fill and subsoil deeper than 18 inches beneath the bottom of the proposed pavement should be improved by compacting the exposed surface with at least six (6) passes of a vibratory roller compactor imparting a dynamic effort of at least 40 kips. Where soft zones of soil are observed, the soft soil should be removed, and the grade should be restored using Ordinary Fill to the bottom of the proposed subbase layer. If pumping of the existing fill deeper than 18 inches beneath the bottom of the proposed pavement is observed, the soft and/or pumping material should be removed and replaced.
- Fill placed within the footprint of the proposed buildings should meet the gradation and compaction requirements of Structural Fill, shown in Section 4.3.1.
- Fill placed under the subbase of paved areas should meet the gradation and compaction requirements of Ordinary Fill, shown in Section 4.3.2.
- Fill placed in the top 12 inches beneath sidewalks should consist of Structural Fill with less than 5 percent fines.



- Loose or soft soils identified during the compaction of the footing or floor slab subgrades should be excavated to a suitable bearing stratum, as determined by the representative of LGCI. Grades should be restored by backfilling with Structural Fill or crushed stone.
- When crushed stone is required in the drawings or is used for the convenience of the contractor, it should be wrapped in a geotextile fabric for separation except where introduction of the geotextile fabric promotes sliding. A geotextile fabric should not be placed between the bottoms of the footings and the crushed stone.
- An LGCI representative should observe the exposed subgrades prior to fill and concrete placement to verify that the exposed bearing materials are suitable for the design soil bearing pressure. If soft or loose pockets are encountered in the footing excavations, the soft or loose materials should be removed and the bottom of the footing should be placed at a lower elevation on firm soil, or the resulting excavation should be backfilled with Structural Fill, or crushed stone wrapped in a filter fabric.

4.2 Subgrade Protection

The onsite fill and natural soils are frost susceptible. If construction takes place during freezing weather, special measures should be taken to prevent the subgrade from freezing. Such measures should include the use of heat blankets or excavating the final 6 inches of soil just before pouring the concrete. Footings should be backfilled as soon as possible after footing construction. Soil used as backfill should be free of frozen material, as should the ground on which it is placed. Filling operations should be halted during freezing weather.

Materials with high fines contents are typically difficult to handle when wet, as they are sensitive to moisture content variations. Subgrade support capacities may deteriorate when such soils become wet and/or disturbed. The contractor should keep exposed subgrades properly drained and free of ponded water. Subgrades should be protected from machine and foot traffic to reduce disturbance.

4.3 Fill Materials

Structural Fill and Ordinary Fill should consist of inert, hard, durable sand and gravel free from organic matter, clay, surface coatings, and deleterious materials, and should conform to the gradation requirements shown below.

4.3.1 Structural Fill

The Structural Fill should have a plasticity index of less than 6 and should meet the gradation requirements shown below. Structural Fill should be compacted in maximum 9-inch loose lifts to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557), with moisture contents within ± 2 percentage points of the optimum moisture content.



Sieve Size Percent	Passing by Weight
3 inches	100
1 ½ inch	80-100
½ inch	50-100
No. 4	30-85
No. 20	15-60
No. 60	5-35
No. 200*	0-10

* 0 – 5 for the top 12 inches under sidewalks, exterior slabs, pads, and walkways

4.3.2 Ordinary Fill

Ordinary Fill should have a plasticity index of less than 6 and should meet the gradation requirements shown below. Ordinary Fill should be compacted in maximum 9-inch loose lifts to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557), with moisture contents within ± 2 percentage points of the optimum moisture content.

Sieve Size Percent	Passing by Weight
6 inches	100
1 inch	50-100
No. 4	20-100
No. 20	10-70
No. 60	5-45
No. 200	0-20

4.4 Reuse of Onsite Materials

Based on our field observations and the results of the grain-size analyses, the onsite fill is too silty and does not meet the gradation requirements for Ordinary Fill or Structural Fill. The existing fill can be used in landscaped areas. The natural sand and gravel may be used as Ordinary Fill.

The contractor should avoid mixing the reusable soils with fine-grained and/or organic soils. The soils to be reused should be excavated and stockpiled separately for compliance testing. Soils with 20 percent or greater fines contents are generally very sensitive to moisture content variations and are susceptible to frost. Such soils are very difficult to compact at moisture contents that are much higher or much lower than the optimum moisture content determined from the laboratory compaction test. Therefore, strict moisture control should be implemented during the compaction of onsite soils with fines contents of 20 percent or greater. The contractor should be prepared to remove and replace such soils if pumping occurs.

Suitable imported material and amended/improved onsite materials should be stockpiled separately from unimproved onsite soils.



Materials to be used as fill should first be tested for compliance with the applicable gradation specifications.

4.5 Groundwater Control Procedures

Based on the groundwater levels measured in our borings, we anticipate that groundwater control procedures will be needed during construction. We anticipate that filtered deep sump pumps and sump pumps installed in a series of pits located at least 3 feet below the bottom of planned excavations may be sufficient to handle groundwater and surface runoff that may enter the excavation during wet weather. The contractor should be prepared to use multiple sump pumps to maintain a dry excavation during the removal of the existing fill.

The contractor should be permitted to employ whatever commonly accepted means and practices are necessary to maintain the groundwater level below the bottom of the excavation and to maintain a dry excavation during wet weather. Groundwater levels should be maintained at a minimum of 1 foot below the bottom of the excavations during construction. The placement of reinforcing steel or concrete in standing water should not be permitted.

To reduce the potential for sinkholes developing over sump pump pits after the sump pumps are removed, the crushed stone placed in the sump pump pits should be wrapped in a geotextile fabric. Alternatively, the crushed stone should be entirely removed after the sump pump is no longer in use, and the sump pump pit should be restored with suitable backfill.

4.6 Temporary Excavations

All excavations to receive human traffic should be constructed in accordance with OSHA guidelines.

The site soils should generally be considered Type “C” and should have a maximum allowable slope of 1.5 Horizontal to 1 Vertical (1.5H:1V) for excavations less than 20 feet deep. Deeper excavations, if needed, should have shoring designed by a professional engineer.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain the stability of the excavation sides and bottom.



5. RECOMMENDATIONS FOR FUTURE WORK

We recommend engaging LGCI to perform the following services:

- Perform additional explorations at the site and update our geotechnical report.
- Prepare Earth Moving Specifications and review the geotechnical aspect of contract drawings.
- Review contractor submittals and Request for Information (RFIs);
- Provide a field representative during construction to observe the removal of the unsuitable soil, and to observe the subgrade of footings and slabs.



6. REPORT LIMITATIONS

Our analyses and recommendations are based on project information provided to us at the time of this report. If changes to the type, size, and location of the proposed structures or to the site grading are made, the recommendations contained in this report shall not be considered valid unless the changes are reviewed, and the conclusions and recommendations modified in writing by LGCI. LGCI cannot accept responsibility for designs based on our recommendations unless we are engaged to review the final plans and specifications to determine whether any changes in the project affect the validity of our recommendations, and whether our recommendations have been properly implemented in the design.

It is not part of our scope to perform a more detailed site history; therefore, we have not explored for or researched the locations of buried utilities or other structures in the area of the proposed construction. Our scope did not include environmental services or services related to moisture, mold, or other biological contaminants in or around the site.

The recommendations in this report are based in part on the data obtained from the subsurface explorations. The nature and extent of variations between explorations may not become evident until construction. If variations from anticipated conditions are encountered, it may be necessary to revise the recommendations in this report. We cannot accept responsibility for designs based on recommendations in this report unless we are engaged to 1) make site visits during construction to check that the subsurface conditions exposed during construction are in general conformance with our design assumptions and 2) ascertain that, in general, the work is being performed in compliance with the contract documents.

Our report has been prepared in accordance with generally accepted engineering practices and in accordance with the terms and conditions set forth in our agreement. No other warranty, expressed or implied, is made. This report has been prepared for the exclusive use of Arrowstreet for the Proposed Neary Elementary School in Southborough, Massachusetts as conceived at this time.



7. REFERENCES

In addition to the references included in the text of the report, we used the following references:

American Society of Civil Engineers, “Minimum Design Loads and Associated Criteria for Buildings and Other Structures,” ASCE/SEI 7-16, 2017.

The Commonwealth of Massachusetts (2017), “The Massachusetts State Building Code, Ninth (9th) Edition.”

The Department of Labor, Occupational Safety and Health Administration (1989), “Occupational Safety and Health Standards - Excavations; Final Rule,” 20 CFR Part 1926, Subpart P.

USGS Southborough, MA topographic map from <http://mapserver.mytopo.com>.



Table 1 - Summary of LGCI's Borings
Proposed Neary Elementary School
Southborough, MA
LGCI Project No. 2404

Boring No.	Groundwater ² Depth / El. (ft.)	Bottom of Topsoil Depth / El. (ft.)	Bottom of Fill Depth / El. (ft.)	Bottom of Subsoil Depth / El. (ft.)	Bottom of Sand and Gravel Depth / El. (ft.)	Bottom of Boring Depth / El. (ft.)
B-1	4.2	1.0	6.0	-	21.3 ³	21.3
B-2	2.9	1.0	6.2	-	15.0 ⁴	15.0
B-3	2.0	1.2	-	-	17.0 ³	17.0
B-4	3.1	0.8	-	2.0	19.0 ³	19.0

1. "-" means groundwater or layer was not encountered.

2. Groundwater was measured during drilling, at the end of drilling, after drilling, or based on sample moisture whichever is shallower.

3. Boring terminated in the sand and gravel layer.


4. Boring terminated on refusal in the sand and gravel layer.

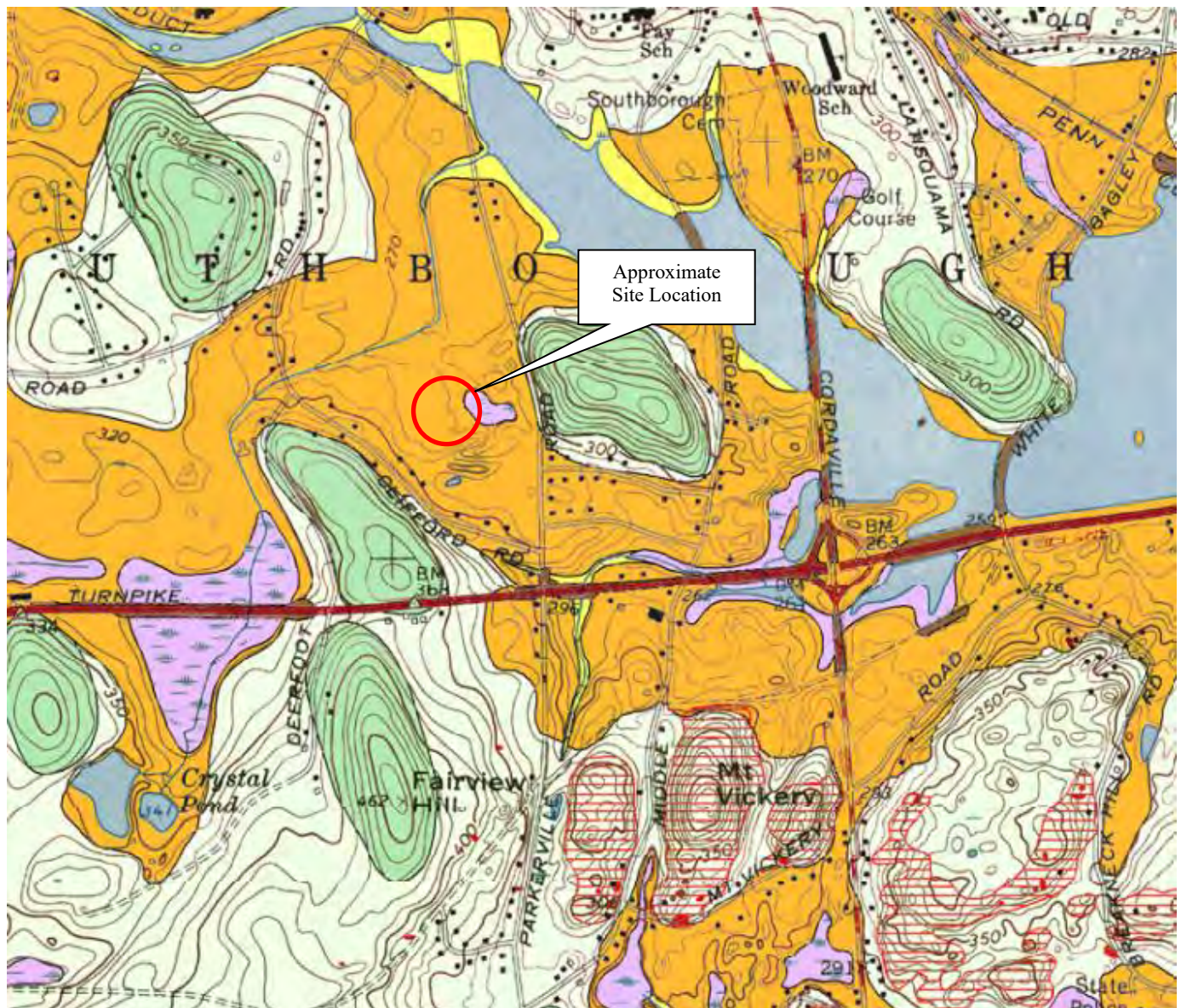


Contour Intervals: 3 meters

0.4 mi

Note: Figure based on USA Topo Maps of Southborough, MA ngmdb.usgs.gov/topoview/viewer

Client: Arrowstreet	Project: Proposed Neary Elementary School	Figure 1 – Site Location Map	
 LGCI Lahlaf Geotechnical Consulting, Inc.	Project Location: Southborough, MA	LGCI Project No.: 2404	Date: May 2024



Coarse deposits consist of gravel deposits, sand and gravel deposits, and sand deposits, not differentiated in this report. *Gravel deposits* are composed of at least 50 percent gravel-size clasts; cobbles and boulders predominate; minor amounts of sand occur within gravel beds, and sand comprises a few separate layers. Gravel layers generally are poorly sorted, and bedding commonly is distorted and faulted due to postdepositional collapse related to melting of ice. *Sand and gravel deposits* occur as mixtures of gravel and sand within individual layers and as layers of sand alternating with layers of gravel. Sand and gravel layers generally between 25 and 50 percent gravel particles and between 50 and 75 percent sand particles. Layers are well sorted to poorly sorted; bedding may be distorted and faulted due to postdepositional collapse. *Sand deposits* are composed mainly of very coarse to fine sand, commonly in well-sorted layers. Coarser layers may contain up to 25 percent gravel particles, generally granules and pebbles; finer layers may contain some very fine sand, silt, and clay



Swamp deposits—Organic muck and peat that contain minor amounts of sand, silt, and clay, are stratified and poorly sorted, and occur in swamps and freshwater marshes, in kettle depressions, or in poorly drained areas. Unit is shown only where deposits are estimated to be at least 3 ft thick; most deposits are less than 10 ft thick. Swamp deposits overlie glacial deposits or bedrock. They locally overlie glacial till even where they occur within thin glacial meltwater deposits

Note: Figure based on map titled: "Surficial Materials Map of the Marlborough Quadrangle, Massachusetts," prepared by Stone J.R. and Stone, B.D., Scientific Investigation Map 3402, Quadrangle 92 – Marlborough, 2018.

Client:

Arrowstreet

Project:

Proposed Neary Elementary School

Figure 2 – Surficial Geologic Map



LGCI

Lahlaf Geotechnical Consulting, Inc.

Project Location:

Southborough, MA


LGCI Project No.:

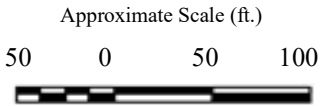
2404

Date:


May 2024

Legend

 Approximate location of borings advanced by Soil X Corporation of Leominster, MA on April 15, 2024, and observed by Lahlaf Geotechnical Consulting, Inc. (LGCI).



Note
Figure based on Margaret A. Neary Elementary School satellite view obtained from Microsoft Bing Maps.

Client: Arrowstreet	Project: Proposed Neary Elementary School	Figure 3 – Boring Location Plan	
 LGCI Lahlaf Geotechnical Consulting, Inc.	Project Location: Southborough, MA	LGCI Project No.: 2404	Date: May 2024

Appendix A – LGCI’s Boring Logs

CLIENT: <u>Arrowstreet</u> LGCI PROJECT NUMBER: <u>2404</u> DATE STARTED: <u>4/15/24</u> DATE COMPLETED: <u>4/15/24</u> BORING LOCATION: <u>Near center of site</u> COORDINATES: <u>NA</u> SURFACE EL.: <u>NA (see note 1)</u> TOTAL DEPTH: <u>21.3 ft.</u> WEATHER: <u>40's / Sunny</u> GROUNDWATER LEVELS: ▽ DURING DRILLING: <u>10.0 ft. Based on sample moisture</u> ▼ AT END OF DRILLING: <u>4.2 ft.</u> ▽ OTHER: <u>-</u>	PROJECT NAME: <u>Proposed Neary Elementary School</u> PROJECT LOCATION: <u>Southborough, MA</u> DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 turbo</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>SG</u> CHECKED BY: <u>AS</u>
--	---

Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
		0					Topsoil	S1 - Top 12": Topsoil
		2	S1	3-3-31-39 (34)	24/17		Fill	Bot. 5": Poorly Graded Gravel with Sand (GP), fine to coarse, subangular, ~30% fine to coarse sand, ~5% fines, brown and white, moist
		4	S2	34-35-56-39 (91)	24/16			S2 - Silty SAND with Gravel (SM), fine to coarse, 35-40% fines, ~20% fine subangular gravel, brown grey, moist
5		6	S3	26-24-21-12 (45)	24/15			▼ S3 - Similar to S2
		6.7	S4	19-81/2" (81/2")	8/8	1		S4 - Silty SAND with Gravel (SM), fine to medium, 15-20% fines, 15-20% fine subrounded gravel, brown grey, moist
		8				2	Sand and Gravel	REMARK 1: SS bouncing on possible boulder at depth of 6.7 feet. REMARK 2: HSA grinding on possible boulder from depths between 6.7 and 8 feet.
10		10	S5	13-15-21-19 (36)	24/8			S5 - Similar to S4
		11.3	S6	13-19-95/3" (114/9")	15/15			▽ S6 - Well Graded SAND with Silt and Gravel (SW-SM), fine to coarse, 5-10% fines, 20-25% fine to coarse subangular gravel, brown grey, wet
						3		REMARK 3: HSA grinding on possible boulder from depths between 11.5 and 15 feet.
15		15	S7	17-28-14-13 (42)	24/17			S7 - Silty SAND with Gravel (SM), fine to coarse, 15-20% fines, 20-25% fine to coarse subangular gravel, brown grey, wet
20		20	S8	19-85-60/3" (145/9")	15/15			S8 - Similar to S7
21.3								Bottom of borehole at 21.3 feet. Backfilled borehole with drill cuttings.

GENERAL NOTES:

1. The ground surface elevation is not available.

CLIENT: <u>Arrowstreet</u> LGCI PROJECT NUMBER: <u>2404</u> DATE STARTED: <u>4/15/24</u> DATE COMPLETED: <u>4/15/24</u> BORING LOCATION: <u>Near eastern side of site</u> COORDINATES: <u>NA</u> SURFACE EL.: <u>NA (see note 1)</u> TOTAL DEPTH: <u>15.01 ft.</u> WEATHER: <u>50's / Sunny</u> GROUNDWATER LEVELS: ▽ DURING DRILLING: <u>4.0 ft. Based on sample moisture</u> ▽ AT END OF DRILLING: <u>2.9 ft.</u> ▽ OTHER: <u>-</u>	PROJECT NAME: <u>Proposed Neary Elementary School</u> PROJECT LOCATION: <u>Southborough, MA</u> DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 turbo</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>SG</u> CHECKED BY: <u>AS</u>
--	---

Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
		0					Topsoil	S1 - Top 12": Topsoil
		2	S1	2-6-13-18 (19)	24/20		Fill	Bot. 8": Well Graded GRAVEL with Silt and Sand (GW-GM), fine to coarse, subangular, ~5% fines, 30-35% fine to coarse sand, grey and white, moist
		3.8	S2	20-20-22-80/3" (42)	21/13			S2 - Well Graded SAND with Silt and Gravel (SW-SM), fine to coarse, 5-10% fines, 15-20% fine to coarse subangular gravel, grey, moist
5		4	S3	10-10-9-7 (19)	24/12			▽ S3 - Silty SAND with Gravel (SM), fine to coarse, ~30% fines, ~20% fine subangular gravel, grey, wet
		6	S4	8-17-28-27 (45)	24/17			S4 - Top 1": Buried Organic Soil
		8					Sand and Gravel	Bot. 16": Silty SAND with Gravel (SM), fine to coarse, ~30% fines, ~20% fine subangular gravel, trace of weathered rock, grey, wet
10		10	S5	17-20-20-31 (40)	24/12			REMARK 1: HSA grinding on possible boulder at depth of 9 feet.
		12						S5 - Poorly Graded SAND with Silt and Gravel (SP-SM), fine to coarse, 10-15% fines, 20-25% fine to coarse subrounded gravel, brown, wet
		15	S6	100/0"	0/0			REMARK 2: HSA grinding on possible boulder/cobbles at depths between 12 and 15 feet.
		15						S6 - No Recovery
								Bottom of borehole at 15.0 feet. Backfilled borehole with drill cuttings.
20								
25								

GENERAL NOTES:

1. The ground surface elevation is not available.

CLIENT: <u>Arrowstreet</u> LGCI PROJECT NUMBER: <u>2404</u> DATE STARTED: <u>4/15/24</u> DATE COMPLETED: <u>4/15/24</u> BORING LOCATION: <u>Near weastern side of site</u> COORDINATES: <u>NA</u> SURFACE EL.: <u>NA (see note 1)</u> TOTAL DEPTH: <u>17 ft.</u> WEATHER: <u>50's / Sunny</u> GROUNDWATER LEVELS: ▽ DURING DRILLING: <u>2.0 ft. Based on sample moisture</u> ▼ AT END OF DRILLING: <u>2.5 ft.</u> ▽ OTHER: <u>-</u>	PROJECT NAME: <u>Proposed Neary Elementary School</u> PROJECT LOCATION: <u>Southborough, MA</u> DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 turbo</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>SG</u> CHECKED BY: <u>AS</u>
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Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
		0						
			S1	1-2-7-12 (9)	24/19		Topsoil	S1 - Top 14": Topsoil
		2						Bot. 5": Poorly Graded SAND with Silt (SP-SM), fine to medium, 5-10% fines, 0-5% fine gravel, grey with orange stripes, moist S2 - Top 4": Similar to S1, Bot. 5" Bot. 13": Well Graded SAND with Silt and Gravel (SW-SM), fine to coarse, 5-10% fines, 35-40% mostly fine subangular gravel, brown grey, wet S3 - Top 7": Similar to S2, Bot. 13" Bot. 9": Silty SAND with Gravel (SM), fine to medium, 15-20% fines, 15-20% fine to coarse subrounded to subangular gravel, brown, wet S4 - Similar to S3, Bot. 9", fine to coarse
5		4	S3	15-20-21-13 (41)	24/16			
		6	S4	15-13-18-19 (31)	24/4			
		8						
10		10	S5	25-31-61-50 (92)	24/14		Sand and Gravel	S5 - Silty GRAVEL with Sand (GM), fine to coarse, angular, 15-20% fines, 25-30% fine to coarse sand, grey, wet
		12						
15		15	S6	20-25-26-25 (51)	24/12			S6 - Silty SAND with Gravel (SM), fine to medium, 15-20% fines, 15-20% fine to coarse subangular gravel, grey, wet
		17						Bottom of borehole at 17.0 feet. Backfilled borehole with drill cuttings.
20								
25								

GENERAL NOTES:

1. The ground surface elevation is not available.

CLIENT: <u>Arrowstreet</u> LGCI PROJECT NUMBER: <u>2404</u> DATE STARTED: <u>4/15/24</u> DATE COMPLETED: <u>4/15/24</u> BORING LOCATION: <u>Near southern center of site</u> COORDINATES: <u>NA</u> SURFACE EL.: <u>NA (see note 1)</u> TOTAL DEPTH: <u>19 ft.</u> WEATHER: <u>50's / Sunny</u> GROUNDWATER LEVELS: ▽ DURING DRILLING: <u>4.0 ft. Based on sample moisture</u> ▽ AT END OF DRILLING: <u>3.1 ft.</u> ▽ OTHER: <u>-</u>	PROJECT NAME: <u>Proposed Neary Elementary School</u> PROJECT LOCATION: <u>Southborough, MA</u> DRILLING SUBCONTRACTOR: <u>Soil X, Corp.</u> DRILLING FOREMAN: <u>Edwin Fajardo</u> DRILLING METHOD: <u>Hollow Stem Auger (4-1/4" I.D.)</u> DRILL RIG TYPE/MODEL: <u>Diedrich D-70 turbo</u> HAMMER TYPE: <u>Automatic</u> HAMMER WEIGHT: <u>140 lb.</u> HAMMER DROP: <u>30 in.</u> SPLIT SPOON DIA.: <u>1.375 in. I.D., 2 in. O.D.</u> CORE BARREL SIZE: <u>NA</u> LOGGED BY: <u>SG</u> CHECKED BY: <u>AS</u>
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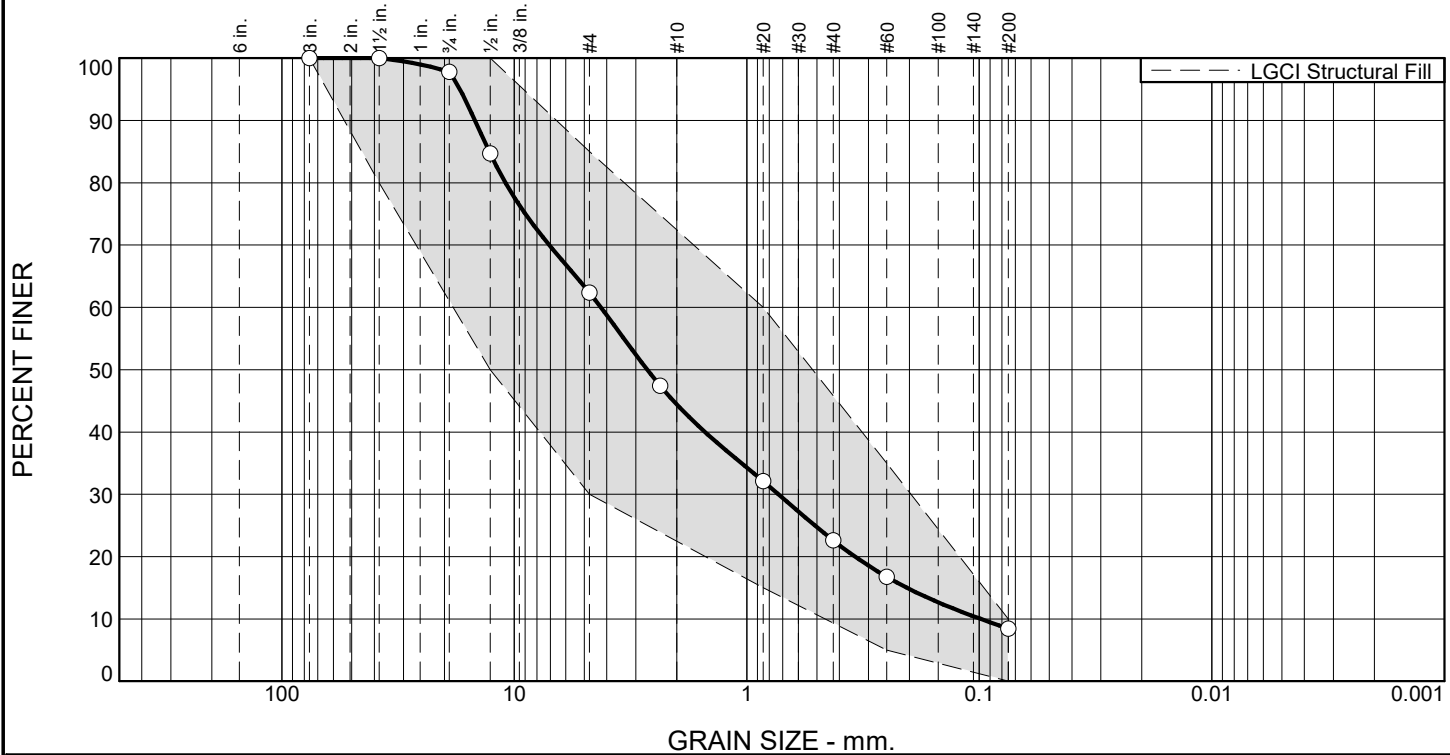
Depth (ft.)	El. (ft.)	Sample Interval (ft.)	Sample Number	Blow Counts (N Value)	Pen./Rec. (in.)	Remark	Strata	Material Description
		0					Topsoil	S1 - Top 10": Topsoil
			S1	1-4-12-10 (16)	24/17		Subsoil	Bot. 7": Poorly Graded SAND with Silt and Gravel (SP-SM), fine to medium, 10-15% fines, 10-15% fine subrounded gravel, light brown, moist
		2						
			S2	11-14-15-17 (29)	24/13			S2 - Silty SAND (SM), fine to coarse, ~15% fines, ~35% fine to coarse subrounded gravel, brown, moist
		4						
5			S3	14-13-9-8 (22)	24/9			S3 - Silty SAND (SM), fine to medium, 20-25% fines, 5-10% fine subrounded gravel, trace of weathered rock, brown grey, wet
		6						
			S4	8-7-8-12 (15)	24/8			S4 - Similar to S3
		8				1		REMARK 1: HSA grinding on possible boulder/cobbles at depth of 8 feet.
10								
		10					Sand and Gravel	S5 - Silty SAND with Gravel (SM), fine to coarse, ~15% fines, 15-20% fine to coarse gravel, trace of weathered rock, brown grey, wet
		12						
15								
		15						S6 - Silty SAND (SM), fine to medium, trace of coarse, 35-40% fines, 5-10% fine to coarse subrounded gravel, grey, wet
		17						
			S7	7-13-17-26 (30)	24/14			S7 - Poorly Graded SAND with Silt and Gravel (SP-SM), fine to medium, ~10% fines, 15-20% fine to coarse subangular gravel, trace of weathered rock, grey with red, wet
		19						
20								Bottom of borehole at 19.0 feet. Backfilled borehole with drill cuttings.
25								

GENERAL NOTES:

1. The ground surface elevation is not available.

Appendix B – Laboratory Test Results

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	2.2	35.4	18.0	21.8	14.2	8.4	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	
1.5"	100.0	80.0 - 100.0	
0.75"	97.8		
0.5"	84.7	50.0 - 100.0	
#4	62.4	30.0 - 85.0	
#8	47.4		
#20	32.1	15.0 - 60.0	
#40	22.6		
#60	16.8	5.0 - 35.0	
#200	8.4	0.0 - 10.0	

* LGCI Structural Fill

Material Description

ASTM (D 2488) Classification: Well Graded SAND with Silt and Gravel (SW-SM), fine to coarse, 5-10% fines, 35-40% mostly fine gravel

Atterberg Limits (ASTM D 4318)

PL= _____ **LL=** _____ **PI=** _____

Classification

USCS (D 2487)= _____ **AASHTO (M 145)=** _____

Coefficients

D₉₀ = 14.7722	D₈₅ = 12.8177	D₆₀ = 4.2431
D₅₀ = 2.6797	D₃₀ = 0.7306	D₁₅ = 0.2046
D₁₀ = 0.0986	C_u = 43.05	C_c = 1.28

Remarks

Natural Soil Material

Date Received: 4/15/24 **Date Tested:** 4/30/24

Tested By: SG

Checked By: SL

Location: B-3

Sample Number: S2 Bot. 13"

Depth: 2'-4'

Date Sampled: 4/15/24



LGCI
Lahlaf Geotechnical Consulting, Inc.

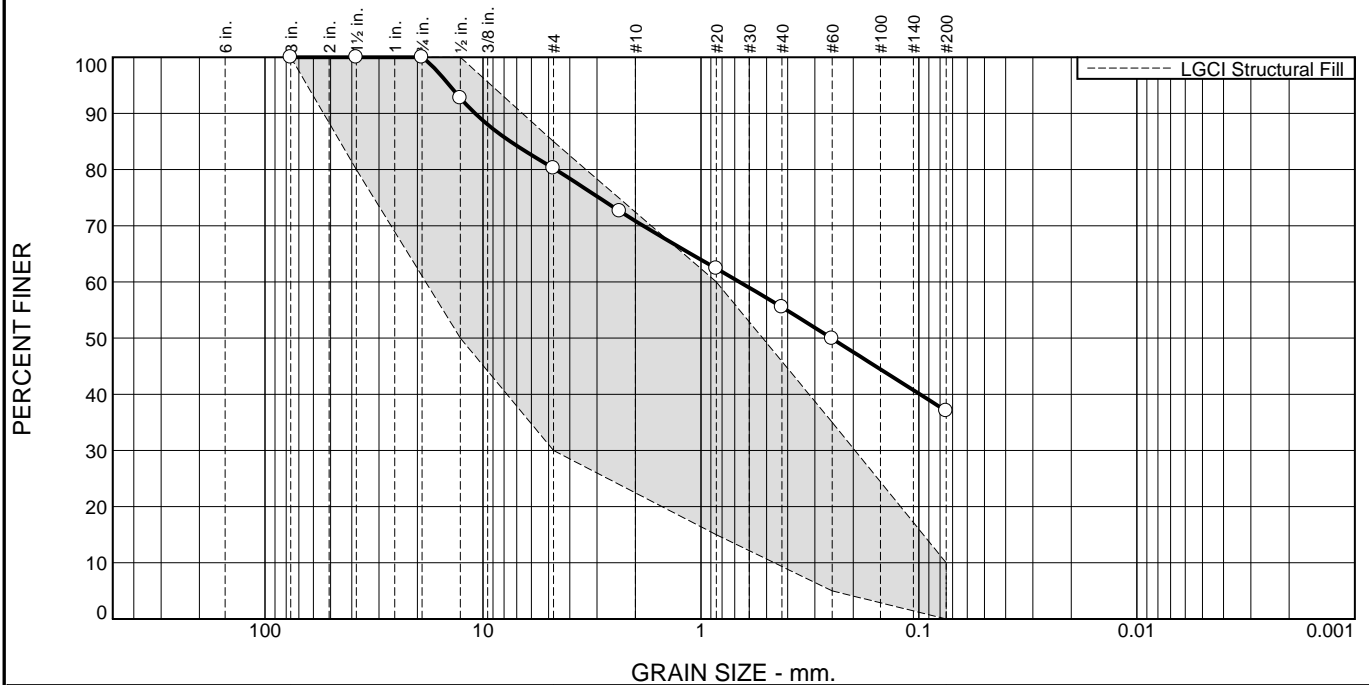
Client: Arrowstreet

Project: Proposed Neary Elementary School
Southborough, Massachusetts

Project No: 2404

Figure

Particle Size Distribution Report



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	19.8	9.3	15.4	18.5	37.0	

TEST RESULTS			
Opening Size	Percent Finer	Spec.* (Percent)	Pass? (X=Fail)
3"	100.0	100.0	
1.5"	100.0	80.0 - 100.0	
0.75"	100.0		
0.5"	92.7	50.0 - 100.0	
#4	80.2	30.0 - 85.0	
#8	72.6		
#20	62.4	15.0 - 60.0	X
#40	55.5		
#60	49.9	5.0 - 35.0	X
#200	37.0	0.0 - 10.0	X

* LGC Structural Fill

Material Description

ASTM (D 2488) Classification: Silty SAND with Gravel (SM), fine to coarse, 35-40% fines, 20% fine gravel

Atterberg Limits (ASTM D 4318)

PL=

LL=

PI=

Classification

USCS (D 2487)=

AASHTO (M 145)=

Coefficients

D₉₀= 10.8651

D₈₅= 7.4884

D₆₀= 0.6656

D₅₀= 0.2525

D₃₀=

D₁₅=

D₁₀=

C_u=

C_c=

Remarks

Fill Material

Date Received: 4/15/24 Date Tested: 4/30/24

Tested By: SG

Checked By: _____

Location: B-1

Sample Number: S2

Depth: 2'-4'

Date Sampled: 4/15/24



LGC

Lahlaf Geotechnical Consulting, Inc.

Client: Arrowstreet

Project: Proposed Neary Elementary School
Southborough, Massachusetts

Project No: 2404

Figure

I. Preliminary Site Assessment



10 Mall Road, Suite 301 • Burlington, MA 01803
Phone: 781-238-8880 • Fax: 781-238-8884 • www.peercpc.com

Engineers • Scientists • Planners

May 3, 2024

Katy Lillich, AIA, LEED AP, MCPPO
Associate Principal
Arrowstreet
10 Post Office Square, Suite 700N
Boston MA 02109

Re: MARGARET A. NEARY ELEMENTARY SCHOOL
55 Parkerville Road, Southborough, MA 01772
Limited Subsurface Soil Investigation Memorandum

Dear Ms. Lillich:

PEER Consultants P.C. (PEER) completed an initial review of the environmental laboratory analytical results for the initial four (4) combined geotechnical/geo-environmental borings completed at Margaret A. Neary Elementary School on April 15, 2024. The weather on this date was sunny, and 44°F. PEER understands that Soil X was the drilling contractor on the project site, and utilized a Diedrich D70 Turbo Drill Rig, with hollow stem augers (and no drive and wash) to complete the borings. Soil X was represented by a driller, and driller's assistance. Lahlaf Geotechnical Consulting, Inc., the geotechnical contractor, was represented by Ms. Sharon Guan. PEER was represented by Mr. Dave Gorden, Board Certified Environmental Scientist and Certified Professional Soil Scientist.

During the limited subsurface soil investigation at the Margaret A. Neary Elementary School, PEER collected two (2) separate, composited soil samples from specific boring depths, to be analyzed for the following parameter: Volatile Organic Compounds (VOCs).

In addition, during the limited subsurface soil investigation, PEER collected four (4) separate, composited soil samples from specific boring depths, to be analyzed for the following parameters: Semivolatile Organic Compounds (SVOCs), Metals, Polychlorinated Biphenyls (PCBs), Total Petroleum Hydrocarbons (TPH) DRO, and TPH GRO, and for General Chemistry parameters such as Percent Solids, Conductivity, Corrosivity (pH), Flashpoint/Ignitability, Reactive Cyanide, and Reactive Sulfide.

Finally, during the limited subsurface soil investigation, PEER collected one (1) composited soil sample from specific boring depths, to be analyzed for the following parameters: Pesticides and Herbicides. PEER also collected one (1) composited soil sample from the specific boring depths, to be analyzed for the following

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008404 – Margaret A. Neary Elementary School – Southborough, MA

Limited Subsurface Soil Investigation Memorandum (5/3/24)
Margaret A. Neary Elementary School – Southborough, MA

parameters: Chloride, Fecal Coliforms, Nitrite as Nitrogen, Nitrate as Nitrogen, Phosphorus, Total as Phosphate.

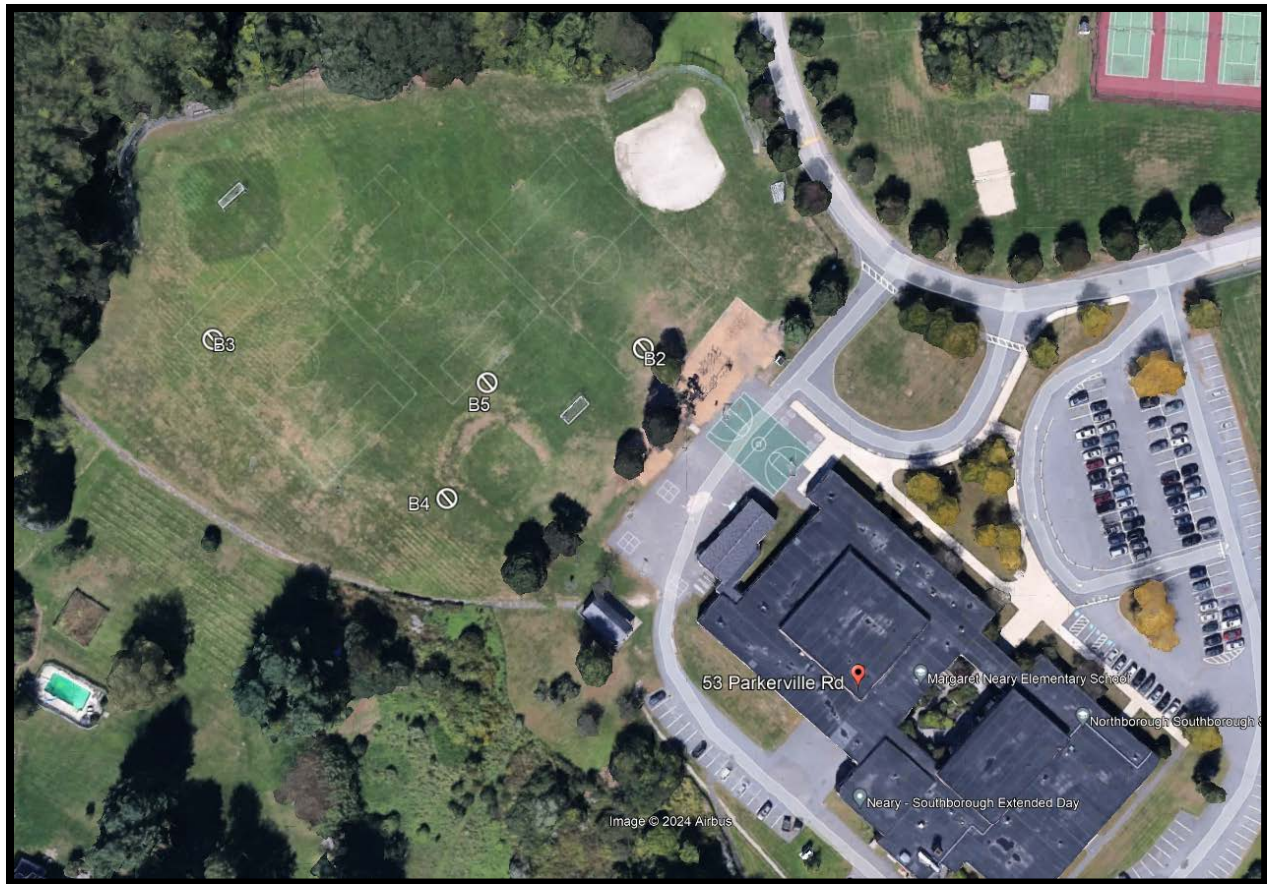
PEER compared the laboratory analytical results to Massachusetts Department of Environmental Protection (MADEP) Policy # COMM-97-001, Reuse and Disposal of Contaminated Soil at Massachusetts Landfills, August 1997. PEER also compared the laboratory analytical results to 310 CMR 40.00, the Massachusetts Contingency Plan (MCP) reporting category RCS-1 and reporting category RCS-2. General chemistry laboratory results were separately compared with RCRA Characteristics under 40 CFR 261. Additional discussions pertaining to the comparison of results may be read below.

Due to the predominance of gravel and split spoon fractured gravel/till and/or other coarse material within the soil borings, and considering that in general, soil material beneath the top soil layer appeared similar to the boring termination depth, PEER collected samples based on the following depth intervals:

- **B2 Full** included soil from soil boring B2 at depths of 2-4', 4-6', 6-8', and 10-12'.
- **B3 Full** included soil from soil boring B3 at depths of 2-4', 4-6', 10-12', and 15-17'.
- **B4 Full** included soil from soil boring B4 at depths of 2-4', 4-6', 6-8', 10-12', 15-17', and 17-19'.
- **B5 Full** included soil from soil boring B5 at depths of 2-4', 4-6', 6-8', 8-10', 10-12', 15-17', and 20-22'.
- **B2-B5 0-2'** included soil from soil borings B2, B3, B4, and B5 from a depth of 0'-2'.
- **B2-B5 WT** included soil which was moist to wet, and was assumed to be from within the groundwater table from soil borings B2 (10-12'), B3 (10-12', 15-17'), B4 (10-12', 15-17'), and B5 (15-17', 20-22').

PEER estimated and documented a global positioning system (GPS) point for each boring based on an open source electronic application; therefore, the location of each soil boring, as estimated in the below Google Earth image is considered approximate only.

Limited Subsurface Soil Investigation Memorandum (5/3/24)
Margaret A. Neary Elementary School – Southborough, MA



53 Parkerville Rd., Southborough, MA
(North is Up)



The following information provides a summary of the analytical results from soil samples collected by PEER on April 15, 2024. The samples were kept under chain of custody by PEER, and in a cooler with ice, until Phoenix Environmental Laboratories, Inc. (Phoenix), of Manchester, CT couriered the samples back to their office on April 16, 2024. PEER received the Analysis Report from Phoenix with the results on April 25, 2024.

VOCs

For Sample B2-B5 (0-2') and Sample B2-B5 WT, there were no detections of individual VOCs. In addition, there were no exceedances of the MCP RCS-1 Criteria for an individual VOC, and there were no exceedances of the MCP RCS-2 Criteria for an individual VOC. Furthermore, there were no exceedances of Total VOCs for acceptance at a lined landfill, and there were no exceedances of Total VOCs for acceptance at an unlined landfill. VOCs were not detected. **Refer to Table 1A.**

SVOCs

For Sample B2 Full, Sample B3 Full, Sample B4 Full, and Sample B5 Full, there were no detections of individual SVOCs. In addition, there were no exceedances of the MCP RCS-1 Criteria for an individual SVOC, and there were no exceedances of the MCP RCS-2 Criteria for an individual SVOC. Furthermore, there were no exceedances of Total SVOCs for acceptance at a lined landfill, and there were no exceedances of Total SVOCs for acceptance at an unlined landfill. SVOCs were not detected. **Refer to Table 1B.**

Metals

For Sample B2 Full, Sample B3 Full, Sample B4 Full, and Sample B5 Full, there were neither exceedances of the MCP RCS-1 Criteria for individual Metals nor exceedances of the MCP RCS-2 Criteria for individual Metals. There were neither exceedances of Metals for acceptance at a lined landfill nor exceedances of Metals for acceptance at an unlined landfill. **Refer to Table 1C.**

PCBs

For Sample B2 Full, Sample B3 Full, Sample B4 Full, and Sample B5 Full, there were neither exceedances of the MCP RCS-1 Criteria for individual Aroclors nor exceedances of the MCP RCS-2 Criteria for individual Aroclors. There were neither exceedances of Total PCBs for acceptance at a lined landfill nor exceedances of Total PCBs for acceptance at an unlined landfill. PCBs were not detected. **Refer to Table 1D.**

TPHs

For Sample B2 Full, Sample B3 Full, Sample B4 Full, and Sample B5 Full, there were neither exceedances of the MCP RCS-1 Criteria for TPH DRO nor exceedances of the MCP RCS-2 Criteria for TPH DRO. There were neither exceedances of TPH DRO for acceptance at a lined landfill nor exceedances of TPH DRO for acceptance at an unlined landfill. Individual DRO were not detected. There are no comparison parameters for TPH GRO; however, TPH GRO was also not detected. **Refer to Table 1E.**

Pesticides

For Sample B2-B5 0-2', there were neither exceedances of MCP RCS-1 criteria for individual pesticides nor exceedances of MCP RCS-2 criteria for individual pesticides. COMM-97-001 does not provide regulatory criteria for pesticides. **Refer to Table 1F.**

Herbicides

For Sample B2-B5 0-2', there were neither exceedances of MCP RCS-1 criteria for individual herbicides nor exceedances of MCP RCS-2 criteria for individual herbicides. COMM-97-001 does not provide regulatory criteria for herbicides. **Refer to Table 1G.**

Miscellaneous/Biological

For Sample B2-B5 WT, there were no detections of chloride, fecal coliforms, and nitrite as nitrogen for the soil sample (B2-B5 WT) analyzed, where "WT" refers to within the groundwater table. The MCP and COMM-97-001 do not provide regulatory criteria for these parameters. PEER understands that the location of the

potential septic system leach field was misrepresented to the Architect by Others, and that therefore this lack of the presence of a septic system leach field at the assumed location may be indicated in the laboratory results for these parameters.

In addition, Nitrate as Nitrogen was only detected at concentrations slightly above the laboratory reporting limit in soil Sample B2-B5 WT (0.93 mg/Kg). According to the Soil and Plant Nutrient Testing Laboratory at the UMass Extension (the Extension), in Amherst, MA, in general, a soil Nitrate Nitrogen concentration of 30 ppm (mg/Kg) or higher during the active growing season is sufficient for most plants. The Extension believes that interpretation of soil Nitrate Nitrogen levels below 30 ppm (mg/Kg) is somewhat nebulous because soil nitrogen is so dynamic. The Extension continues that when the concentration of soil Nitrate Nitrogen is less than 30 ppm (mg/Kg), additional fertilizer may or may not be needed. The soil borings which comprised B2-B5 WT are located in a grassed field northwest of the Margaret A. Neary Elementary School building. The presence of Nitrate Nitrogen may be due to applications of fertilizer to the grassed field; however, since the concentration at the sampled location is considered to be approximately 31 times lower than what the Extension may consider “sufficient for most plants”, no additional discussion related to Nitrate Nitrogen as a contaminant appears warranted.

Furthermore, Total Phosphate was detected at Sample B2-B5 WT. According to an article from the Eleventh Annual on-Site Wastewater Treatment Conference Minimizing Impacts, Maximizing Resource Potential Soil Based Wastewater Treatment, titled “Soil Based Wastewater Treatment”, by George W. Loomis, Soil Scientist, Dept. of Natural Resources Science, Director of the Cooperative Extension On-Site Wastewater Training Center at the University of Rhode Island (the “Article”), Phosphate is not a toxic compound, but it is the limiting nutrient in freshwater lakes and ponds responsible for eutrophication.

The Article continues that Phosphate anions are negatively charged ions capable of being strongly adsorbed to hydrous oxides of iron, aluminum, and manganese and carbonate surfaces on soil particles. It is also taken up by plant roots and incorporated into microbial cell material and organic matter. Most soils have the ability to adsorb phosphate loads from septic systems fairly well, so the concern is minimal. However, coarse textured soils with limited surface areas (due to low hydrous oxide or carbonate contents) can eventually reach their phosphate adsorptive capacity and not provide sufficient treatment to protect adjacent water bodies. Phosphate removals are also limited in saturated soils, and in situations where localized channel-type wastewater flow occurs.

PEER notes that concentration of total phosphate in soil within the groundwater table is approximately 26 times higher than the laboratory reporting limit. Whereas the Article indicates that “Phosphate removals are also limited in saturated soils,” PEER notes that these soil sample locations were specifically collected at depths associated with saturated soils. Though the presence of total Phosphate occurs in the soil samples, with the understanding that the septic system leach field is not located in this grassed field, no additional discussion related to total Phosphate as a contaminant appears warranted. However, PEER recommends

that a consideration of excavation dewatering activities, if needed, in these soil types near or associated with wetlands be further reviewed. **Refer to Table 1H.**

General Chemistry

For Sample B2 Full, Sample B3 Full, Sample B4 Full, and Sample B5 Full, there were neither exceedances of Conductivity for acceptance at a lined landfill nor exceedances of Conductivity for acceptance at an unlined landfill. There were no exceedances of RCRA Characteristics for flashpoint/ignitability. Flashpoint/ignitability passed. There were no exceedances of RCRA Characteristics for pH. There were no exceedances of RCRA Characteristics for reactivity. Reactivity was Negative. **Refer to Table 1I.**

Initial Recommendations

PEER recommends that additional pre-characterization sampling of the subsurface soil in borings and/or test pits be completed once the exact proposed building or utility excavations or other site infrastructure depths and locations are known.

In addition, as it relates to the potential need for dewatering activities (as detailed in the Lahlaf Geotechnical Consulting, Inc. Preliminary Geotechnical Report), PEER understands that Lahlaf Geotechnical Consulting, Inc. is anticipating “that groundwater control procedures will be needed during construction.” Should a construction general permit be required for this activity, PEER recommends considering the implementation of a sampling and analysis program for groundwater through the installation of temporary groundwater monitoring wells during any additional subsurface soil investigation, and prior to site redevelopment.

Please find directly included an excel spreadsheet (as a PDF) summarizing the results of the limited subsurface soil investigation at the Margaret A. Neary Elementary School, and including an Analysis Report by Phoenix Environmental Laboratories (dated April 25, 2024).

Please contact us directly at 781.238.8880, should you have any questions or require any clarification on this Limited Subsurface Soil Investigation Memorandum at the Margaret A. Neary Elementary School.

Sincerely,

PEER Consultants, P.C.

David Gorden, BCES
Senior Environmental Scientist

Table 1A - Volatile Organic Compounds
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

				CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP RCS-1	2020 MCP RCS-2	COMM-97-001 Lined Landfill	COMM-97-001 Unlined Landfill	Result	RL	Result	RL	Result	RL

Volatiles By SW8260D
Total VOCs

ug/Kg	NL	NL	10,000	4,000	--		--		--		--		NS		NS	
-------	----	----	--------	-------	----	--	----	--	----	--	----	--	----	--	----	--

-- = Analyte not detected in soil sample.
 NS = VOCs were not sampled for in this sample.
 NL = The MCP does not list a standard for this.
 There were no detections of individual VOCs.
 There were no exceedances of the MCP RCS-1 Criteria for an individual VOC.
 There were no exceedances of the MCP RCS-2 Criteria for an individual VOC.
 There were no exceedances of Total VOCs for acceptance at a lined landfill.
 There were no exceedances of Total VOCs for acceptance at an unlined landfill.

Table 1B - Semivolatile Organic Compounds
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

				CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2`	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP	2020 MCP	COMM-97-001	COMM-97-001	Result	RL	Result	RL	Result	RL
RCS-1	RCS-2	Lined	Unlined						
		Landfill	Landfill						

Semivolatiles By SW8270E													
Total SVOCs	ug/Kg	NL	NL	100,000	100,000	--	--	--	--	NS	NS		

-- = Analyte not detected in soil sample.

NS = SVOCs were not sampled for in this sample.

NL = The MCP does not list a standard for this.

There were no detections of individual SVOCs.

There were no exceedances of the MCP RCS-1 Criteria for an individual SVOC.

There were no exceedances of the MCP RCS-2 Criteria for an individual SVOC.

There were no exceedances of Total SVOCs for acceptance at a lined landfill.

There were no exceedances of Total SVOCs for acceptance at an unlined landfill.

Table 1C - Metals
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

				CQ52307		CQ52308		CQ52309		CQ52310		CQ52312		CQ52313	
				4/15/2024		4/15/2024		4/15/2024		4/15/2024		4/15/2024		4/15/2024	
				B2 FULL Soil		B3 FULL Soil		B4 FULL Soil		B5 FULL Soil		B2-B5 0-2` Soil		B2-B5 WT Soil	
2020 MCP RCS-1	2020 MCP RCS-2	COMM-97-001 Lined Landfill	COMM-97-001 Unlined Landfill	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL	Result	RL

Metals, Total															
Arsenic	mg/Kg	20	20	40	40	3.95	0.66	3.71	0.75	2.82	0.72	3.78	0.70	NS	NS
Barium	mg/Kg	1,000	3,000	NL	NL	35.4	0.33	46.9	0.38	32.7	0.36	48.3	0.35	NS	NS
Beryllium	mg/Kg	100	200	80	30	--		0.34	0.30	--		0.35	0.28	NS	NS
Cadmium	mg/Kg	80	80	1,000	1,000	--		--		0.4	0.36	--		NS	NS
Chromium	mg/Kg	100	200	NL	NL	12.1	0.33	17.9	0.38	13.1	0.36	13.8	0.35	NS	NS
Lead	mg/Kg	200	600	2,000	1,000	3.6	0.33	3.77	0.38	3.42	0.36	3.64	0.35	NS	NS
Nickel	mg/Kg	700	1,000	NL	NL	8.46	0.33	11	0.38	10.3	0.36	9.65	0.35	NS	NS
Vanadium	mg/Kg	500	800	NL	NL	17.8	0.33	24.1	0.38	20.8	0.36	22.3	0.35	NS	NS
Zinc	mg/Kg	1,000	3,000	NL	NL	22.1	0.7	26.9	0.8	23.4	0.7	27.3	0.7	NS	NS

-- = Analyte not detected in soil sample.

NS = Metals were not sampled for in this sample.

NL = COMM-97-001 does not list a standard for this metal.

There were neither exceedances of the MCP RCS-1 Criteria for individual Metals nor exceedances of the MCP RCS-2 Criteria for individual Metals.

There were neither exceedances of Metals for acceptance at a lined landfill nor exceedances of Metals for acceptance at an unlined landfill.

Table 1D - Polychlorinated Biphenyls
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

				CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP	2020 MCP	COMM-97-001	COMM-97-001	Result	RL	Result	RL	Result	RL
RCS-1	RCS-2	Lined	Unlined						
		Landfill	Landfill						

PCBs By SW8082A
Total PCBs

	NL	NL	<2,000	<2,000	--		--		--		--		NS		NS	
--	----	----	--------	--------	----	--	----	--	----	--	----	--	----	--	----	--

-- = Analyte not detected in soil sample.

NS = PCBs were not sampled for in this sample.

NL = The MCP does not list a standard for this.

There were neither exceedances of the MCP RCS-1 Criteria for individual Aroclors nor exceedances of the MCP RCS-2 Criteria for individual Aroclors.

There were neither exceedances of Total PCBs for acceptance at a lined landfill nor exceedances of Total PCBs for acceptance at an unlined landfill.

Table 1E - Total Petroleum Hydrocarbons (Detected Analytes) Margaret A. Neary Elementary School 53 Parkerville Road Southborough, Massachusetts															
Lab Sample Id				CQ52307		CQ52308		CQ52309		CQ52310		CQ52312		CQ52313	
Collection Date				4/15/2024		4/15/2024		4/15/2024		4/15/2024		4/15/2024		4/15/2024	
Client Id				B2 FULL		B3 FULL		B4 FULL		B5 FULL		B2-B5 0-2'		B2-B5 WT	
Matrix				Soil		Soil		Soil		Soil		Soil		Soil	
Units				2020 MCP RCS-1	2020 MCP RCS-2	COMM-97-001 Lined Landfill	COMM-97-001 Unlined Landfill	Result	RL	Result	RL	Result	RL	Result	RL

TPH By SW8015D DRO															
Total TPH	mg/kg	1,000	3,000	5,000	2,000	--		--		--		--		NS	NS

Gasoline Range Hydrocarbons (C6-C10) By SW8015D GRO															
GRO (C6-C10)	mg/Kg	NL	NL	NL	NL	--		--		--		--		NS	NS

-- = Analyte not detected in soil sample.

NS = TPHs were not sampled for in this sample.

NL = The MCP and COMM-97-001 do not list a standard for this.

TPH DRO included Fuel Oil #2/Diesel Fuel, Fuel Oil #4, Fuel Oil #6, Kerosene, Motor Oil, Unidentified

GRO included gasoline range organics (C6-C10).

There were neither exceedances of the MCP RCS-1 Criteria for Total TPH DRO nor exceedances of the MCP RCS-2 Criteria for Total TPH DRO.

There were neither exceedances of TPH DRO for acceptance at a lined landfill nor exceedances of TPH DRO for acceptance at an unlined landfill.

Table 1F - Pesticides

(Detected Analytes)

Margaret A. Neary Elementary School

53 Parkerville Road

Southborough, Massachusetts

Lab Sample Id

Collection Date

Client Id

Matrix

Units

		COMM-97-001	COMM-97-001	CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP RCS-1	2020 MCP RCS-2	Lined Landfill	Unlined Landfill	Result	RL	Result	RL	Result	RL

Pesticides By SW8081B

There were no detections of Pesticides for the soil sample (B2-B5 0-2') analyzed.
There were neither exceedances of MCP RCS-1 criteria for individual pesticides nor exceedances of MCP RCS-2 criteria for individual pesticides.
COMM-97-001 does not provide regulatory criteria for pesticides.

Table 1G - Herbicides
(Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id

Collection Date

Client Id

Matrix

Units

		COMM-97-001	COMM-97-001	CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP RCS-1	2020 MCP RCS-2	Lined Landfill	Unlined Landfill	Result	RL	Result	RL	Result	RL

Chlorinated Herbicides By SW8151A

There were no detections of Herbicides for the soil sample (B2-B5 0-2') analyzed.

There were neither exceedances of MCP RCS-1 criteria for individual herbicides nor exceedances of MCP RCS-2 criteria for individual herbicides.

COMM-97-001 does not provide regulatory criteria for herbicides.

Table 1H - Miscellaneous / Biological
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

				CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
				4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
				B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
				Soil	Soil	Soil	Soil	Soil	Soil
2020 MCP	2020 MCP	COMM-97-001	COMM-97-001	Result	RL	Result	RL	Result	RL
RCS-1	RCS-2	Lined	Unlined						
		Landfill	Landfill						

Miscellaneous/Biological																	
Chloride	mg/kg	NL	NL	NL	NL	NS		NS		NS		NS		NS		--	
Fecal Coliforms	cfu/g	NL	NL	NL	NL	NS		NS		NS		NS		NS		--	
Nitrite as N	mg/kg	NL	NL	NL	NL	NS		NS		NS		NS		NS		--	
Nitrate as N	mg/kg	NL	NL	NL	NL	NS		NS		NS		NS		NS		0.93	0.56
Phosphorus, Total as P	mg/Kg	NL	NL	NL	NL	NS		NS		NS		NS		NS		365	14

There were no detections of chloride, fecal coliforms, and nitrite as nitrogen for the soil sample (B2-B5 WT) analyzed, where "WT" refers to within the groundwater table.

-- = Analyte not detected in soil sample.

NL = The MCP and COMM-97-001 do not list a standard for this constituent.

NS = Constituent was not sampled for in this sample.

Table 1I - General Chemistry
 (Detected Analytes)
Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, Massachusetts

Lab Sample Id
 Collection Date
 Client Id
 Matrix
 Units

						CQ52307	CQ52308	CQ52309	CQ52310	CQ52312	CQ52313
						4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024	4/15/2024
						B2 FULL	B3 FULL	B4 FULL	B5 FULL	B2-B5 0-2'	B2-B5 WT
						Soil	Soil	Soil	Soil	Soil	Soil
						Result	RL	Result	RL	Result	RL

Miscellaneous/Inorganics											
Percent Solid	%	NL	NL	NL	NL	NL	94		90		90
Conductivity - Soil Matrix	umhos/cm	NL	NL	NL	8,000	4,000	24	5	20	5	23
Corrosivity	Pos/Neg	NL	NL	NL	NL	NL	Negative		Negative		Negative
Flash Point	Degree F	NL	NL	≤ 140	NL	NL	>200	200	>200	200	>200
Ignitability	degree F	NL	NL	≤ 140	NL	NL	Passed	140	Passed	140	Passed
pH at 25C - Soil	pH Units	NL	NL	≤ 2 and ≥ 12.5	NL	NL	7.22	1.00	7.4	1.00	7.12
Reactivity Cyanide	mg/Kg	NL	NL	40 CFR 261.23	NL	NL	< 5	5	< 5	5	< 5
Reactivity Sulfide	mg/Kg	NL	NL	40 CFR 261.23	NL	NL	< 20	20	< 20	20	< 20
Reactivity	Pos/Neg	NL	NL	40 CFR 261.23	NL	NL	Negative		Negative		Negative

NL = The MCP and COMM-97-001 do not list a standard for this constituent.

NS = Constituent was not sampled for in this sample.

There were neither exceedances of Conductivity for acceptance at a lined landfill nor exceedances of Conductivity for acceptance at an unlined landfill.

There were no exceedances of RCRA Characteristics for flashpoint/ignitability. Flashpoint/ignitability passed.

There were no exceedances of RCRA Characteristics for pH.

There were no exceedances of RCRA Characteristics for reactivity. Reactivity was Negative.



Thursday, April 25, 2024

Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Project ID: M.A.N. SCHOOL
SDG ID: GCQ52307
Sample ID#s: CQ52307 - CQ52314

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Phyllis Shiller".

Phyllis Shiller

Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Sample Id Cross Reference

April 25, 2024

SDG I.D.: GCQ52307

Project ID: M.A.N. SCHOOL

Client Id	Lab Id	Matrix
B2 FULL	CQ52307	SOIL
B3 FULL	CQ52308	SOIL
B4 FULL	CQ52309	SOIL
B5 FULL	CQ52310	SOIL
TB041524 LL	CQ52311	SOIL
B2-B5 0-2`	CQ52312	SOIL
B2-B5 WT	CQ52313	SOIL
TB041524 HL	CQ52314	SOIL



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

14:37
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52307

Project ID: M.A.N. SCHOOL
Client ID: B2 FULL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.33	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Arsenic	3.95	0.66	mg/Kg	1	04/17/24	TH	SW6010D
Barium	35.4	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Beryllium	< 0.26	0.26	mg/Kg	1	04/17/24	TH	SW6010D
Cadmium	< 0.33	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Chromium	12.1	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Mercury	< 0.03	0.03	mg/Kg	2	04/17/24	ZT	SW7471B
Nickel	8.46	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Lead	3.60	0.33	mg/Kg	1	04/17/24	PS	SW6010D
Antimony	< 3.3	3.3	mg/Kg	1	04/17/24	TH	SW6010D
Selenium	< 1.3	1.3	mg/Kg	1	04/17/24	TH	SW6010D
Thallium	< 3.0	3.0	mg/Kg	1	04/17/24	TH	SW6010D
Vanadium	17.8	0.33	mg/Kg	1	04/17/24	TH	SW6010D
Zinc	22.1	0.7	mg/Kg	1	04/17/24	TH	SW6010D
Percent Solid	94		%		04/16/24	CV	SW846-%Solid
Conductivity - Soil Matrix	24	5	umhos/cm	1	04/17/24	JY	SW9050A
Corrosivity	Negative		Pos/Neg	1	04/16/24	MW	SW846-Corr
Flash Point	>200	200	Degree F	1	04/19/24	G	SW1010B
Ignitability	Passed	140	degree F	1	04/19/24	G	SW846-Ignit
pH at 25C - Soil	7.22	1.00	pH Units	1	04/16/24 23:31	MW	SW846 9045D
Reactivity Cyanide	< 5	5	mg/Kg	1	04/19/24	EG/GD	SW846 7.3.3.1/90
Reactivity Sulfide	< 20	20	mg/Kg	1	04/22/24	EG/GD	SW846 CH7
Reactivity	Negative		Pos/Neg	1	04/22/24	EG/GD	SW846-React
Field Extraction	Completed				04/15/24		SW5035A
Mercury Digestion	Completed				04/17/24	MQ/HL	SW7471B
Extraction of ETPH	Completed				04/19/24	HL/H/U	SW3546
Soil Extraction for PCB	Completed				04/22/24	H/A	SW3546

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Soil Extraction for SVOA	Completed				04/19/24	C/A	SW3546
Total Metals Digest	Completed				04/16/24	J/AG	SW3050B

Gasoline Range Hydrocarbons (C6-C10)

GRO (C6-C10)	ND	5.1	mg/Kg	50	04/17/24	V	SW8015D GRO
<u>QA/QC Surrogates</u>							
% 2,5-Dibromotoluene (FID)	90		%	50	04/17/24	V	70 - 130 %

Polychlorinated Biphenyls

PCB-1016	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1221	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1232	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1242	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1248	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1254	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1260	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1262	ND	70	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1268	ND	70	ug/Kg	2	04/23/24	SC	SW8082A

QA/QC Surrogates

% DCBP	91		%	2	04/23/24	SC	30 - 150 %
% DCBP (Confirmation)	90		%	2	04/23/24	SC	30 - 150 %
% TCMX	80		%	2	04/23/24	SC	30 - 150 %
% TCMX (Confirmation)	78		%	2	04/23/24	SC	30 - 150 %

TPH by GC (Extractable (C9-C36))

Fuel Oil #2 / Diesel Fuel	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #4	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #6	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Kerosene	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Motor Oil	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Total TPH	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO
Unidentified	ND	52	mg/kg	1	04/20/24	JRB	SW8015D DRO

QA/QC Surrogates

% COD (surr)	73		%	1	04/20/24	JRB	50 - 150 %
% Terphenyl (surr)	80		%	1	04/20/24	JRB	50 - 150 %

Volatiles

1,1,1,2-Tetrachloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	3.2	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloropropene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromoethane	ND	0.53	ug/Kg	1	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
1,2-Dichlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloropropane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichloropropane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
2,2-Dichloropropane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
2-Chlorotoluene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
2-Hexanone	ND	27	ug/Kg	1	04/16/24	JLI	SW8260D
2-Isopropyltoluene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
4-Chlorotoluene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	27	ug/Kg	1	04/16/24	JLI	SW8260D
Acetone	ND	270	ug/Kg	1	04/16/24	JLI	SW8260D
Acrylonitrile	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Benzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Bromobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Bromochloromethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Bromodichloromethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Bromoform	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Bromomethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon Disulfide	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon tetrachloride	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Chlorobenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroform	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Chloromethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromochloromethane	ND	3.2	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromomethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Dichlorodifluoromethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Ethylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Hexachlorobutadiene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Isopropylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
m&p-Xylene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	32	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	11	ug/Kg	1	04/16/24	JLI	SW8260D
Methylene chloride	ND	11	ug/Kg	1	04/16/24	JLI	SW8260D
Naphthalene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
n-Butylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
n-Propylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
o-Xylene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
p-Isopropyltoluene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
sec-Butylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Styrene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
tert-Butylbenzene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrachloroethene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	11	ug/Kg	1	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Toluene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Total Xylenes	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	11	ug/Kg	1	04/16/24	JLI	SW8260D
Trichloroethene	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorofluoromethane	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	11	ug/Kg	1	04/16/24	JLI	SW8260D
Vinyl chloride	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D
<u>QA/QC Surrogates</u>							
% 1,2-dichlorobenzene-d4	100		%	1	04/16/24	JLI	70 - 130 %
% Bromofluorobenzene	95		%	1	04/16/24	JLI	70 - 130 %
% Dibromofluoromethane	94		%	1	04/16/24	JLI	70 - 130 %
% Toluene-d8	99		%	1	04/16/24	JLI	70 - 130 %
<u>Oxygenates & Dioxane</u>							
1,4-Dioxane	ND	110	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Diethyl ether	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	5.3	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
<u>Semivolatiles</u>							
1,1-Biphenyl	ND	50	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4,5-Tetrachlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4-Trichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Diphenylhydrazine	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
1,3-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,4-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,2'-Oxybis(1-Chloropropane)	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4,5-Trichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4,6-Trichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dimethylphenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrophenol	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrotoluene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,6-Dinitrotoluene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Chloronaphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Chlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylnaphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylphenol (o-cresol)	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitroaniline	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitrophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
3&4-Methylphenol (m&p-cresol)	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
3,3'-Dichlorobenzidine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
3-Nitroaniline	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
4,6-Dinitro-2-methylphenol	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
4-Bromophenyl phenyl ether	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
4-Chloro-3-methylphenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chloroaniline	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
4-Chlorophenyl phenyl ether	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitroaniline	ND	560	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitrophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthylene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acetophenone	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Aniline	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benz(a)anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzidine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(a)pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(b)fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(ghi)perylene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(k)fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzoic acid	ND	700	ug/Kg	1	04/20/24	MR	SW8270E
Benzyl butyl phthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethoxy)methane	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethyl)ether	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-ethylhexyl)phthalate	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Carbazole	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Chrysene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dibenz(a,h)anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dibenzofuran	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Diethyl phthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dimethylphthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-butylphthalate	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-octylphthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Fluorene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobutadiene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorocyclopentadiene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachloroethane	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Indeno(1,2,3-cd)pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Isophorone	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Naphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Nitrobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodimethylamine	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodi-n-propylamine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodiphenylamine	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Pentachloronitrobenzene	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Pentachlorophenol	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
Phenanthrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Phenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Pyridine	ND	350	ug/Kg	1	04/20/24	MR	SW8270E
<u>QA/QC Surrogates</u>							
% 2,4,6-Tribromophenol	73		%	1	04/20/24	MR	30 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% 2-Fluorobiphenyl	64		%	1	04/20/24	MR	30 - 130 %
% 2-Fluorophenol	64		%	1	04/20/24	MR	30 - 130 %
% Nitrobenzene-d5	63		%	1	04/20/24	MR	30 - 130 %
% Phenol-d5	65		%	1	04/20/24	MR	30 - 130 %
% Terphenyl-d14	72		%	1	04/20/24	MR	30 - 130 %

Massachusetts does not offer certification for Soil/Solid matrices.

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Corrosivity is based solely on the pH analysis performed above.

The GRO (C6-C10) is quantitated using an gasoline standard.

Ignitability is based solely on the results of the closed cup flashpoint analysis performed above. Passed is >140 degree F.

The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Cyanide. This method is no longer listed in the current version of SW-846.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Sulfide. This method is no longer listed in the current version of SW-846.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.

The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

11:39
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52308

Project ID: M.A.N. SCHOOL
Client ID: B3 FULL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.38	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Arsenic	3.71	0.75	mg/Kg	1	04/17/24	TH	SW6010D
Barium	46.9	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Beryllium	0.34	0.30	mg/Kg	1	04/17/24	TH	SW6010D
Cadmium	< 0.38	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Chromium	17.9	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Mercury	< 0.03	0.03	mg/Kg	2	04/17/24	ZT	SW7471B
Nickel	11.0	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Lead	3.77	0.38	mg/Kg	1	04/17/24	PS	SW6010D
Antimony	< 3.8	3.8	mg/Kg	1	04/17/24	TH	SW6010D
Selenium	< 1.5	1.5	mg/Kg	1	04/17/24	TH	SW6010D
Thallium	< 3.4	3.4	mg/Kg	1	04/17/24	TH	SW6010D
Vanadium	24.1	0.38	mg/Kg	1	04/17/24	TH	SW6010D
Zinc	26.9	0.8	mg/Kg	1	04/17/24	TH	SW6010D
Percent Solid	90		%		04/16/24	CV	SW846-%Solid
Conductivity - Soil Matrix	20	5	umhos/cm	1	04/17/24	JY	SW9050A
Corrosivity	Negative		Pos/Neg	1	04/16/24	MW	SW846-Corr
Flash Point	>200	200	Degree F	1	04/19/24	G	SW1010B
Ignitability	Passed	140	degree F	1	04/19/24	G	SW846-Ignit
pH at 25C - Soil	7.40	1.00	pH Units	1	04/16/24 23:31	MW	SW846 9045D
Reactivity Cyanide	< 5	5	mg/Kg	1	04/19/24	EG/GD	SW846 7.3.3.1/90
Reactivity Sulfide	< 20	20	mg/Kg	1	04/22/24	EG/GD	SW846 CH7
Reactivity	Negative		Pos/Neg	1	04/22/24	EG/GD	SW846-React
Field Extraction	Completed				04/15/24		SW5035A
Mercury Digestion	Completed				04/17/24	MQ/HL	SW7471B
Extraction of ETPH	Completed				04/19/24	HL/H/U	SW3546
Soil Extraction for PCB	Completed				04/22/24	H/A	SW3546

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Soil Extraction for SVOA	Completed				04/19/24	C/A	SW3546
Total Metals Digest	Completed				04/16/24	J/AG	SW3050B

Gasoline Range Hydrocarbons (C6-C10)

GRO (C6-C10)	ND	5.0	mg/Kg	50	04/17/24	V	SW8015D GRO
<u>QA/QC Surrogates</u>							
% 2,5-Dibromotoluene (FID)	94		%	50	04/17/24	V	70 - 130 %

Polychlorinated Biphenyls

PCB-1016	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1221	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1232	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1242	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1248	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1254	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1260	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1262	ND	73	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1268	ND	73	ug/Kg	2	04/23/24	SC	SW8082A

QA/QC Surrogates

% DCBP	86		%	2	04/23/24	SC	30 - 150 %
% DCBP (Confirmation)	85		%	2	04/23/24	SC	30 - 150 %
% TCMX	79		%	2	04/23/24	SC	30 - 150 %
% TCMX (Confirmation)	76		%	2	04/23/24	SC	30 - 150 %

TPH by GC (Extractable (C9-C36))

Fuel Oil #2 / Diesel Fuel	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #4	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #6	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Kerosene	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Motor Oil	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Total TPH	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO
Unidentified	ND	55	mg/kg	1	04/20/24	JRB	SW8015D DRO

QA/QC Surrogates

% COD (surr)	66		%	1	04/20/24	JRB	50 - 150 %
% Terphenyl (surr)	73		%	1	04/20/24	JRB	50 - 150 %

Volatiles

1,1,1,2-Tetrachloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	2.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloropropene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromoethane	ND	0.49	ug/Kg	1	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
1,2-Dichlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloropropane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichloropropane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
2,2-Dichloropropane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
2-Chlorotoluene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
2-Hexanone	ND	24	ug/Kg	1	04/16/24	JLI	SW8260D
2-Isopropyltoluene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
4-Chlorotoluene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	24	ug/Kg	1	04/16/24	JLI	SW8260D
Acetone	ND	240	ug/Kg	1	04/16/24	JLI	SW8260D
Acrylonitrile	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Benzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Bromobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Bromochloromethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Bromodichloromethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Bromoform	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Bromomethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon Disulfide	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon tetrachloride	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Chlorobenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroform	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Chloromethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromochloromethane	ND	2.9	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromomethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Dichlorodifluoromethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Ethylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Hexachlorobutadiene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Isopropylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
m&p-Xylene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	29	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	9.8	ug/Kg	1	04/16/24	JLI	SW8260D
Methylene chloride	ND	9.8	ug/Kg	1	04/16/24	JLI	SW8260D
Naphthalene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
n-Butylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
n-Propylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
o-Xylene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
p-Isopropyltoluene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
sec-Butylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Styrene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
tert-Butylbenzene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrachloroethene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	9.8	ug/Kg	1	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Toluene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Total Xylenes	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	9.8	ug/Kg	1	04/16/24	JLI	SW8260D
Trichloroethene	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorofluoromethane	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	9.8	ug/Kg	1	04/16/24	JLI	SW8260D
Vinyl chloride	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D
<u>QA/QC Surrogates</u>							
% 1,2-dichlorobenzene-d4	100		%	1	04/16/24	JLI	70 - 130 %
% Bromofluorobenzene	96		%	1	04/16/24	JLI	70 - 130 %
% Dibromofluoromethane	92		%	1	04/16/24	JLI	70 - 130 %
% Toluene-d8	99		%	1	04/16/24	JLI	70 - 130 %
<u>Oxygenates & Dioxane</u>							
1,4-Dioxane	ND	98	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Diethyl ether	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	4.9	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
<u>Semivolatiles</u>							
1,1-Biphenyl	ND	50	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4,5-Tetrachlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4-Trichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Diphenylhydrazine	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
1,3-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
1,4-Dichlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,2'-Oxybis(1-Chloropropane)	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4,5-Trichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4,6-Trichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dichlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dimethylphenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrophenol	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrotoluene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2,6-Dinitrotoluene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Chloronaphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Chlorophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylnaphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylphenol (o-cresol)	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitroaniline	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitrophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
3&4-Methylphenol (m&p-cresol)	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
3,3'-Dichlorobenzidine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
3-Nitroaniline	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
4,6-Dinitro-2-methylphenol	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
4-Bromophenyl phenyl ether	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
4-Chloro-3-methylphenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chloroaniline	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
4-Chlorophenyl phenyl ether	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitroaniline	ND	580	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitrophenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthylene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Acetophenone	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Aniline	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benz(a)anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzidine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(a)pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(b)fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(ghi)perylene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(k)fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Benzoic acid	ND	720	ug/Kg	1	04/20/24	MR	SW8270E
Benzyl butyl phthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethoxy)methane	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethyl)ether	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-ethylhexyl)phthalate	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Carbazole	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Chrysene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dibenz(a,h)anthracene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dibenzofuran	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Diethyl phthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Dimethylphthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-butylphthalate	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-octylphthalate	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Fluoranthene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Fluorene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobutadiene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorocyclopentadiene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Hexachloroethane	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Indeno(1,2,3-cd)pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Isophorone	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Naphthalene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Nitrobenzene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodimethylamine	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodi-n-propylamine	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodiphenylamine	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Pentachloronitrobenzene	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Pentachlorophenol	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
Phenanthrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Phenol	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Pyrene	ND	250	ug/Kg	1	04/20/24	MR	SW8270E
Pyridine	ND	360	ug/Kg	1	04/20/24	MR	SW8270E
<u>QA/QC Surrogates</u>							
% 2,4,6-Tribromophenol	73		%	1	04/20/24	MR	30 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% 2-Fluorobiphenyl	65		%	1	04/20/24	MR	30 - 130 %
% 2-Fluorophenol	66		%	1	04/20/24	MR	30 - 130 %
% Nitrobenzene-d5	64		%	1	04/20/24	MR	30 - 130 %
% Phenol-d5	66		%	1	04/20/24	MR	30 - 130 %
% Terphenyl-d14	72		%	1	04/20/24	MR	30 - 130 %

Massachusetts does not offer certification for Soil/Solid matrices.

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Corrosivity is based solely on the pH analysis performed above.

The GRO (C6-C10) is quantitated using an gasoline standard.

Ignitability is based solely on the results of the closed cup flashpoint analysis performed above. Passed is >140 degree F.

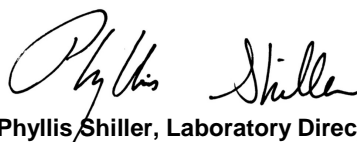
The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Cyanide. This method is no longer listed in the current version of SW-846.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Sulfide. This method is no longer listed in the current version of SW-846.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

13:16
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52309

Project ID: M.A.N. SCHOOL
Client ID: B4 FULL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.36	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Arsenic	2.82	0.72	mg/Kg	1	04/17/24	PM	SW6010D
Barium	32.7	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Beryllium	< 0.29	0.29	mg/Kg	1	04/17/24	PM	SW6010D
Cadmium	0.40	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Chromium	13.1	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Mercury	< 0.03	0.03	mg/Kg	2	04/17/24	ZT	SW7471B
Nickel	10.3	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Lead	3.42	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Antimony	< 3.6	3.6	mg/Kg	1	04/17/24	PM	SW6010D
Selenium	< 1.4	1.4	mg/Kg	1	04/17/24	PM	SW6010D
Thallium	< 3.2	3.2	mg/Kg	1	04/17/24	PM	SW6010D
Vanadium	20.8	0.36	mg/Kg	1	04/17/24	PM	SW6010D
Zinc	23.4	0.7	mg/Kg	1	04/17/24	PM	SW6010D
Percent Solid	90		%		04/16/24	CV	SW846-%Solid
Conductivity - Soil Matrix	23	5	umhos/cm	1	04/17/24	JY	SW9050A
Corrosivity	Negative		Pos/Neg	1	04/16/24	MW	SW846-Corr
Flash Point	>200	200	Degree F	1	04/19/24	G	SW1010B
Ignitability	Passed	140	degree F	1	04/19/24	G	SW846-Ignit
pH at 25C - Soil	7.12	1.00	pH Units	1	04/16/24 23:31	MW	SW846 9045D
Reactivity Cyanide	< 5	5	mg/Kg	1	04/19/24	EG/GD	SW846 7.3.3.1/90
Reactivity Sulfide	< 20	20	mg/Kg	1	04/22/24	EG/GD	SW846 CH7
Reactivity	Negative		Pos/Neg	1	04/22/24	EG/GD	SW846-React
Field Extraction	Completed				04/15/24		SW5035A
Mercury Digestion	Completed				04/17/24	MQ/HL	SW7471B
Extraction of ETPH	Completed				04/19/24	HL/H/U	SW3546
Soil Extraction for PCB	Completed				04/22/24	C/U	SW3546

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Soil Extraction for SVOA	Completed				04/19/24	C/A	SW3546
Total Metals Digest	Completed				04/16/24	J/AG	SW3050B

Gasoline Range Hydrocarbons (C6-C10)

GRO (C6-C10)	ND	4.8	mg/Kg	50	04/17/24	V	SW8015D GRO
<u>QA/QC Surrogates</u>							
% 2,5-Dibromotoluene (FID)	92		%	50	04/17/24	V	70 - 130 %

Polychlorinated Biphenyls

PCB-1016	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1221	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1232	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1242	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1248	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1254	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1260	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1262	ND	72	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1268	ND	72	ug/Kg	2	04/23/24	SC	SW8082A

QA/QC Surrogates

% DCBP	86		%	2	04/23/24	SC	30 - 150 %
% DCBP (Confirmation)	77		%	2	04/23/24	SC	30 - 150 %
% TCMX	77		%	2	04/23/24	SC	30 - 150 %
% TCMX (Confirmation)	70		%	2	04/23/24	SC	30 - 150 %

TPH by GC (Extractable (C9-C36))

Fuel Oil #2 / Diesel Fuel	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #4	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #6	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Kerosene	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Motor Oil	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Total TPH	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO
Unidentified	ND	54	mg/kg	1	04/20/24	JRB	SW8015D DRO

QA/QC Surrogates

% COD (surr)	49		%	1	04/20/24	JRB	50 - 150 %
% Terphenyl (surr)	60		%	1	04/20/24	JRB	50 - 150 %

Volatiles

1,1,1,2-Tetrachloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	2.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloroethene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloropropene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dibromoethane	ND	0.42	ug/Kg	1	04/17/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
1,2-Dichlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dichloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dichloropropane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,3-Dichloropropane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
2,2-Dichloropropane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
2-Chlorotoluene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
2-Hexanone	ND	21	ug/Kg	1	04/17/24	JLI	SW8260D
2-Isopropyltoluene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
4-Chlorotoluene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	21	ug/Kg	1	04/17/24	JLI	SW8260D
Acetone	ND	210	ug/Kg	1	04/17/24	JLI	SW8260D
Acrylonitrile	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Benzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Bromobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Bromochloromethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Bromodichloromethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Bromoform	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Bromomethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Carbon Disulfide	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Carbon tetrachloride	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Chlorobenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Chloroethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Chloroform	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Chloromethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Dibromochloromethane	ND	2.5	ug/Kg	1	04/17/24	JLI	SW8260D
Dibromomethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Dichlorodifluoromethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Ethylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Hexachlorobutadiene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Isopropylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
m&p-Xylene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	25	ug/Kg	1	04/17/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	8.4	ug/Kg	1	04/17/24	JLI	SW8260D
Methylene chloride	ND	8.4	ug/Kg	1	04/17/24	JLI	SW8260D
Naphthalene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
n-Butylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
n-Propylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
o-Xylene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
p-Isopropyltoluene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
sec-Butylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Styrene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
tert-Butylbenzene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Tetrachloroethene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	8.4	ug/Kg	1	04/17/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Toluene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Total Xylenes	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	8.4	ug/Kg	1	04/17/24	JLI	SW8260D
Trichloroethene	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Trichlorofluoromethane	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	8.4	ug/Kg	1	04/17/24	JLI	SW8260D
Vinyl chloride	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D
<u>QA/QC Surrogates</u>							
% 1,2-dichlorobenzene-d4	99		%	1	04/17/24	JLI	70 - 130 %
% Bromofluorobenzene	95		%	1	04/17/24	JLI	70 - 130 %
% Dibromofluoromethane	96		%	1	04/17/24	JLI	70 - 130 %
% Toluene-d8	100		%	1	04/17/24	JLI	70 - 130 %
<u>Oxygenates & Dioxane</u>							
1,4-Dioxane	ND	84	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Diethyl ether	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	4.2	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
<u>Semivolatiles</u>							
1,1-Biphenyl	ND	50	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4,5-Tetrachlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4-Trichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Diphenylhydrazine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
1,3-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,4-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,2'-Oxybis(1-Chloropropane)	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4,5-Trichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4,6-Trichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dimethylphenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrophenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrotoluene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,6-Dinitrotoluene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Chloronaphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Chlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylnaphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylphenol (o-cresol)	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitroaniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitrophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
3&4-Methylphenol (m&p-cresol)	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
3,3'-Dichlorobenzidine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
3-Nitroaniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4,6-Dinitro-2-methylphenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4-Bromophenyl phenyl ether	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4-Chloro-3-methylphenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chloroaniline	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
4-Chlorophenyl phenyl ether	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitroaniline	ND	590	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitrophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthylene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acetophenone	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Aniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benz(a)anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzidine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(a)pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(b)fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(ghi)perylene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(k)fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzoic acid	ND	730	ug/Kg	1	04/20/24	MR	SW8270E
Benzyl butyl phthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethoxy)methane	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethyl)ether	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-ethylhexyl)phthalate	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Carbazole	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Chrysene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dibenz(a,h)anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dibenzofuran	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Diethyl phthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dimethylphthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-butylphthalate	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-octylphthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Fluorene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobutadiene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorocyclopentadiene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachloroethane	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Indeno(1,2,3-cd)pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Isophorone	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Naphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Nitrobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodimethylamine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodi-n-propylamine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodiphenylamine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Pentachloronitrobenzene	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Pentachlorophenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Phenanthrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Phenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Pyridine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
<u>QA/QC Surrogates</u>							
% 2,4,6-Tribromophenol	78		%	1	04/20/24	MR	30 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% 2-Fluorobiphenyl	67		%	1	04/20/24	MR	30 - 130 %
% 2-Fluorophenol	70		%	1	04/20/24	MR	30 - 130 %
% Nitrobenzene-d5	68		%	1	04/20/24	MR	30 - 130 %
% Phenol-d5	70		%	1	04/20/24	MR	30 - 130 %
% Terphenyl-d14	74		%	1	04/20/24	MR	30 - 130 %

3 = This parameter exceeds laboratory specified limits.
Massachusetts does not offer certification for Soil/Solid matrices.

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level
QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

The GRO (C6-C10) is quantitated using an gasoline standard.

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Corrosivity is based solely on the pH analysis performed above.

Ignitability is based solely on the results of the closed cup flashpoint analysis performed above. Passed is >140 degree F.

The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Cyanide. This method is no longer listed in the current version of SW-846.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Sulfide. This method is no longer listed in the current version of SW-846.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

9:42
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52310

Project ID: M.A.N. SCHOOL
Client ID: B5 FULL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.35	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Arsenic	3.78	0.70	mg/Kg	1	04/18/24	CPP	SW6010D
Barium	48.3	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Beryllium	0.35	0.28	mg/Kg	1	04/18/24	CPP	SW6010D
Cadmium	< 0.35	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Chromium	13.8	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Mercury	< 0.03	0.03	mg/Kg	2	04/17/24	ZT	SW7471B
Nickel	9.65	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Lead	3.64	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Antimony	< 3.5	3.5	mg/Kg	1	04/18/24	CPP	SW6010D
Selenium	< 1.4	1.4	mg/Kg	1	04/18/24	CPP	SW6010D
Thallium	< 3.2	3.2	mg/Kg	1	04/18/24	CPP	SW6010D
Vanadium	22.3	0.35	mg/Kg	1	04/18/24	CPP	SW6010D
Zinc	27.3	0.7	mg/Kg	1	04/18/24	CPP	SW6010D
Percent Solid	89		%		04/16/24	CV	SW846-%Solid
Conductivity - Soil Matrix	25	5	umhos/cm	1	04/17/24	JY	SW9050A
Corrosivity	Negative		Pos/Neg	1	04/16/24	MW	SW846-Corr
Flash Point	>200	200	Degree F	1	04/19/24	G	SW1010B
Ignitability	Passed	140	degree F	1	04/19/24	G	SW846-Ignit
pH at 25C - Soil	7.32	1.00	pH Units	1	04/16/24 23:31	MW	SW846 9045D
Reactivity Cyanide	< 5	5	mg/Kg	1	04/19/24	EG/GD	SW846 7.3.3.1/90
Reactivity Sulfide	< 20	20	mg/Kg	1	04/22/24	EG/GD	SW846 CH7
Reactivity	Negative		Pos/Neg	1	04/22/24	EG/GD	SW846-React
Field Extraction	Completed				04/15/24		SW5035A
Mercury Digestion	Completed				04/17/24	MQ/HL	SW7471B
Extraction of ETPH	Completed				04/19/24	HL/H/U	SW3546
Soil Extraction for PCB	Completed				04/22/24	C/U	SW3546

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Soil Extraction for SVOA	Completed				04/19/24	C/A	SW3546
Total Metals Digest	Completed				04/17/24	J/AG	SW3050B

Gasoline Range Hydrocarbons (C6-C10)

GRO (C6-C10)	ND	5.6	mg/Kg	50	04/17/24	V	SW8015D GRO
<u>QA/QC Surrogates</u>							
% 2,5-Dibromotoluene (FID)	94		%	50	04/17/24	V	70 - 130 %

Polychlorinated Biphenyls

PCB-1016	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1221	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1232	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1242	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1248	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1254	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1260	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1262	ND	74	ug/Kg	2	04/23/24	SC	SW8082A
PCB-1268	ND	74	ug/Kg	2	04/23/24	SC	SW8082A

QA/QC Surrogates

% DCBP	95		%	2	04/23/24	SC	30 - 150 %
% DCBP (Confirmation)	91		%	2	04/23/24	SC	30 - 150 %
% TCMX	83		%	2	04/23/24	SC	30 - 150 %
% TCMX (Confirmation)	80		%	2	04/23/24	SC	30 - 150 %

TPH by GC (Extractable (C9-C36))

Fuel Oil #2 / Diesel Fuel	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #4	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Fuel Oil #6	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Kerosene	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Motor Oil	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Total TPH	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO
Unidentified	ND	56	mg/kg	1	04/20/24	JRB	SW8015D DRO

QA/QC Surrogates

% COD (surr)	67		%	1	04/20/24	JRB	50 - 150 %
% Terphenyl (surr)	81		%	1	04/20/24	JRB	50 - 150 %

Volatiles

1,1,1,2-Tetrachloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	2.7	ug/Kg	1	04/17/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloroethene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,1-Dichloropropene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dibromoethane	ND	0.45	ug/Kg	1	04/17/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
1,2-Dichlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dichloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,2-Dichloropropane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,3-Dichloropropane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
2,2-Dichloropropane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
2-Chlorotoluene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
2-Hexanone	ND	22	ug/Kg	1	04/17/24	JLI	SW8260D
2-Isopropyltoluene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
4-Chlorotoluene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	22	ug/Kg	1	04/17/24	JLI	SW8260D
Acetone	ND	220	ug/Kg	1	04/17/24	JLI	SW8260D
Acrylonitrile	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Benzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Bromobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Bromochloromethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Bromodichloromethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Bromoform	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Bromomethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Carbon Disulfide	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Carbon tetrachloride	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Chlorobenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Chloroethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Chloroform	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Chloromethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Dibromochloromethane	ND	2.7	ug/Kg	1	04/17/24	JLI	SW8260D
Dibromomethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Dichlorodifluoromethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Ethylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Hexachlorobutadiene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Isopropylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
m&p-Xylene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	27	ug/Kg	1	04/17/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	9.0	ug/Kg	1	04/17/24	JLI	SW8260D
Methylene chloride	ND	9.0	ug/Kg	1	04/17/24	JLI	SW8260D
Naphthalene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
n-Butylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
n-Propylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
o-Xylene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
p-Isopropyltoluene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
sec-Butylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Styrene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
tert-Butylbenzene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Tetrachloroethene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	9.0	ug/Kg	1	04/17/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Toluene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Total Xylenes	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	9.0	ug/Kg	1	04/17/24	JLI	SW8260D
Trichloroethene	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Trichlorofluoromethane	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	9.0	ug/Kg	1	04/17/24	JLI	SW8260D
Vinyl chloride	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D
<u>QA/QC Surrogates</u>							
% 1,2-dichlorobenzene-d4	99		%	1	04/17/24	JLI	70 - 130 %
% Bromofluorobenzene	96		%	1	04/17/24	JLI	70 - 130 %
% Dibromofluoromethane	95		%	1	04/17/24	JLI	70 - 130 %
% Toluene-d8	100		%	1	04/17/24	JLI	70 - 130 %
<u>Oxygenates & Dioxane</u>							
1,4-Dioxane	ND	90	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Diethyl ether	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	4.5	ug/Kg	1	04/17/24	JLI	SW8260D (OXY)
<u>Semivolatiles</u>							
1,1-Biphenyl	ND	50	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4,5-Tetrachlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2,4-Trichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,2-Diphenylhydrazine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
1,3-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
1,4-Dichlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,2'-Oxybis(1-Chloropropane)	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4,5-Trichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4,6-Trichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dichlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dimethylphenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrophenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
2,4-Dinitrotoluene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2,6-Dinitrotoluene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Chloronaphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Chlorophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylnaphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Methylphenol (o-cresol)	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitroaniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
2-Nitrophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
3&4-Methylphenol (m&p-cresol)	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
3,3'-Dichlorobenzidine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
3-Nitroaniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4,6-Dinitro-2-methylphenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4-Bromophenyl phenyl ether	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
4-Chloro-3-methylphenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chloroaniline	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
4-Chlorophenyl phenyl ether	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitroaniline	ND	590	ug/Kg	1	04/20/24	MR	SW8270E
4-Nitrophenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acenaphthylene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Acetophenone	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Aniline	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benz(a)anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzidine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(a)pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(b)fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(ghi)perylene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzo(k)fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Benzoic acid	ND	740	ug/Kg	1	04/20/24	MR	SW8270E
Benzyl butyl phthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethoxy)methane	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-chloroethyl)ether	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Bis(2-ethylhexyl)phthalate	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Carbazole	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Chrysene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dibenz(a,h)anthracene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dibenzofuran	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Diethyl phthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Dimethylphthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-butylphthalate	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Di-n-octylphthalate	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Fluoranthene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Fluorene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorobutadiene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachlorocyclopentadiene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Hexachloroethane	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Indeno(1,2,3-cd)pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Isophorone	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Naphthalene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Nitrobenzene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodimethylamine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodi-n-propylamine	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
N-Nitrosodiphenylamine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Pentachloronitrobenzene	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Pentachlorophenol	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
Phenanthrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Phenol	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Pyrene	ND	260	ug/Kg	1	04/20/24	MR	SW8270E
Pyridine	ND	370	ug/Kg	1	04/20/24	MR	SW8270E
<u>QA/QC Surrogates</u>							
% 2,4,6-Tribromophenol	74		%	1	04/20/24	MR	30 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% 2-Fluorobiphenyl	67		%	1	04/20/24	MR	30 - 130 %
% 2-Fluorophenol	69		%	1	04/20/24	MR	30 - 130 %
% Nitrobenzene-d5	68		%	1	04/20/24	MR	30 - 130 %
% Phenol-d5	69		%	1	04/20/24	MR	30 - 130 %
% Terphenyl-d14	72		%	1	04/20/24	MR	30 - 130 %

Massachusetts does not offer certification for Soil/Solid matrices.

RL/PQL=Reporting/Practical Quantitation Level ND=Not Detected BRL=Below Reporting Level

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

The GRO (C6-C10) is quantitated using an gasoline standard.

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Corrosivity is based solely on the pH analysis performed above.

Ignitability is based solely on the results of the closed cup flashpoint analysis performed above. Passed is >140 degree F.


The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Cyanide. This method is no longer listed in the current version of SW-846.

The reactivity, reported above, is based only on the EPA Interim Guidance for Reactive Sulfide. This method is no longer listed in the current version of SW-846.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/10/24

Time

14:45

04/16/24

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52311

Project ID: M.A.N. SCHOOL
Client ID: TB041524 LL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Field Extraction	Completed				04/15/24		SW5035A
<u>Volatiles</u>							
1,1,1,2-Tetrachloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	3.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloroethene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,1-Dichloropropene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dibromoethane	ND	0.50	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,2-Dichloropropane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,3-Dichloropropane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
2,2-Dichloropropane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
2-Chlorotoluene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
2-Hexanone	ND	25	ug/Kg	1	04/16/24	JLI	SW8260D
2-Isopropyltoluene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chlorotoluene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	25	ug/Kg	1	04/16/24	JLI	SW8260D
Acetone	ND	250	ug/Kg	1	04/16/24	JLI	SW8260D
Acrylonitrile	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Benzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Bromobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Bromochloromethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Bromodichloromethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Bromoform	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Bromomethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon Disulfide	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Carbon tetrachloride	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Chlorobenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Chloroform	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Chloromethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromochloromethane	ND	3.0	ug/Kg	1	04/16/24	JLI	SW8260D
Dibromomethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Dichlorodifluoromethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Ethylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Hexachlorobutadiene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Isopropylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
m&p-Xylene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	30	ug/Kg	1	04/16/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	10	ug/Kg	1	04/16/24	JLI	SW8260D
Methylene chloride	ND	10	ug/Kg	1	04/16/24	JLI	SW8260D
Naphthalene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
n-Butylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
n-Propylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
o-Xylene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
p-Isopropyltoluene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
sec-Butylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Styrene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
tert-Butylbenzene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrachloroethene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	10	ug/Kg	1	04/16/24	JLI	SW8260D
Toluene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Total Xylenes	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	10	ug/Kg	1	04/16/24	JLI	SW8260D
Trichloroethene	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorofluoromethane	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	10	ug/Kg	1	04/16/24	JLI	SW8260D
Vinyl chloride	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D
<u>QA/QC Surrogates</u>							
% 1,2-dichlorobenzene-d4	98		%	1	04/16/24	JLI	70 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% Bromofluorobenzene	96		%	1	04/16/24	JLI	70 - 130 %
% Dibromofluoromethane	93		%	1	04/16/24	JLI	70 - 130 %
% Toluene-d8	100		%	1	04/16/24	JLI	70 - 130 %

Oxygenates & Dioxane

1,4-Dioxane	ND	100	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Diethyl ether	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	5.0	ug/Kg	1	04/16/24	JLI	SW8260D (OXY)

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QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.


Comments:

TRIP BLANK INCLUDED.

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Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

15:01
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52312

Project ID: M.A.N. SCHOOL
Client ID: B2-B5 0-2`

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Percent Solid	80		%		04/16/24	CV	SW846-%Solid
Soil Extraction for Herbicide	Completed				04/19/24	P/D	SW3546
Soil Extraction for Pesticide	Completed				04/23/24	J/H/A	SW3546

Chlorinated Herbicides

2,4,5-T	ND	31	ug/Kg	2	04/23/24	JRB	SW8151A
2,4,5-TP (Silvex)	ND	31	ug/Kg	2	04/23/24	JRB	SW8151A
2,4-D	ND	62	ug/Kg	2	04/23/24	JRB	SW8151A
2,4-DB	ND	310	ug/Kg	2	04/23/24	JRB	SW8151A
Dalapon	ND	31	ug/Kg	2	04/23/24	JRB	SW8151A
Dicamba	ND	31	ug/Kg	2	04/23/24	JRB	SW8151A
Dichloroprop	ND	47	ug/Kg	2	04/23/24	JRB	SW8151A
Dinoseb	ND	31	ug/Kg	2	04/23/24	JRB	SW8151A
MCPA	ND	9300	ug/Kg	2	04/23/24	JRB	SW8151A
MCP	ND	9300	ug/Kg	2	04/23/24	JRB	SW8151A

QA/QC Surrogates

% DCAA	73		%	2	04/23/24	JRB	30 - 150 %
% DCAA (Confirmation)	63		%	2	04/23/24	JRB	30 - 150 %

Pesticides

4,4' -DDD	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
4,4' -DDE	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
4,4' -DDT	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
a-BHC	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Alachlor	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Aldrin	ND	4.1	ug/Kg	2	04/24/24	AW	SW8081B
b-BHC	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Chlordane	ND	41	ug/Kg	2	04/24/24	AW	SW8081B
d-BHC	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Dieldrin	ND	4.1	ug/Kg	2	04/24/24	AW	SW8081B
Endosulfan I	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Endosulfan II	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Endosulfan sulfate	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Endrin	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Endrin aldehyde	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Endrin ketone	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
g-BHC	ND	1.6	ug/Kg	2	04/24/24	AW	SW8081B
Heptachlor	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Heptachlor epoxide	ND	8.2	ug/Kg	2	04/24/24	AW	SW8081B
Hexachlorobenzene	ND	4.1	ug/Kg	2	04/24/24	AW	SW8081B
Methoxychlor	ND	41	ug/Kg	2	04/24/24	AW	SW8081B
Toxaphene	ND	160	ug/Kg	2	04/24/24	AW	SW8081B
<u>QA/QC Surrogates</u>							
% DCBP	67		%	2	04/24/24	AW	30 - 150 %
% DCBP (Confirmation)	68		%	2	04/24/24	AW	30 - 150 %
% TCMX	64		%	2	04/24/24	AW	30 - 150 %
% TCMX (Confirmation)	71		%	2	04/24/24	AW	30 - 150 %

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Comments:

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Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24
04/16/24

Time

15:33
14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52313

Project ID: M.A.N. SCHOOL
Client ID: B2-B5 WT

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Fecal Coliforms	<10	10	cfu/g	10	04/16/24 16:45	MM/DN	SM9222D-15
Percent Solid	90		%		04/16/24	CV	SW846-%Solid
Chloride	< 56	56	mg/kg	10	04/16/24	BS/GD	SW9056A
Nitrite as N	< 0.11	0.11	mg/kg	10	04/16/24	BS/GD	SW9056A
Nitrate as N	0.93	0.56	mg/kg	10	04/16/24	BS/GD	SW9056A
Phosphorus, Total as P	365	14	mg/Kg	25	04/17/24	LG	SM4500PE-11

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Comments:

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Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.

587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823

Analysis Report

April 25, 2024

FOR: Attn: Mr Dave Gorden
PEER Consultants
10 Mall Road, Suite 301
Burlington, MA 01803

Sample Information

Matrix: SOIL
Location Code: PEER
Rush Request: Standard
P.O.#: 8404

Custody Information

Collected by:
Received by: CP
Analyzed by: see "By" below

Date

04/15/24

Time

14:45

Laboratory Data

SDG ID: GCQ52307
Phoenix ID: CQ52314

Project ID: M.A.N. SCHOOL
Client ID: TB041524 HL

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Field Extraction	Completed				04/15/24		SW5035A
<u>Volatiles</u>							
1,1,1,2-Tetrachloroethane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
1,1,1-Trichloroethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,1,2,2-Tetrachloroethane	ND	50	ug/Kg	50	04/16/24	JLI	SW8260D
1,1,2-Trichloroethane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
1,1-Dichloroethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,1-Dichloroethene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,1-Dichloropropene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2,3-Trichlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2,3-Trichloropropane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2,4-Trichlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2,4-Trimethylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2-Dibromo-3-chloropropane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2-Dibromoethane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
1,2-Dichlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,2-Dichloroethane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
1,2-Dichloropropane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
1,3,5-Trimethylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,3-Dichlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,3-Dichloropropane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
1,4-Dichlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
2,2-Dichloropropane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
2-Chlorotoluene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
2-Hexanone	ND	1300	ug/Kg	50	04/16/24	JLI	SW8260D
2-Isopropyltoluene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
4-Chlorotoluene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
4-Methyl-2-pentanone	ND	400	ug/Kg	50	04/16/24	JLI	SW8260D
Acetone	ND	5000	ug/Kg	50	04/16/24	JLI	SW8260D
Acrylonitrile	ND	500	ug/Kg	50	04/16/24	JLI	SW8260D
Benzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Bromobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Bromochloromethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Bromodichloromethane	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
Bromoform	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
Bromomethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Carbon Disulfide	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Carbon tetrachloride	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Chlorobenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Chloroethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Chloroform	ND	200	ug/Kg	50	04/16/24	JLI	SW8260D
Chloromethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
cis-1,2-Dichloroethene	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
cis-1,3-Dichloropropene	ND	25	ug/Kg	50	04/16/24	JLI	SW8260D
Dibromochloromethane	ND	50	ug/Kg	50	04/16/24	JLI	SW8260D
Dibromomethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Dichlorodifluoromethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Ethylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Hexachlorobutadiene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Isopropylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
m&p-Xylene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Methyl Ethyl Ketone	ND	3000	ug/Kg	50	04/16/24	JLI	SW8260D
Methyl t-butyl ether (MTBE)	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
Methylene chloride	ND	100	ug/Kg	50	04/16/24	JLI	SW8260D
Naphthalene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
n-Butylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
n-Propylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
o-Xylene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
p-Isopropyltoluene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
sec-Butylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Styrene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
tert-Butylbenzene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Tetrachloroethene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Tetrahydrofuran (THF)	ND	500	ug/Kg	50	04/16/24	JLI	SW8260D
Toluene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Total Xylenes	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
trans-1,2-Dichloroethene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
trans-1,3-Dichloropropene	ND	25	ug/Kg	50	04/16/24	JLI	SW8260D
trans-1,4-dichloro-2-butene	ND	500	ug/Kg	50	04/16/24	JLI	SW8260D
Trichloroethene	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Trichlorofluoromethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Trichlorotrifluoroethane	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
Vinyl chloride	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D
QA/QC Surrogates							
% 1,2-dichlorobenzene-d4 (50x)	101		%	50	04/16/24	JLI	70 - 130 %

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
% Bromofluorobenzene (50x)	99		%	50	04/16/24	JLI	70 - 130 %
% Dibromofluoromethane (50x)	96		%	50	04/16/24	JLI	70 - 130 %
% Toluene-d8 (50x)	99		%	50	04/16/24	JLI	70 - 130 %

Oxygenates & Dioxane

1,4-Dioxane	ND	800	ug/Kg	50	04/16/24	JLI	SW8260D (OXY)
Diethyl ether	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D (OXY)
Di-isopropyl ether	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D (OXY)
Ethyl tert-butyl ether	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D (OXY)
tert-amyl methyl ether	ND	250	ug/Kg	50	04/16/24	JLI	SW8260D (OXY)

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Comments:

TRIP BLANK INCLUDED.

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Phyllis Shiller, Laboratory Director

April 25, 2024

Reviewed and Released by: Greg Lawrence, Assistant Lab Director



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102

QA/QC Report

April 25, 2024

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
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QA/QC Batch 727169 (mg/kg), QC Sample No: CQ51669 2X (CQ52307, CQ52308, CQ52309, CQ52310)

Mercury - Soil	BRL	0.02	<0.03	<0.03	NC	94.7	92.5	2.4	106	89.5	16.9	75 - 125	20
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Comment:

Additional Mercury criteria: LCS acceptance range for waters is 80-120% and for soils is 75-125%

QA/QC Batch 727091 (mg/kg), QC Sample No: CQ52191 (CQ52307, CQ52308)

ICP Metals - Soil

Antimony	BRL	3.3	<40	<39	NC	86.4	96.7	11.3	92.6			75 - 125	35
Arsenic	BRL	0.67	<8.0	<7.8	NC	78.6	88.3	11.6	91.8			75 - 125	35
Barium	BRL	0.33	16.7	15.0	10.7	80.9	90.3	11.0	99.7			75 - 125	35
Beryllium	BRL	0.27	<3.2	<3.1	NC	87.9	92.7	5.3	98.5			75 - 125	35
Cadmium	BRL	0.33	<4.0	<3.9	NC	82.6	88.5	6.9	93.4			75 - 125	35
Chromium	BRL	0.33	5.9	4.5	26.9	83.1	93.0	11.2	98.0			75 - 125	35
Lead	BRL	0.33	2.08	<3.9	NC	77.1	87.0	12.1	94.4			75 - 125	35
Nickel	BRL	0.33	4.4	<3.9	NC	82.3	90.5	9.5	95.2			75 - 125	35
Selenium	BRL	1.3	<16	<16	NC	76.1	81.7	7.1	83.4			75 - 125	35
Silver	BRL	0.33	<4.0	<3.9	NC	81.4	92.1	12.3	94.0			75 - 125	35
Thallium	BRL	3.0	<36	<35	NC	91.0	96.2	5.6	95.7			75 - 125	35
Vanadium	BRL	0.33	17.1	14.0	19.9	80.1	90.2	11.9	101			75 - 125	35
Zinc	BRL	0.67	13.7	11.7	15.7	77.5	87.2	11.8	93.2			75 - 125	35

Comment:

Additional: LCS acceptance range is 80-120% MS acceptance range 75-125%.

QA/QC Batch 727086 (mg/kg), QC Sample No: CQ52285 (CQ52309)

ICP Metals - Soil

Antimony	BRL	3.3	<3.0	<3.5	NC	86.1	94.3	9.1	91.4			75 - 125	35
Arsenic	BRL	0.67	<0.61	<0.70	NC	81.2	87.9	7.9	90.6			75 - 125	35
Barium	BRL	0.33	13.8	34.2	85.0	84.8	84.9	0.1	114			75 - 125	35
Beryllium	BRL	0.27	<0.24	<0.28	NC	90.2	95.2	5.4	104			75 - 125	35
Cadmium	BRL	0.33	<0.30	<0.35	NC	85.4	91.7	7.1	98.9			75 - 125	35
Chromium	BRL	0.33	0.40	1.07	NC	85.6	93.0	8.3	100			75 - 125	35
Lead	BRL	0.33	1.86	1.28	NC	82.2	90.5	9.6	97.7			75 - 125	35
Nickel	BRL	0.33	0.57	1.09	NC	87.4	94.8	8.1	99.5			75 - 125	35
Selenium	BRL	1.3	<1.2	<1.4	NC	89.7	77.9	14.1	75.3			75 - 125	35
Silver	BRL	0.33	<0.30	<0.35	NC	89.7	99.0	9.9	99.6			75 - 125	35
Thallium	BRL	3.0	<2.7	<3.1	NC	90.0	94.2	4.6	97.3			75 - 125	35
Vanadium	BRL	0.33	3.0	6.2	69.6	81.9	90.0	9.4	99.5			75 - 125	35
Zinc	BRL	0.67	14.0	20.2	36.3	76.8	85.0	10.1	101			75 - 125	35

Comment:

Additional: LCS acceptance range is 80-120% MS acceptance range 75-125%.

QA/QC Batch 727249 (mg/kg), QC Sample No: CQ52310 (CQ52310)

ICP Metals - Soil

Antimony	BRL	3.3	<3.5	<3.6	NC	90.1	93.4	3.6	92.4			75 - 125	35
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QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
Arsenic	BRL	0.67	3.78	2.56	NC	86.3	83.8	2.9	95.6			75 - 125	35
Barium	BRL	0.33	48.3	34.3	33.9	84.2	84.2	0.0	103			75 - 125	35
Beryllium	BRL	0.27	0.35	<0.28	NC	90.5	90.3	0.2	100			75 - 125	35
Cadmium	BRL	0.33	<0.35	<0.36	NC	85.6	84.7	1.1	99.7			75 - 125	35
Chromium	BRL	0.33	13.8	27.7	67.0	87.9	89.0	1.2	101			75 - 125	35
Lead	BRL	0.33	3.64	2.90	22.6	83.4	81.1	2.8	99.9			75 - 125	35
Nickel	BRL	0.33	9.65	6.63	37.1	87.5	87.6	0.1	99.8			75 - 125	35
Selenium	BRL	1.3	<1.4	<1.4	NC	83.5	80.6	3.5	86.7			75 - 125	35
Silver	BRL	0.33	<0.35	<0.36	NC	90.0	88.5	1.7	101			75 - 125	35
Thallium	BRL	3.0	<3.2	<3.2	NC	90.2	88.2	2.2	100			75 - 125	35
Vanadium	BRL	0.33	22.3	14.4	43.1	84.9	84.9	0.0	102			75 - 125	35
Zinc	BRL	0.67	27.3	29.2	6.70	82.8	83.1	0.4	95.4			75 - 125	35

Comment:

Additional: LCS acceptance range is 80-120% MS acceptance range 75-125%.

r = This parameter is outside laboratory RPD specified recovery limits.



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QA/QC Report

April 25, 2024

QA/QC Data

SDG I.D.: GCO52307

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 727649 (mg/Kg), QC Sample No: CQ51663 5X (CQ52307, CQ52308, CQ52309, CQ52310)													
Reactivity Cyanide	BRL	5	<5	<5.2	NC	97.0						80 - 120	20
Reactivity Sulfide	BRL	20	<20	<20	NC	90.8						80 - 120	20
Comment:													
Additional: soil criteria LCS acceptance range is 80-120% MS acceptance range 75-125%.													
QA/QC Batch 727720 (Degree F), QC Sample No: CQ50166 (CQ52307, CQ52308, CQ52309, CQ52310)													
Flash Point			>200	>200	NC	101						75 - 125	30
Comment:													
Additional: LCS acceptance range is 85-115% MS acceptance range 75-125%.													
QA/QC Batch 727360 (umhos/cm), QC Sample No: CQ50787 (CQ52307, CQ52308, CQ52309, CQ52310)													
Conductivity - Soil Matrix	BRL	5	424	361	16.1							75 - 125	30
Comment:													
Additional: LCS acceptance range is 85-115% MS acceptance range 75-125%.													
QA/QC Batch 727237 (mg/Kg), QC Sample No: CQ51168 (CQ52313)													
Phosphorus, Total as P	BRL	0.50	8610	9200	6.60	93.5				NC		75 - 125	30
Comment:													
Additional: LCS acceptance range is 85-115% MS acceptance range 75-125%.													
QA/QC Batch 727151 (PH), QC Sample No: CQ51380 (CQ52307, CQ52308, CQ52309, CQ52310)													
pH			8.65	8.63	0.20	101						85 - 115	20
Comment:													
Additional: LCS acceptance range is 85-115% MS acceptance range 75-125%.													
QA/QC Batch 727218 (mg/L), QC Sample No: CQ52578 (CQ52313)													
Chloride	BRL	5.0	7.5	7.6	NC	96.2				100		90 - 110	20
Nitrate as Nitrogen	BRL	0.05	0.97	0.95	2.10	99.3				101		90 - 110	20
Nitrite as Nitrogen	BRL	0.004	<0.004	<0.004	NC	102				107		90 - 110	20



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QA/QC Report

April 25, 2024

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 727693 (mg/Kg), QC Sample No: CQ52422 (CQ52307, CQ52308, CQ52309, CQ52310)										
<u>TPH by GC (Extractable Products) - Soil</u>										
Ext. Petroleum H.C. (C9-C36)	ND	50	89	86	3.4	106	95	10.9	50 - 150	30
% COD (surr)	85	%	130	51	87.3	127	60	71.7	50 - 150	30
% Terphenyl (surr)	88	%	105	101	3.9	107	127	17.1	50 - 150	30

Comment:

The ETPH/DRO LCS has been normalized based on the alkane calibration.

QA/QC Batch 727496 (mg/Kg), QC Sample No: CQ52307 50X (CQ52307 (50X) , CQ52308 (50X) , CQ52309 (50X) , CQ52310 (50X))

Gasoline Range Hydrocarbons (C6C10) - Soil

GRO (C6-C10)	ND	5.0	95	95	0.0	94	94	0.0	70 - 130	30
% 2,5-Dibromotoluene (FID)	90	%	81	89	9.4	86	84	2.4	70 - 130	30

QA/QC Batch 727763 (ug/Kg), QC Sample No: CQ55312 10X (CQ52312)

Chlorinated Herbicides - Soil

2,4,5-T	ND	130	51	60	16.2	54	57	5.4	40 - 140	30
2,4,5-TP (Silvex)	ND	130	56	66	16.4	64	65	1.6	40 - 140	30
2,4-D	ND	250	47	55	15.7	58	63	8.3	40 - 140	30
2,4-DB	ND	2500	32	38	17.1	40	39	2.5	40 - 140	30
Dalapon	ND	130	48	63	27.0	53	73	31.7	40 - 140	30
Dicamba	ND	130	85	95	11.1	76	86	12.3	40 - 140	30
Dichloroprop	ND	130	70	80	13.3	92	103	11.3	40 - 140	30
Dinoseb	ND	130	68	81	17.4	68	68	0.0	10 - 110	20
MCPA	ND	38000	54	59	8.8	59	65	9.7	40 - 140	30
MCPP	ND	38000	66	74	11.4	67	71	5.8	40 - 140	30
% DCAA (Surrogate Rec)	71	%	64	72	11.8	66	75	12.8	30 - 150	30
% DCAA (Surrogate Rec) (Confirm	72	%	57	70	20.5	55	61	10.3	30 - 150	30

Comment:

MCP 8151 additional criteria: 10% of compounds can be outside of acceptance criteria as long as recovery is at least 10%.

QA/QC Batch 728004 (ug/Kg), QC Sample No: CQ51831 2X (CQ52307, CQ52308)

Polychlorinated Biphenyls - Soil

PCB-1016	ND	33	95	86	9.9	78	91	15.4	40 - 140	30
PCB-1221	ND	33							40 - 140	30
PCB-1232	ND	33							40 - 140	30
PCB-1242	ND	33							40 - 140	30
PCB-1248	ND	33							40 - 140	30
PCB-1254	ND	33							40 - 140	30
PCB-1260	ND	33	104	87	17.8	75	89	17.1	40 - 140	30
PCB-1262	ND	33							40 - 140	30
PCB-1268	ND	33							40 - 140	30
% DCBP (Surrogate Rec)	121	%	108	93	14.9	81	97	18.0	30 - 150	30
% DCBP (Surrogate Rec) (Confirm	116	%	105	96	9.0	83	97	15.6	30 - 150	30
% TCMX (Surrogate Rec)	104	%	95	86	9.9	77	88	13.3	30 - 150	30

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
% TCMX (Surrogate Rec) (Confirm	103	%	94	82	13.6	74	86	15.0	30 - 150	30
QA/QC Batch 728024 (ug/Kg), QC Sample No: CQ52390 2X (CQ52309, CQ52310)										
<u>Polychlorinated Biphenyls - Soil</u>										
PCB-1016	ND	33	93	87	6.7	74	82	10.3	40 - 140	30
PCB-1221	ND	33							40 - 140	30
PCB-1232	ND	33							40 - 140	30
PCB-1242	ND	33							40 - 140	30
PCB-1248	ND	33							40 - 140	30
PCB-1254	ND	33							40 - 140	30
PCB-1260	ND	33	105	86	19.9	75	80	6.5	40 - 140	30
PCB-1262	ND	33							40 - 140	30
PCB-1268	ND	33							40 - 140	30
% DCBP (Surrogate Rec)	99	%	110	90	20.0	79	93	16.3	30 - 150	30
% DCBP (Surrogate Rec) (Confirm	91	%	100	97	3.0	85	96	12.2	30 - 150	30
% TCMX (Surrogate Rec)	82	%	90	86	4.5	72	83	14.2	30 - 150	30
% TCMX (Surrogate Rec) (Confirm	76	%	89	80	10.7	68	80	16.2	30 - 150	30

QA/QC Batch 728175 (ug/Kg), QC Sample No: CQ49646 (CQ52312)

Pesticides - Soil

4,4' -DDD	ND	0.83	75	69	8.3	87	85	2.3	40 - 140	30
4,4' -DDE	ND	0.83	74	67	9.9	137	142	3.6	40 - 140	30
4,4' -DDT	ND	0.83	70	66	5.9	105	106	0.9	40 - 140	30
a-BHC	ND	0.50	71	64	10.4	73	70	4.2	40 - 140	30
Alachlor	ND	1.7	NA	NA	NC	NA	NA	NC	40 - 140	30
Aldrin	ND	0.50	72	66	8.7	76	73	4.0	40 - 140	30
b-BHC	ND	0.50	84	77	8.7	88	85	3.5	40 - 140	30
Chlordane	ND	17	73	69	5.6	86	93	7.8	40 - 140	30
d-BHC	ND	1.7	70	65	7.4	78	74	5.3	40 - 140	30
Dieldrin	ND	0.50	74	68	8.5	99	100	1.0	40 - 140	30
Endosulfan I	ND	1.7	74	70	5.6	77	76	1.3	40 - 140	30
Endosulfan II	ND	1.7	74	70	5.6	79	77	2.6	40 - 140	30
Endosulfan sulfate	ND	1.7	78	74	5.3	82	82	0.0	40 - 140	30
Endrin	ND	1.7	70	65	7.4	76	74	2.7	40 - 140	30
Endrin aldehyde	ND	1.7	72	68	5.7	72	72	0.0	40 - 140	30
Endrin ketone	ND	1.7	81	77	5.1	86	83	3.6	40 - 140	30
g-BHC	ND	0.50	87	79	9.6	89	84	5.8	40 - 140	30
Heptachlor	ND	1.7	70	63	10.5	72	68	5.7	40 - 140	30
Heptachlor epoxide	ND	1.7	63	60	4.9	66	64	3.1	40 - 140	30
Hexachlorobenzene	ND	1.7	82	71	14.4	77	78	1.3	40 - 140	30
Methoxychlor	ND	1.7	73	68	7.1	76	74	2.7	40 - 140	30
Toxaphene	ND	67	NA	NA	NC	NA	NA	NC	40 - 140	30
% DCBP	42	%	77	73	5.3	81	78	3.8	30 - 150	30
% DCBP (Confirmation)	38	%	74	71	4.1	73	69	5.6	30 - 150	30
% TCMX	37	%	70	62	12.1	72	71	1.4	30 - 150	30
% TCMX (Confirmation)	34	%	67	60	11.0	68	64	6.1	30 - 150	30

QA/QC Batch 727757 (ug/kg), QC Sample No: CQ52044 (CQ52307, CQ52308, CQ52309, CQ52310)

Semivolatiles - Soil

1,1-Biphenyl	ND	230	67	63	6.2	65	63	3.1	40 - 140	30
1,2,4,5-Tetrachlorobenzene	ND	230	73	68	7.1	69	67	2.9	40 - 140	30
1,2,4-Trichlorobenzene	ND	230	71	66	7.3	67	66	1.5	40 - 140	30
1,2-Dichlorobenzene	ND	180	64	61	4.8	60	60	0.0	40 - 140	30
1,2-Diphenylhydrazine	ND	230	64	63	1.6	64	62	3.2	40 - 140	30

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
1,3-Dichlorobenzene	ND	230	62	60	3.3	58	59	1.7	40 - 140	30
1,4-Dichlorobenzene	ND	230	60	58	3.4	57	57	0.0	40 - 140	30
2,2'-Oxybis(1-Chloropropane)	ND	230	60	59	1.7	59	59	0.0	40 - 140	30
2,4,5-Trichlorophenol	ND	230	87	80	8.4	81	78	3.8	30 - 130	30
2,4,6-Trichlorophenol	ND	130	86	82	4.8	83	79	4.9	30 - 130	30
2,4-Dichlorophenol	ND	130	85	80	6.1	80	78	2.5	30 - 130	30
2,4-Dimethylphenol	ND	230	78	73	6.6	73	70	4.2	30 - 130	30
2,4-Dinitrophenol	ND	230	48	41	15.7	22	19	14.6	30 - 130	30
2,4-Dinitrotoluene	ND	130	85	83	2.4	84	79	6.1	40 - 140	30
2,6-Dinitrotoluene	ND	130	85	82	3.6	84	81	3.6	40 - 140	30
2-Chloronaphthalene	ND	230	72	69	4.3	70	67	4.4	40 - 140	30
2-Chlorophenol	ND	230	76	73	4.0	71	71	0.0	30 - 130	30
2-Methylnaphthalene	ND	230	76	72	5.4	73	71	2.8	40 - 140	30
2-Methylphenol (o-cresol)	ND	230	74	72	2.7	70	70	0.0	30 - 130	30
2-Nitroaniline	ND	330	102	101	1.0	99	95	4.1	40 - 140	30
2-Nitrophenol	ND	230	72	69	4.3	73	71	2.8	30 - 130	30
3&4-Methylphenol (m&p-cresol)	ND	230	77	73	5.3	72	73	1.4	30 - 130	30
3,3'-Dichlorobenzidine	ND	130	112	106	5.5	107	98	8.8	40 - 140	30
3-Nitroaniline	ND	330	94	91	3.2	93	88	5.5	40 - 140	30
4,6-Dinitro-2-methylphenol	ND	230	84	78	7.4	60	53	12.4	30 - 130	30
4-Bromophenyl phenyl ether	ND	230	84	79	6.1	82	76	7.6	40 - 140	30
4-Chloro-3-methylphenol	ND	230	85	80	6.1	82	78	5.0	30 - 130	30
4-Chloroaniline	ND	230	73	70	4.2	70	69	1.4	40 - 140	30
4-Chlorophenyl phenyl ether	ND	230	74	71	4.1	72	69	4.3	40 - 140	30
4-Nitroaniline	ND	230	71	70	1.4	73	69	5.6	40 - 140	30
4-Nitrophenol	ND	230	72	69	4.3	67	62	7.8	30 - 130	30
Acenaphthene	ND	230	68	64	6.1	66	64	3.1	40 - 140	30
Acenaphthylene	ND	130	64	60	6.5	62	60	3.3	40 - 140	30
Acetophenone	ND	230	63	61	3.2	60	60	0.0	40 - 140	30
Aniline	ND	330	65	64	1.6	61	61	0.0	40 - 140	30
Anthracene	ND	230	75	71	5.5	74	69	7.0	40 - 140	30
Benz(a)anthracene	ND	230	78	74	5.3	77	71	8.1	40 - 140	30
Benzidine	ND	330	68	71	4.3	53	45	16.3	40 - 140	30
Benzo(a)pyrene	ND	130	87	82	5.9	84	78	7.4	40 - 140	30
Benzo(b)fluoranthene	ND	160	78	74	5.3	76	71	6.8	40 - 140	30
Benzo(ghi)perylene	ND	230	84	81	3.6	82	76	7.6	40 - 140	30
Benzo(k)fluoranthene	ND	230	77	72	6.7	75	70	6.9	40 - 140	30
Benzoic Acid	ND	670	97	80	19.2	65	50	26.1	30 - 130	30
Benzyl butyl phthalate	ND	230	78	74	5.3	77	72	6.7	40 - 140	30
Bis(2-chloroethoxy)methane	ND	230	72	69	4.3	70	68	2.9	40 - 140	30
Bis(2-chloroethyl)ether	ND	130	67	65	3.0	64	64	0.0	40 - 140	30
Bis(2-ethylhexyl)phthalate	ND	230	77	73	5.3	77	71	8.1	40 - 140	30
Carbazole	ND	230	78	74	5.3	76	71	6.8	40 - 140	30
Chrysene	ND	230	78	74	5.3	76	70	8.2	40 - 140	30
Dibenz(a,h)anthracene	ND	130	84	79	6.1	80	75	6.5	40 - 140	30
Dibenzofuran	ND	230	71	68	4.3	68	66	3.0	40 - 140	30
Diethyl phthalate	ND	230	75	72	4.1	72	69	4.3	40 - 140	30
Dimethylphthalate	ND	230	77	73	5.3	76	71	6.8	40 - 140	30
Di-n-butylphthalate	ND	670	81	77	5.1	79	74	6.5	40 - 140	30
Di-n-octylphthalate	ND	230	80	77	3.8	79	74	6.5	40 - 140	30
Fluoranthene	ND	230	77	75	2.6	76	70	8.2	40 - 140	30
Fluorene	ND	230	74	71	4.1	71	69	2.9	40 - 140	30
Hexachlorobenzene	ND	130	69	65	6.0	68	65	4.5	40 - 140	30

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
Hexachlorobutadiene	ND	230	68	65	4.5	64	63	1.6	40 - 140	30
Hexachlorocyclopentadiene	ND	230	50	46	8.3	51	49	4.0	40 - 140	30
Hexachloroethane	ND	130	61	59	3.3	58	57	1.7	40 - 140	30
Indeno(1,2,3-cd)pyrene	ND	230	82	79	3.7	80	75	6.5	40 - 140	30
Isophorone	ND	130	64	61	4.8	63	61	3.2	40 - 140	30
Naphthalene	ND	230	68	64	6.1	65	63	3.1	40 - 140	30
Nitrobenzene	ND	130	66	66	0.0	65	65	0.0	40 - 140	30
N-Nitrosodimethylamine	ND	230	67	64	4.6	63	63	0.0	40 - 140	30
N-Nitrosodi-n-propylamine	ND	130	66	66	0.0	65	64	1.6	40 - 140	30
N-Nitrosodiphenylamine	ND	130	75	72	4.1	73	69	5.6	40 - 140	30
Pentachloronitrobenzene	ND	230	70	65	7.4	70	64	9.0	40 - 140	30
Pentachlorophenol	ND	230	68	63	7.6	54	49	9.7	30 - 130	30
Phenanthrene	ND	130	73	69	5.6	71	67	5.8	40 - 140	30
Phenol	ND	230	84	82	2.4	81	80	1.2	30 - 130	30
Pyrene	ND	230	76	73	4.0	74	70	5.6	40 - 140	30
Pyridine	ND	230	56	53	5.5	49	53	7.8	40 - 140	30
% 2,4,6-Tribromophenol	77	%	72	68	5.7	73	67	8.6	30 - 130	30
% 2-Fluorobiphenyl	70	%	64	61	4.8	64	62	3.2	30 - 130	30
% 2-Fluorophenol	72	%	68	66	3.0	65	64	1.6	30 - 130	30
% Nitrobenzene-d5	70	%	62	61	1.6	61	61	0.0	30 - 130	30
% Phenol-d5	71	%	67	66	1.5	65	65	0.0	30 - 130	30
% Terphenyl-d14	77	%	69	67	2.9	68	64	6.1	30 - 130	30

Comment:

Additional 8270 criteria: 10% of compounds can be outside of acceptance criteria as long as recovery is at least 10%. (Acid surrogates acceptance range for aqueous samples: 10-110%, for soils 30-130%)

QA/QC Batch 727223 (ug/kg), QC Sample No: CQ52307 (CQ52307, CQ52308, CQ52309, CQ52310, CQ52311)

Volatiles - Soil (Low Level)

1,1,1,2-Tetrachloroethane	ND	5.0	110	110	0.0	110	106	3.7	70 - 130	20
1,1,1-Trichloroethane	ND	5.0	113	111	1.8	118	113	4.3	70 - 130	20
1,1,2,2-Tetrachloroethane	ND	3.0	108	110	1.8	115	109	5.4	70 - 130	20
1,1,2-Trichloroethane	ND	5.0	108	109	0.9	108	103	4.7	70 - 130	20
1,1-Dichloroethane	ND	5.0	108	105	2.8	114	109	4.5	70 - 130	20
1,1-Dichloroethene	ND	5.0	113	109	3.6	120	116	3.4	70 - 130	20
1,1-Dichloropropene	ND	5.0	121	119	1.7	123	118	4.1	70 - 130	20
1,2,3-Trichlorobenzene	ND	5.0	110	112	1.8	106	102	3.8	70 - 130	20
1,2,3-Trichloropropane	ND	5.0	105	106	0.9	113	106	6.4	70 - 130	20
1,2,4-Trichlorobenzene	ND	5.0	114	117	2.6	110	105	4.7	70 - 130	20
1,2,4-Trimethylbenzene	ND	1.0	117	115	1.7	119	112	6.1	70 - 130	20
1,2-Dibromo-3-chloropropane	ND	5.0	98	101	3.0	105	104	1.0	70 - 130	20
1,2-Dibromoethane	ND	5.0	109	111	1.8	113	108	4.5	70 - 130	20
1,2-Dichlorobenzene	ND	5.0	113	113	0.0	114	107	6.3	70 - 130	20
1,2-Dichloroethane	ND	5.0	104	105	1.0	105	100	4.9	70 - 130	20
1,2-Dichloropropane	ND	5.0	110	109	0.9	110	106	3.7	70 - 130	20
1,3,5-Trimethylbenzene	ND	1.0	119	116	2.6	122	114	6.8	70 - 130	20
1,3-Dichlorobenzene	ND	5.0	116	115	0.9	118	112	5.2	70 - 130	20
1,3-Dichloropropane	ND	5.0	111	112	0.9	113	108	4.5	70 - 130	20
1,4-Dichlorobenzene	ND	5.0	116	115	0.9	116	111	4.4	70 - 130	20
1,4-dioxane	ND	100	112	114	1.8	108	99	8.7	40 - 160	20
2,2-Dichloropropane	ND	5.0	111	108	2.7	115	110	4.4	70 - 130	20
2-Chlorotoluene	ND	5.0	116	114	1.7	120	113	6.0	70 - 130	20
2-Hexanone	ND	25	82	87	5.9	89	87	2.3	40 - 160	20
2-Isopropyltoluene	ND	5.0	121	117	3.4	123	115	6.7	70 - 130	20

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
4-Chlorotoluene	ND	5.0	118	116	1.7	121	114	6.0	70 - 130	20
4-Methyl-2-pentanone	ND	25	92	97	5.3	100	96	4.1	40 - 160	20
Acetone	ND	10	73	77	5.3	86	82	4.8	40 - 160	20
Acrylonitrile	ND	5.0	98	98	0.0	108	105	2.8	70 - 130	20
Benzene	ND	1.0	113	112	0.9	115	109	5.4	70 - 130	20
Bromobenzene	ND	5.0	113	112	0.9	118	110	7.0	70 - 130	20
Bromochloromethane	ND	5.0	106	108	1.9	107	104	2.8	70 - 130	20
Bromodichloromethane	ND	5.0	104	106	1.9	103	99	4.0	70 - 130	20
Bromoform	ND	5.0	99	102	3.0	96	93	3.2	70 - 130	20
Bromomethane	ND	5.0	115	114	0.9	121	114	6.0	40 - 160	20
Carbon Disulfide	ND	5.0	116	112	3.5	123	118	4.1	70 - 130	20
Carbon tetrachloride	ND	5.0	134	131	2.3	117	114	2.6	70 - 130	20
Chlorobenzene	ND	5.0	115	114	0.9	117	112	4.4	70 - 130	20
Chloroethane	ND	5.0	120	113	6.0	122	118	3.3	70 - 130	20
Chloroform	ND	5.0	107	107	0.0	111	106	4.6	70 - 130	20
Chloromethane	ND	5.0	125	122	2.4	133	128	3.8	40 - 160	20
cis-1,2-Dichloroethene	ND	5.0	107	105	1.9	111	107	3.7	70 - 130	20
cis-1,3-Dichloropropene	ND	5.0	108	109	0.9	106	101	4.8	70 - 130	20
Dibromochloromethane	ND	3.0	107	108	0.9	103	99	4.0	70 - 130	20
Dibromomethane	ND	5.0	106	108	1.9	108	102	5.7	70 - 130	20
Dichlorodifluoromethane	ND	5.0	115	111	3.5	120	115	4.3	40 - 160	20
Diethyl ether	ND	5.0	100	102	2.0	104	98	5.9	70 - 130	20
Di-isopropyl ether	ND	5.0	103	102	1.0	105	101	3.9	70 - 130	20
Ethyl tert-butyl ether	ND	5.0	102	103	1.0	103	100	3.0	70 - 130	20
Ethylbenzene	ND	1.0	118	116	1.7	120	116	3.4	70 - 130	20
Hexachlorobutadiene	ND	5.0	118	115	2.6	109	101	7.6	70 - 130	20
Isopropylbenzene	ND	1.0	120	116	3.4	124	117	5.8	70 - 130	20
m&p-Xylene	ND	2.0	119	115	3.4	120	115	4.3	70 - 130	20
Methyl ethyl ketone	ND	5.0	83	88	5.8	88	84	4.7	40 - 160	20
Methyl t-butyl ether (MTBE)	ND	1.0	101	103	2.0	102	98	4.0	70 - 130	20
Methylene chloride	ND	5.0	95	95	0.0	99	94	5.2	70 - 130	20
Naphthalene	ND	5.0	104	109	4.7	111	106	4.6	70 - 130	20
n-Butylbenzene	ND	1.0	125	121	3.3	124	117	5.8	70 - 130	20
n-Propylbenzene	ND	1.0	121	118	2.5	126	119	5.7	70 - 130	20
o-Xylene	ND	2.0	114	112	1.8	115	110	4.4	70 - 130	20
p-Isopropyltoluene	ND	1.0	121	118	2.5	123	115	6.7	70 - 130	20
sec-Butylbenzene	ND	1.0	123	119	3.3	127	119	6.5	70 - 130	20
Styrene	ND	5.0	115	112	2.6	115	110	4.4	70 - 130	20
tert-amyl methyl ether	ND	5.0	102	105	2.9	101	96	5.1	70 - 130	20
tert-Butylbenzene	ND	1.0	119	116	2.6	124	117	5.8	70 - 130	20
Tetrachloroethene	ND	5.0	120	118	1.7	123	118	4.1	70 - 130	20
Tetrahydrofuran (THF)	ND	5.0	96	103	7.0	104	102	1.9	70 - 130	20
Toluene	ND	1.0	111	110	0.9	113	109	3.6	70 - 130	20
trans-1,2-Dichloroethene	ND	5.0	112	109	2.7	119	114	4.3	70 - 130	20
trans-1,3-Dichloropropene	ND	5.0	106	108	1.9	103	100	3.0	70 - 130	20
trans-1,4-dichloro-2-butene	ND	5.0	105	109	3.7	110	105	4.7	70 - 130	20
Trichloroethene	ND	5.0	116	115	0.9	120	114	5.1	70 - 130	20
Trichlorofluoromethane	ND	5.0	123	119	3.3	131	125	4.7	70 - 130	20
Trichlorotrifluoroethane	ND	5.0	124	118	5.0	131	126	3.9	70 - 130	20
Vinyl chloride	ND	5.0	126	121	4.0	136	131	3.7	70 - 130	20
% 1,2-dichlorobenzene-d4	100	%	99	100	1.0	99	100	1.0	70 - 130	20
% Bromofluorobenzene	96	%	100	101	1.0	100	100	0.0	70 - 130	20
% Dibromofluoromethane	95	%	97	99	2.0	97	96	1.0	70 - 130	20

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
% Toluene-d8	100	%	99	100	1.0	99	98	1.0	70 - 130	20

Comment:

Additional 8260 criteria: 10% of compounds can be outside of acceptance criteria as long as recovery is 10%.
The RPD criteria for the LCS/LCSD is 20%,
The MS/MSD RPD criteria is listed above.

QA/QC Batch 727223H (ug/kg), QC Sample No: CQ52307 50X (CQ52314 (50X))

Volatiles - Soil (High Level)

1,1,1,2-Tetrachloroethane	ND	250	108	108	0.0	99	106	6.8	70 - 130	20
1,1,1-Trichloroethane	ND	250	109	110	0.9	99	105	5.9	70 - 130	20
1,1,2,2-Tetrachloroethane	ND	250	108	110	1.8	104	111	6.5	70 - 130	20
1,1,2-Trichloroethane	ND	250	106	107	0.9	102	107	4.8	70 - 130	20
1,1-Dichloroethane	ND	250	102	104	1.9	97	103	6.0	70 - 130	20
1,1-Dichloroethene	ND	250	74	79	6.5	76	81	6.4	70 - 130	20
1,1-Dichloropropene	ND	250	119	121	1.7	109	115	5.4	70 - 130	20
1,2,3-Trichlorobenzene	ND	250	117	117	0.0	109	116	6.2	70 - 130	20
1,2,3-Trichloropropane	ND	250	104	104	0.0	100	105	4.9	70 - 130	20
1,2,4-Trichlorobenzene	ND	250	124	123	0.8	114	121	6.0	70 - 130	20
1,2,4-Trimethylbenzene	ND	250	115	115	0.0	108	114	5.4	70 - 130	20
1,2-Dibromo-3-chloropropane	ND	250	94	94	0.0	85	92	7.9	70 - 130	20
1,2-Dibromoethane	ND	250	108	109	0.9	103	110	6.6	70 - 130	20
1,2-Dichlorobenzene	ND	250	114	115	0.9	107	114	6.3	70 - 130	20
1,2-Dichloroethane	ND	250	102	103	1.0	97	103	6.0	70 - 130	20
1,2-Dichloropropane	ND	250	108	109	0.9	103	109	5.7	70 - 130	20
1,3,5-Trimethylbenzene	ND	250	115	116	0.9	108	114	5.4	70 - 130	20
1,3-Dichlorobenzene	ND	250	118	119	0.8	110	117	6.2	70 - 130	20
1,3-Dichloropropane	ND	250	111	112	0.9	105	111	5.6	70 - 130	20
1,4-Dichlorobenzene	ND	250	119	118	0.8	111	117	5.3	70 - 130	20
1,4-dioxane	ND	5000	104	112	7.4	100	107	6.8	40 - 160	20
2,2-Dichloropropane	ND	250	104	106	1.9	96	102	6.1	70 - 130	20
2-Chlorotoluene	ND	250	114	115	0.9	108	114	5.4	70 - 130	20
2-Hexanone	ND	1300	84	85	1.2	81	85	4.8	40 - 160	20
2-Isopropyltoluene	ND	250	118	118	0.0	111	118	6.1	70 - 130	20
4-Chlorotoluene	ND	250	118	118	0.0	110	117	6.2	70 - 130	20
4-Methyl-2-pentanone	ND	1300	90	92	2.2	89	93	4.4	40 - 160	20
Acetone	ND	500	58	61	5.0	62	65	4.7	40 - 160	20
Acrylonitrile	ND	250	93	95	2.1	91	96	5.3	70 - 130	20
Benzene	ND	250	112	113	0.9	106	111	4.6	70 - 130	20
Bromobenzene	ND	250	112	113	0.9	106	114	7.3	70 - 130	20
Bromochloromethane	ND	250	102	104	1.9	97	102	5.0	70 - 130	20
Bromodichloromethane	ND	250	101	102	1.0	92	98	6.3	70 - 130	20
Bromoform	ND	250	96	95	1.0	84	90	6.9	70 - 130	20
Bromomethane	ND	250	70	73	4.2	68	74	8.5	40 - 160	20
Carbon Disulfide	ND	250	75	79	5.2	76	82	7.6	70 - 130	20
Carbon tetrachloride	ND	250	108	107	0.9	95	102	7.1	70 - 130	20
Chlorobenzene	ND	250	115	115	0.0	108	114	5.4	70 - 130	20
Chloroethane	ND	250	26	27	3.8	24	27	11.8	70 - 130	20
Chloroform	ND	250	103	104	1.0	96	102	6.1	70 - 130	20
Chloromethane	ND	250	122	125	2.4	113	122	7.7	40 - 160	20
cis-1,2-Dichloroethene	ND	250	102	104	1.9	96	103	7.0	70 - 130	20
cis-1,3-Dichloropropene	ND	250	106	107	0.9	98	104	5.9	70 - 130	20
Dibromochloromethane	ND	150	103	103	0.0	92	99	7.3	70 - 130	20
Dibromomethane	ND	250	104	105	1.0	98	104	5.9	70 - 130	20

l,m

QA/QC Data

SDG I.D.: GCQ52307

Parameter	Blank	Blk RL	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
Dichlorodifluoromethane	ND	250	113	114	0.9	102	108	5.7	40 - 160	20
Diethyl ether	ND	250	36	36	0.0	38	38	0.0	70 - 130	20
Di-isopropyl ether	ND	250	99	100	1.0	95	100	5.1	70 - 130	20
Ethyl tert-butyl ether	ND	250	100	101	1.0	95	101	6.1	70 - 130	20
Ethylbenzene	ND	250	117	118	0.9	110	115	4.4	70 - 130	20
Hexachlorobutadiene	ND	250	122	120	1.7	113	119	5.2	70 - 130	20
Isopropylbenzene	ND	250	115	116	0.9	108	115	6.3	70 - 130	20
m&p-Xylene	ND	250	117	118	0.9	111	117	5.3	70 - 130	20
Methyl ethyl ketone	ND	250	82	82	0.0	75	79	5.2	40 - 160	20
Methyl t-butyl ether (MTBE)	ND	250	98	98	0.0	93	99	6.3	70 - 130	20
Methylene chloride	ND	250	91	91	0.0	86	91	5.6	70 - 130	20
Naphthalene	ND	250	107	108	0.9	102	109	6.6	70 - 130	20
n-Butylbenzene	ND	250	126	125	0.8	117	122	4.2	70 - 130	20
n-Propylbenzene	ND	250	119	119	0.0	112	118	5.2	70 - 130	20
o-Xylene	ND	250	113	114	0.9	107	112	4.6	70 - 130	20
p-Isopropyltoluene	ND	250	120	119	0.8	112	118	5.2	70 - 130	20
sec-Butylbenzene	ND	250	121	121	0.0	113	120	6.0	70 - 130	20
Styrene	ND	250	114	115	0.9	108	114	5.4	70 - 130	20
tert-amyl methyl ether	ND	250	101	102	1.0	97	102	5.0	70 - 130	20
tert-Butylbenzene	ND	250	116	117	0.9	109	116	6.2	70 - 130	20
Tetrachloroethene	ND	250	119	120	0.8	112	117	4.4	70 - 130	20
Tetrahydrofuran (THF)	ND	250	96	98	2.1	87	93	6.7	70 - 130	20
Toluene	ND	250	110	110	0.0	104	108	3.8	70 - 130	20
trans-1,2-Dichloroethene	ND	250	106	108	1.9	100	106	5.8	70 - 130	20
trans-1,3-Dichloropropene	ND	250	104	104	0.0	95	102	7.1	70 - 130	20
trans-1,4-dichloro-2-butene	ND	250	104	105	1.0	95	102	7.1	70 - 130	20
Trichloroethene	ND	250	115	116	0.9	108	114	5.4	70 - 130	20
Trichlorofluoromethane	ND	250	27	28	3.6	26	28	7.4	70 - 130	20
Trichlorotrifluoroethane	ND	250	88	91	3.4	88	92	4.4	70 - 130	20
Vinyl chloride	ND	250	122	125	2.4	115	122	5.9	70 - 130	20
% 1,2-dichlorobenzene-d4	100	%	100	100	0.0	100	100	0.0	70 - 130	20
% Bromofluorobenzene	99	%	102	102	0.0	101	101	0.0	70 - 130	20
% Dibromofluoromethane	90	%	97	97	0.0	92	95	3.2	70 - 130	20
% Toluene-d8	100	%	99	98	1.0	98	98	0.0	70 - 130	20

Comment:

Additional 8260 criteria: 10% of compounds can be outside of acceptance criteria as long as recovery is 10%.

The RPD criteria for the LCS/LCSD is 20%,

The MS/MSD RPD criteria is listed above.

l = This parameter is outside laboratory LCS/LCSD specified recovery limits.

m = This parameter is outside laboratory MS/MSD specified recovery limits.

r = This parameter is outside laboratory RPD specified recovery limits.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

RPD - Relative Percent Difference

LCS - Laboratory Control Sample

LCSD - Laboratory Control Sample Duplicate

MS - Matrix Spike

MS Dup - Matrix Spike Duplicate

NC - No Criteria

Intf - Interference

Phyllis Shiller
 Phyllis Shiller, Laboratory Director
 April 25, 2024

Sample Criteria Exceedances Report
GCQ52307 - PEER

Criteria: MA: S1, S1G2, S1G3, S2, S2G2, S2G3
State: MA

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL	Analysis Units
CQ52314	\$8260MER	Dibromochloromethane	MA / CMR 310.40.1600 / S1 (mg/kg)	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	cis-1,3-Dichloropropene	MA / CMR 310.40.1600 / S1 (mg/kg)	ND	25	10	10	ug/Kg
CQ52314	\$8260MER	trans-1,3-Dichloropropene	MA / CMR 310.40.1600 / S1 (mg/kg)	ND	25	10	10	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / CMR 310.40.1600 / S1 (mg/kg)	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / CMR 310.40.1600 / S2 (mg/kg)	ND	50	20	20	ug/Kg
CQ52314	\$8260MER	Dibromochloromethane	MA / CMR 310.40.1600 / S2 (mg/kg)	ND	50	30	30	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / SOIL S-1 STANDARDS / S-1 Soil & GW-1	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	Dibromochloromethane	MA / SOIL S-1 STANDARDS / S-1 Soil & GW-1	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	Dibromochloromethane	MA / SOIL S-1 STANDARDS / S-1 Soil & GW-2	ND	50	30	30	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / SOIL S-1 STANDARDS / S-1 Soil & GW-2	ND	50	20	20	ug/Kg
CQ52314	\$8260MER	Dibromochloromethane	MA / SOIL S-2 STANDARDS / S-2 Soil & GW-1	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / SOIL S-2 STANDARDS / S-2 Soil & GW-1	ND	50	5	5	ug/Kg
CQ52314	\$8260MER	Dibromochloromethane	MA / SOIL S-2 STANDARDS / S-2 Soil & GW-2	ND	50	30	30	ug/Kg
CQ52314	\$8260MER	1,1,2,2-Tetrachloroethane	MA / SOIL S-2 STANDARDS / S-2 Soil & GW-2	ND	50	20	20	ug/Kg
CQ52314	\$MCPADD-SM	1,4-Dioxane	MA / CMR 310.40.1600 / S1 (mg/kg)	ND	800	200	200	ug/Kg
CQ52314	\$MCPADD-SM	1,4-Dioxane	MA / SOIL S-1 STANDARDS / S-1 Soil & GW-1	ND	800	200	200	ug/Kg
CQ52314	\$MCPADD-SM	1,4-Dioxane	MA / SOIL S-2 STANDARDS / S-2 Soil & GW-1	ND	800	200	200	ug/Kg

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



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Analysis Comments

April 25, 2024

SDG I.D.: GCQ52307

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report:

ETPH Narration

AU-XL2 04/20/24-1: CQ52307, CQ52308, CQ52309, CQ52310

As per section 7.2.3, a discrimination check standard was run and contained the following outliers: C36 29.3%L (20%)

The ETPH method allows for one discrimination check standard outlier.

PCB Narration

AU-ECD3 04/23/24-1: CQ52307, CQ52308, CQ52309, CQ52310

The following Continuing Calibration compounds did not meet % deviation criteria:

Samples: CQ52307, CQ52308

Preceding CC 423B015 - PCB 1260 20%H (%)

Succeeding CC 423B028 - PCB 1260 17%H (%)

Samples: CQ52309, CQ52310

Preceding CC 423B028 - PCB 1260 17%H (%)

Succeeding CC 423B041 - DCBP SURR 17%H (15%), PCB 1260 19%H (%)

PEST Narration

AU-ECD33 04/24/24-1: CQ52312

The following Continuing Calibration compounds did not meet % deviation criteria:

Samples: CQ52312

Preceding CC 424B004 - Endosulfan II 26%L (20%)

Succeeding CC 424B018 - % DCPB 21%L (20%), 4,4'-DDT 24%L (20%), Heptachlor 21%L (20%), Methoxychlor 25%L (20%)

A low "1A" standard was run after the samples to demonstrate capability to detect any compounds outside of the CC acceptance criteria. All reported samples were ND for the affected compounds.

SVOA Narration

CHEM28 04/19/24-1: CQ52307, CQ52308, CQ52309, CQ52310

For 8270 full list, the DDT breakdown and pentachlorophenol & benzidine peak tailing were evaluated in the DFTPP tune and were found to be in control.

For 8270 BN list, benzidine peak tailing was evaluated in the DFTPP tune and was found to be in control.

The following Initial Calibration compounds did not meet recommended response factors: Hexachlorobenzene 0.087 (0.1)

The following Initial Calibration compounds did not meet minimum response factors: None.

The following Continuing Calibration compounds did not meet % deviation criteria: 2-Nitroaniline 32%L (30%)

The following Continuing Calibration compounds did not meet Maximum % deviation criteria: None.

The following Continuing Calibration compounds did not meet recommended response factors: Hexachlorobenzene 0.082 (0.1)

The following Continuing Calibration compounds did not meet minimum response factors: None.

Up to eight compounds can be outside of ICAL %RSD criteria and up to sixteen compounds can be outside of CCAL %Dev criteria if less than 40%.

VOA Narration

CHEM03 04/16/24-2: CQ52307, CQ52308, CQ52309, CQ52310, CQ52311, CQ52314



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

April 25, 2024

SDG I.D.: GCQ52307

The following Initial Calibration compounds did not meet RSD% criteria: Acetone 22% (20%), Dichlorodifluoromethane 23% (20%), Methyl Ethyl Ketone 23% (20%), Trichlorotrifluoroethane 23% (20%)

The following Initial Calibration compounds did not meet maximum RSD% criteria: None.

The following Initial Calibration compounds did not meet recommended response factors: 1,1,2-Trichloroethane 0.194 (0.2)

The following Initial Calibration compounds did not meet minimum response factors: None.

The following Continuing Calibration compounds did not meet % deviation criteria: Carbon tetrachloride 32%H (30%)

The following Continuing Calibration compounds did not meet Maximum % deviation criteria: None.

Up to eight compounds can be outside of ICAL %RSD criteria and up to sixteen compounds can be outside of CCAL %Dev criteria if less than 40%.

J. Hazardous Materials Report

[EARLY FEASIBILITY PHASE] REPORT TO

ARROWSTREET

APRIL 26, 2024

**HAZARDOUS BUILDING MATERIALS INSPECTION
MARGARET A. NEARY ELEMENTARY SCHOOL
53 PARKERVILLE ROAD
SOUTHBOROUGH, WORCESTER COUNTY, MASSACHUSETTS**



Submitted by:

dave gorden

Dave Gorden (AI-900459)

PEER CONSULTANTS, P.C.
10 MALL ROAD, SUITE 301
BURLINGTON, MA 01803
781.238.8880



Project Number: 8404

1. INTRODUCTION

PEER Consultants, P.C. (PEER) [Asbestos Consulting Service Provider Certificate, AF66] conducted a limited, non-destructive asbestos in building materials inspection (the "Scope"), during Early Feasibility Phase, and related to the proposed Massachusetts School Building Authority (MSBA) project and Associated Work (the "Work") at the Margaret A. Neary Elementary School building (the "Building"), 53 Parkerville Road, Southborough, Worcester County, Massachusetts (the "Property").

The Scope was conducted on the following date: April 17, 2024; by MA Licensed Asbestos Inspector/Management Planner Dave Gorden [PEER Consultants, 10 Mall Road, Suite 301, Burlington, MA 01803; 781-238-8880] in general accordance with PEER's Proposal to Arrowstreet (the "Client"), dated February 4, 2024. In consideration of this proposal, and in consideration that a solution under the MSBA Modules has not yet been determined for the Building on the Property, the Client requested that PEER only allow for one day on the Property at this Early Feasibility Phase in order to perform a Scope under Task 3.1.A. (and related tasks: Task 3.2.A and Task 3.2.B).



PEER notes that for this Early Feasibility Phase Report, and as it relates to suspect ACM Sampling, and as discussed with the Client, the intent of this specific "early feasibility phase" report was for one asbestos inspector to collect as many suspect ACM samples within the time frame of the initial day of collection as physically possible. The overall intent was not to collect (at this "early feasibility phase") suspect ACM samples according to certain regulatory requirements [refer to 454 CMR 28.13 (3)]. Specifically, 454 CMR 28.13 (3)(b)5. cites that for "miscellaneous material, in a manner sufficient to determine whether material is ACM or not ACM, a licensed inspector must collect bulk samples from each homogeneous area of friable miscellaneous material that is not assumed to be ACM." In addition, 454 CMR 28.13 (3)(b)6. cites that for "non-friable suspected ACM. if any homogeneous area of non-friable suspected ACM is not assumed to be ACM, then a licensed inspector must collect, in a manner sufficient to determine whether the material is ACM or not ACM, bulk samples from the homogeneous area of non-friable suspected ACM that is not assumed to be ACM."

Depending on the desired solution for the Building on the Property by the MSBA and/or the Owner and/or the Architect, PEER anticipates that additional hazardous building material sampling and investigation will be necessary to achieve a "thorough" inspection under 310 CMR 7.15; and to achieve these requirements under 454 CMR 28.13.

As such, for the purposes of this Early Feasibility Phase Report, PEER considers that all "NAD" (No Asbestos Detected) shown in Table 1A below shall still be considered to be "presumed ACM", i.e., building materials that potentially contain asbestos until such a time that the material is tested and found to be non-asbestos containing. The material is "presumed" to contain asbestos unless it is demonstrated, in accordance with 454 CMR 28.00, that the presumed ACM does not contain asbestos.



Where accessible on the date of the Scope, the interior and exterior building components associated with the Work were inspected, and initial homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. The Building was "in use" and occupied during the period of the Scope. Although a reasonable effort was made to inspect accessible suspect ACM associated with the

Scope, additional suspect but un-sampled building materials may be located in inaccessible and/or concealed and/or unsafe areas on the interior (or exterior) of the Building, and also may be located in other areas of the interior (or exterior) of the Building not assessed under this limited Scope, and/or not anticipated to be included in the Work. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in United States Environmental Protection Agency (EPA) Regulation 40 Code of Federal Regulations (CFR) Part 763 Subpart E 763.86, known as the Asbestos Hazard Emergency Response Act (AHERA) and 454 CMR 28.00. Suspect ACM samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

Please note that according to “Final Amendments to 310 CMR 7.15 U Asbestos, dated 7/12/19”, the owner/operator of a facility or facility component that contains suspect (asbestos containing material) {ACM} shall, prior to conducting any demolition or renovation, employ or engage an asbestos inspector to thoroughly inspect the facility or facility component, or those parts thereof where the demolition or renovation will occur, to identify the presence, location, amount and condition of any ACM or suspect ACM and to prepare a written asbestos evaluation report. The evaluation shall identify and assess suspect ACM located in all areas that will be breached or otherwise affected by demolition or renovation activities, including, but not limited to wall cavities, areas above ceilings and under/between multiple layers of flooring.

In consideration of this information, PEER recommends that a comparison of sampled and analyzed building materials included in PEER’s limited Scope be reviewed against the proposed building materials, which may be impacted by any future Work, and if necessary, in coordination with other trades, additional samples of building materials (i.e., a thorough inspection), including irreparable destructive sampling of building materials, be collected, and analyzed for asbestos, prior to the (finalization and) issuance of bid / contract documents and prior to any site work.

The Massachusetts Health and Human Services Database (the “Database”) for ‘Lead Safe Homes’ was searched as of April 25, 2024. This Database (Lead Safe Homes 1.0) is no longer updated however it may indicate whether an address has been inspected for lead, has had any lead hazards, or has a letter of compliance (105 CMR 460.00).

The address for the Building (53 Parkerville Rd., Southborough, MA) **was not listed** in this database. The Massachusetts Childhood Lead Poisoning Prevention Program’s Lead Safe Homes 2.0 database was also searched as of April 25, 2024 for lead inspection reports and compliance documents for the Building (53 Parkerville Rd., Southborough, MA), and the database reported “**no documents found**”.

The Occupational Safety and Health Administration (OSHA) 29 CFR 1926.62 Subpart D, Lead, applies to all construction work where an employee may be occupationally exposed to lead. All construction work excluded from coverage in the general industry standard for lead by 29 CFR 1910.1025(a)(2) is covered by this standard (OSHA 29 CFR 1926.62 Subpart D, Lead). Construction work is defined as work for construction, alteration and/or repair, including painting and decorating. Construction work includes but is not limited to the following: Demolition or salvage of structures where lead or materials containing lead are present; Removal or encapsulation of materials containing lead; New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead; Installation of products containing lead; Lead contamination/emergency cleanup; Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed, and Maintenance operations associated with the construction activities described in this paragraph.

The employer shall include lead in the program established to comply with the Hazard Communication Standard (HCS) (§ 1910.1200). The employer shall ensure that each employee has access to labels on containers of lead and safety data sheets, and is trained in accordance with the provisions of HCS. Where lead is present, until the employer performs an employee exposure assessment and documents that the employee performing any of the listed tasks is not exposed above the permissible exposure limit (PEL), the employer shall treat the employee as if the employee were exposed above the PEL.

Project Objective:

PEER understands that this limited hazardous building materials inspection was requested by the Facility Owner/Operator of the Margaret A. Neary Elementary School building to gather information on the potential for the presence or absence of hazardous building materials related to the Work at the existing Building on the Property, and in order to satisfy the requirements of the USEPA Regulation 40 CFR Part 61, Subpart M, National Emission Standards for Hazardous Air Pollutants (NESHAP).

The objective of this limited hazardous building material inspection was to inspect readily accessible constructs, finishes, and other building materials that may be affected by the proposed Work at the Building and that may contain asbestos or that may contain lead in paint.

2. GENERAL BUILDING PROJECT DESCRIPTION

Based on information within the Request for Designer Services, the Town of Southborough is a suburban town with approximately 10,400 residents located fifteen miles east of Worcester, and 25 miles west of Boston. Southborough possesses a highly skilled labor force, a diversified economy, high-wage employment, and a three-decade record of growth. Many businesses and non-profit organizations choose Southborough because of its highly educated workforce and its close proximity to rail, air, bus, and highway services. Southborough has a stop on the MBTA's Framingham/Worcester line which offers service from Worcester to Boston and the Metropolitan Boston area.

The town government is an open town meeting form of government. The five elected members of the Select Board are the town's executive officers. The Town Administrator is appointed by the Select Board and is responsible for the daily operations of the town and the supervision of town employees. The School Committee consists of five elected members and has oversight and responsibility for the school system. The Southborough Public School District is a high performing school district. The K-8 District is comprised of three elementary schools and one middle school. Student enrollment for the 2022-2023 school year was 1,270 students as of October 1, 2022. The District's mission is to educate, inspire, and challenge. The District is centered in the core values of integrity, empathy, inclusivity, equity, perseverance, and respect.

The existing building is a structural block construction with masonry in-fill walls and exterior face brick veneer. Steel roof joists support a flat Carlisle EDPM membrane roof, which was replaced in 1990. An addition of two (2) modular classrooms occurred at the building in 2001, adding 2,744 square feet. The interior finishes include vinyl roll, vinyl asbestos tile, ceramic tile, vinyl gym flooring, and quarry tile as well as exposed concrete flooring and concrete block walls, and plaster, acoustic tile and lay-in acoustic tile (LAT) ceilings. Doors and windows are original construction. There has been no significant modification from the original design at the building. An upgrade of the HVAC equipment, generator, and electrical system was completed in 2007. This upgrade also included new clocks and a communication system. A voice over IP phone system was installed in 2018.

3. FIELD ACTIVITIES

3.1 Asbestos Inspection

The asbestos inspection was completed by Mr. Dave Gorden, Massachusetts Department of Labor Standards (DLS) licensed asbestos inspector (AI 900459). Multiple samples of suspect building materials were collected to meet the requirements of the sampling protocols established in the USEPA Regulation 40 CFR Part 763 Subpart E 763.86, known as the AHERA, 454 CMR 28.00, and the OSHA regulations. A summary of inspection activities is provided below.

3.1.1 Visual Assessment

Asbestos inspection activities were initiated with limited, visual observation of the interior and exterior spaces of the Building associated with the proposed Work to identify homogeneous areas of suspect ACM. A homogeneous area is an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in size, color and texture and was applied at approximately the same time. In general, a homogeneous area may consist of building materials that appear similar throughout in terms of size, color, and texture with consideration given to the suspected date of application. The interior and exterior assessment was conducted in visually accessible areas of the interior and exterior portion of the Building proposed for renovation / demolition related to the proposed Work.

3.1.2 Physical Assessment

A physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable asbestos material is defined by the EPA as “any material containing more than 1 percent asbestos as determined using the method specified in Appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure”.

MADEP defines a Friable Asbestos-Containing Material, as a material, “when dry, can be crumbled, shattered, pulverized or reduced to powder by hand pressure or any non-friable ACM that has been subjected to sanding, grinding, cutting, or abrading or has been crumbled, shattered or pulverized by mechanical means such as, but not limited to, the use of excavators, bulldozers, heavy equipment, or power and/or hand tools”.

Friability was assessed by physically touching suspect materials. If any **friable** building materials were determined by the laboratory to be asbestos containing, these materials may have been classified into one of the three following condition categories by the asbestos inspector:

- “Good” condition (G); material with no visible damage or deterioration; or showing only very limited damage or deterioration.
- “Damaged” condition (D); materials with greater than 1% although less than 10% distributed damage or less than 25% localized damage. Damage is determined when deteriorated or sustained physical injury such that the internal structure (cohesion) of the material is inadequate or, if applicable, which has delaminated such that its bond to the substrate (adhesion) is inadequate or which for any other reason lacks fiber cohesion or adhesion qualities. Such damage or deterioration may be illustrated by the separation of ACM into layers; separation of ACM from

the substrate; flaking, blistering, or crumbling of the ACM surface; water damage; significant or repeated water stains, scrapes, gouges, mars or other signs of physical injury on the ACM; or damage to jacketing or coatings; and

- “Significantly Damaged” condition (SD); materials where damage impacts at least 10% of a localized subject surface area or if the damage is evenly distributed representing an area of at least 25% of the subject surface area.

3.1.3 Asbestos - Sample Collection

Based on results of the visual observations of suspect building materials, bulk samples of suspect ACM were collected in general accordance with USEPA AHERA (and 454 CMR 28.00) sampling protocols. Samples of suspect building materials were collected from randomly selected locations in each homogeneous area with the access assistance of representatives from Margaret A. Neary Elementary School, the Town of Southborough, and the Client in order to facilitate the sampling of suspect building materials that may be disturbed by the future renovation / demolition activities related to the proposed Work. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable plastic containers, labeled with unique sample numbers using an indelible marker, and appropriate chain-of-custody documentation was completed for the samples, prior to delivering and then relinquishing the samples to the analytical laboratory.

April 17, 2024

PEER collected approximately 90 bulk samples from 41 discrete, homogeneous areas of suspect ACM associated with the interior and exterior of the Building on the Property. The suspect ACM included: *glazing putty, coating, acoustical wall tile, resilient floor tile, mastic, cement board, mortar, cementitious material, frame caulk, coating, concrete masonry units, other caulk, cove base, acoustical ceiling tile, gypsum wall board, joint compound / joint tape, sealant, canvas, brick, concrete,*

The selection of sample locations and frequency of sampling were based on PEER’s observations and the assumption that similar materials in the same area are homogeneous in content. PEER did not collect samples from suspect ACM associated with any other portions of the Building or areas on the Property, not specifically identified in the chain of custody (COC) included in Attachment A. However, homogeneous areas of suspected ACM may extend into other portions of the Building beyond those areas in which ACM were sampled, and beyond areas which may have been included in the Scope and the proposed Work at this phase of the project. A summary of suspect ACM samples collected during the inspection is included as Table 1A. An EMSL Analytical, Inc. (EMSL) laboratory Test Report and associated COCs for the suspect ACM is included as Attachment A of this Report.

3.1.4 Asbestos - Sample Analysis

Bulk samples of suspected ACM were submitted under COC to EMSL of Woburn, Massachusetts for analysis by PLM coupled with dispersion staining techniques per EPA methodology EPA 600/R-93/116 and/or EPA 600/M4-82-020 "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116, July 1993). The percentage of asbestos, where applicable, was determined by microscopic visual estimation or point counting.

OSHA and EPA define ACM as a material which contains greater than 1% asbestos by qualitative or quantitative analysis techniques. MADEP defines ACM as “any material containing 1% or more asbestos

as determined by a laboratory using protocols set forth in the Method for the Determination of Asbestos in Bulk Building Materials found in EPA report EPA/600/R-93/116, or another method as directed by the Department". The EPA NESHAP requires quantitative analysis, commonly referred to as a "point count," for all qualitative analysis results when asbestos is detected in concentrations <1% to 10%. However, under common practice, qualitative results greater than or equal to 2% and <10% are often accepted to be ACM.

If the laboratory determined that the building materials contained <1% asbestos, depending on the building material type, the samples may have been re-analyzed via the Asbestos Analysis of Non-Friable Organically Bound Materials by Transmission Electron Microscopy (TEM) via "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116 Section 2.5.5.1) or Quantitation using the 400 Point Count Procedure.

This reanalysis was not applicable to these ACM sample analyses.

In general, except if and where noted on the "Special Instructions and/or Regulatory Requirements" section of the COC, or the "Positive Stop – Clearly Identify Homogeneous Areas" section of the COC for the specific sampling date, the laboratory was instructed to analyze all samples from each homogeneous area. The analysts described below were overseen by Mr. Steve Grise, Laboratory Manager. EMSL is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 101147-0).

At the Building, for samples A-1 through A-63, Mr. John McCarthy, Mr. Kevin McKenzie, and Ms. Ava Kopellas; Analysts, provided the asbestos analytical services for EMSL. The samples (A-1 through A-63) were kept under custody by PEER until they were delivered to and relinquished to EMSL on April 19, 2024. Sample results for A-1 through A-63 were received electronically by PEER on April 23, 2024.

3.2 Lead in Paint Inspection

The limited lead in paint and lead in coating inspection on interior building materials was completed by Mr. Dave Gorden, Massachusetts Lead Safe Renovator Supervisor (22-4561-374-251190). PEER collected representative homogeneous paint or coating samples on substrates found on the interior of the Building on the Property that may be subject to disturbance during the proposed Work. Homogenous paints / coatings may be defined as areas of similar paint or coating history, such as color, consistency, and location.

3.2.1 Lead in Paint – Sample Collection

The selection of sample locations and frequency of sampling were based on PEER's observations, the assumption that similar painted materials in the same area on the same surface are homogeneous in content.

On April 17, 2024, PEER collected three paint/coating samples. These paint / coating samples were collected from building materials associated with the proposed Work on the interior of the Building on the Property by swabbing the surface with a 3M™ LeadCheck™ Swab.

PEER understands that EPA has been informed that, as of October 2023, 3M has suspended the production and sale of 3M™ LeadCheck™ test kits. Consumers may continue to use 3M™ LeadCheck™ test kits they may already have on hand. EPA will continue to recognize the 3M™ LeadCheck™ test kit, or any already recognized test kit, should it be transferred to another entity, provided that the formulation does not change and no new test kit that meets both response criteria is recognized.

The 3M™ LeadCheck™ Swab has no shelf life and EPA recognizes that when used by a Certified Renovator, the 3M™ LeadCheck™ lead test kit can reliably determine that regulated lead-based paint is not present on wood, ferrous metal (alloys that contain iron), or drywall and plaster surfaces. In Massachusetts.

EPA recognizes that when used by trained professionals, the Commonwealth of Massachusetts lead test kit can reliably determine that regulated lead-based paint is not present on drywall and plaster; it is not recognized for use on wood and ferrous metal (alloys that contain iron) surfaces.

The Swab immediately provides an accurate but qualitative (yes/no) confirmation of the presence of lead in paint, i.e., “red means lead.” According to the manufacturer, 3M™ LeadCheck™ Swabs reliably detect lead in paints at 0.5% (5,000 ppm), and 3M™ LeadCheck™ Swabs may indicate lead in some paint films as low as 0.06% (600 ppm).

Please note that lead may still occur in paints and coatings at the Building below the concentration that 3M™ LeadCheck™ Swabs can reliably detect lead in paints; therefore, Title 29 - Subtitle B - Chapter XVII - Part 1926 - Subpart D - § 1926.62 is made applicable to all Work associated with the Scope at the Building.

PEER did not collect samples from suspect lead in paint or lead in coatings associated with any other portions of the Building or areas on the Property, not specifically identified in Table 2A. In addition, PEER did not collect samples from areas near the Building not anticipated to be impacted by the proposed Work.

4. REGULATORY OVERVIEW

4.1 Asbestos

USEPA regulation 40 CFR 61, Subpart M, NESHAP regulates asbestos fiber emissions during renovation or demolition activities and asbestos waste disposal practices. It also requires one to thoroughly inspect the affected facility or part of the facility where the demolition or renovation operation will occur for the presence of asbestos, including Category I and Category II nonfriable ACM.

Under NESHAP, asbestos-containing building materials are classified as Friable or Category I non-friable or Category II non-friable ACM. Friable ACM are those materials containing more than 1% asbestos that, when dry, may be crumbled, pulverized, or reduced to powder by hand pressure. Category I non-friable ACM includes packings, gaskets, resilient floor coverings and asphalt roofing products containing more than 1% asbestos. Category II non-friable ACM are any materials other than Category I materials that contain more than 1% asbestos.

Friable ACM, along with Category I and Category II non-friable ACM which is in poor condition and has become friable or which will be subjected to drilling, sanding, grinding, cutting or abrading and which

could be crushed or pulverized during anticipated renovation or demolition activities are considered regulated asbestos containing material (RACM).

In the Commonwealth of Massachusetts, asbestos activities are regulated by the Massachusetts Department of Environmental Protection (DEP) [310 CMR 7.15: Asbestos, dated July 12, 2019], and by the Massachusetts Executive Office of Labor and Workforce Development (EOLWD) under 454 CMR 28.00.

According to 310 CMR 7.15 (2)(a), 310 CMR 7.15 applies to any persons engaged in asbestos abatement activities or associated activities or actions set forth in 310 CMR 7.15(3), and to activities associated with such asbestos abatement activities, including, but not limited to, notifications, inspections, visual inspections, and recordkeeping.

According to 454 CMR 28.01 (2)(a), 454 CMR 28.00 applies to (a) all work, including construction, demolition, alteration or repair, involving any building or structure, including those owned or leased by the commonwealth or any of its political subdivisions or authorities, where such work involves the use or handling of asbestos or material containing asbestos, including the disposal of materials containing asbestos and asbestos contaminated waste. 454 CMR 28.00 also applies to asbestos training, consultation and/or analytical services including, but not limited to:

1. Asbestos inspection and hazard assessment services;
2. The preparation of asbestos project designs, asbestos project oversight and/or monitoring;
3. Asbestos training required by 454 CMR 28.00; and
4. Asbestos analysis performed in connection with any of the above services.

Massachusetts regulations require that any asbestos-related activity conducted in the Commonwealth be performed by personnel licensed by the EOLWD Division of Safety. Asbestos abatement must be performed by Massachusetts-licensed asbestos abatement contractors in accordance with a Project Design prepared by an MA-Licensed Asbestos Designer. Third-party clearance air monitoring must be conducted at the completion of abatement activities. Management Plans developed for the in-place management of asbestos-containing materials must be developed by an EOLWD-licensed Management Planner.

RACM must be removed prior to demolition activities. The owner or operator of a facility must provide DEP (and EPA) with written notification of planned removal activities at least 10 working days prior to the commencement of asbestos abatement activities. In addition, certain cities and towns, including health departments and fire departments, in the Commonwealth of Massachusetts may have additional notification requirements.

The U. S. Occupational Safety and Health Administration (OSHA) Asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The OSHA standard requires that employee exposure to airborne asbestos fibers be maintained at or below 0.1 asbestos fibers per cubic centimeter of air (0.1 f/cc) as an 8-hour time weighted average (TWA) and not exceed 1.0 fibers per cubic centimeter of air (1.0 f/cc) over a 30-minute time period known as an excursion limit (EL). The TWA and EL are known as OSHA's permissible exposure limits (PELs). The OSHA standard classifies construction and maintenance activities which could disturb ACM; and specifies work practices and precautions which employers must follow when engaging in each class of regulated work.

The DLS Asbestos Program (the "Program") is responsible for the regulation of occupational asbestos exposure in Massachusetts. The Program works with employers, employees, unions, and state and local

agencies to create healthier and safer work conditions for Massachusetts workers through site visits, analytical services, and technical information. The Program aids in the coordination of OSHA, EPA, and Multi-State regulatory authorities along with the Consortium of North Eastern U.S. States (CONES) in the common goal of protecting the public from long term damage from excessive asbestos exposure.

4.2 Lead in Paint

EPA Renovation, Repair and Painting (RRP) Rule

EPA's RRP rule was published on April 22, 2008, under the authority of the Toxic Substances Control Act (TSCA). RRP was effective on April 22, 2010 and addresses lead-based paint hazards created in target housing and child-occupied facilities.

Target housing is a home or residential unit built before 1978. There are exceptions for elderly and disable persons and zero-bedroom dwellings. A child-occupied facility is a pre-1978 building that is visited regularly by the same child (under 6 years of age), for at least two different days during the week, and each visit lasts at least 3 hours. The combined weekly visits must be at least 6 hours, and the combined annual visits must be at least 60 hours.

The RRP Final Rule Requires:

- Renovators (individuals) performing work in target housing or child-occupied facilities must be trained and certified.
- Renovation firms must be certified.
- Non-Certified workers must work under and be trained on-the-job by a certified renovator.
- Lead safe work practices must be followed.
- Certified renovators must educate owners/occupants.
- Training providers must be accredited.

The requirements listed above are triggered if renovation, repair, or painting activities will disturb more than 6 square feet of interior paint or 20 square feet of exterior paint in target housing or child-occupied facilities. Please note that the RRP does not replace lead-based paint abatement regulations (40 CFR 745.223) or the OSHA Lead in Construction Standard (29 CFR 1926.62). Federally assisted target housing must address lead hazards under the U.S. Department of Housing and Urban Development (HUD) Guidelines.

Lead is a pollutant regulated by many laws administered by EPA, including the Toxic Substances Control Act (TSCA), Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) among others. Please note that according to EPA, lead-based paint is defined by statute as paint with lead levels equal to or exceeding 1.0 milligrams per square centimeter (mg/cm²) or 0.5% by weight (see section 302(c) of the Lead-Poisoning Prevention Act (42 U.S.C. 4822(c)) and Toxic Substances Control Act (TSCA) section 401(9) (15 U.S.C. 2681(9))).

OSHA: Lead-Based Paint (LBP) Rules

29 CFR 1926.62 Subpart D, Lead, applies to all construction work where an employee may be occupationally exposed to lead. All construction work excluded from coverage in the general industry standard for lead by 29 CFR 1910.1025(a)(2) is covered by this standard (OSHA 29 CFR 1926.62 Subpart D, Lead). Construction work is defined as work for construction, alteration and/or repair, including painting

and decorating. Construction work includes but is not limited to the following: Demolition or salvage of structures where lead or materials containing lead are present; Removal or encapsulation of materials containing lead; New construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead; Installation of products containing lead; Lead contamination/emergency cleanup; Transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed, and Maintenance operations associated with the construction activities described in this paragraph.

The employer shall include lead in the program established to comply with the HCS (§ 1910.1200). The employer shall ensure that each employee has access to labels on containers of lead and safety data sheets, and is trained in accordance with the provisions of HCS. Where lead is present, until the employer performs an employee exposure assessment and documents that the employee performing any of the listed tasks is not exposed above the PEL, the employer shall treat the employee as if the employee were exposed above the PEL.

Commonwealth of Massachusetts LBP Rules

In the December 1, 2017 update, the Massachusetts lead law (105 CMR 460.000) requires certain actions when lead paint hazards are present in homes built before 1978 where any children under 6 years of age live. Lead paint hazards include loose lead paint, lead on moveable/impact windows, lead on accessible/mouth-able surfaces (windowsills, handrails, railing caps), and lead on friction surfaces (doors edge, door jambs, stair treads). Owners are responsible for complying with the lead law. This includes owners of rental property as well as owners living in their own single-family home.

Under 105 CMR 460.000, Dangerous Levels of Lead means the level of lead in paint, other coating, plaster, or putty which materially endangers the health of children or adults by producing a substantial and serious danger of lead poisoning.

- 1) When present in paint or coatings offered for sale, a dangerous level of lead shall be deemed to be 90 parts per million or greater as measured by atomic absorption spectrophotometry.
- 2) When present in a dried film including, but not limited to, paint, glaze, stain, varnish or other substance on any toy, furniture or other articles, or when present in paint, other coating, plaster or putty on residential surfaces, a dangerous level of lead shall be deemed to be the following:
 - a. a positive reaction with a 6% to 8% sodium sulfide solution, indicative of 0.5% or more lead by dry weight; or
 - b. equal to or more than 1.0 milligram of lead per square centimeter (mg/cm²) of surface as measured on site by a mobile X-ray fluorescence analyzer; or
 - c. equal to or more than 5,000 parts per million (ppm) or equal to or more than 0.5% by dry weight, as measured by atomic absorption spectrophotometry.
- 3) When present in a glaze or enamel on a glass, ceramic, porcelain or porcelain-coated cooking, eating or drinking utensil, or a porcelain-coated household appliance or fixture, a dangerous level of lead shall be deemed to be two (2) parts per million or greater as tested by A.S.T.M. Standard Method C 738-94(2000).

If work is to be done in areas that contain lead paint hazards in target housing, it is called deleading. Deleading must be done by people who are trained, certified, and authorized to do the work safely. Renovation is work done to repair or improve a residence if it is built before 1978. Contractors must be RRP certified to do renovations in a residence if it is built before 1978. Work that disturbs lead paint can be dangerous, and can include Painting (removing paint; sanding or scraping painted surfaces; painting

outside surfaces); Renovation/Demolition (tearing down walls or plaster; removing windows and woodwork); and Repairing (fixing plumbing or electrical systems; repairing heating or ventilation ducts).

In Massachusetts, the Childhood Lead Poisoning Prevention Program (CLPPP) was established for the prevention, screening, diagnosis, and treatment of lead poisoning, including the elimination of sources of poisoning through research and educational, epidemiologic, and clinical activities as may be necessary. CLPPP provides a range of both primary and secondary prevention services to the children of the Commonwealth of Massachusetts, their families, and others with an interest in the prevention of lead poisoning. In order to accomplish the fundamental goals of identifying lead poisoned children and ensuring that they receive medical and environmental services as well as preventing further cases of lead poisoning, CLPPP has developed linkages with a wide array of professionals and programs that provide services to children. CLPPP also provides coordinated and comprehensive nursing case management.

Commonwealth of Massachusetts Lead Safe Renovation Information

Renovation, repair, and painting work conducted for a fee in housing built before to 1978 and child-occupied facilities where more than 6 square feet of painted surface per Room is disturbed on the interior of a building, or more than 20 square feet of painted surface on the exterior of a building, must be carried out by lead-safe renovation (LSR) contractor. Licensed LSR contractors must have a trained and certified LSR supervisor on their staff. Under Massachusetts regulations, an LSR supervisor is always required to be on site while renovation work is in progress. Entities that perform renovation work (as defined in 454 CMR 22.02) must be licensed as a LSR contractor, deleading contractor, or have a contractor licensing waiver.

The presence of lead in paint during renovation and demolition activities may necessitate certain requirements under OSHA for worker protection. In addition, the presence of lead in paint in construction and demolition waste/debris, as it applies to the toxicity characteristic leaching procedure (TCLP), may serve a certain role in the selected location for the final building material disposal location, as it relates to classification as a hazardous waste or non-hazardous waste under RCRA. In addition, Massachusetts has specific transport and disposal requirements related to the characterization of waste, which contains concentrations of lead.

4.3 Management of Lead Wastes - Massachusetts

In Massachusetts, the Massachusetts Policy on the Management of Wastes from Lead Abatement, Remodeling and Renovation Activities Conducted in Households policy provides further clarification of the household hazardous waste exemption cited at 310 CMR 30.104(6) as it relates to the management of lead-based paint (LBP) waste generated from lead abatement, remodeling and renovation activities in residences. LBP waste is composed of coated building components (doors, window frames and painted woodwork), and concentrated residue from chemical and physical paint removal activities (paint chips, dust, and sludges).

This policy adds LBP waste to the household waste exemption, 310 CMR 30.104(2)(g), and is consistent with recent USEPA guidance discussed below. LBP coated building components and concentrated residues generated by residents or by contractors performing activities in residences are classified as household waste, and are therefore exempt from hazardous waste regulations. Accordingly, LBP wastes from residences may be managed as non-hazardous solid waste. However, this policy does not apply to LBP wastes generated from activities conducted in non-residential buildings or from structures (e.g., bridges,

tanks); such wastes continue to be subject to the Massachusetts Hazardous Waste Management Regulations, 310 CMR 30.000.

This policy is intended to facilitate lead abatement activities, especially in HUD-funded public housing initiatives, by reducing waste management and disposal costs while ensuring public and environmental protection. The Department's management approach mirrors the federal approach described in a July 31, 2000, memo by Elizabeth Cotsworth, Director of the Office of Solid Waste, USEPA, entitled "Regulatory Status of Waste Generated by Contractors and Residents from Lead-Based Paint Activities Conducted in Households." This memo clarifies the federal regulatory status of lead-based paint waste generated as a result of lead abatement, renovation and remodeling activities in homes and other residences.

Specifically, EPA clarifies that the "household waste" exemption, which has been historically limited to residents, is applicable to waste generated by contractors conducting lead abatement, remodeling and renovation activities in residences, thereby allowing both contractors and residents to manage LBP waste as non-hazardous solid waste. The memo further states that LBP waste can be discarded in a municipal solid waste landfill or a municipal solid waste combustor. Finally, the memo expands the definition of "residence" to include not only single-family homes, multifamily homes, apartment buildings, but public and military housing as well. By this policy, the Department adopts the guidance provided in EPA's July 31, 2000, interpretive memo and strongly recommends that residents and contractors comply with the "Best Management Practices" (BMPs) for removing, packaging and disposing of lead abatement wastes specifically described in the memorandum.

4.4 TCLP Lead in Paint and Substrates

Since the Building is currently used as the Margaret A. Neary Elementary School, an elementary education facility for the Town of Southborough, it may be important to note that the presence of lead in paint and its associated leachability in the construction and demolition waste/debris waste stream may serve a certain role in the selected location for the final building material disposal location, as it relates to determining whether a "solid waste" exhibits the characteristics of "hazardous waste" or non-hazardous waste under RCRA.

Solid wastes containing lead are subject to RCRA regulation and 310 CMR 30.00. If the amount of lead that leaches from a waste using the toxicity characteristic leaching procedure (TCLP) exceeds the lead toxicity characteristic (TC) limit of 5 mg/L, the solid waste must be managed as a TC hazardous waste (unless otherwise excluded, as per Paragraph 4.3, above).

A solid waste (except manufactured gas plant waste) exhibits the characteristic of toxicity if, using the Toxicity Characteristic Leaching Procedure, test Method 1311 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," EPA Publication SW-846, as incorporated by reference in § 260.11 of this chapter, the extract from a representative sample of the waste contains any of the contaminants listed in Table 1 of that publication at the concentration equal to or greater than the respective value given in that table.

For this analysis, if the TCLP result for lead is equal to or greater than 5 milligrams per Liter (mg/L), the waste stream may be considered a hazardous waste that must be disposed of at a hazardous waste landfill.

Depending on the desired solution for the Building on the Property by the MSBA and/or the Owner and/or the Architect, PEER anticipates that TCLP lead in paint and substrates analytical testing may be completed for future phases.

5. FINDINGS

5.1 Asbestos-Containing Material Classifications

As discussed in Section 4.1, ACMs, if identified during the Inspection were classified on Table 1B as; RACM ("friable"), Category I non-friable ACM, or Category II non-friable ACM. These categories are shown on Table 1B for each identified material containing asbestos. The classifications are used because ACMs can vary in the relative hazard these materials present; and based on their characteristics when disturbed by varying renovation or demolition techniques. For this reason, state and federal regulations manage these categories differently when regulating disturbance and abatement activities.

PACM includes building materials that potentially contain asbestos until such a time that the material is tested and found to be non-asbestos containing. The material is "presumed" to contain asbestos unless it is demonstrated, in accordance with 454 CMR 28.00, that PACM does not contain asbestos.

5.1.1 Regulated Asbestos-Containing Material (RACM)

RACM was identified associated with the proposed Work at the Building (based on the material's expectation to become friable during any disturbance), as per Table 1B. If renovation or demolition will disturb RACM, it must be removed prior to disturbance. All RACM must be removed prior to the demolition of a building. Removal must be performed by Massachusetts licensed Asbestos Contractors using accredited and Massachusetts licensed personnel.

5.1.2 Category I Non-Friable ACM

At the Building, Category I non-friable asbestos-containing material (including *resilient floor tiles*) was detected associated with the sampled building materials as part of the proposed Work at the Building on the Property.

5.1.3 Category II Non-Friable ACM

At the Building, Category II non-friable asbestos-containing material (including *glazing putty, mastic, coating, cementitious mudded thermal system insulation, joint compound / joint tape, cement board*) was detected associated with the sampled building materials as part of the proposed Work at the Building on the Property.

5.1.4 Asbestos Management Recommendations

Please note that according to 454 CMR 28.00, an asbestos project design is a site-specific written work plan describing the means and methods for asbestos removal, enclosure, encapsulation or repair projects that exceed three linear or three square feet of asbestos containing material in facilities ***(required for facilities subject to AHERA)***.

In addition, according to 454 CMR 28.00, except as mandated by AHERA for Asbestos Response Actions conducted in school facilities, the preparation of an asbestos project design *is recommended*, but not required by 454 CMR 28.00.

Under OSHA and EPA regulations, any employee or contractor working in proximity to asbestos containing materials at the building must be made aware of the asbestos inspection and its limitations, and provided a copy of this Inspection Report prior to commencing renovation/demolition activities. If previously inaccessible suspected ACM is discovered during renovation or demolition activities, disturbance work should immediately stop, until representative bulk samples can be collected by a licensed asbestos inspector and analytical laboratory results are available to render a determination regarding asbestos content within the material discovered.

Therefore, an asbestos project design is **REQUIRED** prior to the Renovation/Demolition Work at the Margaret A. Neary Elementary School and All Other Associated Work.

5.1.5 Data Gaps - Asbestos

As part of this Report, PEER understands that there may be areas and building materials within the interior (or the exterior) of the Building, which may become impacted by or become part of the proposed Work, or a future proposed Work, that:

- may have been covered, hidden, or otherwise not visible,
- may not have been safely accessible (as determined by PEER),
- may not have been included in the Architect's or Engineer's scope of work,
- may not have been included in PEER's limited Scope,
- may have been modified, removed, or eliminated from PEER's limited Scope by the Architect, Engineer, Owner, or Others after PEER's proposal date(s); and either prior to the date of, or during the date of the hazardous building material sampling investigation event,
- has yet to be evaluated as part of this Early Feasibility phase for the project site,
- may have been added to the Building after PEER's April 17, 2024 limited hazardous building materials investigation,
- would have required irreparable, destructive sampling (which may have impacted the historical integrity, structural integrity, or impact the health and safety of the Inspector, occupants, visitors, or workers present or anticipated to be present after the April 17, 2024 building material sampling event, and/or for any other reason (as determined by PEER).

In general, PEER recommends that a comparison of sampled and analyzed building materials (as per Table 1A) be reviewed by the Facility Owner/Operator, Architect/Engineer, General Contractor, Asbestos Contractor, and/or Others (together, the "Parties") against the building materials which may become impacted by the proposed Work, and if determined to be necessary by the Parties, in coordination with other trades, additional samples of building materials, including irreparable destructive sampling of building materials, be collected, and analyzed for asbestos, prior to the (finalization and) issuance of bid documents and prior to any site work.

Table 1A

**Suspect ACM Summary Table
Margaret A. Neary Elementary School
53 Parkerville Road, Southborough, Massachusetts**

Collection Date (2024): April 17

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
April 17, 2024						
A-1	2	Glazing Putty	1	Room 22	M	Yellow-White Glazing Putty for Metal Reinforced Glass at Wood Classroom Door
A-2	10	Coating	2	Room 22	M	Gray Coating on Base/Bottom of 19" x 22" Metal Sink
A-3	NAD	Acoustical Wall Tile	3	Room 22	M	White Coated Gray Back 1' x 1' Acoustical Wall Tile with Pinpricks and Valleys on Wall
A-4A	4	Resilient Floor Tile	4-1	Room 22	M	Brown-Light Brown-Black-Pink Speckled/Mosaic 12" x 12" Resilient Floor Tile
A-4B	10	Mastic	4-2	Room 22	M	Black Mastic on Back of Resilient Floor Tile and on Concrete Floor
A-5A	15	Cement Board	5-1	Room 22	M	Black 6" x 60" Cement Board Window Sill with White Fibers
A-5B	NAD	Mortar	5-2	Room 22	M	Light Gray Mortar beneath Sill at Vertical Wall Surface
A-5C	NAD	Cementitious Material	5-3	Room 22	M	Light Gray-Gray Cementitious Material as Filler for Sill at Edge of Concrete Masonry Unit Wall
A-6	3	Glazing Putty	6	Room 22	M	Light Gray Brittle Glazing Putty for Operable Exterior Window
A-7	2	Glazing Putty	7	Room 22	M	Light Gray Brittle Glazing Putty for Non-Operable Window Glass Pane
A-8A	NAD	Frame Caulk	8-1	Room 22	M	Brown Firm Interior Frame Caulk for Exterior Window System
A-8B	NAD	Frame Caulk / Coating	8-2	Room 22	M	White Brittle Frame Caulk/Textured Concrete Masonry Unit Coating as Contaminant

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-9A	NAD	Coating	9-1	Room 22	M	White Painted White Coating on Surface of Concrete Masonry Unit
A-9B	NAD	Concrete Masonry Unit	9-2	Room 22	M	Gray Concrete Masonry Unit Wall Block with Black Grains
A-9C	NAD	Mortar	9-3	Room 22	M	Light Gray Mortar for Gray Concrete Masonry Unit at Concrete Masonry Unit to Concrete Masonry Unit Connections
A-10	NAD	Other Caulk	10	Room 22	M	White Painted White Firm Other Caulk at Concrete Masonry Unit/Concrete Masonry Unit Corner Connect
A-11	NAD	Glazing Putty	11	Room 22	M	Gray Glazing Putty for Metal Reinforced Glass at Wood for Classroom Door Exit D3
A-12	NAD	Frame Caulk	12	Room 22	M	Yellow Stained Light Gray-White Frame Caulk Solid Wood Door Frame at Closet
A-13A	NAD	Cove Base	13-1	Room 22	M	Black Hard 3.5" Wide Cove Base at Base of Fixed Cabinetry
A-13B	2	Mastic	13-2	Room 22	M	Yellow-Brown Mastic on 4.25" Cove Base and on Wood Cabinetry Base
A-14A	NAD	Cove Base	14-1	Room 22	M	Black Hard 4.25" Wide Cove Base at Base of Concrete Masonry Unit Wall/Fixed Closet
A-14B	2	Mastic	14-2	Room 22	M	Brown Mastic on 4.25" Wide Cove Base and on Concrete Masonry Unit/Wood
A-15	NAD	Acoustical Ceiling Tile	15	Room 22	M	White Coated 2' x 2' Acoustical Ceiling Tile with Surface Small to Medium Dots and Long Valleys (with Light Brown Interior)
A-16	5	Cementitious Mud	16	Room 22	M	White Cementitious Mud Wrapped on Elbow Fittings in Plenum
A-17	NAD	Acoustical Ceiling Tile	17	Hallway at Room 22	M	White Textured/Coated 2' x 2' Acoustical Ceiling Tile with Light Gray Interior (071300-LM-01-34)
A-18A	NAD	Gypsum Wall Board	18-1	Hallway at Room 22	M	Brown Paper Coated Light Gray Gypsum Wall Board above Hall Corridor Door/in Plenum
A-18B	2	Joint Compound/ Joint Tape	18-2	Hallway at Room 22	M	White Joint Compound/Joint Tape on Light Gray Gypsum Wall Board - Hall Corridor Door
A-19	NAD	Sealant	19	Hallway at Room 22	M	Red Sealant at Through Wall Pipe Run in Plenum above Corridor Door

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-20	NAD	Frame Caulk	20	Hallway at Room 22	M	White Hard Frame Caulk for Hallway Corridor Door at Concrete Masonry Unit
A-21	NAD	Glazing Putty	21	Hallway at Room 22	M	Light Gray Brittle Glazing Putty for 7.5x8' Corridor Door System
A-22A	NAD	Canvas	22-1	Room 22	M	Light Blue Painted 1/4" Thick Canvas Tack Board Wall of Classroom
A-22B	NAD	Mastic	22-2	Room 22	M	Brown Mastic on Back of Canvas and on Wood Backing Board Wall Classroom
A-23	2	Glazing Putty	1	Room 6	M	Yellow-White Glazing Putty for Metal Reinforced Glass at Wood Classroom Door
A-24	3	Coating	23	Room 6	M	Black Coating on Base/Bottom of 19" x 25" Metal Sink
A-25	NAD	Acoustical Wall Tile	3	Room 6	M	White Coated Gray Back 1' x 1' Acoustical Wall Tile with Pinpricks and Valleys on Wall
A-26A	3	Resilient Floor Tile	4-1	Room 6	M	Brown-Light Brown-Black-Pink Speckled/Mosaic 12" x 12" Resilient Floor Tile
A-26B	10	Mastic	4-2	Room 6	M	Black Mastic on Back of Resilient Floor Tile and on Concrete Floor
A-27A	15	Cement Board	5-1	Room 6	M	Black 6" x 60" Cement Board Window Sill with White Fibers
A-27B	NAD	Mortar	5-2	Room 6	M	Light Gray Mortar beneath Sill at Vertical Wall Surface
A-27C	NAD	Cementitious Material	5-3	Room 6	M	Light Gray-Gray Cementitious Material as Filler for Sill at Edge of Concrete Masonry Unit Wall
A-28	NAD	Glazing Putty	24	Room 6	M	Black Sticky Glazing Putty for Operable Exterior Window
A-29	2	Glazing Putty	7	Room 6	M	Light Gray Brittle Glazing Putty for Non-Operable Window Glass Pane
A-30A	NAD	Frame Caulk	8-1	Room 6	M	Brown Firm Interior Frame Caulk for Exterior Window System
A-30B	NAD	Frame Caulk / Coating	8-2	Room 6	M	White Brittle Frame Caulk/Textured Concrete Masonry Unit Coating as Contaminant
A-31A	NAD	Coating	9-1	Room 6	M	White Painted White Coating on Surface of Concrete Masonry Unit

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-31B	NAD	Concrete Masonry Unit	9-2	Room 6	M	Gray Concrete Masonry Unit Wall Block with Black Grains
A-31C	NAD	Mortar	9-3	Room 6	M	Light Gray Mortar for Gray Concrete Masonry Unit at Concrete Masonry Unit to Concrete Masonry Unit Connections
A-32	NAD	Other Caulk	10	Room 6	M	White Painted White Firm Other Caulk at Concrete Masonry Unit/Concrete Masonry Unit Corner Connect
A-33	NAD	Frame Caulk	12	Room 6	M	Yellow Stained Light Gray-White Frame Caulk Solid Wood DF at Closet
A-34A	NAD	Cove Base	13-1	Room 6	M	Black Hard 3.5" Wide Cove Base at Base of Fixed Cabinetry
A-34B	2	Mastic	13-2	Room 6	M	Yellow-Brown Mastic on 4.25" Cove Base and on Wood Cabinetry Base
A-35A	NAD	Cove Base	14-1	Room 6	M	Black Hard 4.25" Wide Cove Base at Base of Concrete Masonry Unit Wall/Fixed Closet
A-35B	2	Mastic	14-2	Room 6	M	Brown Mastic on 4.25" Wide Cove Base and on Concrete Masonry Unit/Wood
A-36	NAD	Acoustical Ceiling Tile	15	Room 6	M	White Coated 2' x 2' Acoustical Ceiling Tile with Surface Small to Medium Dots and Long Valleys (with Light Brown Interior)
A-37	20	Cementitious Mud	16	Room 6	M	White Cementitious Mud Wrapped on Elbow Fittings in Plenum
A-38	NAD	Acoustical Ceiling Tile	17	Room 6	M	White Textured/Coated 2' x 2' Acoustical Ceiling Tile with Light Gray Interior (071200LM2243)
A-39A	NAD	Gypsum Wall Board	18-1	Hallway at Room 6	M	Brown Paper Coated Light Gray Gypsum Wall Board above Hall Corridor Door/in Plenum
A-39B	2	Joint Compound/ Joint Tape	18-2	Hallway at Room 6	M	White Joint Compound/Joint Tape on Light Gray Gypsum Wall Board - Hall Corridor Door
A-40	NAD	Frame Caulk	20	Hallway at Room 6	M	White Hard for Hallway Corridor Door at Concrete Masonry Unit
A-41	2	Glazing Putty	21	Hallway at Room 6	M	Light Gray Brittle Glazing Putty for 10' x 8.6' High 5 Pane Metal Reinforced Glass Door System
A-42A	NAD	Canvas	22-1	Room 6	M	Light Blue Painted 1/4" Thick Canvas Tack Board Wall of Classroom (Blue Paint)

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-42B	NAD	Mastic	22-2	Room 6	M	Brown Mastic on Back of Canvas and on Wood Backing Board Wall Classroom
A-43A	NAD	Resilient Floor Tile	25-1	Hallway at Room 15	M	Gray 12" x 12" Speckled Resilient Floor Tile with Light Gray/Dark Gray Specks
A-43B	4	Mastic	25-2	Hallway at Room 15	M	Black Mastic under Resilient Floor Tile and on Concrete Slab (Check for Yellow Mastic)
A-44A	NAD	Resilient Floor Tile	25-2	Hallway at Gym	M	Gray 12" x 12" Speckled Resilient Floor Tile with Light Gray/Dark Gray Specks
A-44B	5	Mastic	25-2	Hallway at Gym	M	Black Mastic under Yellow Mastic and on Concrete Slab
A-44C	NAD	Mastic	25-3	Hallway at Gym	M	Yellow Mastic on Surface of Black Mastic and on Resilient Floor Tile
A-45	NAD	Frame Caulk	26	Courtyard at Entry A1	M	Light Red Firm Frame Caulk for Double Glass Doors with Transom into Courtyard
A-46	NAD	Frame Caulk	27	Courtyard at Entry A1	M	Gray Firm Frame Caulk for 2 Door System into Courtyard - on Metal
A-47	NAD	Frame Caulk	28	Courtyard at Entry A1	M	White Hard Remnant Frame Caulk for Suspect Former Boarded Area Hallway Windows
A-48A	NAD	Glazing Putty	29-1	Courtyard at Entry A1	M	Black to Dark Gray Exterior Glazing Putty on Surfaces of Courtyard Hallway Windows
A-48B	2	Glazing Putty	29-2	Courtyard at Entry A1	M	Light Brown Glazing Putty on Exterior Windows for Courtyard at Hallway
A-49	Not Analyzed	Other Caulk	30	Courtyard at Entry A1	M	White-Light Brown Firm, Hard Other Caulk - Cementitious Forms at Red Brick
A-50	Not Analyzed	Other Caulk	31	Courtyard at Entry A1	M	White-Light Brown Firm, Hard Other Caulk - Cementitious Forms at Gravel Panel
A-51A	8	Glazing Putty	29-1	Courtyard at Entry A1	M	Black to Dark Gray Exterior Glazing Putty on Surfaces of Courtyard Hallway Windows
A-51B	2	Glazing Putty	29-2	Courtyard at Entry A1	M	Light Brown Glazing Putty on Exterior Windows for Courtyard at Hallway
A-52	NAD	Other Caulk	32	Courtyard at Entry A1	M	White Firm Other Caulk Coating Mortar in between Cementitious Material Panels at Roof Elev
A-53	NAD	Cementitious Panels	33	Courtyard at Entry A1	M	Yellowish-White Preformed Vertical Cementitious Panels (Fine Grained) at Roof Elevation

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-54	NAD	Other Caulk	34	Courtyard at Entry A1	M	White Firm, Hard Other Caulk as Horizontal Bead Preformed Panels at Brick
A-55	NAD	Cementitious Panels	35	Courtyard at Entry A1	M	White Fine Grained Cementitious Material Frame for Gravel Panel (with White Suspect Quartz)
A-56	NAD	Cementitious Material	36	Courtyard at Entry A1	M	White Fine Grained Cementitious Material Beams for Exterior Edge of Window System (with White Suspect Quartz)
A-57A	NAD	Brick	37-1	Courtyard at Entry A1	M	Red To Red Brown Brick for Exterior Envelope of Building
A-57B	NAD	Mortar	37-2	Courtyard at Entry A1	M	White Mortar in between Red to Red Brown Brick for Exterior of Build
A-58	NAD	Frame Caulk	38	Exterior Door A2	M	Red Painted Light Gray Frame Caulk - Metal at Brick - Door A2
A-59	NAD	Frame Caulk	39	Exterior	M	Black Flexible Frame Caulk for New Window Penetration "Lemieur" Office
A-60A	NAD	Brick	37-1	Exterior at B1 Door	M	Red To Red Brown Brick for Exterior Envelope of Building
A-60B	NAD	Mortar	37-2	Exterior at B1 Door	M	White Mortar in between Red to Red Brown Brick for Exterior of Build
A-61	NAD	Concrete	40	Exterior at B1 Door	M	Gray Fine to Medium Grained – with Few Coarse Grained Concrete as Foundation
A-62	NAD	Frame Caulk	41	Exterior at B1 Door	M	Red Painted Pink Firm Frame Caulk Metal Door at Brick
A-63	2	Glazing Putty	42	Exterior at B1 Door	M	White Brittle Glazing Putty for Side Glass Transom Panel in Door System

Notes (as may be applicable):

- Material Classification = Surfacing (S), Thermal System Insulation (TSI), or Miscellaneous (M)
- NAD = No Asbestos Detected.
- As per 454 CMR 28.00 – “Homogeneous Area” is an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in size, color and texture and was applied at approximately the same time. Homogeneous sub areas, typically materials that could not be separated by hand tools in the field, are represented by a “-” in the above table. Materials listed in these groups are associated with other building materials within that homogeneous area.

- d. LQ = Limited Quantity of building material available for sampling without eliminating building material source / Limited Quantity of building material available for sampling in order to still be classified as homogeneous / Limited Quantity of building material available for sampling due to health and safety related inaccessibility of material.
- e. PEER notes that for this Early Feasibility Phase Report, and as it relates to suspect ACM Sampling, and as discussed with the Client, the intent of this specific “early feasibility phase” report was for one asbestos inspector to collect as many suspect ACM samples within the time frame of the initial day of collection as physically possible. The overall intent was not to collect (at this “early feasibility phase”) suspect ACM samples according to certain regulatory requirements [refer to 454 CMR 28.13 (3)]. Specifically, 454 CMR 28.13 (3)(b)5. cites that for “miscellaneous material, in a manner sufficient to determine whether material is ACM or not ACM, a licensed inspector must collect bulk samples from each homogeneous area of friable miscellaneous material that is not assumed to be ACM.” In addition, 454 CMR 28.13 (3)(b)6. cites that for “non-friable suspected ACM. if any homogeneous area of non-friable suspected ACM is not assumed to be ACM, then a licensed inspector must collect, in a manner sufficient to determine whether the material is ACM or not ACM, bulk samples from the homogeneous area of non-friable suspected ACM that is not assumed to be ACM.” Depending on the desired solution for the Building on the Property by the MSBA and/or the Owner and/or the Architect, PEER anticipates that additional hazardous building material sampling and investigation will be necessary to achieve a “thorough” inspection under 310 CMR 7.15; and to achieve these requirements under 454 CMR 28.13. As such, for the purposes of this Early Feasibility Phase Report, PEER considers that all “NAD” (No Asbestos Detected) shown in Table 1A below shall still be considered to be “presumed ACM”, i.e., building materials that potentially contain asbestos until such a time that the material is tested and found to be non-asbestos containing. The material is “presumed” to contain asbestos unless it is demonstrated, in accordance with 454 CMR 28.00, that the presumed ACM does not contain asbestos.

Table 1B

**Identified ACM Summary Table Details
Margaret A. Neary Elementary School
53 Parkerville Road, Southborough, Massachusetts**

Collection Date (2024): April 17

Sample Number	Analytical Results (%)	Building Material	Homogenous Area	Material Classification	Friable (F) / Non-Friable (NF)	Current Condition	Disturbance Potential	Estimated Quantity	Detailed Description
A-4A; A-26A	3; 4	Resilient Floor Tile <i>{Brown-Light Brown-Black-Pink Speckled/Mosaic 12" x 12"}</i>	4-1	M	CAT I NF (RACM) [#]	Damaged	High	See Note ①	See Note ①
A-4B; A-26B; A-43B; A-44B	4; 5; 10	Mastic <i>{on All Resilient Floor Tile and on Concrete}</i>	4-2; 25-2	M	CAT II NF (RACM) [#]	Good	Low	See Note ①	See Note ①
A-13B; A-14B; A-34B; A-35B	2	Mastic <i>{on Cove Base, Wood Cabinetry, Concrete Masonry Unit Walls, Other Wall Surfaces}</i>	13-2; 14-2	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ②	See Note ②
A-18B; A-39B	2	Joint Compound / Joint Tape <i>{on Gypsum Board Walls above and below Plenum}</i>	18-2	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ③	See Note ③
A-1; A-23	2	Glazing Putty <i>{Metal Reinforced Glass at Classroom Door}</i>	1	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ④	See Note ④

Sample Number	Analytical Results (%)	Building Material	Homogenous Area	Material Classification	Friable (F) / Non-Friable (NF)	Current Condition	Disturbance Potential	Estimated Quantity	Detailed Description
A-2; A-24	3; 10	Coating {on underside of Metal Sinks}	2; 23	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ⑤	See Note ⑤
A-16; A-37	5; 20	Mudded Thermal System Insulation {on Fittings}	16	M	CAT II NF (RACM) [#]	Damaged	High	See Note ⑥	See Note ⑥
A-5A; A-27A	15	Cement Board {Interior Window Sills}	5-1	M	CAT II NF (RACM) [#]	Damaged	Low	See Note ⑦	See Note ⑦
A-6; A-7; A-29; A-48B; A-51A; A-51B	2; 3; 8	Glazing Putty {on Interior and Exterior of Windows at Building Envelope}	6; 7; 29-1; 29-2	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ⑧	See Note ⑧
A-63	2	Glazing Putty {on Interior and Exterior of Doors / Door Systems at Building Envelope}	42	M	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ⑨	See Note ⑨
A-41	2	Glazing Putty {on Both Sides of Doors / Door Systems at Building Hallways}	21	S	CAT II NF (RACM) [#]	Significantly Damaged	High	See Note ⑩	See Note ⑩

Notes: Material Classification = Surfacing (S), Thermal System Insulation (TSI), or Miscellaneous (M)
Friable = Material containing more than 1% asbestos, that when dry, can be crumbled, pulverized, or reduced to powder by hand pressure
Category I Non-Friable: Asbestos containing packings, gaskets, resilient floor covering, and asphalt roofing products containing >1% asbestos...
Category II Non-Friable: Any material excluding Category I non-friable...

Assessment Category:

- | | |
|--|--|
| (1) Damaged or significantly damaged TSI ACM | (5) ACBM with potential for damage |
| (2) Damaged friable surfacing ACM | (6) ACBM with potential for significant damage |
| (3) Significantly damaged friable surfacing ACM | (7) Any remaining friable ACBM or friable suspected ACBM |
| (4) Damaged or significantly damaged friable miscellaneous ACM | |

Current Condition: Good, Damaged, Significantly Damaged;

Disturbance Potential: Contact/Vibration/Air Erosion [High (H), Moderate (M), or Low (L)]

= RACM based on anticipated disturbance during renovation/demolition.

Notes: ① through ⑩

- ✓ Asbestos abatement includes the following materials and/or building materials associated with the proposed Massachusetts School Building Authority Project at Margaret A. Neary Elementary School and All Other Associated Work, under the Base Bid, as per the above Table 1B, and as per the Project Drawings.

[PEER has inserted this section as a placeholder and notes that this section will be further developed during future phases of this project.]

All of which occurring at, in, on, beneath, and/or associated with the interior and/or envelope and/or exterior of the Building on the Property, and which is comprised of an ACM on a building component associated with the interior and/or envelope and/or exterior building environment, and any ACM debris, and/or any other asbestos containing or asbestos contaminated materials (including asbestos contaminated building materials), as per the Asbestos Project Design, and as per all Contract Documents, and as per the Project Drawings (when Project Drawings have been included with the Asbestos Project Design).

5.2 Lead in Paint Inspection Findings

On April 17, 2024, PEER collected three paint/coating samples on concrete masonry unit, or metal, or canvas building materials associated with the proposed Work on the interior of the Building on the Property by swabbing the surface with a 3M™ LeadCheck™ Swab. Lead was not detected at or above the 3M™ LeadCheck™ Swab method detectable concentration of 5,000 ppm.

Table 2A

**Lead in Paint/Substrates
Margaret A. Neary Elementary School
53 Parkerville Road, Southborough, Massachusetts**

Collection Date (2024): April 17

Lead Sample ID	Description	Lead (ppm)	TCLP Pb (mg/L)	Screening (Yes / No)
L-1	White paint over white textured coating on the concrete masonry unit wall in Room 22.	--	--	No
L-2	Red coating on a metal truss within the plenum at Room 22.	--	--	No
L-3	Light blue painted tack canvas board on wall within Room 22.	--	--	No

Notes:

In general, interior painted surfaces at the Site were observed to be intact.

PEER notes that for Sample L-3, the canvas (i.e., not the paint) became light pink in color after the use of the 3M™ LeadCheck™ Swab. PEER has noted this occurrence at other Facilities and may be a result of the canvas board manufacturing process.

“No” = Screening results did not show method detectable (greater than or equal to 5,000 ppm) concentrations of lead. Please note that 3M™ LeadCheck™ Swabs may indicate lead in some paint films as low as 0.06% (600 ppm). Please note that lead may be present within the paint/coatings at certain concentrations. Please refer to the requirements of OSHA 1926.62 Lead In Construction Standard.

“Yes” = Screening results showed method detectable (greater than or equal to 5,000 ppm) concentrations of lead. Please note that 3M™ LeadCheck™ Swabs may indicate lead in some paint films as low as 0.06% (600 ppm).

“-” = Sample not screened using a Swab or sample not analyzed at an analytical laboratory, for the stated analysis.

5.2.1 Lead in Paint Recommendations

Considering the Work Practices which may occur during proposed renovation, repair, and painting activities at the Building on the Property, and considering the current and future use of the Building, including consideration for the occupants and visitors to continue to utilize the interior and exterior of the Building on the Property as part of the elementary school facility, **PEER recommends that the work practices associated with 454 CMR 22.00, be considered and then implemented by the Contractor or**

Contractors for any renovation, repair, and painting which may become associated with the Work at the Property.

Renovation includes the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces. The term renovation includes, but is not limited to, the removal or modification of painted surfaces or painted components (e.g., modification of painted doors, surface preparation activity such as sanding, scraping, or other such activities that may generate paint dust); the removal of portions of structures (e.g., walls, ceiling, large surface replastering, major re-plumbing); and window replacement.

Licensed lead safe renovation (LSR) contractors must have a trained and certified LSR supervisor on their staff. An LSR supervisor is a person who is duly certified under 454 CMR 22.06 to carry out supervisory functions on renovation projects, and with the additional training specified by 454 CMR 22.08(4)(e), to carry out supervisory functions and/or performs the work, in accordance with 454 CMR 22.12(2), on moderate risk deleading projects. An LSR supervisor is always required to be on site while renovation work is in progress. Entities that perform renovation work (as defined in 454 CMR 22.02) must be licensed as a LSR contractor, deleading contractor, or have a contractor licensing waiver.

In addition, in relation to All Work which may disturb paint or coating, or which may disturb lead in paint or lead in coating, PEER recommends that the policies, rules, and regulations from OSHA (and specifically, OSHA 29 CFR 1926.62 Subpart D, Lead) be reviewed and followed by the Contractor or Contractors performing the Work, for applicability to the Work at the Site on the Property.

6. Standard of Care / Limitations / Reliance / General Comments

As detailed in the above paragraphs, this limited hazardous building materials inspection report (this "Report") was conducted utilizing limited, non-destructive sampling techniques. Therefore, efforts were made to determine if multiple layers of building materials may be present although limited to the extent of allowable access points with hand tools without affecting historical integrity, structural integrity, the impact to the health and safety of those occupants or workers present, or anticipated to be present, security, fire and life safety, slips, trips and/or fall hazards, and including unacceptable aesthetic or functional damage to building surfaces and materials, as per the judgment of the inspector at the time of the Inspection.

Please note that additional suspect hazardous building materials may be present associated with the Building such as those in concealed spaces, cavities, plenums, behind walls, above ceilings, beneath floors, beneath roofs or roof decks, beneath slabs or underground, in crawl spaces, in confined spaces, behind or associated with any electrical, heating, ventilation, air conditioning, or mechanical system, and in any other area, including non-accessible or unsafe areas (as determined by PEER) associated with the proposed Work for the Building or a future proposed Work for the Building.

This limited hazardous building materials inspection was performed in accordance with generally accepted Practices of this profession, undertaken in similar studies at the same time and in the same geographical area, and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing.

We have endeavored to meet this standard of care, but may be limited by conditions encountered during its performance, a client-driven scope of work, the inability to review information not received by the report date, and/or any other condition as determined by PEER.

The limited hazardous building materials inspection, such as the one performed at the Building on the Property, is of limited scope, is noninvasive, and cannot eliminate the potential for hazardous building materials to occur elsewhere at the Building on the Property beyond what has been identified through the limited scope of services included in PEER's proposal as part of this limited hazardous building materials inspection.

In conducting the limited scope of services described herein, certain sources of information and other public records were not reviewed. The limitations herein must be considered when Arrowstreet and the Town of Southborough formulates opinions as to risks associated with the Building on the Property or otherwise uses this Report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research and/or assessment. We will, upon your written request, advise you of additional research or assessment options that may be available and associated costs.

We have no obligation to provide information obtained or discovered by us after the issuance date of this Report, or to perform any additional scope of services, regardless of whether the information would affect any findings, and/or opinions, and/or conclusions, and/or recommendations in this Report. This disclaimer specifically applies to any information that has not been provided by the Client, and/or by the Facility Owner/Operator, and/or by any other person or entity, as of the date of this Report.

Findings, opinions, and conclusions in this Report are based upon the current use of the Building on the Property, and information visually and/or physically observed during our limited, non-destructive

assessment of the specific building materials sampled (identified earlier in this report from the most recent site visit on April 17, 2024).

Therefore, such information, including findings, opinions, and conclusions are subject to change. Certain indicators of the presence of hazardous building materials may have been latent, inaccessible, not observable, or not present during the most recent site visit and may have subsequently become observable (such as after property renovations, building repairs, building demolition, new development on the property, and/or redevelopment on the Property). Further, our scope of services are not to be construed as legal interpretation or legal advice.

This Report has been prepared for the exclusive use and reliance of Arrowstreet and the Town of Southborough (the "Authorized Parties"). Use or reliance by any other party is prohibited without the written authorization of Arrowstreet, the Town of Southborough, and PEER Consultants, P.C.

Reliance on this Report by the Authorized Parties will be subject to the terms, conditions and limitations stated in the PEER proposal (or proposals), stated in this Report, and/or stated in PEER's Agreement for Services with the Client. The limitation of liability (i.e., the total cost defined in the PEER's June 30, 2023 proposal to the Client and/or PEER's Agreement for Services) is the aggregate limit of PEER's liability to the Client, and all relying parties.

The information contained in this Report (dated April 26, 2024) is relevant to the date on which the most recent inspection was performed (April 17, 2024) and should not be relied upon to represent building conditions at a later date. This Report represents our scope of services to Arrowstreet and the Town of Southborough as of this Report date and constitutes our Final document; its text may not be altered after issuance.

This Report is not a stand-alone bidding document and **MUST NOT** be used by itself for bidding purposes. Contractors or consultants or any other party reviewing this Report must draw their own conclusions regarding further investigation, further assessment, further sampling, and/or remediation/abatement deemed necessary. PEER does not warrant the work of regulatory agencies, laboratories, and any or all other third parties supplying information which may have been used in the preparation of this Report. No warranties, express or implied, are intended or made.

Appendix A

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using PLM

Sample Log and Analytical Data



EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Bulk Building Materials - Chain of Custody

EMSL Order Number / Lab Use Only

EMSL Analytical, Inc.
5 Constitution Way, Unit A


Woburn, MA 01801

PHONE: (781) 933-8411

EMAIL: bostonlab@emsl.com

132402216

Customer Information	Customer ID:	PEER42			Billing Information	Billing ID:	PEER42				
	Company Name:	PEER Consultants				Company Name:	PEER Consultants				
	Contact Name:	Dave Gorden				Billing Contact:	Dave Gorden				
	Street Address:	10 Mall Road, Suite 301				Street Address:	10 Mall Road, Suite 301				
	City, State, Zip:	Burlington	MA	01864		Country:	US				
	Phone:	781-238-8880				City, State, Zip:	Burlington	MA	01864	Country:	US
	Email(s) for Report:	gordend@peerpc.com				Phone:	781-238-8880				
					Email(s) for Invoice:	gordend@peerpc.com					

Project Name/No: Margaret A. Neary School / 8404										Purchase Order: 8404	
EMSL LIMS Project ID: (If applicable, EMSL will provide)					US State where samples collected: MA		State of Connecticut (CT) must select project location: <input type="checkbox"/> Commercial (Taxable) <input type="checkbox"/> Residential (Non-Taxable)				
Sampled By Name: Dave Gorden (PEER)			Sampled By Signature: 			Date Sampled: 4/17/24		No. of Samples in Shipment: 90			
Turn-Around-Time (TAT)											
<input type="checkbox"/> 3 Hour	<input type="checkbox"/> 6 Hour	<input type="checkbox"/> 24 Hour	<input type="checkbox"/> 32 Hour	<input checked="" type="checkbox"/> 48 Hour	<input type="checkbox"/> 72 Hour	<input type="checkbox"/> 96 Hour	<input type="checkbox"/> 1 Week	<input type="checkbox"/> 2 Week			
Please call ahead for large projects and/or turnaround times 6 Hours or Less. *32 Hour TAT available for select tests only; samples must be submitted by 11:30am.											

<p><u>PLM - Bulk (reporting limit)</u></p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (<1%)</p> <p><input type="checkbox"/> PLM EPA NOB (<1%)</p> <p><input type="checkbox"/> POINT COUNT</p> <p style="padding-left: 40px;"><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%)</p> <p><input type="checkbox"/> POINT COUNT w/ GRAVIMETRIC</p> <p style="padding-left: 40px;"><input type="checkbox"/> 400 (<0.25%) <input type="checkbox"/> 1,000 (<0.1%)</p> <p><input type="checkbox"/> NIOSH 9002 (<1%)</p> <p><input type="checkbox"/> NYS 198.1 (Friable - NY)</p> <p><input type="checkbox"/> NYS 198.6 NOB (Non-Friable - NY)</p> <p><input type="checkbox"/> NYS 198.8 (Vermiculite SM-V)</p>	<p style="text-align: center;"><u>Test Selection</u></p> <p><input type="checkbox"/> TEM EPA NOB</p> <p><input type="checkbox"/> NYS NOB 198.4 (Non-Friable - NY)</p> <p><input type="checkbox"/> TEM EPA 600/R-93/116 w Milling Prep (0.1%)</p> <p style="text-align: center;"><u>TEM - Bulk</u></p> <p style="text-align: center;"><u>Other Tests (please specify)</u></p> <p><input type="checkbox"/> Positive Stop - Clearly Identified Homogeneous Areas (HA)</p>
---	---

[illegible]

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

A1 to A63

Method of Shipment: Delivery		Sample Condition Upon Receipt: SM 932	
Relinquished by: Dave Gorden (PEER)	Date/Time: 4/19/24 0932	Received by: REC'D	Date/Time: APR 19 2024
Relinquished by:	Date/Time:	Received by: FMSL-BOSTON	Date/Time: 10/11/24

Controlled Document - Asbestos Bulk R7 9/14/2021

☒ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

PEER

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Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

10 Mall Road, Suite 301 • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: Arrowstreet PROJECT NAME: Margaret A. Neary School PROJECT #: 8404				Hazardous Building Material Inspection Sample Log / Chain of Custody	
BUILDING NAME: MANS, 53 Parkerville Rd., Southborough, MA YEAR: 2024 ▲ SAMPLING DATE: April 17				ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 2 OF 6	
Homogenous Group	Location (Level / Room)	Building Material / Type (S, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material		Quantity / Other
A-1	1 Room 22	G. putty	yellow-white glazing putty for MR glass @ wood CR door		9x43" H/B
A-2	2	coating	gray coating on base/bottom of 12x22" metal sink.		
A-3	3	AWT	white coated gray back 1x1' AWT w/ pinpricks + valleys on wall		
A-4A	4	RFT	Brown-light brown-black-pink speckled/mosaic 12x12" RFT		
A-4B	4	mastic	Black mastic on back of RFT and on concrete floor		
A-5A	5	cement board	Black 6x60" cement board window sill w/ white fibers		
A-5B	5	mortar	light gray mortar beneath sill at vertical wall surface		
A-5C	5	CM	light gray-gray cementitious material as filler for sill at edge of cmu wall		
A-6	6	G. putty	light gray brittle glazing putty for operable exterior window		15x56"
A-7	7	G. putty	light gray brittle glazing putty for non-op. window glass pane		56x63"
A-8A	8	F. caulk	Brown firm interior frame caulk for exterior window system		
A-8B	8	F. caulk	white brittle frame caulk/textured cmu coating as contaminant		
A-9A	9	coating	white painted white coating on surface of cmu		
A-9B	9	cmu	gray cmu wall block w/ black grains		16x7.5x5.5"
A-9C	9	mortar	light gray mortar for gray cmu at cmu to cmu connections		
A-10	10	O. caulk	white painted white firm other caulk at cmu/cmu corner connect		
A-11	11	G. putty	gray glazing putty for MR. glass @ wood for CR door exit D3		9x43" H/B
A-12	12	F. caulk	yellow stained light gray-white frame caulk solid wood DF at closet		

Physical Assessment: (1) Damaged "D" or significantly damaged "SD" TSI ACBM, (2) D friable surfacing ACBM, (3) SD friable surfacing ACBM, (4) D or SD friable miscellaneous ACBM, (5) ACBM with potential for D, (6) ACBM with potential for SD, (7) Any remaining friable ACBM or friable suspected ACBM.

Damage Type: Contact, Water, Age, Vibration, Air Erosion

Disturbance Potential: Low, Moderate, High

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Homogenous Group	Location (Level / Room)	Building Material / Type (S, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material		Quantity / Other
A-13A	13 Room 22	CB	M	Black hard 3.5" wide core base at base of fixed cabinetry.	
A-13B	13	mastic		yellow-brown mastic on 3.5" 4.25" CB and on wood cabinetry base.	
A-14A	14	CB		Black hard 4.25" wide core base at base of cmu wall / fixed closet	
A-14B	14	mastic		Brown mastic on 4.25" wide core base + on cmu / wood	
A-15	15	ACT		white coated 2x2' ACT w/surface s-m dots and long valleys (w/Hibrown interior)	TYPE A
A-16	16	cement. mud		white cementitious mud wrapped on elbow fittings in plenum	
A-17	17 Hallway at Room 22	ACT		white textured/coated 2x2' ACT w/lt gray interior (071300-LM-01-34)	TYPE B
A-18A	18	GWB		Brown paper coated light gray gwb above hall corridor door / in plenum	
A-18B	18	JC		white joint compound / joint tape on light gray gwb - hall corridor door	
A-19	19	SEALANT		Red sealant at through wall pipe run in plenum above corridor door	Firm
A-20	20	F. caulk		white hard frame caulk for hallway corridor door at cmu	
A-21	21	G. putty		Light gray brittle glazing putty for 7.5' x 8' corridor door system	MR glass
A-22A	22 Room 22	CANVAS		light blue painted 1/4" thick canvas tack board wall of CR	mastic wall?
A-22B	22	MASTIC		Brown mastic on back of canvas + on wood backing board wall CR	
A-23	1 Room 6	G. putty		see A1	which ones fire door
A-24	23	coating		Black coating on base / bottom of 19x25" metal sink.	
A-25	3	AWT		see A3	
A-26A	4	RFT		see A4A	

Physical Assessment: (1) Damaged "D" or significantly damaged "SD" TSI ACBM, (2) D friable surfacing ACBM, (3) SD friable surfacing ACBM, (4) D or SD friable miscellaneous ACBM, (5) ACBM with potential for D, (6) ACBM with potential for SD, (7) Any remaining friable ACBM or friable suspected ACBM.

Damage Type: Contact, Water, Age, Vibration, Air Erosion

Disturbance Potential: Low, Moderate, High

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Homogenous Group	Location (Level / Room)	Building Material / Type (S, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material		Quantity / Other
A- 26B	4 Room 6	mastic M	see A4B		
A- 27A	5	cement board	see A5A		
A- 27B	5	mortar	see A5B		
A- 27C	5	CM	see A5C		
A- 28A	24	G. putty	Black sticky glazing putty for operable exterior window		15x57" some rubber.
A- 29	7	G. putty	see A7		42x57" + 3rd pane
A- 30A	8	B.F. caulk	see A8A		
A- 30B	8	F. caulk	see A8B		
A- 31A	9	coating	see A9A		
A- 31B	9	cmu	see A9B		
A- 31C	9	mortar	see A9C		
A- 32	10	O. caulk	see A10		
A- 33	12	F. caulk	see A12 (entry door)		
A- 34A	13	CB	see A13A		
A- 34B	13	mastic	see A13B		
A- 35A	14	CB	see A14A		
A- 35B	14	mastic	see A14B		
A- 36	15	ACT	see A15		TYPE A

Physical Assessment: (1) Damaged "D" or significantly damaged "SD" TSI ACBM, (2) D friable surfacing ACBM, (3) SD friable surfacing ACBM, (4) D or SD friable miscellaneous ACBM, (5) ACBM with potential for D, (6) ACBM with potential for SD, (7) Any remaining friable ACBM or friable suspected ACBM.

Damage Type: Contact, Water, Age, Vibration, Air Erosion

Disturbance Potential: Low, Moderate, High

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Homogenous Group	Location (Level / Room)	Building Material / Type (S, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material		Quantity / Other
A-37	16 Room 6	cement, mud M	see A16		
A-38	17 ↓	ACT	white textured/coated 2x2' ACT w/lt gray interior (071200 LN 2243)		Relates TYPE C
A-39A	18 Hallway at Room 6	GWB	see A18A		
A-39B	18 ↓	JC	see A18B		
A-40	20 ↓	F. caulk	see A20		
A-41	21 ↓	G. putty	light gray brittle glazing putty for 10' x 8.6' high 5 pane MR glass DS		
A-42A	22 Room 6	CANVAS	see A22A (blue paint)		
A-42B	22 ↓	mastic	see A22B		
A-43A	25 Hallway at Room 15	RFT	gray 12x12" speckled RFT w/lt gray/dark gray specks		
A-43B	25 ↓	mastic	Black mastic under RFT and on concrete slab (check for yellow mastic)		
A-44A	25 Hallway at Gym	RFT	see A43A		
A-44B	25 ↓	mastic	Black mastic under yellow mastic and on concrete slab		
A-44C	25 ↓	mastic	yellow mastic on surface of black mastic and on RFT		
A-45	26 Courtyard at Entry A1	F. caulk	light red firm frame caulk for double glass doors w/transom into CY		metal at brick
A-46	27 ↓	F. caulk	gray firm frame caulk for 2 door system into CY - on metal		
A-47	28 ↓	O caulk	white hard vernant frame caulk for suspect former boarded area. HWW		3 glass
A-48A	29 ↓	g putty	black to dark gray exterior glazing putty on surface of CY HW windows		
A-48B	29 ↓	↓	light brown glazing putty on exterior windows for CY at HW		

Physical Assessment: (1) Damaged "D" or significantly damaged "SD" TSI ACBM, (2) D friable surfacing ACBM, (3) SD friable surfacing ACBM, (4) D or SD friable miscellaneous ACBM, (5) ACBM with potential for D, (6) ACBM with potential for SD, (7) Any remaining friable ACBM or friable suspected ACBM.

Damage Type: Contact, Water, Age, Vibration, Air Erosion

Disturbance Potential: Low, Moderate, High

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132402216

PEER

Consultants, P.C.

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CLIENT: Arrowstreet PROJECT NAME: Margaret A. Neary School PROJECT #: 8404			Hazardous Building Material Inspection Sample Log / Chain of Custody	
BUILDING NAME: MANS, 53 Parkerville Rd., Southborough, MA YEAR: 2024 ▲ SAMPLING DATE: April 17			ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 6 OF 6	
Homogenous Group	Location (Level / Room)	Building Material / Type (S, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material	Quantity / Other
A-49	30 Courtyard at entry A	O caulk M	white-light brown firm, hard other caulk cement forms at red brick	
A-50	31	O caulk	white-light brown firm, hard other caulk cement forms @ gravel panel	
A-51A	29	G. putty	See A48A	
A-51B	29	↓	See A48B	
A-52	32	O caulk	white firm other caulk coating mortar in b/w cm panels at roof elev	
A-53	33	ceмент, mat.	yellowish-white preformed vertical cement panels (finegrained) at Roof elev	
A-54	34	O caulk	white firm, hard other caulk as horiz. bead preformed panels at brick	
A-55	35	ceмент, mat.	white fine grained cm frame for gravel panel (w/white suspect quartz)	3'x5' Relates
A-56	36	↓	white fine grained cm beams for ext. edge of window system (w/white suspect quartz)	6"x10' Relates
A-57A	37	brick	Red to red brown brick for ext. envelope of building	8x2 1/4 x 3.5"D
A-57B	38	mortar	white mortar in b/w red to red brown brick for ext. of build	
A-58	38 Exterior Door A2	F. caulk	red painted light gray frame caulk - metal at brick - door A2	
A-59	39 Exterior	F. caulk	Black flexible frame caulk for new window penetration "lemieur" off	36.5 x 66.5"
A-60A	37 Exterior @ B1 door	brick	see A57A	
A-60B	37	mortar	see A57B	
A-61	40	concrete	gray f-m grained - few coarse graine concrete as foundation	
A-62	41 Exterior @ B1 door	F. caulk	red painted pink firm frame caulk metal door at brick	
A-63	↓	G. putty	white brittle glazing putty for side glass transom panel in door syst	5 GL Transoms 1 door

Physical Assessment: (1) Damaged "D" or significantly damaged "SD" TSI ACBM, (2) D friable surfacing ACBM, (3) SD friable surfacing ACBM, (4) D or SD friable miscellaneous ACBM, (5) ACBM with potential for D, (6) ACBM with potential for SD, (7) Any remaining friable ACBM or friable suspected ACBM.

Damage Type: Contact, Water, Age, Vibration, Air Erosion

Disturbance Potential: Low, Moderate, High

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EMSL Order: 132402216

Customer ID: PEER42

Customer PO:

Project ID:

Attention: Dave Gorden

PEER Consultants

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Phone: (781) 238-8880

Fax: (781) 238-8884

Received Date: 04/19/2024 9:35 AM

Analysis Date: 04/22/2024 - 04/23/2024

Collected Date: 04/17/2024

Project: 8404 / Margaret A. Neary School

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-1 132402216-0001	Room 22 - Yellow-White Glazing Putty for MR Glass at Wood CR Door	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
HA: 1					
A-2 132402216-0002	Room 22 - Gray Coating on Base/Bottom of 19x22" Metal Sink	Gray Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
HA: 2					
A-3 132402216-0003	Room 22 - White Coated Gray Back 1x1' AWT w. Pinpricks & Valleys on Wall	Gray/White Fibrous Homogeneous	40% Cellulose 30% Min. Wool	30% Non-fibrous (Other)	None Detected
HA: 3					
A-4A 132402216-0004	Room 22 - Brown-Light Brown-Black-Pink Speckled/Mosaic 12x12" RFT	Brown/Gray Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
HA: 4					
A-4B 132402216-0005	Room 22 - Black Mastic on Back of RFT & on Concrete Floor	Black Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
HA: 4					
A-5A 132402216-0006	Room 22 - Black 6x60" Cement Board Window Sill w. White Fibers	Black Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
HA: 5					
A-5B 132402216-0007	Room 22 - Light Gray Mortar beneath Sill at Vertical Wall Surface	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 5					
A-5C 132402216-0008	Room 22 - Light Gray-Gray Cementitious Material as Filler for Sill at Edge of CMU Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 5					
A-6 132402216-0009	Room 22 - Light Gray Brittle Glazing Putty for Operable Exterior Window	Tan Non-Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
HA: 6					
A-7 132402216-0010	Room 22 - Light Gray Brittle Glazing Putty for Non-Op Window Glass Pane	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile

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			Non-Asbestos	Asbestos	
Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Type
			HA: 7		
A-8A 132402216-0011	Room 22 - Brown Firm Interior Frame Caulk for Exterior Window System	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 8		
A-8B 132402216-0012	Room 22 - White Brittle Frame Caulk/Textured CMU Coating as Contaminant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 8		
A-9A 132402216-0013	Room 22 - White Painted White Coating on Surface of CMU	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-9B 132402216-0014	Room 22 - Gray CMU Wall Block w. Black Grains	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-9C 132402216-0015	Room 22 - Light Gray Mortar for Gray CMU at CMU to CMU Connections	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-10 132402216-0016	Room 22 - White Painted White Firm Other Caulk at CMU/CMU Corner Connect	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 10		
A-11 132402216-0017	Room 22 - Gray Glazing Putty for MR Glass at Wood for CR Door Exit D3	Gray Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
			HA: 11		
A-12 132402216-0018	Room 22 - Yellow Stained Light Gray-White Frame Caulk Solid Wood DF at Closet	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 12		
A-13A 132402216-0019	Room 22 - Black Hard 3.5" Wide Cove Base at Base of Fixed Cabinetry	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 13		
A-13B 132402216-0020	Room 22 - Yellow-Brown Mastic on 4.25" CB & on Wood Cabinetry Base	Brown Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 13		
A-14A 132402216-0021	Room 22 - Black Hard 4.25" Wide Cove Base at Base of CMU Wall/Fixed Closet	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 14		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-14B 132402216-0022	Room 22 - Brown Mastic on 4.25" Wide Cove Base & on CMU/Wood	Brown Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
HA: 14					
A-15 132402216-0023	Room 22 - White Coated 2x2' ACT w. Surface S-M Dots & Long Valleys (w. Light Brown Interior)	Gray/White Fibrous Homogeneous	65% Min. Wool	35% Non-fibrous (Other)	None Detected
HA: 15					
A-16 132402216-0024	Room 22 - White Cementitious Mud Wrapped on Elbow Fittings in Plenum	Gray Fibrous Homogeneous	10% Min. Wool	85% Non-fibrous (Other)	5% Chrysotile
HA: 16					
A-17 132402216-0025	Hallway at Room 22 - White Textured/Coated 2x2' ACT w. Light Gray Interior (071300-LM-01-34)	Gray/White Fibrous Homogeneous	40% Cellulose 30% Min. Wool	30% Non-fibrous (Other)	None Detected
HA: 17					
A-18A 132402216-0026	Hallway at Room 22 - Brown Paper Coated Light Gray GWB above Hall Corridor Door/in Plenum	Gray/Tan Fibrous Homogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
HA: 18					
A-18B 132402216-0027	Hallway at Room 22 - White Joint Compound/Joint Tape on Light Gray GWB - Hall Corridor Door	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
HA: 18					
A-19 132402216-0028	Hallway at Room 22 - Red Sealant at Through Wall Pipe Run in Plenum above Corridor Door	Red Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected
HA: 19					
A-20 132402216-0029	Hallway at Room 22 - White Hard Frame Caulk for Hallway Corridor Door at CMU	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 20					
A-21 132402216-0030	Hallway at Room 22 - Light Gray Brittle Glazing Putty for 7.5x8' Corridor Door System	Tan Non-Fibrous Homogeneous	2% Glass	98% Non-fibrous (Other)	None Detected
HA: 21					
A-22A 132402216-0031	Room 22 - Light Blue Painted 1/4" Thick Canvas Tack Board Wall of CR	Brown/Blue Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
HA: 22					

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Sample	Description	Appearance	% Fibrous	Non-Asbestos	Asbestos
				% Non-Fibrous	% Type
A-22B 132402216-0032	Room 22 - Brown Mastic on Back of Canvas & on Wood Backing Board Wall CR	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 22					
A-23 132402216-0033	Room 6 - Yellow-White Glazing Putty for MR Glass at Wood CR Door	Tan Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
HA: 1					
A-24 132402216-0034	Room 6 - Black Coating on Base/Bottom of 19x25" Metal Sink	Black Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
HA: 23					
A-25 132402216-0035	Room 6 - White Coated Gray Back 1x1' AWT w. Pinpricks & Valleys on Wall	Gray/White Fibrous Homogeneous	45% Cellulose 20% Min. Wool	35% Non-fibrous (Other)	None Detected
HA: 3					
A-26A 132402216-0036	Room 6 - Brown-Light Brown-Black-Pink Speckled/Mosaic 12x12" RFT	Gray Fibrous Homogeneous		97% Non-fibrous (Other)	3% Chrysotile
HA: 4					
A-26B 132402216-0037	Room 6 - Black Mastic on Back of RFT & on Concrete Floor	Black Fibrous Homogeneous		90% Non-fibrous (Other)	10% Chrysotile
HA: 4					
A-27A 132402216-0038	Room 6 - Black 6x60" Cement Board Window Sill w. White Fibers	Black Non-Fibrous Homogeneous		85% Non-fibrous (Other)	15% Chrysotile
HA: 5					
A-27B 132402216-0039	Room 6 - Light Gray Mortar beneath Sill at Vertical Wall Surface	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 5					
A-27C 132402216-0040	Room 6 - Light Gray-Gray Cementitious Material as Filler for Sill at Edge of CMU Wall	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 5					
A-28 132402216-0041	Room 6 - Black Sticky Glazing Putty for Operable Exterior Window	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 24					
A-29 132402216-0042	Room 6 - Light Gray Brittle Glazing Putty for Non-Op Window Glass Pane	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
HA: 7					

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-30A 132402216-0043	Room 6 - Brown Firm Interior Frame Caulk for Exterior Window System	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 8		
A-30B 132402216-0044	Room 6 - White Brittle Frame Caulk/Textured CMU Coating as Contaminant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 8		
A-31A 132402216-0045	Room 6 - White Painted White Coating on Surface of CMU	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-31B 132402216-0046	Room 6 - Gray CMU Wall Block w. Black Grains	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-31C 132402216-0047	Room 6 - Light Gray Mortar for Gray CMU at CMU to CMU Connections	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 9		
A-32 132402216-0048	Room 6 - White Painted White Firm Other Caulk at CMU/CMU Corner Connect	White/Beige Non-Fibrous Homogeneous	1% Glass	99% Non-fibrous (Other)	None Detected
			HA: 10		
A-33 132402216-0049	Room 6 - Yellow Stained Light Gray-White Frame Caulk Solid Wood DF at Closet	Tan/White Non-Fibrous Homogeneous	2% Fibrous (Other)	98% Non-fibrous (Other)	None Detected
			HA: 12		
A-34A 132402216-0050	Room 6 - Black Hard 3.5" Wide Cove Base at Base of Fixed Cabinetry	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 13		
A-34B 132402216-0051	Room 6 - Yellow-Brown Mastic on 4.25" CB & on Wood Cabinetry Base	Brown Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 13		
A-35A 132402216-0052	Room 6 - Black Hard 4.25" Wide Cove Base at Base of CMU Wall/Fixed Closet	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 14		
A-35B 132402216-0053	Room 6 - Brown Mastic on 4.25" Wide Cove Base & on CMU/Wood	Brown Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 14		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-36 132402216-0054	Room 6 - White Coated 2x2' ACT w. Surface S-M Dots & Long Valleys (w. Light Brown Interior)	Beige Fibrous Homogeneous	90% Min. Wool	10% Non-fibrous (Other)	None Detected
			HA: 15		
A-37 132402216-0055	Room 6 - White Cementitious Mud Wrapped on Elbow Fittings in Plenum	Beige Non-Fibrous Homogeneous	60% Min. Wool	20% Non-fibrous (Other)	20% Chrysotile
			HA: 16		
A-38 132402216-0056	Room 6 - White Textured/Coated 2x2' ACT w. Light Gray Interior (071200LM2243)	Gray/Tan/White Fibrous Homogeneous	50% Cellulose 30% Min. Wool	20% Non-fibrous (Other)	None Detected
			HA: 17		
A-39A 132402216-0057	Hallway at Room 6 - Brown Paper Coated Light Gray GWB above Hall Corridor Door/in Plenum	Brown/Gray Non-Fibrous Homogeneous	12% Cellulose 1% Glass	87% Non-fibrous (Other)	None Detected
			HA: 18		
A-39B 132402216-0058	Hallway at Room 6 - White Joint Compound/Joint Tape on Light Gray GWB - Hall Corridor Door	Tan/White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 18		
A-40 132402216-0059	Hallway at Room 6 - White Hard Frame Caulk for Hallway Corridor Door at CMU	Gray/Tan/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 20		
A-41 132402216-0060	Hallway at Room 6 - Light Gray Brittle Glazing Putty for 10x8.6' High 5 Pane MR Glass DS	Gray/Tan/White Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 21		
A-42A 132402216-0061	Room 6 - Light Blue Painted 1/4" Thick Canvas Tack Board Wall of CR (Blue Paint)	Brown/Tan Non-Fibrous Homogeneous	25% Cellulose	75% Non-fibrous (Other)	None Detected
			HA: 22		
A-42B 132402216-0062	Room 6 - Brown Mastic on Back of Canvas & on Wood Backing Board Wall CR	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 22		
A-43A 132402216-0063	Hallway at Room 15 - Gray 12x12' Speckled RFT w. Light Gray/Dark Gray Specks	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 25		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-43B 132402216-0064	Hallway at Room 15 - Black Mastic under RFT & on Concrete Slab (Check for Yellow Mastic)	Brown/Black/Yellow Non-Fibrous Homogeneous		96% Non-fibrous (Other)	4% Chrysotile
			HA: 25		
A-44A 132402216-0065	Hallway at Gym - Gray 12x12' Speckled RFT w. Light Gray/Dark Gray Specks	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 25		
A-44B 132402216-0066	Hallway at Gym - Black Mastic under Yellow Mastic & on Concrete Slab	Brown/Black Non-Fibrous Homogeneous		95% Non-fibrous (Other)	5% Chrysotile
			HA: 25		
A-44C 132402216-0067	Hallway at Gym - Yellow Mastic on Surface of Black Mastic & on RFT	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 25		
A-45 132402216-0068	Courtyard at Entry A1 - Light Red Firm Frame Caulk for Double Glass Doors w. Transom into CY	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 26		
A-46 132402216-0069	Courtyard at Entry A1 - Gray Firm Frame Caulk for 2 Door System into CY - on Metal	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 27		
A-47 132402216-0070	Courtyard at Entry A1 - White Hard Remnant Frame Caulk for Suspect Former Boarded Area HWW	Brown/White/Black Non-Fibrous Homogeneous	2% Fibrous (Other)	98% Non-fibrous (Other)	None Detected
			HA: 28		
A-48A 132402216-0071	Courtyard at Entry A1 - Black to Dark Gray Exterior Glazing Putty on Surfaces of CY HW Windows	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 29		
A-48B 132402216-0072	Courtyard at Entry A1 - Light Brown Glazing Putty on Exterior Windows for CY at HW	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 29		
A-49 132402216-0073	Courtyard at Entry A1 - White-Light Brown Firm, Hard Other Caulk Cement. Forms at Red Brick				Not Submitted
			HA: 30		

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Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-50 132402216-0074	Courtyard at Entry A1 - White-Light Brown Firm, Hard Other Caulk Cement. Forms at Gravel Panel		HA: 31		Not Submitted
A-51A 132402216-0075	Courtyard at Entry A1 - Black to Dark Gray Exterior Glazing Putty on Surfaces of CY HW Windows	Gray Non-Fibrous Homogeneous		92% Non-fibrous (Other)	8% Chrysotile
			HA: 29		
A-51B 132402216-0076	Courtyard at Entry A1 - Light Brown Glazing Putty on Exterior Windows for CY at HW	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile
			HA: 29		
A-52 132402216-0077	Courtyard at Entry A1 - White Firm Other Caulk Coating Mortar in between CM Panels at Roof Elev	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 32		
A-53 132402216-0078	Courtyard at Entry A1 - Yellowish-White Preformed Vertical Cement. Panels (Fine Grained) at Roof Elev	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 33		
A-54 132402216-0079	Courtyard at Entry A1 - White Firm, Hard Other Caulk as Horiz. Bead Preformed Panels at Brick	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 34		
A-55 132402216-0080	Courtyard at Entry A1 - White Fine Grained CM Frame for Gravel Panel (w. White Suspect Quartz)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 35		
A-56 132402216-0081	Courtyard at Entry A1 - White Fine Grained CM Beams for Ext. Edge of Window System (w. White Suspect Quartz)	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 36		
A-57A 132402216-0082	Courtyard at Entry A1 - Red Toned Brown Brick for Ext. Envelope of Building	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 37		
A-57B 132402216-0083	Courtyard at Entry A1 - White Mortar in between Red to Red Brown Brick for Ext. of Build	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA: 37		

Initial report from: 04/23/2024 12:52:27



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com / bostonlab@emsl.com>

EMSL Order: 132402216

Customer ID: PEER42

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
A-58 132402216-0084	Exterior Door A2 - Red Painted Light Gray Frame Caulk - Metal at Brick - Door A2	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 38					
A-59 132402216-0085	Exterior - Black Flexible Frame Caulk for New Window Penetration "Lemieur" Office	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 39					
A-60A 132402216-0086	Exterior at B1 Door - Red Toned Brown Brick for Ext. Envelope of Building	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 37					
A-60B 132402216-0087	Exterior at B1 Door - White Mortar in between Red to Red Brown Brick for Ext. of Build	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 37					
A-61 132402216-0088	Exterior at B1 Door - Gray F-M Grained - Fair Coarse Grained Concrete as Foundation	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 40					
A-62 132402216-0089	Exterior at B1 Door - Red Painted Pink Firm Frame Caulk Metal Door at Brick	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
HA: 41					
A-63 132402216-0090	Exterior at B1 Door - White Brittle Glazing Putty for Side Glass Transom Panel in Door System	Gray Non-Fibrous Homogeneous		98% Non-fibrous (Other)	2% Chrysotile

Analyst(s)

Ava Kopellas (30)

John McCarthy (21)

Kevin McKenzie (37)

Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI AAL-139, VT AL998919, ME LB-0039

Initial report from: 04/23/2024 12:52:27

K.AHERA Report

Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772

AHERA Three-Year Reinspection

2023

Algonquin Regional High School
79 Bartlett Street
Northborough, MA 01532

Fannie E. Proctor Elementary School
26 Jefferson Road
Northborough, MA 01532

Lincoln Street Elementary School
76 Lincoln Street
Northborough, MA 01532

Peaslee Elementary School
31 Maple Street
Northborough, MA 01532

Mary E. Finn Elementary School
60 Richards Road
Southborough, MA 01772

Neary Elementary School
53 Parkerville Road
Southborough, MA 01772

Robert E. Melican Middle School
145 Lincoln Street
Northborough, MA 01532

Marion E. Zeh Elementary School
33 Howard Street
Northborough, MA 01532

Albert S. Woodward Memorial School
28 Cordaville Road
Southborough, MA 01772

P. Brent Trottier Middle School
49 Parkerville Road
Southborough, MA 01772



HUB TESTING LABORATORY, INC.

Environmental Testing and Consulting Service
Certified Woman-owned Business Enterprise (WBE)

95 Beaver Street
Waltham, MA 02453

(781) 893-8330
FAX (781) 893-4414
www.hubtesting.net

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- B. Management Plan Documentation (AHERA Policies)
 - Abatement Policy
 - Training Policy
 - Notification Policy
 - Short-term Worker Policy
 - Record Keeping Policy
 - Designated Person Statements
 - Assurance of Accreditations
- C. Credentials



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REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772


ATTENTION: Keith Lavoie
Assistant Superintendent of Operations

PROJECT: AHERA Three-Year Re-inspection

SUBJECT: Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, MA 01772

INSPECTOR(S): 
Daniel Duque
Asbestos Inspector
MA Cert. No.: AI 901133

PREPARED BY: Hub Testing Laboratory, Inc.


Lynne Brimhall
Management Planner
MA Cert. No.: AP900405

DATE: August 2023



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REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772

ATTENTION: Keith Lavoie
Assistant Superintendent of Operations

PROJECT: Margaret A. Neary Elementary School
53 Parkerville Road
Southborough, MA 01772

SUBJECT: AHERA Three-Year Reinspection

DATE: August 31, 2023

As required by the US Environmental Protection Agency's AHERA regulations, Hub Testing Laboratory has completed a survey and reassessment of asbestos containing materials in the Margaret A. Neary Elementary School of the Northborough-Southborough Public School District. This report summarizes the locations and conditions of materials remaining in the building and reviews the ongoing responsibilities of the Local Education Agency (LEA). Daniel Duque (AI 901133) completed the inspection on July 18, 2023.

When sampling of suspect asbestos-containing materials was required, samples representative of the material were taken. If samples of thermal systems insulation and miscellaneous materials were necessary, they were collected in unobtrusive locations. If samples of surfacing materials were necessary, they were collected using the guidance document method for random sampling.

This latest survey report should be incorporated into the files that the LEA maintains pertaining to response actions, operations & maintenance activities, six-month surveillances, training, air sampling and major asbestos activities, etc.

The re-inspection consisted of reviewing previous documentation available, interviewing building personnel, and performing a thorough survey of each functional space in the building.

The Neary Elementary School appears to have most of the original materials identified in the first few inspections. If new materials are installed, safety data sheets should be added to the AHERA files.

The floor plan found in Attachment A should be used to identify functional spaces identification.

The standardized form from the Department of Labor Standards has been completed and is found in Attachment A.

The management planner develops recommendations based on the hazard ranking and removal ranking. See below.

Hazard Rank	ACBM Condition	ACBM Disturbance Potential
7	Significantly Damaged	Any
6	Damaged	Potential for Significant Damage
5	Damaged	Potential for Damage
4	Damaged	Low
3	Good	Potential for Significant Damage
2	Good	Potential for Damage
1	Good	Low

Removal Rank	AHERA Category	Response Action Required By AHERA
1	Significantly Damaged	Evacuate or isolate the area if needed. Remove the ACBM or enclose/encapsulate if sufficient to contain fibers. Repair of thermal systems is allowed if feasible and safe. Continue O&M
2	Damaged & Potential for Significant Damage	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
3	Damaged & Potential for Damage	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
4	Damaged	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
5	Potential for Significant Damage	Evacuate or isolate the area if needed. Take steps to reduce potential for disturbance. Continue O&M
6	Potential for Damage	Continue O&M
7	All remaining ACBM	Continue O&M

The materials previously identified in the Neary Elementary School are in relatively good condition. However, there are some materials that will require attention. Based on the recent inspection, the following actions for ongoing asbestos management in the school are recommended. All work beyond the capabilities of a trained and licensed in house O&M maintenance person must be performed by a licensed and qualified asbestos removal contractor. A licensed Project Designer must design all abatement projects outside of O&M.

1. Perform a periodic surveillance of known and assumed asbestos-containing materials every six months until such time. The chart included in this report may be used for the

documentation. Next survey should be performed in January of 2024 and has an estimated cost of \$600.

2. Provide training for new maintenance personnel within 60 days of hire and provide training annually to all maintenance personnel. Training should be conducted during the Christmas break and has an estimated cost \$1250 which is for all maintenance personnel within the school district.
3. All friable asbestos-containing materials in routine maintenance areas must be maintained with identifying labels. Some labels are present, but further labeling will be necessary. Asbestos labels can be bought and the maintenance personnel can place them where appropriate. This should be completed by Christmas break of this year and has an estimated cost of \$600.
4. The school should continue with the use of commercial grade HEPA vacuums in lieu of dry sweeping. In classrooms where projectors have been installed, a thorough cleaning using HEPA vacuum and wet wipe techniques should be performed.
5. Special care should be taken to avoid disturbing the visible/accessible fittings.
6. The 12" x 12" ceiling tiles located at the top of the walls in the classrooms are a known asbestos containing material and have a hazard ranking of 4. Efforts have been made for numerous years to restrict their impact by occupants. Classrooms 2, 10, 11, 14 have decorations stapled to the ceiling tiles. Items are continuing to be stapled into these tiles causing damage and potential fiber release. Additionally, projectors were installed in Classrooms 4,5,6,8, & 9 and this has cause about 1 SF of damage at the projectors. Classroom 7 has about 6 SF of damage and tiles are beginning to separate. This room should be monitored to determine if abatement is needed. The 12" x 12" ceiling tiles are also on the ceiling in the music room. Multiple areas in this room are damaged and separating. It is recommended that the tiles in the music room be continuously monitored until abatement can occur over the summer break. A meeting with a Designer should be scheduled to put in a plan in place for the removal. Estimated cost of meeting with Designer is \$500. Funding should be appropriated using a cost of \$40.00 per square foot for removal.
7. The 12" Gray floor tiles have sustained normal wear & tear at thresholds and double doors historic damage. Both the tile and associated mastic are known asbestos containing materials and must be maintained in good condition. The floor tiles and mastic have a hazard ranking of 4. Efforts, such as a thick coat of wax, should be taken to prevent the delamination of the floor tiles in the building. The condition of the floor tiles should be monitored during the six-month surveillances, which is performed as required by a knowledgeable person. This process will aid in documenting when tiles become broken and to determine when and where significantly damaged tiles need to be replaced.
8. Assumed asbestos containing materials such as the tectum ceiling panels, sheetrock ceiling tiles, sheetrock divider walls, and ceiling plaster (top coat & brown coat) have a hazard ranking of 4. Sampling, in accordance with AHERA, is required to determine if further action is necessary. An estimated cost of \$1,200 will be needed to conduct the sampling.

If funding is available, sampling could be conducted over the Christmas break. Care should be taken to not cause further damage.

9. Keep an updated copy of the Management Plan in the school as well as a master copy with the Mr. Lavoie. The plan must be available, without restriction, to the public, school personnel and their representatives, parents and representatives of EPA and the state, for inspection during normal business hours.
10. Perform a three-year reinspection in July of 2026 which should cost around \$1500.

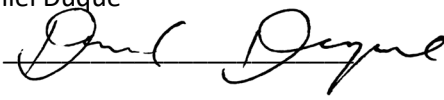
3 Year Reinspection

Date of Reinspection: 7/18/2023

School: Margaret A. Neary Elementary School

Inspector Name: Daniel Duque

Address: 53 Parkerville Road, Southborough, MA 01772

Inspector Signature: 

License #: AI 901133

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Fittings	Visible in gym, laundry in custodian's area & boiler room, but throughout school above ceilings except in HVAC mezzanine.	≈ 74 fittings	F	5		Y – 1/23/02 & 7/1/09	None at this time			No
Hot water tank insulation	Boiler room	≈ 90 SF	F	5	Y	Y – 6/2/09	None at this time	The tank was encapsulated on 2020.		No
Breeching insulation	Boiler room	≈ 150 SF	F	5	Y	Y – 6/2/98	None at this time			No
Exterior window sills	Window walls throughout school	≈ 10 SF per sill	NF	7	Y		None at this time			No
Window caulking	Pre-fab window walls	≈ 20 LF per wall	NF	7	Y		None at this time			No
Coating under sink	Classrooms (25 units)	≈ 40 SF per sink	NF	5	Y		None at this time			No
Transite panels (Not accessible)	Associated with Underwritten Laboratories composite fire doors	≈ 560 SF	NF	5	Y		None at this time			No

Type	Amount	Friability	Assessment Categories for Friable Materials	
T-TSI	SF-Square feet	F-Friable	1. Damaged or significantly damaged TSI	5: Suspect or proven ABCM with the potential for D (*one moderate)
S-Surfacing	LF-Linear feet	NF-Non-friable	2. Damaged (D) surfacing	6: Suspect or proven ABCM with the potential for SD (*one high)
M - Miscellaneous			3: Significantly damaged (SD) surfacing	7. Any remaining suspect or proven ACBM (*all low)
			4: Damaged or significantly damaged misc.	*Potential for future disturbance for categories 5, 6, & 7
				Access, Vibration, Air Erosion: L-low M-medium H-high

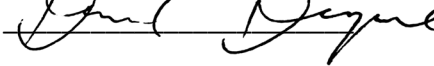
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Transite panels (Not accessible)	Behind wood laminate of front lobby hallway, cafeteria & hallway. Also, in classrooms behind shelving units attached to HVAC unit	≈ 70 SF each with 6 panels per classroom	NF	7	Y	Y – 7/1/09 ≈ 20 classrooms had panels removed in 2009.	None at this time			No
12" x 12" Gray floor tile	Hallways, nurses' office, paper storage room and classrooms except rm 3.	≈ 23,000 SF	NF	4	Y	Y – 1/23/02	Damage is historic. Keep well waxed.	** Wear & tear especially at thresholds & double doors Minor damage noted (< 10% in each area):		No
Associated mastic (Not accessible)	Removed from secretary & principal's office, corridor by office & bisecting corridor of main hall & cafeteria. (see below)		NF	6	y	Y – 7/13/00	None at this time	custodian office near washer/dryer, in custodian closet across from learning center, outside gym (by custodian office), classrooms 1, 6, 8-10, 15 16, learning center & hallways at classroom entries		No

Type

T-TSI
S-Surfacing
M - Miscellaneous

Amount

SF-Square feet
LF-Linear feet

Friability

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NF-Non-friable

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6. Suspect or proven ABCM with the potential for SD (*one high)
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**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high

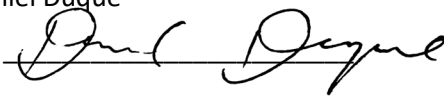
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Inspector Name: Daniel Duque

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Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
12" x 12" Green floor tile w/dark green flecks	Faculty room, bathrooms of the speech office, reading room, guidance office and at water fountains	≈ 400 SF	NF	6	Y		None at this time			No
Associated mastic (Not accessible)			NF	7	Y		None at this time			No
Carpet adhesive (Carpet is over tile in some locations)	Office, library, room 25 A & B, rooms 27C, business office & office of the superintendent	≈ 3000 SF	NF	7	Y		None at this time			No
Tectum ceiling panels (Not accessible)	Gym and acoustical panels in HVAC mezzanine	≈ 3000 SF	F	4	Y		Sample		During Christmas break 2023	No
Ceiling (plaster/concrete)	Boiler room	≈ 2500 SF	F	5	Y		None at this time			No
Sheetrock ceiling tiles	Kitchen & Laundry in custodial office area	≈ 3110 SF	NF	4	Y		Sample		During Christmas break 2023	No

Type

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S-Surfacing
M - Miscellaneous

Amount

SF-Square feet
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Friability

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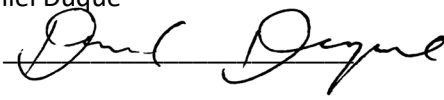
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School: Margaret A. Neary Elementary School

Inspector Name: Daniel Duque

Address: 53 Parkerville Road, Southborough, MA 01772

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Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
12" x 12" Ceiling tiles	2 rows in on walls used for acoustical purposes in classrooms, learning center, exit and bathrooms between 23 & 24. Ceiling in music room.	≈ 12,349 SF Removals: 2000 - 16, 541 SF hallways, front offices & closets, nurse's, computer wire room, bathrooms, media center, custodian closet. 2008 –new admin offices 2009 –e HVAC mezzanine.	F	4	Y	Y – 7/13/00	Abate the tiles in room 7 above the sink that are starting to separate. Abate the entire music room ceiling.	Classrooms 2, 10, 11, 14 14 have decorations stapled to ceiling tiles. Classrooms 4,5,6,8, & 9 have < 2 SF of damage where projectors had previously been installed. Classroom 7 has about 6 SF of damage and separating. The music room needs to be abated due to damage.	Removal during Christmas break 2023.	No, but should be watched to ensure tiles do not fall.

Type

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S-Surfacing

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Access, Vibration, Air Erosion: L-low M-medium H-high

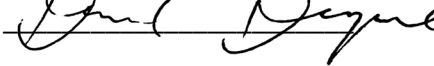
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Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Sheetrock	Divider walls in classrooms, cafeteria, gym by office, window wall by office, conference room, central offices, S-5 closet & S-3	≈ 400 SF per	NF	4	Y		Sample	Minor damage noted on wall between 25 B & 25 B, divider wall in 25 A, 26 A & 26 B.	During Christmas break 2023	No
12" x 12" White floor tile w/blue	Modular classrooms 1 & 2	≈ 400 SF per	NF	N/A	N/A	N – SDS on file shows no asbestos.	N/A	N/A	N/A	N/A
Associated mastic			NF	N/A	N/A		N/A	N/A	N/A	N/A
Floor tile	Classroom 3	≈ 560 SF	NF	N/A	N/A	N – 12/15/10	N/A	N/A	N/A	N/A
CMU	Walls throughout school	NA	NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A
Associated mortar		NA	NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A
2' x 2' Ceiling tiles	Modular classrooms 1 & 2	≈ 400 SF per	F	N/A	N/A	N – SDS on file shows no asbestos.	N/A	N/A	N/A	N/A
2' x 2' Thick textured ceiling tiles	Classrooms 2-24, lower library & cafeteria	NA	NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A

Type	Amount	Friability	Assessment Categories for Friable Materials		
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Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
All types of 2' x 4' ceiling tiles (Smooth, Thin fissured, Painted textured, etc.)	Band, custodian office, psych room, equipment room across from room 21, storage between room 21 & 22, garage outside at room 21, OT/ESL room, teacher's lounge, transoms above hallway doors, attic, hallways, workroom, gym office, break room by kitchen, maintenance, kitchen & laundry	NA	NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A
2' x 2' Thick textured ceiling tiles	Classrooms 2-24, lower library & cafeteria	NA	NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A

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License #: AI 901133

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Domestic water pipe fittings	Laundry in custodial area & custodial closet near music room	≈ 10 fittings	NF	N/A	N/A	N – 6/2/98 & 1/29/02	N/A	N/A	N/A	N/A
Ceramic tile grout	Bathrooms in reading room, custodian's office, speech room, guidance office, nurse's office, & classrooms 21, 22,23, between 23 & 24. Also, in hallways by water fountains & closet of room 22.	≈ 25 SF per	NF	N/A	N/A	N – 1/29/02	N/A	N/A	N/A	N/A
Beige cove base	Throughout school	NA	NF	N/A	N/A	Not suspect per regulations	N/A	N/A	N/A	N/A
Black cove base			NF	N/A	N/A		N/A	N/A	N/A	N/A
Associated mastic			NF	N/A	N/A	N – 4/19/16	N/A	N/A	N/A	N/A

Type

T-TSI

S-Surfacing

M - Miscellaneous

Amount

SF-Square feet

LF-Linear feet

Friability

F-Friable

NF-Non-friable

Assessment Categories for Friable Materials

1. Damaged or significantly damaged TSI

2. Damaged (D) surfacing

3: Significantly damaged (SD) surfacing

4: Damaged or significantly damaged misc.

5: Suspect or proven ABCM with the potential for D (*one moderate)

6: Suspect or proven ABCM with the potential for SD (*one high)

7. Any remaining suspect or proven ACBM (*all low)

**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high

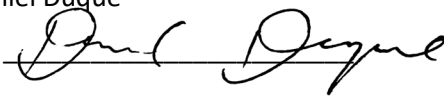
3 Year Reinspection

Date of Reinspection: 7/18/2023

School: Margaret A. Neary Elementary School

Inspector Name: Daniel Duque

Address: 53 Parkerville Road, Southborough, MA 01772

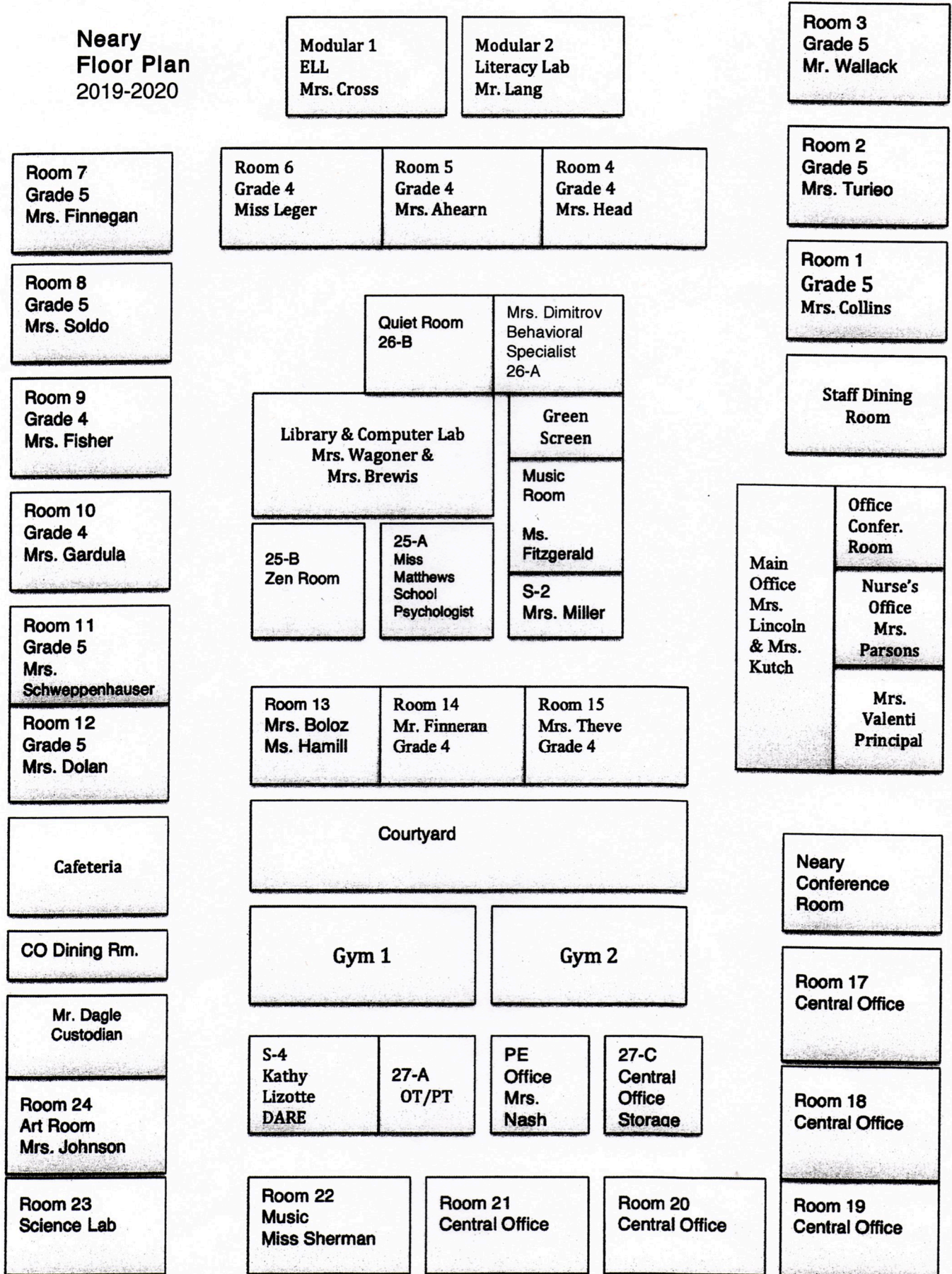
Inspector Signature: 

License #: AI 901133

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
12" x 12" Ceiling tiles	16, 541 SF removed summer of 2000 from the hallways, front offices including closets, nurse's office, computer wire room, bathrooms, media center, custodian closet. Removal occurred in the new admin offices in 2008 & in the HVAC mezzanine in 2009.									
Fitting insulation	36 Fittings were removed from the HVAC mezzanine in 2009 and replaced with fiberglass or not insulated. 90 Fittings were removed from the Boiler room in 2009 and replaced with fiberglass or not insulated. However about 10 fittings still remain.									
Valve insulation (HVAC)	Removed from the Gym # 2 & Gym # 1 in 2009.									
12" x 12" Gray floor tile	400 SF was removed from the secretary & principal's office in 2009 and replaced with carpet. 680 SF was removed from the bisecting corridor of main hall and cafeteria in 2010 and replaced with new non-acm (VCT) floor tile 3058 SF was removed from the corridor by the office in 2011 and replaced with new non-acm (VCT) floor tile									

Type	Amount	Friability	Assessment Categories for Friable Materials
T-TSI	SF-Square feet	F-Friable	1. Damaged or significantly damaged TSI
S-Surfacing	LF-Linear feet	NF-Non-friable	2. Damaged (D) surfacing
M - Miscellaneous			3: Significantly damaged (SD) surfacing
			4: Damaged or significantly damaged misc.
			5: Suspect or proven ABCM with the potential for D (*one moderate)
			6: Suspect or proven ABCM with the potential for SD (*one high)
			7. Any remaining suspect or proven ACBM (*all low)
			*Potential for future disturbance for categories 5, 6, & 7
			Access, Vibration, Air Erosion: L-low M-medium H-high

**Neary
Floor Plan
2019-2020**



Albert S. Woodward Memorial School



HUB TESTING LABORATORY, INC.

Environmental Testing and Consulting Service

Certified Woman-owned Business Enterprise (WBE)

95 Beaver Street
Waltham, MA 02453


(781) 893-8330
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www.hubtesting.net

REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772

ATTENTION: Keith Lavoie
Assistant Superintendant of Operations

PROJECT: AHERA Three-Year Re-inspection

SUBJECT: Albert S. Woodward Memorial School
28 Cordaville Road
Southborough, MA 01772

INSPECTOR(S): 
Lynne Brimhall
Asbestos Inspector
MA Cert. No.: AI 061691

PREPARED BY: Hub Testing Laboratory, Inc.


Lynne Brimhall
Management Planner
MA Cert. No.: AP900405

DATE: August 2023

Address: 28 Cordaville Rd. Southborough, MA 01772

Inspector Name: Lynne Brimhall

Inspector Signature: Lynne Brimhall

[illegible]

Type	Amount	Friability	Assessment Categories for Friable Materials	
T-TSI	SF-Square feet	F-Friable	1. Damaged or significantly damaged TSI	5: Suspect or proven ABCM with the potential for D (*one moderate)
S-Surfacing	LF-Linear feet	NF-Non-friable	2. Damaged (D) surfacing	6: Suspect or proven ABCM with the potential for SD (*one high)
M - Miscellaneous			3: Significantly damaged (SD) surfacing	7. Any remaining suspect or proven ACBM (*all low)
			4: Damaged or significantly damaged misc.	<i>*Potential for future disturbance for categories 5, 6, & 7</i>
				Access, Vibration, Air Erosion: L-low M-medium H-high

Mary E. Finn School



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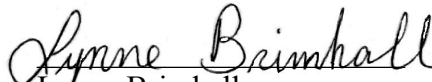
REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772

ATTENTION: Keith Lavoie
Assistant Superintendent of Operations

PROJECT: AHERA Three-Year Re-inspection


SUBJECT: Mary E. Finn Elementary School
60 Richards Road
Southborough, MA 01772

INSPECTOR(S):


Lynne Brimhall
Asbestos Inspector
MA Cert. No.: AI 061691


Daniel Duque
Asbestos Inspector
MA Cert. No.: AI 901133

PREPARED BY: Hub Testing Laboratory, Inc.


Lynne Brimhall
Management Planner
MA Cert. No.: AP900405

DATE: August 2023



HUB TESTING LABORATORY, INC.

Environmental Testing and Consulting Service

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95 Beaver Street
Waltham, MA 02453

REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772

(781) 893-8330
FAX (781) 893-4414
www.hubtesting.net

ATTENTION: Keith Lavoie
Assistant Superintendent of Operations

PROJECT: Mary E. Finn Elementary School
60 Richards Road
Southborough, MA 01772

SUBJECT: AHERA Three-Year Reinspection

DATE: August 31, 2023

As required by the US Environmental Protection Agency's AHERA regulations, Hub Testing Laboratory has completed a survey and reassessment of asbestos containing materials in the Mary E. Finn Elementary School of the Northborough-Southborough Public School District. This report summarizes the locations and conditions of materials remaining in the building and reviews the ongoing responsibilities of the Local Education Agency (LEA). Lynne Brimhall (AI 061691) and Daniel Duque (AI 901133) completed the inspection on July 27, 2023.

When sampling of suspect asbestos-containing materials was required, samples representative of the material were taken. If samples of thermal systems insulation and miscellaneous materials were necessary, they were collected in unobtrusive locations. If samples of surfacing materials were necessary, they were collected using the guidance document method for random sampling.

This latest survey report should be incorporated into the files that the LEA maintains pertaining to response actions, operations & maintenance activities, six-month surveillances, training, air sampling and major asbestos activities.

The re-inspection consisted of reviewing previous documentation available, interviewing building personnel, and performing a thorough survey of each functional space in the building.

The re-inspection consisted of reviewing previous documentation available, interviewing building personnel, and performing a thorough survey of each functional space in the building.

The Finn Elementary School has undergone extensive renovations. The building appears to have been gutted and completely renovated. Documentation for the removal of asbestos during the renovation project should be obtained and kept in the AHERA files. If

possible, a letter from the architect indicating that no asbestos was requested to be used during the renovation project should be obtained. Safety data sheets (SDS) for new materials should be located and kept in the AHERA files. If no documentation can be found, sampling should be conducted. If new materials are installed, safety data sheets should be added to the AHERA files.

The floor plan found in Attachment A should be used to identify functional spaces identification.

The standardized form from the Department of Labor Standards has been completed and is found in Attachment A.

The management planner develops recommendations based on the hazard ranking and removal ranking. See below.

Hazard Rank	ACBM Condition	ACBM Disturbance Potential
7	Significantly Damaged	Any
6	Damaged	Potential for Significant Damage
5	Damaged	Potential for Damage
4	Damaged	Low
3	Good	Potential for Significant Damage
2	Good	Potential for Damage
1	Good	Low

Removal Rank	AHERA Category	Response Action Required By AHERA
1	Significantly Damaged	Evacuate or isolate the area if needed. Remove the ACBM or enclose/encapsulate if sufficient to contain fibers. Repair of thermal systems is allowed if feasible and safe. Continue O&M
2	Damaged & Potential for Significant Damage	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
3	Damaged & Potential for Damage	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
4	Damaged	Evacuate or isolate the area if needed. Remove, enclose or encapsulate or repair to correct damage. Take steps to reduce potential for disturbance. Continue O&M
5	Potential for Significant Damage	Evacuate or isolate the area if needed. Take steps to reduce potential for disturbance. Continue O&M
6	Potential for Damage	Continue O&M
7	All remaining ACBM	Continue O&M

The materials previously identified in the Finn Elementary School are in relatively good condition. However, there are some materials that will require attention. Based on the recent inspection, the following actions for ongoing asbestos management in the school are recommended. All work beyond the capabilities of a trained and licensed in house O&M maintenance person must be performed by a licensed and qualified asbestos removal contractor. A licensed Project Designer must design all abatement projects outside of O&M.

1. Obtain a letter from the contractor and/or architect stating to the best of their knowledge, no asbestos containing building materials were used and/or required during construction of the addition and the renovation of the school.
2. Perform a periodic surveillance of known and assumed asbestos-containing materials every six months until such time. The chart included in this report may be used for the documentation. Next survey should be performed in January of 2024 and has an estimated cost of \$600.
3. Provide training for new maintenance personnel within 60 days of hire and provide training annually to all maintenance personnel. Training should be conducted during the Christmas break and has an estimated cost \$1250 which is for all maintenance personnel within the school district.
4. All friable asbestos-containing materials in routine maintenance areas must be maintained with identifying labels. Some labels are present, but further labeling will be necessary. Asbestos labels can be bought and the maintenance personnel can place them where appropriate. This should be completed by Christmas break of this year and has an estimated cost of \$600.
5. The school should continue with the use of commercial grade HEPA vacuums in lieu of dry sweeping.
6. All materials in this school appear to be newly installed and are assumed to contain asbestos. Minor damage is noted associated with some materials such as the tectum panels, sheetrock, and ceramic tiles which have a hazard ranking of 4. The remaining materials are not damaged and have a hazard rank of 2. Sampling, in accordance with AHERA, should be conducted on all materials. An estimated cost of \$2,000 will be needed to conduct the sampling. If funding is available, sampling could be conducted over the summer break.
7. Keep an updated copy of the Management Plan in the school as well as a master copy with the Mr. Lavoie. The plan must be available, without restriction, to the public, school personnel and their representatives, parents and representatives of EPA and the state, for inspection during normal business hours.
8. Perform a three-year reinspection in July of 2026 which should cost around \$1500.

3 Year Reinspection

Date of Reinspection: 7/25/2023

School: Mary E. Finn Elementary School

Inspector Name: Lynne Brimhall

Address: 60 Richards Rd., Southborough, MA 01772

Inspector Signature: Lynne Brimhall

License #: AI 061691

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
The Mary E. Finn Elementary School has undergone extensive renovations. The building appears to have been gutted and completely renovated. Documentation for the removal of asbestos during the renovation project should be obtained and kept in the AHERA files. If possible, a letter from the architect indicating that no asbestos was requested to be used during the renovation project should be obtained. Safety data sheets (SDS) for new materials should be located and kept in the AHERA files. If no documentation can be found, sampling should be conducted.										
Vibration dampeners	Majority of ductwork above ceilings are runs, meaning dampeners may be associated with roof AHUs.	≈ 4 SF per unit	F	6	Y		None at this time.			No
Transite Panels (Not accessible)	Behind classroom window wall bookcases (radiator) in Art/Music, Extended day care, grade 1 classrooms, Motor Development, Speech & Kindergarten classrooms	≈ 45 SF per classroom	NF	5	Y		None at this time.			No
Flue packing	Boiler room	≈ 1 SF	F	5	Y		None at this time.			No

Type	Amount	Friability	Assessment Categories for Friable Materials		
T-TSI	SF-Square feet	F-Friable	1. Damaged or significantly damaged TSI	5: Suspect or proven ABCM with the potential for D (*one moderate)	
S-Surfacing	LF-Linear feet	NF-Non-friable	2. Damaged (D) surfacing	6: Suspect or proven ABCM with the potential for SD (*one high)	
M - Miscellaneous			3: Significantly damaged (SD) surfacing	7. Any remaining suspect or proven ACBM (*all low)	
			4: Damaged or significantly damaged misc.	*Potential for future disturbance for categories 5, 6, & 7	
				Access, Vibration, Air Erosion: L-low M-medium H-high	

3 Year Reinspection

Date of Reinspection: 7/25/2023

School: Mary E. Finn Elementary School

Inspector Name: Lynne Brimhall

Address: 60 Richards Rd., Southborough, MA 01772

Inspector Signature: Lynne Brimhall

License #: AI 061691

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Caulking/sealant at back of boilers	Boiler room	< 1 SF per	NF	5	Y		None at this time.			No
Red fire stop above ceiling tiles	S-2	≈ 4 SF	NF	5	Y		None at this time.			No
Window caulking	Pre-fabricated windows	≈ 20 LF per window	NF	7	Y		None at this time.			No
Gray HVAC mastic	On ductwork above ceiling	≈ 45 SF per location	NF	7	Y		None at this time.			No
Mastic from old 9" x 9" floor tiles (Not accessible)	Beneath new flooring	≈ 73000 SF	NF	7	Y		None at this time.	This material may no longer be present as new floor tiles are noted. However, no documentation was available to indicate the mastic was removed		No
1" Ceramic floor tile grout	Bathrooms except bath by custodian, bath	≈ 60 SF per	NF	5	Y		None at this time.			No
1" Ceramic floor tile thin set	by 35 and bath by teacher's room	≈ 60 SF per	NF	5	Y		None at this time.			No

Type

T-TSI
S-Surfacing
M - Miscellaneous

Amount

SF-Square feet
LF-Linear feet

Friability

F-Friable
NF-Non-friable

Assessment Categories for Friable Materials

1. Damaged or significantly damaged TSI
2. Damaged (D) surfacing
3. Significantly damaged (SD) surfacing
4. Damaged or significantly damaged misc.

5. Suspect or proven ABCM with the potential for D (*one moderate)
6. Suspect or proven ABCM with the potential for SD (*one high)
7. Any remaining suspect or proven ACBM (*all low)

**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high

3 Year Reinspection

Date of Reinspection: 7/25/2023

School: Mary E. Finn Elementary School

Inspector Name: Lynne Brimhall

Address: 60 Richards Rd., Southborough, MA 01772

Inspector Signature: Lynne Brimhall

License #: AI 061691

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Tectum panels	Gym	≈ 3000 SF	F	5	Y		The current gym was built by Keyes Associates in 2000. SDS should be obtained for this material or sampling should occur to prove it non-asbestos		Summer break	No
Sheetrock walls	Entry walls (≈ 1000 SF), closets in classrooms -2 walls (≈ 72 SF per closet) & Divider walls room 65 (≈ 56 SF)		F	4	Y		Sampling should occur to prove it non-asbestos		Summer break	No
1" x 3" Ceramic tile grout	At water fountains	≈ 60 SF per	NF	5 ¹	Y		None at this time.			No
1" x 3" Ceramic tile adhesive		≈ 60 SF per	NF	5 ¹	Y		None at this time.			No

Type

T-TSI

S-Surfacing

M - Miscellaneous

Amount

SF-Square feet

LF-Linear feet

Friability

F-Friable

NF-Non-friable

Assessment Categories for Friable Materials

1. Damaged or significantly damaged TSI

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7. Any remaining suspect or proven ACBM (*all low)

**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high

3 Year Reinspection

Date of Reinspection: 7/25/2023

School: Mary E. Finn Elementary School

Inspector Name: Lynne Brimhall

Address: 60 Richards Rd., Southborough, MA 01772

Inspector Signature: Lynne Brimhall

License #: AI 061691

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
Pipe insulation	Throughout	-----	F	N/A	N/A	Visually identified as fiberglass	Documentation indicates a removal job in 2009.	N/A	N/A	N/A
Elbows	Throughout	-----	F	N/A	N/A	Visually identified PVC	Documentation indicates a removal job in 2009.	N/A	N/A	N/A
9" x 9" VAT	Throughout	-----	NF	N/A	N/A		Removed & replaced with new 12" Mottled VCT in a variety of colors: beige, pink, green & blue	N/A	N/A	N/A
Vinyl sheet linoleum countertops	Classrooms & Speech rooms	-----	NF	N/A	N/A		Removed & replaced with counter tops when vent units were replaced	N/A	N/A	N/A
Vinyl cove base	Throughout school	-----	NF	N/A	N/A	Not suspect per regulations	N/A	N/A	N/A	N/A
Mastic associated with vinyl cove base		-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A

Type

T-TSI

S-Surfacing

M - Miscellaneous

Amount

SF-Square feet

LF-Linear feet

Friability

F-Friable

NF-Non-friable

Assessment Categories for Friable Materials

1. Damaged or significantly damaged TSI

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**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high

3 Year Reinspection

Date of Reinspection: 7/25/2023

School: Mary E. Finn Elementary School

Inspector Name: Lynne Brimhall

Address: 60 Richards Rd., Southborough, MA 01772

Inspector Signature: Lynne Brimhall

License #: AI 061691

Material	Location (Homogeneous Area)	QTY	Friable	Phys Assess Category	Assumed ACM	Sample Date ACM Y or N	Recommendation	Amount/Location of Damage; Type of Damage	Schedule Begin/Complete	Special Cleaning
2' x 2' Small fissured ceiling tiles w/ lots of dots	Majority of school ceilings	-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
2' x 4' Large and small dotted ceiling tile	Storage, Custodian's office, bathrooms by gym, kitchen	-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
CMU	Walls throughout	-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
Associated grout		-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
Top coat – plaster	At stage – right wall above	-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
Brown coat – plaster	CMU	-----	NF	N/A	N/A	N- 4/19/16	N/A	N/A	N/A	N/A
Sheetrock	Hard ceilings in Electrical, Boiler room, at Hall by room 35, Bathrooms (boys, girls, & adults) by media & Entry	-----	NF	N/A	N/A	N - 2/19/20	N/A	N/A	N/A	N/A
Joint compound		-----	NF	N/A	N/A	N - 2/19/20	N/A	N/A	N/A	N/A

Type

Amount

Friability

Assessment Categories for Friable Materials

T-TSI

SF-Square feet

F-Friable

1. Damaged or significantly damaged TSI

5: Suspect or proven ABCM with the potential for D (*one moderate)

S-Surfacing

LF-Linear feet

NF-Non-friable

2. Damaged (D) surfacing

6: Suspect or proven ABCM with the potential for SD (*one high)

M - Miscellaneous

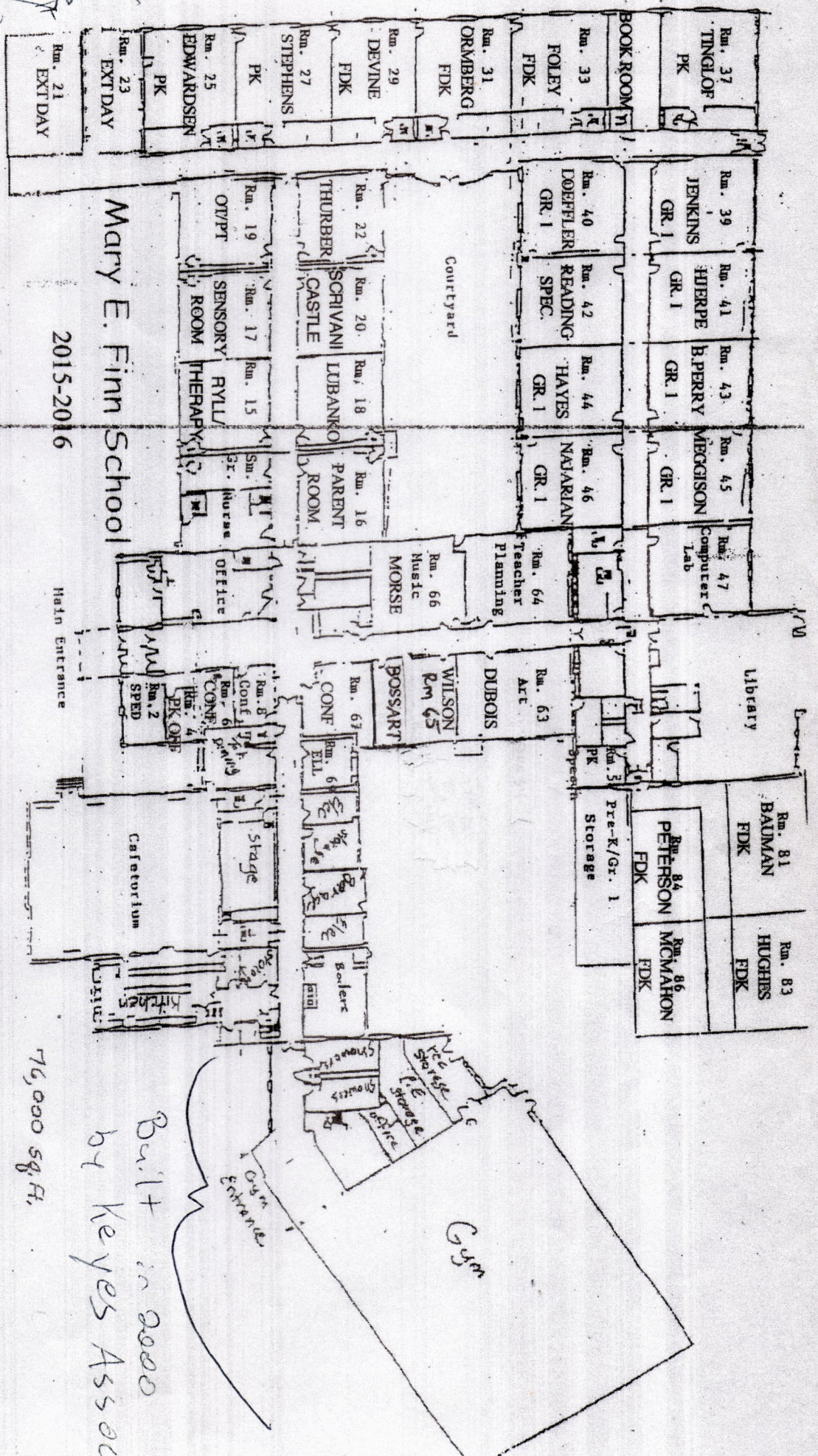
3: Significantly damaged (SD) surfacing

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**Potential for future disturbance for categories 5, 6, & 7*

Access, Vibration, Air Erosion: L-low M-medium H-high



P. Brent Trottier Middle School



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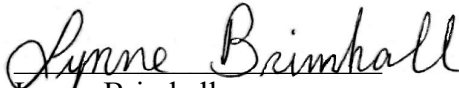
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FAX (781) 893-4414
www.hubtesting.net

REPORT FOR: Northborough-Southborough Public Schools
53 Parkerville Road
Southborough, MA 01772


ATTENTION: Keith Lavoie
Assistant Superintendent of Operations

PROJECT: AHERA Three-Year Re-inspection

SUBJECT: P. Brent Trottier Middle School
49 Parkerville Road
Southborough, MA 01772

INSPECTOR(S): 
Lynne Brimhall
Asbestos Inspector
MA Cert. No.: AI 061691

PREPARED BY: Hub Testing Laboratory, Inc.


Lynne Brimhall
Management Planner
MA Cert. No.: AP900405

DATE: August 2023

Address: 49 Parkerville Rd. Southborough, MA 01772

Inspector Signature: Lynne Brimhall

[illegible]

Type	Amount	Friability	Assessment Categories for Friable Materials	
T-TSI	SF-Square feet	F-Friable	1. Damaged or significantly damaged TSI	5: Suspect or proven ABCM with the potential for D (*one moderate)
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M - Miscellaneous			3: Significantly damaged (SD) surfacing	7. Any remaining suspect or proven ACBM (*all low)
			4: Damaged or significantly damaged misc.	<i>*Potential for future disturbance for categories 5, 6, & 7</i>
				Access, Vibration, Air Erosion: L-low M-medium H-high

B. Management Plan Documentation (AHERA Policies)

- Abatement Policy
- Training Policy
- Notification Policy
- Short Term Worker Policy
- Record Keeping Policy
- Designated Person Statements
- Assurance of Accreditations

Abatement Policy

It is the policy of the Northborough-Southborough Public Schools that asbestos removal, repair and/or O&M activities will be conducted by contract personnel. All contracted personnel will be licensed under the Commonwealth of Massachusetts and will be accredited through the Environmental Protection Agency Model Accreditation Program.

ORGANIZATIONAL CHART

The following is an administrative/organizational chart identifying personnel involved with the asbestos operations and maintenance program (O&M) at this facility:

<u>Name</u>	<u>Title</u>	<u>Phone Number</u>
Bryan Fantony	Designated Person Southborough Schools	508/485-2400 x65176 508/878-2503 cell
Charles Richardson	Designated Person Northborough Public Schools	508/351-7020 x 55411 774/415-4806 cell
Michael Gorman	Designated Person Algonquin Regional High School	508/351-7010 x 1035 774/258-1759
Hub Testing Laboratory	Contracted Inspector Management Planner Project Designer Project Monitor	781-893-8330
Keith Lavoie	Point of Contact	617-750-7589

1. Although these individuals will be responsible for the execution of the Operations and Maintenance Program for their facilities, they will not perform any of the O&M functions themselves or any work which will require the use of respiratory protection.
2. An outside contractor(s) under the direction of the Designated Person and the certified Abatement Project Designer will conduct the work and Emergency Response Team responsibilities.
3. If unable to contact the above parties, coordination should be conducted through Mr. Keith Lavoie.

DESIGNATED PERSON'S RESPONSIBILITIES

The Designated Person's responsibilities include the following:

- a. Become knowledgeable of the results of the asbestos inspection.
- b. Have a working knowledge and understanding of the Management Plan.
- c. Ensure that all asbestos related activities are performed by appropriately trained individuals.
- d. Employ the services of outside consulting and contract personnel to assist in the implementation of the Management Plan.
- e. Comply with all federal, state and local regulations.

CUSTODIAL AND MAINTENANCE STAFF RESPONSIBILITIES

The custodial and maintenance staff responsibilities include:

- a. Know and understand where ACBM is located in the building.
- b. Be able to recognize material, which has become damaged and requires a response.
- c. Know who the Designated Person is.
- d. Help to verify that the outside contractors do not damage an in-place ACBM.
- e. Notify the Designated Person of any observed changes to an existing ACBM.

PROHIBITED WORK/MAINTENANCE ACTIVITIES

All employees are prohibited from the following activities

- a. Holes must not be drilled into asbestos-containing materials except where previously described using proper procedures.
- b. Plants or pictures must not be hung on structures covered with asbestos-containing materials

- c. Do not saw, sand or drill asbestos-containing floor tile except where previously described using proper procedures.
- d. Do not damage asbestos-containing materials while moving furniture or other objects.
- e. Do not install curtains, drapes, or dividers in such a way that they damage asbestos containing materials.
- f. Do not dust floors, ceilings, molding, or other surfaces in asbestos-contaminated environments with a dry brush or sweep with dry broom.
- g. Do not use an ordinary vacuum to clean up asbestos-containing debris.
- h. Do not remove asbestos-containing ceiling tiles.
- i. Do not remove ventilation system filters while dry.
- j. Do not shake ventilation system filters.

When non-friable ACM is likely to become friable as a result of activities performed in the building, the material must be treated as if it were friable.

RESPONSE PROCEDURES IN DISASTROUS SITUATIONS

In disastrous situations such as tornadoes, fires, floods and earthquakes; asbestos containing materials may suffer significant damage and therefore release asbestos fibers and pose immediate hazards to human health and environment. The following procedures should be followed in these situations:

- a. Protect yourself from immediate danger before following any asbestos response procedures.
- b. Remove unauthorized personnel and restrict access.
- c. As soon as the immediate emergency has passed, vacate the area.
- d. Contact the Designated Person or his/her assistant and follow their instructions.

- e. The Designated Person will be responsible for contacting the Response Team or an asbestos abatement contractor and must issue a work permit order before the start of any asbestos abatement procedures.
- f. The Designated Person shall notify state and local authorities when required.
- g. The contractor must immediately take all measures to vacate the area of unauthorized personnel, put up warning and danger signs, and rope-off or close off the area.
- h. The Designated Person and his/her agent (Project Monitor) shall oversee a post-work inspection to assure that all asbestos-containing materials have been properly removed or repaired and cleaned-up prior to re-occupancy.

Training Policy

A. TRAINING PROGRAM

The key element in initiating and carrying out this Asbestos Operations and Maintenance Plan is the building custodial and maintenance staff. This group is responsible for daily awareness of ACM as they perform their tasks. The custodial and maintenance staff will report any indication of potential problems resulting from changes of ACM condition, area use, or in maintenance practices. The custodial and maintenance staff will receive the 2-Hour Awareness Training. The following elements should be presented in the training programs:

Custodial and Maintenance Personnel

- a. Introduction – General background on asbestos, common uses of asbestos in building materials, explanation of the Asbestos Operations and Maintenance Plan, abatement efforts to date, etc.
- b. Medical/Mechanisms for Exposure – Condensed version of medical review from the 16 hour “Operations and Maintenance” training, along with similar mechanisms for exposure, with emphasis on fiber entrainment mechanisms.
- c. Location of ACM and Presumed ACM
- d. Recognition of damage, deterioration and delamination of ACM.
- e. Name and telephone number of the Designated Person.

Business Managers, IT Personnel, and Building Principals

Business managers, IT Personnel and Building Principals shall attend training on an as requested basis.

Same as above however special attention will be made to the Administrations responsibility of over sight of potential asbestos concerns in their schools.

B. TRAINING UPDATE

Training update sessions should be provided annually. The updating sessions should include all items listed in paragraph A – Training Program, plus any new issues or concerns, which may have arisen between sessions.

All custodial and maintenance staff and the Custodial and Maintenance Supervisors shall attend the update in-service training annually.

Business Managers and building principals shall attend the update in-service training as necessary.

All training records will be kept with the Asbestos O&M Plan.

C. NEW EMPLOYEE TRAINING

Each new employee will be trained in asbestos 2-Hour Awareness Training within 60 days of hire.

Each new employee will be given a tour of the areas ACM is located.

All training records should be kept with the Asbestos O & M Plan.

D. SUGGESTED TRAINING COURSES FOR EMPLOYEES INVOLVED IN THE O&M PLAN

Custodial & Maintenance Personnel	2-Hour Awareness Training
IT Professionals	2- Hour Awareness Training
School Administration (invited)	2-Hour Awareness Training
Custodial & Maintenance Personnel who will impact know and suspect ACBM	16-Hour Associated Worker Training

(It is not the intent of the Northborough-Southborough Public Schools to utilize 16 Hour Trained Workers at their schools at the time. All abatement activities will be contracted for.)

Designated Person	LEA Designated Person/Asbestos Coordinator Training, utilizing on-line training and 1 to 1 training with Hub Testing
-------------------	--

E. APPROVED ASBESTOS TRAINING SOURCES

Providers Name	City/State	Phone Number
<hr/>		
(Awareness Training) Hub Testing Laboratory	Waltham MA	781-893-8330
(Associated Worker Training) Institute for Environmental Education	Wilmington MA	978-658-5272
(Designated Person Training/Review) Hub Testing Laboratory	Waltham MA	781-893-8330

And

**EPA 910-B-96-01 How to Manage Asbestos in School Buildings, AHERA
Designated Person Self Study Guide**

Notification Policy

Notification of asbestos containing materials and associated activities will take place in three forms; a notification to occupants as to the availability of the AHERA inspections and Management plan, an update on asbestos related activities within the schools and a notification as to the potential for asbestos containing materials to be present in routine mechanical spaces.

A. Availability of the AHERA Inspection and Management Plan.

Annually the parents, guardians, employees and occupants will be notified as to the availability of the Asbestos Hazard Emergency Response Act Asbestos Inspections and Management Plan.

This notification will be conducted through:

A notice in the annual calendar sent out at the beginning of the school year and a notice located on the school systems web site. A copy of the notice will be also placed into the master AHERA file and each individual school file.

B. Update of asbestos related activities.

Annually the parents, guardians, employees and occupants will be notified as to the current status of asbestos related activities in the schools. This will cover items such as periodic surveillances, inspections, and abatement activities.

This notification will be conducted through:

A posting of a general bulletin on the bulletin boards in each school and Central office as well as a copy of the notice supplied to the Administrative council. A copy of the notice will also be placed into the master AHERA file and each individual school file.

C. Location of asbestos containing materials in routine maintenance areas.

The presence of asbestos containing materials will be posted in routine maintenance areas.

This notification will be conducted through:

The placement of yellow warning stickers immediately inside routine maintenance areas where asbestos containing materials are located. These will be areas such as crawlspaces, boiler rooms and electrical equipment spaces. The stickers will be standard manufactured in a bright yellow color. The wording shall be “Caution. Asbestos. Hazardous. Do Not Disturb Without Proper Training and Equipment.”

Short Term Workers Policy

It is the policy of the Northborough-Southborough Public Schools that any visitor to the school must first go to the front office and get a pass.

Short term worker will be met by the Designated Person and escorted to the work area. A short review will be conducted with the Designated Person to determine if their work will impact any known or assumed asbestos containing material. The short-term worker will be made aware of the presence of asbestos and assumed asbestos containing materials in the school and will be asked to sign the form indicating their knowledge. If it is felt their work may impact any asbestos containing materials (known or assumed), then they will not be allowed to perform the operation and an alternative plan will be utilized. If any alternative plan cannot be utilized, the asbestos consultant will be notified.

In addition, a copy of the most recent 3 Year Re-Inspection Chart Report will be mailed out to companies that have a standing contract with the school for their review.

SHORT TERM WORKER
(Tel. repair personnel, plumbers, heating contractors etc.)

Name	Company	Date	Reason For Work	Has the Designated Person reviewed the location of ACBM or suspect ACBM with you?	Will your work impact any ACBM or suspect ACBM? (Yes or No)

*If your work in the building has the potential of impacting asbestos containing materials contact:

Bryan Fantony	Designated Person Southborough Public Schools	508/485-2400 ext. 65176 508/878-2503 cell
Charles Richardson	Designated Person Northborough Public Schools	508/351-7020 ext. 55411 774/415-4806 cell
Michael Gorman	Designated Person Algonquin Regional High School	508/351-7010 ext. 1035 774/258-1759 cell
Keith Lavoie	Point of Contact	617-750-7589 cell

Record Keeping Policy

A master file of all records associated with asbestos related activities in the Northborough-Southborough Public Schools will be maintained in a location designated by the Assistant Superintendent of Operations. Additionally, a copy of the most recent inspection/survey will be maintained in a central location at each individual school.

The following records are required to be maintained for each type of activity:

Preventative Measure and Response Action For Friable And Non-Friable

- A. A detailed written description of measures or action taken.
Including:
- B. Method used
- C. Reason for choosing method
- D. Start and completion dates
- E. Name and addresses of all contractors involved
- F. State accreditation and accreditation numbers
- G. Name and location of disposal facility

For Any Air Samples That Are Collected For Completion Purposes

- A. Name and signature of any person collecting completion air samples
- B. Location where samples were collected
- C. Date of collection
- D. Name and address of laboratory analyzing samples
- E. Date of analysis
- F. Results of analysis
- G. Method of analysis
- H. Name and signature of person performing analysis
- I. Laboratory compliance with accreditation requirements

For Each Persons Required To Be Trained Under Section 763.92 (A) (1) (2) (Awareness And Associated Worker Training)

- A. Person's name
- B. Job title
- C. Date training was conducted
- D. Location of the training
- E. Number of hours of training completed

For Each Time That Periodic Surveillance Is Conducted

- A. Name of person performing surveillance
- B. Date of surveillance
- C. Any changes in the condition of the known or assumed asbestos containing materials

For Each Time Cleaning Is Performed Under 763.91 c

- A. Person performing cleaning,
- B. Date of cleaning
- C. Location cleaned
- D. Method used to clean

For each O&M activity is conducted

- A. Name of each person involved in activity
- B. Start and completion date of activity
- C. Location where activity occurred
- D. Description of activity
 - i. including
- F. Preventative measures used
- G. If ACBM is removed name and location of disposal facility

For Each Major Abatement Activity

- A. Name and signature of each person performing activity
- B. State and number of accreditation of each person performing activity
- C. Start and completion date
- D. Location where activity occurred
- E. Description of activity including preventative measures
- F. Name and location of disposal facility

For Each Fiber Release Episode

- A. Date of episode
- B. Location of episode
- C. Method of repair
- D. Preventative measures or response action taken
- E. Name of each person performing work
- F. Name and location of disposal facility

In addition, copies of notifications made to parents, guardians, employees and occupants will be maintained in the AHERA record.

Mr. Bryan Fantony
Designated Person
Facilities Manager
Southborough School District
P. Brent Trotter Middle School
49 Parkerville Road
Southborough, MA 01772

As Designated Person for the Southborough School District, I will hereby:

- Ensure that activities of any persons that perform inspections, re-inspection, and periodic surveillance, develop and up date Management Plans, and implement response actions, including operations and maintenance activities, are carried out in accordance with 40 CFR Part 763 Subpart E.
- Ensure that all custodial and maintenance employees are properly trained as required by 40 CFR Part 763 Subpart E and other applicable federal and/or state regulations (e.g., the OSHA standards for construction, EPA worker Protection Rule, and/or applicable state regulations).
- Ensure that workers and building occupants or their legal guardians are informed at least once each year about inspections, response actions, and post response action activities including periodic re-inspection and surveillance activities that are planned or in progress.
- Ensure that short term workers (e.g., telephone repair workers, utility workers, computer wiring technicians, exterminators, etc.) who may come into contact with asbestos in a school are provided information regarding the location of ACBM and suspect ACBM assumed to be ACM.
- Ensure that warning labels are posted in accordance with 40 CFR Part 763.95.
- Ensure that Management Plans are available for inspection and notification of their availability has been provided as specified in the Management Plan and under 40 CFR Part 763.93 (g).
- Furthermore, I hereby state that I am/will be trained with a basic knowledge of:
 - Health effects of asbestos
 - Detection, identification and assessment of ACM
 - Options for controlling ACBM
 - Asbestos management programs
 - Relevant federal and state regulations concerning asbestos, including those in 40 CFR Part 763 Subpart E and those of the Occupational safety and Health Administration, US Department of Labor, the US Department of Transportation and the US Environmental Protection Agency.

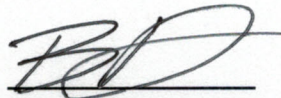


Mr. Bryan Fantony
Designated Person
Facilities Manager
Southborough School District

Mr. Bryan Fantony
Designated Person
Facilities Manager
Southborough School District
P. Brent Trottier Middle School
49 Parkerville Road
Southborough, MA 01772

As Designated Person of the Southborough School District, I hereby assure that all persons who have or will:

- Inspect for ACBM in school buildings,
- Prepare Management Plans for such buildings,
- Design response actions and/or abatement activities and/or
- Conduct response actions with respect to friable and non-friable ACBM in such schools
- Shall be accredited as required by federal and state regulations.



Mr. Bryan Fantony
Designated Person
Facilities Manager
Southborough School District

C. Credentials



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

Asbestos Management Planner

LYNNE BRIMHALL

Eff. Date 11/17/22

Exp. Date 11/17/23

AP900405

Member of C.O.N.E.S.

DOSR

BOS

23





This is to certify that

Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150

MA DLS Asbestos Management Planner License# AP900405

*has completed the requisite training by Video Conference, and has passed an examination for
reaccreditation*

Asbestos Management Planner Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2022

Course Dates

22-4509-136-231902

Certificate Number

November 15, 2022

Examination Date

November 15, 2023

Expiration Date

Training Director

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

Asbestos Inspector

LYNNE BRIMHALL

Eff. Date 11/17/22

Exp. Date 11/17/23

AI061691

Member of C.O.N.E.S.

DPSR

BOS

23





This is to certify that

Lynne G. Brimhall

147 Franklin Ave, Apt 2, Chelsea, MA 02150

MA DLS Asbestos Inspector License# AI061691



*has completed requisite training by Video Conference, and has passed an examination for
reaccreditation as:*

Asbestos Inspector Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 15, 2022

Course Dates

22-4312-106-231902

Certificate Number

November 15, 2022

Examination Date

November 15, 2023

Expiration Date

Training Director

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

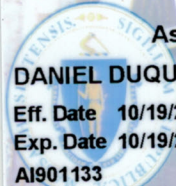
www.ieetrains.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director



Asbestos Inspector

DANIEL DUQUE

Eff. Date 10/19/22

Exp. Date 10/19/23

AI901133

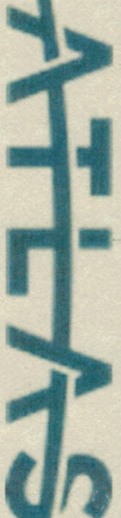
Member of C.O.N.E.S.

HVRI

HV

23





CERTIFICATE OF ACHIEVEMENT

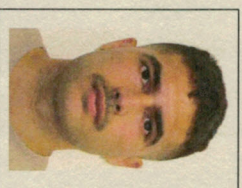
This certifies that

Daniel Duque

has successfully completed the
4 Hour Asbestos Site Inspector Refresher Training
Asbestos Accreditation Under TSCA Title II
40 CFR Part 763

conducted by:

ATC Group Services LLC dba ATLAS Technical
73 William Franks Drive
West Springfield, MA 01089
(413) 781-0070



Gregory Q. Morsch

Gregory Q. Morsch

Principal Instructor: Gregory Morsch

Regional Training Director: Gregory Morsch

August 10, 2023
Date of Course

STAR - 7501
Certificate Number

August 10, 2024
Expiration Date

August 10, 2023
Examination Date



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS INSPECTOR

ERIN MAGUIRE

Eff.Date: 01/25/2023

Exp.Date: 01/25/2024

AI901068

Member C.O.N.E.S.

BOS NEW



24



This is to certify that

Erin E. Maguire

80 Willet Street, Quincy, MA 02170



has completed requisite training, and has passed an examination for reaccreditation as:

Asbestos Inspector Refresher

pursuant to Title II of the Toxic Substance Control Act, 15 U.S.C. 2646

Course Location

Zoom Video Conference

Institute for Environmental Education 16 Upton Drive Wilmington, MA 01887

November 3, 2022

Course Dates

22-4311-106-275489

Certificate Number

November 03, 2022

Examination Date

November 03, 2023

Expiration Date

Training Director

16 Upton Drive, Wilmington, MA 01887

Telephone 978.658.5272

www.ieetrains.com

INSTITUTE FOR ENVIRONMENTAL EDUCATION

L. Preliminary Cost Estimate Summaries



PM&C LLC

20 Downer Avenue, Suite 5
Hingham, MA 02043

(T) 781-740-8007

(F) 781-740-1012

PDP Options Cost Estimate

Neary Elementary School

Southborough, MA

Prepared for:

Arrowstreet

May 15, 2024



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

INTRODUCTION

NOTE: The costs for the various PDP 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 PDP cost analysis. The costs outlined in this report should not be represented as the FINAL construction budget.

This PDP Design Submission cost estimate was produced from narratives and outline drawings dated April 23rd, 2024 prepared by Arrowstreet Architects and their design team.

This estimate includes all direct construction costs, General Contractors OH+P and design contingency. Cost escalation assumes start dates indicated.

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

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

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- 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)



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

PDP PRICING OPTIONS

MAIN CONSTRUCTION COST SUMMARY

	Gross Floor Area	\$/sf	Estimated Construction Cost - DBB	Estimated Construction Cost - CMr
OPTION A.1 - Base Repair/Code Update Neary (305 Enrollment)	62,756	\$684.84	\$42,977,804	\$45,556,472
OPTION A.2 - Base Repair/Code Update Woodward (450 Enrollment)	68,400	\$678.35	\$46,398,955	\$49,182,892
OPTION B.1 - Add/Reno at Neary (305 Enrollment)	82,000	\$948.50	\$77,776,874	\$82,443,486
OPTION B.2 - Add/Reno at Neary (450 Enrollment)	102,059	\$927.88	\$94,698,541	\$100,380,453
OPTION B.3 - Add/Reno at Woodward (450 Enrollment)	97,850	\$918.15	\$89,841,076	\$95,231,541
OPTION B.4 - Add/Reno at Neary (610 Enrollment)	122,119	\$882.57	\$107,778,209	\$114,244,902
OPTION B.5 - Add/Reno at Woodward (610 Enrollment)	122,983	\$869.72	\$106,960,166	\$113,377,776
OPTION C.1 - New Construction Neary (305 Enrollment)	78,000	\$1,016.91	\$79,318,822	\$84,077,951
OPTION C.2 - New Construction Neary (450 Enrollment)	100,200	\$933.07	\$93,493,118	\$99,102,705
OPTION C.3 - New Construction Woodward (450 Enrollment)	100,200	\$926.36	\$92,821,382	\$98,390,665
OPTION C.4 - New Construction Neary (610 Enrollment)	121,070	\$877.76	\$106,270,740	\$112,646,984
OPTION C.5 - New Construction Woodward (610 Enrollment)	121,070	\$870.68	\$105,413,710	\$111,738,533
Alternate Pricing				
Geothermal System - Based on 610 Enrollment	ADD		\$6,731,492	



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION A.1 - Base Repair/Code Update Neary (305 Enrollment)				
CODE UPGRADES TO EXISTING SCHOOL		62,756	\$400.00	\$25,102,400
REMOVE HAZARDOUS MATERIALS - ALLOWANCE				\$1,500,000
SITework - Allowance (code upgrades only)				\$2,000,000
SUB-TOTAL	Jun-26	62,756	\$455.77	\$28,602,400
ESCALATION TO START DATE	6.80%			\$1,944,963
DESIGN AND PRICING CONTINGENCY	15.0%			\$4,290,360
SUB-TOTAL		62,756	\$555.13	\$34,837,723
GENERAL CONDITIONS	24	MTHS	\$160,000	\$3,840,000
GENERAL REQUIREMENTS	2.00%			\$696,754
PHASING	4.00%			\$1,393,509
BONDS	0.75%			\$261,283
INSURANCES	2.00%			\$696,754
PERMIT				Excl
SUB-TOTAL				\$41,726,023
OH+P	3.0%			\$1,251,781
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		62,756	\$684.84	\$42,977,804



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION A.2 - Base Repair/Code Update Woodward (450 Enrollment)				
CODE UPGRADES TO EXISTING SCHOOL		68,400	\$400.00	\$27,360,000
REMOVE HAZARDOUS MATERIALS - ALLOWANCE				\$1,750,000
SITEWORK - Allowance (code upgrades only)				\$2,000,000
<hr/>				
SUB-TOTAL	Jun-26	68,400	\$454.82	\$31,110,000
ESCALATION TO START DATE	6.80%			\$2,115,480
DESIGN AND PRICING CONTINGENCY	15.0%			\$4,666,500
<hr/>				
SUB-TOTAL		68,400	\$553.98	\$37,891,980
GENERAL CONDITIONS	24	MTHS	\$160,000	\$3,840,000
GENERAL REQUIREMENTS	2.00%			\$757,840
PHASING	4.00%			\$1,515,679
BONDS	0.75%			\$284,190
INSURANCES	2.00%			\$757,840
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$45,047,529
OH+P	3.0%			\$1,351,426
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		68,400	\$678.35	\$46,398,955



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION B.1 - Add/Reno at Neary (305 Enrollment)				
NEW ADDITION + RENOVATE EXISTING SCHOOL		82,000	\$491.97	\$40,341,210
DEMOLITION (modulars)		2,570	\$15.00	\$38,550
REMOVE HAZARDOUS MATERIALS				\$1,500,000
SITEWORK - ALLOWANCE				\$12,000,000
<hr/>				
SUB-TOTAL	Jun-26	82,000	\$657.07	\$53,879,760
ESCALATION TO START DATE	6.80%			\$3,663,824
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,081,964
<hr/>				
SUB-TOTAL		82,000	\$800.31	\$65,625,548
GENERAL CONDITIONS	30	MTHS	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	2.00%			\$1,312,511
PHASING	3.00%			\$1,968,766
BONDS	0.75%			\$492,192
INSURANCES	2.00%			\$1,312,511
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$75,511,528
OH+P	3.0%			\$2,265,346
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		82,000	\$948.50	\$77,776,874



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION B.2 - Add/Reno at Neary (450 Enrollment)				
NEW ADDITION + RENOVATE EXISTING SCHOOL		102,059	\$505.86	\$51,627,908
DEMOLITION (modulars)		2,570	\$15.00	\$38,550
REMOVE HAZARDOUS MATERIALS				\$1,500,000
SITEWORK - Allowance				\$12,500,000
<hr/>				
SUB-TOTAL	Jun-26	102,059	\$643.42	\$65,666,458
ESCALATION TO START DATE	6.80%			\$4,465,319
DESIGN AND PRICING CONTINGENCY	15.0%			\$9,849,969
<hr/>				
SUB-TOTAL		102,059	\$783.68	\$79,981,746
GENERAL CONDITIONS	36	MTHS	\$160,000	\$5,760,000
GENERAL REQUIREMENTS	2.00%			\$1,599,635
PHASING	3.00%			\$2,399,452
BONDS	0.75%			\$599,863
INSURANCES	2.00%			\$1,599,635
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$91,940,331
OH+P	3.0%			\$2,758,210
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		102,059	\$927.88	\$94,698,541



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION B.3 - Add/Reno at Woodward (450 Enrollment)				
NEW ADDITION + RENOVATE EXISTING SCHOOL		97,850	\$488.74	\$47,823,039
DEMOLITION				NR
REMOVE HAZARDOUS MATERIALS				\$1,750,000
SITEWORK -Allowance				\$12,500,000
<hr/>				
SUB-TOTAL	Jun-26	97,850	\$634.37	\$62,073,039
ESCALATION TO START DATE	6.80%			\$4,220,967
DESIGN AND PRICING CONTINGENCY	15.0%			\$9,310,956
<hr/>				
SUB-TOTAL		97,850	\$772.66	\$75,604,962
GENERAL CONDITIONS	36	MTHS	\$160,000	\$5,760,000
GENERAL REQUIREMENTS	2.00%			\$1,512,099
PHASING	3.00%			\$2,268,149
BONDS	0.75%			\$567,037
INSURANCES	2.00%			\$1,512,099
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$87,224,346
OH+P	3.0%			\$2,616,730
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		97,850	\$918.15	\$89,841,076



Neary Elementary School
Southborough, MA

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION B.4 - Add/Reno at Neary (610 Enrollment)				
NEW ADDITION + RENOVATE EXISTING SCHOOL		122,119	\$493.91	\$60,316,230
DEMOLITION (modulars)		2,570	\$15.00	\$38,550
REMOVE HAZARDOUS MATERIALS				\$1,500,000
SITEWORK -Allowance				\$13,000,000
<hr/>				
SUB-TOTAL	Jun-26	122,119	\$612.97	\$74,854,780
ESCALATION TO START DATE	6.80%			\$5,090,125
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,228,217
<hr/>				
SUB-TOTAL		122,119	\$746.59	\$91,173,122
GENERAL CONDITIONS	40	MTHS	\$160,000	\$6,400,000
GENERAL REQUIREMENTS	2.00%			\$1,823,462
PHASING	3.00%			\$2,735,194
BONDS	0.75%			\$683,798
INSURANCES	2.00%			\$1,823,462
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$104,639,038
OH+P	3.0%			\$3,139,171
MODULAR CLASSROOMS				Excluded
TOTAL OF ALL CONSTRUCTION		122,119	\$882.57	\$107,778,209



Neary Elementary School
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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION B.5 - Add/Reno at Woodward (610 Enrollment)				
NEW ADDITION + RENOVATE EXISTING SCHOOL		122,983	\$483.80	\$59,499,612
DEMOLITION				NR
REMOVE HAZARDOUS MATERIALS				\$1,750,000
SITEWORK				\$13,000,000
SUB-TOTAL	Jun-26	122,983	\$603.74	\$74,249,612
ESCALATION TO START DATE	6.80%			\$5,048,974
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,137,442
SUB-TOTAL		122,983	\$735.35	\$90,436,028
GENERAL CONDITIONS	40	MTHS	\$160,000	\$6,400,000
GENERAL REQUIREMENTS	2.00%			\$1,808,721
PHASING	3.00%			\$2,713,081
BONDS	0.75%			\$678,270
INSURANCES	2.00%			\$1,808,721
PERMIT				Excl
SUB-TOTAL				\$103,844,821
OH+P	3.0%			\$3,115,345
TOTAL OF ALL CONSTRUCTION		122,983	\$869.72	\$106,960,166



Neary Elementary School
Southborough, MA

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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C.1 - New Construction Neary (305 Enrollment)				
NEW CONSTRUCTION		78,000	\$553.60	\$43,180,903
DEMOLITION		66,775	\$10.00	\$667,750
REMOVE HAZARDOUS MATERIALS				\$1,500,000
SITEWORK				\$12,000,000
<hr/>				
SUB-TOTAL	Jun-26	78,000	\$735.24	\$57,348,653
ESCALATION TO START DATE	6.80%			\$3,899,708
DESIGN AND PRICING CONTINGENCY	15.0%			\$8,602,298
<hr/>				
SUB-TOTAL		78,000	\$895.52	\$69,850,659
GENERAL CONDITIONS	24	MTHS	\$160,000	\$3,840,000
GENERAL REQUIREMENTS	2.00%			\$1,397,013
PHASING				NR
BONDS	0.75%			\$523,880
INSURANCES	2.00%			\$1,397,013
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$77,008,565
OH+P	3.0%			\$2,310,257
TOTAL OF ALL CONSTRUCTION		78,000	\$1,016.91	\$79,318,822



Neary Elementary School
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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C.2 - New Construction Neary (450 Enrollment)				
NEW CONSTRUCTION		100,200	\$526.09	\$52,714,529
DEMOLITION		66,775	\$10.00	\$667,750
REMOVE HAZARDOUS MATERIALS				\$1,500,000
SITEWORK				\$12,500,000
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SUB-TOTAL	Jun-26	100,200	\$672.48	\$67,382,279
ESCALATION TO START DATE	6.80%			\$4,581,995
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,107,342
<hr/>				
SUB-TOTAL		100,200	\$819.08	\$82,071,616
GENERAL CONDITIONS	30	MTHS	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	2.00%			\$1,641,432
PHASING				NR
BONDS	0.75%			\$615,537
INSURANCES	2.00%			\$1,641,432
PERMIT				Excl
<hr/>				
SUB-TOTAL				\$90,770,017
OH+P	3.0%			\$2,723,101
<hr/>				
TOTAL OF ALL CONSTRUCTION		100,200	\$933.07	\$93,493,118

¹ Costs from UEC report Dated Feb 6-9, 2024



Neary Elementary School
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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C.3 - New Construction Woodward (450 Enrollment)				
NEW CONSTRUCTION		100,200	\$518.33	\$51,937,116
DEMOLITION		68,400	\$10.00	\$684,000
REMOVE HAZARDOUS MATERIALS				\$1,750,000
SITEWORK				\$12,500,000
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SUB-TOTAL	Jun-26	100,200	\$667.38	\$66,871,116
ESCALATION TO START DATE	6.80%			\$4,547,236
DESIGN AND PRICING CONTINGENCY	15.0%			\$10,030,667
<hr/>				
SUB-TOTAL		100,200	\$812.86	\$81,449,019
GENERAL CONDITIONS	30	MTHS	\$160,000	\$4,800,000
GENERAL REQUIREMENTS	2.00%			\$1,628,980
PHASING				NR
BONDS	0.75%			\$610,868
INSURANCES	2.00%			\$1,628,980
PERMIT				Excl
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SUB-TOTAL				\$90,117,847
OH+P	3.0%			\$2,703,535
TOTAL OF ALL CONSTRUCTION		100,200	\$926.36	\$92,821,382



Neary Elementary School
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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C.4 - New Construction Neary (610 Enrollment)				
NEW CONSTRUCTION		121,070	\$505.24	\$61,169,905
DEMOLITION		68,400	\$10.00	\$684,000
REMOVE HAZARDOUS MATERIALS				\$1,750,000
SITEWORK				\$13,000,000
SUB-TOTAL	Jun-26	121,070	\$632.72	\$76,603,905
ESCALATION TO START DATE	6.80%			\$5,209,066
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,490,586
SUB-TOTAL		121,070	\$770.66	\$93,303,557
GENERAL CONDITIONS	34	MTHS	\$160,000	\$5,440,000
GENERAL REQUIREMENTS	2.00%			\$1,866,071
PHASING	2.00%			NR
BONDS	0.75%			\$699,777
INSURANCES	2.00%			\$1,866,071
PERMIT				Excl
SUB-TOTAL				\$103,175,476
OH+P	3.0%			\$3,095,264
TOTAL OF ALL CONSTRUCTION		121,070	\$877.76	\$106,270,740



Neary Elementary School
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PDP Options Cost Estimate

MAIN CONSTRUCTION COST SUMMARY

	Start Date	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION C.5 - New Construction Woodward (610 Enrollment)				
NEW CONSTRUCTION		121,070	\$499.86	\$60,517,742
DEMOLITION		68,400	\$10.00	\$684,000
REMOVE HAZARDOUS MATERIALS ¹				\$1,750,000
SITEWORK				\$13,000,000
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SUB-TOTAL	Jun-26	121,070	\$627.34	\$75,951,742
ESCALATION TO START DATE	6.80%			\$5,164,718
DESIGN AND PRICING CONTINGENCY	15.0%			\$11,392,761
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SUB-TOTAL		121,070	\$764.10	\$92,509,221
GENERAL CONDITIONS	34	MTHS	\$160,000	\$5,440,000
GENERAL REQUIREMENTS	2.00%			\$1,850,184
PHASING				NR
BONDS	0.75%			\$693,819
INSURANCES	2.00%			\$1,850,184
PERMIT				Excl
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SUB-TOTAL				\$102,343,408
OH+P	3.0%			\$3,070,302
TOTAL OF ALL CONSTRUCTION		121,070	\$870.68	\$105,413,710



Neary Elementary School
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PDP Options Cost Estimate

GFA 82,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.1					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$468,320			
A1020	Special Foundations	\$438,320			
A1030	Lowest Floor Construction	\$715,516	\$1,622,156	\$19.78	4.0%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$901,260			
B1020	Roof Construction	\$1,301,622	\$2,202,882	\$26.86	5.5%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$3,961,440			
B2020	Windows	\$3,214,677			
B2030	Exterior Doors	\$82,000	\$7,258,117	\$88.51	18.0%
B30	ROOFING				
B3010	Roof Coverings	\$3,375,420			
B3020	Roof Openings	\$0	\$3,375,420	\$41.16	8.4%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$2,966,500			
C1020	Interior Doors	\$656,000			
C1030	Specialties/Millwork	\$1,205,593	\$4,828,093	\$58.88	12.0%
C20	STAIRCASES				
C2010	Stair Construction	\$0			
C2020	Stair Finishes	\$0	\$0	\$0.00	0.0%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$656,000			
C3020	Floor Finishes	\$1,366,420			
C3030	Ceiling Finishes	\$820,000	\$2,842,420	\$34.66	7.0%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$0	\$0	\$0.00	0.0%



Neary Elementary School
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PDP Options Cost Estimate

GFA 82,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.1				
D20 PLUMBING				
D20 Plumbing	\$2,296,000	\$2,296,000	\$28.00	5.7%
D30 HVAC				
D30 HVAC	\$6,560,000	\$6,560,000	\$80.00	16.3%
D40 FIRE PROTECTION				
D40 Fire Protection	\$656,000	\$656,000	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$5,569,600	\$5,569,600	\$67.92	13.8%
E10 EQUIPMENT				
E10 Equipment	\$1,433,000	\$1,433,000	\$17.48	3.6%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,124,000			
E2020 Movable Furnishings	NIC	\$1,124,000	\$13.71	2.8%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$573,522			
F2020 Hazardous Components Abatement	\$0	\$573,522	\$6.99	1.4%
TOTAL DIRECT COST (Trade Costs)		\$40,341,210	\$491.97	100.0%



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.1

GROSS FLOOR AREA CALCULATION

Level 1	21,916
Level 2	
Level 3	
Building Renovation	60,084

TOTAL GROSS FLOOR AREA (GFA)	82,000	sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

21,916 sf 20.00 438,320

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

468,320

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

21,916 sf 20.00 438,320

SUBTOTAL

438,320

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

21,916 sf 1.25 27,395

Slab on grade

21,916 sf

WWF reinforcement

25,203 sf 1.85 46,626

Concrete - 5" thick

349 cy 170.00 59,330

Placing concrete

349 cy 65.00 22,685

Finishing and curing concrete

21,916 sf 3.00 65,748

Control joints - saw cut

21,916 sf 0.10 2,192

Miscellaneous

Patch existing floors

60,084 sf 5.00 300,420

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 NR

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

21,916 sf 3.00 65,748

312000

EARTHWORK

Gravel base, 12"

812 cy 45.00 36,540

Compact existing sub-grade

21,916 sf 0.50 10,958

Underslab E&B for plumbing

21,916 sf 1.50 32,874

SUBTOTAL

715,516

TOTAL - FOUNDATIONS	\$1,622,156
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.0 lbs/sf
153 tns excluding canopies + roof screens
\$6,850 \$/Ton

033000

CONCRETE

WWF reinforcement

sf 1.85

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

cy 190.00



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.1							
	Place and finish concrete		sf	3.00			
	Rebar to decks		lbs	2.00			
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF		tns	5,200.00			
	Moment connections		ea	750.00			
	Shear studs		ea	3.50			
	2" metal galvanized floor deck		sf	7.50			
	Expansion joints	1	ls	100,000.00		NR	
	Seismic upgrades	60,084	sf	15.00		901,260	
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr		sf	3.00			
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00		NR	
	SUBTOTAL						901,260
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00		90,000	
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	153	tns	5,200.00		795,600	
	Canopy	11	tns	5,500.00		60,500	
	Roof screens	7	tns	5,500.00		38,500	
	Decking						
	1 1/2" galvanized metal deck, typical	21,916	sf	7.00		153,412	
	Premium for acoustic (Gym)	6,000	sf	6.00		36,000	
	Roof deck repair at existing; 2%	1,202	sf	15.00		18,030	
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	21,916	sf	5.00		109,580	
	SUBTOTAL						1,301,622
TOTAL - SUPERSTRUCTURE							\$2,202,882

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	46,665	Total closure area
	Exterior Wall Area - 70% solid	32,666	sf total area solid
042000	MASONRY		
	Mockup	1	ls 50,000.00 50,000
	Brick veneer; 60% of Solid	19,600	sf 42.00 823,200
	Remove existing brick	15,866	sf 15.00 237,990
	8" Mineral wool at exterior closure (2 layers 4")	32,666	sf 7.50 244,995
	Miscellaneous flashings and sealants	32,666	sf 1.50 48,999
	Staging to exterior wall	32,666	sf 4.00 130,664
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	19,600	sf 1.50 29,400
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	32,666	sf 10.00 326,660
	Miscellaneous sealants to closure	32,666	sf 1.00 32,666
072100	THERMAL INSULATION		
	4" Batt insulation in stud	16,800	sf 4.00 67,200
	Insulation at glazed openings	4,667	lf 6.00 28,002
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	13,066	sf 100.00 1,306,600
	12' high Acoustic Equipment Screen	1,440	sf 95.00 136,800



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.1

	<i>EXPANSION JOINT COVERS</i>						
	Expansion joints	1	ls	25,000.00	25,000		
092900	<i>GYPSUM BOARD ASSEMBLIES</i>						
	Exterior wall;						
	6" Stud backup	16,800	sf	16.00	268,800		
	Gypsum Sheathing	16,800	sf	3.50	58,800		
	Drywall lining to interior face of stud backup	32,666	sf	4.00	130,664		
101400	<i>SIGNAGE</i>						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					3,961,440	
B2020	WINDOWS						
	Exterior Wall Area; 30%	14,000	sf				
061000	<i>ROUGH CARPENTRY</i>						
	Wood blocking at openings	4,667	lf	10.00	46,670		
070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
	Air barrier/flashng at windows	4,667	lf	10.00	46,670		
	Backer rod & double sealant	4,667	lf	11.00	51,337		
080001	<i>METAL WINDOWS</i>						
	Aluminum windows, triple glazed	10,000	sf	205.00	2,050,000		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	<i>LOUVERS</i>						
	Louvers				N/A		
	SUBTOTAL					3,214,677	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	82,000	gsf	1.00	82,000		
	SUBTOTAL					82,000	

TOTAL - EXTERIOR CLOSURE	\$7,258,117
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B30 ROOFING

055000	<i>MISCELLANEOUS METALS</i>						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	<i>ROUGH CARPENTRY</i>						
	Rough carpentry and blocking @ roof	82,000	sf	1.50	123,000		
070002	<i>ROOFING AND FLASHING</i>						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	82,000	total area	32.00	2,624,000		
	Plaza deck pavers system at terrace				Assumed NR		
	<u>Miscellaneous Roofing</u>						
	Demo existing roofing	60,084	sf	5.00	300,420		
	Miscellaneous flashings/copings/walkway pads etc.	82,000	sf	4.00	328,000		
	SUBTOTAL					3,375,420	
B3020	ROOF OPENINGS						
086300	<i>ROOF SKYLIGHTS</i>						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$3,375,420
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.1							
040001	MASONRY						
	Allowance for masonry partitions	82,000	gsf	2.00	164,000		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		
	Wood blocking at interiors	82,000	gsf	0.50	41,000		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	82,000	gsf	1.00	82,000		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	82,000	gsf	1.25	102,500		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	82,000	gsf	5.00	410,000		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	82,000	gsf	26.00	2,132,000		
	SUBTOTAL					2,966,500	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	82,000	gsf	8.00	656,000		
	SUBTOTAL					656,000	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	82,000	gsf	5.00	410,000		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	82,000	gsf	3.00	246,000		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	82,000	gsf	2.00	164,000		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	82,000	gsf	2.00	164,000		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	82,000	gsf	1.00	82,000		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	14,593.29	14,593		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	82,000	gsf	1.50	123,000		
	SUBTOTAL					1,205,593	
TOTAL - INTERIOR CONSTRUCTION							\$4,828,093

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs		flt	5,000.00	NR		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails		flt	50,000.00	NR		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					-	



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.1

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Stair finishes

flts

20,000.00

NR

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package

82,000

gsf

8.00

656,000

SUBTOTAL

656,000

C3020 FLOOR FINISHES

Floor finishes complete package

82,000

gsf

13.00

1,066,000

Floor prep at existing

60,084

sf

5.00

300,420

SUBTOTAL

1,366,420

C3030 CEILING FINISHES

Ceiling finishes complete package

82,000

gsf

10.00

820,000

SUBTOTAL

820,000

TOTAL - INTERIOR FINISHES

\$2,842,420

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals

1

ea

900.00

NR

Sill angles

1

ls

1,500.00

NR

142100 ELEVATOR

HC lift at stage

1

ea

55,000.00

NR

Electric traction elevator, 3 stop, 4,000lbs

1

ea

285,000.00

NR

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete

82,000

gsf

28.00

2,296,000

SUBTOTAL

2,296,000

TOTAL - PLUMBING

\$2,296,000

D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium

82,000

gsf

40.00

ALT

HVAC System; ASHP

82,000

gsf

80.00

6,560,000

SUBTOTAL

6,560,000

TOTAL - HVAC

\$6,560,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller

1

ea

80,000.00

Assumed NR

Sprinkler system; complete

82,000

gsf

8.00

656,000

SUBTOTAL

656,000

TOTAL - FIRE PROTECTION

\$656,000



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.1

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard

1 ea 125,000.00 125,000

Panelboards/feeders

82,000 gsf 6.00 492,000

Emergency power

Emergency Generator

1 ls Included Below

Emergency power feeders

82,000 gsf 6.50 533,000

Photovoltaic

PV system equipment; roof top

Excluded

Battery Storage

Excluded

Equipment Wiring

Feeders + Electrical to equipment

82,000 gsf 7.00 574,000

SUBTOTAL

1,724,000

D5020 LIGHTING & POWER

Lighting, Controls + Power

82,000 gsf 18.00 1,476,000

SUBTOTAL

1,476,000

D5030 COMMUNICATION & SECURITY SYSTEMS

Telecommunications/PA + Clock

82,000 gsf 4.00 328,000

Performance lighting

Platform dimming panelboard with feeders

1 ls 15,000.00 15,000

Platform/performance lighting system

1 ls 75,000.00 75,000

Audio Visual Systems/Speech Reinforcement

Specialty Communications Systems

BDA system, antenna and annunciator

82,000 sf 0.65 53,300

Cell repeater/Distributed antenna system, not specified

82,000 sf 1.00 82,000

Fire Alarm

Security System

82,000 gsf 3.00 246,000

82,000 gsf 6.00 492,000

SUBTOTAL

2,111,300

D5040 OTHER ELECTRICAL SYSTEMS

Common Work Results for Electrical

Lightning prevention

82,000 gsf 0.30 24,600

Grounding

82,000 gsf 0.40 32,800

Misc. demolition work

82,000 gsf 0.25 20,500

Temp power and lights

82,000 gsf 1.20 98,400

Seismic restraints/Coordination/misc.

82,000 gsf 1.00 82,000

SUBTOTAL

258,300

TOTAL - ELECTRICAL						\$5,569,600	
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E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

112000 LOADING DOCK EQUIPMENT

Loading dock equipment

1 ls 10,000.00 10,000

110620 THEATRICAL EQUIPMENT

Allowance for auditorium; lighting/rigging/AV/Seating

1 ls 750,000.00 750,000

113100 APPLIANCES

Residential appliances - allowance

1 ls 15,000.00 15,000

114000 FOOD SERVICE EQUIPMENT

Kitchen equipment

1 ls 420,000.00 420,000

115300 EDUCATIONAL EQUIPMENT

Kiln

1 ea 5,000.00 5,000

Allowance for miscellaneous equipment

1 ls 50,000 50,000

116600 GYM EQUIPMENT

Gym Equipment

1 ls 117,000.00 117,000

126000 SEATING



PDP Options Cost Estimate

GFA

82,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.1

Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
SUBTOTAL						1,433,000

TOTAL - EQUIPMENT	\$1,433,000
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT					
	Window shades at exterior glazing including blackout shades at art & science classrooms - allowance	14,000	sf	10.00	140,000	
123553	CASEWORK					
	Casework package	82,000	gsf	12.00	984,000	
	SUBTOTAL					1,124,000

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner						NIC
SUBTOTAL						

TOTAL - FURNISHINGS	\$1,124,000
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F10 SPECIAL CONSTRUCTION

F10	SPECIAL CONSTRUCTION					
	SUBTOTAL					-

TOTAL - SPECIAL CONSTRUCTION	
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

	Remove windows	6,800	sf	12.00	81,600	
	Remove exterior wall for new connection	450	sf	25.00	11,250	
	Gut demolition	60,084	sf	8.00	480,672	
	SUBTOTAL					573,522

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance					See Summary	
SUBTOTAL						

TOTAL - SELECTIVE BUILDING DEMOLITION	\$573,522
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SUBTOTAL	\$40,341,210
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Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 102,059

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.2					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$468,300			
A1020	Special Foundations	\$438,300			
A1030	Lowest Floor Construction	\$715,506	\$1,622,106	\$15.89	3.1%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$2,092,657			
B1020	Roof Construction	\$1,301,610	\$3,394,267	\$33.26	6.6%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$6,138,092			
B2020	Windows	\$4,910,427			
B2030	Exterior Doors	\$102,059	\$11,150,578	\$109.26	21.6%
B30	ROOFING				
B3010	Roof Coverings	\$3,375,383			
B3020	Roof Openings	\$0	\$3,375,383	\$33.07	6.5%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$3,683,610			
C1020	Interior Doors	\$816,472			
C1030	Specialties/Millwork	\$1,499,315	\$5,999,397	\$58.78	11.6%
C20	STAIRCASES				
C2010	Stair Construction	\$110,000			
C2020	Stair Finishes	\$40,000	\$150,000	\$1.47	0.3%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$816,472			
C3020	Floor Finishes	\$1,627,187			
C3030	Ceiling Finishes	\$1,020,590	\$3,464,249	\$33.94	6.7%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$192,400	\$192,400	\$1.89	0.4%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 102,059

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.2				
D20 PLUMBING				
D20 Plumbing	\$2,857,652	\$2,857,652	\$28.00	5.5%
D30 HVAC				
D30 HVAC	\$8,164,720	\$8,164,720	\$80.00	15.8%
D40 FIRE PROTECTION				
D40 Fire Protection	\$816,472	\$816,472	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$6,879,454	\$6,879,454	\$67.41	13.3%
E10 EQUIPMENT				
E10 Equipment	\$1,533,000	\$1,533,000	\$15.02	3.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,443,458			
E2020 Movable Furnishings	NIC	\$1,443,458	\$14.14	2.8%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$584,772			
F2020 Hazardous Components Abatement	\$0	\$584,772	\$5.73	1.1%
TOTAL DIRECT COST (Trade Costs)		\$51,627,908	\$505.86	100.0%



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.2

GROSS FLOOR AREA CALCULATION

Level 1	21,915
Level 2	20,060
Level 3	
Building Renovation	60,084

TOTAL GROSS FLOOR AREA (GFA)	102,059 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

21,915 sf 20.00 438,300

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

468,300

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

21,915 sf 20.00 438,300

SUBTOTAL

438,300

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

21,915 sf 1.25 27,394

Slab on grade

21,915 sf

WWF reinforcement

25,202 sf 1.85 46,624

Concrete - 5" thick

349 cy 170.00 59,330

Placing concrete

349 cy 65.00 22,685

Finishing and curing concrete

21,915 sf 3.00 65,745

Control joints - saw cut

21,915 sf 0.10 2,192

Miscellaneous

Patch existing floors

60,084 sf 5.00 300,420

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 NR

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

21,915 sf 3.00 65,745

312000

EARTHWORK

Gravel base, 12"

812 cy 45.00 36,540

Compact existing sub-grade

21,915 sf 0.50 10,958

Underslab E&B for plumbing

21,915 sf 1.50 32,873

SUBTOTAL

715,506

TOTAL - FOUNDATIONS	\$1,622,106
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.4 lbs/sf
303 tns excluding canopies + roof screens
\$6,607 \$/Ton

033000

CONCRETE

WWF reinforcement

23,069 sf 1.85 42,678

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

328 cy 190.00 62,320



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.2							
	Place and finish concrete	20,060	sf	3.00	60,180		
	Rebar to decks	6,018	lbs	2.00	12,036		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	150	tns	5,200.00	780,000		
	Moment connections	8	ea	750.00	6,000		
	Shear studs	5,015	ea	3.50	17,553		
	2" metal galvanized floor deck	20,060	sf	7.50	150,450		
	Expansion joints	1	ls	50,000.00	NR		
	Seismic upgrades	60,084	sf	15.00	901,260		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	20,060	sf	3.00	60,180		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	NR		
	SUBTOTAL					2,092,657	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	153	tns	5,200.00	795,600		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	21,915	sf	7.00	153,405		
	Premium for acoustic (Gym)	6,000	sf	6.00	36,000		
	Roof deck repair at existing; 2%	1,202	sf	15.00	18,030		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	21,915	sf	5.00	109,575		
	SUBTOTAL					1,301,610	
TOTAL - SUPERSTRUCTURE							\$3,394,267

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	72,915	Total closure area
	Exterior Wall Area - 70% solid	51,041	sf total area solid
042000	MASONRY		
	Mockup	1	ls 50,000.00 50,000
	Brick veneer; 60% of Solid	30,625	sf 1,286,250
	Remove existing brick	15,866	sf 237,990
	8" Mineral wool at exterior closure (2 layers 4")	51,041	sf 382,808
	Miscellaneous flashings and sealants	51,041	sf 76,562
	Staging to exterior wall	51,041	sf 204,164
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	30,625	sf 45,938
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	51,041	sf 510,410
	Miscellaneous sealants to closure	51,041	sf 51,041
072100	THERMAL INSULATION		
	4" Batt insulation in stud	35,175	sf 140,700
	Insulation at glazed openings	7,292	lf 43,752
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	20,416	sf 2,041,600
	12' high Acoustic Equipment Screen	1,440	sf 136,800



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.2

	<i>EXPANSION JOINT COVERS</i>						
	Expansion joints	1	ls	25,000.00	25,000		
092900	<i>GYPSUM BOARD ASSEMBLIES</i>						
	<i>Exterior wall;</i>						
	6" Stud backup	35,175	sf	16.00	562,800		
	Gypsum Sheathing	35,175	sf	3.50	123,113		
	Drywall lining to interior face of stud backup	51,041	sf	4.00	204,164		
101400	<i>SIGNAGE</i>						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					6,138,092	
B2020	WINDOWS						
	Exterior Wall Area; 30%	21,875	sf				
061000	<i>ROUGH CARPENTRY</i>						
	Wood blocking at openings	7,292	lf	10.00	72,920		
070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
	Air barrier/flashing at windows	7,292	lf	10.00	72,920		
	Backer rod & double sealant	7,292	lf	11.00	80,212		
080001	<i>METAL WINDOWS</i>						
	Aluminum windows, triple glazed	17,875	sf	205.00	3,664,375		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	<i>LOUVERS</i>						
	Louvers				N/A		
	SUBTOTAL					4,910,427	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	102,059	gsf	1.00	102,059		
	SUBTOTAL					102,059	

TOTAL - EXTERIOR CLOSURE	\$11,150,578
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B30 ROOFING

055000	<i>MISCELLANEOUS METALS</i>						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	<i>ROUGH CARPENTRY</i>						
	Rough carpentry and blocking @ roof	81,999	sf	1.50	122,999		
070002	<i>ROOFING AND FLASHING</i>						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	81,999	total area				
	Plaza deck pavers system at terrace	81,999	sf	32.00	2,623,968		
	<u>Miscellaneous Roofing</u>						
	Demo existing roofing	60,084	sf	5.00	300,420		
	Miscellaneous flashings/copings/walkway pads etc.	81,999	sf	4.00	327,996		
	SUBTOTAL					3,375,383	
B3020	ROOF OPENINGS						
086300	<i>ROOF SKYLIGHTS</i>						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$3,375,383
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.2							
040001	MASONRY						
	Allowance for masonry partitions	102,059	gsf	2.00	204,118		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		
	Wood blocking at interiors	102,059	gsf	0.50	51,030		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	102,059	gsf	1.00	102,059		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	102,059	gsf	1.25	127,574		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	102,059	gsf	5.00	510,295		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	102,059	gsf	26.00	2,653,534		
	SUBTOTAL					3,683,610	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	102,059	gsf	8.00	816,472		
	SUBTOTAL					816,472	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	102,059	gsf	5.00	510,295		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	102,059	gsf	3.00	306,177		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	102,059	gsf	2.00	204,118		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	102,059	gsf	2.00	204,118		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	102,059	gsf	1.00	102,059		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	17,458.86	17,459		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	102,059	gsf	1.50	153,089		
	SUBTOTAL					1,499,315	
TOTAL - INTERIOR CONSTRUCTION							\$5,999,397

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	2	flt	5,000.00	10,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	2	flt	50,000.00	100,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					110,000	



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.2

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Stair finishes	2	flts	20,000.00	40,000		
SUBTOTAL						40,000

TOTAL - STAIRCASES

\$150,000

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package	102,059	gsf	8.00	816,472		
SUBTOTAL						816,472

C3020 FLOOR FINISHES

Floor finishes complete package	102,059	gsf	13.00	1,326,767		
Floor prep at existing	60,084	sf	5.00	300,420		
SUBTOTAL						1,627,187

C3030 CEILING FINISHES

Ceiling finishes complete package	102,059	gsf	10.00	1,020,590		
SUBTOTAL						1,020,590

TOTAL - INTERIOR FINISHES

\$3,464,249

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals	1	ea	900.00	900		
Sill angles	1	ls	1,500.00	1,500		

142100 ELEVATOR

HC lift at stage	1	ea	55,000.00	NR		
Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		
SUBTOTAL						192,400

TOTAL - CONVEYING SYSTEMS

\$192,400

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete	102,059	gsf	28.00	2,857,652		
SUBTOTAL						2,857,652

TOTAL - PLUMBING

\$2,857,652

D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium	102,059	gsf	40.00	ALT		
HVAC System; ASHP	102,059	gsf	80.00	8,164,720		
SUBTOTAL						8,164,720

TOTAL - HVAC

\$8,164,720

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
Sprinkler system; complete	102,059	gsf	8.00	816,472		
SUBTOTAL						816,472

TOTAL - FIRE PROTECTION

\$816,472



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.2

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard

1 ea 125,000.00 125,000

Panelboards/feeders

102,059 gsf 6.00 612,354

Emergency power

Emergency Generator

1 ls Included Below

Emergency power feeders

102,059 gsf 6.50 663,384

Photovoltaic

PV system equipment; roof top

Excluded

Battery Storage

Excluded

Equipment Wiring

Feeders + Electrical to equipment

102,059 gsf 7.00 714,413

SUBTOTAL

2,115,151

D5020 LIGHTING & POWER

Lighting, Controls + Power

102,059 gsf 18.00 1,837,062

SUBTOTAL

1,837,062

D5030 COMMUNICATION & SECURITY SYSTEMS

Telecommunications/PA + Clock

102,059 gsf 4.00 408,236

Performance lighting

Platform dimming panelboard with feeders

1 ls 15,000.00 15,000

Platform/performance lighting system

1 ls 75,000.00 75,000

Audio Visual Systems/Speech Reinforcement

102,059 gsf 10.00 1,020,590

Specialty Communications Systems

BDA system, antenna and annunciator

102,059 sf 0.65 66,338

Cell repeater/Distributed antenna system, not specified

102,059 sf 1.00 102,059

Fire Alarm

102,059 gsf 3.00 306,177

Security System

102,059 gsf 6.00 612,354

SUBTOTAL

2,605,754

D5040 OTHER ELECTRICAL SYSTEMS

Common Work Results for Electrical

Lightning prevention

102,059 gsf 0.30 30,618

Grounding

102,059 gsf 0.40 40,824

Misc. demolition work

102,059 gsf 0.25 25,515

Temp power and lights

102,059 gsf 1.20 122,471

Seismic restraints/Coordination/misc.

102,059 gsf 1.00 102,059

SUBTOTAL

321,487

TOTAL - ELECTRICAL						\$6,879,454
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E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

112000 LOADING DOCK EQUIPMENT

Loading dock equipment

1 ls 10,000.00 10,000

110620 THEATRICAL EQUIPMENT

Allowance for auditorium; lighting/rigging/AV/Seating

1 ls 750,000.00 750,000

113100 APPLIANCES

Residential appliances - allowance

1 ls 15,000.00 15,000

114000 FOOD SERVICE EQUIPMENT

Kitchen equipment

1 ls 520,000.00 520,000

115300 EDUCATIONAL EQUIPMENT

Kiln

1 ea 5,000.00 5,000

Allowance for miscellaneous equipment

1 ls 50,000 50,000

116600 GYM EQUIPMENT

Gym Equipment

1 ls 117,000.00 117,000

126000 SEATING



PDP Options Cost Estimate

GFA

102,059

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.2

Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
SUBTOTAL						1,533,000

TOTAL - EQUIPMENT	\$1,533,000
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT					
	Window shades at exterior glazing including blackout shades at art & science classrooms - allowance	21,875	sf	10.00	218,750	
123553	CASEWORK					
	Casework package	102,059	gsf	12.00	1,224,708	
	SUBTOTAL					1,443,458

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner						
SUBTOTAL						NIC

TOTAL - FURNISHINGS	\$1,443,458
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F10 SPECIAL CONSTRUCTION

F10	SPECIAL CONSTRUCTION					
	SUBTOTAL					-

TOTAL - SPECIAL CONSTRUCTION	
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

	Remove windows	6,800	sf	12.00	81,600	
	Remove exterior wall for new connection	900	sf	25.00	22,500	
	Gut demolition	60,084	sf	8.00	480,672	
	SUBTOTAL					584,772

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance					See Summary	
SUBTOTAL						

TOTAL - SELECTIVE BUILDING DEMOLITION	\$584,772
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SUBTOTAL	\$51,627,908
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Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 97,850

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.3					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$619,000			
A1020	Special Foundations	\$589,000			
A1030	Lowest Floor Construction	\$884,559	\$2,092,559	\$21.39	4.4%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$1,026,000			
B1020	Roof Construction	\$1,670,120	\$2,696,120	\$27.55	5.6%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$4,553,455			
B2020	Windows	\$3,728,247			
B2030	Exterior Doors	\$97,850	\$8,379,552	\$85.64	17.5%
B30	ROOFING				
B3010	Roof Coverings	\$4,011,375			
B3020	Roof Openings	\$0	\$4,011,375	\$41.00	8.4%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$3,533,138			
C1020	Interior Doors	\$782,800			
C1030	Specialties/Millwork	\$1,437,683	\$5,753,621	\$58.80	12.0%
C20	STAIRCASES				
C2010	Stair Construction	\$0			
C2020	Stair Finishes	\$0	\$0	\$0.00	0.0%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$782,800			
C3020	Floor Finishes	\$1,614,050			
C3030	Ceiling Finishes	\$978,500	\$3,375,350	\$34.50	7.1%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$0	\$0	\$0.00	0.0%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 97,850

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.3				
D20 PLUMBING				
D20 Plumbing	\$2,739,800	\$2,739,800	\$28.00	5.7%
D30 HVAC				
D30 HVAC	\$7,828,000	\$7,828,000	\$80.00	16.4%
D40 FIRE PROTECTION				
D40 Fire Protection	\$782,800	\$782,800	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$6,604,606	\$6,604,606	\$67.50	13.8%
E10 EQUIPMENT				
E10 Equipment	\$1,533,000	\$1,533,000	\$15.67	3.2%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,338,050			
E2020 Movable Furnishings	NIC	\$1,338,050	\$13.67	2.8%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$688,206			
F2020 Hazardous Components Abatement	\$0	\$688,206	\$7.03	1.4%
TOTAL DIRECT COST (Trade Costs)		\$47,823,039	\$488.74	100.0%



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.3

GROSS FLOOR AREA CALCULATION

Level 1	29,450
Level 2	
Level 3	
Building Renovation	68,400

TOTAL GROSS FLOOR AREA (GFA)	97,850 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

29,450 sf 20.00 589,000

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

619,000

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

29,450 sf 20.00 589,000

SUBTOTAL

589,000

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

29,450 sf 1.25 36,813

Slab on grade

29,450 sf

WWF reinforcement

33,868 sf 1.85 62,656

Concrete - 5" thick

470 cy 170.00 79,900

Placing concrete

470 cy 65.00 30,550

Finishing and curing concrete

29,450 sf 3.00 88,350

Control joints - saw cut

29,450 sf 0.10 2,945

Miscellaneous

Patch existing floors

68,400 sf 5.00 342,000

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 NR

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

29,450 sf 3.00 88,350

312000

EARTHWORK

Gravel base, 12"

1,091 cy 45.00 49,095

Compact existing sub-grade

29,450 sf 0.50 14,725

Underslab E&B for plumbing

29,450 sf 1.50 44,175

SUBTOTAL

884,559

TOTAL - FOUNDATIONS	\$2,092,559
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.0 lbs/sf
206 tns excluding canopies + roof screens
\$6,681 \$/Ton

033000

CONCRETE

WWF reinforcement

sf 1.85

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

cy 190.00



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.3							
	Place and finish concrete		sf	3.00			
	Rebar to decks		lbs	2.00			
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF		tns	5,200.00			
	Moment connections		ea	750.00			
	Shear studs		ea	3.50			
	2" metal galvanized floor deck		sf	7.50			
	Expansion joints	1	ls	50,000.00		NR	
	Seismic upgrades	68,400	sf	15.00	1,026,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr		sf	3.00			
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00		NR	
	SUBTOTAL					1,026,000	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	206	tns	5,200.00	1,071,200		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	29,450	sf	7.00	206,150		
	Premium for acoustic (Gym)	6,000	sf	6.00	36,000		
	Roof deck repair at existing; 2%	1,368	sf	15.00	20,520		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	29,450	sf	5.00	147,250		
	SUBTOTAL					1,670,120	
TOTAL - SUPERSTRUCTURE							\$2,696,120

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	54,615	Total closure area
	Exterior Wall Area - 70% solid	38,231	sf total area solid
042000	MASONRY		
	Mockup	1	ls 50,000.00 50,000
	Brick veneer; 60% of Solid	22,939	sf 42.00 963,438
	Remove existing brick	23,772	sf 15.00 356,580
	8" Mineral wool at exterior closure (2 layers 4")	38,231	sf 7.50 286,733
	Miscellaneous flashings and sealants	38,231	sf 1.50 57,347
	Staging to exterior wall	38,231	sf 4.00 152,924
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	22,939	sf 1.50 34,409
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	38,231	sf 10.00 382,310
	Miscellaneous sealants to closure	38,231	sf 1.00 38,231
072100	THERMAL INSULATION		
	4" Batt insulation in stud	14,459	sf 4.00 57,836
	Insulation at glazed openings	5,462	lf 6.00 32,772
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	15,292	sf 100.00 1,529,200
	12' high Acoustic Equipment Screen	1,440	sf 95.00 136,800



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.3

	<i>EXPANSION JOINT COVERS</i>						
	Expansion joints	1	ls	25,000.00	25,000		
092900	<i>GYPSUM BOARD ASSEMBLIES</i>						
	Exterior wall;						
	6" Stud backup	14,459	sf	16.00	231,344		
	Gypsum Sheathing	14,459	sf	3.50	50,607		
	Drywall lining to interior face of stud backup	38,231	sf	4.00	152,924		
101400	<i>SIGNAGE</i>						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					4,553,455	
B2020	WINDOWS						
	Exterior Wall Area; 30%	16,385	sf				
061000	<i>ROUGH CARPENTRY</i>						
	Wood blocking at openings	5,462	lf	10.00	54,620		
070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
	Air barrier/flashing at windows	5,462	lf	10.00	54,620		
	Backer rod & double sealant	5,462	lf	11.00	60,082		
080001	<i>METAL WINDOWS</i>						
	Aluminum windows, triple glazed	12,385	sf	205.00	2,538,925		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	<i>LOUVERS</i>						
	Louvers				N/A		
	SUBTOTAL					3,728,247	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	97,850	gsf	1.00	97,850		
	SUBTOTAL					97,850	

TOTAL - EXTERIOR CLOSURE	\$8,379,552
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B30 ROOFING

055000	<i>MISCELLANEOUS METALS</i>						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	<i>ROUGH CARPENTRY</i>						
	Rough carpentry and blocking @ roof	97,850	sf	1.50	146,775		
070002	<i>ROOFING AND FLASHING</i>						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	97,850	total area				
	Plaza deck pavers system at terrace	97,850	sf	32.00	3,131,200		
	Miscellaneous Roofing				Assumed NR		
	Demo existing roofing	68,400	sf	5.00	342,000		
	Miscellaneous flashings/copings/walkway pads etc.	97,850	sf	4.00	391,400		
	SUBTOTAL					4,011,375	
B3020	ROOF OPENINGS						
086300	<i>ROOF SKYLIGHTS</i>						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$4,011,375
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.3							
040001	MASONRY						
	Allowance for masonry partitions	97,850	gsf	2.00	195,700		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		
	Wood blocking at interiors	97,850	gsf	0.50	48,925		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	97,850	gsf	1.00	97,850		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	97,850	gsf	1.25	122,313		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	97,850	gsf	5.00	489,250		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	97,850	gsf	26.00	2,544,100		
	SUBTOTAL					3,533,138	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	97,850	gsf	8.00	782,800		
	SUBTOTAL					782,800	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	97,850	gsf	5.00	489,250		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	97,850	gsf	3.00	293,550		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	97,850	gsf	2.00	195,700		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	97,850	gsf	2.00	195,700		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	97,850	gsf	1.00	97,850		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	16,857.57	16,858		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	97,850	gsf	1.50	146,775		
	SUBTOTAL					1,437,683	
TOTAL - INTERIOR CONSTRUCTION							\$5,753,621

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs		flt	5,000.00	NR		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails		flt	50,000.00	NR		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					-	



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.3

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Stair finishes

flts

20,000.00

NR

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package

97,850

gsf

8.00

782,800

SUBTOTAL

782,800

C3020 FLOOR FINISHES

Floor finishes complete package

97,850

gsf

13.00

1,272,050

Floor prep at existing

68,400

sf

5.00

342,000

SUBTOTAL

1,614,050

C3030 CEILING FINISHES

Ceiling finishes complete package

97,850

gsf

10.00

978,500

SUBTOTAL

978,500

TOTAL - INTERIOR FINISHES

\$3,375,350

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals

1

ea

900.00

NR

Sill angles

1

ls

1,500.00

NR

142100 ELEVATOR

HC lift at stage

1

ea

55,000.00

NR

Electric traction elevator, 2 stop, 4,000lbs

1

ea

190,000.00

NR

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete

97,850

gsf

28.00

2,739,800

SUBTOTAL

2,739,800

TOTAL - PLUMBING

\$2,739,800

D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium

97,850

gsf

40.00

ALT

HVAC System; ASHP

97,850

gsf

80.00

7,828,000

SUBTOTAL

7,828,000

TOTAL - HVAC

\$7,828,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller

1

ea

80,000.00

Assumed NR

Sprinkler system; complete

97,850

gsf

8.00

782,800

SUBTOTAL

782,800

TOTAL - FIRE PROTECTION

\$782,800



PDP Options Cost Estimate

GFA

97,850

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.3

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard

Panelboards/feeders

Emergency power

Emergency Generator

Emergency power feeders

Photovoltaic

PV system equipment; roof top

Battery Storage

Equipment Wiring

Feeders + Electrical to equipment

SUBTOTAL

1

ea

125,000.00

125,000

97,850

gsf

6.00

587,100

1

ls

Included Below

97,850

gsf

6.50

636,025

Excluded

Excluded

97,850

gsf

7.00

684,950

2,033,075

D5020 LIGHTING & POWER

Lighting, Controls + Power

SUBTOTAL

97,850

gsf

18.00

1,761,300

1,761,300

D5030 COMMUNICATION & SECURITY SYSTEMS

Telecommunications/PA + Clock

Performance lighting

Platform dimming panelboard with feeders

Platform/performance lighting system

Audio Visual Systems/Speech Reinforcement

Specialty Communications Systems

BDA system, antenna and annunciator

Cell repeater/Distributed antenna system, not specified

Fire Alarm

Security System

SUBTOTAL

97,850

gsf

4.00

391,400

1

ls

15,000.00

15,000

1

ls

75,000.00

75,000

97,850

gsf

10.00

978,500

97,850

sf

0.65

63,603

97,850

sf

1.00

97,850

97,850

gsf

3.00

293,550

97,850

gsf

6.00

587,100

2,502,003

D5040 OTHER ELECTRICAL SYSTEMS

Common Work Results for Electrical

Lightning prevention

Grounding

Misc. demolition work

Temp power and lights

Seismic restraints/Coordination/misc.

SUBTOTAL

97,850

gsf

0.30

29,355

97,850

gsf

0.40

39,140

97,850

gsf

0.25

24,463

97,850

gsf

1.20

117,420

97,850

gsf

1.00

97,850

308,228

TOTAL - ELECTRICAL

\$6,604,606

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

112000 LOADING DOCK EQUIPMENT

Loading dock equipment

1

ls

10,000.00

10,000

110620 THEATRICAL EQUIPMENT

Allowance for auditorium; lighting/rigging/AV/Seating

1

ls

750,000.00

750,000

113100 APPLIANCES

Residential appliances - allowance

1

ls

15,000.00

15,000

114000 FOOD SERVICE EQUIPMENT

Kitchen equipment

1

ls

520,000.00

520,000

115300 EDUCATIONAL EQUIPMENT

Kiln

1

ea

5,000.00

5,000

Allowance for miscellaneous equipment

1

ls

50,000

50,000

116600 GYM EQUIPMENT

Gym Equipment

1

ls

117,000.00

117,000

126000 SEATING



PDP Options Cost Estimate

GFA

97,850

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

BUILDING BACKUP - OPTION B.3

Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
SUBTOTAL						1,533,000

TOTAL - EQUIPMENT	\$1,533,000
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT					
	Window shades at exterior glazing including blackout shades at art & science classrooms - allowance	16,385	sf	10.00	163,850	
123553	CASEWORK					
	Casework package	97,850	gsf	12.00	1,174,200	
	SUBTOTAL					1,338,050

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner						NIC
SUBTOTAL						

TOTAL - FURNISHINGS	\$1,338,050
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F10 SPECIAL CONSTRUCTION

F10	SPECIAL CONSTRUCTION					
	SUBTOTAL					-

TOTAL - SPECIAL CONSTRUCTION	
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

	Remove windows	10,188	sf	12.00	122,256	
	Remove exterior wall for new connection	750	sf	25.00	18,750	
	Gut demolition	68,400	sf	8.00	547,200	
	SUBTOTAL					688,206

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance					See Summary	
SUBTOTAL						

TOTAL - SELECTIVE BUILDING DEMOLITION	\$688,206
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SUBTOTAL	\$47,823,039
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Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 122,119

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.4					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$869,500			
A1020	Special Foundations	\$839,500			
A1030	Lowest Floor Construction	\$1,094,379	\$2,803,379	\$22.96	4.6%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$2,092,657			
B1020	Roof Construction	\$2,275,530	\$4,368,187	\$35.77	7.2%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$6,138,092			
B2020	Windows	\$4,910,427			
B2030	Exterior Doors	\$122,119	\$11,170,638	\$91.47	18.5%
B30	ROOFING				
B3010	Roof Coverings	\$4,127,633			
B3020	Roof Openings	\$0	\$4,127,633	\$33.80	6.8%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$4,400,755			
C1020	Interior Doors	\$976,952			
C1030	Specialties/Millwork	\$1,793,051	\$7,170,758	\$58.72	11.9%
C20	STAIRCASES				
C2010	Stair Construction	\$110,000			
C2020	Stair Finishes	\$40,000	\$150,000	\$1.23	0.2%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$976,952			
C3020	Floor Finishes	\$1,887,967			
C3030	Ceiling Finishes	\$1,221,190	\$4,086,109	\$33.46	6.8%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$192,400	\$192,400	\$1.58	0.3%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 122,119

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.4				
D20 PLUMBING				
D20 Plumbing	\$3,419,332	\$3,419,332	\$28.00	5.7%
D30 HVAC				
D30 HVAC	\$9,769,520	\$9,769,520	\$80.00	16.2%
D40 FIRE PROTECTION				
D40 Fire Protection	\$976,952	\$976,952	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$8,189,372	\$8,189,372	\$67.06	13.6%
E10 EQUIPMENT				
E10 Equipment	\$1,623,000	\$1,623,000	\$13.29	2.7%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,684,178			
E2020 Movable Furnishings	NIC	\$1,684,178	\$13.79	2.8%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$584,772			
F2020 Hazardous Components Abatement	\$0	\$584,772	\$4.79	1.0%
TOTAL DIRECT COST (Trade Costs)		\$60,316,230	\$493.91	100.0%



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.4

GROSS FLOOR AREA CALCULATION

Level 1	41,975
Level 2	20,060
Level 3	
Building Renovation	60,084

TOTAL GROSS FLOOR AREA (GFA)	122,119	\$f
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

41,975 sf 20.00 839,500

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

869,500

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

41,975 sf 20.00 839,500

SUBTOTAL

839,500

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

41,975 sf 1.25 52,469

Slab on grade

41,975 sf

WWF reinforcement

48,271 sf 1.85 89,301

Concrete - 5" thick

669 cy 170.00 113,730

Placing concrete

669 cy 65.00 43,485

Finishing and curing concrete

41,975 sf 3.00 125,925

Control joints - saw cut

41,975 sf 0.10 4,198

Miscellaneous

Patch existing floors

60,084 sf 5.00 300,420

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 40,000

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

41,975 sf 3.00 125,925

312000

EARTHWORK

Gravel base, 12"

1,555 cy 45.00 69,975

Compact existing sub-grade

41,975 sf 0.50 20,988

Underslab E&B for plumbing

41,975 sf 1.50 62,963

SUBTOTAL

1,094,379

TOTAL - FOUNDATIONS	\$2,803,379
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.3 lbs/sf

444 tns

excluding canopies + roof screens

\$6,477 \$/Ton

033000

CONCRETE

WWF reinforcement

23,069 sf 1.85 42,678

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

328 cy 190.00 62,320



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.4							
	Place and finish concrete	20,060	sf	3.00	60,180		
	Rebar to decks	6,018	lbs	2.00	12,036		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	150	tns	5,200.00	780,000		
	Moment connections	8	ea	750.00	6,000		
	Shear studs	5,015	ea	3.50	17,553		
	2" metal galvanized floor deck	20,060	sf	7.50	150,450		
	Expansion joints	1	ls	50,000.00	NR		
	Seismic upgrades	60,084	sf	15.00	901,260		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	20,060	sf	3.00	60,180		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	NR		
	SUBTOTAL					2,092,657	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	294	tns	5,200.00	1,528,800		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	41,975	sf	7.00	293,825		
	Premium for acoustic (Gym)	6,000	sf	6.00	36,000		
	Roof deck repair at existing; 2%	1,202	sf	15.00	18,030		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	41,975	sf	5.00	209,875		
	SUBTOTAL					2,275,530	
TOTAL - SUPERSTRUCTURE							\$4,368,187

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	72,915	Total closure area
	Exterior Wall Area - 70% solid	51,041	sf total area solid
042000	MASONRY		
	Mockup	1	ls 50,000.00 50,000
	Brick veneer; 60% of Solid	30,625	sf 42.00 1,286,250
	Remove existing brick	15,866	sf 15.00 237,990
	8" Mineral wool at exterior closure (2 layers 4")	51,041	sf 7.50 382,808
	Miscellaneous flashings and sealants	51,041	sf 1.50 76,562
	Staging to exterior wall	51,041	sf 4.00 204,164
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	30,625	sf 1.50 45,938
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	51,041	sf 10.00 510,410
	Miscellaneous sealants to closure	51,041	sf 1.00 51,041
072100	THERMAL INSULATION		
	4" Batt insulation in stud	35,175	sf 4.00 140,700
	Insulation at glazed openings	7,292	lf 6.00 43,752
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	20,416	sf 100.00 2,041,600
	12' high Acoustic Equipment Screen	1,440	sf 95.00 136,800



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.4

	<i>EXPANSION JOINT COVERS</i>						
	Expansion joints	1	ls	25,000.00	25,000		
092900	<i>GYPSUM BOARD ASSEMBLIES</i>						
	Exterior wall;						
	6" Stud backup	35,175	sf	16.00	562,800		
	Gypsum Sheathing	35,175	sf	3.50	123,113		
	Drywall lining to interior face of stud backup	51,041	sf	4.00	204,164		
101400	<i>SIGNAGE</i>						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					6,138,092	
B2020	WINDOWS						
	Exterior Wall Area; 30%	21,875	sf				
061000	<i>ROUGH CARPENTRY</i>						
	Wood blocking at openings	7,292	lf	10.00	72,920		
070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
	Air barrier/flashng at windows	7,292	lf	10.00	72,920		
	Backer rod & double sealant	7,292	lf	11.00	80,212		
080001	<i>METAL WINDOWS</i>						
	Aluminum windows, triple glazed	17,875	sf	205.00	3,664,375		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	<i>LOUVERS</i>						
	Louvers				N/A		
	SUBTOTAL					4,910,427	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	122,119	gsf	1.00	122,119		
	SUBTOTAL					122,119	

TOTAL - EXTERIOR CLOSURE	\$11,170,638
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B30 ROOFING

055000	<i>MISCELLANEOUS METALS</i>						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	<i>ROUGH CARPENTRY</i>						
	Rough carpentry and blocking @ roof	102,059	sf	1.50	153,089		
070002	<i>ROOFING AND FLASHING</i>						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	102,059	total area				
	Plaza deck pavers system at terrace	102,059	sf	32.00	3,265,888		
	<u>Miscellaneous Roofing</u>				Assumed NR		
	Demo existing roofing	60,084	sf	5.00	300,420		
	Miscellaneous flashings/copings/walkway pads etc.	102,059	sf	4.00	408,236		
	SUBTOTAL					4,127,633	
B3020	ROOF OPENINGS						
086300	<i>ROOF SKYLIGHTS</i>						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$4,127,633
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.4							
040001	MASONRY						
	Allowance for masonry partitions	122,119	gsf	2.00	244,238		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		
	Wood blocking at interiors	122,119	gsf	0.50	61,060		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	122,119	gsf	1.00	122,119		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	122,119	gsf	1.25	152,649		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	122,119	gsf	5.00	610,595		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	122,119	gsf	26.00	3,175,094		
	SUBTOTAL					4,400,755	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	122,119	gsf	8.00	976,952		
	SUBTOTAL					976,952	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	122,119	gsf	5.00	610,595		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	122,119	gsf	3.00	366,357		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	122,119	gsf	2.00	244,238		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	122,119	gsf	2.00	244,238		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	122,119	gsf	1.00	122,119		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	20,324.57	20,325		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	122,119	gsf	1.50	183,179		
	SUBTOTAL					1,793,051	
TOTAL - INTERIOR CONSTRUCTION							\$7,170,758

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	2	flt	5,000.00	10,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	2	flt	50,000.00	100,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					110,000	



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.4

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Stair finishes	2	flts	20,000.00	40,000		
SUBTOTAL						40,000

TOTAL - STAIRCASES

\$150,000

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package	122,119	gsf	8.00	976,952		
SUBTOTAL						976,952

C3020 FLOOR FINISHES

Floor finishes complete package	122,119	gsf	13.00	1,587,547		
Floor prep at existing	60,084	sf	5.00	300,420		
SUBTOTAL						1,887,967

C3030 CEILING FINISHES

Ceiling finishes complete package	122,119	gsf	10.00	1,221,190		
SUBTOTAL						1,221,190

TOTAL - INTERIOR FINISHES

\$4,086,109

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals	1	ea	900.00	900		
Sill angles	1	ls	1,500.00	1,500		

142100 ELEVATOR

HC lift at stage	1	ea	55,000.00	NR		
Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		
SUBTOTAL						192,400

TOTAL - CONVEYING SYSTEMS

\$192,400

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete	122,119	gsf	28.00	3,419,332		
SUBTOTAL						3,419,332

TOTAL - PLUMBING

\$3,419,332

D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium	122,119	gsf	40.00	ALT		
HVAC System; ASHP	122,119	gsf	80.00	9,769,520		
SUBTOTAL						9,769,520

TOTAL - HVAC

\$9,769,520

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
Sprinkler system; complete	122,119	gsf	8.00	976,952		
SUBTOTAL						976,952

TOTAL - FIRE PROTECTION

\$976,952



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.4

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard

1

ea

125,000.00

125,000

Panelboards/feeders

122,119

gsf

6.00

732,714

Emergency power

Emergency Generator

1

ls

Included Below

Emergency power feeders

122,119

gsf

6.50

793,774

Photovoltaic

PV system equipment; roof top

Excluded

Battery Storage

Excluded

Equipment Wiring

Feeders + Electrical to equipment

122,119

gsf

7.00

854,833

SUBTOTAL

2,506,321

D5020 LIGHTING & POWER

Lighting, Controls + Power

122,119

gsf

18.00

2,198,142

SUBTOTAL

2,198,142

D5030 COMMUNICATION & SECURITY SYSTEMS

Telecommunications/PA + Clock

122,119

gsf

4.00

488,476

Performance lighting

Platform dimming panelboard with feeders

1

ls

15,000.00

15,000

Platform/performance lighting system

1

ls

75,000.00

75,000

Audio Visual Systems/Speech Reinforcement

122,119

gsf

10.00

1,221,190

Specialty Communications Systems

BDA system, antenna and annunciator

122,119

sf

0.65

79,377

Cell repeater/Distributed antenna system, not specified

122,119

sf

1.00

122,119

Fire Alarm

122,119

gsf

3.00

366,357

Security System

122,119

gsf

6.00

732,714

SUBTOTAL

3,100,233

D5040 OTHER ELECTRICAL SYSTEMS

Common Work Results for Electrical

Lightning prevention

122,119

gsf

0.30

36,636

Grounding

122,119

gsf

0.40

48,848

Misc. demolition work

122,119

gsf

0.25

30,530

Temp power and lights

122,119

gsf

1.20

146,543

Seismic restraints/Coordination/misc.

122,119

gsf

1.00

122,119

SUBTOTAL

384,676

TOTAL - ELECTRICAL \$8,189,372

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

112000 LOADING DOCK EQUIPMENT

Loading dock equipment

1

ls

10,000.00

10,000

110620 THEATRICAL EQUIPMENT

Allowance for auditorium; lighting/rigging/AV/Seating

1

ls

750,000.00

750,000

113100 APPLIANCES

Residential appliances - allowance

1

ls

15,000.00

15,000

114000 FOOD SERVICE EQUIPMENT

Kitchen equipment

1

ls

610,000.00

610,000

115300 EDUCATIONAL EQUIPMENT

Kiln

1

ea

5,000.00

5,000

Allowance for miscellaneous equipment

1

ls

50,000

50,000

116600 GYM EQUIPMENT

Gym Equipment

1

ls

117,000.00

117,000

126000 SEATING



PDP Options Cost Estimate

GFA

122,119

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.4

Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
SUBTOTAL						1,623,000

TOTAL - EQUIPMENT	\$1,623,000
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100	WINDOW TREATMENT					
	Window shades at exterior glazing including blackout shades at art & science classrooms - allowance	21,875	sf	10.00	218,750	
123553	CASEWORK					
	Casework package	122,119	gsf	12.00	1,465,428	
	SUBTOTAL					1,684,178

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner						NIC
SUBTOTAL						

TOTAL - FURNISHINGS	\$1,684,178
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F10 SPECIAL CONSTRUCTION

F10	SPECIAL CONSTRUCTION					
	SUBTOTAL					-

TOTAL - SPECIAL CONSTRUCTION	
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

	Remove windows	6,800	sf	12.00	81,600	
	Remove exterior wall for new connection	900	sf	25.00	22,500	
	Gut demolition	60,084	sf	8.00	480,672	
	SUBTOTAL					584,772

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance					See Summary	
SUBTOTAL						

TOTAL - SELECTIVE BUILDING DEMOLITION	\$584,772
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SUBTOTAL	\$60,316,230
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Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 122,983

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.5				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$619,000			
A1020 Special Foundations	\$589,000			
A1030 Lowest Floor Construction	\$884,559	\$2,092,559	\$17.02	3.5%
A20 BASEMENT CONSTRUCTION				
A2010 Basement Excavation	\$0			
A2020 Basement Walls	\$0	\$0	\$0.00	0.0%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$2,518,278			
B1020 Roof Construction	\$1,670,120	\$4,188,398	\$34.06	7.0%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$5,987,528			
B2020 Windows	\$4,845,386			
B2030 Exterior Doors	\$122,983	\$10,955,897	\$89.08	18.4%
B30 ROOFING				
B3010 Roof Coverings	\$4,011,375			
B3020 Roof Openings	\$0	\$4,011,375	\$32.62	6.7%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$4,431,643			
C1020 Interior Doors	\$983,864			
C1030 Specialties/Millwork	\$1,805,702	\$7,221,209	\$58.72	12.1%
C20 STAIRCASES				
C2010 Stair Construction	\$110,000			
C2020 Stair Finishes	\$40,000	\$150,000	\$1.22	0.3%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$983,864			
C3020 Floor Finishes	\$1,940,779			
C3030 Ceiling Finishes	\$1,229,830	\$4,154,473	\$33.78	7.0%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$192,400	\$192,400	\$1.56	0.3%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 122,983

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION B.5				
D20 PLUMBING				
D20 Plumbing	\$3,443,524	\$3,443,524	\$28.00	5.8%
D30 HVAC				
D30 HVAC	\$9,838,640	\$9,838,640	\$80.00	16.5%
D40 FIRE PROTECTION				
D40 Fire Protection	\$983,864	\$983,864	\$8.00	1.7%
D50 ELECTRICAL				
D5010 Complete System	\$8,245,791	\$8,245,791	\$67.05	13.9%
E10 EQUIPMENT				
E10 Equipment	\$1,623,000	\$1,623,000	\$13.20	2.7%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,691,526			
E2020 Movable Furnishings	NIC	\$1,691,526	\$13.75	2.8%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$706,956			
F2020 Hazardous Components Abatement	\$0	\$706,956	\$5.75	1.2%
TOTAL DIRECT COST (Trade Costs)		\$59,499,612	\$483.80	100.0%



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.5

GROSS FLOOR AREA CALCULATION

Level 1	29,450
Level 2	25,133
Level 3	
Building Renovation	68,400

TOTAL GROSS FLOOR AREA (GFA)	122,983 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

29,450 sf 20.00 589,000

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

619,000

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

29,450 sf 20.00 589,000

SUBTOTAL

589,000

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

29,450 sf 1.25 36,813

Slab on grade

29,450 sf

WWF reinforcement

33,868 sf 1.85 62,656

Concrete - 5" thick

470 cy 170.00 79,900

Placing concrete

470 cy 65.00 30,550

Finishing and curing concrete

29,450 sf 3.00 88,350

Control joints - saw cut

29,450 sf 0.10 2,945

Miscellaneous

Patch existing floors

68,400 sf 5.00 342,000

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 NR

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

29,450 sf 3.00 88,350

312000

EARTHWORK

Gravel base, 12"

1,091 cy 45.00 49,095

Compact existing sub-grade

29,450 sf 0.50 14,725

Underslab E&B for plumbing

29,450 sf 1.50 44,175

SUBTOTAL

884,559

TOTAL - FOUNDATIONS	\$2,092,559
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.4 lbs/sf
394 tns excluding canopies + roof screens
\$6,526 \$/Ton

033000

CONCRETE

WWF reinforcement

28,903 sf 1.85 53,471

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

411 cy 190.00 78,090



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.5							
	Place and finish concrete	25,133	sf	3.00	75,399		
	Rebar to decks	7,540	lbs	2.00	15,080		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	188	tns	5,200.00	977,600		
	Moment connections	9	ea	750.00	6,750		
	Shear studs	6,283	ea	3.50	21,991		
	2" metal galvanized floor deck	25,133	sf	7.50	188,498		
	Expansion joints	1	ls	50,000.00	NR		
	Seismic upgrades	68,400	sf	15.00	1,026,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	25,133	sf	3.00	75,399		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	NR		
	SUBTOTAL					2,518,278	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	206	tns	5,200.00	1,071,200		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	29,450	sf	7.00	206,150		
	Premium for acoustic (Gym)	6,000	sf	6.00	36,000		
	Roof deck repair at existing; 2%	1,368	sf	15.00	20,520		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	29,450	sf	5.00	147,250		
	SUBTOTAL					1,670,120	
TOTAL - SUPERSTRUCTURE							\$4,188,398

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	71,910	Total closure area
	Exterior Wall Area - 70% solid	50,337	sf total area solid
042000	MASONRY		
	Mockup	1	ls 50,000.00 50,000
	Brick veneer; 60% of Solid	30,202	sf 1,268,484
	Remove existing brick	23,772	sf 356,580
	8" Mineral wool at exterior closure (2 layers 4")	50,337	sf 377,528
	Miscellaneous flashings and sealants	50,337	sf 75,506
	Staging to exterior wall	50,337	sf 201,348
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	30,202	sf 45,303
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	50,337	sf 503,370
	Miscellaneous sealants to closure	50,337	sf 50,337
072100	THERMAL INSULATION		
	4" Batt insulation in stud	26,565	sf 106,260
	Insulation at glazed openings	7,191	lf 43,146
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	20,135	sf 2,013,500
	12' high Acoustic Equipment Screen	1,440	sf 136,800



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.5

	<i>EXPANSION JOINT COVERS</i>						
	Expansion joints	1	ls	25,000.00	25,000		
092900	<i>GYPSUM BOARD ASSEMBLIES</i>						
	<i>Exterior wall;</i>						
	6" Stud backup	26,565	sf	16.00	425,040		
	Gypsum Sheathing	26,565	sf	3.50	92,978		
	Drywall lining to interior face of stud backup	50,337	sf	4.00	201,348		
101400	<i>SIGNAGE</i>						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					5,987,528	
B2020	WINDOWS						
	Exterior Wall Area; 30%	21,573	sf				
061000	<i>ROUGH CARPENTRY</i>						
	Wood blocking at openings	7,191	lf	10.00	71,910		
070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>						
	Air barrier/flashing at windows	7,191	lf	10.00	71,910		
	Backer rod & double sealant	7,191	lf	11.00	79,101		
080001	<i>METAL WINDOWS</i>						
	Aluminum windows, triple glazed	17,573	sf	205.00	3,602,465		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	<i>LOUVERS</i>						
	Louvers				N/A		
	SUBTOTAL					4,845,386	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	122,983	gsf	1.00	122,983		
	SUBTOTAL					122,983	

TOTAL - EXTERIOR CLOSURE	\$10,955,897
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B30 ROOFING

055000	<i>MISCELLANEOUS METALS</i>						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	<i>ROUGH CARPENTRY</i>						
	Rough carpentry and blocking @ roof	97,850	sf	1.50	146,775		
070002	<i>ROOFING AND FLASHING</i>						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	97,850	total area				
	Plaza deck pavers system at terrace	97,850	sf	32.00	3,131,200		
	<u>Miscellaneous Roofing</u>				Assumed NR		
	Demo existing roofing	68,400	sf	5.00	342,000		
	Miscellaneous flashings/copings/walkway pads etc.	97,850	sf	4.00	391,400		
	SUBTOTAL					4,011,375	
B3020	ROOF OPENINGS						
086300	<i>ROOF SKYLIGHTS</i>						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$4,011,375
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION B.5							
040001	MASONRY						
	Allowance for masonry partitions	122,983	gsf	2.00	245,966		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		
	Wood blocking at interiors	122,983	gsf	0.50	61,492		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	122,983	gsf	1.00	122,983		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	122,983	gsf	1.25	153,729		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	122,983	gsf	5.00	614,915		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	122,983	gsf	26.00	3,197,558		
	SUBTOTAL					4,431,643	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	122,983	gsf	8.00	983,864		
	SUBTOTAL					983,864	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	122,983	gsf	5.00	614,915		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	122,983	gsf	3.00	368,949		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	122,983	gsf	2.00	245,966		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	122,983	gsf	2.00	245,966		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	122,983	gsf	1.00	122,983		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	20,448.00	20,448		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	122,983	gsf	1.50	184,475		
	SUBTOTAL					1,805,702	
TOTAL - INTERIOR CONSTRUCTION							\$7,221,209

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	2	flt	5,000.00	10,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	2	flt	50,000.00	100,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					110,000	



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.5

C2020 STAIR FINISHES

090005 RESILIENT FLOORS

Stair finishes	2	flts	20,000.00	40,000		
SUBTOTAL						40,000

TOTAL - STAIRCASES							\$150,000
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package	122,983	gsf	8.00	983,864		
SUBTOTAL						983,864

C3020 FLOOR FINISHES

Floor finishes complete package	122,983	gsf	13.00	1,598,779		
Floor prep at existing	68,400	sf	5.00	342,000		
SUBTOTAL						1,940,779

C3030 CEILING FINISHES

Ceiling finishes complete package	122,983	gsf	10.00	1,229,830		
SUBTOTAL						1,229,830

TOTAL - INTERIOR FINISHES							\$4,154,473
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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals	1	ea	900.00	900		
Sill angles	1	ls	1,500.00	1,500		

142100 ELEVATOR

HC lift at stage	1	ea	55,000.00	NR		
Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		
SUBTOTAL						192,400

TOTAL - CONVEYING SYSTEMS							\$192,400
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D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete	122,983	gsf	28.00	3,443,524		
SUBTOTAL						3,443,524

TOTAL - PLUMBING							\$3,443,524
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D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium	122,983	gsf	40.00	ALT		
HVAC System; ASHP	122,983	gsf	80.00	9,838,640		
SUBTOTAL						9,838,640

TOTAL - HVAC							\$9,838,640
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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

<u>Fire Equipment</u>						
Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
Sprinkler system; complete	122,983	gsf	8.00	983,864		
SUBTOTAL						983,864

TOTAL - FIRE PROTECTION							\$983,864
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PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.5

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard

1 ea 125,000.00 125,000

Panelboards/feeders

122,983 gsf 6.00 737,898

Emergency power

Emergency Generator

1 ls Included Below

Emergency power feeders

122,983 gsf 6.50 799,390

Photovoltaic

PV system equipment; roof top

Excluded

Battery Storage

Excluded

Equipment Wiring

Feeders + Electrical to equipment

122,983 gsf 7.00 860,881

SUBTOTAL

2,523,169

D5020 LIGHTING & POWER

Lighting, Controls + Power

122,983 gsf 18.00 2,213,694

SUBTOTAL

2,213,694

D5030 COMMUNICATION & SECURITY SYSTEMS

Telecommunications/PA + Clock

122,983 gsf 4.00 491,932

Performance lighting

Platform dimming panelboard with feeders

1 ls 15,000.00 15,000

Platform/performance lighting system

1 ls 75,000.00 75,000

Audio Visual Systems/Speech Reinforcement

122,983 gsf 10.00 1,229,830

Specialty Communications Systems

BDA system, antenna and annunciator

122,983 sf 0.65 79,939

Cell repeater/Distributed antenna system, not specified

122,983 sf 1.00 122,983

Fire Alarm

122,983 gsf 3.00 368,949

Security System

122,983 gsf 6.00 737,898

SUBTOTAL

3,121,531

D5040 OTHER ELECTRICAL SYSTEMS

Common Work Results for Electrical

Lightning prevention

122,983 gsf 0.30 36,895

Grounding

122,983 gsf 0.40 49,193

Misc. demolition work

122,983 gsf 0.25 30,746

Temp power and lights

122,983 gsf 1.20 147,580

Seismic restraints/Coordination/misc.

122,983 gsf 1.00 122,983

SUBTOTAL

387,397

TOTAL - ELECTRICAL						\$8,245,791
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E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

112000 LOADING DOCK EQUIPMENT

Loading dock equipment

1 ls 10,000.00 10,000

110620 THEATRICAL EQUIPMENT

Allowance for auditorium; lighting/rigging/AV/Seating

1 ls 750,000.00 750,000

113100 APPLIANCES

Residential appliances - allowance

1 ls 15,000.00 15,000

114000 FOOD SERVICE EQUIPMENT

Kitchen equipment

1 ls 610,000.00 610,000

115300 EDUCATIONAL EQUIPMENT

Kiln

1 ea 5,000.00 5,000

Allowance for miscellaneous equipment

1 ls 50,000 50,000

116600 GYM EQUIPMENT

Gym Equipment

1 ls 117,000.00 117,000

126000 SEATING



PDP Options Cost Estimate

GFA

122,983

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION B.5

Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
SUBTOTAL						1,623,000

TOTAL - EQUIPMENT	\$1,623,000
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E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance	21,573	sf	10.00	215,730		
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123553 CASEWORK

Casework package	122,983	gsf	12.00	1,475,796		
SUBTOTAL						1,691,526

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner						
SUBTOTAL						NIC

TOTAL - FURNISHINGS	\$1,691,526
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F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL						-
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TOTAL - SPECIAL CONSTRUCTION	
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F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

Remove windows	10,188	sf	12.00	122,256		
Remove exterior wall for new connection	1,500	sf	25.00	37,500		
Gut demolition	68,400	sf	8.00	547,200		
SUBTOTAL						706,956

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance					See Summary	
SUBTOTAL						

TOTAL - SELECTIVE BUILDING DEMOLITION	\$706,956
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SUBTOTAL	\$59,499,612
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Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 78,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.1				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$1,590,000			
A1020 Special Foundations	\$1,560,000			
A1030 Lowest Floor Construction	\$1,362,590	\$4,512,590	\$57.85	10.5%
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	\$4,000,200	\$4,000,200	\$51.28	9.3%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$4,358,683			
B2020 Windows	\$3,419,018			
B2030 Exterior Doors	\$78,000	\$7,855,701	\$100.71	18.2%
B30 ROOFING				
B3010 Roof Coverings	\$2,925,000			
B3020 Roof Openings	\$0	\$2,925,000	\$37.50	6.8%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$2,823,500			
C1020 Interior Doors	\$624,000			
C1030 Specialties/Millwork	\$1,147,022	\$4,594,522	\$58.90	10.6%
C20 STAIRCASES				
C2010 Stair Construction	\$0			
C2020 Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$624,000			
C3020 Floor Finishes	\$1,014,000			
C3030 Ceiling Finishes	\$780,000	\$2,418,000	\$31.00	5.6%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 78,000

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.1				
D20 PLUMBING				
D20 Plumbing	\$2,184,000	\$2,184,000	\$28.00	5.1%
D30 HVAC				
D30 HVAC	\$6,240,000	\$6,240,000	\$80.00	14.5%
D40 FIRE PROTECTION				
D40 Fire Protection	\$624,000	\$624,000	\$8.00	1.4%
D50 ELECTRICAL				
D5010 Complete System	\$5,308,400	\$5,308,400	\$68.06	12.3%
E10 EQUIPMENT				
E10 Equipment	\$1,433,000	\$1,433,000	\$18.37	3.3%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,085,490			
E2020 Movable Furnishings	NIC	\$1,085,490	\$13.92	2.5%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$0			
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)		\$43,180,903	\$553.60	100.0%



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.1

GROSS FLOOR AREA CALCULATION

Level 1 78,000
Level 2
Level 3

TOTAL GROSS FLOOR AREA (GFA)	78,000 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

78,000 sf 20.00 1,560,000

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

1,590,000

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

78,000 sf 20.00 1,560,000

SUBTOTAL

1,560,000

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

78,000 sf 1.25 97,500

Slab on grade

78,000 sf

WWF reinforcement

89,700 sf 1.85 165,945

Concrete - 5" thick

1,244 cy 170.00 211,480

Placing concrete

1,244 cy 65.00 80,860

Finishing and curing concrete

78,000 sf 3.00 234,000

Control joints - saw cut

78,000 sf 0.10 7,800

Miscellaneous

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 NR

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

78,000 sf 3.00 234,000

312000

EARTHWORK

Gravel base, 12"

2,889 cy 45.00 130,005

Compact existing sub-grade

78,000 sf 0.50 39,000

Underslab E&B for plumbing

78,000 sf 1.50 117,000

SUBTOTAL

1,362,590

TOTAL - FOUNDATIONS	\$4,512,590
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

14.0 lbs/sf
546 tns excluding canopies + roof screens
\$6,381 \$/Ton

033000

CONCRETE

WWF reinforcement

sf 1.85

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

cy 190.00

Place and finish concrete

sf 3.00



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.1							
	Rebar to decks		lbs	2.00			
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF		tns	5,200.00			
	Moment connections		ea	750.00			
	Shear studs		ea	3.50			
	2" metal galvanized floor deck		sf	7.50			
	Expansion joints	1	ls	50,000.00		NR	
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr		sf	3.00			
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00		NR	
	SUBTOTAL					-	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 14 lbs per SF	546	tns	5,200.00	2,839,200		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	78,000	sf	7.00	546,000		
	Premium for acoustic (Gym)	6,000	sf	6.00	36,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	78,000	sf	5.00	390,000		
	SUBTOTAL					4,000,200	
TOTAL - SUPERSTRUCTURE							\$4,000,200

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	49,830	Total closure area		
	Exterior Wall Area - 70% solid	34,881	sf total area solid		
042000	MASONRY				
	Mockup	1	ls	50,000.00	50,000
	Brick veneer; 60% of Solid	20,929	sf	42.00	879,018
	8" Mineral wool at exterior closure (2 layers 4")	34,881	sf	7.50	261,608
	Miscellaneous flashings and sealants	34,881	sf	1.50	52,322
	Staging to exterior wall	34,881	sf	4.00	139,524
055000	MISC. METALS				
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	20,929	sf	1.50	31,394
070001	WATERPROOFING, DAMPPROOFING AND CAULKING				
	Air barrier	34,881	sf	10.00	348,810
	Miscellaneous sealants to closure	34,881	sf	1.00	34,881
072100	THERMAL INSULATION				
	4" Batt insulation in stud	34,881	sf	4.00	139,524
	Insulation at glazed openings	4,983	lf	6.00	29,898
076400	CLADDING				
	Phenolic Panel Rainscreen; 40% of solid	13,952	sf	100.00	1,395,200
	12' high Acoustic Equipment Screen	1,440	sf	95.00	136,800
	EXPANSION JOINT COVERS				
	Expansion joints	1	ls	25,000.00	25,000
092900	GYPSUM BOARD ASSEMBLIES				



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.1

	Exterior wall; 6" Stud backup	34,881	sf	16.00	558,096		
	Gypsum Sheathing	34,881	sf	3.50	122,084		
	Drywall lining to interior face of stud backup	34,881	sf	4.00	139,524		
101400	SIGNAGE						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					4,358,683	
B2020	WINDOWS						
	Exterior Wall Area; 30%	14,949	sf				
061000	ROUGH CARPENTRY						
	Wood blocking at openings	4,983	lf	10.00	49,830		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Air barrier/flashing at windows	4,983	lf	10.00	49,830		
	Backer rod & double sealant	4,983	lf	11.00	54,813		
080001	METAL WINDOWS						
	Aluminum windows, triple glazed	10,949	sf	205.00	2,244,545		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	LOUVERS						
	Louvers				N/A		
	SUBTOTAL					3,419,018	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	78,000	gsf	1.00	78,000		
	SUBTOTAL					78,000	

TOTAL - EXTERIOR CLOSURE	\$7,855,701
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B30 ROOFING

055000	MISCELLANEOUS METALS						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	ROUGH CARPENTRY						
	Rough carpentry and blocking @ roof	78,000	sf	1.50	117,000		
070002	ROOFING AND FLASHING	78,000	total area				
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	78,000	sf	32.00	2,496,000		
	Plaza deck pavers system at terrace				Assumed NR		
	Miscellaneous Roofing						
	Miscellaneous flashings/copings/walkway pads etc.	78,000	sf	4.00	312,000		
	SUBTOTAL					2,925,000	
B3020	ROOF OPENINGS						
086300	ROOF SKYLIGHTS						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$2,925,000
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C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS						
040001	MASONRY						
	Allowance for masonry partitions	78,000	gsf	2.00	156,000		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.1							
	Wood blocking at interiors	78,000	gsf	0.50	39,000		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	78,000	gsf	1.00	78,000		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	78,000	gsf	1.25	97,500		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	78,000	gsf	5.00	390,000		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	78,000	gsf	26.00	2,028,000		
	SUBTOTAL					2,823,500	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	78,000	gsf	8.00	624,000		
	SUBTOTAL					624,000	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	78,000	gsf	5.00	390,000		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	78,000	gsf	3.00	234,000		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	78,000	gsf	2.00	156,000		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	78,000	gsf	2.00	156,000		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	78,000	gsf	1.00	78,000		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	14,021.86	14,022		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	78,000	gsf	1.50	117,000		
	SUBTOTAL					1,147,022	
TOTAL - INTERIOR CONSTRUCTION							\$4,594,522

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs		flt	5,000.00	NR		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails		flt	50,000.00	NR		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair		flt	80,000.00	NR		
	SUBTOTAL					-	

C2020	STAIR FINISHES
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090005	RESILIENT FLOORS						
	Stair finishes		flts	20,000.00	NR		
	SUBTOTAL					-	



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.1

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package 78,000 gsf 8.00 624,000
SUBTOTAL 624,000

C3020 FLOOR FINISHES

Floor finishes complete package 78,000 gsf 13.00 1,014,000
SUBTOTAL 1,014,000

C3030 CEILING FINISHES

Ceiling finishes complete package 78,000 gsf 10.00 780,000
SUBTOTAL 780,000

TOTAL - INTERIOR FINISHES \$2,418,000

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals 1 ea 900.00 NR
Sill angles 1 ls 1,500.00 NR

142100 ELEVATOR

Electric traction elevator, 2 stop, 4,000lbs 1 ea 190,000.00 NR
SUBTOTAL -

TOTAL - CONVEYING SYSTEMS

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete 78,000 gsf 28.00 2,184,000
SUBTOTAL 2,184,000

TOTAL - PLUMBING \$2,184,000

D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium 78,000 gsf 40.00 ALT
HVAC System; ASHP 78,000 gsf 80.00 6,240,000
SUBTOTAL 6,240,000

TOTAL - HVAC \$6,240,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller 1 ea 80,000.00 Assumed NR
Sprinkler system; complete 78,000 gsf 8.00 624,000
SUBTOTAL 624,000

TOTAL - FIRE PROTECTION \$624,000

D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard 1 ea 125,000.00 125,000



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.1							
	Panelboards/feeders	78,000	gsf	6.00	468,000		
	<u>Emergency power</u>						
	Emergency Generator	1	ls		Included Below		
	Emergency power feeders	78,000	gsf	6.50	507,000		
	<u>Photovoltaic</u>						
	PV system equipment; roof top				Excluded		
	Battery Storage				Excluded		
	<u>Equipment Wiring</u>						
	Feeders + Electrical to equipment	78,000	gsf	7.00	546,000		
	SUBTOTAL					1,646,000	
D5020	LIGHTING & POWER						
	Lighting, Controls + Power	78,000	gsf	18.00	1,404,000		
	SUBTOTAL					1,404,000	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telecommunications/PA + Clock	78,000	gsf	4.00	312,000		
	<u>Performance lighting</u>						
	Platform dimming panelboard with feeders	1	ls	15,000.00	15,000		
	Platform/performance lighting system	1	ls	75,000.00	75,000		
	<u>Audio Visual Systems/Speech Reinforcement</u>	78,000	gsf	10.00	780,000		
	<u>Specialty Communications Systems</u>						
	BDA system, antenna and annunciator	78,000	sf	0.65	50,700		
	Cell repeater/Distributed antenna system, not specified	78,000	sf	1.00	78,000		
	<u>Fire Alarm</u>	78,000	gsf	3.00	234,000		
	<u>Security System</u>	78,000	gsf	6.00	468,000		
	SUBTOTAL					2,012,700	
D5040	OTHER ELECTRICAL SYSTEMS						
	<u>Common Work Results for Electrical</u>						
	Lightning prevention	78,000	gsf	0.30	23,400		
	Grounding	78,000	gsf	0.40	31,200		
	Misc. demolition work	78,000	gsf	0.25	19,500		
	Temp power and lights	78,000	gsf	1.20	93,600		
	Seismic restraints/Coordination/misc.	78,000	gsf	1.00	78,000		
	SUBTOTAL					245,700	
TOTAL - ELECTRICAL							\$5,308,400
E10	EQUIPMENT						
E10	EQUIPMENT, GENERALLY						
112000	LOADING DOCK EQUIPMENT						
	Loading dock equipment	1	ls	10,000.00	10,000		
110620	THEATRICAL EQUIPMENT						
	Allowance for auditorium; lighting/rigging/AV/Seating	1	ls	750,000.00	750,000		
113100	APPLIANCES						
	Residential appliances - allowance	1	ls	15,000.00	15,000		
114000	FOOD SERVICE EQUIPMENT						
	Kitchen equipment	1	ls	420,000.00	420,000		
115300	EDUCATIONAL EQUIPMENT						
	Kiln	1	ea	5,000.00	5,000		
	Allowance for miscellaneous equipment	1	ls	50,000	50,000		
116600	GYM EQUIPMENT						
	Gym Equipment	1	ls	117,000.00	117,000		
126000	SEATING						
	Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
	SUBTOTAL					1,433,000	
TOTAL - EQUIPMENT							\$1,433,000
E20	FURNISHINGS						



PDP Options Cost Estimate

GFA

78,000

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.1

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance **14,949** sf 10.00 149,490

123553 CASEWORK

Casework package **78,000** gsf 12.00 936,000

SUBTOTAL 1,085,490

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$1,085,490

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL -

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL -

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL

\$43,180,903



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 100,200

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.2					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$1,590,000			
A1020	Special Foundations	\$1,560,000			
A1030	Lowest Floor Construction	\$1,402,590	\$4,552,590	\$45.44	8.6%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$1,398,046			
B1020	Roof Construction	\$3,833,400	\$5,231,446	\$52.21	9.9%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$5,081,425			
B2020	Windows	\$3,982,125			
B2030	Exterior Doors	\$100,200	\$9,163,750	\$91.45	17.4%
B30	ROOFING				
B3010	Roof Coverings	\$2,925,000			
B3020	Roof Openings	\$0	\$2,925,000	\$29.19	5.5%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$3,617,150			
C1020	Interior Doors	\$801,600			
C1030	Specialties/Millwork	\$1,472,093	\$5,890,843	\$58.79	11.2%
C20	STAIRCASES				
C2010	Stair Construction	\$280,000			
C2020	Stair Finishes	\$80,000	\$360,000	\$3.59	0.7%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$801,600			
C3020	Floor Finishes	\$1,302,600			
C3030	Ceiling Finishes	\$1,002,000	\$3,106,200	\$31.00	5.9%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$192,400	\$192,400	\$1.92	0.4%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 100,200

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.2				
D20 PLUMBING				
D20 Plumbing	\$2,805,600	\$2,805,600	\$28.00	5.3%
D30 HVAC				
D30 HVAC	\$8,016,000	\$8,016,000	\$80.00	15.2%
D40 FIRE PROTECTION				
D40 Fire Protection	\$801,600	\$801,600	\$8.00	1.5%
D50 ELECTRICAL				
D5010 Complete System	\$6,758,060	\$6,758,060	\$67.45	12.8%
E10 EQUIPMENT				
E10 Equipment	\$1,533,000	\$1,533,000	\$15.30	2.9%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,378,040			
E2020 Movable Furnishings	NIC	\$1,378,040	\$13.75	2.6%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$0			
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%

TOTAL DIRECT COST (Trade Costs)	\$52,714,529	\$526.09	100.0%
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PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.2

GROSS FLOOR AREA CALCULATION

Level 1	78,000
Level 2	22,200
Level 3	

TOTAL GROSS FLOOR AREA (GFA)	100,200	sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

78,000 sf 20.00 1,560,000

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

1,590,000

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

78,000 sf 20.00 1,560,000

SUBTOTAL

1,560,000

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

78,000 sf 1.25 97,500

Slab on grade

78,000 sf

WWF reinforcement

89,700 sf 1.85 165,945

Concrete - 5" thick

1,244 cy 170.00 211,480

Placing concrete

1,244 cy 65.00 80,860

Finishing and curing concrete

78,000 sf 3.00 234,000

Control joints - saw cut

78,000 sf 0.10 7,800

Miscellaneous

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 40,000

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

78,000 sf 3.00 234,000

312000

EARTHWORK

Gravel base, 12"

2,889 cy 45.00 130,005

Compact existing sub-grade

78,000 sf 0.50 39,000

Underslab E&B for plumbing

78,000 sf 1.50 117,000

SUBTOTAL

1,402,590

TOTAL - FOUNDATIONS	\$4,552,590
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

13.5 lbs/sf
674 tns excluding canopies + roof screens
\$6,442 \$/Ton

033000

CONCRETE

WWF reinforcement

25,530 sf 1.85 47,231

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

363 cy 190.00 68,970

Place and finish concrete

22,200 sf 3.00 66,600



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.2							
	Rebar to decks	6,660	lbs	2.00	13,320		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	167	tns	5,200.00	868,400		
	Moment connections	8	ea	750.00	6,000		
	Shear studs	5,550	ea	3.50	19,425		
	2" metal galvanized floor deck	22,200	sf	7.50	166,500		
	Expansion joints	1	ls	50,000.00	50,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	22,200	sf	3.00	66,600		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	25,000		
	SUBTOTAL					1,398,046	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 13 lbs per SF	507	tns	5,200.00	2,636,400		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	78,000	sf	7.00	546,000		
	Premium for acoustic (Gym + Café)	12,000	sf	6.00	72,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	78,000	sf	5.00	390,000		
	SUBTOTAL					3,833,400	
TOTAL - SUPERSTRUCTURE							\$5,231,446

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	58,545	Total closure area
	Exterior Wall Area - 70% solid	40,982	sf total area solid
042000	MASONRY		
	Mockup	1	ls
	Brick veneer; 60% of Solid	24,589	sf
	8" Mineral wool at exterior closure (2 layers 4")	40,982	sf
	Miscellaneous flashings and sealants	40,982	sf
	Staging to exterior wall	40,982	sf
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	24,589	sf
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	40,982	sf
	Miscellaneous sealants to closure	40,982	sf
072100	THERMAL INSULATION		
	4" Batt insulation in stud	40,982	sf
	Insulation at glazed openings	5,855	lf
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	16,393	sf
	12' high Acoustic Equipment Screen	1,440	sf
	EXPANSION JOINT COVERS		
	Expansion joints	1	ls
092900	GYPSUM BOARD ASSEMBLIES		



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.2

	Exterior wall; 6" Stud backup	40,982	sf	16.00	655,712		
	Gypsum Sheathing	40,982	sf	3.50	143,437		
	Drywall lining to interior face of stud backup	40,982	sf	4.00	163,928		
101400	SIGNAGE						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					5,081,425	
B2020	WINDOWS						
	Exterior Wall Area; 30%	17,564	sf				
061000	ROUGH CARPENTRY						
	Wood blocking at openings	5,855	lf	10.00	58,550		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Air barrier/flashing at windows	5,855	lf	10.00	58,550		
	Backer rod & double sealant	5,855	lf	11.00	64,405		
080001	METAL WINDOWS						
	Aluminum windows, triple glazed	13,564	sf	205.00	2,780,620		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	LOUVERS						
	Louvers				N/A		
	SUBTOTAL					3,982,125	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	100,200	gsf	1.00	100,200		
	SUBTOTAL					100,200	

TOTAL - EXTERIOR CLOSURE	\$9,163,750
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B30 ROOFING

055000	MISCELLANEOUS METALS						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	ROUGH CARPENTRY						
	Rough carpentry and blocking @ roof	78,000	sf	1.50	117,000		
070002	ROOFING AND FLASHING	78,000	total area				
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	78,000	sf	32.00	2,496,000		
	Plaza deck pavers system at terrace				Assumed NR		
	Miscellaneous Roofing						
	Miscellaneous flashings/copings/walkway pads etc.	78,000	sf	4.00	312,000		
	SUBTOTAL					2,925,000	
B3020	ROOF OPENINGS						
086300	ROOF SKYLIGHTS						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$2,925,000
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C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS						
040001	MASONRY						
	Allowance for masonry partitions	100,200	gsf	2.00	200,400		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.2							
	Wood blocking at interiors	100,200	gsf	0.50	50,100		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	100,200	gsf	1.00	100,200		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	100,200	gsf	1.25	125,250		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	100,200	gsf	5.00	501,000		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	100,200	gsf	26.00	2,605,200		
	SUBTOTAL					3,617,150	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	100,200	gsf	5.00	501,000		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	100,200	gsf	3.00	300,600		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	100,200	gsf	2.00	200,400		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	100,200	gsf	2.00	200,400		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	100,200	gsf	1.00	100,200		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	17,193.29	17,193		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	100,200	gsf	1.50	150,300		
	SUBTOTAL					1,472,093	
TOTAL - INTERIOR CONSTRUCTION							\$5,890,843

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	4	flt	5,000.00	20,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	2	flt	50,000.00	100,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair	2	flt	80,000.00	160,000		
	SUBTOTAL					280,000	
C2020	STAIR FINISHES						
090005	RESILIENT FLOORS						
	Stair finishes	4	flts	20,000.00	80,000		
	SUBTOTAL					80,000	



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.2

TOTAL - STAIRCASES							\$360,000
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C30 INTERIOR FINISHES

C3010	WALL FINISHES						
	Wall finishes complete package	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	
C3020	FLOOR FINISHES						
	Floor finishes complete package	100,200	gsf	13.00	1,302,600		
	SUBTOTAL					1,302,600	
C3030	CEILING FINISHES						
	Ceiling finishes complete package	100,200	gsf	10.00	1,002,000		
	SUBTOTAL					1,002,000	

TOTAL - INTERIOR FINISHES							\$3,106,200
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D10 CONVEYING SYSTEMS

D1010	ELEVATOR						
055000	MISCELLANEOUS METALS						
	Pit ladder and miscellaneous metals	1	ea	900.00	900		
	Sill angles	1	ls	1,500.00	1,500		
142100	ELEVATOR						
	Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		
	SUBTOTAL					192,400	

TOTAL - CONVEYING SYSTEMS							\$192,400
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D20 PLUMBING

D20	PLUMBING, GENERALLY						
	Plumbing package complete	100,200	gsf	28.00	2,805,600		
	SUBTOTAL					2,805,600	

TOTAL - PLUMBING							\$2,805,600
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D30 HVAC

D30	HVAC, GENERALLY						
	Geothermal Premium	100,200	gsf	40.00	ALT		
	HVAC System; ASHP	100,200	gsf	80.00	8,016,000		
	SUBTOTAL					8,016,000	

TOTAL - HVAC							\$8,016,000
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D40 FIRE PROTECTION

D40	FIRE PROTECTION, GENERALLY						
	<u>Fire Equipment</u>						
	Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
	Sprinkler system; complete	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	

TOTAL - FIRE PROTECTION							\$801,600
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D50 ELECTRICAL

D5010	ELECTRICAL SYSTEMS						
	Gear & Distribution						
	<u>Normal power distribution system</u>						
	2500A 277/480V main switchboard	1	ea	125,000.00	125,000		



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.2							
	Panelboards/feeders	100,200	gsf	6.00	601,200		
	<u>Emergency power</u>						
	Emergency Generator	1	ls		Included Below		
	Emergency power feeders	100,200	gsf	6.50	651,300		
	<u>Photovoltaic</u>						
	PV system equipment; roof top				Excluded		
	Battery Storage				Excluded		
	<u>Equipment Wiring</u>						
	Feeders + Electrical to equipment	100,200	gsf	7.00	701,400		
	SUBTOTAL					2,078,900	
D5020	LIGHTING & POWER						
	Lighting, Controls + Power	100,200	gsf	18.00	1,803,600		
	SUBTOTAL					1,803,600	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telecommunications/PA + Clock	100,200	gsf	4.00	400,800		
	<u>Performance lighting</u>						
	Platform dimming panelboard with feeders	1	ls	15,000.00	15,000		
	Platform/performance lighting system	1	ls	75,000.00	75,000		
	<u>Audio Visual Systems/Speech Reinforcement</u>	100,200	gsf	10.00	1,002,000		
	<u>Specialty Communications Systems</u>						
	BDA system, antenna and annunciator	100,200	sf	0.65	65,130		
	Cell repeater/Distributed antenna system, not specified	100,200	sf	1.00	100,200		
	<u>Fire Alarm</u>	100,200	gsf	3.00	300,600		
	<u>Security System</u>	100,200	gsf	6.00	601,200		
	SUBTOTAL					2,559,930	
D5040	OTHER ELECTRICAL SYSTEMS						
	<u>Common Work Results for Electrical</u>						
	Lightning prevention	100,200	gsf	0.30	30,060		
	Grounding	100,200	gsf	0.40	40,080		
	Misc. demolition work	100,200	gsf	0.25	25,050		
	Temp power and lights	100,200	gsf	1.20	120,240		
	Seismic restraints/Coordination/misc.	100,200	gsf	1.00	100,200		
	SUBTOTAL					315,630	
TOTAL - ELECTRICAL							\$6,758,060
E10	EQUIPMENT						
E10	EQUIPMENT, GENERALLY						
112000	<i>LOADING DOCK EQUIPMENT</i>						
	Loading dock equipment	1	ls	10,000.00	10,000		
110620	<i>THEATRICAL EQUIPMENT</i>						
	Allowance for auditorium; lighting/rigging/AV/Seating	1	ls	750,000.00	750,000		
113100	<i>APPLIANCES</i>						
	Residential appliances - allowance	1	ls	15,000.00	15,000		
114000	<i>FOOD SERVICE EQUIPMENT</i>						
	Kitchen equipment	1	ls	520,000.00	520,000		
115300	<i>EDUCATIONAL EQUIPMENT</i>						
	Kiln	1	ea	5,000.00	5,000		
	Allowance for miscellaneous equipment	1	ls	50,000	50,000		
116600	<i>GYM EQUIPMENT</i>						
	Gym Equipment	1	ls	117,000.00	117,000		
126000	<i>SEATING</i>						
	Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
	SUBTOTAL					1,533,000	
TOTAL - EQUIPMENT							\$1,533,000
E20	FURNISHINGS						



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.2

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance **17,564** sf 10.00 175,640

123553 CASEWORK

Casework package **100,200** gsf 12.00 1,202,400

SUBTOTAL 1,378,040

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$1,378,040

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL -

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL -

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL

\$52,714,529



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 100,200

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.3					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$1,592,700			
A1020	Special Foundations	\$1,562,700			
A1030	Lowest Floor Construction	\$1,404,836	\$4,560,236	\$45.51	8.8%
A20 BASEMENT CONSTRUCTION					
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$1,384,768			
B1020	Roof Construction	\$3,840,220	\$5,224,988	\$52.15	10.1%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$4,649,742			
B2020	Windows	\$3,645,764			
B2030	Exterior Doors	\$100,200	\$8,395,706	\$83.79	16.2%
B30 ROOFING					
B3010	Roof Coverings	\$2,930,063			
B3020	Roof Openings	\$0	\$2,930,063	\$29.24	5.6%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$3,617,150			
C1020	Interior Doors	\$801,600			
C1030	Specialties/Millwork	\$1,472,093	\$5,890,843	\$58.79	11.3%
C20 STAIRCASES					
C2010	Stair Construction	\$280,000			
C2020	Stair Finishes	\$80,000	\$360,000	\$3.59	0.7%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$801,600			
C3020	Floor Finishes	\$1,302,600			
C3030	Ceiling Finishes	\$1,002,000	\$3,106,200	\$31.00	6.0%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$192,400	\$192,400	\$1.92	0.4%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 100,200

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.3				
D20 PLUMBING				
D20 Plumbing	\$2,805,600	\$2,805,600	\$28.00	5.4%
D30 HVAC				
D30 HVAC	\$8,016,000	\$8,016,000	\$80.00	15.4%
D40 FIRE PROTECTION				
D40 Fire Protection	\$801,600	\$801,600	\$8.00	1.5%
D50 ELECTRICAL				
D5010 Complete System	\$6,758,060	\$6,758,060	\$67.45	13.0%
E10 EQUIPMENT				
E10 Equipment	\$1,533,000	\$1,533,000	\$15.30	3.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,362,420			
E2020 Movable Furnishings	NIC	\$1,362,420	\$13.60	2.6%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$0			
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)		\$51,937,116	\$518.33	100.0%



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.3

GROSS FLOOR AREA CALCULATION

Level 1	78,135
Level 2	22,065
Level 3	

TOTAL GROSS FLOOR AREA (GFA)	100,200	sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

78,135 sf 20.00 1,562,700

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

1,592,700

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

78,135 sf 20.00 1,562,700

SUBTOTAL

1,562,700

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

78,135 sf 1.25 97,669

Slab on grade

78,135 sf

WWF reinforcement

89,855 sf 1.85 166,232

Concrete - 5" thick

1,246 cy 170.00 211,820

Placing concrete

1,246 cy 65.00 80,990

Finishing and curing concrete

78,135 sf 3.00 234,405

Control joints - saw cut

78,135 sf 0.10 7,814

Miscellaneous

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 40,000

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

78,135 sf 3.00 234,405

312000

EARTHWORK

Gravel base, 12"

2,894 cy 45.00 130,230

Compact existing sub-grade

78,135 sf 0.50 39,068

Underslab E&B for plumbing

78,135 sf 1.50 117,203

SUBTOTAL

1,404,836

TOTAL - FOUNDATIONS	\$4,560,236
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

13.4 lbs/sf
673 tns excluding canopies + roof screens
\$6,443 \$/Ton

033000

CONCRETE

WWF reinforcement

25,375 sf 1.85 46,944

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

360 cy 190.00 68,400

Place and finish concrete

22,065 sf 3.00 66,195



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.3							
	Rebar to decks	6,620	lbs	2.00	13,240		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	165	tns	5,200.00	858,000		
	Moment connections	8	ea	750.00	6,000		
	Shear studs	5,516	ea	3.50	19,306		
	2" metal galvanized floor deck	22,065	sf	7.50	165,488		
	Expansion joints	1	ls	50,000.00	50,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	22,065	sf	3.00	66,195		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	25,000		
	SUBTOTAL					1,384,768	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 13 lbs per SF	508	tns	5,200.00	2,641,600		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	Decking						
	1 1/2" galvanized metal deck, typical	78,135	sf	7.00	546,945		
	Premium for acoustic (Gym + Café)	12,000	sf	6.00	72,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	78,135	sf	5.00	390,675		
	SUBTOTAL					3,840,220	
TOTAL - SUPERSTRUCTURE							\$5,224,988

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	53,340	Total closure area		
	Exterior Wall Area - 70% solid	37,338	sf total area solid		
042000	MASONRY				
	Mockup	1	ls	50,000.00	50,000
	Brick veneer; 60% of Solid	22,403	sf	42.00	940,926
	8" Mineral wool at exterior closure (2 layers 4")	37,338	sf	7.50	280,035
	Miscellaneous flashings and sealants	37,338	sf	1.50	56,007
	Staging to exterior wall	37,338	sf	4.00	149,352
055000	MISC. METALS				
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	22,403	sf	1.50	33,605
070001	WATERPROOFING, DAMPPROOFING AND CAULKING				
	Air barrier	37,338	sf	10.00	373,380
	Miscellaneous sealants to closure	37,338	sf	1.00	37,338
072100	THERMAL INSULATION				
	4" Batt insulation in stud	37,338	sf	4.00	149,352
	Insulation at glazed openings	5,334	lf	6.00	32,004
076400	CLADDING				
	Phenolic Panel Rainscreen; 40% of solid	14,935	sf	100.00	1,493,500
	12' high Acoustic Equipment Screen	1,440	sf	95.00	136,800
	EXPANSION JOINT COVERS				
	Expansion joints	1	ls	25,000.00	25,000
092900	GYPSUM BOARD ASSEMBLIES				



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.3

	Exterior wall; 6" Stud backup	37,338	sf	16.00	597,408		
	Gypsum Sheathing	37,338	sf	3.50	130,683		
	Drywall lining to interior face of stud backup	37,338	sf	4.00	149,352		
101400	SIGNAGE						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					4,649,742	
B2020	WINDOWS						
	Exterior Wall Area; 30%	16,002	sf				
061000	ROUGH CARPENTRY						
	Wood blocking at openings	5,334	lf	10.00	53,340		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Air barrier/flashing at windows	5,334	lf	10.00	53,340		
	Backer rod & double sealant	5,334	lf	11.00	58,674		
080001	METAL WINDOWS						
	Aluminum windows, triple glazed	12,002	sf	205.00	2,460,410		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	LOUVERS						
	Louvers				N/A		
	SUBTOTAL					3,645,764	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	100,200	gsf	1.00	100,200		
	SUBTOTAL					100,200	

TOTAL - EXTERIOR CLOSURE	\$8,395,706
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B30 ROOFING

055000	MISCELLANEOUS METALS						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	ROUGH CARPENTRY						
	Rough carpentry and blocking @ roof	78,135	sf	1.50	117,203		
070002	ROOFING AND FLASHING						
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	78,135	sf	32.00	2,500,320		
	Plaza deck pavers system at terrace				Assumed NR		
	Miscellaneous Roofing						
	Miscellaneous flashings/copings/walkway pads etc.	78,135	sf	4.00	312,540		
	SUBTOTAL					2,930,063	
B3020	ROOF OPENINGS						
086300	ROOF SKYLIGHTS						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$2,930,063
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C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS						
040001	MASONRY						
	Allowance for masonry partitions	100,200	gsf	2.00	200,400		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.3							
	Wood blocking at interiors	100,200	gsf	0.50	50,100		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	100,200	gsf	1.00	100,200		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	100,200	gsf	1.25	125,250		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	100,200	gsf	5.00	501,000		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	100,200	gsf	26.00	2,605,200		
	SUBTOTAL					3,617,150	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	100,200	gsf	5.00	501,000		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	100,200	gsf	3.00	300,600		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	100,200	gsf	2.00	200,400		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	100,200	gsf	2.00	200,400		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	100,200	gsf	1.00	100,200		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	17,193.29	17,193		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	100,200	gsf	1.50	150,300		
	SUBTOTAL					1,472,093	
TOTAL - INTERIOR CONSTRUCTION							\$5,890,843

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	4	flt	5,000.00	20,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	2	flt	50,000.00	100,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair	2	flt	80,000.00	160,000		
	SUBTOTAL					280,000	
C2020	STAIR FINISHES						
090005	RESILIENT FLOORS						
	Stair finishes	4	flts	20,000.00	80,000		
	SUBTOTAL					80,000	



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.3

TOTAL - STAIRCASES							\$360,000
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C30 INTERIOR FINISHES

C3010	WALL FINISHES						
	Wall finishes complete package	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	
C3020	FLOOR FINISHES						
	Floor finishes complete package	100,200	gsf	13.00	1,302,600		
	SUBTOTAL					1,302,600	
C3030	CEILING FINISHES						
	Ceiling finishes complete package	100,200	gsf	10.00	1,002,000		
	SUBTOTAL					1,002,000	

TOTAL - INTERIOR FINISHES							\$3,106,200
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D10 CONVEYING SYSTEMS

D1010	ELEVATOR						
055000	MISCELLANEOUS METALS						
	Pit ladder and miscellaneous metals	1	ea	900.00	900		
	Sill angles	1	ls	1,500.00	1,500		
142100	ELEVATOR						
	Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		
	SUBTOTAL					192,400	

TOTAL - CONVEYING SYSTEMS							\$192,400
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D20 PLUMBING

D20	PLUMBING, GENERALLY						
	Plumbing package complete	100,200	gsf	28.00	2,805,600		
	SUBTOTAL					2,805,600	

TOTAL - PLUMBING							\$2,805,600
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D30 HVAC

D30	HVAC, GENERALLY						
	Geothermal Premium	100,200	gsf	40.00	ALT		
	HVAC System; ASHP	100,200	gsf	80.00	8,016,000		
	SUBTOTAL					8,016,000	

TOTAL - HVAC							\$8,016,000
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D40 FIRE PROTECTION

D40	FIRE PROTECTION, GENERALLY						
	<u>Fire Equipment</u>						
	Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
	Sprinkler system; complete	100,200	gsf	8.00	801,600		
	SUBTOTAL					801,600	

TOTAL - FIRE PROTECTION							\$801,600
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D50 ELECTRICAL

D5010	ELECTRICAL SYSTEMS						
	Gear & Distribution						
	<u>Normal power distribution system</u>						
	2500A 277/480V main switchboard	1	ea	125,000.00	125,000		



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.3							
	Panelboards/feeders	100,200	gsf	6.00	601,200		
	<u>Emergency power</u>						
	Emergency Generator	1	ls		Included Below		
	Emergency power feeders	100,200	gsf	6.50	651,300		
	<u>Photovoltaic</u>						
	PV system equipment; roof top				Excluded		
	Battery Storage				Excluded		
	<u>Equipment Wiring</u>						
	Feeders + Electrical to equipment	100,200	gsf	7.00	701,400		
	SUBTOTAL					2,078,900	
D5020	LIGHTING & POWER						
	Lighting, Controls + Power	100,200	gsf	18.00	1,803,600		
	SUBTOTAL					1,803,600	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telecommunications/PA + Clock	100,200	gsf	4.00	400,800		
	<u>Performance lighting</u>						
	Platform dimming panelboard with feeders	1	ls	15,000.00	15,000		
	Platform/performance lighting system	1	ls	75,000.00	75,000		
	<u>Audio Visual Systems/Speech Reinforcement</u>	100,200	gsf	10.00	1,002,000		
	<u>Specialty Communications Systems</u>						
	BDA system, antenna and annunciator	100,200	sf	0.65	65,130		
	Cell repeater/Distributed antenna system, not specified	100,200	sf	1.00	100,200		
	<u>Fire Alarm</u>	100,200	gsf	3.00	300,600		
	<u>Security System</u>	100,200	gsf	6.00	601,200		
	SUBTOTAL					2,559,930	
D5040	OTHER ELECTRICAL SYSTEMS						
	<u>Common Work Results for Electrical</u>						
	Lightning prevention	100,200	gsf	0.30	30,060		
	Grounding	100,200	gsf	0.40	40,080		
	Misc. demolition work	100,200	gsf	0.25	25,050		
	Temp power and lights	100,200	gsf	1.20	120,240		
	Seismic restraints/Coordination/misc.	100,200	gsf	1.00	100,200		
	SUBTOTAL					315,630	
TOTAL - ELECTRICAL							\$6,758,060
E10	EQUIPMENT						
E10	EQUIPMENT, GENERALLY						
112000	<i>LOADING DOCK EQUIPMENT</i>						
	Loading dock equipment	1	ls	10,000.00	10,000		
110620	<i>THEATRICAL EQUIPMENT</i>						
	Allowance for auditorium; lighting/rigging/AV/Seating	1	ls	750,000.00	750,000		
113100	<i>APPLIANCES</i>						
	Residential appliances - allowance	1	ls	15,000.00	15,000		
114000	<i>FOOD SERVICE EQUIPMENT</i>						
	Kitchen equipment	1	ls	520,000.00	520,000		
115300	<i>EDUCATIONAL EQUIPMENT</i>						
	Kiln	1	ea	5,000.00	5,000		
	Allowance for miscellaneous equipment	1	ls	50,000	50,000		
116600	<i>GYM EQUIPMENT</i>						
	Gym Equipment	1	ls	117,000.00	117,000		
126000	<i>SEATING</i>						
	Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
	SUBTOTAL					1,533,000	
TOTAL - EQUIPMENT							\$1,533,000
E20	FURNISHINGS						



PDP Options Cost Estimate

GFA

100,200

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.3

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance **16,002** sf 10.00 160,020

123553 CASEWORK

Casework package **100,200** gsf 12.00 1,202,400

SUBTOTAL 1,362,420

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$1,362,420

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL -

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL -

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL

\$51,937,116



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 121,070

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.4					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$1,590,000			
A1020	Special Foundations	\$1,560,000			
A1030	Lowest Floor Construction	\$1,402,590	\$4,552,590	\$37.60	7.4%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$2,636,777			
B1020	Roof Construction	\$3,833,400	\$6,470,177	\$53.44	10.6%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$5,704,507			
B2020	Windows	\$4,467,476			
B2030	Exterior Doors	\$121,070	\$10,293,053	\$85.02	16.8%
B30	ROOFING				
B3010	Roof Coverings	\$2,925,000			
B3020	Roof Openings	\$0	\$2,925,000	\$24.16	4.8%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$4,363,253			
C1020	Interior Doors	\$968,560			
C1030	Specialties/Millwork	\$1,777,690	\$7,109,503	\$58.72	11.6%
C20	STAIRCASES				
C2010	Stair Construction	\$335,000			
C2020	Stair Finishes	\$100,000	\$435,000	\$3.59	0.7%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$968,560			
C3020	Floor Finishes	\$1,573,910			
C3030	Ceiling Finishes	\$1,210,700	\$3,753,170	\$31.00	6.1%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$192,400	\$192,400	\$1.59	0.3%



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 121,070

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.4				
D20 PLUMBING				
D20 Plumbing	\$3,389,960	\$3,389,960	\$28.00	5.5%
D30 HVAC				
D30 HVAC	\$9,685,600	\$9,685,600	\$80.00	15.8%
D40 FIRE PROTECTION				
D40 Fire Protection	\$968,560	\$968,560	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$8,120,872	\$8,120,872	\$67.08	13.3%
E10 EQUIPMENT				
E10 Equipment	\$1,623,000	\$1,623,000	\$13.41	2.7%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,651,020			
E2020 Movable Furnishings	NIC	\$1,651,020	\$13.64	2.7%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$0			
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%

TOTAL DIRECT COST (Trade Costs)	\$61,169,905	\$505.24	100.0%
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PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.4

GROSS FLOOR AREA CALCULATION

Level 1	78,000
Level 2	43,070
Level 3	

TOTAL GROSS FLOOR AREA (GFA)	121,070 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

78,000 sf 20.00 1,560,000

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

1,590,000

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

78,000 sf 20.00 1,560,000

SUBTOTAL

1,560,000

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

78,000 sf 1.25 97,500

Slab on grade

78,000 sf

WWF reinforcement

89,700 sf 1.85 165,945

Concrete - 5" thick

1,244 cy 170.00 211,480

Placing concrete

1,244 cy 65.00 80,860

Finishing and curing concrete

78,000 sf 3.00 234,000

Control joints - saw cut

78,000 sf 0.10 7,800

Miscellaneous

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 40,000

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

78,000 sf 3.00 234,000

312000

EARTHWORK

Gravel base, 12"

2,889 cy 45.00 130,005

Compact existing sub-grade

78,000 sf 0.50 39,000

Underslab E&B for plumbing

78,000 sf 1.50 117,000

SUBTOTAL

1,402,590

TOTAL - FOUNDATIONS	\$4,552,590
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

13.7 lbs/sf
830 tns excluding canopies + roof screens
\$6,426 \$/Ton

033000

CONCRETE

WWF reinforcement

49,531 sf 1.85 91,632

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

703 cy 190.00 133,570

Place and finish concrete

43,070 sf 3.00 129,210



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.4							
	Rebar to decks	12,921	lbs	2.00	25,842		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	323	tns	5,200.00	1,679,600		
	Moment connections	16	ea	750.00	12,000		
	Shear studs	10,768	ea	3.50	37,688		
	2" metal galvanized floor deck	43,070	sf	7.50	323,025		
	Expansion joints	1	ls	50,000.00	50,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	43,070	sf	3.00	129,210		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	25,000		
	SUBTOTAL					2,636,777	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 13 lbs per SF	507	tns	5,200.00	2,636,400		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	78,000	sf	7.00	546,000		
	Premium for acoustic (Gym + Café)	12,000	sf	6.00	72,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	78,000	sf	5.00	390,000		
	SUBTOTAL					3,833,400	
TOTAL - SUPERSTRUCTURE							\$6,470,177

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	66,060	Total closure area
	Exterior Wall Area - 70% solid	46,242	sf total area solid
042000	MASONRY		
	Mockup	1	ls
	Brick veneer; 60% of Solid	27,745	sf
	8" Mineral wool at exterior closure (2 layers 4")	46,242	sf
	Miscellaneous flashings and sealants	46,242	sf
	Staging to exterior wall	46,242	sf
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	27,745	sf
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	46,242	sf
	Miscellaneous sealants to closure	46,242	sf
072100	THERMAL INSULATION		
	4" Batt insulation in stud	46,242	sf
	Insulation at glazed openings	6,606	lf
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	18,497	sf
	12' high Acoustic Equipment Screen	1,440	sf
	EXPANSION JOINT COVERS		
	Expansion joints	1	ls
092900	GYPSUM BOARD ASSEMBLIES		



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.4

	Exterior wall; 6" Stud backup	46,242	sf	16.00	739,872		
	Gypsum Sheathing	46,242	sf	3.50	161,847		
	Drywall lining to interior face of stud backup	46,242	sf	4.00	184,968		
101400	SIGNAGE						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					5,704,507	
B2020	WINDOWS						
	Exterior Wall Area; 30%	19,818	sf				
061000	ROUGH CARPENTRY						
	Wood blocking at openings	6,606	lf	10.00	66,060		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Air barrier/flashing at windows	6,606	lf	10.00	66,060		
	Backer rod & double sealant	6,606	lf	11.00	72,666		
080001	METAL WINDOWS						
	Aluminum windows, triple glazed	15,818	sf	205.00	3,242,690		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	LOUVERS						
	Louvers				N/A		
	SUBTOTAL					4,467,476	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	121,070	gsf	1.00	121,070		
	SUBTOTAL					121,070	

TOTAL - EXTERIOR CLOSURE	\$10,293,053
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B30 ROOFING

055000	MISCELLANEOUS METALS						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	ROUGH CARPENTRY						
	Rough carpentry and blocking @ roof	78,000	sf	1.50	117,000		
070002	ROOFING AND FLASHING	78,000	total area				
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	78,000	sf	32.00	2,496,000		
	Plaza deck pavers system at terrace				Assumed NR		
	Miscellaneous Roofing						
	Miscellaneous flashings/copings/walkway pads etc.	78,000	sf	4.00	312,000		
	SUBTOTAL					2,925,000	
B3020	ROOF OPENINGS						
086300	ROOF SKYLIGHTS						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$2,925,000
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C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS						
040001	MASONRY						
	Allowance for masonry partitions	121,070	gsf	2.00	242,140		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.4							
	Wood blocking at interiors	121,070	gsf	0.50	60,535		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	121,070	gsf	1.00	121,070		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	121,070	gsf	1.25	151,338		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	121,070	gsf	5.00	605,350		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	121,070	gsf	26.00	3,147,820		
	SUBTOTAL					4,363,253	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	121,070	gsf	8.00	968,560		
	SUBTOTAL					968,560	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	121,070	gsf	5.00	605,350		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	121,070	gsf	3.00	363,210		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	121,070	gsf	2.00	242,140		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	121,070	gsf	2.00	242,140		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	121,070	gsf	1.00	121,070		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	20,174.71	20,175		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	121,070	gsf	1.50	181,605		
	SUBTOTAL					1,777,690	
TOTAL - INTERIOR CONSTRUCTION							\$7,109,503

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	5	flt	5,000.00	25,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	3	flt	50,000.00	150,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair	2	flt	80,000.00	160,000		
	SUBTOTAL					335,000	
C2020	STAIR FINISHES						
090005	RESILIENT FLOORS						
	Stair finishes	5	flts	20,000.00	100,000		
	SUBTOTAL					100,000	



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.4

TOTAL - STAIRCASES							\$435,000
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package	121,070	gsf	8.00	968,560		968,560
SUBTOTAL						

C3020 FLOOR FINISHES

Floor finishes complete package	121,070	gsf	13.00	1,573,910		1,573,910
SUBTOTAL						

C3030 CEILING FINISHES

Ceiling finishes complete package	121,070	gsf	10.00	1,210,700		1,210,700
SUBTOTAL						

TOTAL - INTERIOR FINISHES							\$3,753,170
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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals	1	ea	900.00	900		
Sill angles	1	ls	1,500.00	1,500		

142100 ELEVATOR

Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		192,400
SUBTOTAL						

TOTAL - CONVEYING SYSTEMS							\$192,400
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D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete	121,070	gsf	28.00	3,389,960		3,389,960
SUBTOTAL						

TOTAL - PLUMBING							\$3,389,960
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D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium	121,070	gsf	40.00	ALT		
HVAC System; ASHP	121,070	gsf	80.00	9,685,600		9,685,600
SUBTOTAL						

TOTAL - HVAC							\$9,685,600
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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
Sprinkler system; complete	121,070	gsf	8.00	968,560		968,560
SUBTOTAL						

TOTAL - FIRE PROTECTION							\$968,560
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D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard	1	ea	125,000.00	125,000		
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PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.4							
	Panelboards/feeders	121,070	gsf	6.00	726,420		
	<u>Emergency power</u>						
	Emergency Generator	1	ls		Included Below		
	Emergency power feeders	121,070	gsf	6.50	786,955		
	<u>Photovoltaic</u>						
	PV system equipment; roof top				Excluded		
	Battery Storage				Excluded		
	<u>Equipment Wiring</u>						
	Feeders + Electrical to equipment	121,070	gsf	7.00	847,490		
	SUBTOTAL					2,485,865	
D5020	LIGHTING & POWER						
	Lighting, Controls + Power	121,070	gsf	18.00	2,179,260		
	SUBTOTAL					2,179,260	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telecommunications/PA + Clock	121,070	gsf	4.00	484,280		
	<u>Performance lighting</u>						
	Platform dimming panelboard with feeders	1	ls	15,000.00	15,000		
	Platform/performance lighting system	1	ls	75,000.00	75,000		
	<u>Audio Visual Systems/Speech Reinforcement</u>	121,070	gsf	10.00	1,210,700		
	<u>Specialty Communications Systems</u>						
	BDA system, antenna and annunciator	121,070	sf	0.65	78,696		
	Cell repeater/Distributed antenna system, not specified	121,070	sf	1.00	121,070		
	<u>Fire Alarm</u>	121,070	gsf	3.00	363,210		
	<u>Security System</u>	121,070	gsf	6.00	726,420		
	SUBTOTAL					3,074,376	
D5040	OTHER ELECTRICAL SYSTEMS						
	<u>Common Work Results for Electrical</u>						
	Lightning prevention	121,070	gsf	0.30	36,321		
	Grounding	121,070	gsf	0.40	48,428		
	Misc. demolition work	121,070	gsf	0.25	30,268		
	Temp power and lights	121,070	gsf	1.20	145,284		
	Seismic restraints/Coordination/misc.	121,070	gsf	1.00	121,070		
	SUBTOTAL					381,371	
TOTAL - ELECTRICAL							\$8,120,872
E10	EQUIPMENT						
E10	EQUIPMENT, GENERALLY						
112000	<i>LOADING DOCK EQUIPMENT</i>						
	Loading dock equipment	1	ls	10,000.00	10,000		
110620	<i>THEATRICAL EQUIPMENT</i>						
	Allowance for auditorium; lighting/rigging/AV/Seating	1	ls	750,000.00	750,000		
113100	<i>APPLIANCES</i>						
	Residential appliances - allowance	1	ls	15,000.00	15,000		
114000	<i>FOOD SERVICE EQUIPMENT</i>						
	Kitchen equipment	1	ls	610,000.00	610,000		
115300	<i>EDUCATIONAL EQUIPMENT</i>						
	Kiln	1	ea	5,000.00	5,000		
	Allowance for miscellaneous equipment	1	ls	50,000	50,000		
116600	<i>GYM EQUIPMENT</i>						
	Gym Equipment	1	ls	117,000.00	117,000		
126000	<i>SEATING</i>						
	Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
	SUBTOTAL					1,623,000	
TOTAL - EQUIPMENT							\$1,623,000
E20	FURNISHINGS						



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.4

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance **19,818** sf 10.00 198,180

123553 CASEWORK

Casework package **121,070** gsf 12.00 1,452,840

SUBTOTAL 1,651,020

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$1,651,020

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL -

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL -

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL

\$61,169,905



Neary Elementary School
Southborough, MA

15-May-24

PDP Options Cost Estimate

GFA 121,070

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM		SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.5					
A10	FOUNDATIONS				
A1010	Standard Foundations	\$1,592,700			
A1020	Special Foundations	\$1,562,700			
A1030	Lowest Floor Construction	\$1,404,836	\$4,560,236	\$37.67	7.5%
A20	BASEMENT CONSTRUCTION				
A2010	Basement Excavation	\$0			
A2020	Basement Walls	\$0	\$0	\$0.00	0.0%
B10	SUPERSTRUCTURE				
B1010	Upper Floor Construction	\$2,628,888			
B1020	Roof Construction	\$3,840,220	\$6,469,108	\$53.43	10.7%
B20	EXTERIOR CLOSURE				
B2010	Exterior Walls	\$5,338,820			
B2020	Windows	\$4,182,590			
B2030	Exterior Doors	\$121,070	\$9,642,480	\$79.64	15.9%
B30	ROOFING				
B3010	Roof Coverings	\$2,930,063			
B3020	Roof Openings	\$0	\$2,930,063	\$24.20	4.8%
C10	INTERIOR CONSTRUCTION				
C1010	Partitions	\$4,363,253			
C1020	Interior Doors	\$968,560			
C1030	Specialties/Millwork	\$1,777,690	\$7,109,503	\$58.72	11.7%
C20	STAIRCASES				
C2010	Stair Construction	\$335,000			
C2020	Stair Finishes	\$100,000	\$435,000	\$3.59	0.7%
C30	INTERIOR FINISHES				
C3010	Wall Finishes	\$968,560			
C3020	Floor Finishes	\$1,573,910			
C3030	Ceiling Finishes	\$1,210,700	\$3,753,170	\$31.00	6.2%
D10	CONVEYING SYSTEMS				
D1010	Elevator	\$192,400	\$192,400	\$1.59	0.3%



Neary Elementary School
Southborough, MA

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PDP Options Cost Estimate

GFA 121,070

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SUB-TOTAL	TOTAL	\$/SF	%
BUILDING SUMMARY - OPTION C.5				
D20 PLUMBING				
D20 Plumbing	\$3,389,960	\$3,389,960	\$28.00	5.6%
D30 HVAC				
D30 HVAC	\$9,685,600	\$9,685,600	\$80.00	16.0%
D40 FIRE PROTECTION				
D40 Fire Protection	\$968,560	\$968,560	\$8.00	1.6%
D50 ELECTRICAL				
D5010 Complete System	\$8,120,872	\$8,120,872	\$67.08	13.4%
E10 EQUIPMENT				
E10 Equipment	\$1,623,000	\$1,623,000	\$13.41	2.7%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$1,637,790			
E2020 Movable Furnishings	NIC	\$1,637,790	\$13.53	2.7%
F10 SPECIAL CONSTRUCTION				
F10 Special Construction	\$0	\$0	\$0.00	0.0%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$0			
F2020 Hazardous Components Abatement	\$0	\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)		\$60,517,742	\$499.86	100.0%



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.5

GROSS FLOOR AREA CALCULATION

Level 1	78,135
Level 2	42,935
Level 3	

TOTAL GROSS FLOOR AREA (GFA)	121,070 sf
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A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations complete; spread footings, continuous footings, foundation walls; includes all E&B

78,135 sf 20.00 1,562,700

Temporary dewatering for foundation work

1 ls 30,000.00 30,000

SUBTOTAL

1,592,700

A1020 SPECIAL FOUNDATIONS

Structural fill/Ground Improvements Allowance

78,135 sf 20.00 1,562,700

SUBTOTAL

1,562,700

A1030 LOWEST FLOOR CONSTRUCTION

033000

CONCRETE

Vapor barrier, 15mils

78,135 sf 1.25 97,669

Slab on grade

78,135 sf

WWF reinforcement

89,855 sf 1.85 166,232

Concrete - 5" thick

1,246 cy 170.00 211,820

Placing concrete

1,246 cy 65.00 80,990

Finishing and curing concrete

78,135 sf 3.00 234,405

Control joints - saw cut

78,135 sf 0.10 7,814

Miscellaneous

Equipment pads

1 ls 15,000.00 15,000

Loading dock

1 ls 30,000.00 30,000

Elevator pits

1 ea 40,000.00 40,000

Radon system

Excluded; NR

072100

THERMAL INSULATION

Under slab insulation, 2" thick under slab

78,135 sf 3.00 234,405

312000

EARTHWORK

Gravel base, 12"

2,894 cy 45.00 130,230

Compact existing sub-grade

78,135 sf 0.50 39,068

Underslab E&B for plumbing

78,135 sf 1.50 117,203

SUBTOTAL

1,404,836

TOTAL - FOUNDATIONS	\$4,560,236
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A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No Work in this section

SUBTOTAL

-

A2020 BASEMENT WALLS

No Work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION	
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B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

13.7 lbs/sf
830 tns excluding canopies + roof screens
\$6,426 \$/Ton

033000

CONCRETE

WWF reinforcement

49,375 sf 1.85 91,344

Concrete Fill to metal deck; lightweight, total thickness 5 1/4"

701 cy 190.00 133,190

Place and finish concrete

42,935 sf 3.00 128,805



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.5							
	Rebar to decks	12,881	lbs	2.00	25,762		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 15 lbs per SF	322	tns	5,200.00	1,674,400		
	Moment connections	16	ea	750.00	12,000		
	Shear studs	10,734	ea	3.50	37,569		
	2" metal galvanized floor deck	42,935	sf	7.50	322,013		
	Expansion joints	1	ls	50,000.00	50,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fire proofing to columns and beams; 2 hr	42,935	sf	3.00	128,805		
	Intumescent paint @ architecturally exposed beams and columns - allow	1	ls	25,000.00	25,000		
	SUBTOTAL					2,628,888	
B1020	ROOF CONSTRUCTION						
033000	CONCRETE						
	6" Normal weight concrete deck at low roof and at mechanical equipment pads	10,000	sf	9.00	90,000		
051200	STRUCTURAL STEEL FRAMING						
	Structural steel framing; Complete; 13 lbs per SF	508	tns	5,200.00	2,641,600		
	Canopy	11	tns	5,500.00	60,500		
	Roof screens	7	tns	5,500.00	38,500		
	<u>Decking</u>						
	1 1/2" galvanized metal deck, typical	78,135	sf	7.00	546,945		
	Premium for acoustic (Gym + Café)	12,000	sf	6.00	72,000		
078100	FIREPROOFING/FIRESTOPPING						
	Fireproofing to columns, beams and deck; 1 hr - includes Intumescent	78,135	sf	5.00	390,675		
	SUBTOTAL					3,840,220	
TOTAL - SUPERSTRUCTURE							\$6,469,108

B20	EXTERIOR CLOSURE
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B2010	EXTERIOR WALLS	61,650	Total closure area
	Exterior Wall Area - 70% solid	43,155	sf total area solid
042000	MASONRY		
	Mockup	1	ls
	Brick veneer; 60% of Solid	25,893	sf
	8" Mineral wool at exterior closure (2 layers 4")	43,155	sf
	Miscellaneous flashings and sealants	43,155	sf
	Staging to exterior wall	43,155	sf
055000	MISC. METALS		
	Misc. metals at masonry including loose lintels (relieving angles included in steel tns)	25,893	sf
070001	WATERPROOFING, DAMPPROOFING AND CAULKING		
	Air barrier	43,155	sf
	Miscellaneous sealants to closure	43,155	sf
072100	THERMAL INSULATION		
	4" Batt insulation in stud	43,155	sf
	Insulation at glazed openings	6,165	lf
076400	CLADDING		
	Phenolic Panel Rainscreen; 40% of solid	17,262	sf
	12' high Acoustic Equipment Screen	1,440	sf
	EXPANSION JOINT COVERS		
	Expansion joints	1	ls
092900	GYPSUM BOARD ASSEMBLIES		



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.5

	Exterior wall; 6" Stud backup	43,155	sf	16.00	690,480		
	Gypsum Sheathing	43,155	sf	3.50	151,043		
	Drywall lining to interior face of stud backup	43,155	sf	4.00	172,620		
101400	SIGNAGE						
	Exterior signage - allowance	1	ls	15,000.00	15,000		
	SUBTOTAL					5,338,820	
B2020	WINDOWS						
	Exterior Wall Area; 30%	18,495	sf				
061000	ROUGH CARPENTRY						
	Wood blocking at openings	6,165	lf	10.00	61,650		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Air barrier/flashing at windows	6,165	lf	10.00	61,650		
	Backer rod & double sealant	6,165	lf	11.00	67,815		
080001	METAL WINDOWS						
	Aluminum windows, triple glazed	14,495	sf	205.00	2,971,475		
	Curtainwall, triple glazed	4,000	sf	255.00	1,020,000		
	Horizontal aluminum fin sunshades @ south facing windows, custom color				Excluded		
089000	LOUVERS						
	Louvers				N/A		
	SUBTOTAL					4,182,590	
B2030	EXTERIOR DOORS						
	Allowance for exterior doors	121,070	gsf	1.00	121,070		
	SUBTOTAL					121,070	

TOTAL - EXTERIOR CLOSURE	\$9,642,480
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B30 ROOFING

055000	MISCELLANEOUS METALS						
	Terrace top rail/ladders/stairs				Assumed NR		
061000	ROUGH CARPENTRY						
	Rough carpentry and blocking @ roof	78,135	sf	1.50	117,203		
070002	ROOFING AND FLASHING	78,135	total area				
	PVC roof membrane system, white or gray, 1/2" coverboard, 10" polyiso insulation, vapor barrier	78,135	sf	32.00	2,500,320		
	Plaza deck pavers system at terrace				Assumed NR		
	Miscellaneous Roofing						
	Miscellaneous flashings/copings/walkway pads etc.	78,135	sf	4.00	312,540		
	SUBTOTAL					2,930,063	
B3020	ROOF OPENINGS						
086300	ROOF SKYLIGHTS						
	Aluminum framed skylight	1,500	sf	250.00	Assumed NR		
	Smoke vents; 7'x7'				NR		
	SUBTOTAL					-	

TOTAL - ROOFING	\$2,930,063
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C10 INTERIOR CONSTRUCTION

C1010	PARTITIONS						
040001	MASONRY						
	Allowance for masonry partitions	121,070	gsf	2.00	242,140		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	10,000.00	10,000		



Neary Elementary School
Southborough, MA

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PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.5							
	Wood blocking at interiors	121,070	gsf	0.50	60,535		
078400	FIREPROOFING/FIRESTOPPING						
	Fire stopping including slab edges and core	121,070	gsf	1.00	121,070		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	121,070	gsf	1.25	151,338		
078150	EXPANSION JOINTS						
	Allowance for expansion joint covers	1	ls	25,000.00	25,000		
081110	INTERIOR GLAZING						
	Allowance for interior glazing	121,070	gsf	5.00	605,350		
092900	GYPSUM BOARD ASSEMBLIES						
	Allowance for GWB partitions	121,070	gsf	26.00	3,147,820		
	SUBTOTAL					4,363,253	
C1020	INTERIOR DOORS						
	Doors, frames, hardware; complete	121,070	gsf	8.00	968,560		
	SUBTOTAL					968,560	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	121,070	gsf	5.00	605,350		
061000	ROUGH CARPENTRY						
062000	INTERIOR ARCHITECTURAL WOODWORK						
	Interior millwork package	121,070	gsf	3.00	363,210		
101100	VISUAL DISPLAY SURFACES						
	Markerboard and tackboard package	121,070	gsf	2.00	242,140		
101400	SIGNAGE						
	Room identification, directional & safety signage, building directory + environmental graphics	121,070	gsf	2.00	242,140		
102800	TOILET ACCESSORIES						
	Toilet accessories/compartments	121,070	gsf	1.00	121,070		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	1	ls	20,174.71	20,175		
	AED cabinets	1	ls	2,000.00	2,000		
105000	LOCKERS						
	Student lockers	121,070	gsf	1.50	181,605		
	SUBTOTAL					1,777,690	
TOTAL - INTERIOR CONSTRUCTION							\$7,109,503

C20	STAIRCASES
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C2010	STAIR CONSTRUCTION
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033000	CONCRETE						
	Concrete to stairs	5	flt	5,000.00	25,000		
055000	MISCELLANEOUS METALS						
	Egress stairs w/ stainless steel rails and handrails	3	flt	50,000.00	150,000		
	<u>Monumental stair</u>						
	Framing + premium finishes at monumental stair	2	flt	80,000.00	160,000		
	SUBTOTAL					335,000	
C2020	STAIR FINISHES						
090005	RESILIENT FLOORS						
	Stair finishes	5	flts	20,000.00	100,000		
	SUBTOTAL					100,000	



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.5

TOTAL - STAIRCASES							\$435,000
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes complete package	121,070	gsf	8.00	968,560		968,560
SUBTOTAL						

C3020 FLOOR FINISHES

Floor finishes complete package	121,070	gsf	13.00	1,573,910		1,573,910
SUBTOTAL						

C3030 CEILING FINISHES

Ceiling finishes complete package	121,070	gsf	10.00	1,210,700		1,210,700
SUBTOTAL						

TOTAL - INTERIOR FINISHES							\$3,753,170
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D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder and miscellaneous metals	1	ea	900.00	900		
Sill angles	1	ls	1,500.00	1,500		

142100 ELEVATOR

Electric traction elevator, 2 stop, 4,000lbs	1	ea	190,000.00	190,000		192,400
SUBTOTAL						

TOTAL - CONVEYING SYSTEMS							\$192,400
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D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing package complete	121,070	gsf	28.00	3,389,960		3,389,960
SUBTOTAL						

TOTAL - PLUMBING							\$3,389,960
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D30 HVAC

D30 HVAC, GENERALLY

Geothermal Premium	121,070	gsf	40.00	ALT		
HVAC System; ASHP	121,070	gsf	80.00	9,685,600		9,685,600
SUBTOTAL						

TOTAL - HVAC							\$9,685,600
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D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Fire Equipment

Fire pump with controller 75GPM, incl Jockey pump with controller	1	ea	80,000.00	Assumed NR		
Sprinkler system; complete	121,070	gsf	8.00	968,560		968,560
SUBTOTAL						

TOTAL - FIRE PROTECTION							\$968,560
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D50 ELECTRICAL

D5010 ELECTRICAL SYSTEMS

Gear & Distribution

Normal power distribution system

2500A 277/480V main switchboard	1	ea	125,000.00	125,000		
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PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
BUILDING BACKUP - OPTION C.5							
	Panelboards/feeders	121,070	gsf	6.00	726,420		
	<u>Emergency power</u>						
	Emergency Generator	1	ls		Included Below		
	Emergency power feeders	121,070	gsf	6.50	786,955		
	<u>Photovoltaic</u>						
	PV system equipment; roof top				Excluded		
	Battery Storage				Excluded		
	<u>Equipment Wiring</u>						
	Feeders + Electrical to equipment	121,070	gsf	7.00	847,490		
	SUBTOTAL					2,485,865	
D5020	LIGHTING & POWER						
	Lighting, Controls + Power	121,070	gsf	18.00	2,179,260		
	SUBTOTAL					2,179,260	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telecommunications/PA + Clock	121,070	gsf	4.00	484,280		
	<u>Performance lighting</u>						
	Platform dimming panelboard with feeders	1	ls	15,000.00	15,000		
	Platform/performance lighting system	1	ls	75,000.00	75,000		
	<u>Audio Visual Systems/Speech Reinforcement</u>	121,070	gsf	10.00	1,210,700		
	<u>Specialty Communications Systems</u>						
	BDA system, antenna and annunciator	121,070	sf	0.65	78,696		
	Cell repeater/Distributed antenna system, not specified	121,070	sf	1.00	121,070		
	<u>Fire Alarm</u>	121,070	gsf	3.00	363,210		
	<u>Security System</u>	121,070	gsf	6.00	726,420		
	SUBTOTAL					3,074,376	
D5040	OTHER ELECTRICAL SYSTEMS						
	<u>Common Work Results for Electrical</u>						
	Lightning prevention	121,070	gsf	0.30	36,321		
	Grounding	121,070	gsf	0.40	48,428		
	Misc. demolition work	121,070	gsf	0.25	30,268		
	Temp power and lights	121,070	gsf	1.20	145,284		
	Seismic restraints/Coordination/misc.	121,070	gsf	1.00	121,070		
	SUBTOTAL					381,371	
TOTAL - ELECTRICAL							\$8,120,872
E10	EQUIPMENT						
E10	EQUIPMENT, GENERALLY						
112000	<i>LOADING DOCK EQUIPMENT</i>						
	Loading dock equipment	1	ls	10,000.00	10,000		
110620	<i>THEATRICAL EQUIPMENT</i>						
	Allowance for auditorium; lighting/rigging/AV/Seating	1	ls	750,000.00	750,000		
113100	<i>APPLIANCES</i>						
	Residential appliances - allowance	1	ls	15,000.00	15,000		
114000	<i>FOOD SERVICE EQUIPMENT</i>						
	Kitchen equipment	1	ls	610,000.00	610,000		
115300	<i>EDUCATIONAL EQUIPMENT</i>						
	Kiln	1	ea	5,000.00	5,000		
	Allowance for miscellaneous equipment	1	ls	50,000	50,000		
116600	<i>GYM EQUIPMENT</i>						
	Gym Equipment	1	ls	117,000.00	117,000		
126000	<i>SEATING</i>						
	Retractable bleachers/auditorium seating	300	seat	220.00	66,000		
	SUBTOTAL					1,623,000	
TOTAL - EQUIPMENT							\$1,623,000
E20	FURNISHINGS						



PDP Options Cost Estimate

GFA

121,070

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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BUILDING BACKUP - OPTION C.5

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Window shades at exterior glazing including blackout shades at art & science classrooms - allowance **18,495** sf 10.00 184,950

123553 CASEWORK

Casework package **121,070** gsf 12.00 1,452,840

SUBTOTAL 1,637,790

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$1,637,790

F10 SPECIAL CONSTRUCTION

F10 SPECIAL CONSTRUCTION

SUBTOTAL -

TOTAL - SPECIAL CONSTRUCTION

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL -

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL

\$60,517,742

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