MODULAR SCHOOL FEASIBILITY STUDY

for

FRANKLIN AVENUE ELEMENTARY SCHOOL

HIGHLAND AVENUE ELEMENTARY SCHOOL

SOUTH MIDDLE SCHOOL

Westfield, MA

September 15, 2014
1. STUDY SCOPE

The purpose of the Study is to determine the feasibility of locating the current Juniper Park Elementary School Students and Staff to a temporary leased Modular School Facility for an approximate one year duration. The Study selected Study Sites are:

A. Franklin Avenue Elementary School
B. Highland Avenue Elementary School
C. South Middle School

This Study's information is intended to assist in the identification of a preferred temporary Modular Facility Site and budgeting and scheduling for such a Project for Fall of 2015 opening.

The Study will review the spatial requirements of the existing Juniper Park School, determine the approximate quantity and configuration of the equivalent Modular Facilities for each Site, identify possible shared common program space within each existing School, test-fit and verify optimal Modular Facility location and design at each School, and estimate probable Modular Project Cost and Project Schedule.

2. ACKNOWLEDGEMENTS

We would like to thank the following Study Participants for their knowledge, experience and cooperation during this Study:

Ron Rix, Dir. Technology & Business Services
Jim Kane, Principal Highland Elementary
Leslie Clark, Principal Franklin Avenue Elementary
Rick Jablonski, Supervisor of Custodians and Maintenance

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4. **SUMMARY**

The installation of temporary Modular Classroom and Offices on the Franklin Avenue, Highland Avenue or South Middle School Sites is feasible. Based on Modular Facilities to shelter approximately 350 Students and Staff each School Site has some advantages and disadvantages.

Generally speaking Franklin Avenue is the smallest and oldest School Facility considered and would require the addition of 350 Students and Staff would have the greatest negative impact on the existing School program and common areas. Student Transportation would be difficult without an additional new driveway / street connection.

The Highland Avenue is larger and of more recent construction (1952) than Franklin Avenue. Highland's overall size, less than maximum enrollment and previous Gym addition will reduce the impact of the new Students on the existing School Program and Facilities. Student transportation would be similar to Franklin with an additional new driveway / street connection recommended to improve bus safety. The proposed Modular Site area has a small slope raising Highland's Site Construction Costs excluding Modular expenses estimate to approximately $400,000 to $440,000.

The South Middle School recommended Modular Site will temporarily obstruct one soccer field. The Middle School has more than sufficient Facilities to manage and additional 300 Students. The Principal disadvantage with the Middle School is the age difference of the Middle School and Elementary age Students. Separation of these Students should be carefully managed. Student transportation and bus traffic would also be similarly improved by an additional driveway(s) and street connection(s). A possible advantage of siting the Modular Facility next to the Boy's and Girl's Club is the opportunity to share some daytime unoccupied space in the Boy's and Girl's Club and reduce the amount of Modular Facilities the District would need to lease. The cost and benefit of any shared Club space would need to compare to its comparable Modular Cost / Benefit. Overall Site Construction Costs are expected between $250,000 to $280,000 minimum, not including Modular probable expenses.

Modular expenses are separately described and budgets at approximately $3.2 million for a one year lease. Based on reasonable construction and installation schedule for Modular occupancy in early August 2015, a RFP for Modular Facilities should be advertised by December 2014 with RFP Site design work beginning in October.
MODULAR SCHOOL FEASIBILITY STUDY

SPACE NEEDS ASSESSMENT

JUNIPER PARK ELEMENTARY SCHOOL
SUMMARY

The purpose of this Study is to determine the necessary Spatial and Program Requirements to relocated the current Juniper Park Elementary School populations and program to another temporary Facility. This Space Needs Assessment should provide sufficient information to describe the specific and individual spatial accommodations for purposes of requesting Lease option's; determining temporary Modular Facility and Siting Requirements; verifying suitability of alternate School Facilities; or any combination of the above, or other reasonable alternative option that may become available.

For purposes of cost effectiveness, space area allotments are intended to represent a reasonable minimum temporary space requirements based on intended use and consistent with existing facility room areas.
SUMMARY SPACE NEEDS

A. Classrooms 9,100 NSF
   1. Grade Level Classrooms (13) 9,100 NSF

B. Specialty Classrooms (10) 4,960 NSF
   1. Art Classroom 800 NSF
   2. Computer Lab 700
   3. Health Classroom Optional Cart
   4. Music Room See Auditorium
   5. Resource Classrooms (2) 880
   6. Special Education Classrooms (4) 1,760
   7. Coaches Intervention Classroom 320
   8. Sensory Room 500

C. Administration 2,020 NSF
   1. Lobby 300 NSF
   2. Main Office 320
   3. Principal's Office 180
   4. Nurse / Health Office 220
   5. School Adjustment Counselor Office 160
   6. Special Education Office 160
   7. Meeting / Conference Room 280
   8. Teacher's Workroom / Lunch Room 400

D. Common / Shared Areas 17,100 NSF
   1. Library / Media Center 1,500 NSF
   2. Gymnasium 5,000
   3. Cafeteria 5,400
   4. Auditorium 5,200
E. Utility Areas

1. Restrooms 900 NSF
2. Custodian’s Office 140
3. Janitor’s Room 80
4. General Storage 400
5. Building Systems TBD
6. Exterior Building and Grounds N/A

Total Net Building Area: 34,700 NSF

30% Adjustment Factor for Walls, Structure, Halls, etc.: \( \times 1.30 \)

Total Gross Building Area: 45,110 GSF

Deduction for Shared Areas (Library, Gym, Café, Auditorium): 22,230 GSF

F. Site

1. Does not include Shared Areas

Approx. 2.5 Acres Minimum
SPACE NEEDS ASSESSMENT

JUNIPER PARK ELEMENTARY SCHOOL
TOWN OF WESTFIELD, MASSACHUSETTS

September 15, 2014

A. Classrooms

1. Grade Level Classrooms  
   13 @ 700 SF = 9,100 NSF

   a. Maximum Students: 24 per Classroom
   b. Tables and Chairs for 24 (By District)
   c. Teacher's Desk and Chair (By District)
   d. Classroom Size: 640 NSF - 800 NSF
   e. Data Receptacles: (4) Student and (2) Teacher
   f. Storage Shelving and Cabinets
   g. Marker Boards and Tack Boards
   h. Natural Daylight

   i. Classroom Quantity / Distribution 2015 - 2016

      1. Kindergarten: 2 Classrooms
      2. First Grade: 3 Classrooms
      3. Second Grade: 2 Classrooms
      4. Third Grade: 2 Classrooms
      5. Fourth Grade: 2 Classrooms
      6. Fifth Grade: 2 Classrooms

      Total: 13 Classrooms

   j. Options: New Kindergarten Students to enroll temporarily at other School locations
B. Specialty Classrooms

1. Art Classroom
   - Maximum Students: 24 per Classroom
   - Tables and Chairs for 24 (By District)
   - Teacher's Desk and Chair (By District)
   - Classroom Size: 720 NSF - 840 NSF
   - Data Receptacles: (4) Student and (2) Teacher
   - Storage Shelving and Cabinets (by District)
   - Marker Boards and Tack Boards
   - Natural Daylight

2. Computer Lab
   - Maximum Students: 24 per Classroom
   - Tables and Chairs for 25 Student Computers / Laptops (By District)
   - Teacher's Desk and Chair (By District)
   - Classroom Size: 640 NSF - 800 NSF
   - Data Receptacles: (25) Student and (2) Teacher
   - Storage Shelving and Cabinets
   - Option: Mobile carts (2+) of laptops brought to each Homeroom

3. Health Classroom
   - Equivalent to Grade Level Classroom
   - Option: Mobile cart(s) of health educational materials brought to each homeroom

4. Music Room
   - Seating for 24 Students with Musical Instruments
   - Dual use of Auditorium space
   - Adjacent to Musical Instrument Storage Room of 120 NSF minimum
   - Proximate to Music Teacher's workstation in possible Shared Office
   - Acoustically separated / isolated space
   - Option: Share existing Auditorium space of existing School, if adjacently sited

See Auditorium
5. **Resource Classrooms**
   - **2 @ 440 NSF = 880 NSF**
   - a. Maximum Students: 12
   - b. Table and Chairs for 12 Students and 4 Staff (By District)
   - c. Teacher's Desks and Chairs (By District)
   - d. Data Receptacles: (4) Student and (2) Teacher
   - e. Storage Shelving and Cabinets (by District)
   - f. Marker Boards and Tack Boards
   - g. Natural Daylight

6. **Special Education Classrooms**
   - **4 @ 440 NSF = 1,760 NSF**
   - a. Maximum Students: 14
   - b. Tables and Chairs for 14 Students and 4 Staff (By District)
   - c. Teacher's Desk and Chairs (By District)
   - d. Data Receptacles: (4) Student and (2) Teacher
   - e. Storage Shelving and Cabinets (by District)
   - f. Marker Boards and Tack Boards
   - g. Natural Daylight

7. **Coaches (Reading / Math) Intervention Classroom**
   - **320 NSF**
   - a. Maximum Students: 8-10
   - b. Tables and Chairs for 6 Students (By District)
   - c. Teacher's Desk and Chair (By District)
   - d. Data Receptacles: (4) Student and (2) Teacher
   - e. Storage Shelving and Cabinets (by District)
   - f. Marker Boards and Tack Boards
   - g. Natural Daylight

8. **Sensory Room**
   - **500 NSF**
   - a. Partially isolated Student Recovery Areas: 3
   - b. Small Multi-Purpose Activity Area
   - c. Soft Seating and Tables for 3 Students and 2 Staff
   - d. Storage Shelving and Cabinets
   - e. Natural Daylight
C. Administration

1. Lobby
   - Orientation and Waiting Area
   - Seating for 4-6 Visitors
   - Tack boards and Notice Boards
   - Handicap Accessible Entrance and Vestibule
   - 300 NSF

2. Main Office
   - Two Administrative Workstations
   - Transaction Counter for Visitors
   - Small Waiting Space for 4 Visitors
   - File Cabinets: 4-6
   - Data Receptacles for each Workstation
   - Video connection for CCTV Video Monitor
   - 320 NSF

3. Principal's Office
   - Private Office with Desk and Chair
   - Small Meeting / Work Table with 4 Chairs
   - Storage Shelving and Cabinets
   - File Cabinets: 3
   - 180 NSF

4. Nurse's / Health Office
   - Private Office Space with Desk and Chair
   - Storage Shelving and Locking Cabinets
   - Sink and Small Refrigerator
   - Student Cots: 1
   - File Cabinets: 2
   - Office include Handicap Accessible Restroom @ 50 NSF
   - 220 NSF

5. School Adjustment Counselor (SAC) Office
   - Private Office with Desk and Chair
   - Small Meeting / Work Table with 4 Chairs
   - Storage Shelving and Cabinets
   - File Cabinets: 3
   - 160 NSF
6. **Special Education Office**  
   160 NSF
   
   a. Private Office with Desk and Chair  
   b. Small Meeting / Work Table with 4 Chairs  
   c. Storage Shelving and Cabinets  
   d. File Cabinets: 3

8. **Meeting / Conference Room**  
   280 NSF
   
   a. Meeting Table and Chairs for 12 (By District)  
   b. Storage Shelving and Cabinets  
   c. Marker Board and Tack Board  
   d. Data Connections for Presentations

9. **Teacher's Workroom / Lunchroom**  
   400 NSF
   
   a. Meeting / Work Tables and Chairs for 12 (By District)  
   b. Soft Seating for 6 (By District)  
   c. Kitchen Cabinets / Countertop with Sink, Microwave and Refrigerator  
   d. Storage Shelving, Cabinets and Work Counter  
   e. Mailboxes  
   f. Copier  
   g. Maker Boards and Tack Boards  
   h. Data Receptacles: 4
   i. Option: Co-locate with Staff Restrooms

D. **Common / Shared Areas**

1. **Library / Media Center**  
   1,500 NSF
   
   a. Tables and Chairs for 24 Students (By District)  
   b. Library Resource Desk (By District)  
   c. Book and Media Shelving (By District)  
   d. Data Receptacles: 4 Student and 2 Teacher  
   e. Natural Daylight
   f. Option: Share Library Facilities of existing School, if adjacentely sited
2. Gymnasium 5,000 NSF
   a. Maximum Students: 72 or (3) Classrooms at Recess in poor weather
   b. Impact / abuse resistant wall / ceiling materials
   c. Multi-Purpose resilient sports flooring
   d. Adjacent to Gym Equipment Storage Room of 120 NSF minimum
   e. Proximate to Gym Instructor's Workstation in possible Shared Office
   f. Option: Share existing Gym Facilities of an adjacent Sited Facility

3. Cafeteria 5,400 NSF
   a. Tables and Chairs for approximately 160 Students (By District)
   b. Occupancy includes Two 30 minute Lunch periods
   c. Includes central food prep Kitchen, Storage and Scullery @ 2,000 NSF
   d. Sanitary floor and wall finishes
   e. Natural Daylight
   f. Option: Share Cafeteria and Kitchen Facilities of existing School, if adjacently sited

4. Auditorium 5,200 NSF
   a. Seating for 300 Students and 50 Staff, tiered seating preferred
   b. Elevated Stage for performances
   c. Possible dual-use as Music Classroom
   d. Acoustically separate space
   e. Adjacent Storage Rooms
   f. Handicap Accessible
   g. Option: Share existing Auditorium space of an existing School, if adjacently sited

E. Utility Areas

1. Restrooms 850 NSF
   a. Minimum 2 Boy's and 2 Girl's Kindergarten Toilets and Lav fixtures
   b. Minimum 2 Boy's Toilets, Urinals and Lav fixtures
   c. Minimum 4 Girl's Toilets and 2 Lav fixtures
   d. Minimum 2 Women's and 1 Men's Staff Toilet and Lav fixtures
   e. Minimum 1 water fountain fixture per floor
   f. All Restrooms to be handicap Accessible
2. Custodian's Office 140 NSF
   a. Desk and Chair
   b. Break Room Table and 2 Chairs
   c. Storage Shelving

3. Janitor's Room 80 NSF
   a. Utility and Mop Sink
   b. Storage Shelving for Custodial cleaning supplies and tools
   c. Sanitary room finishes

4. General Storage 400 NSF
   a. Storage Shelving for daily/weekly items and consumables
   b. Option: Longer term storage items may be stored off-site

5. Building Systems TBD
   a. Mechanical HVAC Equipment
   b. Domestic Water and Hot Water systems
   c. Electrical Switchgear and Distribution Equipment
   d. Data, Communication and Security Headend Equipment

6. Exterior Building and Grounds N/A
   a. Store Building and Grounds Equipment / Supplies off-site or adjacent Facility
F. Site

1. Site

   Approximately 2.5 Acres

   a. Staff Parking: 50 Minimum
   b. Visitor Parking: 8 Minimum
   c. Bus Drop-Off / Pick-Up: 8 Currently
   d. Minivan Drop-Off / Pick-Up: 4 Currently
   e. Parent Drop-Off / Pick-Up: Approximately 150, queued separately or on-street
   f. Safe bus Loading and Unloading Zone(s)
   g. Well lit parking areas for Safety and Security
   h. Fenced exterior Recess/Play area for 150, partial pavement for winter conditions
   i. Handicap Accessible Building Entrances/Exits, Minimum 2
   j. Secure Building Entrances
   k. Site Area includes Modular Classroom/Office Footprint
   l. Site Area does not include Common Shared Areas (Library, Gym, Cafeteria, Auditorium)
MODULAR SCHOOL FEASIBILITY STUDY

FRANKLIN AVENUE ELEMENTARY SCHOOL
6. Study Data

A. Existing School Information

1. School Designation: Franklin Avenue Elementary School
3. School Building Area: Approximately 33,804 S.F.
4. School Enrollment: 240 Students (300 max), approximately 43 full and part-time Staff
5. School Grades: Kindergarten to Fifth, Kindergarten in remote/separate building
6. School Location: 22 Franklin Avenue
7. Notable Adjacencies: MA National Guard Armory, Conservation/Wetlands

B. Prospective Shared Common Program Areas

1. Possible School facilities that may be temporarily shared are as follows:
   a. Gymnasium: Combined Gym/Cafetorium would require 2-3 additional temporary lunch periods.
      1) Existing gym usage is therefore reduced
   b. Cafeteria: See Cafetorium, Item 1.a. above.
   c. Library/Media Center: Readily accessible.
      1) Option: Construct temporary modular Library space and re-establish Cafeteria in former Library space.
   d. Auditorium: Existing Gym/Cafetorium reduces availability of Auditorium use only.
      1) Cafetorium's acoustical separation for Music Room function to be verified.
   e. Nurse/Health: Minimally adequate area needs additional cot space.
f. Staff Parking: Insufficient existing parking for new temporary staffing.

C. Modular Siting Requirements

1. Refer to Space Needs Assessment and Space Needs Summary.

2. Total modular area not including shared / common areas: 22,900 S.F.
   a. Option: Deduct 1,800 S.F. if Kindergarten is sited elsewhere.
   b. Option: Add 1,950 S.F. if Library modular space is provided.

D. Existing Site Features and Readiness

1. Refer to Franklin Avenue School Site Feasibility Plan - Options 1 through 3.
   a. Recommended Modular Classroom Location: Option 2, adjacent and South of School.

2. Prospective Site Topography: Semi-level, minimum grading required.

3. Bus and Vehicular Access: Minimally adequate for current (2) buses and (1) van.
   a. Recommend extending access drive to Franklin Street.
   b. Alleviate new congestion at School's Franklin Avenue curb cuts.
   c. Allows for queuing an additional 3-4 buses or drop-off and pick-up.
   d. Permits access to new temporary Staff parking lot.
   e. Parent drop-off / pick-up: remains off-site, not ideal.


5. Utility Connections (Based on Option 1 or 2):
   a. Water: Franklin Street
   b. Sewer: Franklin Street
   c. Storm: Franklin Street and/ or Franklin Avenue, stormwater retention TBD
   d. Natural Gas: Franklin Street and / or Franklin Avenue
e. Electric: Franklin Street

f. Phone / Data Network: Franklin Street and / or School

g. Fire Hydrant: Existing proximate hydrant, new hydrant TBD

6. Opinion of Probable Modular Site Development Costs: $100k - $140k.

a. Refer to Summary Modular Facility Estimate for modular expenses.

b. Temporary Staff Parking Lot (50 spaces): add $70,000.

c. Access drive connection to Franklin Street: add $40,000.

1) Relocated Staff parking: add $18,000.

d. Optional: Permanent canopy walkway between School and remote Kindergarten Building: add $40,000.

e. Cost options available to delete Modular Kindergarten space or add Library space.

f. Cost savings are achievable if some work self-performed by Town

E. Summary Evaluation

1. Identical Elementary Age / Grade School.

2. Existing School Common Program areas are limited and of marginal shared use.

3. Site development costs are moderate.

4. Requires several older and significant trees to be removed.

5. Bus and staff vehicle accessibility can be reasonably accommodated with additional driveway construction.

6. Parent drop-off and pick-up is reliant on adjacent Residential Streets.

a. Option: Request temporary access across Armory Property for bus or parent use. Requires additional temporary access drive and relocation of Armory fence line.
F. Proposed School Addition Site Plan
MODULAR SCHOOL FEASIBILITY STUDY

HIGHLAND AVENUE ELEMENTARY SCHOOL
7. Study Data

A. Existing School Information

1. School Designation: Highland Avenue Elementary School
2. School Age: Built 1952, Addition / Renovation 2005
3. School Building Area: Approximately 51,224 S.F.
4. School Enrollment: Approximately 420 Students (500 max), and 46 full/ part-time Staff.
5. School Grades: Kindergarten to Fifth
6. School Location: 34 Western Avenue
7. School Property Zoning: Residence B

B. Prospective Shared Common Program Areas

1. Possible School facilities that may be temporarily shared are as follows:
   a. Gymnasium: Readily accessible and available.
   b. Cafeteria: Cafetorium, more remote access through School. Additional Lunch periods may be required.
   c. Library / Media Center: Readily accessible and available.
   e. Nurse / Health: Minimally adequate area needs additional cot space.
   f. Staff Parking: Insufficient parking for current and temporary staffing.
C. **Modular Siting Requirements**

1. Refer to Space Needs Assessment and Space Needs Summary.

2. Total modular area not including shared / common areas: 22,900 S.F.
   a. **Option:** Deduct 1,800 S.F. if Kindergarten is sited elsewhere.

D. **Existing Site Features and Readiness**

1. Refer to Highland Avenue School Site Feasibility Plan - Options 1 and 2.
   a. **Recommended Modular Classroom Location:** Option 2, adjacent and South of School.

2. Prospective Site Topography: Slightly sloping, additional re-grading required.

3. Bus and Vehicular Access: Minimally adequate for current (12) buses and (5) vans,
   a. Recommend extending access drive to Kenwood Street.
   b. Alleviate new congestion at School's primary entrance/exit.
   c. Allows for additional bus queuing for drop-off and pick-up.
   d. Permits access to new temporary Staff parking lot.
   e. **Parent drop-off/pick-up:** Remains in front lot and off-site, not ideal.

4. **Playfields:** Very limited after Modular facility installation.

5. **Utility Connections:**
   a. **Water:** Claremont Street
   b. **Sewer:** Claremont or Kenwood Street
   c. **Storm:** Claremont and Kenwood Street, stormwater retention TBD
   d. **Natural Gas:** Claremont Street
   e. **Electric:** Claremont Street
f. Phone / Data Network: Claremont Street and/or School

g. Fire Hydrant: Existing proximate hydrants

6. Opinion of Probable Modular Site Development Costs: $250k - $290k.

   a. Refer to Summary Modular Facility Estimate for modular expenses

   b. Temporary Staff Parking Lot (50 spaces): add $52,000.

   c. Access drive connection to Kenwood Street: add $74,000.

   d. Temporary exterior steps and ramp to existing School: add $22,000.

   e. Cost savings are achievable if some work self-performed by Town

E. Summary Evaluation

1. Identical Elementary Age / Grade School.

2. Existing School Common Program areas are available and adequate for shared use.

3. Site development costs are moderately high.

4. Bus and staff vehicle accessibility can be reasonably accommodated with additional driveway construction.

5. Parent drop-off and pick-up is reliant on small front parking lot and adjacent Residential streets.
F. Proposed School Addition Site Plan
MODULAR SCHOOL FEASIBILITY STUDY

HIGHLAND AVENUE ELEMENTARY SCHOOL

TEMPORARY MODULAR CLASSROOMS: OPTION 2

REINHARDT ASSOCIATES
8. Study Data

A. Existing School Information

1. School Designation: Middle School South
2. School Age: Built 1961, renovated 2000
3. School Building Area: 150,256 S.F.
4. School Enrollment: 610 students, 68 maximum staff
5. School Grades: Sixth (6th) to Eighth (8th)
6. School Location: 30 West Silver Street (Rt. 10/202)
7. School Property Zoning: Residence A and B.

B. Prospective Shared Common Program Areas

1. Possible Middle School facilities that may be temporarily shared are as follows:
   a. Gymnasium: First Floor, relatively easy access.
   b. Cafeteria: First Floor, more remote access through School. Large space, (3) shared Lunch periods feasible.
   c. Library / Media Center: First Floor, more remote access through School. No Elementary age appropriate materials.
   d. Auditorium: First Floor, more remote access through school. Band and Choral rooms on-site.
   e. Nurse / Health: Remote / distant suite, not recommended for sharing.
   f. Staff Parking: Sufficient existing parking available. Reorganization of staff parking areas recommended.
C. Modular Siting Requirements

1. Refer to Space Needs Assessment and Space Needs Summary.

2. Total modular area not including shared / common areas: 22,900 S.F.
   a. Option: Deduct 1,800 S.F. if Kindergarten is sited elsewhere.

D. Existing Site Features and Readiness

1. Refer to Middle School South Site Feasibility Plan - Option 1.
   a. Optimal Modular School Location: Southwest of Middle School, West of Boys and Girls Club.

2. Prospective Site Topography: Level, minimum grading required.

3. Bus and Vehicular Access: Recommend extending access drive to South Maple and / or Laflin Street.
   a. Parent drop-off / pick-up: Achievable on-site with optional driveway.


5. Utility Connections.
   a. Water: Laflin Street
   b. Sewer: Laflin Street
   c. Storm: Minimum (N/A)
   d. Natural Gas: Laflin Street or Middle School South
   e. Electric: Laflin Street
   f. Phone / Data Network: Laflin Street and / or Middle School South
   g. Fire Hydrant: TBD

6. Opinion of probable Modular Site construction costs: $250k - $280k w/ Laflin connector.
   a. Refer to Summary Modular Facility Estimate for modular expenses.
   b. Access drive connection to South Maple: add $75k.
c. Optional Parent drop-off / pick-up driveway: add $100k.
d. Cost savings are achievable if some work self-performed by Town.

E. Summary Evaluation

1. Middle School grades and students should be segregated from Elementary age children.
2. Middle School common program areas are useful to temporary Elementary students.
3. Site Development costs lower than average.
4. Bus and vehicle accessibility can be reasonably accommodated with temporary new driveways.
5. Available shared parking eliminates new / temporary parking lot construction.
6. Adjacent Boys and Girls Club may allow for additional shared facilities:
   a. Gymnasium
   b. Pool
   c. Classroom
   d. Computer Lab
   e. Kitchen / Cafeteria
   f. Outdoor Children's Playground
7. Adjacent Children's Museum may allow additional Program options:
   a. Science and Nature
8. Proximate Ice Rink Facility has possible Physical Education opportunities.
F. **Option : Shared Facility options with Boys and Girls Club**

1. Temporary Modular Facility space may be reduced by utilization of following Club spaces:
   
   a. (6+) Full or Partial Classrooms, approximate modular area reduction: 4,800 S.F.
   
   b. (1) Computer Lab, approximate modular area reduction: 900 S.F.

2. Refer to Middle School South Site Feasibility Plan - Option 2.
G. Proposed School Addition Site Plan
9. Opinion Of Probable Modular Facility Expenses

A. Sitework by City (School Site TBD)

1. Clear Modular Site Area TBD
2. Rough Grading and Surfacing TBD
3. Utility Tie-Ins and Extensions TBD
4. Construct Temporary Staff Parking and Access TBD
5. Construct Temporary or Permanent Driveway Access TBD
6. Provide Temporary Electrical Power TBD
7. Traffic Signage TBD

B. Utility Scope Connections by City (School Site TBD)

1. Plumbing Back-Flow Preventer (if required) $10,000.
2. Fire Sprinkler Main Connection 10,000.
3. Permanent Electrical Connection 10,000.
4. Telephone Cabling, Faceplates and Terminations 20,000.
5. Data Cabling, Faceplates and Terminations 30,000.
6. Fire Alarm Cabling and Terminations 25,000.

C. Modular Lease Expenses

1. Lease approximately 25,000 S.F. Modular Units (1 year) $245,000.
2. Modular Unit Delivery / Installation 1,500,000.
3. Modular Unit Disassembly / Return 550,000.
4. Performance Bond 35,000.

D. Project Development Expenses

1. Architectural / Engineering Fee TBD.
2. Owner’s Project Manager Fee, if required TBD.
3. Survey $8,000.
4. Geotechnical Investigation / Engineer 8,000.
5. Legal Expenses TBD.
6. Yearly Utility Consumption Expenses TBD.
7. Telephone System / Equipment $ 80,000.
8. Data System / Equipment 80,000.
9. Public Address System / Equipment, if required TBD.
10. Construction Material Testing 8,000.
11. Moving / Relocation Expense TBD.

Subtotal: $ 2,619,000.

Contingency @ 20%: x 1.20

Total Opinion of Probable Modular Expenses: $ 3,142,800. Note 2

E. Alternates

Lease Temporary Furniture and Equipment (1 year) $ 180,000.

Note 1: Modular Site location to be determined

Note 2: Not including Site specific costs to be determined (TBD)
11. **PROPOSED MODULAR ACQUISITION AND INSTALLATION SCHEDULE**

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<td>City Identification of Preferred Modular Site and Facility Requirements</td>
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<td>Oct. 15</td>
<td>Designer's Notice-to-Proceed (NTP) with Site / Utility Design Scope</td>
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<td>Jan. 27</td>
<td>RFP's Submitted</td>
</tr>
<tr>
<td>Feb. 4</td>
<td>RFP's Review and Recommendation provided</td>
</tr>
<tr>
<td>Feb. 11</td>
<td>City Awards Project to most advantageous Proposer / Contractor</td>
</tr>
<tr>
<td>Feb. 18</td>
<td>Contracts, Bonds and Insurance executed</td>
</tr>
<tr>
<td>Feb. 19</td>
<td>City issues Notice-to-Proceed for Modular Contract</td>
</tr>
<tr>
<td>Mar. 25</td>
<td>City Begins Site and Utility Work</td>
</tr>
<tr>
<td>Apr. 22</td>
<td>City completes Site Work</td>
</tr>
<tr>
<td>Apr. 29</td>
<td>Modular Engineering, Permitting, Foundations</td>
</tr>
<tr>
<td>Jun. 1</td>
<td>Modular Building delivered and set</td>
</tr>
<tr>
<td>Jul. 16</td>
<td>Interior Fit-Out and Mechanical / Electrical connections</td>
</tr>
<tr>
<td>Jul. 24</td>
<td>Exterior Decks / Ramps and Final Grading</td>
</tr>
<tr>
<td>Jul. 31</td>
<td>Punch List Work and Substantial Completion</td>
</tr>
<tr>
<td>Aug. 14</td>
<td>Furniture, Fixtures and Equipment Installation</td>
</tr>
<tr>
<td>Aug. 17</td>
<td>Staff Occupancy / Move-In</td>
</tr>
</tbody>
</table>