

# ELIZABETH G. LYONS ELEMENTARY SCHOOL RANDOLPH, MASSACHUSETTS

MASSACHUSETTS SCHOOL BUILDING AUTHORITY  
PREFERRED SCHEMATIC REPORT  
MSBA PROJECT NO: 201702440020



FEBRUARY 2021

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# SECTION 1 INTRODUCTION

## 1.1 Goals

The purpose of the Preferred Schematic Report is to finalize the Preliminary Design Program, summarize the process and conclusions of the Preliminary Evaluation of Alternatives and substantiate and document the District's selection and recommendation for a preferred solution.

## 1.2 Process Overview

Since the Preliminary Design Program submission, the planning process of the Lyons Elementary School Project has been transparent, engaging and direct. During this period a collaborative effort was made to refine and clarify a preferred solution. This report documents the determination of two items that remained unclear after the initial submission:

- It was unclear if a **renovation / addition or new construction project** for the Lyons School was preferable to meet the educational program for the school.
- It was unclear which **site** for the school was preferred. Potential sites included either the existing Lyons school site or the former Devine school site.

Further evaluation of planning, phasing, and cost estimating were conducted during the Feasibility Study and are captured in this report. A final determination was made that a newly constructed building at the site of the former Devine elementary school would best meet the needs of students, the school, and the community.

### Community Outreach

The project team engaged the school building committee (SBC) in a transparent, public process which has connected with numerous groups and committees in Randolph, including the Randolph School Committee and Town Council. The Lyons project was discussed during each SBC meeting, which occur bi-weekly. The SBC maintains a website for the dissemination of information to the general public. [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com) The website is a resource for meeting agendas and minutes, presentations, MSBA submissions, MSBA documentations, as well as project specific presentations to other Town committees.

The Town and District made a concerted effort to inform the citizens of Randolph with two community outreach presentations which were held virtually on October 27<sup>th</sup>, 2020. During these meetings, the project team made a brief presentation of the project and the design options. Members of the community provided valuable feedback. Also, a real-time poll of the meeting participants was taken. The results of the poll showed a preference for the Lyons site.

The project team has presented the project to the Randolph School Committee and Town Council at four public meetings held during Preferred Schematic Report, as reflected in the list below.

- 10/27/2020 Randolph Historical Commission
- 11/12/2020: School Committee
- 9/14/2020: Town Council
- 12/14/2020: Town Council
- 12/21/2020: Town Council

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	3rd Quarter				4th Quarter				1st Quarter				2nd Quarter				3rd Quarter				4th Quarter				1st Quarter				2nd Quarter				3rd Quarter				4th Quarter											
							Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	<b>Module 2 Forming the Project Team</b>	178 days	Tue 6/11/19	Thu 2/13/20			[Gantt bar from 6/11/19 to 2/13/20]																																															
2	<b>OPM Procurement</b>	76 days	Tue 6/11/19	Tue 9/24/19			[Gantt bar from 6/11/19 to 9/24/19]																																															
3	Request for OPM Services	1 day	Tue 6/11/19	Tue 6/11/19			[Gantt bar at 6/11/19]																																															
4	OPM Briefing	1 day	Tue 6/25/19	Tue 6/25/19			[Gantt bar at 6/25/19]																																															
5	RFQ for OPM Services Due	1 day	Mon 7/8/19	Mon 7/8/19			[Gantt bar at 7/8/19]																																															
6	OPM Briefing	1 day	Tue 6/25/19	Tue 6/25/19			[Gantt bar at 6/25/19]																																															
7	Request for OPM Services Due	1 day	Mon 7/8/19	Mon 7/8/19			[Gantt bar at 7/8/19]																																															
8	OPM Interviews	1 day	Tue 7/30/19	Tue 7/30/19			[Gantt bar at 7/30/19]																																															
9	OPM Approval by MSBA	1 day	Mon 9/9/19	Mon 9/9/19			[Gantt bar at 9/9/19]																																															
10	OPM Contract Executed	1 day	Tue 9/24/19	Tue 9/24/19			[Gantt bar at 9/24/19]																																															
11	<b>Designer Selection</b>	105 days	Thu 9/19/19	Wed 2/12/20			[Gantt bar from 9/19/19 to 2/12/20]																																															
12	MSBA Review/Approval Designer RFS	25 days	Thu 9/19/19	Wed 10/23/19			[Gantt bar from 9/19/19 to 10/23/19]																																															
13	Submit Designer RFS to Central Register	1 day	Thu 10/17/19	Thu 10/17/19			[Gantt bar at 10/17/19]																																															
14	Designer Briefing Session	1 day	Wed 11/6/19	Wed 11/6/19			[Gantt bar at 11/6/19]																																															
15	DSP Meeting to Interview Designer	1 day	Tue 1/7/20	Tue 1/7/20			[Gantt bar at 1/7/20]																																															
16	Designer Contract Executed	1 day	Thu 2/13/20	Thu 2/13/20			[Gantt bar at 2/13/20]																																															
17	<b>Module 3 Preliminary Design Program (PDP)</b>	151 days	Mon 2/17/20	Mon 9/14/20			[Gantt bar from 2/17/20 to 9/14/20]																																															
18	Create Revit Model	21 days	Mon 2/17/20	Mon 3/16/20			[Gantt bar from 2/17/20 to 3/16/20]																																															
19	Document Existing Program	30 days	Fri 3/13/20	Thu 3/12/20			[Gantt bar from 3/13/20 to 3/12/20]																																															
20	Evaluation of Existing Conditions	53 days	Mon 2/17/20	Wed 4/29/20			[Gantt bar from 2/17/20 to 4/29/20]																																															
21	Visioning Sessions	6 days	Mon 5/11/20	Mon 5/18/20			[Gantt bar from 5/11/20 to 5/18/20]																																															
22	Complete PDP	1 day	Mon 8/10/20	Mon 8/10/20			[Gantt bar at 8/10/20]																																															
23	SBC Approval of PDP	1 day	Tue 8/11/20	Tue 8/11/20			[Gantt bar at 8/11/20]																																															
24	MSBA Review of PDP	20 days	Mon 8/17/20	Fri 9/11/20			[Gantt bar from 8/17/20 to 9/11/20]																																															
25	Respond to MSBA Comments	12 days	Fri 9/11/20	Mon 9/28/20			[Gantt bar from 9/11/20 to 9/28/20]																																															
26	<b>Module 3 Preferred Schematic Report (PSR)</b>	115 days	Mon 9/14/20	Fri 2/19/21			[Gantt bar from 9/14/20 to 2/19/21]																																															
27	Development of Options	38 days	Mon 9/14/20	Wed 11/4/20			[Gantt bar from 9/14/20 to 11/4/20]																																															
28	SBC Selection of Preferred Option	1 day	Thu 11/4/21	Thu 11/4/21			[Gantt bar at 11/4/21]																																															
29	Town Council Selection of Preferred Option	1 day	Tue 12/21/21	Tue 12/21/21			[Gantt bar at 12/21/21]																																															
30	Complete PSR	0 days	Fri 2/19/21	Fri 2/19/21			[Gantt bar at 2/19/21]																																															
31	SBC Approval of PSR	1 day	Wed 2/10/21	Wed 2/10/21			[Gantt bar at 2/10/21]																																															
32	MSBA Review of PSR	21 days	Wed 2/24/21	Wed 3/24/21			[Gantt bar from 2/24/21 to 3/24/21]																																															
33	Respond to MSBA Comments	10 days	Wed 3/24/21	Tue 4/6/21			[Gantt bar from 3/24/21 to 4/6/21]																																															
34	MSBA Facilities Assessment Review	1 day	Wed 3/24/21	Wed 3/24/21			[Gantt bar at 3/24/21]																																															
35	MSBA Board Meeting	1 day	Wed 4/14/21	Wed 4/14/21			[Gantt bar at 4/14/21]																																															
36	<b>Module 4 Schematic Design</b>	138 days	Tue 2/23/21	Thu 9/2/21			[Gantt bar from 2/23/21 to 9/2/21]																																															
37	Start Schematic Design Phase	107 days	Thu 4/15/21	Fri 9/10/21			[Gantt bar from 4/15/21 to 9/10/21]																																															
38	Schematic Design Estimate	15 days	Mon 5/24/21	Fri 6/11/21			[Gantt bar from 5/24/21 to 6/11/21]																																															
39	Develop Overall Project Budget	7 days	Sun 6/13/21	Mon 6/21/21			[Gantt bar from 6/13/21 to 6/21/21]																																															
40	DESE Submittal	10 days	Mon 6/14/21	Fri 6/25/21			[Gantt bar from 6/14/21 to 6/25/21]																																															
41	SBC Approval of Schematic Design	1 day	Wed 8/18/21	Wed 8/18/21			[Gantt bar at 8/18/21]																																															
42	MSBA Staff Review	15 days	Thu 8/19/21	Wed 9/8/21			[Gantt bar from 8/19/21 to 9/8/21]																																															
43	Respond to MSBA Comments	10 days	Thu 9/9/21	Wed 9/22/21			[Gantt bar from 9/9/21 to 9/22/21]																																															
44	<b>Module 5 Secure Project Funding</b>	21 days	Thu 10/28/21	Thu 11/25/21			[Gantt bar from 10/28/21 to 11/25/21]																																															
45	MSBA Board Meeting to Approve Project Scope & Budget	1 day	Wed 10/27/21	Wed 10/27/21			[Gantt bar at 10/27/21]																																															
46	School Committee Vote to Approve Project	1 day	Thu 10/28/21	Thu 10/28/21			[Gantt bar at 10/28/21]																																															
47	Town Public Vote to Authorize Debt Exclusion	1 day	Tue 11/2/21	Tue 11/2/21			[Gantt bar at 11/2/21]																																															
48	<b>Module 6 Design Development</b>	251 days	Mon 11/15/21	Mon 10/31/22			[Gantt bar from 11/15/21 to 10/31/22]																																															
49	Design Development	66 days	Mon 11/15/21	Mon 2/14/22			[Gantt bar from 11/15/21 to 2/14/22]																																															
50	MSBA DD Review	15 days	Tue 2/15/22	Mon 3/7/22			[Gantt bar from 2/15/22 to 3/7/22]																																															
51	Construction Documents	110 days	Thu 3/8/22	Mon 8/8/22			[Gantt bar from 3/8/22 to 8/8/22]																																															
52	60% CD	66 days	Fri 2/25/22	Fri 5/27/22			[Gantt bar from 2/25/22 to 5/27/22]																																															
53	MSBA 60% Review	15 days	Mon 5/30/22	Fri 6/17/22			[Gantt bar from 5/30/22 to 6/17/22]																																															
54	90% CD	22 days	Mon 5/30/22	Tue 6/28/22			[Gantt bar from 5/30/22 to 6/28/22]																																															
55	MSBA 90 % Review	15 days	Wed 6/29/22	Tue 7/19/22			[Gantt bar from 6/29/22 to 7/19/22]																																															
56	100 % CD	22 days	Wed 6/29/22	Thu 7/28/22			[Gantt bar from 6/29/22 to 7/28/22]																																															
57	Bidding and Award	60 days	Fri 7/29/22	Thu 10/20/22			[Gantt bar from 7/29/22 to 10/20/22]																																															
58	Contract Execution Date			Mon 10/24/22			[Gantt bar at 10/24/22]																																															
59	<b>Module 7 Construction</b>	546 days	Thu 11/24/22	Thu 12/26/24			[Gantt bar from 11/24/22 to 12/26/24]																																															
60	Construction (24 Months)	524 days	Thu 11/24/22	Tue 11/26/24			[Gantt bar from 11/24/22 to 11/26/24]																																															
61	Substantial Completion			Tue 11/26/24			[Gantt bar at 11/26/24]																																															
62	Punch List	22 days	Wed 11/27/24	Thu 12/26/24			[Gantt bar from 11/27/24 to 12/26/24]																																															
63	Furniture Move-in	22 days	Wed 11/27/24	Thu 12/26/24			[Gantt bar from 11/27/24 to 12/26/24]																																															
64	Move in Date			Thu 12/26/24			[Gantt bar at 12/26/24]																																															
65	<b>Module 8 Closeout</b>	44 days	Wed 11/27/24	Mon 11/27/25			[Gantt bar from 11/27/24 to 11/27/25]																																															
66	Closeout (2 Months)	44 days	Wed 11/27/24	Mon 11/27/25			[Gantt bar from 11/27/24 to 11/27/25]																																															

Project: Randolph Elizabeth G. L. Task: [ ] Milestone: [ ] Project Summary: [ ] Inactive Milestone: [ ] Manual Task: [ ] Manual Summary Rollup: [ ] Start only: [ ] External Tasks: [ ] Deadline: [ ] Manual Progress: [ ]

Date: Thu 2/4/21 Task Split: [ ] Summary: [ ] Inactive Task: [ ] Inactive Summary: [ ] Duration only: [ ] Manual Summary: [ ] Finish only: [ ] External Milestone: [ ] Progress: [ ]

## 1.3 Existing Conditions: Final Evaluation

The Lyons Elementary School is located at 60 Vesey Road in Randolph, MA on approximately 21 acres of land adjacent to Lee Farm Rd and Vesey Rd. The school building is sited at the high point on the property and above the flood plain of the Stetson Brook, which shares the parcel. The building was originally constructed in 1957 and is approximately 38,000 square feet. The school is a one-story building that houses classrooms, gym, library, administration, and support spaces with a partial basement level below for mechanical and electrical systems and storage.

**Compromises due to Building layout:** The floor plan is organized into three wings arranged in a “T” configuration and each wing is anchored by a double-height space. Each double height supports one of the following programs: gym, cafeteria, and media center. Unfortunately, all general classrooms are accessed directly off of the double height spaces, which results in the larger spaces having to act



Students in the general classrooms must pass through the gymnasium to reach other parts of the building.

as both classroom and corridor, which compromises their functionality and reduces their effective footprint area. For example, the gymnasium floor is the typical corridor VCT flooring and offers no resilience or added traction for athletic activities. This configuration also exposes the general classroom spaces to distractions generated in the larger spaces. Gymnasium and cafeteria noises permeate the general classroom experience resulting in a compromised ability of students and teachers to focus.

**Overcrowded:** The existing Lyons building was designed for a smaller student population than the one currently in attendance and the building lacks necessary space to support its education program effectively. According to the current MSBA space summary guidelines an elementary school, such as the existing Lyons building, of 38,000 SF will support a K-5 enrollment of 210 students. The Lyons enrollment is currently 305 students. The building is undersized for its program. The school’s teachers and administrators have developed a number of ad hoc teaching methods to adjust for the lack of space. Due to the lack of a dedicated art room and music room, students receive art instruction from a mobile cart. The performance platform has been walled off and is used as an



Temporary rooms added in the Cafeteria.

office space for a number of specialists. The cafeteria has been partitioned into spaces which support Math instruction, the after-school program run by the YMCA, and serve as the school psychologists’ office. Administration space is lacking and the health suite is undersized to accommodate current needs of a larger student population.

**Safety and Accessibility:** The existing Lyons school does not comply with many of the current school safety and security standards which were codified

after it was constructed. The main entrance lacks a “man trap” design, which limits the ability of the administration to control who enters the building. With the administration offices located with



windows facing the rear of the building, the current layout does not support passive surveillance principles. Active surveillance systems, cameras and access control, are outdated and are not connected to directly call to first responders in an emergency.

Also, the school has a number of accessibility needs which are currently not met. Designated accessible parking spaces have slopes of around 4%, which is double the allowable slope. The main entrance to the building has an exterior stair without a ramp and is not accessible. Student toilet rooms do not meet current requirements. For a complete list of accessibility issues, please, refer to the Preliminary Design Program Section 4.6.

**Deferred Capital Improvements:** Many systems at the existing Lyons school building have breached or are approaching the end of their service lifetime. The existing roof is a single ply PVC membrane, low slope roof that was last replaced in 1994 and 1997. Assuming a thirty-year service life of this roof system, the roofs will need to be replaced in the next three years. Skylights framing original to the building are found to be leaking and require replacement. While one heating boiler is newer, a second is beyond its service life of 30 years. Ventilation systems are all original to the building and



Unit Ventilator Outside Air Intake Obstructed

beyond their service life of 30 years. It was noted that the outside air connections at classroom unit ventilators were blocked therefore they were providing no fresh air to the classrooms and are not meeting code requirements. Controls are outdated. Though the school was converted to natural gas, a large abandoned above ground fuel oil tank remains on the property. These systems will need to be addressed even in the absence of a new Lyons school project. The construction cost to bring the building systems up to current code requirements and replace items that have exceeded their service life is estimated by this study to be \$13M. The total project cost is estimated to be \$16M.

For a complete detailed report on the Existing conditions of the Lyons school building, refer to Section 4 of the Preliminary Design Program report.




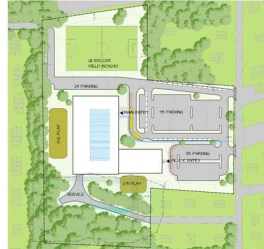
**55 Old Street, Devine School:** A second site evaluated in this study is 55 Old street, the site of the former Devine School. The Devine School building was constructed in 1930 and expanded in the 1960's. However, the school building has not been used for many years and is decrepit and in disrepair. Significant, unaddressed roof leaks have over time eroded any value the existing structure may have had in a renovation scenario. While the original building has some historic elements that are worthy of preservation as discussed later in the permitting narrative in Section 3, there is consensus that it is not possible to renovate and reuse any aspect of the existing structure. According to the Preliminary Determination of Historical Significance authored by the Chairman Henry Cooke IV on behalf of the Randolph Historical Commission, "the condition of the building and its severely deteriorated state make it highly unlikely that it could be preserved and restored/rehabilitated in any meaningful way." Our conclusion that the cost to renovate this building would prohibitive is consistent with other more detailed explorations included in this study, such as Option 1 and 2 which examine the costs to renovate the existing Lyons school building, which is in significantly better condition than the Devine building.

## 1.4 Alternatives: Final Evaluation

During the period of the Feasibility Study, the project team collaborated with the multiple Randolph committees to develop a comprehensive range of site strategy options and evaluation criteria which created a framework against which to objectively assess the relative merits of each options. The five options examined in this study include:

Option 1	Base repair / Code Upgrade	Lyons Site
Option 2	Addition and Renovation	Lyons Site
Option 3	New Construction	Lyons Site
Option 4	New Construction	Lyons Site
Option 5	New Construction	Devine Site

**Option 1:** In investigating Option 1, this study has examined the merits of a renovation of the existing Lyons school building to satisfy a requirement of the MSBA. It is self-evident that the existing building cannot address the needs of the current school population because it is too small. The existing net square footage of the building, 28,926 SF, is nearly half of what is necessary to support the program as defined by the MSBA space summary guideline and the educational program developed by the District. While Option 1 is not a viable option, this study has benefited from learning the cost that the Town would face if the Lyons school is not accommodated by one of the other options.

		LYONS SITE	DEVINE SITE
			
<b>2. ADDITION / RENOVATION</b>	<b>3. NEW CONSTRUCTION</b>	<b>4. NEW CONSTRUCTION</b>	<b>5. NEW CONSTRUCTION</b>
Add/renovate existing school	Build new school adjacent to existing	Build new school on existing school footprint	Build new school on new site
<ul style="list-style-type: none"> <li>Multiple construction phases extends construction duration</li> <li>Some disruption to current students</li> </ul>	<ul style="list-style-type: none"> <li>Minimizes disruption to current students</li> </ul>	<ul style="list-style-type: none"> <li>Requires relocating students during construction to other sites</li> </ul>	<ul style="list-style-type: none"> <li>No disruption to current students</li> </ul>

**Option 2:** Option 2 proposes to expand the existing Lyons building with an addition and to renovate about two-thirds of the existing building. The result is a facility which is sufficiently large to house the entire student body of 315 K-5 students and 90 full time equivalent PK students and meet the requirements of the District's educational program included in section 2.

In contrast with option 1, it is a viable renovation option. However, there are a few negative aspects to option 2 that proved unavoidable. Because there is no alternate location to which the Lyons students could be re-located to during construction, construction would need to be phased so that it could be conducted while the school is occupied. Option 2 would result in a longer construction duration and is the most disruptive of the options considered, except for Option 1, which is not

viable. Furthermore, due to the condition of the existing building, the cost of Option 2 exceeded the cost of new construction in our cost estimates.

**Option 3:** Option 3 proposes a new building at the Lyons site located adjacent to the existing building's footprint. Of the Lyons site options, Option 3 proved to be preferable because it minimizes construction impact to the students and has the lowest cost of all options and it has an effective site layout in which the building mediates between vehicular access on one side and play fields on the other. Option 3 was supported by the community during the two meetings held for community input.

Option 3 is carefully designed to fit within the many constraints on the Lyons site. In addition to avoiding the existing building footprint, Option 3 largely avoids the 100 year flood plain by locating the building in a slope between the high site and the lower part of the site. Also, Option 3 manages to keep the building outside of the many wetland buffer areas on this parcel. The design team developed a number of building footprints before settling on the one presented here as Option 3.

**Option 4:** Option 4 proposes the construction of a new building on the footprint of the existing Lyons school building. Initially, option 4 appeared promising because the existing building is sited at the highest part of the site and away from the Stetson Brook flood plain. However, no facility could be identified to temporarily house the Lyons school during construction, so Option 4 requires a temporary school to be constructed on the Lyons site to house the students during construction. As a result, this option is more disruptive and costly than Option 3.

**Option 5:** Option 5 proposes a new building at the former Devine school site. Option 5 is able to meet all the requirements of the District's Educational Program. The relatively flat and dry Devine site is free of the many constraints encountered at the Lyons site, which reduces project risk and results in more flexibility in how the project is developed. Option 5 results in the least construction impact to the Lyons school population of all options. Building at Devine benefits the Town as a whole by removing a decrepit structure and replacing with a vibrant program, enriching the Town center along the Route 28 corridor.

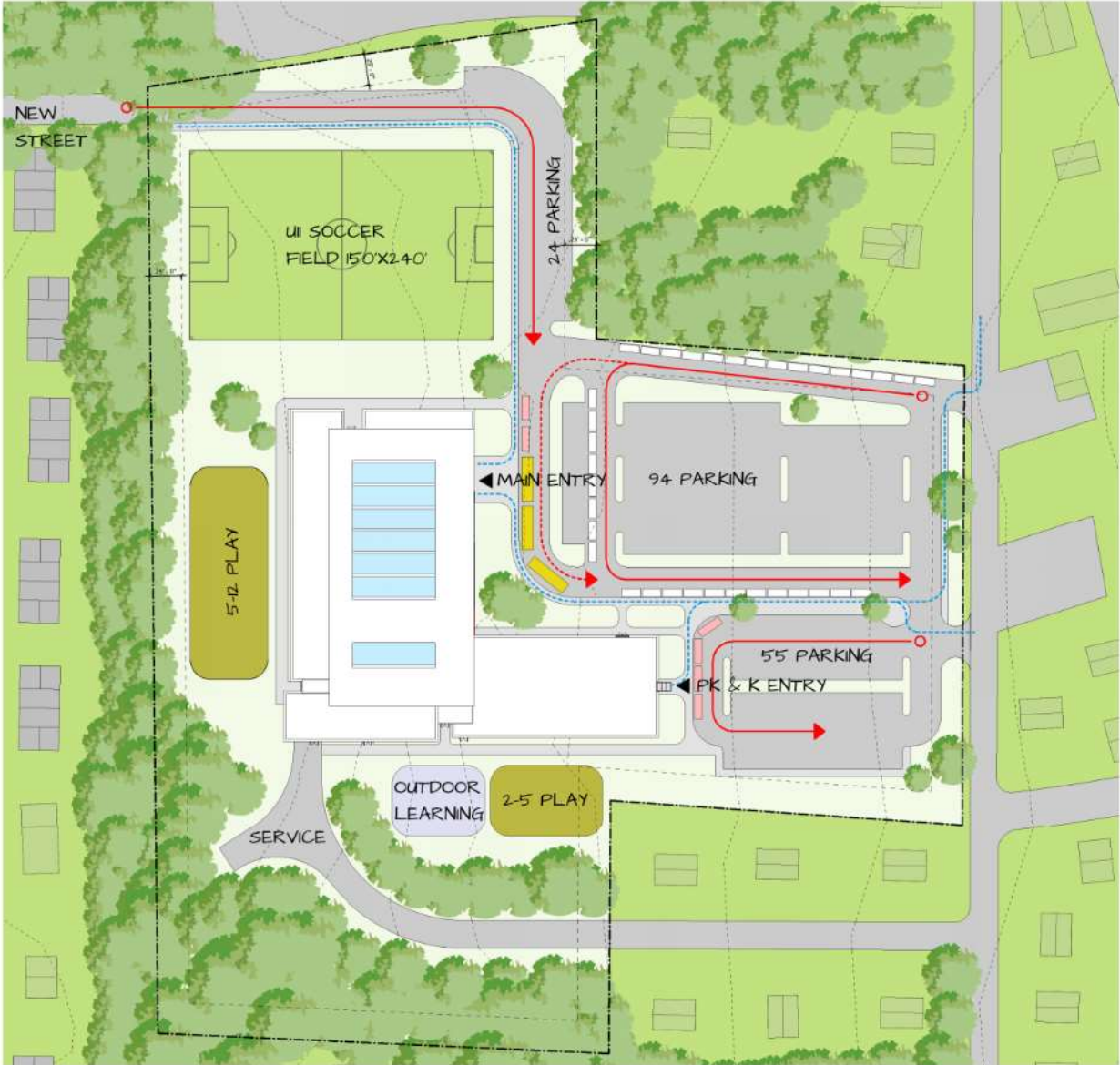
# 1.5 District's Preferred Solution

The Town of Randolph has supported of the Lyons Elementary School project.

A thorough review of the existing programs and space needs compared to the existing available spaces and MSBA Space Summary guidelines has been conducted. The District and MSBA have agreed to the requisite spaces to accommodate the Lyons Elementary Educational Program.

After a thoughtful and thorough review of the renovation / addition and new construction options for the Lyons School, the District, Town Council and School Building Committee believes Option 5, new construction at the Devine Site, is the best solution to address the educational program and benefit the Town as a whole.

- Option 5 provides a new Lyons elementary school capable of supporting 21<sup>st</sup> century educational programming as outlined in the District's educational plan.





- Option 5 addresses a lack of elementary school space in the Northern part of Randolph, while continuing a tradition of neighborhood schools located within walking distance of the students they serve.
- Option 5 locates the Lyons school centrally in Town and very near to Main street. Its new location is accessible via public transportation and supports its use as a community asset after hours.
- Option 5 provides the community with a key asset. The gymnasium, cafeteria and other spaces are designed to support community use after school hours.
- Option 5 removes a decrepit structure, the former Devine school, from the center of Town and replaces it with a vibrant elementary school program.
- Option 5 preserves historic and architecturally significant elements of the former Devine school building and grounds and displays them in the new project, reconnecting the community to artifacts of its heritage which would otherwise be hidden.
- According to our preliminary cost estimates of all options, Option 5 proves to be one of the two most economical solutions.

## 1.6 MSBA Preliminary Design Program Review and Responses

Refer to the attachment of comments and responses appended to this section.

**ATTACHMENT A**  
**MODULE 3 – PRELIMINARY DESIGN PROGRAM REVIEW COMMENTS**

**District:** Town of Randolph  
**School:** Elizabeth G Lyons Elementary School  
**Owner’s Project Manager:** CHA Consulting, Inc.  
**Designer Firm:** TSKP Studio, LLC  
**Submittal Due Date:** August 10, 2020  
**Submittal Received Date:** August 14, 2020  
**Review Date:** August 14 – September 4, 2020  
**Reviewed by:** A. Alves, F. Bradley, C. Alles, J. Jumpe

**MSBA REVIEW COMMENTS**

The following comments<sup>1</sup> on the Preliminary Design Program (PDP) submittal are issued pursuant to a review of the project submittal document for the proposed project presented as a part of the Feasibility Study submission in accordance with the MSBA Module 3 Guidelines.

***Items Requiring Immediate Action:** The information provided does not conclude with a specific list of options that will be further evaluated as part of the Preferred Schematic Report (“PSR”). This information must be provided within 7 days upon receipt of these review comments.*

**3.1 PRELIMINARY DESIGN PROGRAM**

Overview of the Preliminary Design Program Submittal	Complete	Provided; <i>Refer to comments following each section</i>	Not Provided; <i>Refer to comments following each section</i>	Receipt of District’s Response; <i>To be filled out by MSBA Staff</i>
OPM Certification of Completeness and Conformity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table of Contents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.1 Introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.2 Educational Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.3 Initial Space Summary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.4 Evaluation of Existing Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.5 Site Development Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.6 Preliminary Evaluation of Alternatives	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA’s guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. 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 MSBA requirements or the preparation and review of the project’s planning process or plans and specifications.

3.1.7 Local Actions and Approvals Certification(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.8 Appendices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 3.1.1 INTRODUCTION

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Summary of the Facility Deficiencies and Current S.O.I.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Date of invitation to conduct a Feasibility Study and MSBA Board Action Letter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Executed Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Narrative of the Capital Budget Statement and Target Budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Project Directory with contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Updated Project Schedule	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### MSBA Review Comments:

4) The District's targeted project budget has not been found in the capital budget statement narrative that was provided. In response to these review comments, please provide this information as well as the District's not-to-exceed budget for the proposed project.

**CHA / RPS / Town of Randolph response:** Based upon the preliminary cost estimates, the District has established a budget not to exceed \$55 million total project cost. The Town and District are hoping to reduce this cost through careful design and also hope to take advantage of a less busy construction market. The Town, OPM and Architect are working to reduce the cost of temporary facilities during construction through use of existing vacant space in the Town.

6) The MSBA notes that the preferred schematic and schematic design submittal due dates, as well as the associated MSBA board approvals are different than the dates proposed in the District's project schedule. Please note that the MSBA has posted the 2021 schedule for Board of Directors meetings and the associated submittal dates on the MSBA's website. The MSBA requests that the Owner's Project Manager provide an updated project schedule in response to these review comments.

**CHA response:** Updated project schedule is attached.

### 3.1.2 EDUCATIONAL PROGRAM

Provide a summary and description of the existing educational program, and the new or expanded educational vision, specifications, process, teaching philosophy statement, as well as the District's curriculum goals and objectives of the program. Include description of the following items:

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
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1	Grade and School Configuration Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Class Size Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	School Scheduling Method	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Teaching Methodology and Structure				
	a) Administrative and Academic Organization/Structure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Curriculum Delivery Methods and Practices	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) English Language Arts/Literacy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	d) Mathematics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	e) Science	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	f) Social Studies	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	g) World Languages	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	h) Academic Support Programming Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	i) Student Guidance and Support Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Teacher Planning and Professional Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Pre-kindergarten	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Kindergarten	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lunch Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Technology Instruction Policies and Program Requirements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Media Center/Library	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Visual Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Performing Arts Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Physical Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Special Education Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Vocation and Technology Programs				
	a) Non-Chapter 74 Programming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Chapter 74 Programming	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Transportation Policies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Functional and Spatial Relationships	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Security and Visual Access Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*In response to these review comments, please address the following: As part of the District's Preferred Schematic Report, include two copies of the District's updated Educational Program, one (1) redlined copy and one (1) clean copy. The updated Educational Program must address the comments below, include District updates, and provide a designer response for each component of the educational program that documents the design features and adjacencies needed to support delivery of the District's Educational Program.*

**RPS response:** *An updated Educational Program will be included in the Preferred Schematic Report as described above.*

*Additionally, the MSBA recognizes the importance of educational programming, especially as it relates to the effective planning, design, and construction of adaptable school facilities. A*

*comprehensive educational program will help inform school designs that are responsive to current teaching and learning practices, while providing flexibility to accommodate future changes in learning environments and educational delivery methods during the useful life of a school facility. To ensure that school projects are responsive to the educational needs of a District, the MSBA requires the district to document its educational program and define proposed educational activities. Only then can the district work effectively with its designer, OPM, and local stakeholders to develop, evaluate, and select a design that supports its educational objectives and needs. Establishing a comprehensive and thoughtful educational program also helps to provide for future flexibility to adapt to changes in programming or teaching methodologies over the useful life of the school.*

*To support districts and consultants in the exploration, development, and evaluation of options for proposed projects, the Educational Facility Planning page of MSBA's website provides sample educational programs and additional information the District may find useful in revising its educational program. Please confirm the District has reviewed this information in response to these review comments. **RPS response:** The district confirms that they have reviewed the Educational Facility Planning page of MSBA's website.*

*3) Provide more detail regarding the District's plan to provide a comprehensive, interdisciplinary education and its relation to the described block schedule, separate learning opportunities rather than learning opportunities incorporated throughout the day in a student's homeroom, and assessment by teachers through whole class, small group, and individual sessions with students.*

**RPS response:** *While we have not yet arrived at our goal, we have a vision and are working towards that vision over the next three years. We are looking at our facility to serve as a structure to support our focus of STREAMM (Science, Technology, Reading, Engineering, Arts, Mathematics and Movement) learning offered through a Project Based Learning (PBL) approach. This marriage of STREAMM and PBL will be designed to support students in critical thinking and applying the learning that helps them prepare for future challenges and opportunities.*

*It is our intention over the next three years to thoughtfully plan and prepare a move towards PBL. We will move from strict block scheduling to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout the day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be more blended across all discipline areas. We have begun this work in some elementary classrooms through Engage New York learning units. These opportunities allow students to learn across the curriculum.*

*To fully embrace PBL, we will eliminate the block schedule to provide valuable and rigorous learning opportunities for students to be involved in more interactive activities/schedules including physical education, arts, music, and science. These activities will not only be fun, but more importantly address significant learning outcomes.*

*In supporting English learners, co-planning and co-teaching are keys to moving language services into an interdisciplinary model offered across the curriculum. Additionally, small group pull-out or push-in spaces will be included for brief targeted language support across*

*homerooms and grades depending on their specific language needs. Some EL teachers have done this by using the interdisciplinary model curriculum units (MCU) from DESE. ELs' digital literacy will be taught using mobile language labs. STREAMM education offers ELs at all proficiency levels the ability to access grade level content in heterogeneous groups while working collaboratively with peers.*

*In supporting students on IEPs (Individualized Education Program), the key to providing project based learning support include access and exposure to STREAMM education activities and more exposure to Digital Literacy curriculum for our exceptional learners. With the learner-centered focus on STREAMM and Digital Literacy, students will be able to learn more actively using more hands-on learning approaches. A few of the benefits of STREAMM education and Digital Literacy include: the constant movement of thinking and solving real-life problems that are more meaningful and purposeful in a child's learning; they are designed for shorter time and provide ample time for breaks so students on IEPs can process what they have learned; lastly, STREAMM Education and Digital Literacy curriculum both provide a safer place for students to express themselves and be able to experience failure and success that will eventually help students on IEPs develop more resilient attitudes towards their learning.*

- *Curriculum and Training for deeper learning experiences - look into this and have significant learning outcomes; ensure that there is meaningful experiences with these curriculum; training on incorporating language needs throughout the curriculum in order to support ELs; teachers will need to learn the inquiry process and how to utilize questioning*
- *Sustained inquiry; comprehensive interdisciplinary program*

*When it comes to the EL /Special education assessment, RPS will utilize the maker space for assessment purposes formally and informally. We envision our students working in heterogeneous pods and working collaboratively with others to maximize their learning of the four language domains and specific goals on the students' IEP. Other options for assessments include the use of technology more regularly for online assessments, digital literacy assessments specifically targeting the domains of speaking, writing, listening and reading. As part of the innovative assessment practices for EL and students on IEPs, teachers will allow modified and alternative ways of assessments including allowing students to record themselves when speaking and having a language lab set up for EL speaking assessment and practice.*

*Learning opportunities are founded in feedback from peers, teachers, and self. Regular, ongoing assessment in the form of feedback and checks for understanding will support students' growth and progress.*

*4a) Further indicate if the District anticipates any scheduling changes, including any additional offerings/time for students in Physical Education and Art, and also in Science, specifically as it relates to time needed for comprehensive project-based investigative learning.*

**RPS response:** *While we have not yet arrived at our goal, we have a vision and are working towards that vision over the next three years. Our goal is to shift our elementary focus towards*

*thematic planning across all contents so that educators utilize their own expertise to support student learning across our interdisciplinary learning platform.*

*We are looking at our facility to serve as a structure to support our focus of STREAMM (Science, Technology, Reading, Engineering, Arts, Mathematics and Movement) learning offered through a Project Based Learning (PBL) approach. This marriage of STREAMM and PBL will be designed to support students in critical thinking and applying the learning that helps them prepare for future challenges and opportunities.*

*It is our intention over the next three years to thoughtfully plan and prepare a move towards STREAMM, PBL, and thematic units. We will move from strict block scheduling to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout each day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be blended across all discipline areas.*

*4f) Provide more detail regarding the proposed Social Studies curriculum given the value placed on interdisciplinary project-based learning.*

**RPS response:** *Our current model provides social studies learning to students as a specialist area one or two times per week. Our goal is to move away from Social studies as a special; including this learning as part of the curriculum daily and as integrated concepts in the curriculum.*

*We have identified a need in our district for increased curricula focusing on equity and diversity. We recently were chosen to participate in the Culturally Responsive Teaching Academy and the Culturally Responsive Learning Academy sponsored by the DESE. The purposes of these academies are to bring more perspective and relevance to our curriculum reflective of the student body. The social studies content will be embedded into the ELA curriculum to create a Humanities focus within a greater interdisciplinary PBL approach. This work will provide all students with entry point access, an ability to inquire and grow, and to apply concepts to their world.*

*It is our intention to identify and implement an interdisciplinary curriculum that is relatable, accessible and relevant, and results in student development in the areas of empathy, compassion, and inclusive and responsible citizenship.*

*4i) Provide more detail regarding the district's "Success" program, including detail associated with the program being provided as a separate learning opportunity rather than infused into the full instructional day.*

**RPS response:** *Social and emotional learning (SEL) is the process through which children and adults acquire and apply the knowledge, attitudes, and skills necessary to understand and manage emotions, set positive goals, persevere, demonstrate empathy for others, establish positive relationships, and make responsible decisions. At RPS, beginning School Year 2020-2021, we started to implement a new SEL (Social Emotional Learning) curriculum called TOOLBOX™. We have moved away from the "Success" program and*



*have been concentrating on the implementation of TOOLBOX™ from Preschool level up to the Middle School Level.*

*TOOLBOX™ is a “simple, research-based, community-tested Kindergarten through sixth grade social and emotional learning (SEL) program that builds and strengthens children’s inherent capacity for resilience, self-mastery and empathy for self and others through its curricula, methods, and strategies. and practical metaphor directing children to the experience and awareness of 12 innate “Tools” that already exist inside them.” This curriculum aims to “open the door to authentic relationships to self and others, TOOLBOX naturally encourages social equity through empathy, understanding, and 12 skills or practices to navigate the complexities of everyday life.”*

*At RPS, we use the morning meeting time at the PK and elementary levels to teach children about the importance of the 12 innate “Tools” and reinforce these concepts during small group instruction with school-based counselors and use these tools throughout the day. All staff across the district from PK to middle school have been trained on the TOOLBOX™ curriculum and all staff will grow into using the same common language on social emotional learning.*

*In partnership with families and the community, RPS commits to create and maintain safe and supportive learning environments and experiences in which every member feels valued, included, respected, and empowered to learn, grow, and achieve to their fullest potential.*

*5) Provide more detail regarding the district’s plan to provide professional development opportunities to prepare for a newly designed facility including specific detail associated with: administration-led training versus teacher-to-teacher training, the logistics and design of interdisciplinary learning, project-based learning, any changes to scheduling, and any reduction in class sizes. Further, please provide detail associated with how the district is preparing to effectively utilize a facility designed for robust project-based learning. Include detail regarding any current and planned preparations before and after the opening of the proposed project.*

***RPS response:*** *We currently have a teacher led professional development committee that plans and facilitates the professional learning opportunities in RPS. Teachers are encouraged to share best practices and lead professional learning experiences. Professional development time is structured in menu style approach giving choice and independence to educators.*

*The RPS Teaching and Learning Team was established during the 2020-2021 school year. This team leads all RPS teaching and learning initiatives K-12. Our team of seven consists of three current teachers in the role of coaches and a technology integration specialist. This specialist provides direct support to teachers to include technology during face-to-face instruction and online learning which gives students more control and differentiation of their learning.*

*In order to plan clear and consistent professional learning in RPS we will begin with the creation of a vision around this shift in practice and outcome. It is critical that all stakeholders have voice in the creation of this vision.*

*We plan to consult with an outside PBL trainer to inform the development of a Professional learning plan in 2020-2021 to be implemented 2021-2024 before, during and after our school building project completion.*

*This plan will include 2 years of targeted and sustained Professional learning on:*

- *Urgency and investment around a new structure of learning that finds joy and challenge in learning*
- *Developing a culture of PBL that focuses on six principles: Think, Learn, Work, Communicate, Collaborate and Contribute.*
  - *teachers learn to facilitate higher order thinking (HOT) questions and probes*
  - *students learn to grapple and develop a sense of efficacy*
- *Shifting instructional practices*
- *Building culturally responsive, thematic units of learning*
- *Structured interdisciplinary learning including revamping schedules and teacher roles to meet instructional needs and reduce class size*

*7) Provide additional information associated with the anticipated space needs of the kindergarten program including but not limited to the outdoor learning and play areas, storage areas, and toilet rooms.*

***RPS response:*** *Younger students require open spaces for play and hands-on activities. Flexible groupings will require storage for shared craft materials/realia, seating variety, safe movement areas, and easy/safe access to a separate outdoors pre-K/K play area. In addition to a play area, our youngest learners will have accessible playground equipment that combines movement, fun and learning (i.e. built in educational games in the play area). Our goal will be to provide experiential learning experiences beyond the classroom walls to discover the local flora and wildlife. The outdoor learning space will provide an opportunity for students to learn, first hand, about the impact wildlife has on local ecology and environment.*

*We will provide access for easy parent drop off/pick-up of children and their belongings. We have tried to maintain a class size of 18-20, but due to overcrowding, our class size has been in the 27-29 range. Our goal will be to limit total class size to 22, with instruction taking place in flexible, heterogeneous groupings. Class sizes will depend on our fiscal budget and annual enrollment, and overall school space availability.*

*Additional flexible, adjacent instructional space will be required for intervention services, related service providers, and for Special Education students and for English learners requiring additional language instruction.*

*Classrooms will have ample windows that serve as opportunities for supervision and to make learning visible. Classroom spaces provide flexibility in groupings to provide for cross class groupings to best meet student needs. Toilet areas will have adequate and appropriate space for bathroom needs of early learners including physically and developmentally appropriate toilets.*

*Our students with disabilities will continue to be in a full-inclusion model wherever possible.*

9) Provide more detail regarding how the District plans to provide comprehensive, interdisciplinary project-based learning in the proposed learning spaces.

**RPS response :** We will, over the next three years, thoughtfully plan and prepare a move towards PBL. We will move from strict block scheduling to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout the day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be more blended across all discipline areas.

Developing a plan that begins with a vision and ends with implementation. We will be working closely with a PBL consultant to walk through the next three years towards dynamic implementation.

Our proposed space provides for collaboration, problem solving, flexibility, and presentation of learning. An ability to make large spaces smaller via partitions and/or breakout rooms will allow for the elements of collaboration, meeting student needs, shared meeting spaces, and interdisciplinary and PBL. These spaces would be separate and visible to provide the opportunities we seek in a safe platform. The spaces can utilize the maker's space for project and assessment purposes whether formally or informally. We envision our students working in heterogeneous pods and working collaboratively with other students.

### 3.1.3 INITIAL SPACE SUMMARY

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Space summary; one per approved design enrollment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Floor plans of the existing facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Narrative description of reasons for all variances (if any) between proposed net and gross areas as compared to MSBA guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### MSBA Review Comments:

The following enrollment configuration has been established for this proposed project:

- o Design Enrollment: 315 students, grades K-5

1) The MSBA has performed an initial review of the space summary provided for proposed new construction and offers the following:

- **Core Academic** – The overall proposed square footage for this category exceeds the MSBA guidelines by 9,350 net square feet (“nsf”). Per the information provided, the following spaces will be proposed in order for the District to deliver its educational program:

<i>Anticipated Core Academic Spaces</i>	<i>MSBA Comments</i>
<b>(6) Pre-Kindergarten Classrooms</b>	<p>The MSBA understands that the District currently houses its Pre-K student population in the J. F. Kennedy Elementary School, please describe what is proposed for the spaces that would be vacated should 6 PK classrooms be included in the proposed project, as requested in the enrollment letter</p> <p><b>RPS response:</b> RPS envisions that the current Pre-K housed at the J. F. Kennedy Elementary School will be utilized for a special education program for the Randolph community. This program will address the community’s needs for keeping and bringing back more Randolph residents students/children back into the public school system. This program will also be able to address the needs of students who have multiple disabilities that will address excellence, innovation and equitable education.</p> <p>There will be different phases into solidifying this special education program will be housed in this space. It will start with data analysis to identify the specific needs for the district special education programming. Then, the department will develop an educational program designed for the specific population in mind. This planning and implementation period will include consultations and program evaluation.</p> <p>It is the intention of the district to utilize all the existing six PK classrooms and convert these classrooms into six specialized classrooms for students on IEPs with a small group size of up to 8 students per classroom.</p>
<b>(3) Kindergarten Classrooms</b>	Aligns with MSBA guidelines
<b>(12) General Classrooms</b>	<p>Proposes (1) classroom above the guidelines. Describe how the District would assign classrooms by grade in the proposed project.</p> <p><b>TSKP response:</b> The school will be a two section school with two classrooms per in grades K-5. It will also have three additional flexible classrooms due to the design enrollment of 315 which does not equally divide into a two section school. The additional classrooms allow the school to manage an unequal breakdown of students into each grade.</p>
<b>(1) STE Room – Grades 3-5</b>	<p>In order for the MSBA to consider this space eligible for reimbursement please describe how the space will be staffed and provide examples of the educational activities that would be conducted in this space that could not be accommodated in the general classrooms.</p> <p><b>RPS Response:</b> RPS will have well-designed and accessible science spaces that will have enough room to perform laboratory experiments and investigations. The design of our science facilities will enhance effective science instruction throughout the school.</p>

	<p><i>We will have a dedicated tech teacher and this will make us one of only 4 districts that participate in Project Lead the Way across all schools in our district.</i></p> <p><i>Students will use inquiry based, real world applications. There will be dedicated science and engineering teachers who will conduct non-hazardous lab style instructions (extra safety equipment &amp; procedure, electrical access, safety goggles, etc.) throughout the week.</i></p> <p><i>RPS will also follow state and local fire codes for "room occupancy" that allow a specific number of students in a science lab based on the size of the room. A safe egress during a fire will be arranged.</i></p> <p><i>Access to outdoor learning spaces that will allow for scientific inquiry.</i></p> <p><i>Space essentials include: moveable flexible desks, backless sturdy stools, access to tools, tactile exploration station, fire extinguisher, flexible table configurations, counters to hold projects, plants, etc., storage capabilities, and proper flooring for wet, messy work.</i></p> <p><i>Digital literacy and hands-on technology integration will be integrated into all contents and grade levels. We will build in digital standards throughout the interdisciplinary thematic planning process.</i></p>
<p><i>(1) Science Prep Space</i></p>	<p><i>In order for the MSBA to consider this space eligible for reimbursement please describe how the space will be staffed and provide examples of the educational activities that would be conducted in this space that could not be accommodated in the general classrooms.</i></p> <p><b><i>RPS response:</i></b> <i>Our science prep space will provide a distraction free, safe space for individualized/small group support, storage space, and space for preparation of science materials. To ensure safety and the proper preparation space and needs a science prep space is critical. So, adequate storage and adequate work surface areas are as important in math as they are in science. However, the storage will also be specifically designed for storage of the materials, manipulatives, and equipment for each discipline. Physics will use equipment such as bicycle wheels, six-foot air tracks and other equipment that doesn't fit in typical shelving or cabinets. Chemistry obviously will need safe, secure, properly ventilated chemical storage not in the preparation room, glassware, ring-stands, etc. Biology will also needs= microscopes, specimens, glassware, chemicals, etc. Earth</i></p>

	<p><i>Science will need stream tables, rock and mineral samples, glassware, rainfall gauges, etc. Grades PK to 8 teach all sciences and need equipment from all of the disciplines.</i></p>
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- **Special Education** – *The proposed square footage for this category exceeds the MSBA guidelines by 3,300 nsf. In subsequent versions of the space summary, the Large Group Instruction (ELL) should be located in the Core Academic category and the ELL Office should be located in the Administration and Guidance category. Please acknowledge. **TSKP response: Acknowledged.***

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

- **Art & Music** – *The proposed programmatic spaces align with the MSBA guidelines. No further preliminary comments.*
- **Health & Physical Education** – *The proposed programmatic spaces align with the MSBA guidelines. No further preliminary comments.*
- **Media Center** – *The proposed square footage for this category is below the MSBA guidelines by 888 nsf. As part of the District’s PSR submittal, please confirm that the proposed square footage is adequate to meet the needs of the District’s educational program. **TSKP response: This will be addressed in the Preferred Schematic Report.***
- **Dining & Food Service** – *The proposed programmatic spaces align with the MSBA guidelines. No further preliminary comments.*
- **Medical** – *The proposed programmatic spaces align with the MSBA guidelines. No further preliminary comments.*
- **Administration & Guidance** – *The proposed square footage for this category exceeds the MSBA guidelines by 113 nsf. This overage is primarily due to the inclusion of a 120 nsf Assistant Principal’s Office. The MSBA does not object to including this additional area; however, all square footage in excess of MSBA guidelines will be considered ineligible for reimbursement. Please acknowledge. The MSBA encourages the District and its consultants to find efficiencies in the proposed building layout to reduce the overall net square footage in this category. No further preliminary comments. No further action required.*
- **Custodial & Maintenance** – *The proposed programmatic spaces align with the MSBA guidelines. No further preliminary comments.*
- **Other** – *The district is not proposing any square footage in this category. No further preliminary comments.*

*Please note that upon selection of a preferred solution, the District may be required to adjust spaces/square footage that exceeds the MSBA guidelines and is not supported by the Educational Program provided. Please acknowledge. **TSKP response: Acknowledged.***



No further review comments for this section.

### 3.1.4 EVALUATION OF EXISTING CONDITIONS

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	Confirmation of legal title to the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Determination that the property is available for development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Existing historically significant features and any related effect on the project design and/or schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Determination of any development restrictions that may apply.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Initial Evaluation of building code compliance for the existing facility.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Initial Evaluation of Architectural Access Board rules and regulations and their application to a potential project.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Preliminary evaluation of significant structural, environmental, geotechnical, or other physical conditions that may impact the cost and evaluations of alternatives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Determination for need and schedule for soils exploration and geotechnical evaluation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Environmental site assessments minimally consisting of a Phase I: Initial Site Investigation performed by a licensed site professional.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Assessment of the school for the presence of hazardous materials.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Previous existing building and/or site reports, studies, drawings, etc. provided by the district, if any.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### MSBA Review Comments:

3) The information provided includes documentation that confirms the existing Devine Elementary School is in the Massachusetts Historical Commission (“MHC”) database, and initial discussions between the District and MHC suggest there will be resistance to demolition of the existing structure. The MSBA notes the narrative provided also indicates that a project notification form requesting demolition has been sent to both the Town of Randolph and MHC. In response to these review comments, please provide the MSBA with additional information that describes any future impacts this may have to a potential project on the existing Devine site and plans should the Devine site not be selected as the preferred schematic. Additionally, please include in the schedule submitted with the preferred schematic report, the timeline associated with filing with the MHC and obtaining MHC approval prior to construction bids. **TSKP response:** *If the Devine site is not selected as the preferred schematic, it will remain a town owned property that is of limited usability due to the poor condition of the existing building.*



*A project notification form was submitted to the local historical commission and a response was received that acknowledged historical value in the existing building and asked for more information about the proposed project. Subsequently, a meeting was held at the Devine site in which the chairman of the local historical commission and the project team discussed potential development scenarios. From that discussion, the team believes the commission may support demolition of the existing building provided that historical features of the building are removed and salvaged. This good news is tempered by the reality of the approval process, which will require a more developed plan to be submitted to the historical commission for review at a later date.*

*The District should keep the MSBA informed of any decisions and/or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00. **RPS response:** The District will keep the MSBA informed of any decisions and /or proposed actions and should confirm that the proposed project is in conformance with Massachusetts General Law 950, CRM 71.00.*

*4) The site report notes that the existing site is partially located inside the 100-year floodplain, and wetlands, flood, and other restrictions are present on the site. In response to these review comments, please provide a narrative that describes any preliminary information regarding how this may affect the buildable areas of the school site (if any), any associated mitigation regarding proposed site and building floor elevations, and design resiliency considerations.*

***TSKP response:** The presence of the 100 year floodplain, wetlands and watercourses on the Lyons site restrict the area of the site available for development, however, there are portions of the 21 acre site where these elements do not occur and development can proceed without restriction. For example, Options 2 and 4 propose buildings on the Lyons site which are outside of restricted areas.*

*It is also possible to build within restricted areas provided that the development properly conforms to the restrictions. For example, building within the 100 year flood plain is feasible if it is raised upon structural fill. The design for the building could incorporate resiliency: strategies to mitigate flood damage, though these are not required because the building raised above the 100 year flood plain.*

*Also, it is possible to build sitework within the wetland setback, provided conservation restrictions are met. Examples of conservation requirements include Impervious areas proposed within the setback will need to be offset with detention/retention and water quality measures to protect the adjacent wetland area.*

*7) The information provided indicates that a potential new building on the existing school site will require new sewer infrastructure to convey water to the existing municipal sewer system located on Beverly Circle or Vesey Road. Please note that all off-site improvements will be considered ineligible for reimbursement and must be itemized in the District's total project budget template that will be included in the schematic design submittal. Please acknowledge. **TSKP response:** Acknowledged.*

*8) The preliminary geotechnical recommendations provided indicate that the existing fill material and organic deposits found on portions of the existing site are not suitable for bearing loads, and can be addressed using several methods including removing the unsuitable soils and providing new subgrade material, or by providing ground improvements such as aggregated piers. In response to these review comments, please provide a narrative that describes how these recommendations have been factored into the preliminary project cost, and how the designer will continue to manage site costs in future phases of the proposed project.*

***TSKP response:** Preliminary geotechnical investigations have identified the need to improve soils if a new school constructed at the current Lyons baseball field as proposed in Option 3. To capture the costs of soil improvement, the geotechnical engineer has included a narrative description of how the soil would be improved (by constructing aggregate piers). The cost for*

ground improvements are carried in the cost estimate for Option 3, see page 9 of the estimate by AM Fogarty. At this time, the cost estimate is conservative and assumes that the entire footprint of the building will require aggregate piers. As the project progresses and if Option 3 is selected as the preferred option, a final geotechnical investigation would be conducted at the location of the confirmed building footprint to better understand the planimetric extent and depth of ground improvement required.

9) The Phase 1 Environmental Site Assessment provided indicates that a 6,000-gallon partially filled above grade fuel storage tank, and an application for the removal of 8,000 underground fuel tank were on file. Please note that all costs associated with the abatement and removal of fuel storage tanks and the abatement of contaminated soil from any source must be itemized in the cost estimates and will be considered ineligible for MSBA reimbursement. Please acknowledge. **TSKP response: Acknowledged.**

10) It should be noted that all costs associated with the removal of floor and ceiling tiles containing asbestos are ineligible for MSBA reimbursement and the project team should be aware of the current policies associated with MSBA's participation in the abatement and removal of hazardous materials. **TSKP response: Acknowledged.**

### 3.1.5 SITE DEVELOPMENT REQUIREMENTS

Provide the following Items		Complete; No response required	Provided; District's response required	Not Provided; District's response required	Receipt of District's Response; To be filled out by MSBA Staff
1	A narrative describing project requirements related to site development to be considered during the preliminary and final evaluation of alternatives.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Existing site plan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### MSBA Review Comments:

1) The information provided indicates that the District considered the following (5) sites for potential development:

- **Site #1 – Lyons ES site**, 21.3 acres, 1.8 acres of wetlands.
  - The information provided indicates the District and its consultants determined this site will be further considered.
- **Site #2 – Devine ES site**, 8.3 acres, 0.1 acres wetlands.
  - The information provided indicates the District and its consultants determined this site will be further considered.
- **Site #3 – Tower Hill site**, 8.3 acres, 1.6 acres of wetlands.
  - The information provided indicates the District and its consultants have removed this site from further consideration.
- **Site #4 – Grove street site**, 23.6 acres, 2.4 acres of wetlands.
  - The information provided indicates the District and its consultants have removed this site from further consideration.
- **Site #5 – McNeil ES site**, 7.1 acres, 1.2 acres wetlands.
  - The information provided indicates the District and its consultants have removed this site from further consideration.

*The MSBA notes the District has performed a two-stage evaluation process that was developed to select the sites for further consideration. In response to these review comments, provide a narrative that further describes the site evaluation and site selection process, documenting specifically why sites 3, 4 and 5 were eliminated from further consideration, and provide a summary of the public outreach activities and discussions that have taken place regarding site selection.*

**TSKP response:** *The site selection process for the Lyons school began with a wide selection of all available parcels in town as identified by residents, Town officials, school administrators, and building committee representatives. Participants included the Town Planner, the Town Manager, the District facilities director, the school superintendent, School Committee members, and Town Council members... The participants looked for parcels with an area of at least 5 acres that may be large enough for a suburban elementary school.*

*Five parcels were identified. Each of the five are currently owned by the Town and are potentially available for development. The five sites include: 1) the existing Lyons school site, 2) the former Devine School site, 3) the former Tower Hill school site, 4) a parcel on Grove street and 5) the former McNeil School site. The architect visited and photographed each site and reviewed Town GIS and other available mapping for each to document development constraints. A two-step evaluation matrix was developed from these initial investigations. The matrix was initially presented to the School Building Committee at their meeting held on July 9, 2020. After a review of the pros and cons of each site it was decided that only the existing Lyons school site and the former Devine school site were worth pursuing further.*

*In addition to discussing site selection with the School Building Committee, the project team has discussed site selection in a Town Council meeting held on September 15<sup>th</sup>.*

*Here is a summary of the discussion and salient features of each site that contributed to the decision to eliminate sites 3, 4, and 5 from consideration.*

**1) The existing Lyons School site:** *While there are some challenges to continuing the use of the Lyons school site for the new Lyons school, there are also some significant benefits to continuing on the same site. A primary challenge to developing the Lyons school site is that it is currently occupied by the Lyons school and any plan to build requires a plan to relocate or maintain school operations during construction. A second challenge is that areas of the site are within the 100 year flood plain. Wetland areas have been located on the site as well as a stream, which limits the effective developable area of the site. There are also benefits to developing the Lyons School site. One benefit is that the site is centrally located within the Lyons school catchment area. Also, it is located in a residential neighborhood and away from heavily trafficked thoroughfares. Despite some of the development constraints described above, the site is sufficiently large, at 21.3 acres, to support the program areas required for the new school.*

**2) The former Devine School site:** *The former Devine school site is the only site, other than the Lyons school site, which is within the existing Lyons school catchment area. There are two primary challenges to the former Devine school site. They are its location and the existing building, which may have historical significance. The former Devine school site is an 8.3 acre parcel located near Main street, a state road, which is a heavily*

trafficked thoroughfare. Developing the new Lyons school could result in traffic congestion on Old street which is currently a one-way street originating at a complex intersection with Main Street. To improve vehicular access to the Devine site it may be necessary to create new roadways around the site. Also, an abandoned school building sits on the Devine site. The condition of the building is very poor, however, a portion of the building which fronts on Old street is considered historic. If the older part of the Devine school must be retained and repurposed for historical reasons, the complexity of selecting this site and perhaps the cost to develop it, will be higher.

There are benefits to the former Devine school site. The site is relatively flat and dry. There is a wetland area on the site, but this is known to be of low quality and is quite small in area. The shape of the site is compact and it is buffered from streets by residential properties.

**3) the former Tower Hill School Site:** The former Tower Hill School site is an 8.3 acre parcel located to the South and West of the current Lyons catchment area. It is located in a residential neighborhood and is bordered by medium traffic roadways. It is owned by the Town. A building that was previously used as an elementary school is currently used by a tenant. The site includes a large, high-quality wetland area, which unfortunately bisects the site. The portion of the site to the north of the wetland is larger and is where the existing building and parking lot are currently located. Though the overall site acreage would seem to suggest it has sufficient capacity for the new Lyons school, the presence of the wetland and the configuration of the wetland makes the effective site area much smaller.

**The former Tower Hill school site was eliminated from consideration for the reasons described above. The primary reason it was eliminated is that it is outside of the Lyons School catchment area and geographically remote from much of the student population it would serve. Also, the presence and configuration of wetland areas at the Tower Hill site reduce the developable area such that the Lyons school and associated fields will be compromised.**

**4) the Grove Street Site:** The Grove street site is a linear parcel of open space owned and operated by the Town as Park. It includes the Randolph dog park, the Goldstein open space, Norroway Pond and the Bertha Soule Memorial Park. The large 23.6 acre parcel straddles Grove street. The linear parcel follows the flow of a stream which originates to the South of the parcel and flows to the North along its length. 2.4 acres of the 23.6 acre parcel are wetland areas and much of the parcel is not developable because it falls within the 200ft riparian setback of the stream. The Town is currently discussing extending an existing boardwalk trail system to connect from North to South through the parcel.

**The Grove Street site was eliminated from consideration because it is outside of the Lyons School catchment area and to the South of the student population it would serve. Also, the prevalence of water and wetland areas discourages development. The site is valuable to the Town as a recreational resource and its current use as parkland is most appropriate.**

**5) the former McNeil school site:** The former McNeil school was last used as a school forty years ago. It functioned as the Town's Senior Center, until three years ago when the Senior Center was relocated to a new facility. The site is the smallest of the sites considered at 7.3 acres and it is located furthest to the South and outside of the Lyons catchment area. 1.2 acres of wetlands are present on the site.

**The former McNeill school site was eliminated from consideration because it is 2.3 miles from the Lyons School catchment area and to the South of the student population it would serve. Randolph already has two other elementary schools in the Southern part of town, JFK and Young school. Also, the developable area of the McNeill site is insufficient for the new Lyons school.**

### 3.1.6 PRELIMINARY EVALUATION OF ALTERNATIVES

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Analysis of school district student school assignment practices and available space in other schools in the district	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Tuition agreement with adjacent school districts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Rental or acquisition of existing buildings that could be made available for school use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Code Upgrade option that includes repair of systems and/or scope required for purposes of code compliance; with no modification of existing spaces or their function	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Renovation(s) and/or addition(s) of varying degrees to the existing building(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Construction of new building and the evaluation of potential locations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	List of 3 distinct alternatives (including at least 1 renovation and/or addition option) are recommended for further development and evaluation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### MSBA Review Comments:

1, 2, 3) Not found, please submit in response to these review comments. **CHA/RPS response:**

1. **School assignment policy:** School assignments in the school district's elementary schools have been subdivided into 4 geographic attendance zones. Elementary students are assigned to a school in their geographic zone.



2. **Tuition Agreement:** Please see the link for the 2020 education agreement to existing out-of-district schools: [LINK HERE](#)  
School Choice: The School Committee voted to allow school choice, based on space availability for grades 6-10 only.
3. Existing Buildings Nothing currently available for sale to become our new school. We are looking at the former Divine School Property for potential use.

4) Please note that although the “Code Upgrade” may be later determined to be a non-viable solution, the project team must continue to carry this option through the preferred schematic phase for cost comparable purposes. Please acknowledge. **TSKP response: Acknowledged.**

6) Please ensure that further detail is provided in the subsequent phases of the project that clearly describes and illustrates the separation, safety provisions, and possible construction laydown areas that will be applied during construction on an occupied site. **TSKP response: Further detail regarding construction phasing, laydown, and safety clearances will be provided during subsequent phases of the project.**

7) The information provided in this submittal does not conclude with a statement or narrative that specifically identifies which options will be further evaluated in the preferred schematic report. In response to these, review comments, please submit a revised preliminary evaluation of alternatives section (section 6) that clearly describes which options will be further evaluated. Please ensure that the revised section includes all the requirements of MSBA’s module 3 guidelines, provides information that describes the selection criteria used to evaluate all options, and a narrative the documents why the options not selected were eliminated from further consideration.

**TSKP response:** Alternatives have been evaluated for renovation/ addition as well as new construction on two sites. The alternatives demonstrate a renovation/addition solution is possible, however, it is challenged by the low structural framing heights which restrict new ventilation ductwork and it results in some classrooms being slightly smaller than called for in the program for the Lyons Elementary School. Furthermore, the spatial relationships, adjacencies and efficiency factor further demonstrate that a renovation/addition alternative is not ideal. We have found that the renovation/addition option does not save money; it costs the same as the new construction options.

Multiple new construction alternatives have also been evaluated. It is clear at this early stage of the Feasibility Study that new construction will provide the desired educational program in a more efficient manner. In addition, new construction provides the opportunity to design a facility to meet the educational program as well as make the most efficient use of the site.

Two sites will be further evaluated in the feasibility study. The existing Lyons school site is the preferred site for its central location in the catchment area and for its location in a residential neighborhood on low-trafficked, quiet streets. The former Devine school site remains an option to be considered.

Of the three new construction alternatives, Option 4 which locates the building over the footprint of the existing building offers the most advantages as outlined earlier in this section. It

*avoids poor sub-surface soils, avoids impacts to wetlands and continues use of the Lyons site which is the preferred location. The primary challenge to Option 4 is the development of a relocation plan for the students during construction of the new school. The current cost estimates of Option 4 do not include the cost of temporary classrooms, which would be a significant cost if required for the entire school population. If a satisfactory relocation plan cannot be determined, either Option 3 or Option 5 will need to be considered. There is also interest in the community for Option 5, which proposes a new school at the former Devine school site.*

*MSBA guidelines, Module 3 Feasibility Study, section 3.1.6 requires that at least three alternatives, including one renovation/addition, be further developed prior to finalizing a preferred alternative. Accordingly, the recommendation of the Randolph School Building Committee is to proceed with alternatives 1, 2, 3, 4 and 5 for further development in the next phase of this study.*

*Please, see attached revised Section 6: preliminary evaluation of alternatives.*

*No further review comments for this section.*

### 3.1.7 LOCAL ACTIONS AND APPROVAL

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Certified copies of the School Building Committee meeting notes showing specific submittal approval vote language and voting results, and a list of associated School Building Committee meeting dates, agenda, attendees and description of the presentation materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Signed Local Actions and Approvals Certification(s):				
	a) Submittal approval certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Grade reconfiguration and/or redistricting approval certificate (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Provide the following items to document approval and public notification of school configuration changes associated with the proposed project				
	a) A description of the local process required to authorize a change to the existing grade configuration or redistricting in the district	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



b) A list of associated public meeting dates, agenda, attendees and description of the presentation materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Certified copies of the governing body (e.g. School Building Committee) meeting notes showing specific grade reconfiguration and/or redistricting, vote language, and voting results if required locally	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A certification from the Superintendent stating the District's intent to implement a grade configuration or consolidate schools, as applicable. The certification must be signed by the Chief Executive Officer, Superintendent of Schools, and Chair of the School Committee	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*1) The MSBA notes the information provided indicates that the District's elementary school will be at 80% utilization with the potential construction of a new Lyons Elementary School. The meeting minutes provided also document the School Building Committee's vote to approve the submission of the preliminary design program, and included discussions associated with moving the District's middle school students into the high school building. In response to these review comments, please confirm that moving the middle school students into the high school does not impact options considered in the feasibility study, and that the options evaluated as part of this submission are the most cost-effective, educationally appropriate choices for the District.*

**TSKP response:** *It is our understanding that the School Committee has previously discussed the possibility of moving the middle school to the high school and found it to be unacceptable for multiple reasons including a lack of available space in the high school. These discussion took happened a number of years ago and this project will review the topic with the current school committee at an upcoming meeting.*

*2b, 3b, c) The information provided indicates the proposed project may include redistricting for the students of Randolph. Please describe the local process and approvals required for planning and implementing redistricting and when the District has approved and adopted a new districting policy. Please note these MSBA requirements must be completed prior to the submittal of the preferred schematic report. Please acknowledge.*

**CHA/RPS response:** *Will be completed prior to the submittal of the preferred schematic report*

*3a, d) Not found. Please provide in response to these review comments.*

**CHA/RPS response:** *The District is not contemplating significant redistricting or grade configuration changes as part of this project. There may be minor reassignment of certain blocks based on distance to the school but this will be handled internally by the School Department as it has previously been addressed.*

*No further review comments for this section.*

**3.1.8 APPENDICES**

Provide the following Items		Complete; <i>No response required</i>	Provided; <i>District's response required</i>	Not Provided; <i>District's response required</i>	Receipt of District's Response; <i>To be filled out by MSBA Staff</i>
1	Current Statement of Interest	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	MSBA Board Action Letter including the invitation to conduct a Feasibility Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Design Enrollment Certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**MSBA Review Comments:**

*No review comments for this section.*

**End**

# SECTION 2 EVALAUTION OF EXISTING CONDITIONS

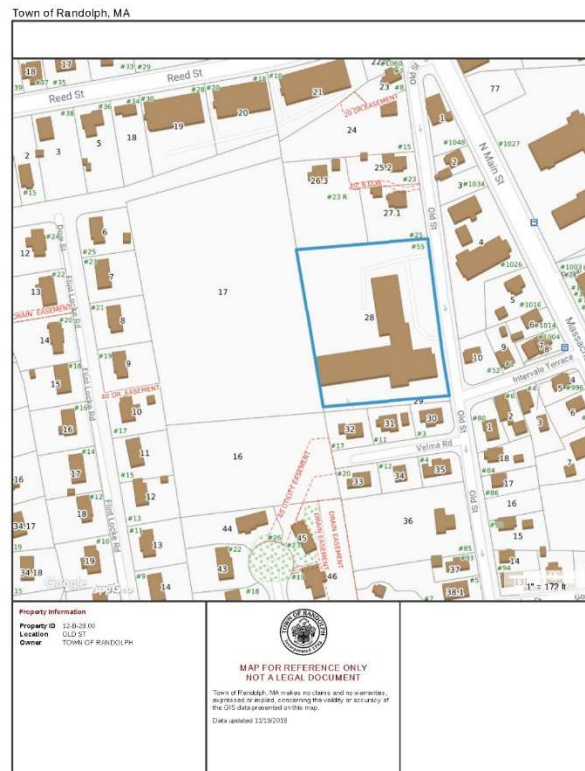
## 2.1 Introduction

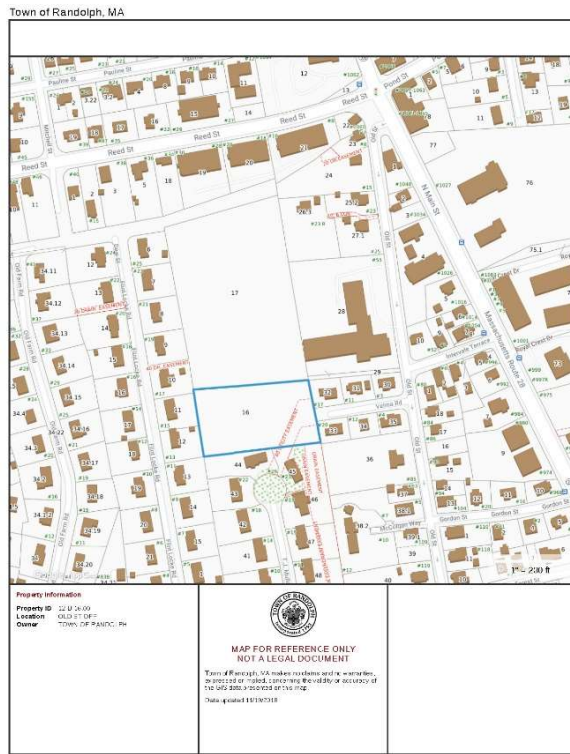
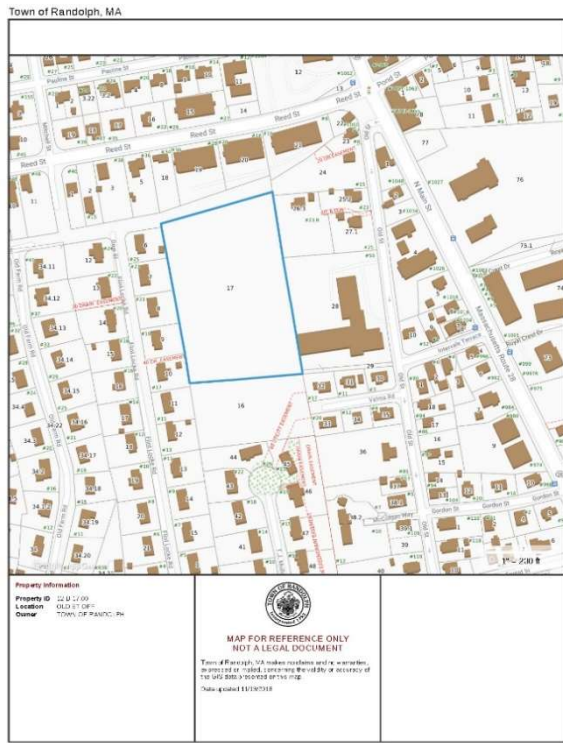
The existing conditions at the Lyons school site were further reviewed during the Preferred Schematic Report, but there were no substantive changes to any of the original conclusions and observations at that location. Please, refer to the Preliminary Design Program report for evaluation of the Lyons Elementary School building and site and existing conditions narratives and graphics. A final version of the existing Lyons Elementary School floor plan is included at the end of this section.

Due to the inclusion of the Devine Site in this study, further evaluation of that site has been performed. Preliminary geotechnical and hazardous materials investigations have been conducted, which resulted in reports which are included in the Appendix. Also, a detailed survey and Phase I Environmental Analysis have been performed, which will be included in the Appendix.

### Devine Site - Legal Title to Property

The Charles G. Devine Elementary School is located at 55 Old Street in Randolph, MA 02368 and is located on parcel 12-B-28.00. This parcel is combined with parcel 12-B-17.00 and 12-B-16.00 totaling approximately 8.32 acres per the Town of Randolph's GIS. The Town of Randolph is listed as the property owner for all 3 parcels in the Town's online property record card.





**Devine Site : Evaluation of Existing Conditions**

Nitsch Engineering has performed research of the existing site conditions and anticipated site permitting requirements for the Devine Elementary School site located at 55 Old Street in Randolph, Massachusetts. For permitting requirements, refer to Section 3.

**General Site Description**

The existing building is located at 55 Old Street in Randolph, Massachusetts and is bounded by residential dwellings to the north and south, Old Street to the east, and woodlands and residential dwellings to the west. The parcel consists of a school building, driveway with a small parking area, and open space for athletic use. The following is a summary of the anticipated proposed site civil utility work and permitting requirements that will accompany the proposed new building at the Devine Elementary School site.

**EXISTING SITE UTILITIES**

**Water**

Based on record documents, the existing school building is currently serviced by a 3-inch domestic water service of unknown material. It is assumed the water service connects to the existing main

located in Old Street. There are no separate fire protection services to the building and the site includes one (1) fire hydrant off Old Street.

### **Sanitary Sewer**

There is one sanitary sewer service from the existing building of unknown size and material and there are no separate kitchen grease waste services or grease traps. The service connects to the existing municipal sanitary system in Old Street.

### **Stormwater Management**

There does not appear to be a stormwater management system on site.

### **Electric/Telecom**

According to record drawings, there are underground conduits that provide electrical and telecom service to the building from a utility pole just outside the project site. The services are overhead from Old Street. Refer to the Electrical Engineer's Existing Conditions report for additional information about the existing and proposed electrical/telecom requirements.

### **Gas**

Based on record drawings there is an existing gas service of unknown size to the building from Old Street. Refer to the Plumbing Engineer's Existing Conditions report for additional information about the existing and proposed gas requirements.

### **Soils**

Based on the Natural Resources Conservation Service (NRCS) information on MassGIS (Oliver), the school site is primarily classified as Udorthents with associated hydrologic soil group rating of A, correlating with well drained soils suitable for the infiltration of stormwater.

## **Devine School – Evaluation of Existing Conditions**

The Charles G. Devine Elementary School is located at 55 Old Street in Randolph, MA 02368 on three town owned parcels of land (parcel 12-B-28.00, 12-B-17.00, 12-B-16) totaling approximately 8.32 acres of land with the building located on parcel 12-b-28.00 directly adjacent to Old Street with playfields, parking and wooden areas to the rear. Old Street is a one-way street with the direction of vehicular traffic moving south, branching off of route 28 (North Main Street).



The school is comprised of an original building constructed in 1932 that was approximately 15,000 sqft and a subsequent 36,000 sqft classroom wing addition constructed in 1952. While the building is currently unoccupied and used for partial town storage, it served 327 students in grades pre-Kindergarten-6th grade. The

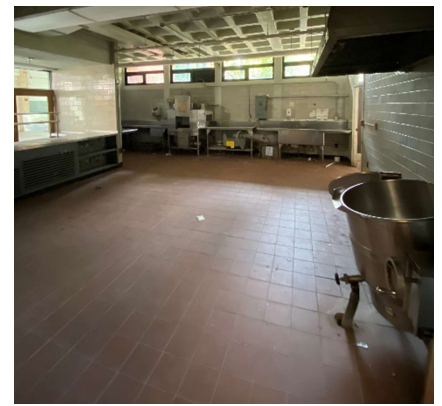


building overall is in poor condition with evidence of vandalism and lack of property maintenance throughout.

The school is a two-story structure that houses classrooms, gym, library, administration, and support spaces with a small basement level below for the mechanical and electrical systems. The floor plan of the school is in a “L” configuration with larger gathering spaces including the Gym, Library, and Cafeteria located at the outer corner of the “L” with a 17’ clear height. Classrooms are located in a double loaded corridor configuration off of each leg of the L plan totaling 23 rooms in the school.

### Floors

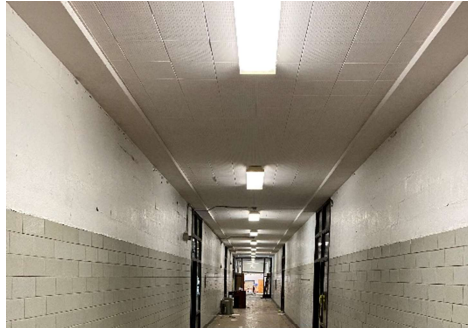
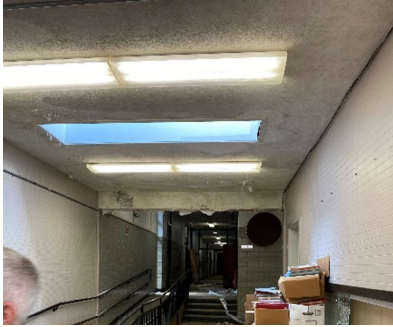
There is primarily vinyl tile in both 1932 and 1958 buildings which are in good condition however there are areas of original ACM 9x9 tiles that are in poor condition in the original building. The kitchen floor has ceramic tile which is in good condition. The floor structure of the 1932 is wood planks on joists and it is concrete in the 1958 portion.



Ceilings

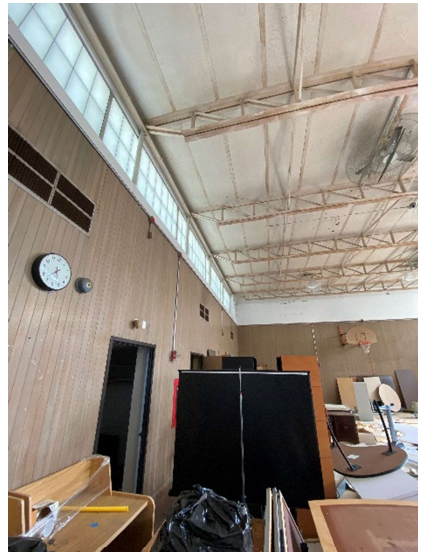
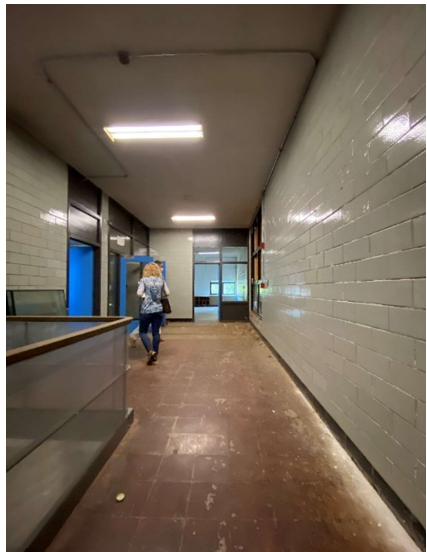
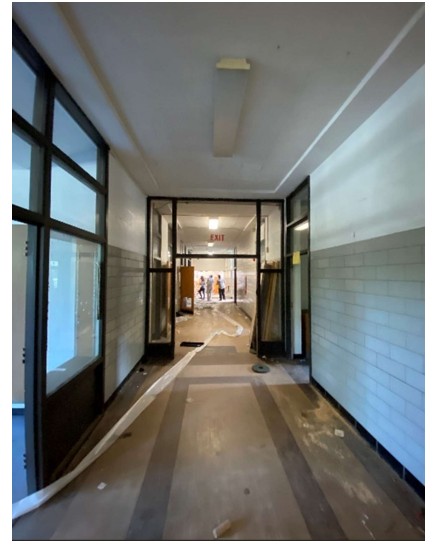
There is a variety of different ceiling conditions throughout the building. Hard plaster ceilings with a textured finish are located in classrooms and corridors in the original 1932 building and are in poor condition. In some 1932 building classrooms there are 2x4 suspended acoustical ceilings below original plaster ceilings that have heavy water staining and damage. 12”x12” acoustical tile ceiling on concrete slab are located in the corridors of the 1958 building with exposed 2 way concrete waffle slab ceilings in the classrooms. Both the gym and library have exposed steel painted joists supporting the roof assembly with the underside of a gypsum structural roof panel exposed and is in fair condition.





Interior walls

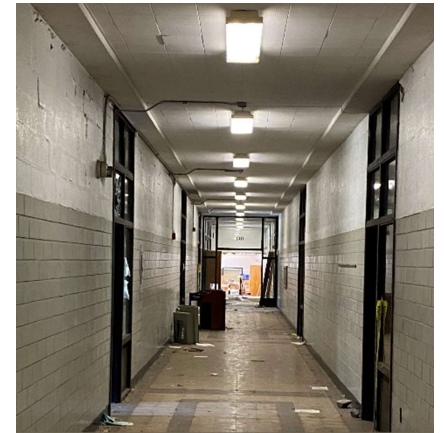
All interior walls in the original 1932 building are plaster on CMU or wood framing and in very poor condition due to significantly water damage from water infiltration from apparent roof leaks. In the 1958 addition, all corridors wall are made up of glazed CMU and are in good condition. Classroom and library walls are painted CMU and are in good condition, the gym/auditorium is clad with wood panel and is in fair condition.





### Interior Doors

All interior doors of the 1932 building have been removed from the doors frames and stored in the 1st floor corridor. They are solid wood and in a varied range of conditions, from good to poor. The doors in the 1952 section are hollow metal with vision lites within an aluminum storefront system and are in good condition



### Windows

The majority of windows in the building have been replaced. In the 1932 building, the windows were replaced approximately 25 years ago and are in poor condition. In the 1952 building, all windows were replaced in 2005 with an aluminum system with operable vents and are in okay condition however numerous windows are boarded up missing sections of IGU. The library has a larger aluminum curtain wall system and the gym has a clerestory both which are in okay condition.





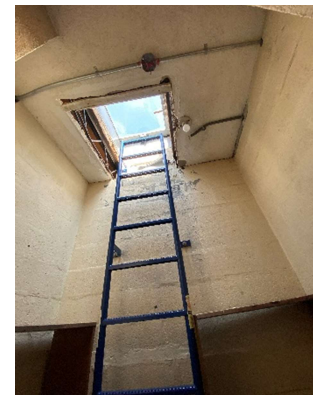
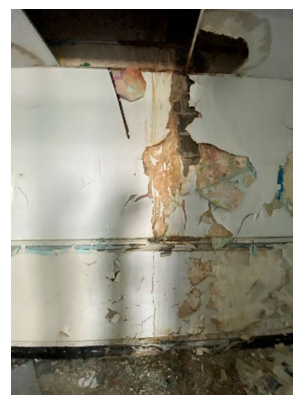
Exterior

The original 1932 building is a brick masonry building with decorative stone/cast concrete elements located throughout the front facade. The 1952 building is primarily a precast concrete structure with an aluminum curtain wall system. Exterior doors are hollow metal doors with metal frames and are in okay condition. Outside of the Main entry and gym entry are painted steel framed canopies with exposed painted metal decking supported by round lally columns.



Roof

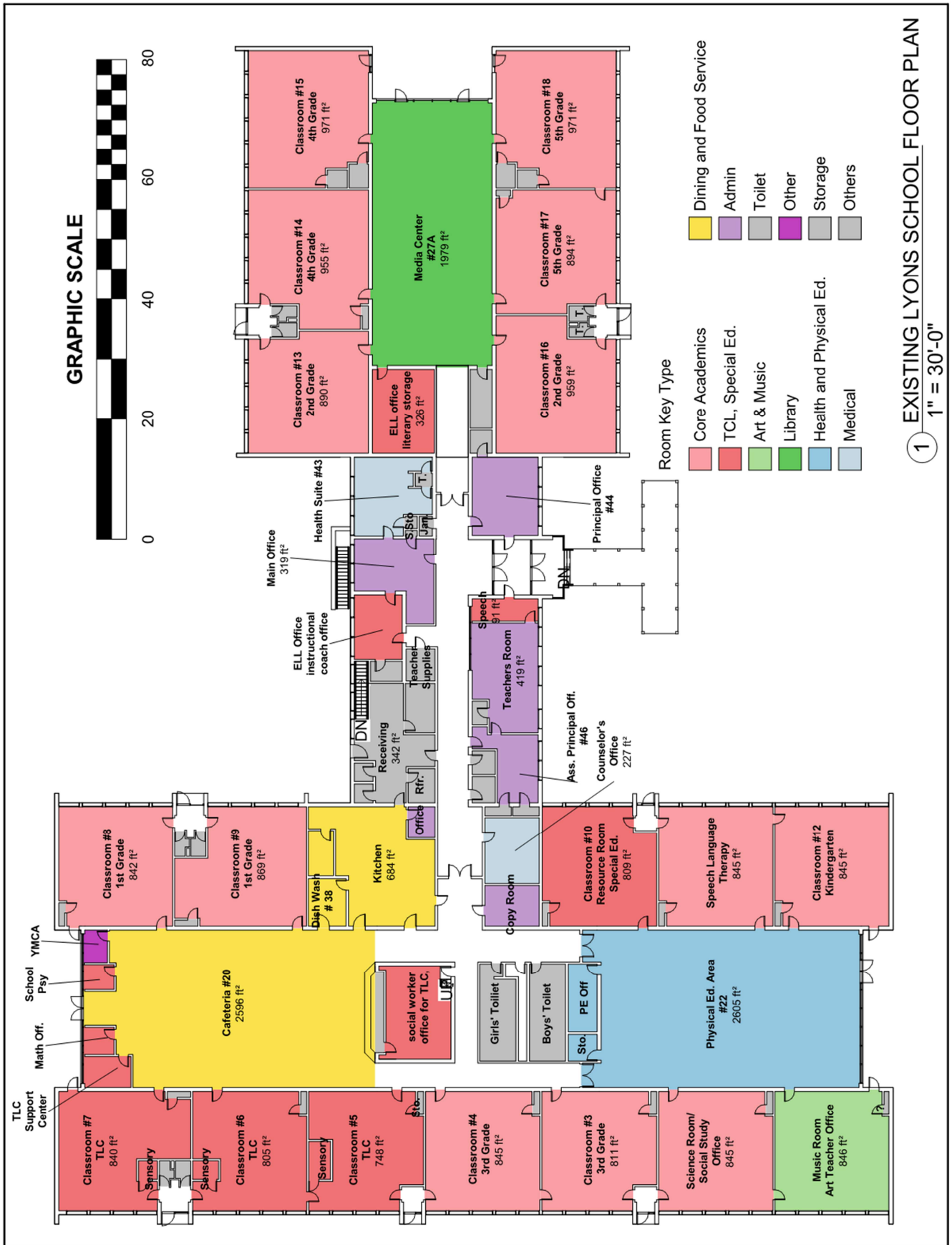
in both 1932 and 1952 buildings, the roofs have been replaced in 2001 with a white PVC single ply membrane, however due to the significant interior water damage throughout the building shows evidence of a failing system. There is an interior ladder accessed from a storage room to access the roof via access hatch



### **Additional Investigation and Testing**

In order to facilitate the development of the design later in the process, It is anticipated the following investigations will need to be conducted:

- Hydrant flow test to determine the available capacity of the system to be completed during Schematic Design.
- Additional testing, observation and verification of the buried city utilities on the property during Design Development Phase.
- Ambient background site decibel (sound) readings
- Additional hazardous materials testing of concealed building products in the Devine school.
- Additional borings, approximately one every 100 ft, and will be taken when the footprint of the proposed building is determined. We anticipate they will happen during the early part of Design Development phase, when the information from borings can confirm and inform foundation design requirements.
- At the Devine site there is an existing Underground Storage Tank, no indication of inventory loss has been found. For cost budgeting purposes, borings and monitoring wells around the UST will be conducted during Design Development phase.
- Additional traffic study data may be required based on the outcome of the final report prepared by the Traffic Engineer.

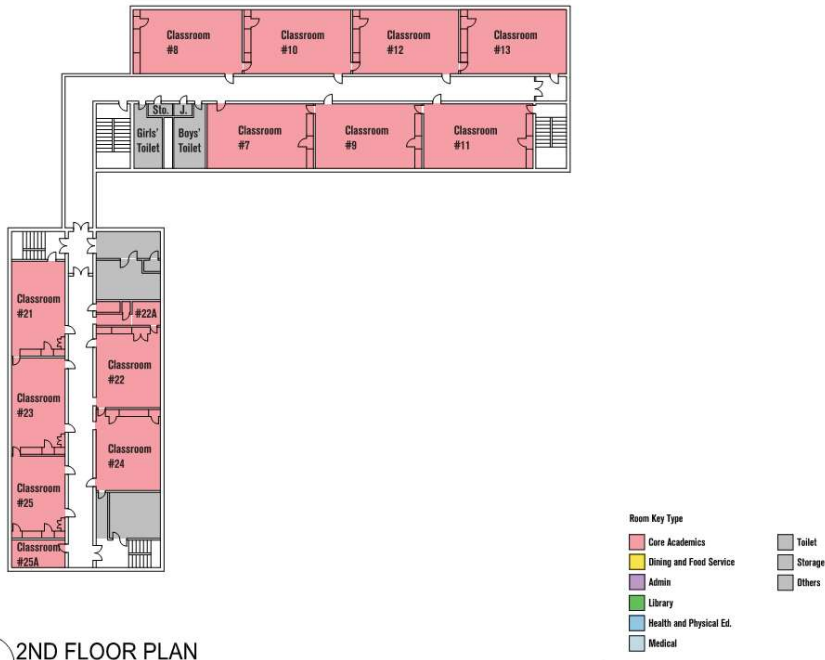


① EXISTING LYONS SCHOOL FLOOR PLAN  
1" = 30'-0"





01 1ST FLOOR PLAN & BASEMENT BOILER ROOM PLAN  
1/32"=1'-0"



02 2ND FLOOR PLAN  
1/32"=1'-0"

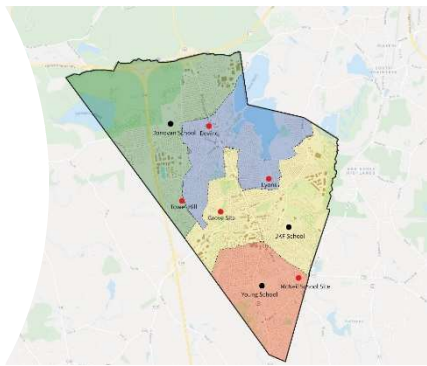
## SECTION 3 FINAL EVALUATION OF ALTERNATIVES

### 3.1 Introduction

The purpose of the Preferred Schematic Report is to finalize the Preliminary Design Program, summarize the process and conclusions of the Preliminary Evaluation of Alternatives and substantiate and document the District's selection and recommendation for a preferred solution.

### 3.2 Site Analysis

As documented in the Preliminary Design Program, multiple sites for the Lyons school have been considered along with the existing Lyons Elementary School site. The sites include the former Devine School site, the former Tower Hill School site, an undeveloped parcel on Grove street currently used for recreation, and the former McNeil School site.



Discussion of the five site alternatives initially revealed that three of the sites, Tower Hill, Grove street, and McNeill school sites, were weaker candidates for the Lyons elementary school. A fully detailed explanation of relative weaknesses of these sites is included in the Preliminary Design Program report. In summary, the three sites are geographically furthest from the catchment area the Lyons school currently serves. The Tower Hills site is not very large and is bisected by a wetland area that further reduces the useable site area. The Grove street site has extensive wetlands and is a popular recreation space. The McNeill site is small after the wetland areas are discounted and is the furthest away.

In meetings with the School Committee and then with the Town Council on September 15, 2020, it was decided that the other two sites, Lyons and Devine, should become the focus of the study.



**Lyons School**  
Size 21.3 Acres  
Wetland 1.8 Acres  
Available 19.5 Acres

**Devine Site**  
Size 8.3 Acres  
Wetland 0.1 Acres  
Available 8.2 Acres

**Tower Hill**  
Size 8.3 Acres  
Wetland 1.6 Acres  
Available 6.7 Acres

**Grove Street**  
Size 23.6 Acres  
Wetland 2.4 Acres  
Available 21.2 Acres

**McNeil School**  
Size 7.1 Acres  
Wetland 1.2 Acres  
Available 5.9 Acres

Since the submission of the Preliminary Design Program, the project team has worked with the School Building Committee to analyze the Lyons and Devine sites and provide information to the School Committee and Town Council, so that the Town could select the best site for the school.

This study documents the consideration of a number of factors relevant to the selection of the best site. Location is one factor. Location includes aspects such as: pedestrian access, public transportation access, neighborhood feel, the need for redistricting and the rehabilitation of a currently vacant site.

**LOCATION:** There are favorable aspects to the location of both the Lyons and Devine sites and both sites have been determined to be good candidates for the future Lyons elementary school.

**Pedestrian access** is important because 78% of Lyons students currently walk to school. The Lyons site is favorable for pedestrian access because it is located in a neighborhood setting with low to medium trafficked streets.

**Crossing Main Street:** If only the Lyons school population is considered, the Lyons location is also preferable because it results in fewer of its students crossing heavily trafficked Main street. 59 students at Lyons vs 125 students for Devine have to cross Main street. However, when thinking about the number of students who cross Main street it is also relevant to consider the District as a whole. When the District is considered holistically, there proves to be little difference in the number of students crossing Main street – 27% of walkers cross Main street when the school is located at Lyons vs. 29% when the school is located at the Devine site. Recognizing that the Devine location will result in more Lyons students crossing Main, the Town plans to provide additional safety measures, including crossing guards and consider improvements to off-site pedestrian access.

	Lyons Site				Devine Site	
	Current		Redistricting Scenario 3a		Redistricting Scenario 3b	
	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28
Devine					75%	125
Donovan	88%	79	95%	70	95%	70
JFK	71%	70	72%	115	83%	78
Lyons	78%	52	96%	59		
Young	81%	116	100%	123	100%	123
Total	80%	317 (24%)	89%	367 (27%)	88%	396 (29%)

\*percentage of students living within a 1.5 mile walking radius. The total 2019-2020 enrollment is 1348.

**Public Transportation Access:** The Devine site is favorable with regard to public transportation access because it is near a number of bus lines, including #12, #23, #240.

**Neighborhood Feel:** The Lyons property is surrounded by single and multi-family residential properties. The Devine site has single and multi-family properties to the West and North as well as industrial and commercial properties to the East.

**Redistricting:** Redistricting, as explained elsewhere in this report, is required because the current districts are not workable and are currently being modified on a student by student basis through selective outplacements. Selection of the Devine site, requires redistricting. Selection of the Lyons site could allow the existing districting to continue until a later date.

**Reuse of a vacant site:** The Devine site currently houses the old Devine School building which has fallen into disrepair and is a derelict eyesore for the community. While there are historical features of the old building that can be salvaged, the Town and community would benefit from the removal of the old building and its replacement with a community asset, such as an elementary school.



**SITE CONSTRAINTS:** The two sites differ with regard to the extent and type of development constraints put on them by regulatory agencies of the Town or State.

The Lyons site is bisected by Stetson Brook which runs under the existing baseball field in a pipe. The flat, lower elevations of the Lyons site are currently within the 100 year flood plain of Stetson Brook as shown on FEMA mapping. Also, at each end of the baseball field the Stetson Brook runs above ground and it is fed by numerous small streams, rivulets and channels, catching run-off from the adjacent residential properties. This scenario has resulted in extensive wetland soils as shown in the Lyons site survey, which effectively reduce the buildable area of the site greatly. Finally, soils investigations at the Lyons site have found that the soils at the baseball field have low bearing pressures and foundations systems that utilize ground improvement strategies, such as aggregate piers, would need to be employed to build there. Navigating these constraints, Lyons design option #3 carefully locates the building outside of wetland buffer zones and such that its lower floor remains above the 100 year flood plain. Costs involved in mitigating these constraints, such as aggregate piers, have been captured in the cost estimate of option #3.



In general, the Devine site has fewer constraints. At Devine, there is a small, low quality wetland area at the Southern part of the parcel which appears to have developed from the run-off from Velma Street. Otherwise, the Devine site has no presence of water. Also, preliminary borings conducted at Devine revealed good soils with adequate bearing pressures for conventional foundations. To relieve any congestion that may result from locating the school at the Devine site, the Town Planner has asked that the school be connected to Dow Street and Mitchell street, which requires the construction of about 750 linear feet of new streets. Costs to construct town street connections are currently included in the cost estimate for design option #5 at the Devine site.

**SITE DESIGN:** TSKP STUDIO developed overall site designs at both the Lyons and Devine sites. After conducting early site design studies at each location, we found that both sites are equally good at safely managing vehicular and pedestrian traffic. Both sites provide adequate parking and an adequate separation of the K-5 and PK building entrances. Both sites allow for a safe and efficient parent drop-off and pick-up lane. Both sites result in adequate athletic fields and play areas.

Some differences were noted. The Devine site has the potential for multiple connections to the adjacent street system, which allows for the service area to be access via an independent driveway, effectively separating it from all other traffic flow. Though the Lyons site is somewhat constrained by regulatory setbacks to its wetland areas, the remaining buildable area is beneficially oriented for solar.

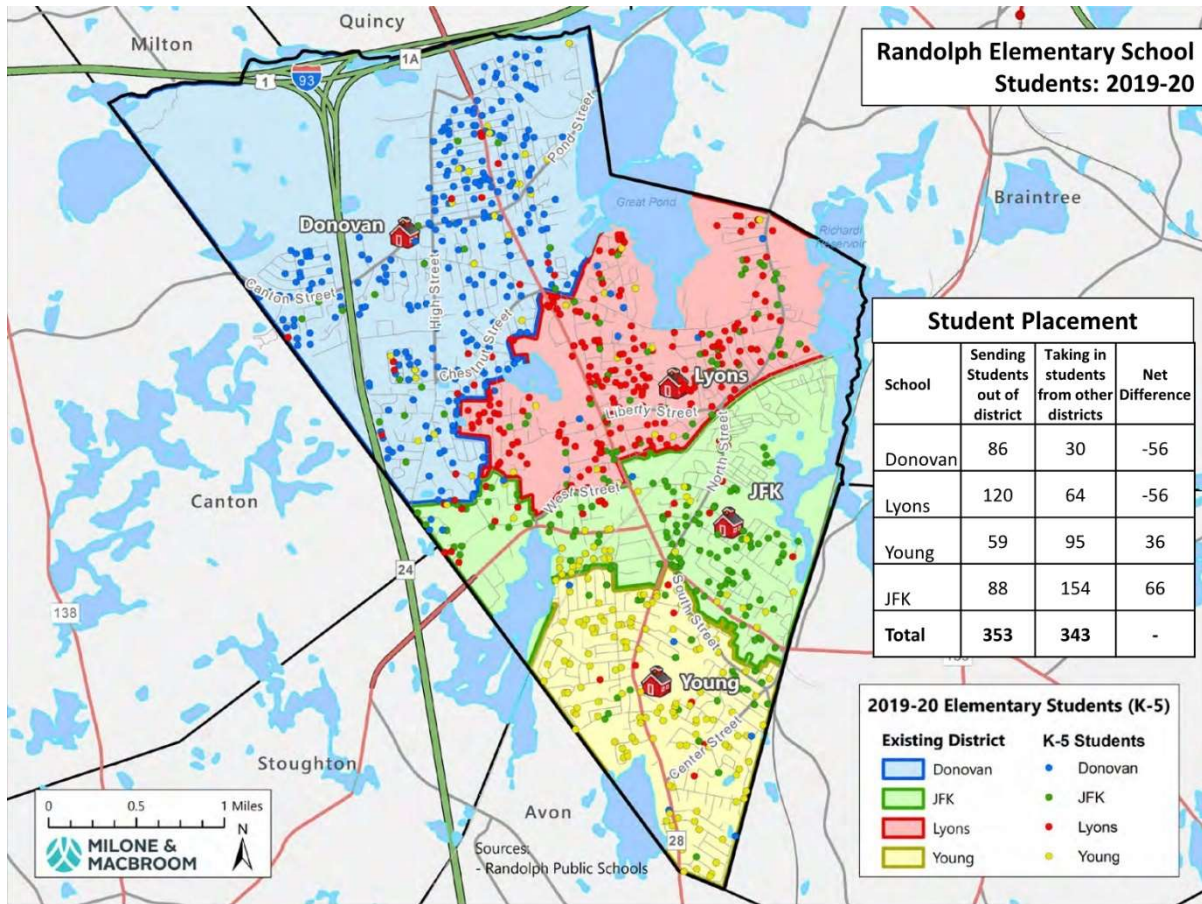
Criteria	Lyons	Devine	Notes
<b>Location</b>			
Pedestrian access	●	⊙	Lyons location results in fewer students crossing route 28. 12, 23, 240 bus lines near Devine location. Lyons location is within an established neighborhood. If at Lyons, redistricting is optional. Randolph benefits from the removal of old structures.
Public transportation access	⊙	●	
Neighborhood feel	●	⊙	
Redistricting	●	⊙	
Reuses vacant site.	⊙	●	
<b>Site Design</b>			
Overall Site Layout	●	●	Devine has completely separated service access drive. There are no students at the Devine site to disturb. E-W orientation of building at Lyons is favorable for energy. Lyons does not require the project to build access roads.
Traffic Flow, Pedestrian Safety, and Parking	●	●	
Adequate separation of entrances	●	●	
Safety and efficiency of drop off	●	●	
Service Access	⊙	●	
Education Disruption during Construction	⊙	●	
Solar Orientation of Building	●	⊙	
Access roads.	●	⊙	
Athletic fields	●	●	

● Favorable      ⊙ Neutral      ○ Unfavorable

**REDISTRICTING:** This report includes a redistricting study performed by Milone & MacBroom, which is included in the appendix.

**The Current District map is Outdated:** The redistricting study reveals that Randolph Public Schools’ elementary school district map needs to be updated to reflect changes in population that have occurred over the years. A diagram showing the 2019-2020 student placements shows that many students are currently attending a school outside of the district that they reside in. While some students must be placed outside of their district in order to attend special programming, the number of outplacements far exceeds the number of students receiving special programming.

Further analysis of the map reveals that overcrowding in the Donovan elementary school has resulted in students that live within the Donovan district being shifted to adjacent districts, such as JFK or Lyons. Similarly, a number of students in the Lyons District have been shifted to JFK and Young. The number of outplacements is significant. 26% of the elementary school students are currently attending a school outside of the district in which they reside. Clearly, a revision to the districting boundaries would benefit Randolph by allowing more students to attend schools closer to home and by reducing overcrowding at Donovan and Lyons.



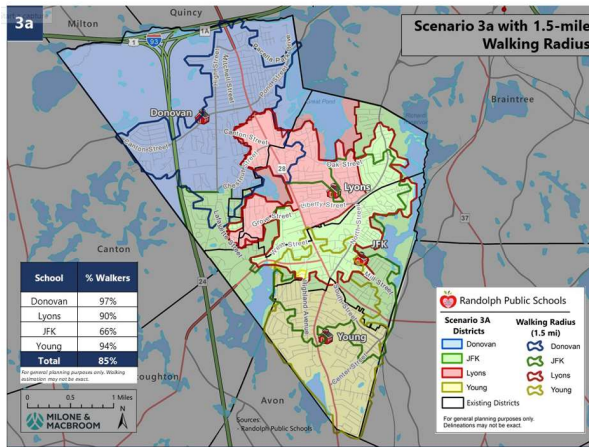
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**New District Mapping Proposed:** The project team developed a number of iterations of new district maps to respond to population changes and meet RPS’s goals. One of the goals is to minimize walking distance. Currently, most elementary school students in Randolph walk to school and busing is very limited. Another goal included minimizing the number of relocations. (We should note that it is not clear at this time how or when the redistricting would be implemented. It may be possible to implement the change, without requiring students to move from one elementary school to another.)

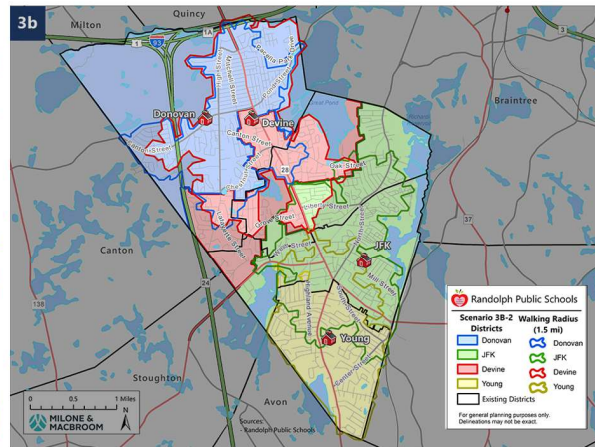
Because two locations were in consideration for the Lyons school, two district maps needed to be developed. Map #3A was developed for the scenario in which the Lyons school remains at its current site. Map #3B was developed for the scenario in which the Lyons school moves to the Devine site. The below diagrams show the proposed school catchment boundaries as colors. The Lyons catchment is red, JFK is green and Donovan is Blue. A line of corresponding color denotes a 1.5 mile walking radius for each school.

**Observations:** In developing the new district maps, we noticed that the percentages of students relocated were comparable if the Lyons school is located at either Lyons – 23% or Devine – 27%. This amount of impact is not surprising given that 26% of students are currently placed outside of their district. Also, we noticed that the neighborhood around the Lyons school would remain intact, but move to the JFK district if the school is located at the Devine site. Finally, we noticed that the Lyons site results in somewhat shorter walking distances – 96% of students have a 1.5 mile or less walk at Lyons, whereas 75% of students have a 1.5 mile or less walk at Devine.





Scenario 3A : Lyons  
 • 23% of K-5 students moved



Scenario 3B : Devine  
 • 27% of K-5 students moved

**COST:** Cost estimates were conducted for new building options 3 and 5 on the Lyons and Devine sites and the results, which are included later in this section, were reviewed by the building committee, School Committee and Town Council.

## Section 3.3 Evaluation of Construction Impact

Construction impact of each alternative has been considered and discussed with multiple public meetings and has been a factor in determining a preferred solution. The impact that construction activity can have its surroundings can be minimized if proper controls are included in the project. Care must be taken to control the noise, dust, and traffic caused by construction activity that could affect not only the occupants in the existing Lyons School building, but also the residents of the surrounding neighborhood. Additional safeguards and air monitoring must be included during hazmat abatement to verify that hazardous materials are contained and safely removed from the site.

After the Preliminary Design Program submission to the MSBA, an exhaustive review of existing facilities in Randolph was conducted by the District and project team in the hope of identifying a temporary space to which the Lyons School could be relocated during construction. However, no suitable temporary space was found. For this reason, Option 4, which requires the temporary relocation of the school because it is a new building on the footprint of the existing building fell out of favor. In order to proceed with Option 4, a temporary school would need to be constructed out of modular classrooms. The cost and disruption of moving the school to a temporary structure is a significant negative reality to Option 4 and is the primary reason this option is not preferred.

The Lyons site is large enough to allow a new building to be constructed adjacent to the existing building as demonstrated in Option 3. Of the four options proposed for the Lyons site, Option 3 is the least impactful to school operations during construction. Phasing diagrams were developed for option 3, which show how the new building could be constructed on the site without interrupting the use of the existing building. When the new building is complete, school operations move to the new building, allowing the old building to be demolished.



Phasing Diagram for Option 3: Construction area for the new building is adjacent to the Existing.



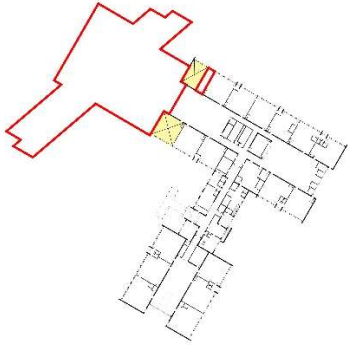
Phasing Diagram for Option 3: When the new building is complete and in use, demolition of the existing building begins.

The remaining options at the Lyons site, options 1 and 2, are renovation options and result in a more careful orchestration of construction activities around building operations. In these options, air-borne noise and dust must be controlled using barriers and by scheduling activities so that they do not conflict with school activities. There is the potential in options 1 and 2 for noise to be transmitted also through floors, walls, and ceilings that are adjacent to areas occupied by the school. The only way to avoid that noise in Options 1 and 2 is to schedule construction during off hours, when school is not in session. It is assumed much of the work for Options 1 and 2 will take place during the summer when school is not in session, which extends the construction schedule for these options. To further explore the complexity and duration of conducting a phased renovation as proposed in option 2, phasing diagrams have been generated, see below. Construction duration for option 2 is understood to be longer in duration due to the phasing requirements.

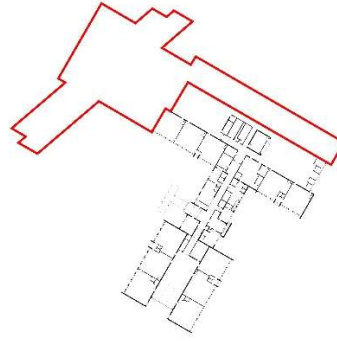
Proper traffic controls are necessary in all five options in order to provide a clear separation between school traffic and construction traffic. However, options 1 and 2 present the greatest challenge for traffic control because a consistent separation between construction traffic and school traffic cannot be accomplished easily. Occasionally construction paths will conflict with school paths, due to the extent of renovation work, requiring extra crossing guards or barriers where paths cross. In the other options, keeping traffic separated is easier.

### Construction Phasing Diagrams for Option 2 Addition / Renovation

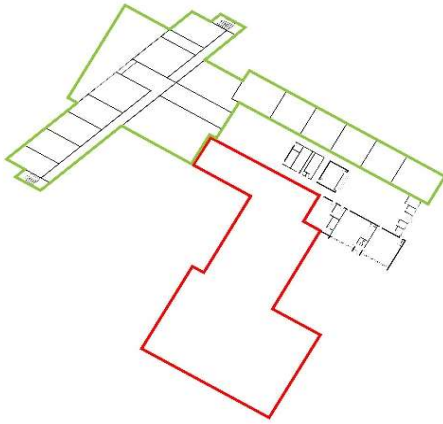
The below diagrams propose a sequence of construction by which the existing Lyons school may be extended and renovated while it remains operational as a school.



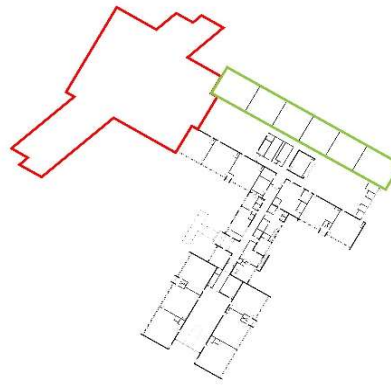
Option 2: Construction Phase 1



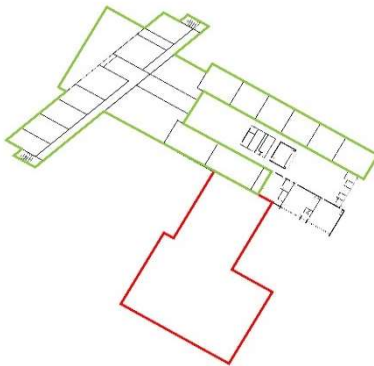
Option 2: Construction Phase 2



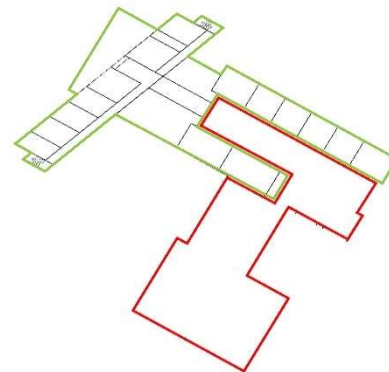
Option 2: Construction Phase 3



Option 2: Construction Phase 4



Option 2: Construction Phase 5



Option 2: Construction Phase 6



## 3.4 Conceptual Building Plans and Site Plans

During the Feasibility Study period, the project team collaborated with multiple Randolph groups to develop a comprehensive range of design options and an educational program which is the framework against which to objectively assess the relative merits of each option.

### Design Options Analysis Summary

Five design options were developed further in the preferred schematic report. These include a base repair option, a renovation/addition option, two new buildings at the Lyons site, and a new building at the Devine site.

### Interior / Building Priorities

A number of spatial relationships and adjacencies were identified as desirable in determining the optimal layout of the building footprint on the site and among the spaces within.

- a. Common community spaces, such as the **Gym, Cafeteria, and Music room** should be accessible to public while the classroom areas should be zoned / located to be secured.
- b. The **administration suite** should be centrally located and should serve as a control and security point adjacent to the main entrance.
- c. The **stage** will abut the cafeteria and the gymnasium for performance purposes. The **music room** should be near the stage to maximize efficiency of performances and movement of instruments.
- d. **Classrooms** should be paired around small group instructional rooms and the SPED program (**resource, TLC, and sensory rooms**) should be integrated with other learning spaces.
- e. Grades 1-5 include 12 classrooms. Each grade is two sections. Two additional classrooms are provided for flexibility to support a larger cohort that may be realized in any two grades.

### Exterior/Site Priorities

- f. The service area and loading zone should be located as inconspicuously as possible to minimize proximity to the residential properties.
- g. Separation of parent/vehicular drop off from bus/van drop off is important.
- h. Clear and safe pedestrian access is a very high priority.
- i. 150 parking spaces should be targeted to accommodate Lyons staff including full and part time.
- j. Most parking will be static during the day, a small amount of short term visitor parking would be beneficial at the front of the school.
- k. Direct access from the cafeteria and gymnasium to the playgrounds and fields is desirable so students can readily and safely migrate outdoors for recess.

**SITE PROGRAM:** Recognizing that the relevance of the site design options relies on a detailed understanding of the Lyons school site program, the design team worked with the District to better outline and define the site program. Below is the dialog between the design team and the District administrators which defines site quantities.

	Existing Lyons 2019-2020	New Lyons 2024-2025
<b>Population</b>		
PK students (FTE)	0	90
K-5 students	305	315
<b>Total student enrollment</b>	<b>305</b>	<b>405</b>
Total staff count (FTE)	60	92
<b>Parking</b>		
staff parking	60	92
K, visitor parking	9	60
<b>Total number of spaces</b>	<b>69</b>	<b>150</b>
ITE guideline quantity*	76	101
Staff + 10%	66	101
Randolph Zoning (500 seats)	-	100
<b>Buses</b>		
full size buses	1	1 (+2 @ Devine*)
half size buses (TLC)	2	6
van	1	1
<b>Car Queue length</b>		
car lengths	35	35
<b>Play Equipment areas</b>		
PK area (SF)	2,407	5,000
SF/student	27	56
K-5 area (SF)	6,800	10,000
SF/student	22	32

\* Assumes limited redistricting

**Staff parking needs:**

1. TSKP: The current Lyons school student enrollment is in grades K-5 and is about 305 students. How many full time equivalent staff members serve this student population? How many parking spaces are required for this staff serving this student population?  
**RPS response: We have provided FTE staffing counts for the 2019-20 and 2020-21 school years at Lyons school, which range from 54.9 to 55.9 respectively.**

a. TSKP response: We will plan for 60 parking spaces for K-5 staff at the new Lyons.

2. TSKP: The current Pre-kindergarten program is housed at another elementary school. How many staff members serve this student population? How many parking spaces do they require?

**RPS response: When the new school opens we would expect the following additions or shifts from JFK = 6 PK teachers + 24 paras + one PK assistant principal (coordinator) + 1 secretary.**

a. TSKP response: We will plan for 32 parking spaces for PK staff at the new Lyons.

3. TSKP: We are planning for a consolidation of the PK and K-5 enrollments in the new Lyons school. We can simply add the parking for the current K-5 staff to the current PK staff to come up with a total. Do you see any reason that consolidation may result in an increase or decrease of staff parking needs?

a. TSKP response: We will plan for a total number of 92 staff parking spaces at the new Lyons school.

**Student pickup/drop off parking/queueing needs:**

TSKP: We have discussed with Superintendent Stovell two approaches to student pick up and drop off. Parents may wait in a queue or they may park. We discussed pros/cons to each approach and discussed that the solution may be a hybrid of the two approaches. For example, it is our understanding that a hybrid approach currently exists at Lyons: parents of students grades 1 -5 wait



in a queue which extends down Lee Farm Road, whereas parents of kindergarten students are encouraged to park and come into the building to collect their children.

1. TSKP: Should we proceed with the understanding that K-5 student pickup/drop off operations will continue to operate as they currently do?

**RPS response: Yes. We would prefer the parents of kindergarten students have a place to park at pick up and drop off.**

2. TSKP: Will the parents of the Pre-Kindergarten students also be encouraged to park?

**RPS response: Yes.**

We understand that Pre-K and K-5 pick up/drop off times are currently staggered. Can we plan on them remaining staggered? Could parking allocated for PK pick up / drop off also be used for K?

**RPS response: Yes, pick-up and drop-off times for PK and K are currently staggered, so one parking area could be used for both. Also, 50% or more of the PK students are provided with transportation on vans. Therefore, the three sections of Kindergarten is the larger population to plan parking for.**

## Buses

TSKP: We understand from our discussion with Superintendent Stovell that Lyons is currently served by two vans for students enrolled in the TLC program. Also, the Pre-kindergarten program requires 4 vans. We understand that if the Devine site is selected we may need to add one van to bring students from the far Eastern part of town. Also, we understand there is some discussion in Town about possibly increasing busing. Therefore, we are asked to plan for one full size bus. Correct?

**RPS response: Yes.**

## Design Options

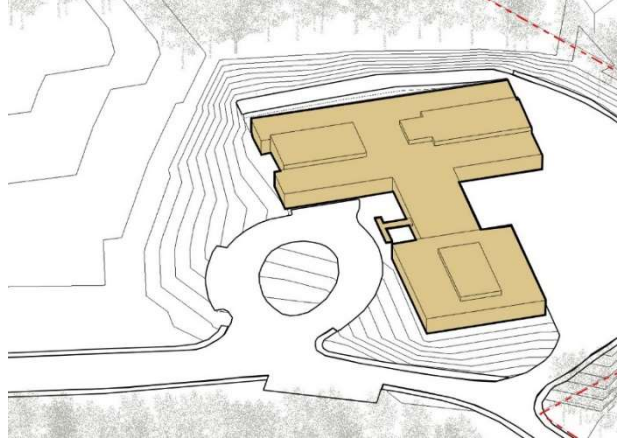
### Option 1

#### Lyons Site: Code Upgrade/Base Repair

A Code Upgrade Option that includes replacement of systems and repairs for code compliance only was investigated. Because much of the of the current issues with the existing building stem from insufficient space or inappropriate adjacencies, the code upgrade option does not address the primary issues identified in the SOI. Moreover, the existing building does not meet the requirements of the educational program outlined in Section 2.

Supporting Documentation: Option 1

Refer to Building narratives in section 3.5



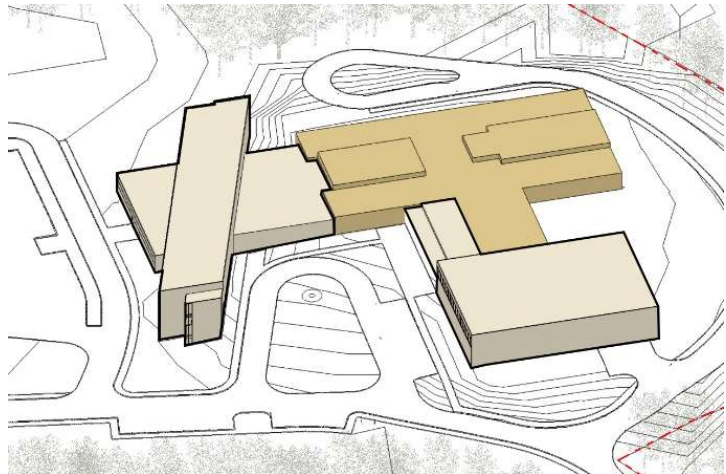
### Option 2

#### Lyons Site: Renovation and Partial Demolition of Existing Building + New Classroom Wing + New Gymnasium and Cafeteria Wing

Option 2 renovates the existing building with two medium-sized additions. In this alternative the existing South wing that includes the Media Center and Classrooms is demolished and replaced with a larger new addition that includes the Gymnasium, Cafeteria and support space. A 3 story addition is added to the West that includes classrooms and provides an internal connection to the lower level playfields and parking. The three story addition includes classrooms, an art room and a new Library Media Center. The remaining

areas of the existing building are completely renovated to house classrooms, administration areas and the health office. The existing site circulation is reconfigured to better serve both buses and cars, by creating a designated drop-off for K-5 parents to the East of the building which is distinct from the bus drop-off loop in the center plaza. The PK program is also provided with a distinct entry at the lower level with drop-off lane and parking.

Option 2 Addition/Renovation has some meritorious aspects. It retains the location of the existing Lyons building atop the raised portion of the Lyons site. In doing so, it avoids wetlands and flood



plain areas on the parcel. It retains the majority of the existing building, which is beneficial from a sustainability perspective because it results in less construction waste. The proposed design of the building steps down the hill creating a fully-accessible, interior route to the lower level playfields and parking through the PK entrance.

There are some reasons why Option 2 Addition/Renovation was not deemed to be the preferred option. Initial cost estimates, show that option 2 actually costs more than constructing a new building. Low roof deck heights which would remain in renovated areas of the building would limit HVAC system selection to systems that are not dependent on extensive ductwork for distribution, such as Variable Refrigerant Flow or Chilled Beams. Also, the building would be occupied and utilized as a school during construction, which lengthens construction duration and is more likely to result in educational disruption.

Supporting Documentation: Option 2

Site Plan

Lower Level Floor Plan

Main Level Floor Plan

Upper Level Floor Plan

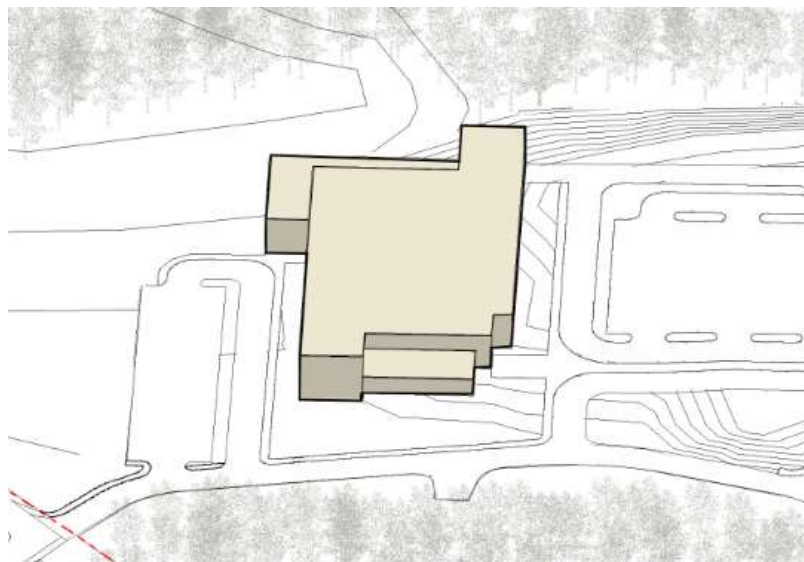
Building Narratives in Section 3.5

### Option 3

#### Lyons Site: New Construction on Vacant Portion of site + Demolition of Existing Lyons School

Option 3 constructs a new 3 story building to replace the existing Elizabeth G. Lyons Elementary school. The new building is located adjacent to the existing building on a slope at the Eastern edge of the playing fields. Once the new building is complete, the existing school will be demolished and replaced with vehicular drives and parking.

Option 3 had the most advantages of all options considered at the Lyons site.



Option 3 allowed for the construction of a new building, while minimizing construction impact to building operations. Option 3 meets the requirements of the educational program and it is the least expensive option of all. The site layout for option 3 has a clear organization: vehicular traffic to the East side of the building, which mediates between vehicles and the playfields at the West side of the building. The proposed option 3 footprint remains outside of wetland areas and their associated buffer zones. The Option 3 building is organized around a central daylight double height cafeteria commons space.

Option 3 also includes some challenges. Initial geotechnical investigations conducted at the Lyons site revealed that a foundation system of aggregate piers is required to compensate for the low bearing pressure of the native soils. The site plan proposes carefully adjusting the contours to shift the 100 year flood plain away from proposed building footprint.

Supporting Documentation : Option 3

Site Plan

Lower Level Floor Plan

Main Level Floor Plan

Upper Level Floor Plan

Building Narratives in Section 3.5

## Option 4

### Lyons Site: Demolition of Existing School + New Construction

Option 4 constructs a new 3-story building in the same location as the existing Elizabeth G. Lyons Elementary school. It requires the existing school building to be demolished before construction of the new building can begin. Option 4 reconfigures the site circulation and parking around the new building footprint and relocates the existing play field.





As noted in the Preliminary Design Program submission, Option 4 initially appeared to be a preferable option. It retains the location of the existing Lyons building atop the raised portion of the Lyons site. In doing so, it avoids wetlands and flood plain areas on the parcel. The proposed design of the building steps down the hill creating a fully-accessible, interior route to the lower level playfields and parking through the PK entrance.



However, the feasibility of Option 4 hinges on its construction impact. Since no facility could be identified to temporarily house the Lyons school during construction, a temporary school would need to be constructed on the Lyons site to support Option 4. For this reason, option 4 is less desirable.

#### Supporting Documentation: Option 4

Site Plan

Lower Level Floor Plan

Main Level Floor Plan

Upper Level Floor Plan

Building Narratives in Section 3.5

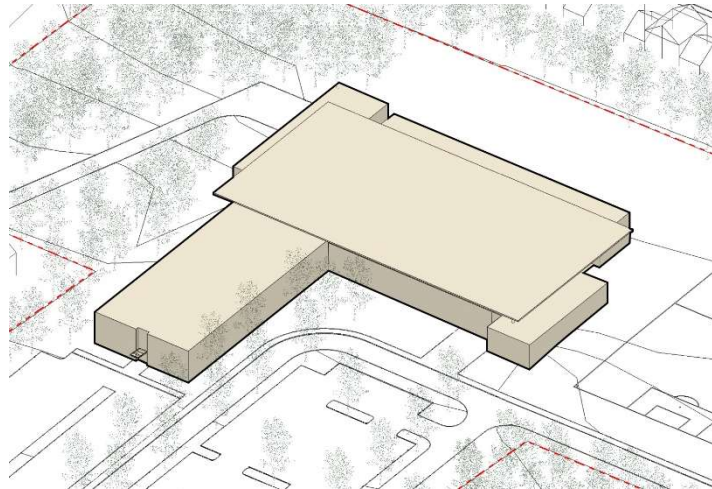
#### Option 5

##### **Devine Site: Demolition of Existing School + New Construction + Demolition of Existing Lyons School**

Option 5 constructs a new building at the Devine elementary school site. The unoccupied existing building will be demolished. The new building will be constructed once the existing building demolition is complete. No work is included at the existing Lyons school site. Option 5 includes the construction of new site circulation and parking and new playfields and playgrounds.



Option 5 meets the requirements of the educational program and one of the least expensive options. The site layout for option 5 has a clear organization: vehicular traffic to the South and East side of the building, which mediates between vehicles and the playgrounds at the North and West side of the building. Initial geotechnical investigations at the Devine site reveal that it will support conventional foundations. There is a small wetland flagged area on the site and the building is planned outside of that area. The Option 5 building is organized around a central daylight double height cafeteria commons space. Accessed from Vesta road, the access road to the service entrance is completely separated from all other school circulation and the service entrance is inconspicuously located on the back side of the building.



Option 5 includes some challenges. The Devine property is accessed from Old Street and Old Street is accessed from Main street at a difficult multiple street intersection. In a worst case scenario traffic that is not adequately managed on the Devine property could back up along Old Street and create congestion at the intersection with Main street. To avoid the possibility of this congestion, the Town Planner has suggested that the Devine site be provided additional

connections to the street system by building connector streets to Dow Street and Mitchell street. The cost of the connector streets is included in the Option 5 cost estimates at this early stage.

## Option 5

Site Plan

Lower Level Floor Plan

Upper Level Floor Plan

Building Narratives in Section 3.5





**KEY**

- VEHICULAR ACCESS
- - - BUS LOOP
- - - PEDESTRIAN ACCESS

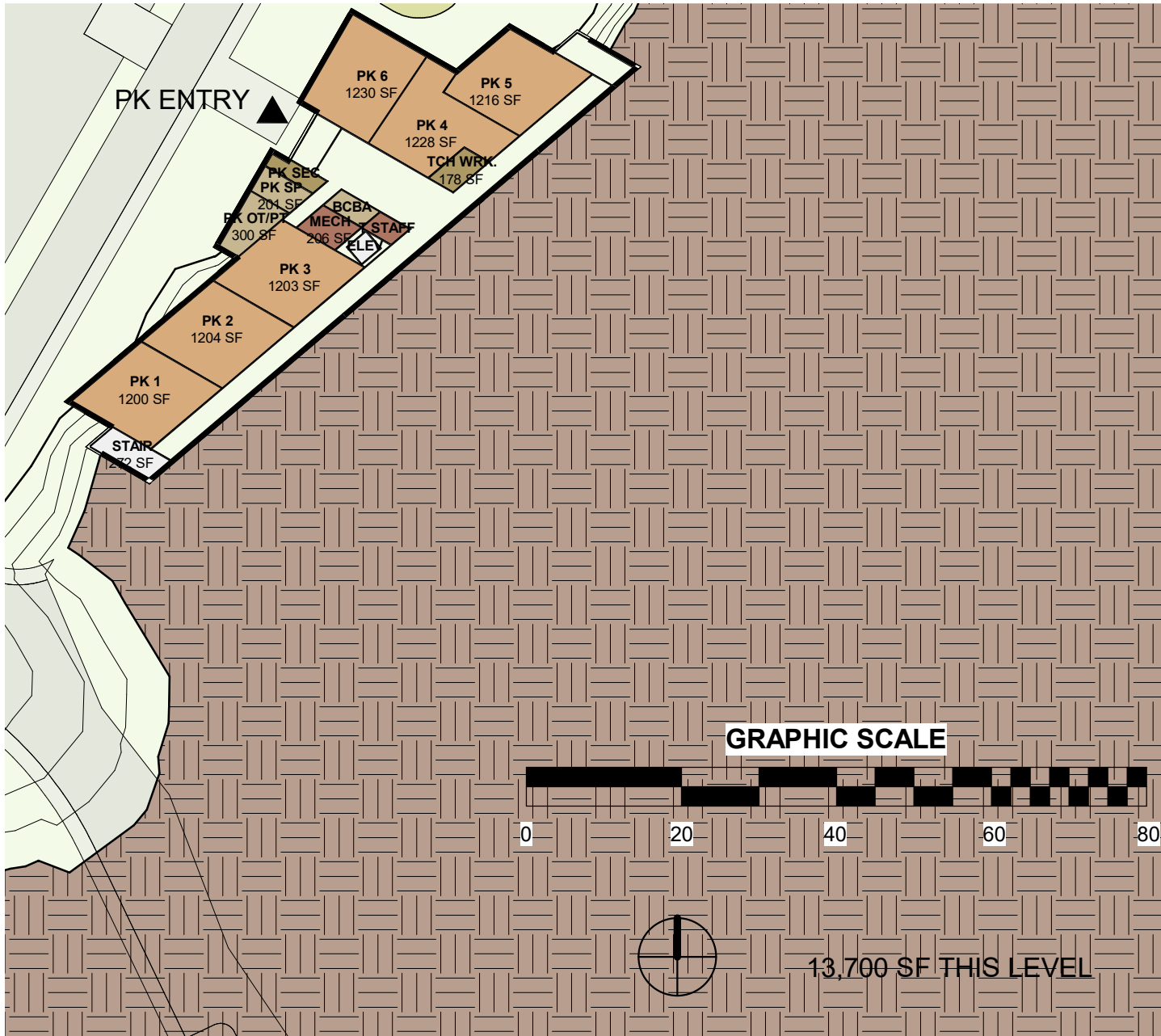
**Town of Randolph**

PROJECT: Lyons School      DATE: 11/05/2020  
 SCALE: 1" = 40'-0"

Option 2 Site Plan

**TSKP STUDIO** ARCHITECTURE | PLANNING | INTERIORS  
 146 WYLLYS STREET - SUITE 1-203  
 HARTFORD, CT 06106  
 TEL: (860) 547-1970  
 FAX: (860) 249-0695





**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

LYONS

SCALE:  
1" = 60'-0"

DATE:  
11/05/20

ISSUED BY:  
Author

TITLE:

OPTION 2

LOWER LEVEL PLAN

DRAWING NO:



11,000 SF LEVEL 2  
 57,300 SF THIS LEVEL  
 13,700 SF LOWER LEVEL  
 82,000 SF TOTAL

**TSKP STUDIO**

Hartford, Connecticut  
 Boston, Massachusetts

JOB NAME / NUMBER:

LYONS

SCALE:  
 1" = 60'-0"

DATE:  
 11/05/20

ISSUED BY:  
 Author

TITLE:

OPTION 2

MAIN LEVEL

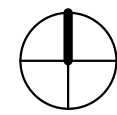
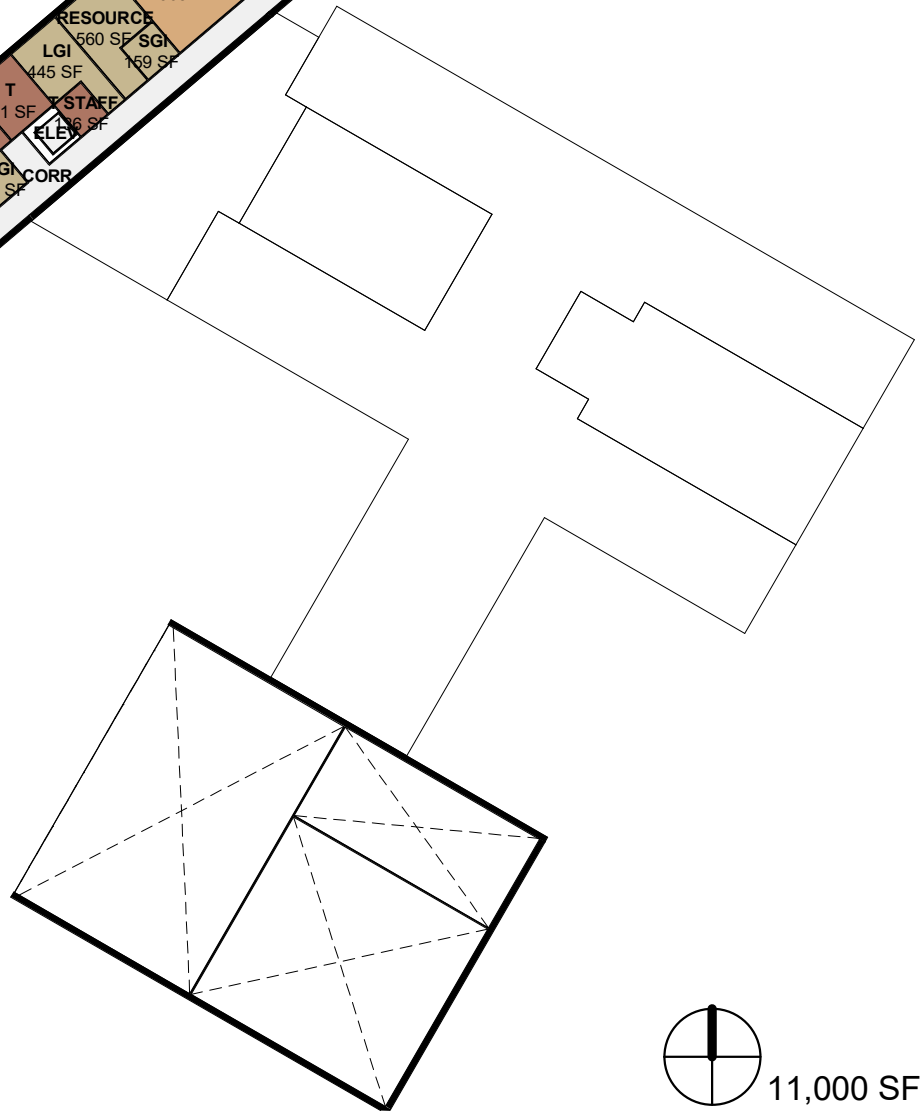
DRAWING NO:



**GRAPHIC SCALE**



0 20 40 60 80



11,000 SF THIS LEVEL

**TSKP STUDIO**  
 Hartford, Connecticut  
 Boston, Massachusetts

JOB NAME / NUMBER:  
**LYONS**  
 SCALE:  
**1" = 60'-0"**  
 DATE:  
**11/05/20**

ISSUED BY:  
**Author**

TITLE:  
**OPTION 2**  
**UPPER LEVEL FLOOR PLAN**

DRAWING NO:





KEY	
	VEHICULAR ACCESS
	BUS LOOP
	PEDESTRIAN ACCESS

**Town of Randolph**

PROJECT: Lyons School      DATE: 11/05/2020  
 SCALE: 1" = 40'-0"

Option 3 Site Plan

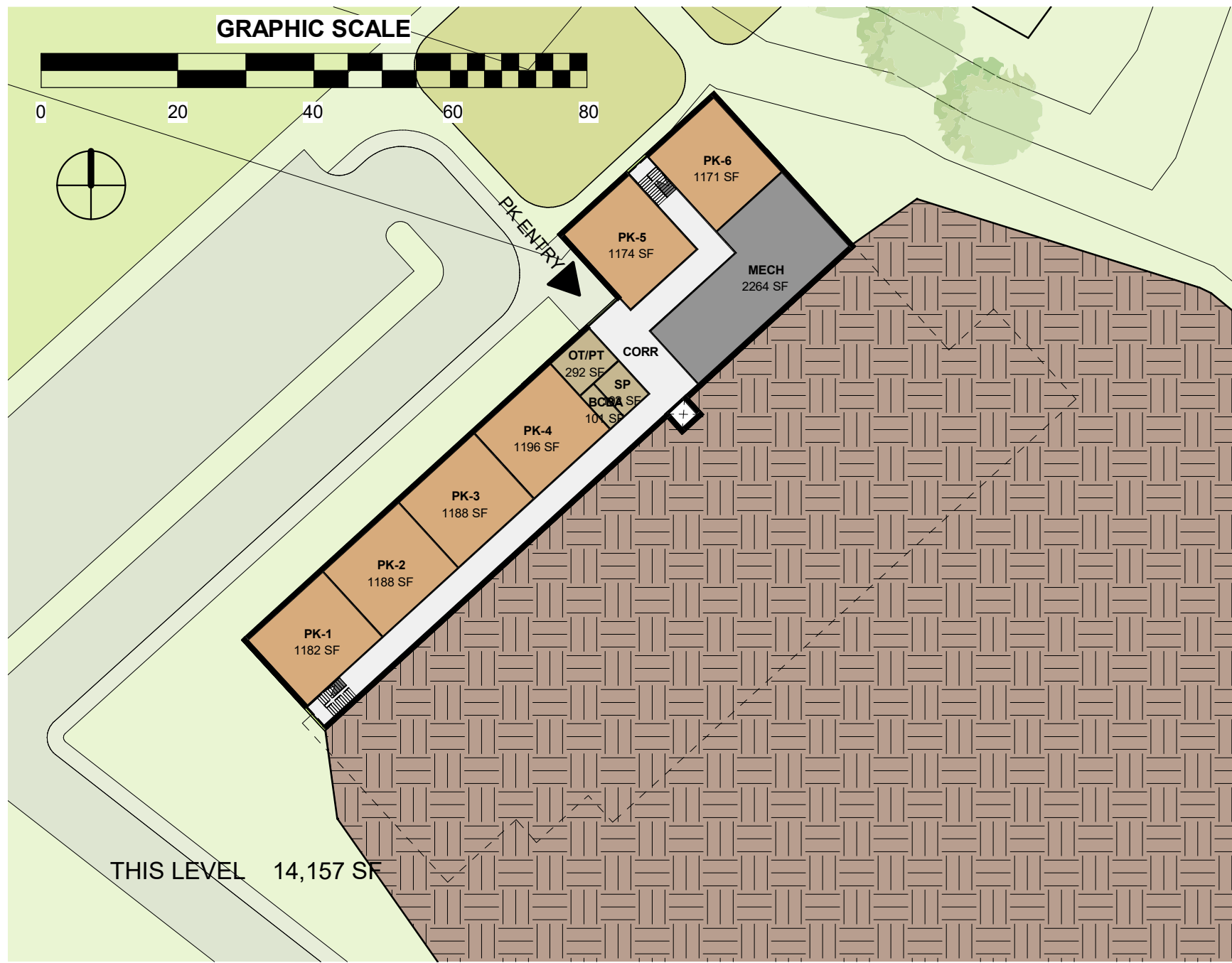
**TSKP STUDIO** ARCHITECTURE | PLANNING | INTERIORS  
 146 WYLLYS STREET - SUITE 1-203  
 HARTFORD, CT 06106  
 TEL: (860) 547-1970  
 FAX: (860) 249-0695



**GRAPHIC SCALE**



0 20 40 60 80



**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

PROJECT NAME

SCALE:  
1" = 50'-0"

DATE:  
11/05/20

ISSUED BY:  
Author

TITLE:

OPTION 3

LOWER LEVEL

DRAWING NO:

**GRAPHIC SCALE**



0 20 40 60 80



LOWER LEVEL	14,157 SF
MAIN LEVEL	41,300 SF
UPPER LEVEL	21,118 SF
<b>TOTAL</b>	<b>76,575 SF</b>

**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

PROJECT NAME

SCALE:  
1" = 50'-0"

DATE:  
11/05/20

ISSUED BY:  
Author

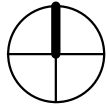
TITLE:

OPTION 3

MAIN FLOOR PLAN

DRAWING NO.:

**GRAPHIC SCALE**



**THIS LEVEL 21,118 SF**

**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

**PROJECT NAME**

SCALE:

**1" = 50'-0"**

DATE:

**11/05/20**

ISSUED BY:

**Author**

TITLE:

**OPTION 3**

**UPPER LEVEL FLOOR PLAN**

DRAWING NO:





**KEY**

- VEHICULAR ACCESS
- - - BUS LOOP
- - - PEDESTRIAN ACCESS

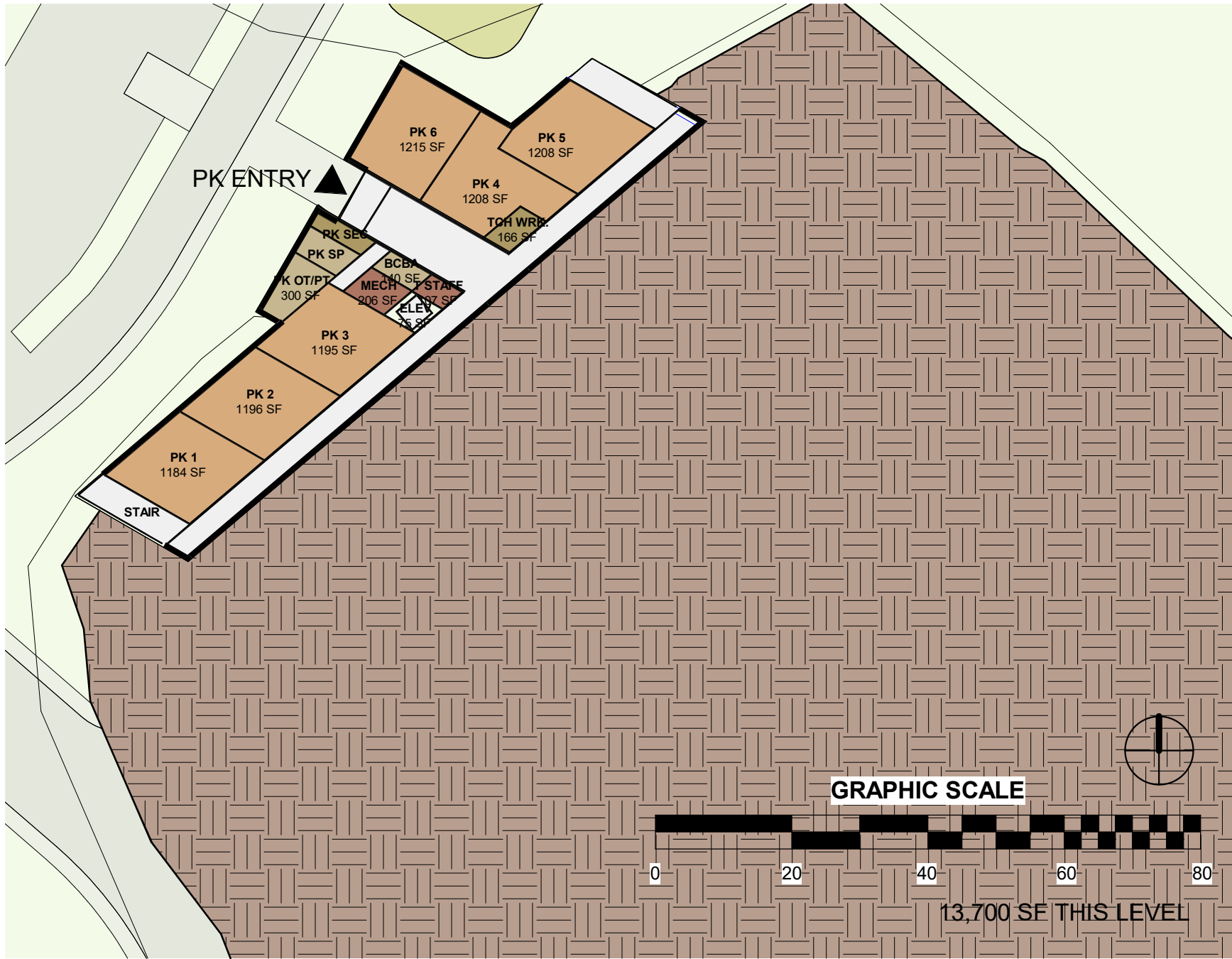
**Town of Randolph**

PROJECT: Lyons School      DATE: 11/05/2020  
 SCALE: 1" = 40'-0"

**Option 4 Site Plan**

**TSKP STUDIO** ARCHITECTURE | PLANNING | INTERIORS  
 146 WYLLYS STREET - SUITE 1-203  
 HARTFORD, CT 06106  
 TEL: (860) 547-1970  
 FAX: (860) 249-0695





**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

LYONS

SCALE:  
1" = 50'-0"

DATE:  
11/05/20

ISSUED BY:  
Author

TITLE:

OPTION 4

LOWER LEVEL PLAN

DRAWING NO:

13,700 SF THIS LEVEL



**TSKP STUDIO**

Hartford, Connecticut  
 Boston, Massachusetts

JOB NAME / NUMBER:

LYONS

SCALE:  
 1" = 50'-0"

DATE:  
 11/05/20

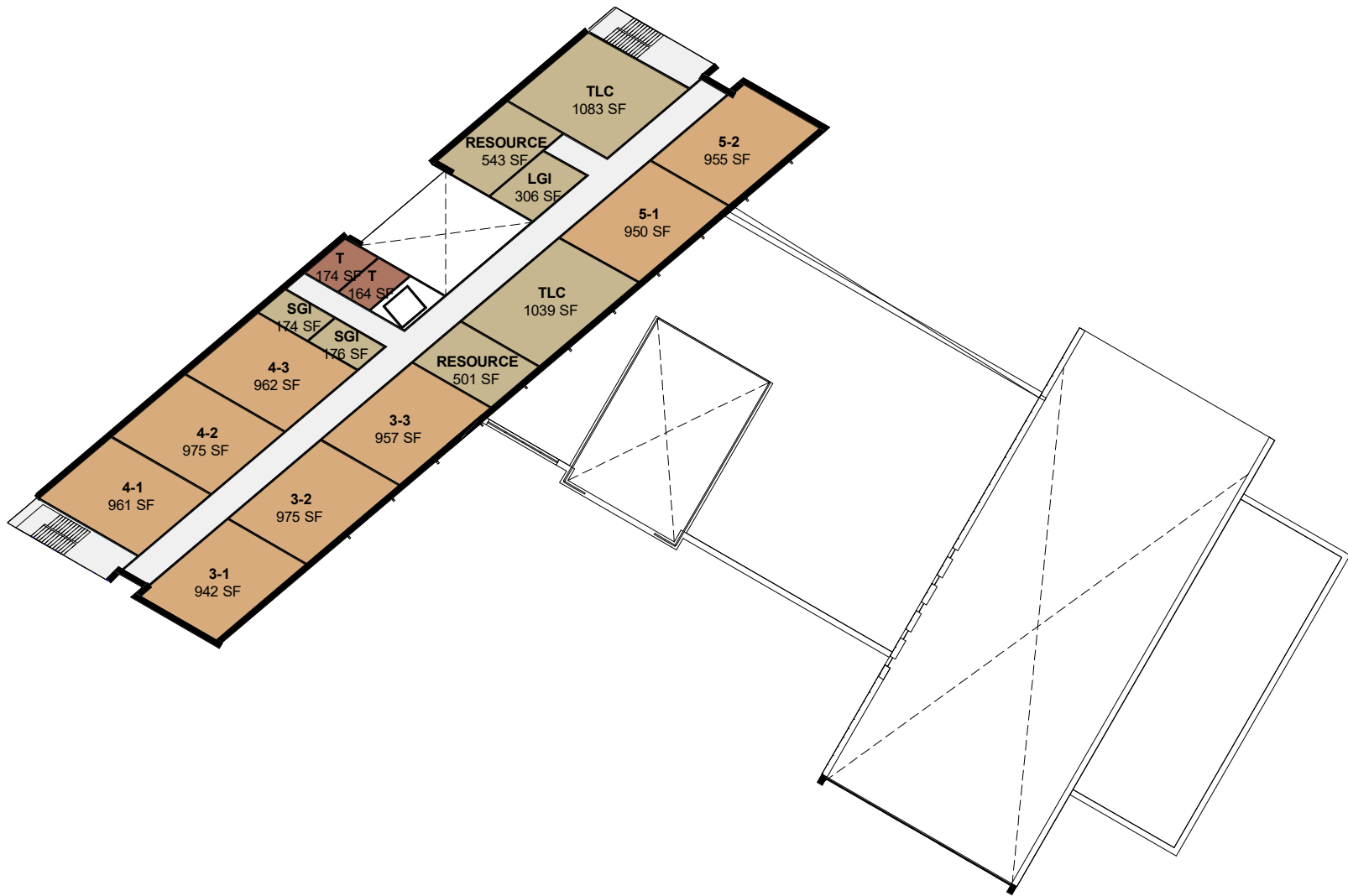
ISSUED BY:  
 Author

TITLE:

OPTION 4

MAIN LEVEL FLOOR PLAN

DRAWING NO:



18,300 SF LEVEL 2

**TSKP STUDIO**

Hartford, Connecticut  
Boston, Massachusetts

JOB NAME / NUMBER:

**LYONS**

SCALE:  
**1" = 50'-0"**

DATE:  
**11/05/20**

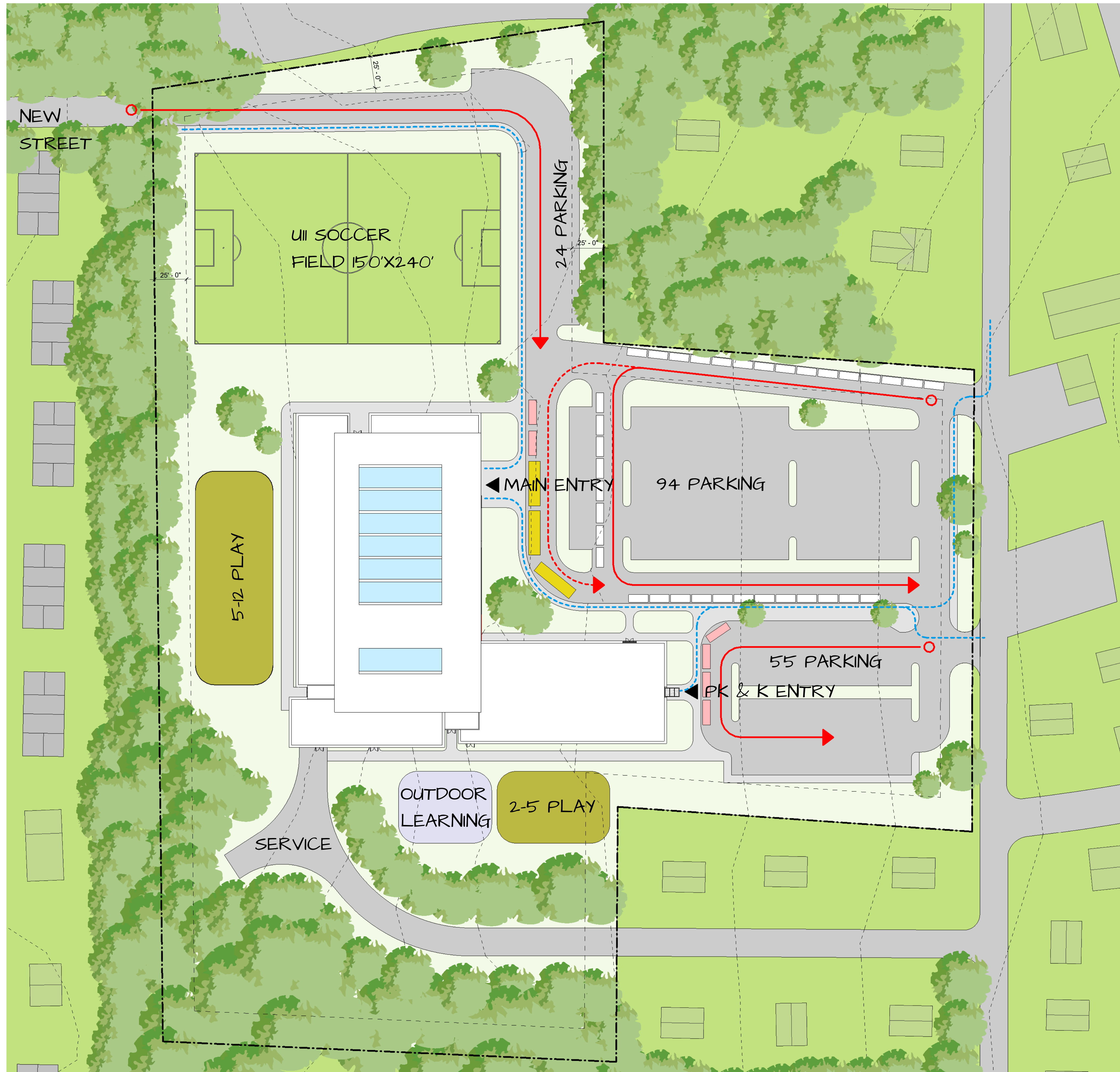
ISSUED BY:  
**Author**

TITLE:

**OPTION 4**

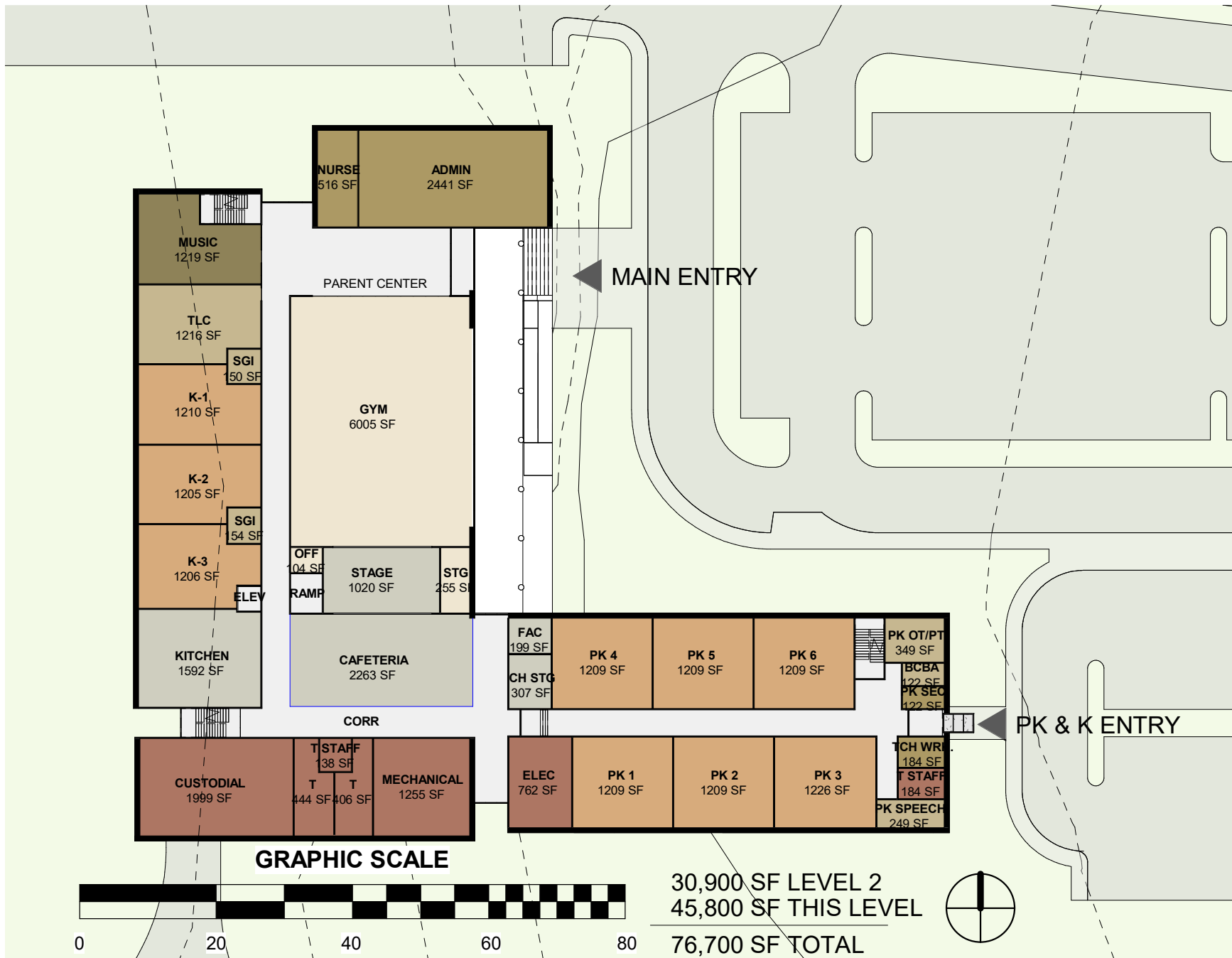
**UPPER LEVEL FLOOR PLAN**

DRAWING NO:



KEY	
	VEHICULAR ACCESS
	BUS LOOP
	PEDESTRIAN ACCESS

<b>Town of Randolph</b>	
PROJECT: LYONS	DATE: 11/05/2020
	SCALE: 1" = 40'-0"
Option 5 Site Plan	
ARCHITECTURE   PLANNING   INTERIORS 146 WYLLYS STREET - SUITE 1-203 HARTFORD, CT 06106 TEL: (860) 547-1970 FAX: (860) 249-0695	



**TSKP STUDIO**

Hartford, Connecticut  
 Boston, Massachusetts

JOB NAME / NUMBER:

LYONS

SCALE:

1" = 50'-0"

DATE:

11/05/20

ISSUED BY:

Author

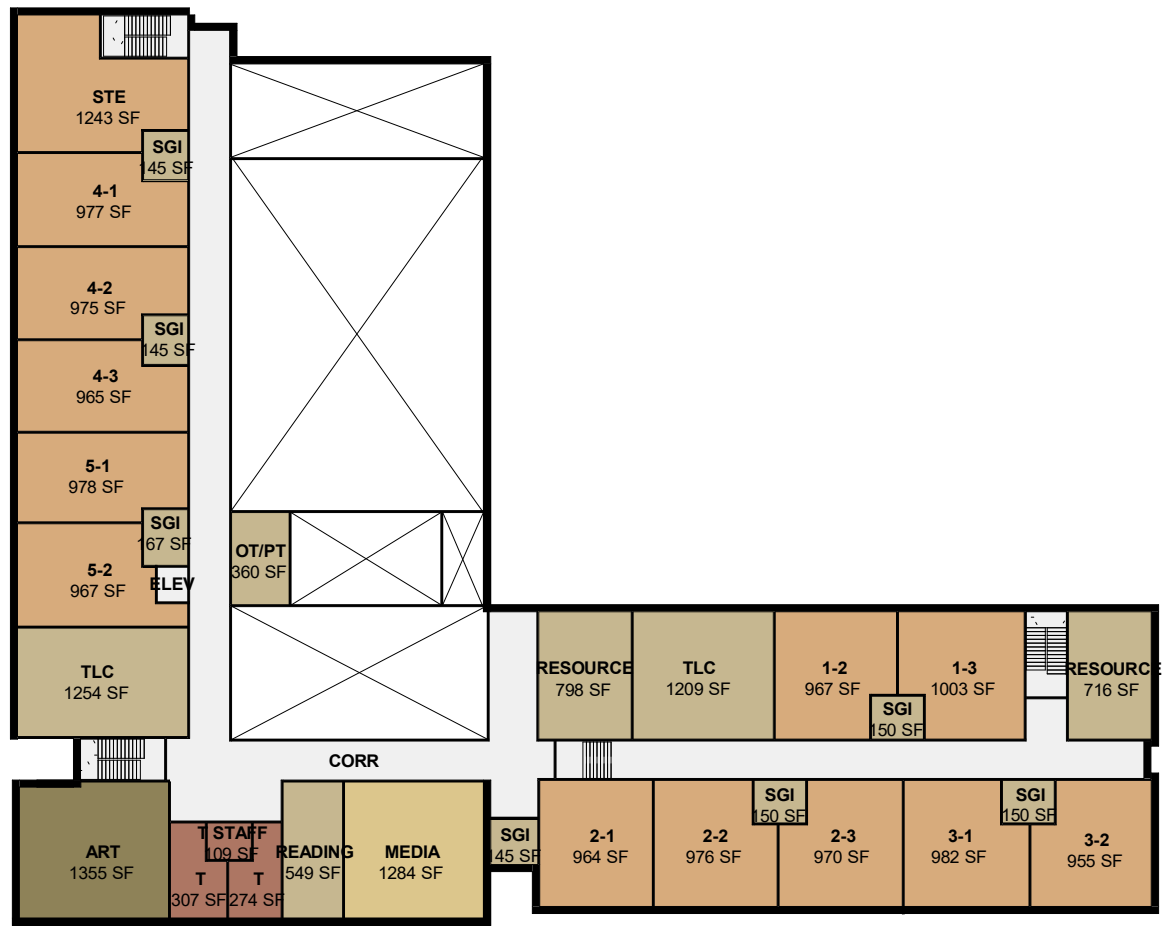
TITLE:

OPTION 5

LOWER FLOOR PLAN

DRAWING NO:

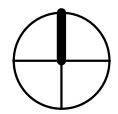




**GRAPHIC SCALE**



30,900 SF THIS LEVEL



<b>TSKP STUDIO</b> Hartford, Connecticut Boston, Massachusetts	JOB NAME / NUMBER: <b>LYONS</b>		TITLE: <b>OPTION 5</b>	DRAWING NO:
	SCALE: <b>1" = 50'-0"</b>		<b>UPPER FLOOR PLAN</b>	
	DATE: <b>11/05/20</b>	ISSUED BY: <b>Author</b>		

## 3.5 Building Narratives

### Introduction

The following narratives provide information regarding five options under consideration for the development of the new Lyons School.

The five options are:

- Option 1 – Code Upgrade/Base Repair
- Option 2 – Addition/Renovation
- Option 3 – New Construction at the current Lyons site (Adjacent to Existing Building)
- Option 4 – New Construction at the current Lyons site (Existing Building Location)
- Option 5 – New Construction at the former Devine School site

The information given is preliminary and is in accordance a conceptual level of design. Our approach is to define the scope of each project to the greatest extent we can at this early stage, so that the resulting cost estimates are specific to each option and to the requirements of the particular sites.

#### **Table of Contents**

- Geotechnical
- Utility Infrastructure
- Permitting
- Architectural
- Structural
- Building Systems (Mechanical, Plumbing, Electrical, Fire Protection)
- Technology Systems

## Geotechnical Narrative

### Preliminary Cut/Fill Analysis:

A preliminary earthwork analysis is included below for Options 2 through 5 based on comparing our concept-level grading model with the existing grading. The analysis gives the overall amount of cut and the overall amount of fill. It also gives the total amount of fill that must be imported to the site, assuming that all cut materials are suitable for re-use on the site as fill. It does not take into account any unsuitable organic materials that may be excavated as represented in the boring logs. Also, two values are given for Option 3 because multiple approaches to the Option 3 building site have been identified by the architects. The cost estimators should include an itemized cost for Option 3 earthwork to reflect this range. See below table:

	<b>OPTION 2</b>	<b>OPTION 3</b>	<b>OPTION 3B</b>	<b>OPTION 4</b>	<b>OPTION 5</b>
Fill	46,000 ft <sup>3</sup>	760,000 ft <sup>3</sup>	130,000 ft <sup>3</sup>	90,000 ft <sup>3</sup>	16,000 ft <sup>3</sup>
Cut	15,000 ft <sup>3</sup>	170,000 ft <sup>3</sup>	170,000 ft <sup>3</sup>	5,000 ft <sup>3</sup>	4,000 ft <sup>3</sup>
Net (Import)	31,000 ft <sup>3</sup>	590,000 ft <sup>3</sup>	-40,000 ft <sup>3</sup>	85,000 ft <sup>3</sup>	12,000 ft <sup>3</sup>

### Option 1

This option is understood to consist of code upgrades and basic repairs to the existing Lyons School building. This option does not have any significant geotechnical-related considerations.

### Option 2

This option is understood to consist of renovations to the existing building and the construction of a 13,700-square-foot (plan area) two-story addition on the northwest side of the existing building. The proposed lower level is understood to be partially below-grade, being “benched” into the existing slope in this area. The upper level is understood to be level with the ground floor level of the existing building.

Subsurface conditions within the footprint of the proposed addition in this option are not known. A geotechnical subsurface exploration program and foundation design study would be necessary to assess the subsurface soil and groundwater conditions at the site as they relate to foundation design and, based on these conditions, to provide foundation design recommendations for the proposed addition.



Figure 1: Locations of three borings to the West of the school

It is understood that the current Lyons School building is supported on conventional spread footings and contains no occupied below-grade space, only limited below-grade mechanical space. As such, constructing the partially below-grade lower level of the proposed addition would likely

require underpinning the existing foundation

where it adjoins the addition. Foundation drainage would also be required for the occupied below-grade space.

Since the existing building is understood to be supported by conventional spread footings, it is possible that soil conditions would allow the proposed addition foundation to also be supported by conventional spread footings. However, if over-excavation beyond the design footing depth is necessary to reach a suitable natural bearing stratum, the required depth of underpinning would also be increased. Alternative foundation support designs could consist of isolated spread footings combined with grade beams or a ground improvement method such as aggregate piers, as discussed in our Preliminary Foundation Engineering Report dated May 1, 2020. Without knowledge of subsurface conditions within the footprint of the proposed addition, the viability of any of these design alternatives cannot be assessed. For the purpose of the PSR cost estimate, include 3'-0" of over-excavation at the lowest level building footprint.

### **Option 3**

This option is understood to consist of constructing a new, 41,300-square-foot (plan area) three-story school building to the northwest of the existing building. The proposed lowest level (occupying 14,157 square feet in the northwest portion of the total footprint) is understood to be generally level with existing grades to the northwest of the proposed building, and may be partially below-grade due to the existing ground surface sloping upwards towards the southeast. The main level is understood to be generally level with existing grades to the southeast of the proposed building (northwest of the existing building).



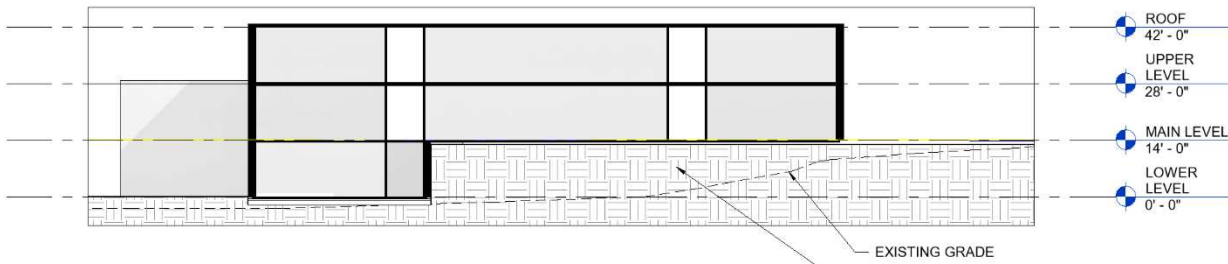


Figure 2: Option 3 section shows area of fill below building.

Of the three (3) borings conducted as part of our preliminary foundation design study, one (1) was located within the footprint of the proposed building. This boring, B-3, encountered subsurface conditions consisting of granular fill extending 4 feet below the existing ground surface, underlain by a 1.5-foot-thick natural organic deposit and a compact to dense deposit of inorganic alluvial sand. Subsurface conditions within the southeastern portion of the proposed building footprint, where existing grades rise approximately 12 feet, are not known. A geotechnical subsurface exploration program and foundation design study would be necessary to assess the subsurface soil and groundwater conditions within this area as they relate to foundation design and, based on these conditions, to provide foundation design recommendations for the proposed building.

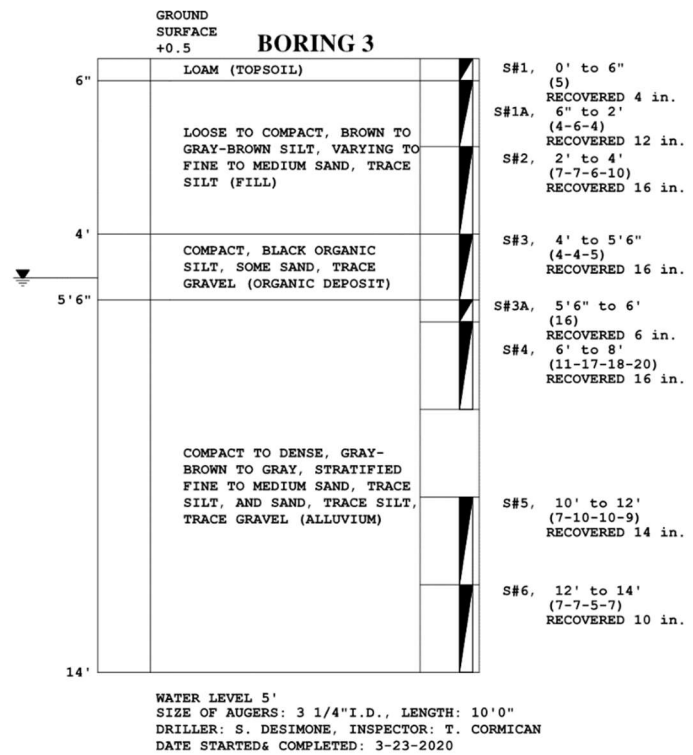


Figure 3: Boring B-3 log from geotechnical report. Organic material between 4' and 5'-8" below grade.

Based on the subsurface conditions encountered within the boring performed within the footprint of the proposed building, foundation support may be able to consist of conventional spread footings bearing on the natural alluvial deposit. This design option would likely require extensive construction dewatering, due to the observed groundwater levels above the surface of the alluvial deposit. In lieu of having a continuous footing around the perimeter of the building, it may be more economical to utilize isolated spread footings at column locations and at intermittent locations below the perimeter and interior walls. Grade beams would be recommended to span between the isolated spread footings. The combination of isolated spread footings and grade beams may limit the amount of over-excavation and dewatering required. Alternatively, if the surface of the alluvial deposit is deeper

in other areas than observed in the boring, or if the compressible lacustrine deposit observed in other borings is also encountered within the proposed building footprint, a ground improvement method such as aggregate piers may be the most economical approach. Without knowledge of subsurface conditions within the southeastern portion of the footprint of the proposed addition, the viability of any of these design alternatives cannot be assessed. For the purpose of the PSR cost estimate, include 3'-0" of over-excavation at the lower level building footprint.

#### **Option 4**

This option is understood to consist of demolishing the existing building and constructing a new, three-story building with an approximate 47,700-square-foot plan area. The proposed 13,700-square-foot (plan area) lowest level is understood to be partially below-grade, being "benched" into the existing slope in the northwestern portion of the proposed building footprint. The upper level is understood to be generally level with the ground floor level of the existing building.

Subsurface conditions within the footprint of the proposed building in this option are not known. A geotechnical subsurface exploration program and foundation design study would be necessary to assess the subsurface soil and groundwater conditions at the site as they relate to foundation design and, based on these conditions, to provide foundation design recommendations for the proposed building.

Since the existing building is understood to be supported by conventional spread footings, it is possible that soil conditions would allow the proposed foundation to also be supported by conventional spread footings. Alternative foundation support designs could consist of isolated spread footings combined with grade beams or a ground improvement method such as aggregate piers. Without knowledge of subsurface conditions within the footprint of the proposed building, the viability of any of these design alternatives cannot be assessed. For the purpose of the PSR cost estimate, include 3'-0" of over-excavation at the lowest level building footprint.

#### **Option 5**

This option is understood to consist of constructing a new, 45,800-square-foot two-story school building containing no occupied below-grade space on the site of the existing Charles G. Devine Elementary School, which is understood to no longer be in use. No information on the existing building's foundation support system or the presence and/or extent of below-grade space has been provided at this time.

Subsurface conditions within the footprint of the proposed building in this option are not known. A geotechnical subsurface exploration program and foundation design study would be necessary to assess the subsurface soil and groundwater conditions at the site as they relate to foundation design and, based on these conditions, to provide foundation design recommendations for the proposed building.

Based on our records from several nearby projects, subsurface conditions are anticipated to consist of shallow fill over a compact to dense glacial outwash. This suggests that foundation support may be able to be provided by conventional spread footings bearing in the natural glacial outwash. As our records from nearby projects indicate that groundwater levels may be above the surface of the

glacial outwash, extensive construction dewatering may be necessary. For the purpose of the PSR cost estimate, include dewatering.

## Utility Infrastructure Narrative

Nitsch Engineering has completed a Basis of Design assessment relative to development options 1, through 5 proposed by TSKP Studio.

The following sections include a brief summary of the development alternative and a general description of the corresponding site construction elements required. Refer to the Assessment of Existing Site Conditions previously completed by Nitsch Engineering for relevant existing conditions information.

### **Option 2 – Addition/Renovation**

#### **Project Description**

Option 2 includes the renovation of and addition to the existing Lyons Elementary School building located at 60 Vesey Road. This Option would renovate and add more interior space to the existing building. The site would be modified with revised parking and driveways. The addition/renovation option will also provide renovated athletic fields and new play areas.

#### **Site Access**

The site will be accessed by five (5) new curb cuts/drive ways along Lee Farm Road. Two (2) of the driveways will provide the bus drop off at the Pre-K entrance and access to a new 130-space parking lot located west of the new building. Two (2) driveways will provide the bus drop off at the main entrance similar to the existing bus circulation and one (1) driveway will provide access for service and emergency vehicles. 40-spaces will also be provided off Lee Farm Road. See Figure One on the next page and refer to the Landscape Section for further detail regarding the layout and organization of the site.

#### **Stormwater Management System**

The current stormwater management system consists of a closed drainage system that discharges stormwater at to the wetland located to the north of the athletic fields or sheet flows overland to the wetland located to the southwest of the site. There is currently no recharge or water quality treatment of existing stormwater runoff on site.





Any addition / renovation option will require an upgrade of the stormwater management system to provide recharge and water quality from the building and new parking lots and driveway areas. Any new drainage systems will conform to the Department of Environmental Protection (DEP) Stormwater Management Standards for new and redevelopment projects by providing pre-treatment for Total Suspended Solids (TSS) removal and infiltrating runoff on-site.

Option 2 will require the removal of the existing drainage structures and installation of a completely new stormwater

collection and management system. Nitsch Engineering recommends a combination of Low Impact Development (LID) techniques and Best Management Practices for managing stormwater on site. The project will result in an increase in impervious cover and will include peak flow reduction and infiltration components in addition to water quality treatment components. The stormwater management system will consist of new closed drainage systems incorporating deep sump catch basins, with hoods and as many Low Impact Development elements as possible, such as grassed swales, underground infiltration systems and bio-filtration (bio-retention) systems. The detention/infiltration area could be either a new surface basin located on site, or a sub-surface pipe or galley system located below ground, preferably under parking lots. Roof collection should also be considered for re-use for building toilet flushing and/or field irrigation.

Figure 1 OPTION 2

There is an existing 24-inch reinforced concrete pipe (RCP) located beneath the existing athletic fields that conveys stormwater from the wetlands located south of the project site and discharges to Stetson Brook located to the north of the athletic fields. It appears portions of the new athletic field/play areas and parking lot will be constructed over this existing drainage pipe. A video inspection of this pipe is recommended to determine the condition of the existing pipe and its suitability to remain in place with the new construction.

### **Option 3 - New Construction at Lyons (Adjacent to Existing Building)**

#### **Project Description**

Option 3 includes the construction of a new school building adjacent to the existing Lyons Elementary School building located at 60 Vesey Road. The existing school building will be

completely demolished and replaced with new building, outdoor athletic facilities, parking areas, and access drives. The site construction scope required for this option would essentially involve complete reconstruction of all site access and parking areas, and nearly all site utility infrastructure. A new parking lot would be installed in place of the existing building after demolition. Athletic fields consisting of a new soccer field and play areas and a new parking lot would be installed to the west of the new building in the location of the existing athletic fields.

### **Site Access**

The site will be accessed by four (4) new curb cuts/drive ways along Lee Farm Road. Two (2) of the driveways will provide the bus drop off at the Pre-K entrance and access to a new 48-space parking lot located west of the new building. The remaining two (2) driveways will provide the bus drop off at the main entrance and access to the new 134-space parking lot located east of the new building. See Figure One on the next page and refer to the Landscape Section for further detail regarding the layout and organization of the site.

### **Stormwater Management System**



Figure 1 OPTION 3

Option 3 will require the removal of the existing drainage structures and installation of a completely new stormwater collection and management system. Nitsch Engineering recommends a combination of Low Impact Development (LID) techniques and Best Management Practices for managing stormwater on site. The project will result in an increase in impervious cover and will include peak flow reduction and infiltration components in addition to water quality treatment components. The stormwater management system will consist of new closed drainage systems incorporating deep sump catch basins, with hoods and as many Low Impact Development elements as possible, such as grassed swales, underground infiltration systems and bio-filtration (bio-retention) systems. The detention/infiltration area could be either a new surface basin located on site, or a sub-surface pipe or galley system located below ground, preferably under parking lots. Roof collection should also be considered for re-use for building toilet flushing and/or field irrigation.

There is an existing 24-inch reinforced concrete pipe (RCP) located beneath the existing athletic fields that conveys stormwater from the wetlands located south of the project site and discharges to Stetson Brook located to the north of the athletic fields. It appears portions of the new athletic field/play areas and parking lot will be constructed over this existing drainage pipe. A video inspection of this pipe is recommended to determine the condition of the existing pipe and its suitability to remain in place with the new construction.

#### **Option 4 – New Construction at Lyons (Existing Building Location)**

##### **Project Description**

Option 4 includes the construction of a new school building at the location of the existing Lyons Elementary School building located at 60 Vesey Road. The existing school building will be completely demolished and replaced with new building, outdoor athletic facilities, parking areas, and access drives. The site construction scope required for this option would essentially involve complete reconstruction of all site access and parking areas, and nearly all site utility infrastructure. A new parking lot would also be installed in place of the existing building after demolition. Athletic fields consisting of a new baseball field and play areas and a new parking lot would be installed to the west of the new building in the location of the existing athletic fields.

##### **Site Access**

The site will be accessed by five (5) new curb cuts/drive ways along Lee Farm Road. Two (2) of the driveways will provide the bus drop off at the Pre-K entrance and access to a new 58-space parking lot located west of the new building. The remaining three (3) driveways will provide the bus drop off at the main entrance and access to the new 82-space parking lot located east of the new building. 40-spaces will also be provided off Lee Farm Road. See Figure One on the next page and refer to the Landscape Section for further detail regarding the layout and organization of the site.

##### **Stormwater Management System**





Option 4 will require the removal of the existing drainage structures and installation of a completely new stormwater collection and management system. Nitsch Engineering recommends a combination of Low Impact Development (LID) techniques and Best Management Practices for managing stormwater on site. The project will result in an increase in impervious cover and will include peak flow reduction and infiltration components in addition to water quality treatment components. The stormwater management system will consist of new closed drainage systems incorporating

deep sump catch basins, with hoods and as many Low Impact Development elements as possible, such as grassed swales, underground infiltration systems and bio-filtration (bio-retention) systems. The detention/infiltration area could be either a new surface basin located on site, or a sub-surface pipe or galley system located below ground, preferably under parking lots. Roof collection should also be considered for re-use for building toilet flushing and/or field irrigation.

There is an existing 24-inch reinforced concrete pipe (RCP) located beneath the existing athletic fields that conveys stormwater from the wetlands located south of the project site and discharges to Stetson Brook located to the north of the athletic fields. It appears portions of the new athletic field/play areas and parking lot will be constructed over this existing drainage pipe. A video inspection of this pipe is recommended to determine the condition of the existing pipe and its suitability to remain in place with the new construction.

Figure 1 OPTION 4

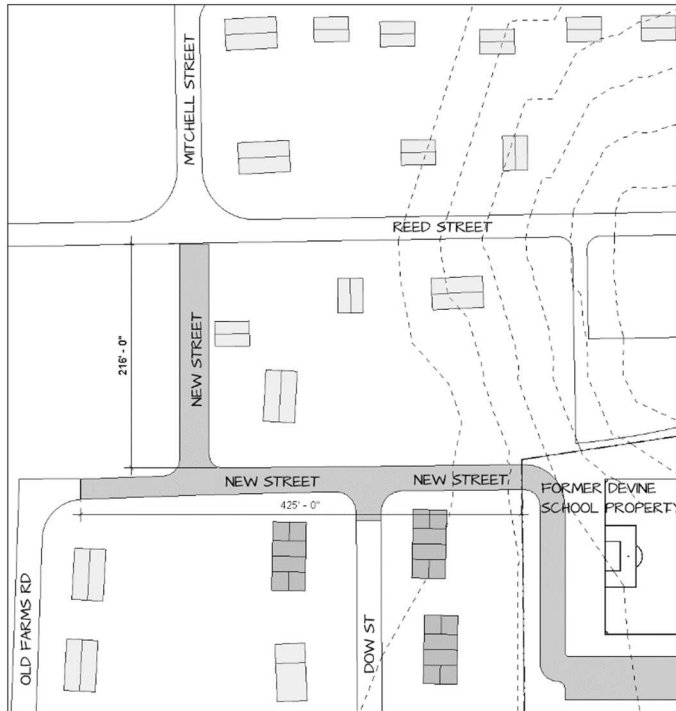
### **Option 5 – New Construction at Devine**

#### **Project Description**

Option 5 includes the construction of a new school building at the site of the existing Devine Elementary School located at 55 Old Street. The existing school building will be completely demolished and replaced with new building, outdoor athletic facilities, parking areas, and access drives. The site construction scope required for this option would essentially involve complete reconstruction of all site access and parking areas, and nearly all site utility infrastructure. A new parking lot would be installed in place of the existing building after demolition. Athletic fields consisting of a new soccer field and play areas and a new parking lot would be installed to the west of the new building in the location of the existing athletic fields.



**Site Access**



The site will be accessed by two (2) new curb cuts/driveways off Old Street to provide the bus drop off at the main entrance and access to the new 94- and 55-space parking lots located east of the new building. A new driveway off Old Street will also be installed for service vehicles. The service driveway traverses the wetland located south of the project site and will require the submission of a Notice of Intent to the Randolph Conservation Commission for work within the wetland resource area. Additionally, a new driveway from Flint Locke Road will provide a throughway through the site connecting to Old Street.

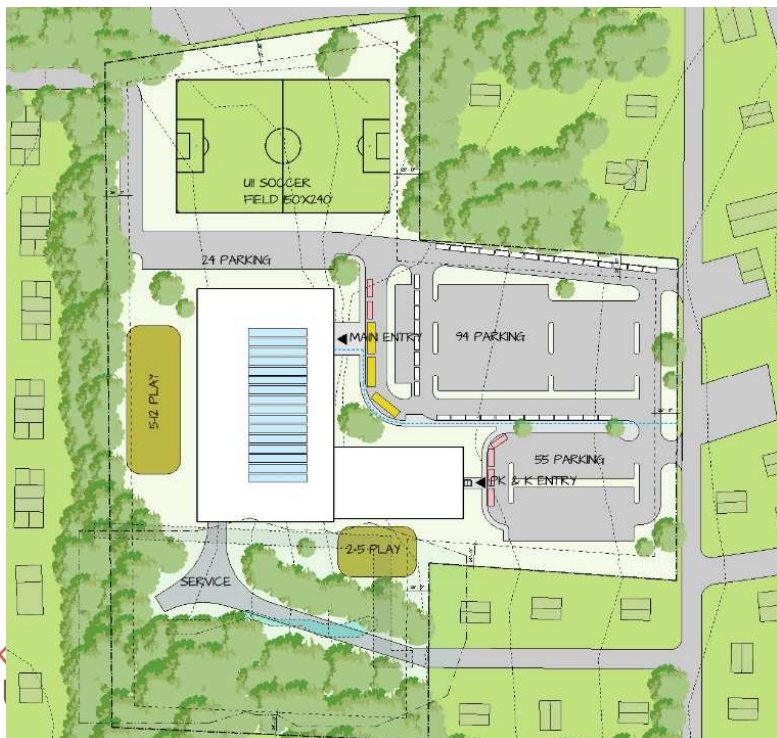
Also, the development of the school at the Devine site will include the creation of **two new connector roads**, which are currently identified as paper streets in town zoning maps. The roads extend West from the property to Dow Street and Old Farm Road. Also, Mitchell street is extended to connect to the new road. The cost estimate should itemize this work performed outside of the property line.

Also, the development of the school at

**Stormwater Management**

Figure 1 OPTION 5: New roads to provide vehicular access from Dow street.

There does not appear to be a stormwater management system on site.



The construction of a new building will require the installation of stormwater management system to recharge and water quality from the building and new parking lots and driveway areas. Any new drainage systems will conform to the Department of Environmental Protection (DEP) Stormwater Management Standards for new and redevelopment projects by providing pre-treatment for Total Suspended Solids (TSS) removal and groundwater recharge.

Nitsch Engineering recommends a combination of Low Impact Development (LID) techniques and Best Management Practices for managing stormwater on site. This includes the installation of new closed drainage systems incorporating deep sump catch basins, with hoods and as many Low Impact Development elements as possible, such as grassed swales, underground infiltration systems and bio-filtration (bio-retention) systems. The detention/infiltration area could be either a new surface basin

Figure 2 OPTION 5

located on site, or a sub-surface pipe or galley system located below ground. The sub-surface pipe and stone or galley system could be located beneath landscaped or vehicular areas. Roof collection should also be considered for re-use for building toilet flushing and/or field irrigation. Overflow from the infiltration system will discharge to the existing municipal drainage system in Old Street.

### **Water, Options 2, 3, 4, 5**

Based on record documents, the existing Lyons school building is currently serviced by a 2.5-inch type-k copper domestic water service. The service connects to the existing 6-inch cast iron site water main that tees off the existing 6-inch water main located in Liberty Street. The site water main also feeds two (2) fire hydrants located around the building. There is no irrigation at the site.

Based on record documents, the existing Devine school building is currently serviced by a 3-inch domestic water service of unknown material. It is assumed the water service connects to the existing main located in Old Street. There are no separate fire protection services to the building and the site includes one (1) fire hydrant off Old Street.

Any addition/renovation option or new construction option would require an upgrade of the domestic water service to the building and installation of a new fire protection line. A flow test will be required to determine if the existing water main in the surrounding streets have enough water pressure for the building's proposed domestic and fire protection needs. Final sizing, number, and location of building water services will be determined by the Plumbing and Fire Protection Engineers.

### **Sanitary Sewer, Options 2, 3, 4, 5**

There is one (1) 8-inch PVC sanitary sewer service from the existing Lyons school building based on record documents. The sewer service exits from the north side of the building and connects to a sewer manhole located outside the building where the sewer then flows south to north. There does not appear to be an existing grease trap to treat kitchen waste.

Additionally, there is an existing sewer main of unknown size and material located beneath the existing athletic fields that appears to convey sewerage from south to north. It appears portions of the new athletic field/play areas and parking lot will be constructed over this existing sewer pipe. A video inspection of this pipe is recommended to determine the condition of the existing pipe and its suitability to remain in place with the new construction.

At Devine, there is one sanitary sewer service from the existing building of unknown size and material and there are no separate kitchen grease waste services or grease traps. The service connects to the existing municipal sanitary system in Old Street.

An addition to the existing building with a lower floor elevation than the existing building will require new site sewer infrastructure to convey flow to the existing municipal sewer system located beneath the athletic fields if a gravity sewer connection is to be provided. It appears based on the known invert elevations of this sewer main that the new site sewer infrastructure will consist of a gravity sewer connection in lieu of any sewage pump stations. If the sewage is to discharge to the existing connection location an internal sewage ejector pump to convey flow generated by the lower level of the building addition is to be provided. Additional investigation with the Town Water and Sewer Division is recommended, including discussions to determine if there are capacity limitations with the Municipal sewer system.

In the addition/renovation option, a new exterior grease trap to meet the new sewer demands and regulations should also be provided. The grease trap structure for the kitchen waste service will be sized to meet the Department of Environmental Protection (DEP) guidelines, in addition to Massachusetts Plumbing Code grease trap requirements.

A new school building at Lyons will require new site sewer infrastructure to convey flow to the existing municipal sewer system located beneath the athletic fields if a gravity sewer connection is to be provided. It appears based on the known invert elevations of this sewer main that the new site sewer infrastructure will consist of a gravity sewer connection in lieu of any sewage pump stations. If the sewage is to discharge to the existing connection location an extension of the existing gravity sewer to the new building will be required with an internal sewage ejector pump to convey flow generated by the lower level of the building. Additional investigation with the Town Water and Sewer Division is recommended, including discussions to determine if there are capacity limitations with the Municipal sewer system.

A new building at Devine will require the installation of new site sewer services and the inclusion of a new exterior grease trap to meet the new sewer demands and regulations. The grease trap structure for the kitchen waste service will be sized to meet the Department of Environmental Protection (DEP) guidelines, in addition to Massachusetts Plumbing Code grease trap requirements. The capacity and condition of any existing sewer infrastructure for future service connections will need to be verified. Additional investigation with the Town Water and Sewer Division is recommended, including discussions to determine if there are capacity limitations with the municipal sewer system in Old Street.

### **Other Utilities, Options 2, 3, 4, 5**

See the narrative provided by the Electrical Engineer for a description of potential improvements to and/or modification of the existing site electrical and tele-communication systems. See the narrative provided by the Plumbing Engineer for a description of potential improvements to and/or modification of the existing site gas service.

**Outdoor Athletic Facilities, Options 2, 3, 4, 5**

A new 36,000 square foot soccer field is proposed and will be sufficiently graded to manage rainfall runoff. Additionally, two (2) new play areas are proposed. Drainage including underdrains will likely be required for these play areas.

**Landscape: Options 2, 3, 4 and 5**

Landscape improvements under the Option 2 will include providing planting and reestablishing lawn and providing planting throughout the site as well as management and enhancement of existing vegetation to remain.



Utility	Option 1 Quantities	Option 2 Quantities	Option 3 Quantities	Option 4 Quantities	Option 5 Quantities
Drainage Collection (Pipes, CBs, DMHs)	350 LF 18", 300 LF 12" 3 CBs, 3 DMHs	1,250 LF 24", 320 LF 18", 1,420 LF 12" 23 CBs, 17 DMHs	500 LF 24", 1,000 LF 18", 1,500 LF 12" 28 CBs, 20 DMHs	800 LF 24", 500 LF 18", 1,900 LF 12" 31 CBs, 20 DMHs	600 LF 24", 900 LF 18", 900 LF 12" 21 CBs, 16 DMHs
Stormwater (SW) Water Quality (WQ) Mitigation	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)
Stormwater Quantity Mitigation (based on increase of impervious area)	N/A	Underground Infiltration and/or Detention System(s) Assume \$400,00	Underground Infiltration and/or Detention System(s) Assume \$300,00	Underground Infiltration and/or Detention System(s) Assume \$250,00	Underground Infiltration and/or Detention System(s) Assume \$450,00
Sanitary Service & Grease Waste Treatment	40 LF 8" Sewer Service 5,000 Gallon Grease Trap 2 SMHs	900 LF 8" Sewer Service 150 LF 12" Trunk Line 5,000 Gallon Grease Trap 9 SMHs	250 LF 8" Sewer Service 350 LF 12" Trunk Line 5,000 Gallon Grease Trap 6 SMHs	100 LF 8" Sewer Service 450 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs	75 LF 8" Sewer Service 400 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs
Water Main Loop 8" DI	N/A	1,500 LF	1,500 LF	1,500 LF	900 LF
Domestic Water Service 6" DI	N/A	120 LF	100 LF	100 LF	100 LF
Fire Protection Service 8" DI	450 LF	120 LF	100 LF	100 LF	100 LF
Water Main Fittings	1 Gate Valves, 1 Tapping Sleeve + Valve	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	10 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants
Gas Line*	N/A	400 LF	600 LF	600 LF	450 LF
Electrical Line**	N/A	600 LF	1,000 LF	1,000 LF	750 LF

\*See Plumbing Engineer's Narrative for size, design and location of meter, etc. The length of service line included for information only.

\*\*See Electrical Engineer's Narrative for size, design, equipment (Transformers and Generators), etc. The length of primary power shown for information only.

## Permitting Narrative

### **Town of Randolph Site Plan & Design Review**

A review of the Town of Randolph Zoning Code indicates a Tier 4 Site Plan & Design Review by the Planning Board is required for construction of new structures over 7,500 square feet. The Planning Board also noted a Site Plan & Design Review would be required at a meeting held on April 1, 2020 between Nitsch Engineering and TSKP Architects staff with the Planning Board.

### **Wetlands Protection Act (310 CMR 10.00)**

The Wetlands Protection Act ensures the protection of Massachusetts' inland and coastal wetlands, tidelands, great ponds, rivers, and floodplains. It regulates activities in coastal and wetland areas and contributes to the protection of ground and surface water quality, the prevention of flooding and storm damage, and the protection of wildlife and aquatic habitat. MassGIS Record Information and wetland inspections performed by All-Points Technology Corporation, P.C., indicate that there are Wetlands Protection Act resource areas within the the Lyons site and therefore permits will be required through the Massachusetts Department of Environmental Protection (MassDEP) and the Town of Randolph Conservation Commission.

On March 2, 2020 staff from Nitsch Engineering and TSKP Architects met with the Town Engineer and the Conservation Commission to discuss the Lyons site. It was determined a Notice of Intent (NOI) would need to be filed for any work within the resource areas and/or floodplain.

Additionally, for the Lyons site Nitsch Engineering recommends submitting an Abbreviated Notice of Resource Area Delineation (ANRAD) for a determination of the drainage channel discharging to Wetland #2 located to the north of the existing athletic fields. Development within the 200'-Riverfront area associated with drainage channel if determined to be an intermittent stream may limit development opportunities within the Riverfront Area.

MassGIS Record Information indicates that there are no Wetlands Protection Act resource areas within the Devine site; however, based on recent wetland flagging performed adjacent to the project area provided by the Town a small wetland area has been identified at the Southern part of the site. A Notice of Intent (NOI) or Request for Determination of Applicability (RDA) will be required for any work within the resource areas. On February 18, 2020 the design team met with Town of Randolph Conservation staff Joseph Dunn and DPW Engineer Jean Pierre-Louis to discuss the Towns position regarding impacts to the wetlands and buffer zones. In general, it was conveyed that the Town would be flexible, particularly regarding impacts to buffer zones to avoid unnecessary burdens on the project.

### **Surface Water Supply Protection (310 CMR 22.20)**

The Massachusetts Department of Environmental Protection (DEP) ensures the protection of surface waters used as sources of drinking water supply from contamination by regulating land use and activities within critical areas of surface water sources and tributaries and associated surface water bodies to these surface water sources.

A review of the Massachusetts DEP resource layers available on the MassGIS indicates the Lyons and Devine sites are located within a Surface Water Protection Area (Zone B). On March 2, 2020 staff from Nitsch Engineering and TSKP Architects met with the Town Engineer and the Conservation Commission to discuss the site. It was determined there are no additional stormwater discharge or treatment requirements for work within a Surface Water Protection Area beyond what is required per the Massachusetts Stormwater Handbook requirements.

### **Natural Heritage and Endangered Species Program**

A review of the 14<sup>th</sup> Edition of the Massachusetts Natural Heritage Atlas prepared by the Natural Heritage and Endangered Species Program (NHESP), dated August 1, 2017, indicates that neither the Devine nor Lyons site is not a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife. Therefore, there are no permits required through the NHESP.

### **Floodplain**

Floodplain information for the Lyons site was obtained from the Flood Insurance Rate Map (FIRM) community map number 25021C0216E, Map Effective July 17, 2012. The site is partially located within a Zone AE, which is identified as an area inside the 100-year floodplain. On March 2, 2020 staff from Nitsch Engineering and TSKP Architects met with the Town Engineer and the Conservation Commission to discuss the Lyons site. It was determined a Notice of Intent (NOI) would need to be filed for any work within the resource areas and/or floodplain and compensatory storage must be provided per 310 CMR 10.57.

Floodplain information for the Devine site was obtained from the Flood Insurance Rate map (FIRM) community map number 25021C0208E, Map Effective July 17, 2012. The entire site is located in the area of minimal flood hazard.

### **Environmental Protection Agency National Pollutant Discharge Elimination System Permit**

Construction activities that disturb more than one acre of land are regulated under the United States Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) Program. In Massachusetts, the EPA issues permits to operators and owners of regulated construction sites. Regulated projects are required to develop and implement stormwater pollution plans (SWPPP) in order to obtain permit coverage. Either addition/renovation or new building option located at either Lyons or Devine will disturb more than one (1) acre of land, therefore the project will require filing an Electronic Notice of Intent (eNOI) for a Construction General Permit (CGP) and compliance under the NPDES program.

### **Massachusetts Environmental Policy Act (MEPA) Regulations (301 CMR 11.00)**

Development of the Lyons or Devine sites does not appear to trigger the following MEPA thresholds and will likely not require an Environmental Notification Form (ENF) or Environmental Impact Report (EIR) to be filed with MEPA:

- Land
- Rare Species
- Wetlands

- Water
- Wastewater
- Area of Environmental Concern (ACEC)

Further evaluation is required as the project scope is modified or expanded.

### **US EPA NPDES**

Construction activities that disturb more than one acre are regulated under the United States Environmental Protection Agency's (EPA) National Pollution Discharge Elimination System (NPDES) Program. In Massachusetts, the USEPA issues NPDES permits to operators of regulated construction sites. Regulated projects are required to develop and implement stormwater pollution prevention plans in order to obtain permit coverage.

Any new building and associated site work that will disturb more than one (1) acre which will require this permit.

### **MASSACHUSETTS HISTORICAL COMMISSION (310 CMR 10.00)**

Per 950 CMR 71.04, prior to any state body undertaking a project, or any state body funding or licensing, in whole or in part, a private project, the state body must notify the MHC of the project. There is a two page Project Notification Form (PNF), application which must describe the proposed project and potential impacts. The notification form shall be completed with the most accurate and comprehensive information available. The form shall adequately document the information necessary for the MHC to make an informed and reasonable determination of the effect of a proposed project on State Register Properties. The MHC will issue a written determination of effect within 30 days of receipt of an adequately documented Project Notification Form or Environmental Notification Form.

#### MEPA ENF/EIR Program

The Mass Environmental Policy Act, (MEPA), requires that projects which exceed certain thresholds must file an Environmental Notification Form, (ENF), or an Environmental Impact Report, (EIR). MEPA review is required when one or more review thresholds are met or exceeded and the subject matter of at least one review threshold is within MEPA jurisdiction. A review of the 12 thresholds indicates that only the number ten thresholds, (*Historical and Archaeological Resources*), may be applicable to the project. This threshold would be applicable if the project entailed:

- 1. demolition of all or any exterior part of any Historic Structure listed in or located in any Historic District listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth; or*
- 2. destruction of all or any part of any Archaeological Site listed in the State Register of Historic Places or the Inventory of Historic and Archaeological Assets of the Commonwealth.*



Once the Mass Historical Commission responds to the Project Notification Form, a determination will be able to be made as to whether or not the project is subject to MEPA and if an ENF is required. The project intends to file the Project Notification Form at the end of Schematic Design.

At 55 Old Street, in Randolph, MA the Charles Gabriel Devine Elementary School is listed on the Massachusetts Cultural Resource Information System (MACRIS) – Inventory number RAN.429. Its architectural style is listed as Colonial Revival/Contemporary. Its significance is identified as architecture, community planning, education.

Also, at 55 Old Street, in Randolph, MA the Sgt Hugh MacDonald World War I Veterans Marker is listed on MACRIS – Inventory number RAN.901.

### **RANDOLPH HISTORICAL COMMISSION**

Aware that the former Devine school building is listed on MACRIS and therefore has historical significance, the project team submitted an Application for Determination of Historical Significance to the Randolph Historical Commission. The initial response from the Historical Commission is as follows:

*In reviewing your reporting form indicating the potential for demolition of the Devine School as part of option for re-use of that site, we note that because the building is determined by the Town's Demolition of Historic Buildings as "historic" it would be subject to a formal review and likely a public hearing should plans be advanced that call for the demolition of the building, most particularly the 1930 original block, which was designed by Randolph architect James Edmund Kelley, and is one of two surviving public buildings designed by him in addition to his home and office on South Main Street.*

Per Randolph's Chapter 87 Ordinance for Demolition of Historic Buildings subsequent to the submitted application both an onsite determination of the property as well as a public hearing was held by the RHC. The public hearing was held virtually on October 27, 2020.

According to the Preliminary Determination letter received on November 12, 2020 the original building, which dates to 1930 has a Mass. Historical Commission Form B. According to the Determination, "the condition of the building and its severely deteriorated state make it highly unlikely that it could be preserved and restored/rehabilitated in any meaningful way."

*The Historical Commission determines that the building at 55 Old Street, known as the Devine Elementary School, taken in its totality is not considered historically significant, due to the severity of the deterioration to the building. However, there are historically and architecturally significant elements of the building that are considered as significant, and the Commission directs the following items to be removed from the 1930 building and preserved in the course of any subsequent demolition for future use by the Town in any possible future construction on the site:*

For a complete list of items identified as significant, please, refer to the Appendix. Due to the extensive number of items identified and the inherent impracticality of incorporating all of them

into the project, TSKP STUDIO contacted Historical Commission Chairman Henry Cooke, IV and requested clarification. Here follows the response received on January 20, 2021:

*The first category includes items that contributed to the unique architectural qualities of the 1930 building as designed by James Edmund Kelley. I think the top elements of that list would be the name plaque from the front of the building and the decorative stone or formed concrete features that bracket it, and perhaps the corner entry and rear entry elements. If possible and practicable, we would like to see these incorporated into any new building, either built into the building, or as stand-alone elements within the building, such as was done with the original "Turner Free Library" and "1872" carved stonework, which was re-used as a decorative element within the 1965 Library building. The cornice to the Devine School could be incorporated into new construction, or it was also suggested by Councilor Burgess that it could be used around the grounds of the school in some fashion.*

*The second group of items include things like the doors, and marble tile. The Commission would like to see these removed and preserved for reuse by the Town at a later date, whether in a new Devine/Lyons School or some other construction as may be determined by the School Department and the Council.*

*The third group includes the bell, and old desks, along with the Hugh Alexander MacDonald bronze and stone memorial marker on the front lawn of the school. The first two items can be retained by the School Dept. or the Historical Commission for exhibit in the new school or elsewhere in town at a future date. The marker needs to be carefully removed and stored and either re-installed on the grounds of the new school, or at another location in North Randolph as may be determined jointly by the Town Council and Historical Commission.*

## Architectural Narrative

Included here is a description of the general quality and quantity of materials which comprise the exterior envelope and interior construction. These materials are known for their durability and compatibility with public school projects.

### Option 2

#### Lyons Site: Renovation and Partial Demolition of Existing Building + New Classroom Wing + New Gymnasium and Cafeteria Wing

#### Exterior Materials

- Windows: Thermally broken aluminum storefront. Curtainwall wall at two story high glazing.
- New Walls: Brick, 4” cavity 3” board insulation, 8” CMU.
- Existing Walls: Existing brick/cmu, new 3” closed cell spray foam insulation, 3-5/8 mtl stud, gyp bd.
- Roof: Single Ply TPO with coverboard and 6” polyisocyanurate insulation.

#### Interior Materials

- Flooring: Linoleum at corridors, classrooms and cafeteria. Carpet at Media Center and offices. Sprung Wood Flooring at Gym and stage. Resinous floor at kitchen and toilet rooms.
- Ceilings: Acoustical tile ceiling. Media and cafeteria soffits to be Armstrong “Woodworks” linear or comparable product. Gym has exposed structure, acoustical cellular deck.



- Walls: Gypsum wall board, typical. Ground Face CMU at gym and corridors. Acoustical panels in cafeteria and music room.
- Millwork: Clear finish maple AWI custom. Melamine on concealed horizontal surfaces. Post formed plastic laminate counters. Allow 12ft of millwork per classroom. Additionally, provide cubbies at each PK, K classroom. Metal lockers at classrooms grades 1-5.

**Option 3**

**Lyons Site: New Construction on Vacant Portion of site + Demolition of Existing Lyons School**

**Exterior Materials**

- Windows: Thermally broken aluminum storefront. Curtainwall wall at two story high glazing.
- Walls: Brick, 4” cavity 3” board insulation, 8” CMU.
- Soffits: 6’ cantilevered roof w/ wood soffits around perimeter.
- Roof: Single Ply TPO with coverboard and 6” polyisocyanurate insulation.



OPTION 3 - MAIN LEVEL FLOOR PLAN

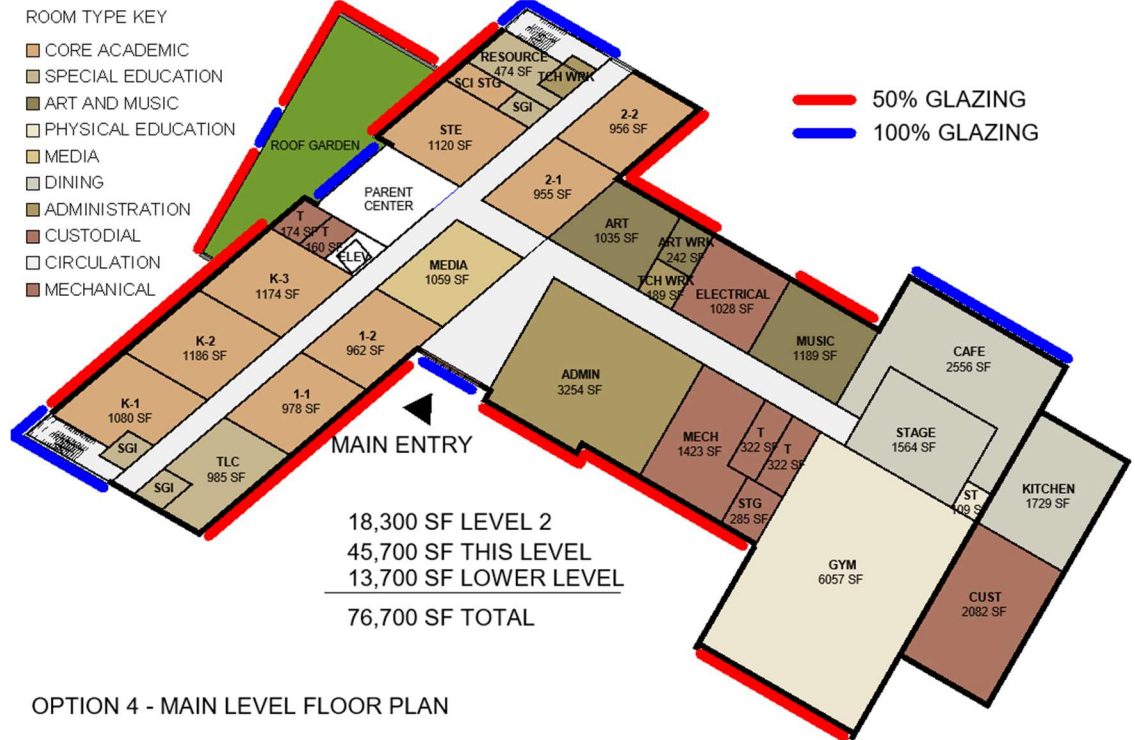
**Interior Materials**

- Flooring: Linoleum at corridors, classrooms and cafeteria. Carpet at Media Center and offices. Sprung Wood Flooring at Gym and stage. Resinous floor at kitchen and toilet rooms.



- Ceilings: Acoustical tile ceiling. Gym, Lobby, Cafeteria has exposed steel structure, wood structural deck.
- Walls: Gypsum wall board, typical. Ground Face CMU at gym and corridors. Acoustical panels in cafeteria, gym and music room.
- Millwork: Clear finish maple AWI custom. Melamine on concealed horizontal surfaces.

Post formed plastic laminate counters. Allow 12ft of millwork per classroom. Additionally, provide cubbies at each PK, K classroom. Metal lockers at classrooms grades 1-5.



**Option 4**

**Lyons Site: Demolition of Existing School + New Construction**

**Exterior Materials**

- Windows: Thermally broken aluminum storefront. Curtainwall wall at two and three story high glazing.
- E-W Facing Walls: Brick, 4" cavity 3" board insulation, 8" CMU.
- N-S Facing Walls: Copper panels, Knight Wall channel system, 3" mineral wool bd insulation, 8" CMU.
- Soffits: 6' cantilevered roof w/ wood soffits around perimeter of classroom block and south wall of gym.
- Roof: Single Ply TPO with coverboard and 6" polyisocyanurate insulation.

**Interior Materials**

- Flooring: Linoleum at corridors, classrooms and cafeteria. Carpet at Media Center and offices. Sprung Wood Flooring at Gym and stage. Resinous floor at kitchen and toilet rooms.

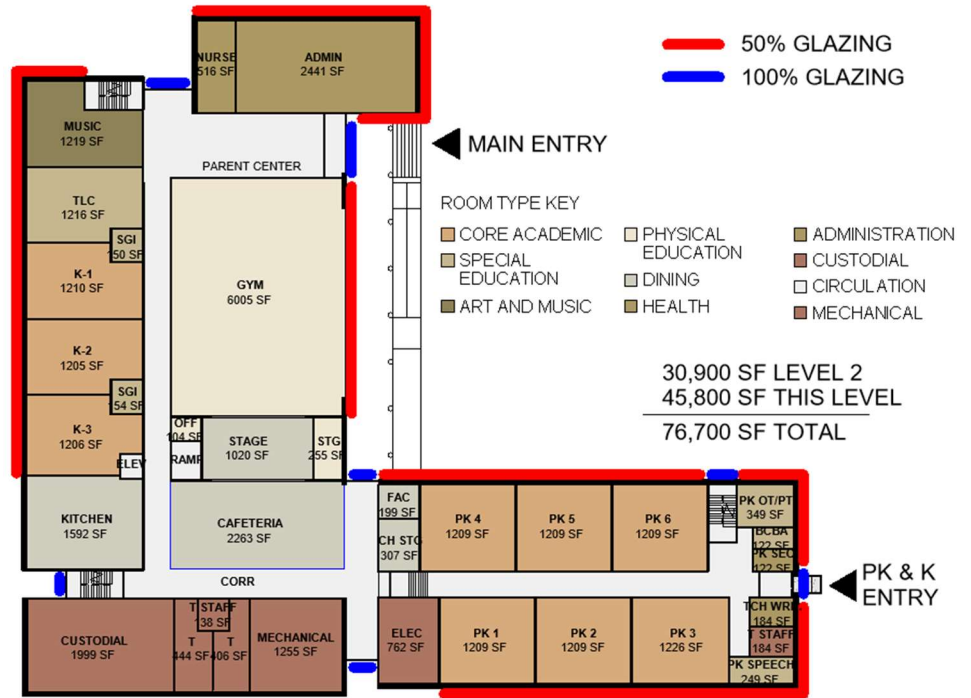
- Ceilings: Acoustical tile ceiling. Gym, Lobby, Cafeteria has exposed steel structure, wood structural deck.
- Walls: Gypsum wall board, typical. Ground Face CMU at gym and corridors. Acoustical panels in cafeteria, gym and music room.
- Millwork: Clear finish maple AWI custom. Melamine on concealed horizontal surfaces. Post formed plastic laminate counters. Allow 12ft of millwork per classroom. Additionally, provide cubbies at each PK, K classroom. Metal lockers at classrooms grades 1-5.

**Option 5**

**Devine Site: Demolition of Existing School + New Construction + Demolition of Existing Lyons School**

**Exterior Materials**

- Windows: Thermally broken aluminum storefront. Curtainwall wall at two story high glazing.
- Walls: Fiber cement panels, Knight Wall channel system, 3” mineral wool bd insulation, 8” CMU
- Soffits: 6’ cantilevered roof w/ fiber cement soffits around perimeter.
- Roof: Single Ply TPO with coverboard and 6” polyisocyanurate insulation.



OPTION 5 - MAIN LEVEL FLOOR PLAN

**Interior Materials**

- Flooring: Linoleum at corridors, classrooms and cafeteria. Carpet at Media Center and offices. Sprung Wood Flooring at Gym and stage. Resinous floor at kitchen and toilet rooms.

- Ceilings: Acoustical tile ceiling with mineral fiber tile. Gym has exposed structure, acoustical cellular deck w/ sawtooth roof and glazing. Lobby and cafeteria have Gyp. Board ceiling.
- Walls: Gypsum wall board, typical. Ground Face CMU at gym and corridor. Acoustical panels in cafeteria, gym and lobby.
- Millwork: Clear finish maple AWI custom. Melamine on concealed horizontal surfaces. Post formed plastic laminate counters. Allow 12ft of millwork per classroom. Additionally, provide cubbies at each PK, K classroom. Metal lockers at classrooms grades 1-5.

## Structural Systems Narrative

Five structural options, 1, 2, 3, 4, and 5, have been evaluated. Option 1 is renovation of the existing school building. Option 2 includes renovation of the existing building and construction a new addition. Options 3, 4, and 5 are new constructions to replace the existing building at various building sites.

### **Option 1 – Renovation**

Option 1 will repair and renovate the existing single-story school building.

### **Option 2 – Renovation and Addition**

Option 2 will repair and renovate the existing school building and construct an attached three-story addition to the west of the existing building. This option also proposes to demolish and replace the existing library wing with new structures to house a new gymnasium and café on the same site. As a result, the combined building will have a total area of 82,000 gross square feet (GSF), with 13,700 SF, 57,300 SF, and 11,000 SF for floors lower level, level 1, and level 2, respectively.

The proposed structural work includes three types: 1) repair of the existing structure, 2) alteration of the existing structure to support the proposed architectural and MEP/FP improvements, and 3) construction of the new additions. Option 1 will require work types 1) and 2), while Option 2 will require all three types of work.

#### **1) Repair of the Existing Structure**

Structural defects of the existing building, including those documented in the Existing Condition Evaluation report, will be repaired. The known defects include rusted exterior steel beams, buckled steel posts supporting the canopies, spalled concrete frost wall, and cracks in masonry walls.

Additional defects may be discovered during construction as more structure is exposed. It is recommended that a contingency budget be carried for the repair work.

#### **2) Alteration of the Existing Structure**

The existing building's gravity load supporting members (slabs, beams, columns, and walls) will be reinforced where necessary to support the increased loads imposed by the proposed architectural and MEP systems.

For this Level 3 Alteration, the masonry bearing and partition walls will be tied to the floor structure with positive connections to resist out-of-plane earthquake loads. These seismic



ties or clips will be added at the top of the CMU walls at approximately 5' spaces along the length of the walls.

The total area of the altered structures will need to remain under 30% of the total area of the building to avoid a full seismic upgrade of the existing building. The demolition of the existing library wing will be counted towards the 30% threshold.

### **3) Additions**

The addition to the west of the existing building and the replacement of the existing library wing will be structurally independent from the remaining existing building. The two new constructions will also likely be independent of each other due to their plan locations.

The addition structures will consist of steel framed upper structure supported on conventional concrete spread footing foundations. They will be similar to the structures of three other Options: 3, 4, and 5. A detailed description of the proposed structural system is included in the next section of this narrative.

### **Options 3, 4, and 5 – New Construction**

Three new construction alternatives are being considered:

- Option 3 proposes a three-story building to the west of existing building. It will be constructed while the existing building is occupied. The building will be 76,575 GSF with 14,157 SF, 41,300 SF, and 21118 SF for lower level, main level, and upper level, respectively.
- Option 4 proposes a three-story building to be constructed on the site of the existing building after demolition of the existing building. The building will be 76,700 GSF, with 13,700 SF, 45,700 SF, and 18,300 SF for lower level, main level, and upper level, respectively.
- Option 5 proposes a two-story building to be constructed on the site of Devine Elementary School after the existing building is demolished. The building will 76,700 GSF, with 45,800 SF for level one and 30,900 SF for level two.

Based on the proposed building layouts a steel framed upper structure is considered the most efficient system for all of the new construction alternatives. The foundation system will likely be a conventional spread footing system based on the foundation of existing building. The structural system of the new construction will be as follows.

#### **1) Foundation and Ground Floor**

**Foundation:** Conventional reinforced concrete spread and strip footings bearing on natural soil or compacted structural fill. The bottom of exterior wall footings and footings in unheated areas will be placed at a minimum of 4'-0" below the finished grade for frost protection. The bottom of interior footings in heated areas will be placed at approximately 3'-6" below the ground floor slab. Reinforced concrete walls and column pilasters will be constructed along the perimeter of the building.

**First Floor:** Typical first floor slab will be concrete slab-on-grade of 5" thick. Slab-on-grade will be laid over properly prepared sub-grade materials and will be reinforced with welded wire fabric. Saw-cut control joints will be cut into the slab at column grids and at a maximum of 25' in each direction.

#### **2) Superstructure**

**General:** The primary structure will be structural steel beams and columns supporting a non-composite metal deck roof and concrete composite metal deck floors.

**Floor and Roof Framing:** The typical girders will be steel wide flanges sections (W-shapes) that span 25' to 30', and typical steel beams will be W-shapes spanning approximately 30' at 8' to 10' spacing. Steel beams for landing and stringers of monumental stairs will be rectangular tube steel shapes. Typical columns will be 12" deep steel W-shapes. Columns at exposed locations will be rectangular or round tube steel shapes. Gymnasium roof will be supported by 50" deep steel open web joists spaced at approximately 5' on centers.

**Connections:** A typical beam to beam, beam to girder, and a typical beam/girder to column connection will be a double angle connection with bearing type bolts. Connections for the lateral load resisting moment frames will be shop and field welded. Connections for lateral load resisting braced frames will be shop and field welded or slip critical bolted.

**AESS:** Steel framing, including connections, exposed to view will meet the requirements of Architecturally Exposed Structural Steel (AESS).

**Floor Assembly:** The slabs of second floor and third floor will consist of 3.5" thick normal-weight concrete over 3" deep galvanized composite steel deck (6.5" total thickness). A minimum of one row of stud shear connectors, 3/4 inch in diameter and 5" long, will be welded over the top of each supporting beam at an interval of not more than one foot.

**Roof Assembly:** Typical roof will be of 3" deep galvanized steel roof deck. The gymnasium roof will be 3.5" deep dovetail acoustical steel roof deck.

**Exterior Walls:** The exterior walls will mostly be cold-formed metal frame stud backed cavity wall with a metal panel. The steel studs will likely be 8" deep and spans between floor slabs.

**Lateral Load Resisting System:** The building will be stabilized against wind and seismic forces by concentric steel braced frames and moment frames in both orthogonal directions at locations permitted by the architectural design.

**Steel Quantity:** For the purpose of schematic design quantity estimate, the structural steel weight is assumed to be 13 PSF. This weight will include steel beams, girders, columns, framing for stairs and elevators, relieving angles, plates, hangers, diagonal bracings, etc., but exclude equipment screens, dunnage, shear studs, composite steel floor deck and steel roof deck.

**LEED Certification:** The use of structural steel and steel deck, which are substantially comprised of recycled material, and the addition of ground granulated blast furnace slag, a cementitious waste product of steel manufacturing, to the concrete mix will contribute to the goal of LEED certification.





**Design Loads & Parameters for New Construction**

The design will comply with Massachusetts State Building Code, 780 CMR - 9<sup>th</sup> Edition.

**Floor Live Loads:**

1. First floor & public space .....100 PSF
2. Corridors above first floor .....80 PSF
2. Classrooms .....50 PSF
3. Light Storage .....125 PSF

**Dead Loads:**

1. Materials and Equipment ..... Estimated Actual Weights

**Roof Snow Loads:**

1. Ground Snow Load  $P_g = 35$  PSF
2. Exposure Factor  $C_e = 0.9$
3. Thermal Factor  $C_t = 1.0$
4. Importance Factor  $I = 1.1$
5. Minimum Flat Roof Snow Load  $P_f = 30$  PSF  
(Basic snow load will be adjusted for drift, roof slope, sliding.)

**Wind Loads:**

1. Basic Wind Speed  $V_{ult} = 142$  mph , Risk Category III
2. Exposure: C

**Earthquake Loads:**

1. Risk Category: III
2. Seismic Importance Factor:  $I = 1.25$
3. Mapped Spectral Response Acceleration at Short Period:  $S_s = 0.198g$
4. Mapped Spectral Response Acceleration at 1 second:  $S_1 = 0.066g$
5. Site Class: D (pending geotechnical investigation)
6. Seismic Design Category: B
7. Response Modification Factor:  $R = 3$
8. Analysis Procedure: Equivalent Lateral Force Analysis

## MEP and Fire Protection Narrative

### **Option 2 – Addition/Renovate to New (82,000 Square Feet)**

#### **Fire Protection:**

1. Existing building has no sprinkler protection to demolish. Provide entirely new system.
2. Provide new 6” main service entrance with backflow assembly in accordance with local water company requirements.
3. Alarm valves shall be installed to properly zone the system for up to 52,000 square feet each.
4. Provide full sprinkler coverage. Sprinklers shall be concealed fully recessed heads in finished areas with ceilings. Upright heads with protective baskets will be installed in spaces with no ceilings.
5. Piping shall be steel pipe schedule 40. Pipes sized below 2” shall be schedule 10. Fittings shall be grooved mechanical type.

#### **Plumbing:**

1. Remove all existing plumbing systems from the building, none are to remain. Existing below grade sanitary shall be abandon in place and only removed when it interrupts the routing of new buried sanitary piping.
2. Storm, waste, and vent piping shall be hubless cast iron with standard torque clamps for above grade and hub and spigot for below grade.
3. A new 4” domestic water service shall enter the building below slab, and rise up to a service assembly.
4. Domestic water piping throughout the building shall be installed above ceilings and concealed within walls.
5. A new gas service shall enter the building near the boiler/mechanical room after connecting to the meter assembly.
6. The hot water distribution system shall include 140°F piping for the kitchen (boosted to 180°F at the dishwashing area) and 120°F piping to serve the remainder of the building.
7. A hot water recirculation pump shall be installed to maintain the appropriate temperatures in the domestic hot water distribution system.
8. There shall be two 100 gallon, compact, condensing, semi-instantaneous, gas fired water heater, PVI Conquest model 30 L 100A-GCL or approved equal, in the mechanical room.
9. Water closets and urinals shall be wall hung, vitreous china, low consumption, by American Standard.

10. Lavatories for faculty use shall be wall hung, vitreous china, by American Standard.
11. Lavatories (for student use at bathroom groups) shall be wall hung, solid synthetic surface, by Willoughby.
12. Drinking fountains shall be stainless steel, wall recessed, with bottle fillers, two-tier, ADA style, vandal resistant manufactured by Elkay.
13. Mop basins shall be floor mounted, 24"x24", molded stone, with wall mounted faucet & trim, by Fiat.

### **Mechanical:**

1. Remove all existing mechanical systems from the building, none are to remain.
2. The estimated peak heating demand for the building is 2,460 MBH. Provide heating plant, for both space heating, will generally consist of (2) natural gas fired boilers, Aerco Benchmark Platinum 1500, 1,500,000 btuh input each.
3. Provide heating hot water pumps for plant, 150 GPM each Armstrong model 4302 vertical inline dual arm pumps.
4. The estimated peak cooling load for the building is 195 tons. This load will be carried by the chiller and the VRF system noted below. Provide (1) 150 ton air cooled chiller on roof, by Trane model ACR-150.
5. Provide chilled water pumps for plant, 135 GPM by Armstrong model 4302 vertical inline dual arm pumps.
6. Provide DOA rooftop units with heating hot water coils, chilled water coils and energy wheels to provide ventilation air to spaces.
7. Provide AHU units with heating hot water and chilled water coils to condition large spaces such as the cafeteria and gymnasium.
8. Classroom, conference rooms and offices will be conditioned by a Variable Refrigerant Volume System by Mitsubishi. Spaces will be served by ducted concealed fan coil units. Total VRF system capacity is approximately 70 tons.
9. Provide perimeter radiation throughout the building, where possible use radiant panels, in other areas fin tube radiation will be used.
10. Provide a full Alerton BACnet building management system by Automated Building Systems, Inc. (ABS).
11. Provide cabinet unit heaters and unit heaters for back of house spaces.
12. Provide kitchen exhaust fan and dishwasher exhaust fan for the cooking operations within the building. Makeup air shall be provided via the adjacent cafeteria HVAC unit.

**Electrical:**

1. The estimated peak electrical load for the building is 495 kW during early summer when the building is occupied in air conditioning mode. Remove and replace existing switchboard, provide 1600A, 480/277V, 3-phase, switchboard with integral surge protection and GFCI protection.
2. Provide (6) 75 kVA transformers (interior locations)
3. Provide (1) 112.5 kVA transformer (interior locations)
4. Provide (1) 150 kVA transformer (interior locations)
5. Remove and replace all interior lighting. Provide new LED fixtures. Provide daylighting and occupancy/vacancy sensor controls, with multi-zone dimming in all classrooms.
6. Remove and replace all panelboards throughout.
  - Provide (20) panelboards, rated 225A with main circuit breakers.
  - Provide (6) 400A I-Line type distribution panelboards with main circuit breakers.
  - Provide (4) 800A I-Line type distribution panelboards with main circuit breakers.
7. Remove and replace all existing receptacles and branch wiring throughout. Provide 20A heavy duty receptacles throughout.
8. Remove and replace all exterior building mounted, and pole mounted lighting throughout the site.
9. Remove and replace all fire alarm system and devices; paging and clock systems.
10. Remove and replace all circuits for HVAC equipment. (chillers, boilers, pumps, air handlers, dedicated outdoor air units, exhaust fans)
11. Provide new circuits for DDC HVAC control system panels.
12. Remove and replace all stage lighting and control systems.
13. Remove and replace all circuits for kitchen. Include fire alarm tie-in for Ansul system(s).
14. All existing conduits run in and under slabs on grade shall be cut and capped. All circuits shall be run overhead (except where feeding recessed floor mounted devices).
15. New feeders shall be in EMT.
16. Branch circuits shall be in EMT to the first device in any circuit, and shall transition to MC cable from first device, downstream.
17. Exposed exterior conduits shall be RGS.
18. Underground conduits shall be Schedule 40 PVC and concrete encased conduit when crossing under roadways and sidewalks.



19. All conductors shall be copper.
20. The building will be provided with a Public Address Intercommunications system throughout the spaces.
21. The building will be provided with a wireless Clock system equal to Primex.
22. An IP based surveillance system shall be provided for the building. Include up to 20 cameras with centralized video storage system matching district standards.
23. An intrusion detection system shall be provided throughout the building. Include door contacts, motion detection and glass break sensors.
24. Provide an access control system with card readers at all building entrances, IT closets, computer rooms, and the main office.
25. Provide 250kW generator with skid mounted fuel tank capable of running the generator for 24 hours at full load.
26. Provide (1) 400A, 480V, 3-phase automatic transfer switch for optional standby loads
27. Provide (1) 100A, 480V, 3-phase automatic transfer switch for life safety loads
28. A UL Master Label compliant lightning protection system in compliance with NFPA 780, LPI standard #175, and UL #96A shall be provided for the building. System shall include strike termination devices, interconnecting conductors, ground rods around perimeter of the building and interconnection to the building grounding system.

**Options 3 & 4 & 5 – New Buildings (~76,700 Square Feet)****Fire Protection:**

1. Provide 6” main service entrance with backflow assembly in accordance with local water company requirements.
2. Alarm valves shall be installed to properly zone the system.
3. Provide full sprinkler coverage. Sprinklers shall be concealed fully recessed heads in finished areas with ceilings. Upright heads with protective baskets will be installed in spaces with no ceilings.
4. Piping shall be steel pipe schedule 40. Pipes sized below 2” shall be schedule 10. Fittings shall be grooved mechanical type.

**Plumbing:**

1. Storm, waste, and vent piping shall be hubless cast iron with standard torque clamps for above grade and hub and spigot for below grade.
2. The 4” domestic water service shall enter the building below slab, and rise up to a service assembly.
3. Domestic water piping throughout the building shall be installed above ceilings and concealed within walls.
4. The gas service shall enter the building near the boiler/mechanical room after connecting to the meter assembly.
5. The hot water distribution system shall include 140°F piping for the kitchen (boosted to 180°F at the dishwashing area) and 120°F piping to serve the remainder of the building.
6. A hot water recirculation pump shall be installed to maintain the appropriate temperatures in the domestic hot water distribution system.
7. There shall be two 100 gallon, compact, condensing, semi-instantaneous, gas fired water heater, PVI Conquest model 30 L 100A-GCL or approved equal, in the mechanical room.
8. Water closets and urinals shall be wall hung, vitreous china, low consumption, by American Standard
9. Lavatories for faculty use shall be wall hung, vitreous china, by American Standard
10. Lavatories (for student use at bathroom groups) shall be wall hung, solid synthetic surface, by Willoughby
11. Drinking fountains shall be stainless steel, wall recessed, with bottle fillers, two-tier, ADA style, vandal resistant manufactured by Elkay
12. Mop basins shall be floor mounted, 24”x24”, molded stone, with wall mounted faucet & trim, by Fiat

**Mechanical:**

1. The estimated peak heating demand for the building is 2,280 MBH. Provide heating plant for space heating, which will generally consist of (2) natural gas fired boilers, Aerco Benchmark Platinum 1500, 1,500,000 btuh input each.
2. Provide heating hot water pumps for plant, 150 GPM each Armstrong model 4302 vertical inline dual arm pumps.
3. The estimated peak cooling load for the building is 180 tons. This load will be carried by the chiller and the VRF system noted below. Provide (1) 150 ton air cooled chiller on roof, by Trane model ACR-150.
4. Provide chilled water pumps for plant, 135 GPM by Armstrong model 4302 vertical inline dual arm pumps.
5. Provide DOA rooftop units with heating hot water coils, chilled water coils and energy wheels to provide ventilation air to spaces.
6. Provide AHU units with heating hot water and chilled water coils to condition large spaces such as the cafeteria and gymnasium.
7. Classrooms, conference rooms and offices will be conditioned by a Variable Refrigerant Volume System by Mitsubishi. Spaces will be served by ducted concealed fan coil units. Total VRF system capacity is approximately 65 tons.
8. Provide perimeter radiation throughout the building, where possible use radiant panels, in other areas fin tube radiation will be used.
9. Provide a full Alerton BACnet building management system by Automated Building Systems, Inc. (ABS).
10. Provide cabinet unit heaters and unit heaters for back of house spaces.
11. Provide kitchen exhaust fan and dishwasher exhaust fan for the cooking operations within the building. Makeup air shall be provided via the adjacent cafeteria HVAC unit.

**Electrical:**

1. The estimated peak electrical load for the building is 460 kW during early summer when the building is occupied in air conditioning mode. Provide 1600A, 480/277V, 3-phase, switchboard with integral surge protection and GFCI protection.
2. Provide (6) 75 kVA transformers (interior locations)
3. Provide (2) 112.5 kVA transformer (interior locations)
4. Provide new LED fixtures. Provide daylighting and occupancy/vacancy sensor controls, with multi-zone dimming in all classrooms.
5. Provide (20) panelboards, rated 225A with main circuit breakers.

6. Provide (4) 400A I-Line type distribution panelboards with main circuit breakers.
7. Provide (2) 800A I-Line type distribution panelboards with main circuit breakers.
8. Provide 20A heavy duty receptacles throughout.
9. Provide exterior building mounted, and pole mounted lighting throughout the site.
10. Provide fire alarm system and devices; paging and clock systems.
11. Provide circuits for HVAC equipment. (chillers, boilers, pumps, air handlers, dedicated outdoor air units, exhaust fans)
12. Provide new circuits for DDC HVAC control system panels.
13. Provide new stage lighting and control systems.
14. Provide circuits for kitchen equipment. Include fire alarm tie-in for Ansul system(s).
15. All circuits shall be run overhead (except where feeding recessed floor mounted devices).
16. New feeders shall be in EMT.
17. Branch circuits shall be in EMT to the first device in any circuit, and shall transition to MC cable from first device, downstream.
18. Exposed exterior conduits shall be RGS.
19. Underground conduits shall be Schedule 40 PVC and concrete encased conduit when crossing under roadways and sidewalks.
20. All conductors shall be copper.
21. The building will be provided with a Public Address Intercommunications system throughout the spaces.
22. The building will be provided with a wireless Clock system equal to Primex.
23. An IP based surveillance system shall be provided for the building. Include up to 20 cameras with centralized video storage system matching district standards.
24. An intrusion detection system shall be provided throughout the building. Include door contacts, motion detection and glass break sensors.
25. Provide an access control system with card readers at all building entrances, IT closets, computer rooms, and the main office.
26. Provide 250kW generator with skid mounted fuel tank capable of running the generator for 24 hours at full load.
27. Provide (1) 300A, 480V, 3-phase automatic transfer switch for optional standby loads
28. Provide (1) 100A, 480V, 3-phase automatic transfer switch for life safety loads



29. A UL Master Label compliant lightning protection system in compliance with NFPA 780, LPI standard #175, and UL #96A shall be provided for the building. System shall include strike termination devices, interconnecting conductors, ground rods around perimeter of the building and interconnection to the building grounding system.

## Technology Narrative

### **Options 2, 3, 4 & 5**

#### Services

1. Four (4) 4" underground conduits shall be provided for telecommunication services. These conduits shall run from either a utility pole on the street, or the nearest connection point determined by the telecom provider. Exact routing of conduit shall be coordinated with, and dictated by the utility company representative. Conduits shall include the following:
  - (1) 4" conduit for telephone (copper pairs)
  - (1) 4" conduit for fiber
  - (1) 4" conduit for cable TV
  - (1) spare 4" conduit
2. Service cabling shall be provided by the appropriate utility company.

#### **Telecommunication Rooms & Pathways**

1. A completely new IT infrastructure system will be required throughout the school. This will include new utility services brought from the utility service pole to the new demarcation point in the new MDF room.
2. The building will contain (1) primary telecom room/MDF and (2) satellite telecom rooms (IDFs).
3. The MDF shall contain the following:
  - Space on the wall for utility company demarcation equipment.
  - (2) 2-post, free standing equipment racks for LAN distribution. One of these racks will be used to house owner-provided networking equipment (firewalls, routers, etc.) and a fiber optic distribution patch panel. The other rack will contain patch panels and other passive infrastructure.
  - (2) 4-post, free standing equipment cabinet for the housing of building security and other communication system head-ends.
  - (1) 4-post, free standing equipment cabinets for owner-provided server equipment.
  - Cable management and power distribution for each rack.
  - Patch panels and other passive equipment for the routing of horizontal cabling.
  - Overhead ladder type cable tray around room and over racks. Dedicated receptacles shall be mounted to the side rails of this ladder tray for the powering of racks.
  - Class A fire rated plywood on all walls around room to 8'-0" AFF.

- Minimum of (2) quad receptacles on each wall of room with dedicated 20A/1P circuits. Power will be provided to rack UPS's as required.
  - Telecommunications main ground bar and grounding backbone per EIA/TIA-607 standards.
4. Each IDF shall contain the following:
- (2) 2-post, free standing equipment racks for LAN distribution.
  - Cable management and power distribution for each rack.
  - Patch panels and other passive equipment for the routing of horizontal cabling.
  - Overhead ladder type cable tray around room and over racks. Dedicated receptacles shall be mounted to the side rails of this ladder tray for the powering of racks.
  - Class A fire rated plywood on all walls around room to 8'-0" AFF.
  - Minimum of (2) quad receptacles on each wall of room with 20A/1P dedicated circuits. Power will be provided to rack UPS's as required.
  - Telecommunications ground bar and grounding backbone per EIA/TIA-607 standards.
5. A fiber optic and copper backbone shall be provided between the MDF and each IDF. This shall include the following:
- 12 strand OM4 Multimode fiber optic cable routed via innerduct.
  - 12 strand OS2 Single mode fiber optic cable routed via innerduct.
  - 25-pair copper telephone wiring.
  - Fiber optic patch panels and splicing cassettes in each telecom room.
  - Fiber optic innerducts shall be run above ceiling in corridors. When rising up to the second floor, all necessary conduit sleeves and firestopping will be provided. Innerduct shall be 1-1/2" in diameter.
6. Horizontal cabling from the MDF/IDFs to outlets/work stations shall be included in the project. This structured cabling system shall include the following:
- Cabling for data, VOIP, wireless access points, and security system components. All cabling shall be Cat. 6e UTP.
  - J-Hooks shall be located above ceiling in the corridors for the routing of all telecommunications cabling.

- Data and VOIP station outlets. These shall include backboxes, connectors, faceplates, and all required accessories. Horizontal cabling shall be routed to station outlets from corridor cable trays via above-ceiling J-hooks supporting the cables every 6 feet. Cabling shall be routed within wall cavity down to station outlets via 1” EMT conduits. Cables shall be terminated within the local IDF/MDF room at punch-down blocks. Locations of all outlets will be coordinated with the owner’s representative.
  - A copper pair telephone system. This system shall be used for fire alarm, security system, elevator, BMS, and fax machine interfacing, along with any dedicated emergency lines requested by the owner. Copper pairs shall be routed from interface/emergency jack locations back to 110 punch-down blocks located at the utility company demarcation point. All associated faceplates, connectors, etc. shall be included in the project.
  - A cable television system. CATV outlet locations shall be coordinated with the owner’s representative. Cabling shall be routed from the outlet back to the cable company demarcation point via RG6U cables. All associated faceplates, connectors, etc. shall be included in the project.
  - The utility company demarcation point shall be located in the MDF. All required conduits for fiber optic, copper pair, and CATV backbone cables will be included in the project and designed by CES. Sizes and quantities will be coordinated with the appropriate utility company. Backbone cabling, punchdown blocks, connection nodes, and all other service equipment will be provided by the utility company.
  - Conduit sleeves through fire-rated floors and walls. These shall be sized to accommodate all horizontal cabling with contingency for future use.
7. Note that the following technology equipment will NOT be included in base contract and will be procured directly by owner:
- Computers, switches, servers, routers, and other active network equipment
  - Phone system
  - Wireless access devices and controllers
  - Uninterruptible power supplies (UPS)
  - Interactive teaching displays
  - Student devices for 1:1 learning
8. A self-contained sound system, including equipment rack, DVD/CD player, tuner, amplifier, speakers, microphones, etc. shall be provided in the cafeteria and gymnasium. This system shall operate independent of the school-wide PA/Intercom system. Each of these systems shall include the code required assisted listening microphones and headsets to meet ADA requirements.

### **Wireless Networking System**

1. Full wireless network coverage shall be provided throughout the building.
2. Cat.6e wiring will be provided to all wireless access devices. Location of devices will be coordinated with heat mapping diagrams provided by the owner's representative.
3. Devices will NOT be included in the project and shall be provided by owner or outside vendor.

### **Paging and Wireless Clock**

1. A wireless clock system will be provided in classrooms and common rooms throughout the building. The system will consist of transmitters and clocks. Clocks will be plugged into recessed simplex receptacles. Clocks shall be 12" analog (15" in assembly spaces).
2. The building shall be provided with a Public Address system throughout the corridors, classrooms, kitchen, administrative areas, and common rooms.
3. Paging and clock head-end equipment shall be located in the MDF.
4. Interconnection between the public address and VOIP systems shall be provided to allow paging via desk phones. Paging zones will be coordinated with the owner's representative.
5. Speakers located in areas with grid ceilings shall be 2x2 lay-in type.
6. Speakers located in areas with exposed structure shall be surface type.
7. Speakers located in areas with gypsum ceiling shall be round lay-in type.
8. Speakers shall also be wall-mounted on the building's exterior. Locations of these speakers shall be coordinated with the owner's representative.

### **Audiovisual Systems**

1. An interactive teaching/display device by means of a combination short-throw projector / interactive whiteboard/display system is anticipated to be provided in each classroom, and in other locations decided by the owner's representative. Interactive teaching/display devices (projectors and/or interactive whiteboards) will NOT be included in the project and shall be provided by owner or outside vendor. Provide all necessary infrastructure for the system as listed below:
  - In-wall audiovisual cabling will be provided for the interconnection of the system. Cabling will be provided in conduit.
  - Cabling will consist of HDMI, VGA, 3.5mm audio and USB cabling routed from an input plate near the teacher's desk to the display device.



- A sound reinforcement system will be provided in each classroom. This will consist of the following:
  - i. A centralized, 120VAC-powered self-amplified speaker flushed in the ceiling in the middle of each classroom. This speaker shall have wireless connectivity to a media player located at the teacher's desk.
  - ii. Two (2) IR wireless microphones with charging station and batteries.
  - iii. Audio connection to the projector or display system.
  - iv. Assisted listening equipment required by code.
- 2. In areas of assembly where ceiling mounted projectors are required, the projector, mounting equipment, and all AV infrastructure will be provided.
- 3. A specialized sound system will be provided in the cafeteria, gymnasium and music room. The system will contain the following equipment:
  - Wireless and wired microphones
  - Media players
  - Amplifiers and loudspeakers
  - Mixing equipment and DSPs
  - Interconnections to the public address system to temporarily mute during a building page
  - Interconnections to the fire alarm system to shut off power during a fire alarm
  - Extra ports within the sound system racks for plugging in future musical instruments
- 4. A digital signage system will be provided throughout the building. This system will utilize a head-end computer and remote monitors and media players located per the owner's direction.
- 5. Classroom Sound Reinforcement System
  - Each classroom will have a sound reinforcement system that will consist of a wireless media player, central speaker and interconnections for ADA equipment.

## 3.6 Construction Cost Estimates

The cost estimates for each alternative performed by AM Fogarty are appended to this Section. An independent cost estimate was performed by CHA to confirm the AM Fogarty estimates.

**Lyons Elementary School**  
**Randolph, MA**

November 30, 2020

**PSR ESTIMATE**  
**GRAND SUMMARY**

	<u>CM/Risk</u> <u>mgl 149 a</u>	<u>Design/Bid</u> <u>mgl 149</u>
OPTION 1 - CODE UPGRADE	\$13,173,167	11,855,850
OPTION 2 - RENOVATION AND ADDITION	\$42,516,804	38,265,124
OPTION 3 - THREE STORY NEW SCHOOL	\$39,527,244	35,574,520
OPTION 4 - THREE STORY NEW SCHOOL	\$42,408,056	38,167,251
OPTION 5 - TWO STORY NEW SCHOOL	\$40,162,241	36,146,017

**PSR**  
**Lyons Elementary School**  
**Randolph, MA**

30-Nov-20

**Designer: TSKP STUDIO**

OPTION 1 - BASE REPAIR

	GSF		COST PER S.F.	TOTAL
RENOVATION	35,795	<b>GSF</b>	\$228.45	<b>\$8,177,349</b>
HAZARDOUS WASTE REMOVAL	35,795	<b>GSF</b>	\$11.73	<b>\$420,000</b>
SITE COST				<b>\$330,000</b>
TOTAL DIRECT COST				----- \$8,927,349
DB CHPTR 149A				
DESIGN CONTINGENCY		15%		\$1,339,102
ESCALATION ( Fall 2022 )		6%		\$615,987
GENERAL CONDITIONS		10.0%		\$1,088,244
GENERAL REQUIREMENTS/PHASING		5.0%		\$598,534
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$251,384
PROFIT		2.75%		\$352,567
TOTAL CONSTRUCTION COST				----- \$13,173,167
COST PER SF				<b>\$368.02</b>

**PSR**  
**Lyons Elementary School**  
**Randolph, MA**

30-Nov-20

**Designer: TSKP STUDIO**

OPTION 2 - RENOVATION ADDITION

	GSF		COST PER S.F.	TOTAL
RENOVATION	26,142	<b>GSF</b>	\$289.18	<b>\$7,559,817</b>
ADDITION	55,858	<b>GSF</b>	\$322.69	<b>\$18,024,630</b>
BUILDING DEMOLITION	9,653	<b>GSF</b>	\$8.00	<b>\$77,224</b>
HAZARDOUS WASTE REMOVAL	35,795	<b>GSF</b>	\$15.00	<b>\$536,925</b>
SITE COST				<b>\$5,209,261</b>
TOTAL DIRECT COST				----- \$31,407,857
DB CHPTR 149A				
DESIGN CONTINGENCY		10%		\$3,140,786
ESCALATION ( Fall 2022 )		6%		\$2,072,919
GENERAL CONDITIONS		5.5%		\$2,014,186
GENERAL REQUIREMENTS/PHASING		5.0%		\$1,931,787
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$811,351
PROFIT		2.75%		\$1,137,919
TOTAL CONSTRUCTION COST				----- \$42,516,804
COST PER SF				<b>\$518.50</b>



**PSR**  
**Lyons Elementary School**  
**Randolph, MA**

30-Nov-20

**Designer: TSKP STUDIO**

OPTION 3 - 3 STORY NEW SCHOOL

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,575	<b>GSF</b>	\$309.98	<b>\$23,736,530</b>
BUILDING DEMOLITION	35,795	<b>GSF</b>	\$6.00	<b>\$214,770</b>
HAZARDOUS WASTE REMOVAL	35,795	<b>GSF</b>	\$15.00	<b>\$536,925</b>
SITE COST				<b>\$5,278,174</b>
TOTAL DIRECT COST				----- \$29,766,399
DB CHPTR 149A				
DESIGN CONTINGENCY		10%		\$2,976,640
ESCALATION ( Fall 2022 )		6%		\$1,964,582
GENERAL CONDITIONS		5.5%		\$1,908,919
GENERAL REQUIREMENTS		3.0%		\$1,098,496
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$754,301
PROFIT		2.75%		\$1,057,907
TOTAL CONSTRUCTION COST				----- \$39,527,244
COST PER SF				<b>\$516.19</b>

**PSR**  
**Lyons Elementary School**  
**Randolph, MA**

30-Nov-20

**Designer: TSKP STUDIO**

OPTION 4 - 3 STORY NEW SCHOOL

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,700	<b>GSF</b>	\$324.09	<b>\$24,857,607</b>
BUILDING DEMOLITION	35,795	<b>GSF</b>	\$6.00	<b>\$214,770</b>
HAZARDOUS WASTE REMOVAL	35,795	<b>GSF</b>	\$15.00	<b>\$536,925</b>
SITE COST				<b>\$6,326,522</b>
TOTAL DIRECT COST				----- \$31,935,824
DB CHPTR 149A				
DESIGN CONTINGENCY		10%		\$3,193,582
ESCALATION ( Fall 2022 )		6%		\$2,107,764
GENERAL CONDITIONS		5.5%		\$2,048,044
GENERAL REQUIREMENTS		3.0%		\$1,178,556
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$809,275
PROFIT		2.75%		\$1,135,009
TOTAL CONSTRUCTION COST				----- \$42,408,056
COST PER SF				<b>\$552.91</b>

**PSR**  
**Lyons Elementary School**  
**Randolph, MA**

30-Nov-20

**Designer: TSKP STUDIO**

OPTION 5 - 2 STORY NEW SCHOOL - DEVINE SITE

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,700	<b>GSF</b>	\$318.37	<b>\$24,418,868</b>
DEVINE DEMOLITION	36,000	<b>GSF</b>	\$6.00	<b>\$216,000</b>
HAZARDOUS WASTE REMOVAL				<b>\$650,000</b>
SITE COST				<b>\$4,959,722</b>
TOTAL DIRECT COST				----- \$30,244,590
DB CHPTR 149A				
DESIGN CONTINGENCY		10%		\$3,024,459
ESCALATION ( Fall 2022 )		6%		\$1,996,143
GENERAL CONDITIONS		5.5%		\$1,939,586
GENERAL REQUIREMENTS		3.0%		\$1,116,143
BUILDING PERMIT		0%		\$0
P&P BOND & INSURANCE		2%		\$766,418
PROFIT		2.75%		\$1,074,902
TOTAL CONSTRUCTION COST				----- \$40,162,241
COST PER SF				<b>\$523.63</b>

PROJECT: Lyons Elementary School  
 LOCATION: Randolph, MA  
 CLIENT: TSKP Studio  
 DATE: 30-Nov-20

**SUMMARY**

No.: 18021

	Opt 2 - R RENO ESTIMATE TOTAL	Opt 2 - A ADDITION ESTIMATE TOTAL	Opt 3 NEW ESTIMATE TOTAL	Opt 4 NEW ESTIMATE TOTAL	Opt 5 NEW ESTIMATE TOTAL
<b>A. SUBSTRUCTURE</b>					
A10 - FOUNDATIONS					
A1010 STANDARD FOUNDATIONS	\$158,400	\$847,214	\$922,978	\$1,026,296	\$937,432
A1020 SPECIAL FOUNDATIONS	\$0	\$0	\$180,000	\$0	\$0
A1030 SLAB ON GRADE	\$52,284	\$345,816	\$448,661	\$496,460	\$497,546
A20 - BASEMENT CONSTRUCTION					
A2010 BASEMENT EXCAVATION	\$0	\$0	\$0	\$0	\$0
A2020 BASEMENT WALLS	\$0	\$0	\$0	\$0	\$0
<b>B. SHELL</b>					
B10 - SUPERSTRUCTURE					
B1010 FLOOR CONSTRUCTION	\$0	\$810,844	\$1,190,531	\$1,046,250	\$1,042,875
B1020 ROOF CONSTRUCTION	\$43,125	\$974,783	\$1,379,245	\$1,536,145	\$1,523,070
B20 - EXTERIOR ENCLOSURE					
B2010 EXTERIOR WALLS	\$679,055	\$1,460,413	\$1,286,550	\$1,561,304	\$2,059,894
B2020 EXTERIOR WINDOWS	\$536,010	\$1,264,310	\$1,219,800	\$2,083,700	\$1,535,715
B2030 EXTERIOR DOORS	\$8,200	\$70,900	\$70,900	\$70,900	\$70,900
B30 - ROOFING					
B3010 ROOF COVERINGS	\$644,828	\$864,371	\$1,152,613	\$1,293,186	\$1,183,775
B3020 ROOF OPENINGS	\$0	\$4,250	\$4,250	\$4,250	\$4,250
<b>C. INTERIORS</b>					
C10 - INTERIOR CONSTRUCTION					
C1010 PARTITIONS	\$562,718	\$1,163,292	\$1,652,241	\$1,654,185	\$1,654,185
C1020 INTERIOR DOORS	\$150,317	\$389,884	\$509,006	\$509,725	\$509,725
C1030 FITTINGS	\$182,994	\$391,006	\$536,025	\$536,900	\$536,900
C20 - STAIRS					
C2010 STAIR CONSTRUCTION	\$0	\$275,000	\$275,000	\$275,000	\$185,000
C2020 STAIR FINISHES	\$0	\$40,500	\$47,500	\$47,500	\$35,500

	Opt 2 - R ESTIMATE TOTAL	Opt 2 - A ESTIMATE TOTAL	Opt 3 ESTIMATE TOTAL	Opt 4 ESTIMATE TOTAL	Opt 5 ESTIMATE TOTAL
Lyons Elementary School					
<b>C30 - INTERIOR FINISHES</b>					
C3010 WALL FINISHES	\$297,666	\$880,838	\$1,478,520	\$1,305,298	\$1,295,218
C3020 FLOOR FINISHES	\$319,418	\$588,892	\$751,772	\$752,622	\$752,622
C3030 CEILING FINISHES	\$248,349	\$530,651	\$727,463	\$728,650	\$728,650
<b>D. SERVICES</b>					
<b>D10 - CONVEYING</b>					
D1010 ELEVATORS & LIFTS	\$0	\$178,500	\$178,500	\$178,500	\$120,500
D1010 ESCALATORS & MOVING WALKS	\$0	\$0	\$0	\$0	\$0
<b>D20 - PLUMBING</b>					
D2010 PLUMBING	\$392,130	\$837,870	\$1,148,625	\$1,150,500	\$1,150,500
<b>D30 - HVAC</b>					
D3010 HVAC	\$1,437,810	\$3,072,190	\$4,211,625	\$4,218,500	\$4,218,500
<b>D40 - FIRE PROTECTION</b>					
D4010 SPRINKLERS	\$143,781	\$307,219	\$421,163	\$421,850	\$421,850
<b>D50 - ELECTRICAL</b>					
D5010 ELECTRICAL SERVICE & DISTRIBUTION	\$117,639	\$426,361	\$519,588	\$520,150	\$520,150
D5020 LIGHTING & BRANCH WIRING	\$227,435	\$485,965	\$666,203	\$667,290	\$667,290
D5030 COMMUNICATION & SECURITY	\$209,136	\$446,864	\$612,600	\$613,600	\$613,600
D5090 OTHER ELECTRICAL SYSTEMS	\$271,354	\$579,806	\$794,849	\$796,146	\$796,146
<b>E. EQUIPMENT &amp; FURNISHINGS</b>					
<b>E10 - EQUIPMENT</b>					
E1010 COMMERCIAL EQUIPMENT	\$350,000	\$0	\$350,000	\$350,000	\$350,000
E1020 INSTITUTIONAL EQUIPMENT	\$0	\$0	\$0	\$0	\$0
E1090 OTHER EQUIPMENT	\$70,900	\$54,500	\$125,400	\$125,400	\$125,400
<b>E20 - FURNISHINGS</b>					
E 2010 FIXED FURNISHINGS	\$67,284	\$732,392	\$874,925	\$887,300	\$881,675



Lyons Elementary School

	Opt 2 ADDITION ESTIMATE TOTAL	Opt 2 ADDITION ESTIMATE TOTAL	Opt 3 NEW ESTIMATE TOTAL	Opt 4 NEW ESTIMATE TOTAL	Opt 5 NEW ESTIMATE TOTAL
F20 - SELECTIVE BUILDING DEMOLITION					
F2010 BUILDING ELEMENTS DEMOLITION	\$388,984	\$0	\$0	\$0	\$0
F2020 HAZARDOUS COMPONENTS ABATEMENT	\$0	\$0	\$0	\$0	\$0
<b>G. BUILDING SITEWORK</b>					
G10 - SITE PREPARATION					
G1010 SITE CLEARING	\$0	\$125,251	\$122,500	\$125,251	\$119,650
G1020 SITE DEMOLITION & RELOCATIONS	\$0	\$290,110	\$286,442	\$290,110	\$274,225
G1030 SITE EARTHWORK	\$0	\$895,407	\$572,107	\$1,815,407	\$240,089
G20 - SITE IMPROVEMENTS					
G2010 ROADWAYS	\$0	\$571,676	\$818,604	\$684,160	\$1,019,955
G2030 PEDESTRIAN PAVING	\$0	\$247,246	\$191,488	\$196,637	\$155,070
G2040 SITE DEVELOPMENT	\$0	\$1,125,597	\$1,253,918	\$1,183,505	\$1,147,630
G2050 LANDSCAPING	\$0	\$540,000	\$455,345	\$560,000	\$515,815
G30 - SITE MECHANICAL UTILITIES					
G3010 WATER SUPPLY	\$0	\$124,900	\$124,900	\$124,900	\$77,900
G3020 SANITARY SEWER	\$0	\$93,000	\$93,000	\$93,000	\$84,500
G3030 STORM SEWER	\$0	\$785,876	\$949,670	\$843,352	\$923,688
G3060 FUEL DISTRIBUTION	\$0	\$30,500	\$30,500	\$30,500	\$21,500
G40 - SITE ELECTRICAL UTILITIES					
G4010 ELECTRICAL DISTRIBUTION	\$0	\$174,500	\$174,500	\$174,500	\$174,500
G4020 SITE LIGHTING	\$0	\$205,200	\$205,200	\$205,200	\$205,200
TOTAL DIRECT COST	\$7,559,817	\$23,233,891	\$29,014,704	\$31,184,129	\$29,378,590

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
<b><u>A. SUBSTRUCTURE</u></b>												
<b>A10 - FOUNDATIONS</b>												
A1010 STANDARD FOUNDATIONS												
<u>033000 CAST IN PLACE CONCRETE</u>												
Wall Footing 1' x 3' :												
4000 psi, NW, (incl. placement)	\$210.00	CY			104	\$21,840	104	\$21,840	119	\$24,990	134	\$28,140
Formwork	\$8.00	SFCA			1,866	\$14,928	1,864	\$14,912	2,146	\$17,168	2,406	\$19,248
Rebar	\$1.25	LBS			5,200	\$6,500	5,200	\$6,500	5,950	\$7,438	6,700	\$8,375
Retaining Wall Footing 1' x 6' :												
4000 psi, NW, (incl. placement)	\$210.00	CY			66	\$13,860	65	\$13,650	68	\$14,280		
Formwork	\$8.00	SFCA			600	\$4,800	590	\$4,720	310	\$2,480		
Rebar	\$1.25	LBS			3,300	\$4,125	3,250	\$4,063	3,400	\$4,250		
Column Footing												
4000 psi, NW, (incl. placement)	\$225.00	CY			200	\$45,000	250	\$56,250	290	\$65,250	290	\$65,250
Formwork	\$11.00	SFCA			4,800	\$52,800	6,000	\$66,000	6,960	\$76,560	6,960	\$76,560
Rebar	\$1.25	LBS			20,000	\$25,000	25,000	\$31,250	29,000	\$36,250	29,000	\$36,250
Foundation Frost Wall 16" x 4' Deep:												
4000 psi, NW, (incl. placement)	\$205.00	CY			178	\$36,490	183	\$37,515	212	\$43,460	238	\$48,790
Formwork	\$13.50	SFCA			7,200	\$97,200	7,424	\$100,224	8,576	\$115,776	9,624	\$129,924
Brick Shelf	\$13.25	LF			900	\$11,925	928	\$12,296	1,072	\$14,204	1,203	\$15,940
Reinforcing steel	\$1.25	LBS			26,700	\$33,375	27,450	\$34,313	31,800	\$39,750	35,700	\$44,625
Basement Wall 12" x 16' Deep:												
4000 psi, NW, (incl. placement)	\$205.00	CY			174	\$35,670	170	\$34,850	182	\$37,310		
Formwork	\$18.00	SFCA			9,408	\$169,344	9,184	\$165,312	9,792	\$176,256		
Reinforcing steel	\$1.25	LBS			26,100	\$32,625	25,500	\$31,875	27,300	\$34,125		
Elev Mat	\$575.00	CY			6	\$3,450	6	\$3,450	6	\$3,450	6	\$3,450
Elev. Pit Wall	\$985.00	CY			6	\$5,910	6	\$5,910	6	\$5,910	6	\$5,910
Pilasters	\$1,200.00	CY			35	\$42,000	40	\$48,000	45	\$54,000	45	\$54,000

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Equipment pads	\$4,000.00	LS			1	\$4,000	1	\$4,000	1	\$4,000	1	\$4,000
Bolt and Plate grout	\$135.00	EA			100	\$13,500	125	\$16,875	145	\$19,575	145	\$19,575
Front Entry Stair and Ramp	\$200,000.00	LS									1	\$200,000
RENOVATION												
Bldg Underpinning	\$150,000.00	LS	1	\$150,000								
Repair spalled concrete	\$2,800.00	EA	3	\$8,400								
<u>072100 INSULATION</u>												
2" Rigid ext. found. insul w/prot.bd	\$3.35	SF			7,716	\$25,849	8,304	\$27,818	9,184	\$30,766	4,812	\$16,120
<u>071000 DAMPPROOF., WATERPROOF. &amp; CAULKING*</u>												
Foundation dampproofing	\$2.05	SF			3,600	\$7,380	3,712	\$7,610	4,288	\$8,790	4,812	\$9,865
Foundation waterproofing	\$8.00	SF			4,116	\$32,928	4,592	\$36,736	4,896	\$39,168		
Eelv Pit Waterproofing	\$4,850.00	LS			1	\$4,850	1	\$4,850	1	\$4,850	1	\$4,850
<u>310000 EARTHWORK</u>												
Foundation Earthwork: Foundation excavation	\$3.20	SF			31,833	\$101,866	41,300	\$132,160	45,700	\$146,240	45,800	\$146,560
						-----		-----		-----		-----
						\$158,400		\$847,214		\$922,978		\$1,026,296
A1020 SPECIAL FOUNDATIONS												
Soil Improvement Allowance: Ground Improvement	\$12.00	FTP		\$0			15,000	\$180,000				
						-----		-----		-----		-----
						\$0		\$0		\$180,000		\$0
A1030 SLAB ON GRADE												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
<b>310000 EARTHWORK</b>												
12" Gravel base	\$33.50	CY			1,179	\$39,497	1,530	\$51,243	1,693	\$56,702	1,696	\$56,826
<b>033000 CAST IN PLACE CONCRETE</b>												
5" Slab on Grade:												
3500 psi, NW, (incl. placement)	\$230.00	CY			491	\$112,988	637	\$146,590	705	\$162,207	707	\$162,562
6x6 W 2.9 X W 2.9	\$2.25	SF			31,833	\$71,624	41,300	\$92,925	45,700	\$102,825	45,800	\$103,050
Control Joint	\$3.35	LF			2,122	\$7,109	2,753	\$9,224	3,047	\$10,206	3,053	\$10,229
Trowel Finish	\$2.50	SF			31,833	\$79,583	41,300	\$103,250	45,700	\$114,250	45,800	\$114,500
Repair Existing Slab:												
Minor slab patch	\$2.00	SF	26,142	\$52,284								
<b>072616 BELOW GRADE VAPOR RETARDER</b>												
Stego vapor barrier	\$1.10	SF			31,833	\$35,016	41,300	\$45,430	45,700	\$50,270	45,800	\$50,380
				-----		-----		-----		-----		-----
				\$52,284		\$345,816		\$448,661		\$496,460		\$497,546
<b>TOTAL A10 FOUNDATIONS</b>				<b>\$210,684</b>		<b>\$1,193,031</b>		<b>\$1,551,639</b>		<b>\$1,522,756</b>		<b>\$1,434,978</b>
<b>B. SHELL</b>												
<b>B10 - SUPERSTRUCTURE</b>												
<b>B1010 FLOOR CONSTRUCTION</b>												
Typ. flat roof frame ( 13 lbs / SF)	\$3,600.00	TONS		\$0	156.2	\$562,185	229.3	\$825,435	201.5	\$725,400	200.9	\$723,060
3 1/2" NW Deck Fill	\$7.25	SF		\$0	24,025	\$174,181	35,275	\$255,744	31,000	\$224,750	30,900	\$224,025
1 1/2" x 20 Ga roof deck	\$2.85	SF		\$0	24,025	\$68,471	35,275	\$100,534	31,000	\$88,350	30,900	\$88,065
Fireproofing - localized rated close	\$0.25	SF		\$0	24,025	\$6,006	35,275	\$8,819	31,000	\$7,750	30,900	\$7,725
				-----		-----		-----		-----		-----
				\$0		\$810,844		\$1,190,531		\$1,046,250		\$1,042,875

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
<b>B1020 ROOF CONSTRUCTION</b>												
<u>051200 STRUCTURAL STEEL</u>												
Typ. flat roof frame ( 13 lbs / SF)	\$3,600.00	TONS			206.915	\$744,892	307.45	\$1,106,820	346.5	\$1,247,220	343.20	\$1,235,520
Galv. RTU dunnage - allow	\$4,200.00	TONS			5	\$21,000	5	\$21,000	5	\$21,000	5	\$21,000
Roof Screen Frame	\$4,200.00	TONS			5	\$21,000	5	\$21,000	5	\$21,000	5	\$21,000
1 1/2" x 20 Ga roof deck	\$2.75	SF			25,233	\$69,391	40,700	\$111,925	46,700	\$128,425	46,200	\$127,050
2" x 20 Ga Acoustical Roof Deck	\$7.50	SF			6,600	\$49,500	6,600	\$49,500	6,600	\$49,500	6,600	\$49,500
Canopy frame and deck	\$30.00	SF			2,300	\$69,000	2,300	\$69,000	2,300	\$69,000	2,300	\$69,000
Seismic Upgrade:												
Exterior Wall Clip - 4' oc ( 308 lf)	165.00	EA	85	\$14,025								
Repairs:												
Temporary shoring	5,000.00	LS	1	\$5,000								
Remove failed column	1,000.00	EA	1	\$1,000								
New column and base	3,500.00	EA	1	\$3,500								
Mechanical:												
Galv Roof Dunnage	4,800.00	TON	2	\$9,600								
Allow for roof reinforcing	10,000.00	LS	1	\$10,000								
				-----		-----		-----		-----		-----
				\$43,125		\$974,783		\$1,379,245		\$1,536,145		\$1,523,070
<b>TOTAL B10 SUPERSTRUCTURE</b>				<b>\$43,125</b>	<b>\$1,785,627</b>		<b>\$2,569,776</b>		<b>\$2,582,395</b>		<b>\$2,565,945</b>	
<b>B20 - EXTERIOR ENCLOSURE</b>												
B2010 EXTERIOR WALLS												
<u>054000 COLD FORMED METAL FRAMING</u>												



DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
8" x 18 Ga. stud @ typical wall	\$10.50	SF	11,824	\$124,152	25,262	\$265,251	21,561	\$226,391	26,175	\$274,838	32,875	\$345,188
1/2" Dens glass sheathing-ext. wall	\$2.95	SF	11,824	\$34,881	25,262	\$74,523	21,561	\$63,605	26,175	\$77,216	32,875	\$96,981
Soffit Framing	\$7.00	SF					6,000	\$42,000	7,600	\$53,200	7,000	\$49,000
1/2" Dens galss soffit sheathing	\$3.00	SF					6,000	\$18,000	7,600	\$22,800	7,000	\$21,000
<u>071326 AIR &amp; VAPOR BARRIERS</u>												
Air & vapor barrier - wall	\$7.75	SF	11,824	\$91,636	25,262	\$195,781	21,561	\$167,098	26,175	\$202,856	32,875	\$254,781
<u>072100 INSULATION</u>												
3" Rigid Insul	\$3.65	SF	11,824	\$43,158	25,262	\$92,206	21,561	\$78,698	26,175	\$95,539	32,875	\$119,994
<u>071000 DAMPPROOF., WATERPROOF. &amp; CAULKING*</u>												
Misc. Sealants	\$0.50	SF	11,824	\$5,912	25,262	\$12,631	21,561	\$10,781	26,175	\$13,088	32,875	\$16,438
<u>076000 PANEL</u>												
Fiber Cement Panel	\$45.00	SF	7,641	\$343,845	16,329	\$734,805	13,938	\$627,210	16,885	\$759,825	23,860	\$1,073,700
<u>092116 GYPSUM WALLBOARD</u>												
1 Lyr 5/8" gyp @ ext. wall	\$2.80	SF	11,824	\$33,107	25,262	\$70,734	13,938	\$39,026	16,885	\$47,278	23,860	\$66,808
<u>090007 PAINTING*</u>												
Exterior painting	\$0.20	SF	11,824	\$2,365	25,262	\$5,052	21,561	\$4,312	26,175	\$5,235	32,875	\$6,575
<u>101400 IDENTIFYING DEVICES (EXT. BLD MTD SIGNAGE)</u>												
24" Alum bldg. mtd letter - allow	\$410.00	EA			23	\$9,430	23	\$9,430	23	\$9,430	23	\$9,430

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
				\$679,055		\$1,460,413		\$1,286,550		\$1,561,304		\$2,059,894
B2020 EXTERIOR WINDOWS												
<u>061000 ROUGH CARPENTRY</u>												
P.T. - perim blocking	\$7.75	LF	2,400	\$18,600	9,000	\$69,750	9,000	\$69,750	9,000	\$69,750	8,500	\$65,875
<u>071326 AIR &amp; VAPOR BARRIERS</u>												
Flex flashing - perim	\$7.75	LF	2,400	\$18,600	9,000	\$69,750	9,000	\$69,750	9,000	\$69,750	8,500	\$65,875
<u>071000 DAMPPROOF., WATERPROOF. &amp; CAULKING*</u>												
Window Caulking	\$5.15	LF	2,400	\$12,360	9,000	\$46,350	9,000	\$46,350	9,000	\$46,350	8,500	\$43,775
<u>080001 METAL WINDOWS*</u>												
Curtain wall - 7"	\$120.00	SF	500	\$60,000	1,068	\$128,160	1,725	\$207,000	7,535	\$904,200	2,342	\$281,040
Alum Window	\$100.00	SF	4,185	\$418,500	8,936	\$893,600	7,623	\$762,300	9,290	\$929,000	9,015	\$901,500
Clerestory Window	\$100.00	SF									1,200	\$120,000
Security Film	\$35.00	SF	200	\$7,000	800	\$28,000	1,000	\$35,000	1,000	\$35,000	800	\$28,000
Sunshade	\$185.00	LF			150	\$27,750	150	\$27,750	150	\$27,750	150	\$27,750
<u>109000 MISCELLANEOUS SPECIALTIES</u>												
Alum louvers - allow	\$95.00	SF	10	\$950	10	\$950	20	\$1,900	20	\$1,900	20	\$1,900
				-----		-----		-----		-----		-----
				\$536,010		\$1,264,310		\$1,219,800		\$2,083,700		\$1,535,715
B2030 EXTERIOR DOORS												
<u>080001 METAL WINDOWS*</u>												
7' Alum. Doors (Incl. Hardware):												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Main Entry - dbl	\$8,200.00	EA			2	\$16,400	2	\$16,400	2	\$16,400	2	\$16,400
Side Entries - dbl	\$8,200.00	EA	1	\$8,200	2	\$16,400	2	\$16,400	2	\$16,400	2	\$16,400
Pre - K sgl	\$4,800.00	EA			4	\$19,200	4	\$19,200	4	\$19,200	4	\$19,200
Auto opener - allow	\$6,500.00	PR			1	\$6,500	1	\$6,500	1	\$6,500	1	\$6,500
<u>081113 HOLLOW METALWORK</u>												
Insulated HM Doors and Frame:												
Receiving - dbl	\$2,700.00	EA			1	\$2,700	1	\$2,700	1	\$2,700	1	\$2,700
Elec/mech rm - sgl	\$1,350.00	EA			1	\$1,350	1	\$1,350	1	\$1,350	1	\$1,350
Elec/mech rm - dbl	\$2,700.00	EA			1	\$2,700	1	\$2,700	1	\$2,700	1	\$2,700
Gym - dbl	\$5,000.00	EA			1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000
<u>090007 PAINTING*</u>												
Paint HM Door & frame - sgl	\$100.00	EA			2	\$200	2	\$200	2	\$200	2	\$200
Paint HM Door & frame - dbl	\$150.00	EA			3	\$450	3	\$450	3	\$450	3	\$450
				-----		-----		-----		-----		-----
				\$8,200		\$70,900		\$70,900		\$70,900		\$70,900
<b>TOTAL B20 - EXTERIOR ENCLOSURE</b>				<b>\$1,223,265</b>		<b>\$2,795,623</b>		<b>\$2,577,250</b>		<b>\$3,715,904</b>		<b>\$3,666,509</b>
<b>B30 - ROOFING</b>												
B3010 ROOF COVERINGS												
<u>061000 ROUGH CARPENTRY</u>												
Perm. coping blocking	\$15.00	LF	830	\$12,450	1,444	\$21,660	1,800	\$27,000	1,728	\$25,920	1,200	\$18,000
Base flashing blocking	\$12.00	LF			300	\$3,600	777	\$9,324	439	\$5,268	400	\$4,800
Mechanical equip blocking	\$5,000.00	LS	1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000
<u>070002 ROOFING AND FLASHING*</u>												
Remove Roofing	\$3.00	SF	26,142	\$78,426								

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
TPO roof w/ 7" rigid insul	\$17.50	SF	26,142	\$457,485	31,833	\$557,078	47,300	\$827,750	53,300	\$932,750	52,800	\$924,000
Base flashing	\$32.00	LF			300	\$9,600	777	\$24,864	439	\$14,048	400	\$12,800
Membrane flashing	\$0.50	SF	26,142	\$13,071	31,833	\$15,917	47,300	\$23,650	53,300	\$26,650	52,800	\$26,400
Roof walkway paver (2'x2')	\$6.15	SF	500	\$3,075	2,000	\$12,300	2,500	\$15,375	2,000	\$12,300	2,500	\$15,375
Expansion joint	\$75.00	LF			200	\$15,000	200	\$15,000	200	\$15,000	200	\$15,000
Roof Garden: Pavers and Improvements	\$36.00	SF			1,500	\$54,000			1,500	\$54,000		
Canopy Roofing	\$20.00	SF			2,300	\$46,000	2,300	\$46,000	2,300	\$46,000	2,300	\$46,000
Alum. Trim :												
Cornice Cladding	\$75.00	SF	830	\$62,250	1,444	\$108,300	1,800	\$135,000	1,728	\$129,600	1,200	\$90,000
Misc. flashing	\$0.50	SF	26,142	\$13,071	31,833	\$15,917	47,300	\$23,650	53,300	\$26,650	52,800	\$26,400
				----- \$644,828		----- \$864,371		----- \$1,152,613		----- \$1,293,186		----- \$1,183,775
B3020 ROOF OPENINGS												
<u>077200 ROOF ACCESSORIES</u>												
Roof hatch	\$4,250.00	EA			1	\$4,250	1	\$4,250	1	\$4,250	1	\$4,250
*Mechanical equip screen is included with B1020 & B2010												
				----- \$0		----- \$4,250		----- \$4,250		----- \$4,250		----- \$4,250
<b>TOTAL B30 ROOFING</b>				<b>\$644,828</b>		<b>\$868,621</b>		<b>\$1,156,863</b>		<b>\$1,297,436</b>		<b>\$1,188,025</b>
<b><u>C. INTERIORS</u></b>												
<b>C10 - INTERIOR CONSTRUCTION</b>												
C1010 PARTITIONS												
<u>040001 MASONRY*</u>												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Cut and Patch Interior - rework?	\$5.00	GSF	26,142	\$130,710								
<u>050001 MISCELLANEOUS &amp; ORNAMENTAL IRON*</u>												
Masonry Metals	\$0.50	SF	26,142	\$13,071	55,858	\$27,929	76,575	\$38,288	76,700	\$38,350	76,700	\$38,350
<u>061000 ROUGH CARPENTRY</u>												
Interior blocking	\$0.45	GSF	26,142	\$11,764	55,858	\$25,136	76,575	\$34,459	76,700	\$34,515	76,700	\$34,515
Misc. rough carpentry	\$1.00	GSF	26,142	\$26,142	55,858	\$55,858	76,575	\$76,575	76,700	\$76,700	76,700	\$76,700
<u>072100 INSULATION</u>												
Firestopping	\$0.85	GSF	26,142	\$22,221	55,858	\$47,479	76,575	\$65,089	76,700	\$65,195	76,700	\$65,195
<u>081113 HOLLOW METALWORK</u>												
Interior H.M Windows, Sidelights and Transoms (INC. GLAZING):												
Misc. window/sidelight & transom	\$85.00	SF	300	\$25,500	1,500	\$127,500	1,500	\$127,500	1,500	\$127,500	1,500	\$127,500
<u>083323 SPECIAL DOORS</u>												
Access panels	\$0.25	GSF	26,142	\$6,536	55,858	\$13,965	76,575	\$19,144	76,700	\$19,175	76,700	\$19,175
<u>080001 METAL WINDOWS*</u>												
Interior Aluminum Storefront:												
Vestibule and Entries	\$88.00	SF			500	\$44,000	600	\$52,800	600	\$52,800	600	\$52,800
Administration area	\$88.00	SF			500	\$44,000	500	\$44,000	500	\$44,000	500	\$44,000
Media Center	\$88.00	SF			900	\$79,200	900	\$79,200	900	\$79,200	900	\$79,200
<u>092116 GYPSUM WALLBOARD</u>												
Drywall Partitions:												
GWB assemblies	\$12.50	GSF	26,142	\$326,775	55,858	\$698,225	76,575	\$957,188	76,700	\$958,750	76,700	\$958,750
Operable Partition 18'x40 man.	\$79,000.00	EA					2	\$158,000	2	\$158,000	2	\$158,000



DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
				\$562,718		\$1,163,292		\$1,652,241		\$1,654,185		\$1,654,185
C1020 INTERIOR DOORS												
<u>081113 HOLLOW METALWORK</u>												
<u>081416 WOOD AND PLASTIC DOORS</u>												
<u>087100 DOOR HARDWARE</u>												
Interior Door frame and Hardware	\$5.75	GSF	26,142	\$150,317	55,858	\$321,184	76,575	\$440,306	76,700	\$441,025	76,700	\$441,025
<u>080001 METAL WINDOWS*</u>												
Aluminum ( Frame, Door, Glass, Glazing and Hdw):												
Vest - dbl	\$7,800.00	PR			2	\$15,600	2	\$15,600	2	\$15,600	2	\$15,600
Main office -sgl	\$3,600.00	EA			1	\$3,600	1	\$3,600	1	\$3,600	1	\$3,600
<u>083323 SPECIAL DOORS</u>												
Security/Fire Grills and door	\$40,000.00	LS			1	\$40,000	1	\$40,000	1	\$40,000	1	\$40,000
Dish drop window	\$5,000.00	EA			1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000
Kitchen OH grille	\$4,500.00	EA			1	\$4,500	1	\$4,500	1	\$4,500	1	\$4,500
				-----		-----		-----		-----		-----
				\$150,317		\$389,884		\$509,006		\$509,725		\$509,725
C1030 FITTINGS												
Building Specialties	\$7.00	SF	26,142	\$182,994	55,858	\$391,006	76,575	\$536,025	76,700	\$536,900	76,700	\$536,900
				-----		-----		-----		-----		-----
				\$182,994		\$391,006		\$536,025		\$536,900		\$536,900
<b>TOTAL C10 - INTERIOR CONSTRUCTION</b>				<b>\$896,029</b>		<b>\$1,944,181</b>		<b>\$2,697,273</b>		<b>\$2,700,810</b>		<b>\$2,700,810</b>
<b>C20 - STAIRS</b>												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
<b>C2010 STAIR CONSTRUCTION</b>												
Egress Stair	\$45,000.00	FLTS			4	\$180,000	4	\$180,000	4	\$180,000	2	\$90,000
Gathering Stair	\$75,000.00	FLTS			1	\$75,000	1	\$75,000	1	\$75,000	1	\$75,000
Floor opening Railing	\$20,000.00	LS			1	\$20,000	1	\$20,000	1	\$20,000	1	\$20,000
				-----				-----		-----		-----
				\$0		\$275,000		\$275,000		\$275,000		\$185,000
<b>C2020 STAIR FINISHES</b>												
Wood Stair Finish	\$20,000.00	EA			1	\$20,000	1	\$20,000	1	\$20,000	1	\$20,000
Rubber tread and riser finish	\$2,500.00	EA			4	\$10,000	4	\$10,000	4	\$10,000	2	\$5,000
Paint Stair Structure	\$3,500.00	EA			3	\$10,500	5	\$17,500	5	\$17,500	3	\$10,500
				-----				-----		-----		-----
				\$0		\$40,500		\$47,500		\$47,500		\$35,500
<b>TOTAL C20 - STAIRS</b>				<b>\$0</b>		<b>\$315,500</b>		<b>\$322,500</b>		<b>\$322,500</b>		<b>\$220,500</b>
<b>C30 - INTERIOR FINISHES</b>												
<b>C3010 WALL FINISHES</b>												
<u>041000 UNIT MASONRY</u>												
8" GF CMU - Corr/Gym - 9' h	\$36.00	SF	5,838	\$210,168	13,251	\$477,036	26,042	\$937,512	21,223	\$764,028	21,893	\$788,148
<u>090002 TILE*</u>												
Ceramic Tile:												
Bathroom - 8'	\$23.50	SF			5,000	\$117,500	6,200	\$145,700	6,200	\$145,700	6,500	\$152,750
Kitchen Servery/café	\$22.00	SF	500	\$11,000			500	\$11,000	500	\$11,000	500	\$11,000
<u>062000 FINISH CARPENTRY</u>												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Tectum:												
Gym Wall Panel	\$18.00	SF	1,200	\$21,600			1,500	\$27,000	1,500	\$27,000	1,500	\$27,000
Wood Paneling:												
Lobby	\$55.00	SF			500	\$27,500	750	\$41,250	750	\$41,250	750	\$41,250
Café	\$55.00	SF			500	\$27,500	750	\$41,250	750	\$41,250	750	\$41,250
Acoustical Panel	\$38.00	SF			3,000	\$114,000	3,000	\$114,000	3,000	\$114,000	3,000	\$114,000
<u>090001 PAINTING</u>												
Interior Painting	\$2.10	SF	26,142	\$54,898	55,858	\$117,302	76,575	\$160,808	76,700	\$161,070	76,700	\$161,070
				-----		-----		-----		-----		-----
				\$297,666		\$880,838		\$1,478,520		\$1,305,298		\$1,295,218
C3020 FLOOR FINISHES												
<u>033000 CAST IN PLACE CONCRETE</u>												
Sealed concrete slab	1.40	SF	1,200	\$1,680	1,287	\$1,802	1,730	\$2,422	1,730	\$2,422	1,730	\$2,422
<u>090002 TILE*</u>												
Porcelain Ceramic Tile:												
Toilet Room - this set	26.00	SF	400	\$10,400	3,200	\$83,200	3,800	\$98,800	3,800	\$98,800	3,800	\$98,800
Wall base @ Porcelain flr tile	9.50	LF	76	\$722	700	\$6,650	775	\$7,363	775	\$7,363	775	\$7,363
Stone threshold	75.00	EA	2	\$150	12	\$900	14	\$1,050	14	\$1,050	14	\$1,050
<u>090005 RESILIENT FLOORING*</u>												
Floor Prep and Underlayment	5.00	SF	23,867	\$119,335								
Linoleum Tile flooring -typical	6.80	SF	23,867	\$162,296	41,160	\$279,888	59,265	\$403,002	59,390	\$403,852	59,390	\$403,852
Rubber base	0.95	GSF	26,142	\$24,835	55,858	\$53,065	76,575	\$72,746	76,575	\$72,746	76,575	\$72,746
096000 RESINOUS FLOORING												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Kitchen Flooring	16.50	SF			1,456	\$24,024	1,574	\$25,971	1,574	\$25,971	1,574	\$25,971
<b>095000 WOOD &amp; ATHLETIC FLOOR</b>												
Gym wood sports	18.75	SF			5,943	\$111,431	6,000	\$112,500	6,000	\$112,500	6,000	\$112,500
Gym wall base - vented	4.60	LF			290	\$1,334	290	\$1,334	290	\$1,334	290	\$1,334
Café stage wood flooring	14.00	SF			1,007	\$14,098	1,006	\$14,084	1,006	\$14,084	1,006	\$14,084
<b>096800 CARPET</b>												
Carpet	5.00	SF			2,500	\$12,500	2,500	\$12,500	2,500	\$12,500	2,500	\$12,500
						-----		-----		-----		-----
						\$319,418		\$588,892		\$751,772		\$752,622
<b>C3030 CEILING FINISHES</b>												
Ceiling Finish	\$9.50	GSF	26,142	\$248,349	55,858	\$530,651	76,575	\$727,463	76,700	\$728,650	76,700	\$728,650
				-----		-----		-----		-----		-----
				\$248,349		\$530,651		\$727,463		\$728,650		\$728,650
<b>TOTAL C30 - INTERIOR FINISHES</b>				<b>\$865,433</b>		<b>\$2,000,381</b>		<b>\$2,957,754</b>		<b>\$2,786,570</b>		<b>\$2,776,490</b>
<b><u>D. SERVICES</u></b>												
<b>D10 - CONVEYING</b>												
<b>D1010 ELEVATORS &amp; LIFTS</b>												
Passanger - Hydraulic	\$58,000.00	STOP			3	\$174,000	3	\$174,000	3	\$174,000	2	\$116,000
Elev Metals	\$4,500.00	LS			1	\$4,500	1	\$4,500	1	\$4,500	1	\$4,500
				-----		-----		-----		-----		-----

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
				\$0		\$178,500		\$178,500		\$178,500		\$120,500
<b>TOTAL D10 - CONVEYING</b>				<b>\$0</b>		<b>\$178,500</b>		<b>\$178,500</b>		<b>\$178,500</b>		<b>\$120,500</b>
<b>D20 - PLUMBING</b>												
D2010 PLUMBING FIXTURES												
Plumbing - New	\$15.00	GSF	26,142	\$392,130	55,858	\$837,870	76,575	\$1,148,625	76,700	\$1,150,500	76,700	\$1,150,500
				-----		-----		-----		-----		-----
				\$392,130		\$837,870		\$1,148,625		\$1,150,500		\$1,150,500
<b>TOTAL D20 - PLUMBING</b>				<b>\$392,130</b>		<b>\$837,870</b>		<b>\$1,148,625</b>		<b>\$1,150,500</b>		<b>\$1,150,500</b>
<b>D30 - HVAC</b>												
D3010 HVAC												
HVAC - VRF	\$55.00	GSF	26,142	\$1,437,810	55,858	\$3,072,190	76,575	\$4,211,625	76,700	\$4,218,500	76,700	\$4,218,500
				-----		-----		-----		-----		-----
				\$1,437,810		\$3,072,190		\$4,211,625		\$4,218,500		\$4,218,500
<b>TOTAL D30 - HVAC</b>				<b>\$1,437,810</b>		<b>\$3,072,190</b>		<b>\$4,211,625</b>		<b>\$4,218,500</b>		<b>\$4,218,500</b>
<b>D40 - FIRE PROTECTION</b>												
D4010 SPRINKLERS												



DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
<u>210001 FIRE SUPPRESSION*</u>												
Sprinkler system - wet	\$5.50	GSF	26,142	\$143,781	55,858	\$307,219	76,575	\$421,163	76,700	\$421,850	76,700	\$421,850
				-----		-----		-----		-----		-----
				\$143,781		\$307,219		\$421,163		\$421,850		\$421,850
<b>TOTAL D40 - FIRE PROTECTION</b>				<b>\$143,781</b>		<b>\$307,219</b>		<b>\$421,163</b>		<b>\$421,850</b>		<b>\$421,850</b>
<b>D50 - ELECTRICAL</b>												
D5010 ELECTRICAL SERVICE & DISTRIBUTION												
<u>260001 ELECTRICAL*</u>												
Service Panel and Feeders	\$4.50	GSF	26,142	\$117,639	55,858	\$251,361	76,575	\$344,588	76,700	\$345,150	76,700	\$345,150
250 KW Emergency Generator	\$175,000.00	LS			1	\$175,000	1	\$175,000	1	\$175,000	1	\$175,000
				-----		-----		-----		-----		-----
				\$117,639		\$426,361		\$519,588		\$520,150		\$520,150
D5020 LIGHTING & BRANCH WIRING												
<u>260001 ELECTRICAL*</u>												
Lighting	\$6.50	GSF	26,142	\$169,923	55,858	\$363,077	76,575	\$497,738	76,700	\$498,550	76,700	\$498,550
Lighting Control	\$2.20	GSF	26,142	\$57,512	55,858	\$122,888	76,575	\$168,465	76,700	\$168,740	76,700	\$168,740
				-----		-----		-----		-----		-----
				\$227,435		\$485,965		\$666,203		\$667,290		\$667,290
D5030 COMMUNICATION & SECURITY												
<u>260001 ELECTRICAL*</u>												

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Security	\$2.50	GSF	26,142	\$65,355	55,858	\$139,645	76,575	\$191,438	76,700	\$191,750	76,700	\$191,750
Tele/data cabling, racks	\$4.50	GSF	26,142	\$117,639	55,858	\$251,361	76,575	\$344,588	76,700	\$345,150	76,700	\$345,150
Speech Reinforcement *network switched w/ ff&e	\$1.00	GSF	26,142	\$26,142	55,858	\$55,858	76,575	\$76,575	76,700	\$76,700	76,700	\$76,700
				-----		-----		-----		-----		-----
				\$209,136		\$446,864		\$612,600		\$613,600		\$613,600
<b>D5090 OTHER ELECTRICAL SYSTEMS</b>												
<u>260001 ELECTRICAL*</u>												
Fire Alarm	\$2.50	GSF	26,142	\$65,355	55,858	\$139,645	76,575	\$191,438	76,700	\$191,750	76,700	\$191,750
Devices	\$2.80	GSF	26,142	\$73,198	55,858	\$156,402	76,575	\$214,410	76,700	\$214,760	76,700	\$214,760
Clocks and PA	\$1.75	GSF	26,142	\$45,749	55,858	\$97,752	76,575	\$134,006	76,700	\$134,225	76,700	\$134,225
Gym/Café Sound System	\$0.75	GSF	26,142	\$19,607	55,858	\$41,894	76,575	\$57,431	76,700	\$57,525	76,700	\$57,525
Lighting Protection	\$0.28	GSF	26,142	\$7,320	55,858	\$15,640	76,575	\$21,441	76,700	\$21,476	76,700	\$21,476
Mechanical Wiring	\$0.95	GSF	26,142	\$24,835	55,858	\$53,065	76,575	\$72,746	76,700	\$72,865	76,700	\$72,865
Misc. Electrical	\$1.00	GSF	26,142	\$26,142	55,858	\$55,858	76,575	\$76,575	76,700	\$76,700	76,700	\$76,700
Bi-Direction Antenna	\$0.35	GSF	26,142	\$9,150	55,858	\$19,550	76,575	\$26,801	76,700	\$26,845	76,700	\$26,845
				-----		-----		-----		-----		-----
				\$271,354		\$579,806		\$794,849		\$796,146		\$796,146
<b>TOTAL D50 - ELECTRICAL</b>				<b>\$825,564</b>		<b>\$1,938,996</b>		<b>\$2,593,239</b>		<b>\$2,597,186</b>		<b>\$2,597,186</b>
<b><u>E. EQUIPMENT &amp; FURNISHINGS</u></b>												
<b>E10 - EQUIPMENT</b>												
E1010 COMMERCIAL EQUIPMENT												
<u>114000 FOOD SERVICE EQUIPMENT</u>												
Kitchen equipment - new	\$350,000.00	LS	1	\$350,000			1	\$350,000	1	\$350,000	1	\$350,000

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
				----- \$350,000		----- \$0		----- \$350,000		----- \$350,000		----- \$350,000
E1090 OTHER EQUIPMENT												
<u>113100 APPLIANCES</u>												
Staff kitchen refrigerator	\$1,000.00	EA			2	\$2,000	2	\$2,000	2	\$2,000	2	\$2,000
Staff kitchen microwave	\$500.00	EA			2	\$1,000	2	\$1,000	2	\$1,000	2	\$1,000
Medical office refrigerator w/ice	\$1,000.00	EA			1	\$1,000	1	\$1,000	1	\$1,000	1	\$1,000
Stackable washer and dryer - kitchen		NIC										
<u>116600 ATHLETIC &amp; SPORTS EQUIPMENT</u>												
Basketball backstops - electric	\$9,500.00	EA	4	\$38,000			4	\$38,000	4	\$38,000	4	\$38,000
Wall padding - 6'	\$15.00	SF	500	\$7,500			500	\$7,500	500	\$7,500	500	\$7,500
Volley ball court equip.	\$700.00	EA	2	\$1,400			2	\$1,400	2	\$1,400	2	\$1,400
Scoreboard and shot clock	\$24,000.00	EA	1	\$24,000			1	\$24,000	1	\$24,000	1	\$24,000
<u>116143 STAGE DRAPERY</u>												
Stage curtain and rigging	\$32,000.00	LS			1	\$32,000	1	\$32,000	1	\$32,000	1	\$32,000
<u>115213 PROJECTION SCREENS</u>												
Projection screen - stage	\$7,500.00	EA			2	\$15,000	2	\$15,000	2	\$15,000	2	\$15,000
<u>119000 MISC. EQUIPMENT</u>												
Metal storage shelving		NIC										
Book security equipment		NIC										
Kiln	\$3,500.00	EA			1	\$3,500	1	\$3,500	1	\$3,500	1	\$3,500
				----- \$70,900		----- \$54,500		----- \$125,400		----- \$125,400		----- \$125,400
<b>TOTAL E10 - EQUIPMENT</b>				<b>\$420,900</b>		<b>\$54,500</b>		<b>\$475,400</b>		<b>\$475,400</b>		<b>\$475,400</b>

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW		
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
<b>E20 - FURNISHINGS</b>													
E 2010 FIXED FURNISHINGS													
<u>129000 MISC. FURNISHINGS</u>													
Meco shade - manual	\$7.50	SF	2,000	\$15,000	11,956	\$89,670	14,500	\$108,750	16,000	\$120,000	15,250	\$114,375	
Elec Op Shade	\$28.00	SF			5,000	\$140,000	2,750	\$77,000	2,750	\$77,000	2,750	\$77,000	
<u>123553 CLASSROOM CASEWORK</u>													
Casework	\$9.00	GSF			55,858	\$502,722	76,575	\$689,175	76,700	\$690,300	76,700	\$690,300	
Casework	\$2.00	GSF	26,142	\$52,284									
				-----		-----		-----		-----		-----	
				\$67,284		\$732,392		\$874,925		\$887,300		\$881,675	
E2020 MOVABLE FURNISHINGS													
				NIC									
				-----		-----		-----		-----		-----	
				\$0		\$0		\$0		\$0		\$0	
<b>TOTAL E20 - FURNISHINGS</b>					<b>\$67,284</b>		<b>\$732,392</b>		<b>\$874,925</b>		<b>\$887,300</b>		<b>\$881,675</b>
<b>F20 - SELECTIVE BUILDING DEMOLITION</b>													
F2010 BUILDING ELEMENTS DEMOLITION													
Interior Gut Finish and MEP	\$12.00	GSF	26,142	\$313,704				\$0				\$0	
Remove Exterior Wall	\$10.00	SF	7,528	\$75,280						\$0		\$0	
				-----		-----		-----		-----		-----	
				\$388,984		\$0		\$0		\$0		\$0	

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
F2020 HAZARDOUS COMPONENTS ABATEMENT												
Hazardous Waste Allowance	SEE SUMMARY PAGE											
				\$0		\$0		\$0		\$0		\$0
<b>TOTAL F20 - SELECTIVE BUILDING DEMOLITION</b>				<b>\$388,984</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>		<b>\$0</b>
<b><u>G. BUILDING SITEWORK</u></b>												
<b>G10 - SITE PREPARATION</b>												
G1010 SITE CLEARING												
<u>311000 SITE PREPARATION &amp; CLEARING</u>												
Inlet protection	85.00	EA	10	\$850	10	\$850	10	\$850	10	\$850	10	\$850
Erosion control - silt fence	7.00	LF	2,700	\$18,900	2,700	\$18,900	2,700	\$18,900	2,700	\$18,900	2,700	\$18,900
Construction fence	12.50	LF	2,700	\$33,750	2,700	\$33,750	2,700	\$33,750	2,700	\$33,750	2,700	\$33,750
Construction entrance	7,500.00	EA	1	\$7,500	1	\$7,500	1	\$7,500	1	\$7,500	1	\$7,500
Protect tree	450.00	EA	10	\$4,500	10	\$4,500	10	\$4,500	10	\$4,500	10	\$4,500
General Site Prep	0.05	SF	398,339	\$19,917	380,000	\$19,000	398,339	\$19,917	361,000	\$18,050	361,000	\$18,050
General Site Prep	0.10	SF	398,339	\$39,834	380,000	\$38,000	398,339	\$39,834	361,000	\$36,100	361,000	\$36,100
				\$0		\$125,251		\$122,500		\$125,251		\$119,650
G1020 SITE DEMOLITION & RELOCATIONS												
Remove Bit Pavement	1.00	SF	81,716	\$81,716	81,716	\$81,716	81,716	\$81,716	80,000	\$80,000	80,000	\$80,000
Remove Bit Walkway	1.00	SF	9,954	\$9,954	9,954	\$9,954	9,954	\$9,954	10,000	\$10,000	10,000	\$10,000
Remove Curbing	12.50	LF	2,658	\$33,225	2,658	\$33,225	2,658	\$33,225	2,500	\$31,250	2,500	\$31,250
Remove Drain/Sewer Line	36.00	LF	1,125	\$40,500	1,125	\$40,500	1,125	\$40,500	1,000	\$36,000	1,000	\$36,000
Remove UtilityStructure	475.00	EA	13	\$6,175	13	\$6,175	13	\$6,175	13	\$6,175	13	\$6,175
Remove water and Gas line	28.00	LF	500	\$14,000	500	\$14,000	500	\$14,000	500	\$14,000	500	\$14,000



DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Cut and Cap Utility	5,000.00	LS			1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000
Remove Site Fence	8.00	LS			184	\$1,472	184	\$1,472	184	\$1,472	150	\$1,200
Remove playerbench	200.00	EA			2	\$400	2	\$400	2	\$400	2	\$400
Remove CL Backstop	3,000.00	EA			1	\$3,000	1	\$3,000	1	\$3,000	1	\$3,000
Remove Site Lighting	5,000.00	LS			1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000
Remove Playground Equipment	10,000.00	LS			1	\$10,000	1	\$10,000	1	\$10,000	1	\$10,000
Misc. site demolition	0.20	SF			398,339	\$79,668	380,000	\$76,000	398,339	\$79,668	361,000	\$72,200
				-----		\$0		-----		\$290,110		-----
						\$290,110				\$286,442		-----
										\$290,110		\$274,225
<b>G1030 SITE EARTHWORK</b>												
<u>310000 EARTHWORK</u>												
Site Grading	0.80	SY			44,259	\$35,407	44,259	\$35,407	44,259	\$35,407	40,111	\$32,089
Site Cut	8.00	CY			15,000	\$120,000	6,230	\$49,840	5,000	\$40,000	13,000	\$104,000
Site Fill - reuse	8.00	CY			15,000	\$120,000	6,230	\$49,840	5,000	\$40,000	13,000	\$104,000
Site Fill - import	20.00	CY			31,000	\$620,000	21,851	\$437,020	85,000	\$1,700,000		
*excludes poor soil premiums												
				-----		\$0		-----		\$895,407		-----
						\$895,407				\$572,107		-----
										\$1,815,407		\$240,089
<b>TOTAL G10 - SITE PREPARATION</b>				<b>\$0</b>		<b>\$1,310,768</b>		<b>\$981,049</b>		<b>\$2,230,768</b>		<b>\$633,964</b>
<b>G20 - SITE IMPROVEMENTS</b>												
G2010 ROADWAYS												
<u>321000 PAVING AND CURBING</u>												
Site:												
Bit drive/parking	\$28.00	SY			9,096	\$254,688	13,384	\$374,752	10,963	\$306,964	11,972	\$335,216
12" Gravel base @ vehicular pave.	\$32.00	CY			3,032	\$97,024	4,461	\$142,752	3,654	\$116,928	3,990	\$127,680





DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Planting Allowance	225,000.00	LS			1	\$225,000	1	\$225,000	1	\$225,000	1	\$225,000
Loam and Seed	1.00	SF			225,000	\$225,000	140,345	\$140,345	245,000	\$245,000	200,815	\$200,815
Irrigation system		NIC										
				-----		-----		-----		-----		-----
				\$0		\$540,000		\$455,345		\$560,000		\$515,815
<b>TOTAL G20 - SITE IMPROVEMENTS</b>				<b>\$0</b>		<b>\$2,484,518</b>		<b>\$2,719,355</b>		<b>\$2,624,302</b>		<b>\$2,838,470</b>
<b>G30 - SITE MECHANICAL UTILITIES</b>												
G3010 WATER SUPPLY												
330000 UTILITIES												
Street connection	\$10,000.00	LOC			1	\$10,000	1	\$10,000	1	\$10,000	1	\$10,000
8" Main loop	\$94.00	LF			1,000	\$94,000	1,000	\$94,000	1,000	\$94,000	500	\$47,000
BLDG 6" Domestic service	\$68.00	LF			50	\$3,400	50	\$3,400	50	\$3,400	50	\$3,400
8" Gate valve main	\$1,150.00	EA			4	\$4,600	4	\$4,600	4	\$4,600	4	\$4,600
8" Gate valve fire	\$1,150.00	EA			2	\$2,300	2	\$2,300	2	\$2,300	2	\$2,300
6" Gate valve dom	\$975.00	EA			2	\$1,950	2	\$1,950	2	\$1,950	2	\$1,950
Fire Hydrant	\$2,500.00	EA			2	\$5,000	2	\$5,000	2	\$5,000	2	\$5,000
6" Lateral hydrant	\$68.00	LF			25	\$1,700	25	\$1,700	25	\$1,700	25	\$1,700
Hydrant valve	\$975.00	EA			2	\$1,950	2	\$1,950	2	\$1,950	2	\$1,950
				-----		-----		-----		-----		-----
				\$0		\$124,900		\$124,900		\$124,900		\$77,900
G3020 SANITARY SEWER												
330000 UTILITIES												
Sanitary	\$85.00	LF			600	\$51,000	600	\$51,000	600	\$51,000	500	\$42,500
Grease Trap - 5,000 gal	\$15,000.00	EA			1	\$15,000	1	\$15,000	1	\$15,000	1	\$15,000
Int Grease interceptor		W / plumbing										
Site manhole	\$4,000.00	EA			3	\$12,000	3	\$12,000	3	\$12,000	3	\$12,000
St pavement cut & patch	\$5,000.00	LOC			1	\$5,000	1	\$5,000	1	\$5,000	1	\$5,000

DESCRIPTION	UNIT COST	UNIT	OPT 2 - RENO		OPT 2 - ADD		OPT 3 - NEW		OPT 4 - NEW		OPT 5 - NEW	
			QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL
Street Connection	\$10,000.00	LS			1	\$10,000	1	\$10,000	1	\$10,000	1	\$10,000
				\$0		\$93,000		\$93,000		\$93,000		\$84,500
<b>G3030 STORM SEWER</b>												
<b>330000 UTILITIES</b>												
Building Area	5.50	SFFP			28,341	\$155,876	41,300	\$227,150	45,700	\$251,350	50,400	\$277,200
Site Pavement	6.00	SFFP			105,000	\$630,000	120,420	\$722,520	98,667	\$592,002	107,748	\$646,488
				\$0		\$785,876		\$949,670		\$843,352		\$923,688
<b>G3060 FUEL DISTRIBUTION</b>												
Trench gas line	\$36.00	LF			750	\$27,000	750	\$27,000	750	\$27,000	500	\$18,000
Gas pad	\$3,500.00	LS			1	\$3,500	1	\$3,500	1	\$3,500	1	\$3,500
				\$0		\$30,500		\$30,500		\$30,500		\$21,500
<b>TOTAL G30 - SITE MECHANICAL UTILITIES</b>				<b>\$0</b>		<b>\$1,034,276</b>		<b>\$1,198,070</b>		<b>\$1,091,752</b>		<b>\$1,107,588</b>
<b>G40 - SITE ELECTRICAL UTILITIES</b>												
<b>G4010 ELECTRICAL DISTRIBUTION</b>												
<b>330000 UTILITIES</b>												
Site Electric	\$125,000.00	LS			1	\$125,000	1	\$125,000	1	\$125,000	1	\$125,000
*Electrical poles and primary by others												





PROJECT: Lyons Elementary School  
 LOCATION: Randolph, MA  
 CLIENT: TSKP STUDIO  
 DATE: 21-Jun-20

NO. OF SQ. FT.: 35,795  
 COST PER SQ. FT.: 237.67

No.:

SUMMARY	TOTAL	PERCENT OF PROJECT	COST PER SF
<b>A. SUBSTRUCTURE</b>			
A10 - FOUNDATIONS	209,490	2%	5.85
A20 - BASEMENT CONSTRUCTION	0	0%	0.00
<b>B. SHELL</b>			
B10 - SUPERSTRUCTURE	82,330	1%	2.30
B20 - EXTERIOR ENCLOSURE	1,060,950	12%	29.64
B30 - ROOFING	1,097,830	13%	30.67
<b>C. INTERIORS</b>			
C10 - INTERIOR CONSTRUCTION	317,993	4%	8.88
C20 - STAIRS	0	0%	0.00
C30 - INTERIOR FINISHES	793,765	9%	22.18
<b>D. SERVICES</b>			
D10 - CONVEYING	30,000	0%	0.84
D20 - PLUMBING	620,741	7%	17.34
D30 - HVAC	2,102,956	25%	58.75
D40 - FIRE PROTECTION	308,160	4%	8.61
D50 - ELECTRICAL	933,711	11%	26.08
<b>E. EQUIPMENT &amp; FURNISHINGS</b>			
E10 - EQUIPMENT	150,000	2%	4.19
E20 - FURNISHINGS	197,800	2%	5.53
<b>F. SPECIAL CONSTRUCTION &amp; DEMOLITION</b>			
F10 - SPECIAL CONSTRUCTION	0	0%	0.00
F20 - SELECTIVE BUILDING DEMOLITION	271,623	3%	7.59
<b>G. BUILDING SITEWORK</b>			
G10 - SITE PREPARATION	0	0%	0.00
G20 - SITE IMPROVEMENTS	170,000	2%	4.75
G30 - SITE MECHANICAL UTILITIES	85,000	1%	2.37
G40 - SITE ELECTRICAL UTILITIES	75,000	1%	2.10
G90 - OTHER SITE CONSTRUCTION	0	0%	0.00
	-----		
<b>TOTAL</b>	<b>8,507,349</b>	<b>100%</b>	<b>237.67</b>

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>A. SUBSTRUCTURE</b>				
A10 - FOUNDATIONS				
A1010 STANDARD FOUNDATIONS				
Repair Spalled Concrete Foundation	3	LOC	2,800.00	8,400
New HC Ramp:				
Earthwork	1	LS	20,000.00	20,000
Foundations:				
Wall Footing	7	CY	510.00	3,570
Foundation wall	28	CY	1,100.00	30,800
Ramp Slab	220	SF	15.00	3,300
Misc. Foundation	1	LS	7,500.00	7,500
Exterior Misc. Metals:				
Ramp Guard Railing - galv.	72	LF	510.00	36,720
Ramp Handrail - galv.	24	LF	175.00	4,200
Exterior Prep & Painting:				
Paint Ext metals-ramp	1	LS	7,500.00	7,500
Chair Lift at Spec. Ed. Room:				
Remove Partial Slab	500	SF	25.00	12,500
Int Excavate now Lift Pad	1	LS	5,000.00	5,000
New Lift Pad	4.5	CY	750.00	3,375
Patch Slab	380	SF	25.00	9,500
A1030 SLAB ON GRADE				
Pin into existng	750	EA	48.00	36,000
Infill concrete slab	75	SF	15.00	1,125
Misc. Slab Repair	1	LS	20,000.00	20,000
				-----
				209,490

**B. SHELL**

B10 - SUPERSTRUCTURE

B1020 ROOF CONSTRUCTION

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Seismic Upgrade:				
Exterior Wall Clip - 4' oc ( 1,047 lf)	262	EA	165.00	43,230
Repairs:				
Temporary shoring	1	LS	5,000.00	5,000
Remove failed column	1	EA	1,000.00	1,000
New column and base	1	ES	3,500.00	3,500
Mechanical:				
Galv Roof Dunnage	2	TONS	4,800.00	9,600
Allow for roof reinforcing	1	LS	20,000.00	20,000
				-----
				82,330

B20 - EXTERIOR ENCLOSURE

B2010 EXTERIOR WALLS

Exterior Brick Veneer:				
Cut and Point 20%	1,100	SF	28.00	30,800
Repair Settlement cracks	1	LS	10,000.00	10,000
Exterior Wall:				
3" Closed spray foam	10,000	SF	4.75	47,500
Furr and Gyp Wall	1,000	SF	12.00	12,000
Allow for Ceiling transition and patch	1,450	LF	35.00	50,750
Provice block off panel at UV Opening	24	EA	1,200.00	28,800

B2020 EXTERIOR WINDOWS

Replace Windows:				
Replace Perm blocking	3,400	LF	8.00	27,200
AVB Seal ext	3,400	LF	9.00	30,600
New PermSealnt	3,400	LF	12.00	40,800
Alum Curtainwall	4,400	SF	135.00	594,000
Alum Window System	800	SF	105.00	84,000
Kalwall	500	SF	80.00	40,000

B2030 EXTERIOR DOORS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Replace Exterior Doors:				
New Single Ext door	9	EA	1,500.00	13,500
New Egress Alum sgl	8	EA	4,250.00	34,000
New Main Entry Alum dbl	2	EA	8,500.00	17,000
				-----
				1,060,950

**B30 - ROOFING**

**B3010 ROOF COVERINGS**

Remove Roofing and flashing	36,000	SF	2.00	72,000
Roof Blocking	36,000	SF	2.00	72,000
EPDM Roofing	36,000	SF	8.00	288,000
1/2" Cover board	36,000	SF	2.00	72,000
6" Rigid insul	36,000	SF	8.00	288,000
Air & vapor barrier	36,000	SF	1.65	59,400
1/2" Cover board	36,000	SF	1.90	68,400
Base flashing	125	LF	32.00	4,000
Roof edge	1,450	LF	25.00	36,250
Flash roof drain - sgl	22	EA	150.00	3,300
Misc. Flahing	24	VLF	45.00	1,080
Roof Accessories:				
Replace Roof Hatch	2	EA	5,200.00	10,400
Roof safety railing	20	LF	130.00	2,600
Replace dome skylight	43	EA	2,800.00	120,400
				-----
				1,097,830

**C. INTERIORS**

**C10 - INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

**Bathrooms:**

6" CMU Partition - Chase	1,250	SF	24.00	30,000
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**C1020 INTERIOR DOORS**

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Replace Interior Doors:				
Door, Frame , Hardware - sgl	75	EA	1,200.00	90,000
Door, Frame , Hardware - dbl	4	EA	2,100.00	8,400
<u>C1030 FITTINGS</u>				
Stairway:				
Replace basement handrailing	24	LF	165.00	3,960
Exterior Stair Railing				
New Galv. Stair guardrailing	60	LF	285.00	17,100
Patch Concrete	1	LS	2,500.00	2,500
<u>102113 COMPARTMENTS &amp; CUBICLES</u>				
Solid Plastic Toilet Partitions:				
Urinal screen	1	EA	320.00	320
Std. partition	4	EA	1,240.00	4,960
HC partition	2	EA	1,450.00	2,900
Cubical Curtain Track	2	EA	1,850.00	3,700
<u>102813 TOILET ACCESSORIES</u>				
Furnish & Install Toilet Rm Accessories:				
Toilet Paper Holder	12	EA	48.00	576
Sop dispencer	12	EA	44.00	528
Tilt mirror @ wall hung lav	12	EA	225.00	2,700
Toilet grab bars	14	EA	95.00	1,330
Coat hook	12	EA	22.00	264
Paper Towel dispenser	6	EA	235.00	1,410
<u>101100 MARKERBOARDS &amp; TACKBOARDS</u>				
Acoustical Wall Panel:				
Corridor	2,500	SF	32.00	80,000
Gymnasium	750	SF	32.00	24,000
Cafeateria	500	SF	32.00	16,000
Library	350	SF	32.00	11,200
<u>101400 IDENTIFYING DEVICES</u>				
Allow:				
Building directory		nic		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Dedication plaque		nic		
Room ID sign	79	EA	150.00	11,850
Misc Int. ADA signage	35,795	GSF	0.12	4,295
				-----
				317,993
 C30 - INTERIOR FINISHES				
 C3010 WALL FINISHES				
Interior Painting	35,795	SF	2.25	80,539
 C3020 FLOOR FINISHES				
Floor Prep	34,000	SF	2.00	68,000
New VCT Flooring	27,000	SF	4.50	121,500
Rubber Sports Floor	3,000	SF	16.00	48,000
New Caprtlet Tile	2,200	SF	5.50	12,100
Bathroom Resinous Flooring	1,800	SF	16.00	28,800
Vinyl base	35,795	SF	0.85	30,426
 C3030 CEILING FINISHES				
Gyp Soffit -20% Allowance	35,795	SF	0.50	17,898
 Acoustical Ceiling Tile:				
Woodworks - Gym, Caf� , Library	4,500	SF	42.00	189,000
2 x 2 ACT	28,495	SF	6.45	183,793
2 x 2 ACT - MR	1,800	SF	6.95	12,510
Paint Exposed Ceiling	1,000	SF	1.20	1,200
				-----
				793,765

**D. SERVICES**

D10 - CONVEYING

D1010 ELEVATORS & LIFTS



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Café Wheel chair lift	1	LS	30,000.00	30,000
				----- 30,000
D20 - PLUMBING				
D2010 PLUMBING FIXTURES				
Plumbing Demolition	35,795	SF	0.75	26,846
Plumbing Fixture				
Bathroom Fixture	33	FXT	1,800.00	59,400
Classroom Fixture	18	FXT	1,600.00	28,800
Admin Fixtures	4	FXT	1,600.00	6,400
Drinking Fountains	1	FXT	3,500.00	3,500
Kitchen Rough-in	1	LS	25,000.00	25,000
Domestic Pipe and Insul.	3,025	LF	41.00	124,025
Sanitary and Vent Piping	2,240	LF	48.00	107,520
Replace underslab piping as necessary	750	LF	55.00	41,250
New Ext Grease Trap - 1,500 gal	1	LS	28,000.00	28,000
D2040 RAIN WATER DRAINAGE				
Roof Draiange	36,000	SF	2.50	90,000
D2090 OTHER PLUMBING SYSTEMS				
Repalce HotWater System	1	LS	65,000.00	65,000
Gas Piping	1	LS	5,000.00	5,000
Misc. Plumbing	1	LS	10,000.00	10,000
				----- 620,741

D30 - HVAC

D3010 HVAC

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
HVAC Demolition	35,795	SF	0.75	26,846
NewVRF System	35,795	SF	58.00	2,076,110
				-----
				2,102,956

D40 - FIRE PROTECTION

D4010 SPRINKLERS

Cut and Patch at New System	35,795	SF	1.00	35,795
Sprinkler Entrance and Valve	1	LS	20,000.00	20,000
Wet Sprinkler system	35,795	SF	7.00	250,565
FD Connection	1	EA	1,800.00	1,800
				-----
				308,160

D50 - ELECTRICAL

D5010 ELECTRICAL

New 1,600 amp Service	1	LS	55,000.00	55,000
Panel and Feeder	35,795	SF	3.85	137,811
Interior Lighting	35,795	SF	7.00	250,565
Lighting Control	35,795	SF	2.30	82,329
General Devices	35,795	SF	1.85	66,221
Fire Alarm	35,795	SF	3.10	110,965
Kitchen and Mechanical Wiring	35,795	SF	2.00	71,590
Communication:				
Tele/data wiring	35,795	SF	2.00	71,590
PA and Clock System	35,795	SF	1.75	62,641
Electronic Saftey and Security				
Remove/reinstall entyr door hardware	1	LS	25,000.00	25,000
				-----
				933,711

**E. EQUIPMENT & FURNISHINGS**

E10 - EQUIPMENT

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>E1010 COMMERCIAL EQUIPMENT</b>				
New Food Service Equipment	1	LS	150,000.00	150,000
				----- 150,000
<b>E20 - FURNISHINGS</b>				
<b>E 2010 FIXED FURNISHINGS</b>				
Classroom Casework ( 18 ea ):				
New PL Counter and Base cabinet	324	LF	450.00	145,800
Window Treatment:				
Rolling Window Shade	5,000	SF	9.50	47,500
Entry Floor Mat	250	SF	18.00	4,500
				----- 197,800
<b>F20 - SELECTIVE BUILDING DEMOLITION</b>				
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>				
Interior Removal				
Cut In Chair Lift	1	LS	7,500.00	7,500
Saw Cut Slab	1,500	LF	12.50	18,750
Remove Slab	1,500	SF	15.00	22,500
Remove Basement wall rail	2	EA	125.00	250
Bathroom Demolition	1,800	SF	10.00	18,000
Remove Single Door	75	EA	135.00	10,125
Remove Double Door	4	EA	260.00	1,040
Cut and Patch at New MEP	35,795	SF	2.50	89,488
Remove Kitchen Equipment	1	LS	25,000.00	25,000
Remove Cabinets	324	LF	25.00	8,100
Exterior:				
Remove Windows	5,700	SF	10.00	57,000
Remove single door	17	EA	150.00	2,550
Remove double door	2	EA	5,000.00	10,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Remove Entry Stair Railing	60	LF	22.00	1,320
				-----
				271,623

**G. BUILDING SITEWORK**

G20 - SITE IMPROVEMENTS

G2040 SITE DEVELOPMENT

Create new Accessible Parking Space	1	LS	25,000.00	25,000
Accessible ramp to lower field	1	LS	75,000.00	75,000
Accessible Entrance:				
Replace paving and curb cut at Entry	1	LS	15,000.00	15,000
Create Accessible Entrance to gym	1	LS	15,000.00	15,000
Create Accessible Entrance to Library	1	LS	10,000.00	10,000
Replace Walkway to playground	1,500	SF	20.00	30,000
				-----
				170,000

G30 - SITE MECHANICAL UTILITIES

G3010 WATER SUPPLY

New 6" Fire Service	1	LS	75,000.00	75,000
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G3020 SANITARY SEWER

Tie New grease trap into existing	1	LS	10,000.00	10,000
				-----
				85,000

G40 - SITE ELECTRICAL UTILITIES

G4010 ELECTRICAL DISTRIBUTION

New Electric Service	1	LS	75,000.00	75,000
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 75,000

F2020 HAZARDOUS COMPONENTS ABATEMENT

Remove Exterior Panels	1	LS	50,000	50,000
Remove VAT Flooring	34,000	SF	5.00	170,000
Misc. Abatement	1	LS	50,000.00	50,000
Remove Fuel oil tank	1	LS	50,000.00	50,000
PCB Removal	1	LS	100,000.00	100,000



Randolph Lyons Elementary School  
5 Options - Add/Reno, New  
Randolph, MA

November 23, 2020

**Concept Estimate**

**Architect:**

TSKP Studio  
119 Braintree Street  
Boston, MA 02134  
(617) 987 0179

**Owner's Project Manager:**

CHA Companies  
1 Faneuil Hall Marketplace  
South Market Bldg, Suite 4195  
Boston, MA 02109  
(617) 451 2717



### Project Description:

The project consists of a feasibility study for the Randolph Lyons Elementary School in Randolph, MA:

#### Lyons School Site Options

Option #1 - Inclusive of:

35,795 GSF - Renovation

Option #2 - Inclusive of:

28,120 GSF - Renovation

53,880 GSF - Addition

82,000 GSF - Total Construction

Option #3 - Inclusive of:

76,595 GSF - New Construction

Option #4 - Inclusive of:

76,700 GSF - New Construction

#### Devine School Site Option

Option #5 - Inclusive of:

76,700 GSF - New Construction

The scope of work includes all related sitework, underground utilities, and hardscape/landscape in each option

### Project Particulars:

Concept design documents prepared by TSKP Studio

Design Team clarifications and supplemental information during estimating production period

Detailed quantity takeoffs where possible from design package documents

Deadalus experience with similar projects of this nature

Design intent and scope review discussions with TSKP Studio and their Consultant Design Team

### Project Assumptions:

The project will be publicly bid

The project will be built by a General Contractor under a single prime contract

The project will be constructed in accordance with the requirements of Massachusetts General Laws Chapter 149

The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive bidding market and includes cost escalation to cover the construction duration

Our costs assume that there will be at least three subcontractors submitting unrestricted bids in each filed sub bid category

Direct trade unit rates include escalation to mid-point of construction duration and prevailing wage labor rates. These unit rates will be updated during the design period

Construction during normal working hours

Building will be unoccupied during construction

Lay-down/storage area, jobsite shed and trailers, and construction entrance will be located adjacent to Project area

Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours

Subcontractor's markups are included in each unit rate. These markups cover field and home office overhead and subcontractor's profit

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications during the design period.

### Project Assumptions (Con't:)

General Conditions covers supervision, general facilities to support project, and site office overheads that are not attributable to the direct trade costs

Project Requirements value covers scaffolding, staging and access, temporary protection, and cleaning

Escalation allowance from now to anticipated Bid Date has been included

**Construction Cost Estimate Exclusions:**

Work beyond the boundary of the site

Unforeseen Conditions Contingency

Rock excavation and dewatering

Archeology assessment and fees

Site or existing condition surveys and investigations

Architectural/Engineering; Designer and other professional fees, testing, printing, surveying

Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration, interest expense

Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities, program related phasing, relocation

Owner's site representation and project administration

Owner furnished and installed products; computer networking, desks, chairs, furnishings, equipment, artwork, loose case goods and other similar items

LEED Commissioning

Wetlands protection or restoration

Third Party testing and commissioning

Environmental permitting

Police details and street/sidewalk permits

Building permit fees

**OPTION SUMMARY**

ELEMENT	COST	COST/GSF
Option 1; Renovation, Sitework	35,795 GSF \$14,606,000	\$408.05
Option 2; Building Demo, Addition, Renovation, Sitework		
Renovation	28,120 GSF \$13,659,000	\$485.74
Addition	53,880 GSF \$31,902,000	\$592.09
Option 2, Total	82,000 GSF \$45,561,000	\$555.62
Option 3; New Construction, Building Demo, Sitework	76,595 GSF \$43,556,000	\$568.65
Option 4; New Construction, Building Demo, Sitework	76,700 GSF \$43,854,000	\$571.76
Option 5; New Construction, Building Demo, Sitework	76,700 GSF \$42,114,000	\$549.07



**OPTION 1 - ADA UPGRADES - MAIN SUMMARY**

ELEMENT	Renovation 35,795 GSF	
	COST	COST/GSF
Building Trade Cost	\$8,656,811	\$241.84
Hazardous Material Abatement	\$650,600	\$18.18
Building Demolition	\$201,354	\$5.63
Sitework Trade Costs Details	\$575,000	\$16.06
<b>Direct Trade Details SubTotal</b>	<b>\$10,083,765</b>	<b>\$281.71</b>
Design and Pricing Contingency 10.00%	\$1,009,000	\$28.19
<b>Direct Trade Cost Total</b>	<b>\$11,092,765</b>	<b>\$309.90</b>
General Conditions 15.00%	\$1,663,915	\$46.48
General Requirements 3.75%	\$415,979	\$11.62
General Liability Insurance 1.40%	\$179,000	\$5.00
Performance and Payment Bonds 0.85%	\$94,289	\$2.63
Fee 3.00%	\$333,000	\$9.30
<b>Estimated Construction Cost Total</b>	<b>\$13,778,947</b>	<b>\$384.94</b>
Escalation from now to bid opening 6.00%	\$827,000	\$23.10
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$14,606,000</b>	<b>\$408.05</b>

**OPTION 1 - ADA UPGRADE - DIRECT TRADE COST SUMMARY**

Randolph, MA  
35,795 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$201,354	\$5.63	\$201,354	\$1.52
02 60 00 Contaminated Site Material Removal			\$650,600	\$18.18	\$650,600	\$4.93
<b>02-EXISTING CONDITIONS</b>			<b>\$851,954</b>	<b>\$23.80</b>	<b>\$851,954</b>	<b>\$6.45</b>
03 30 00 Cast-in-Place Concrete			\$197,142	\$5.51	\$197,142	\$1.49
<b>03-CONCRETE</b>			<b>\$197,142</b>	<b>\$5.51</b>	<b>\$197,142</b>	<b>\$1.49</b>
04 00 01** Masonry Work	\$73,850		\$73,850	\$2.06	\$73,850	\$0.56
<b>04-MASONRY</b>			<b>\$73,850</b>	<b>\$2.06</b>	<b>\$73,850</b>	<b>\$0.56</b>
05 00 01** Miscellaneous and Ornamental Iron	\$85,810		\$85,810	\$2.40	\$85,810	\$0.65
05 12 00 Structural Steel Framing			\$20,000	\$0.56	\$20,000	\$0.15
05 31 00 Steel Decking			\$0	\$0.00	\$0	\$0.00
<b>05-METALS</b>			<b>\$105,810</b>	<b>\$2.96</b>	<b>\$105,810</b>	<b>\$0.80</b>
06 10 53 Miscellaneous Rough Carpentry			\$20,000	\$0.56	\$20,000	\$0.15
06 40 23 Interior Architectural Woodwork			\$126,360	\$3.53	\$126,360	\$0.96
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$146,360</b>	<b>\$4.09</b>	<b>\$146,360</b>	<b>\$1.11</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$79,400		\$79,400	\$2.22	\$79,400	\$0.60
07 00 02** Roofing and Flashing	\$963,875		\$963,875	\$26.93	\$963,875	\$7.30
07 21 00 Thermal Insulation			\$70,000	\$1.96	\$70,000	\$0.53
07 42 13.23 Metal Composite Material Wall Panels			\$0	\$0.00	\$0	\$0.00
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$8,500	\$0.24	\$8,500	\$0.06
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$1,121,775</b>	<b>\$31.34</b>	<b>\$1,121,775</b>	<b>\$8.50</b>
08 00 01** Glass and Glazing	\$39,800		\$39,800	\$1.11	\$39,800	\$0.30
08 00 02** Metal Windows	\$799,000		\$799,000	\$22.32	\$799,000	\$6.05
08 11 13 Hollow Metal Doors and Frames			\$50,000	\$1.40	\$50,000	\$0.38
08 14 16 Flush Wood Doors			\$99,600	\$2.78	\$99,600	\$0.75
08 31 13 Access Doors and Frames			\$8,000	\$0.22	\$8,000	\$0.06
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$120,400	\$3.36	\$120,400	\$0.91
08 71 00 Door Hardware			\$9,600	\$0.27	\$9,600	\$0.07
08 91 19 Fixed Louvers			\$2,125	\$0.06	\$2,125	\$0.02
<b>08-OPENINGS</b>			<b>\$1,128,525</b>	<b>\$31.53</b>	<b>\$1,128,525</b>	<b>\$8.55</b>
09 00 01** Tiling	\$0		\$0	\$0.00	\$0	\$0.00
09 00 02** Acoustical Ceilings	\$480,269		\$480,269	\$13.42	\$480,269	\$3.64
09 00 03** Resilient Flooring	\$350,496		\$350,496	\$9.79	\$350,496	\$2.65
09 00 04** Painting	\$315,972		\$315,972	\$8.83	\$315,972	\$2.39
09 21 16 Gypsum Board Assemblies			\$124,369	\$3.47	\$124,369	\$0.94
09 64 00 Wood Flooring			\$162,960	\$4.55	\$162,960	\$1.23
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$0	\$0.00	\$0	\$0.00

**OPTION 1 - ADA UPGRADE - DIRECT TRADE COST SUMMARY**

Randolph, MA  
35,795 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
<b>09-FINISHES</b>			<b>\$1,434,066</b>	<b>\$40.06</b>	<b>\$1,434,066</b>	<b>\$10.86</b>
10 11 00 Visual Display Surfaces			\$7,500	\$0.21	\$7,500	\$0.06
10 12 00 Display Cases			\$8,000	\$0.22	\$8,000	\$0.06
10 14 53 Signage			\$17,219	\$0.48	\$17,219	\$0.13
10 21 13 Toilet Compartments			\$8,300	\$0.23	\$8,300	\$0.06
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$10,000	\$0.28	\$10,000	\$0.08
10 28 00 Toilet and Bath Accessories			\$13,460	\$0.38	\$13,460	\$0.10
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$4,000	\$0.11	\$4,000	\$0.03
10 51 13 Metal Lockers			\$0	\$0.00	\$0	\$0.00
<b>10-SPECIALTIES</b>			<b>\$68,479</b>	<b>\$1.91</b>	<b>\$68,479</b>	<b>\$0.52</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$175,000	\$4.89	\$175,000	\$1.33
11 52 13 Projection Screens			\$12,800	\$0.36	\$12,800	\$0.10
11 66 23 Gymnasium Equipment			\$0	\$0.00	\$0	\$0.00
<b>11-EQUIPMENT</b>			<b>\$187,800</b>	<b>\$5.25</b>	<b>\$187,800</b>	<b>\$1.42</b>
12 24 00 Window Shades			\$31,500	\$0.88	\$31,500	\$0.24
12 48 13 Entrance Floor Mats and Frames			\$11,250	\$0.31	\$11,250	\$0.09
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$42,750</b>	<b>\$1.19</b>	<b>\$42,750</b>	<b>\$0.32</b>
14 00 01** Elevator	\$35,000		\$35,000	\$0.98	\$35,000	\$0.27
<b>14-CONVEYING EQUIPMENT</b>			<b>\$35,000</b>	<b>\$0.98</b>	<b>\$35,000</b>	<b>\$0.27</b>
21 00 01** Fire Suppression	\$304,411		\$304,411	\$8.50	\$304,411	\$2.31
22 00 01** Plumbing	\$645,618		\$645,618	\$18.04	\$645,618	\$4.89
23 00 10** HVAC	\$2,067,161		\$2,067,161	\$57.75	\$2,067,161	\$15.65
<b>21,22,23-MECHANICAL</b>			<b>\$3,017,190</b>	<b>\$84.29</b>	<b>\$3,017,190</b>	<b>\$22.85</b>
26 00 00** Electrical	\$1,098,065	\$100,000	\$998,065	\$27.88	\$1,098,065	\$8.32
<b>26-ELECTRICAL</b>		<b>\$100,000</b>	<b>\$998,065</b>	<b>\$27.88</b>	<b>\$1,098,065</b>	<b>\$8.32</b>
31 00 00 Site Demolition and Preparation		\$85,000		\$0.00	\$85,000	\$0.64
31 20 00 Earth Moving		\$75,000	\$0	\$0.00	\$75,000	\$0.57
<b>31-EARTHWORK</b>		<b>\$160,000</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$160,000</b>	<b>\$1.21</b>
32 12 16 Asphalt Pavings		\$145,000		\$0.00	\$145,000	\$1.10
32 12 17 Court Paving		\$0		\$0.00	\$0	\$0.00
32 13 13 Concrete Paving		\$0		\$0.00	\$0	\$0.00
32 16 40 Granite Curbing		\$0		\$0.00	\$0	\$0.00
32 17 13 Pavement Markings		\$0		\$0.00	\$0	\$0.00
32 18 16 Poured in Place Playground Surfacing		\$0		\$0.00	\$0	\$0.00
32 30 00 Site Improvements		\$105,000		\$0.00	\$105,000	\$0.80
32 31 00 Fences and Gates		\$0		\$0.00	\$0	\$0.00
32 32 10 Boulder Placement		\$0		\$0.00	\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$0		\$0.00	\$0	\$0.00
				\$0.00		
32 93 10 Trees, Shrubs and Groundcovers		\$35,000		\$0.00	\$35,000	\$0.27
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$285,000</b>		<b>\$0.00</b>	<b>\$285,000</b>	<b>\$2.16</b>
33 20 00 Water Distribution		\$75,000		\$0.00	\$75,000	\$0.57
33 30 00 Sanitary Sewer System		\$35,000		\$0.00	\$35,000	\$0.27



**OPTION 1 - ADA UPGRADE - DIRECT TRADE COST SUMMARY**

Randolph, MA  
35,795 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33 40 00 Storm Drainage System		\$20,000		\$0.00	\$20,000	\$0.15
33 50 00 Fuel Distribution		\$0		\$0.00	\$0	\$0.00
<b>33-UTILITIES</b>		<b>\$130,000</b>		<b>\$0.00</b>	<b>\$130,000</b>	<b>\$0.98</b>
<b>Direct Trade Details SubTotal</b>	<b>\$7,338,727</b>	<b>\$675,000</b>	<b>\$9,408,765</b>	<b>\$262.85</b>	<b>\$10,083,765</b>	<b>\$281.71</b>



**OPTION 2 - RENOVATION - MAIN SUMMARY**

ELEMENT	Renovation 28,120 GSF	
	COST	COST/GSF
Building Trade Cost	\$8,136,405	\$289.35
Hazardous Material Abatement	\$650,600	\$23.14
Building Demolition	\$613,670	\$21.82
Sitework Trade Costs Details	\$28,456	\$1.01
<b>Direct Trade Details SubTotal</b>	<b>\$9,429,131</b>	<b>\$335.32</b>
Design and Pricing Contingency	10.00% \$943,000	\$33.53
<b>Direct Trade Cost Total</b>	<b>\$10,372,131</b>	<b>\$368.85</b>
General Conditions	15.00% \$1,555,820	\$55.33
General Requirements	3.75% \$388,955	\$13.83
General Liability Insurance	1.40% \$167,000	\$5.94
Performance and Payment Bonds	0.85% \$88,163	\$3.14
Fee	3.00% \$312,000	\$11.10
<b>Estimated Construction Cost Total</b>	<b>\$12,884,069</b>	<b>\$458.18</b>
Escalation from now to bid opening	6.00% \$774,000	\$27.52
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$13,659,000</b>	<b>\$485.74</b>

**OPTION 2 - RENOVATION - DIRECT TRADE COST SUMMARY**

28,120 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$613,670	\$21.82	\$613,670	\$21.82
02 60 00 Contaminated Site Material Removal			\$650,600	\$23.14	\$650,600	\$23.14
<b>02-EXISTING CONDITIONS</b>			<b>\$1,264,270</b>	<b>\$9.57</b>	<b>\$1,264,270</b>	<b>\$44.96</b>
03 30 00 Cast-in-Place Concrete			\$121,478	\$0.92	\$121,478	\$4.32
<b>03-CONCRETE</b>			<b>\$121,478</b>	<b>\$0.92</b>	<b>\$121,478</b>	<b>\$4.32</b>
04 00 01** Masonry Work	\$346,850		\$346,850	\$2.63	\$346,850	\$12.33
<b>04-MASONRY</b>			<b>\$346,850</b>	<b>\$2.63</b>	<b>\$346,850</b>	<b>\$12.33</b>
05 00 01** Miscellaneous and Ornamental Iron	\$59,000		\$59,000	\$0.45	\$59,000	\$2.10
05 12 00 Structural Steel Framing			\$42,000	\$0.32	\$42,000	\$1.49
05 31 00 Steel Decking			\$33,250	\$0.25	\$33,250	\$1.18
<b>05-METALS</b>			<b>\$134,250</b>	<b>\$1.02</b>	<b>\$134,250</b>	<b>\$4.77</b>
06 10 53 Miscellaneous Rough Carpentry			\$112,672	\$0.85	\$112,672	\$4.01
06 40 23 Interior Architectural Woodwork			\$140,600	\$1.06	\$140,600	\$5.00
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$253,272</b>	<b>\$1.92</b>	<b>\$253,272</b>	<b>\$9.01</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$37,275		\$37,275	\$0.28	\$37,275	\$1.33
07 00 02** Roofing and Flashing	\$852,768		\$852,768	\$6.46	\$852,768	\$30.33
07 21 00 Thermal Insulation			\$53,100	\$0.40	\$53,100	\$1.89
07 42 13.23 Metal Composite Material Wall Panels			\$0	\$0.00	\$0	\$0.00
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$35,214	\$0.27	\$35,214	\$1.25
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$978,357</b>	<b>\$7.41</b>	<b>\$978,357</b>	<b>\$34.79</b>
08 00 01** Glass and Glazing	\$56,104		\$56,104	\$0.42	\$56,104	\$2.00
08 00 02** Metal Windows	\$241,090		\$241,090	\$1.83	\$241,090	\$8.57
08 11 13 Hollow Metal Doors and Frames			\$11,700	\$0.09	\$11,700	\$0.42
08 14 16 Flush Wood Doors			\$182,780	\$1.38	\$182,780	\$6.50
08 31 13 Access Doors and Frames			\$5,000	\$0.04	\$5,000	\$0.18
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$0	\$0.00	\$0	\$0.00
08 71 00 Door Hardware			\$9,600	\$0.07	\$9,600	\$0.34
08 91 19 Fixed Louvers			\$6,375	\$0.05	\$6,375	\$0.23
<b>08-OPENINGS</b>			<b>\$512,649</b>	<b>\$3.88</b>	<b>\$512,649</b>	<b>\$18.23</b>
09 00 01** Tiling	\$70,019		\$70,019	\$0.53	\$70,019	\$2.49
09 00 02** Acoustical Ceilings	\$250,971		\$250,971	\$1.90	\$250,971	\$8.93
09 00 03** Resilient Flooring	\$230,584		\$230,584	\$1.75	\$230,584	\$8.20
09 00 04** Painting	\$127,598		\$127,598	\$0.97	\$127,598	\$4.54
09 21 16 Gypsum Board Assemblies			\$1,475,032	\$11.17	\$1,475,032	\$52.45
09 64 00 Wood Flooring			\$88,578	\$0.67	\$88,578	\$3.15
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$21,090	\$0.16	\$21,090	\$0.75

**OPTION 2 - RENOVATION - DIRECT TRADE COST SUMMARY**

28,120 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
<b>09-FINISHES</b>			<b>\$2,263,872</b>	<b>\$17.14</b>	<b>\$2,263,872</b>	<b>\$80.51</b>
10 11 00 Visual Display Surfaces			\$13,124	\$0.10	\$13,124	\$0.47
10 12 00 Display Cases			\$8,000	\$0.06	\$8,000	\$0.28
10 14 53 Signage			\$43,034	\$0.33	\$43,034	\$1.53
10 21 13 Toilet Compartments			\$14,060	\$0.11	\$14,060	\$0.50
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$32,496	\$0.25	\$32,496	\$1.16
10 28 00 Toilet and Bath Accessories			\$42,180	\$0.32	\$42,180	\$1.50
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$4,000	\$0.03	\$4,000	\$0.14
10 51 13 Metal Lockers			\$32,400	\$0.25	\$32,400	\$1.15
<b>10-SPECIALTIES</b>			<b>\$189,294</b>	<b>\$1.43</b>	<b>\$189,294</b>	<b>\$6.73</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$0	\$0.00	\$0	\$0.00
11 52 13 Projection Screens			\$40,000	\$0.30	\$40,000	\$1.42
11 66 23 Gymnasium Equipment			\$0	\$0.00	\$0	\$0.00
<b>11-EQUIPMENT</b>			<b>\$40,000</b>	<b>\$0.30</b>	<b>\$40,000</b>	<b>\$1.42</b>
12 24 00 Window Shades			\$14,000	\$0.11	\$14,000	\$0.50
12 48 13 Entrance Floor Mats and Frames			\$17,577	\$0.13	\$17,577	\$0.63
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$31,577</b>	<b>\$0.24</b>	<b>\$31,577</b>	<b>\$1.12</b>
14 00 01** Elevator		\$0	\$0	\$0.00	\$0	\$0.00
<b>14-CONVEYING EQUIPMENT</b>			<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0.00</b>
21 00 01** Fire Suppression	\$217,930		\$217,930	\$1.65	\$217,930	\$7.75
22 00 01** Plumbing	\$463,980		\$463,980	\$3.51	\$463,980	\$16.50
23 00 10** HVAC	\$1,512,240		\$1,512,240	\$11.45	\$1,512,240	\$53.78
<b>21,22,23-MECHANICAL</b>			<b>\$2,194,150</b>	<b>\$16.62</b>	<b>\$2,194,150</b>	<b>\$78.03</b>
26 00 00** Electrical	\$1,070,658	\$0	\$1,070,658	\$8.11	\$1,070,658	\$38.07
<b>26-ELECTRICAL</b>		<b>\$0</b>	<b>\$1,070,658</b>	<b>\$8.11</b>	<b>\$1,070,658</b>	<b>\$38.07</b>
31 00 00 Site Demolition and Preparation		\$0			\$0	\$0.00
31 20 00 Earth Moving		\$28,456	\$0	\$0.00	\$28,456	\$1.01
<b>31-EARTHWORK</b>		<b>\$28,456</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$28,456</b>	<b>\$1.01</b>
32 12 16 Asphalt Pavings		\$0			\$0	\$0.00
32 12 17 Court Paving		\$0			\$0	\$0.00
32 13 13 Concrete Paving		\$0			\$0	\$0.00
32 16 40 Granite Curbing		\$0			\$0	\$0.00
32 17 13 Pavement Markings		\$0			\$0	\$0.00
32 18 16 Poured in Place Playground Surfacing		\$0			\$0	\$0.00
32 30 00 Site Improvements		\$0			\$0	\$0.00
32 31 00 Fences and Gates		\$0			\$0	\$0.00
32 32 10 Boulder Placement		\$0			\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$0			\$0	\$0.00
32 93 10 Trees, Shrubs and Groundcovers		\$0			\$0	\$0.00
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$0</b>			<b>\$0</b>	<b>\$0.00</b>
33 20 00 Water Distribution		\$0			\$0	\$0.00
33 30 00 Sanitary Sewer System		\$0			\$0	\$0.00
33 40 00 Storm Drainage System		\$0			\$0	\$0.00

**OPTION 2 - RENOVATION - DIRECT TRADE COST SUMMARY**

28,120 GSF

ELEMENT	Filed-Sub Bids	SITWORK	RENOVATION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33 50 00 Fuel Distribution		\$0			\$0	\$0.00
<b>33-UTILITIES</b>		<b>\$0</b>			<b>\$0</b>	<b>\$0.00</b>
<b>Direct Trade Details SubTotal</b>	<b>\$5,537,066</b>	<b>\$28,456</b>	<b>\$9,400,675</b>	<b>\$71.19</b>	<b>\$9,429,131</b>	<b>\$335.32</b>



**OPTION 2 - ADDITION - MAIN SUMMARY**

ELEMENT	Addition 53,880 GSF	
	COST	COST/GSF
Building Trade Cost	\$18,259,982	\$338.90
Hazardous Material Abatement	\$0	\$0.00
Building Demolition	\$0	\$0.00
Sitework Trade Costs Details	\$3,765,884	\$69.89
<b>Direct Trade Details SubTotal</b>	<b>\$22,025,866</b>	<b>\$408.79</b>
Design and Pricing Contingency	10.00% \$2,203,000	\$40.89
<b>Direct Trade Cost Total</b>	<b>\$24,228,866</b>	<b>\$449.68</b>
General Conditions	15.00% \$3,634,330	\$67.45
General Requirements	3.75% \$908,582	\$16.86
General Liability Insurance	1.40% \$391,000	\$7.26
Performance and Payment Bonds	0.85% \$205,945	\$3.82
Fee	3.00% \$727,000	\$13.49
<b>Estimated Construction Cost Total</b>	<b>\$30,095,724</b>	<b>\$558.57</b>
Escalation from now to bid opening	6.00% \$1,806,000	\$33.52
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$31,902,000</b>	<b>\$592.09</b>



**OPTION 2 - ADDITION - DIRECT TRADE COST SUMMARY**

53,880 GSF

ELEMENT	Filed-Sub Bids	SITWORK	ADDITION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$0	\$0.00	\$0	\$0.00
02 60 00 Contaminated Site Material Removal			\$0	\$0.00	\$0	\$0.00
<b>02-EXISTING CONDITIONS</b>			<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>\$0.00</b>
03 30 00 Cast-in-Place Concrete			\$972,916	\$18.06	\$972,916	\$7.37
<b>03-CONCRETE</b>			<b>\$972,916</b>	<b>\$18.06</b>	<b>\$972,916</b>	<b>\$7.37</b>
04 00 01** Masonry Work	\$394,065		\$394,065	\$7.31	\$394,065	\$2.98
<b>04-MASONRY</b>			<b>\$394,065</b>	<b>\$7.31</b>	<b>\$394,065</b>	<b>\$2.98</b>
05 00 01** Miscellaneous and Ornamental Iron	\$277,432		\$277,432	\$5.15	\$277,432	\$2.10
05 12 00 Structural Steel Framing			\$1,680,000	\$31.18	\$1,680,000	\$12.72
05 31 00 Steel Decking			\$138,187	\$2.56	\$138,187	\$1.05
<b>05-METALS</b>			<b>\$2,095,619</b>	<b>\$38.89</b>	<b>\$2,095,619</b>	<b>\$15.87</b>
06 10 53 Miscellaneous Rough Carpentry			\$130,068	\$2.41	\$130,068	\$0.99
06 40 23 Interior Architectural Woodwork			\$269,400	\$5.00	\$269,400	\$2.04
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$399,468</b>	<b>\$7.41</b>	<b>\$399,468</b>	<b>\$3.03</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$269,965		\$269,965	\$5.01	\$269,965	\$2.04
07 00 02** Roofing and Flashing	\$389,429		\$389,429	\$7.23	\$389,429	\$2.95
07 21 00 Thermal Insulation			\$200,200	\$3.72	\$200,200	\$1.52
07 42 13.23 Metal Composite Material Wall Panels			\$1,337,050	\$24.82	\$1,337,050	\$10.13
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$59,686	\$1.11	\$59,686	\$0.45
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$2,256,330</b>	<b>\$41.88</b>	<b>\$2,256,330</b>	<b>\$17.09</b>
08 00 01** Glass and Glazing	\$120,432		\$120,432	\$2.24	\$120,432	\$0.91
08 00 02** Metal Windows	\$1,113,200		\$1,113,200	\$20.66	\$1,113,200	\$8.43
08 11 13 Hollow Metal Doors and Frames			\$27,700	\$0.51	\$27,700	\$0.21
08 14 16 Flush Wood Doors			\$350,220	\$6.50	\$350,220	\$2.65
08 31 13 Access Doors and Frames			\$8,082	\$0.15	\$8,082	\$0.06
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$0	\$0.00	\$0	\$0.00
08 71 00 Door Hardware			\$19,200	\$0.36	\$19,200	\$0.15
08 91 19 Fixed Louvers			\$8,500	\$0.16	\$8,500	\$0.06
<b>08-OPENINGS</b>			<b>\$1,647,334</b>	<b>\$30.57</b>	<b>\$1,647,334</b>	<b>\$12.48</b>
09 00 01** Tiling	\$27,508		\$27,508	\$0.51	\$27,508	\$0.21
09 00 02** Acoustical Ceilings	\$365,243		\$365,243	\$6.78	\$365,243	\$2.77
09 00 03** Resilient Flooring	\$407,336		\$407,336	\$7.56	\$407,336	\$3.08
09 00 04** Painting	\$282,160		\$282,160	\$5.24	\$282,160	\$2.14
09 21 16 Gypsum Board Assemblies			\$1,985,943	\$36.86	\$1,985,943	\$15.04
09 64 00 Wood Flooring			\$88,578	\$1.64	\$88,578	\$0.67
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$40,410	\$0.75	\$40,410	\$0.31
<b>09-FINISHES</b>			<b>\$3,197,178</b>	<b>\$59.34</b>	<b>\$3,197,178</b>	<b>\$24.21</b>

**OPTION 2 - ADDITION - DIRECT TRADE COST SUMMARY**

53,880 GSF

ELEMENT	Filed-Sub Bids	SITWORK	ADDITION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
10 11 00 Visual Display Surfaces			\$18,276	\$0.34	\$18,276	\$0.14
10 12 00 Display Cases			\$8,000	\$0.15	\$8,000	\$0.06
10 14 53 Signage			\$79,216	\$1.47	\$79,216	\$0.60
10 21 13 Toilet Compartments			\$26,940	\$0.50	\$26,940	\$0.20
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$53,104	\$0.99	\$53,104	\$0.40
10 28 00 Toilet and Bath Accessories			\$80,820	\$1.50	\$80,820	\$0.61
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$4,500	\$0.08	\$4,500	\$0.03
10 51 13 Metal Lockers			\$103,275	\$1.92	\$103,275	\$0.78
<b>10-SPECIALTIES</b>			<b>\$374,131</b>	<b>\$6.94</b>	<b>\$374,131</b>	<b>\$2.83</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$350,000	\$6.50	\$350,000	\$2.65
11 52 13 Projection Screens			\$40,000	\$0.74	\$40,000	\$0.30
11 66 23 Gymnasium Equipment			\$16,000	\$0.30	\$16,000	\$0.12
<b>11-EQUIPMENT</b>			<b>\$406,000</b>	<b>\$7.54</b>	<b>\$406,000</b>	<b>\$3.07</b>
12 24 00 Window Shades			\$133,400	\$2.48	\$133,400	\$1.01
12 48 13 Entrance Floor Mats and Frames			\$17,550	\$0.33	\$17,550	\$0.13
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$150,950</b>	<b>\$2.80</b>	<b>\$150,950</b>	<b>\$1.14</b>
14 00 01** Elevator	\$180,000		\$180,000	\$3.34	\$180,000	\$1.36
<b>14-CONVEYING EQUIPMENT</b>			<b>\$180,000</b>	<b>\$3.34</b>	<b>\$180,000</b>	<b>\$1.36</b>
21 00 01** Fire Suppression	\$417,570		\$417,570	\$7.75	\$417,570	\$3.16
22 00 01** Plumbing	\$889,020		\$889,020	\$16.50	\$889,020	\$6.73
23 00 10** HVAC	\$2,851,760		\$2,851,760	\$52.93	\$2,851,760	\$21.60
<b>21,22,23-MECHANICAL</b>			<b>\$4,158,350</b>	<b>\$77.18</b>	<b>\$4,158,350</b>	<b>\$31.49</b>
26 00 00** Electrical	\$2,517,542	\$489,900	\$2,027,642	\$37.63	\$2,517,542	\$19.07
<b>26-ELECTRICAL</b>		<b>\$489,900</b>	<b>\$2,027,642</b>	<b>\$37.63</b>	<b>\$2,517,542</b>	<b>\$19.07</b>
31 00 00 Site Demolition and Preparation		\$92,500		\$0.00	\$92,500	\$0.70
31 20 00 Earth Moving		\$424,492	\$0	\$0.00	\$424,492	\$3.21
<b>31-EARTHWORK</b>		<b>\$516,992</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$516,992</b>	<b>\$3.92</b>
32 12 16 Asphalt Pavings		\$462,632		\$0.00	\$462,632	\$3.50
32 12 17 Court Paving		\$0		\$0.00	\$0	\$0.00
32 13 13 Concrete Paving		\$180,000		\$0.00	\$180,000	\$1.36
32 16 40 Granite Curbing		\$109,200		\$0.00	\$109,200	\$0.83
32 17 13 Pavement Markings		\$9,600		\$0.00	\$9,600	\$0.07
32 18 16 Poured in Place Playground Surfacing		\$293,760		\$0.00	\$293,760	\$2.22
32 30 00 Site Improvements		\$297,500		\$0.00	\$297,500	\$2.25
32 31 00 Fences and Gates		\$248,700		\$0.00	\$248,700	\$1.88
32 32 10 Boulder Placement		\$0		\$0.00	\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$135,000		\$0.00	\$135,000	\$1.02
32 93 10 Trees, Shrubs and Groundcovers		\$432,000		\$0.00	\$432,000	\$3.27
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$2,168,392</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,168,392</b>	<b>\$16.42</b>
33 20 00 Water Distribution		\$72,800		\$0.00	\$72,800	\$0.55
33 30 00 Sanitary Sewer System		\$67,800		\$0.00	\$67,800	\$0.51
33 40 00 Storm Drainage System		\$450,000		\$0.00	\$450,000	\$3.41
33 50 00 Fuel Distribution		\$0		\$0.00	\$0	\$0.00

**OPTION 2 - ADDITION - DIRECT TRADE COST SUMMARY**

53,880 GSF

ELEMENT	Filed-Sub Bids	SITWORK	ADDITION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33-UTILITIES		\$590,600		\$0.00	\$590,600	\$4.47
Direct Trade Details SubTotal	\$10,502,662	\$3,765,884	\$18,259,982	\$338.90	\$22,025,866	\$408.79



**OPTION 3 - NEW CONSTRUCTION - MAIN SUMMARY**

ELEMENT	New Construction 76,595 GSF	
	COST	COST/GSF
Building Trade Cost	\$24,517,870	\$320.10
Hazardous Material Abatement	\$650,600	\$8.49
Building Demolition	\$322,155	\$4.21
Sitework Trade Costs Details	\$4,581,579	\$59.82
<b>Direct Trade Details SubTotal</b>	<b>\$30,072,205</b>	<b>\$392.61</b>
Design and Pricing Contingency	10.00% \$3,008,000	\$39.27
<b>Direct Trade Cost Total</b>	<b>\$33,080,205</b>	<b>\$431.88</b>
General Conditions	15.00% \$4,962,031	\$64.78
General Requirements	3.75% \$1,240,508	\$16.20
General Liability Insurance	1.40% \$533,000	\$6.96
Performance and Payment Bonds	0.85% \$281,182	\$3.67
Fee	3.00% \$993,000	\$12.96
<b>Estimated Construction Cost Total</b>	<b>\$41,089,925</b>	<b>\$536.46</b>
Escalation from now to bid opening	6.00% \$2,466,000	\$32.20
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$43,556,000</b>	<b>\$568.65</b>

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,595 GSF

ELEMENT	Filed-Sub Bids	SITework	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$322,155	\$4.21	\$322,155	\$2.44
02 60 00 Contaminated Site Material Removal			\$650,600	\$8.49	\$650,600	\$4.93
<b>02-EXISTING CONDITIONS</b>			<b>\$972,755</b>	<b>\$12.70</b>	<b>\$972,755</b>	<b>\$7.37</b>
03 30 00 Cast-in-Place Concrete			\$1,126,216	\$14.70	\$1,126,216	\$8.53
<b>03-CONCRETE</b>			<b>\$1,126,216</b>	<b>\$14.70</b>	<b>\$1,126,216</b>	<b>\$8.53</b>
04 00 01** Masonry Work	\$609,150		\$609,150	\$7.95	\$609,150	\$4.61
<b>04-MASONRY</b>			<b>\$609,150</b>	<b>\$7.95</b>	<b>\$609,150</b>	<b>\$4.61</b>
05 00 01** Miscellaneous and Ornamental Iron	\$309,233		\$309,233	\$4.04	\$309,233	\$2.34
05 12 00 Structural Steel Framing			\$2,377,200	\$31.04	\$2,377,200	\$18.00
05 31 00 Steel Decking			\$274,264	\$3.58	\$274,264	\$2.08
<b>05-METALS</b>			<b>\$2,960,697</b>	<b>\$38.65</b>	<b>\$2,960,697</b>	<b>\$22.42</b>
06 10 53 Miscellaneous Rough Carpentry			\$234,855	\$3.07	\$234,855	\$1.78
06 40 23 Interior Architectural Woodwork			\$459,570	\$6.00	\$459,570	\$3.48
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$694,425</b>	<b>\$9.07</b>	<b>\$694,425</b>	<b>\$5.26</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$414,988		\$414,988	\$5.42	\$414,988	\$3.14
07 00 02** Roofing and Flashing	\$908,214		\$908,214	\$11.86	\$908,214	\$6.88
07 21 00 Thermal Insulation			\$175,700	\$2.29	\$175,700	\$1.33
07 42 13.23 Metal Composite Material Wall Panels			\$1,173,425	\$15.32	\$1,173,425	\$8.89
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$72,765	\$0.95	\$72,765	\$0.55
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$2,745,092</b>	<b>\$35.84</b>	<b>\$2,745,092</b>	<b>\$20.79</b>
08 00 01** Glass and Glazing	\$183,350		\$183,350	\$2.39	\$183,350	\$1.39
08 00 02** Metal Windows	\$1,454,750		\$1,454,750	\$18.99	\$1,454,750	\$11.02
08 11 13 Hollow Metal Doors and Frames			\$27,700	\$0.36	\$27,700	\$0.21
08 14 16 Flush Wood Doors			\$497,868	\$6.50	\$497,868	\$3.77
08 31 13 Access Doors and Frames			\$11,489	\$0.15	\$11,489	\$0.09
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$0	\$0.00	\$0	\$0.00
08 71 00 Door Hardware			\$19,200	\$0.25	\$19,200	\$0.15
08 91 19 Fixed Louvers			\$8,500	\$0.11	\$8,500	\$0.06
<b>08-OPENINGS</b>			<b>\$2,202,857</b>	<b>\$28.76</b>	<b>\$2,202,857</b>	<b>\$16.68</b>
09 00 01** Tiling	\$165,600		\$165,600	\$2.16	\$165,600	\$1.25
09 00 02** Acoustical Ceilings	\$511,964		\$511,964	\$6.68	\$511,964	\$3.88
09 00 03** Resilient Flooring	\$579,064		\$579,064	\$7.56	\$579,064	\$4.39
09 00 04** Painting	\$395,018		\$395,018	\$5.16	\$395,018	\$2.99
09 21 16 Gypsum Board Assemblies			\$2,481,336	\$32.40	\$2,481,336	\$18.79
09 64 00 Wood Flooring			\$90,300	\$1.18	\$90,300	\$0.68
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$57,446	\$0.75	\$57,446	\$0.44
<b>09-FINISHES</b>			<b>\$4,280,728</b>	<b>\$55.89</b>	<b>\$4,280,728</b>	<b>\$32.42</b>

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,595 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
10 11 00 Visual Display Surfaces			\$22,819	\$0.30	\$22,819	\$0.17
10 12 00 Display Cases			\$8,000	\$0.10	\$8,000	\$0.06
10 14 53 Signage			\$110,117	\$1.44	\$110,117	\$0.83
10 21 13 Toilet Compartments			\$38,298	\$0.50	\$38,298	\$0.29
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$71,276	\$0.93	\$71,276	\$0.54
10 28 00 Toilet and Bath Accessories			\$114,893	\$1.50	\$114,893	\$0.87
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$6,500	\$0.08	\$6,500	\$0.05
10 51 13 Metal Lockers			\$103,275	\$1.35	\$103,275	\$0.78
<b>10-SPECIALTIES</b>			<b>\$475,177</b>	<b>\$6.20</b>	<b>\$475,177</b>	<b>\$3.60</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$350,000	\$4.57	\$350,000	\$2.65
11 52 13 Projection Screens			\$40,000	\$0.52	\$40,000	\$0.30
11 66 23 Gymnasium Equipment			\$16,000	\$0.21	\$16,000	\$0.12
<b>11-EQUIPMENT</b>			<b>\$406,000</b>	<b>\$5.30</b>	<b>\$406,000</b>	<b>\$3.07</b>
12 24 00 Window Shades			\$173,000	\$2.26	\$173,000	\$1.31
12 48 13 Entrance Floor Mats and Frames			\$17,550	\$0.23	\$17,550	\$0.13
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$190,550</b>	<b>\$2.49</b>	<b>\$190,550</b>	<b>\$1.44</b>
14 00 01** Elevator	\$180,000		\$180,000	\$2.35	\$180,000	\$1.36
<b>14-CONVEYING EQUIPMENT</b>			<b>\$180,000</b>	<b>\$2.35</b>	<b>\$180,000</b>	<b>\$1.36</b>
21 00 01** Fire Suppression	\$478,719		\$478,719	\$6.25	\$478,719	\$3.63
22 00 01** Plumbing	\$1,263,818		\$1,263,818	\$16.50	\$1,263,818	\$9.57
23 00 10** HVAC	\$4,032,940		\$4,032,940	\$52.65	\$4,032,940	\$30.54
<b>21,22,23-MECHANICAL</b>			<b>\$5,775,476</b>	<b>\$75.40</b>	<b>\$5,775,476</b>	<b>\$43.74</b>
26 00 00** Electrical	\$3,361,404	\$489,900	\$2,871,504	\$37.49	\$3,361,404	\$25.46
<b>26-ELECTRICAL</b>		<b>\$489,900</b>	<b>\$2,871,504</b>	<b>\$37.49</b>	<b>\$3,361,404</b>	<b>\$25.46</b>
31 00 00 Site Demolition and Preparation		\$92,500		\$0.00	\$92,500	\$0.70
31 20 00 Earth Moving		\$1,294,966	\$0	\$0.00	\$1,294,966	\$9.81
<b>31-EARTHWORK</b>		<b>\$1,387,466</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$1,387,466</b>	<b>\$10.51</b>
32 12 16 Asphalt Pavings		\$438,853		\$0.00	\$438,853	\$3.32
32 12 17 Court Paving		\$0		\$0.00	\$0	\$0.00
32 13 13 Concrete Paving		\$180,000		\$0.00	\$180,000	\$1.36
32 16 40 Granite Curbing		\$109,200		\$0.00	\$109,200	\$0.83
32 17 13 Pavement Markings		\$9,100		\$0.00	\$9,100	\$0.07
32 18 16 Poured in Place Playground Surfacing		\$293,760		\$0.00	\$293,760	\$2.22
32 30 00 Site Improvements		\$297,500		\$0.00	\$297,500	\$2.25
32 31 00 Fences and Gates		\$248,700		\$0.00	\$248,700	\$1.88
32 32 10 Boulder Placement		\$0		\$0.00	\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$135,000		\$0.00	\$135,000	\$1.02
32 93 10 Trees, Shrubs and Groundcovers		\$415,000		\$0.00	\$415,000	\$3.14
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$2,127,113</b>		<b>\$0.00</b>	<b>\$2,127,113</b>	<b>\$16.11</b>
33 20 00 Water Distribution		\$59,300		\$0.00	\$59,300	\$0.45
33 30 00 Sanitary Sewer System		\$67,800		\$0.00	\$67,800	\$0.51
33 40 00 Storm Drainage System		\$450,000		\$0.00	\$450,000	\$3.41
33 50 00 Fuel Distribution		\$0		\$0.00	\$0	\$0.00



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,595 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33-UTILITIES		\$577,100		\$0.00	\$577,100	\$4.37
Direct Trade Details SubTotal	\$14,848,210	\$4,581,579	\$25,490,625	\$332.80	\$30,072,205	\$392.61



**OPTION 4 - NEW CONSTRUCTION - MAIN SUMMARY**

ELEMENT	New Construction 76,700 GSF	
	COST	COST/GSF
Building Trade Cost	\$25,415,682	\$331.36
Hazardous Material Abatement	\$650,600	\$8.48
Building Demolition	\$322,155	\$4.20
Sitework Trade Costs Details	\$3,889,559	\$50.71
<b>Direct Trade Details SubTotal</b>	<b>\$30,277,996</b>	<b>\$394.76</b>
Design and Pricing Contingency	10.00% \$3,028,000	\$39.48
<b>Direct Trade Cost Total</b>	<b>\$33,305,996</b>	<b>\$434.24</b>
General Conditions	15.00% \$4,995,899	\$65.14
General Requirements	3.75% \$1,248,975	\$16.28
General Liability Insurance	1.40% \$537,000	\$7.00
Performance and Payment Bonds	0.85% \$283,101	\$3.69
Fee	3.00% \$1,000,000	\$13.04
<b>Estimated Construction Cost Total</b>	<b>\$41,370,971</b>	<b>\$539.39</b>
Escalation from now to bid opening	6.00% \$2,483,000	\$32.37
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$43,854,000</b>	<b>\$571.76</b>

**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$322,155	\$4.20	\$322,155	\$2.44
02 60 00 Contaminated Site Material Removal			\$650,600	\$8.48	\$650,600	\$4.93
<b>02-EXISTING CONDITIONS</b>			<b>\$972,755</b>	<b>\$12.68</b>	<b>\$972,755</b>	<b>\$7.37</b>
03 30 00 Cast-in-Place Concrete			\$1,280,336	\$16.69	\$1,280,336	\$9.70
<b>03-CONCRETE</b>			<b>\$1,280,336</b>	<b>\$16.69</b>	<b>\$1,280,336</b>	<b>\$9.70</b>
04 00 01** Masonry Work	\$665,700		\$665,700	\$8.68	\$665,700	\$5.04
<b>04-MASONRY</b>			<b>\$665,700</b>	<b>\$8.68</b>	<b>\$665,700</b>	<b>\$5.04</b>
05 00 01** Miscellaneous and Ornamental Iron	\$309,380		\$309,380	\$4.03	\$309,380	\$2.34
05 12 00 Structural Steel Framing			\$2,381,400	\$31.05	\$2,381,400	\$18.03
05 31 00 Steel Decking			\$281,106	\$3.67	\$281,106	\$2.13
<b>05-METALS</b>			<b>\$2,971,886</b>	<b>\$38.75</b>	<b>\$2,971,886</b>	<b>\$22.51</b>
06 10 53 Miscellaneous Rough Carpentry			\$252,370	\$3.29	\$252,370	\$1.91
06 40 23 Interior Architectural Woodwork			\$460,200	\$6.00	\$460,200	\$3.49
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$712,570</b>	<b>\$9.29</b>	<b>\$712,570</b>	<b>\$5.40</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$453,037		\$453,037	\$5.91	\$453,037	\$3.43
07 00 02** Roofing and Flashing	\$1,078,871		\$1,078,871	\$14.07	\$1,078,871	\$8.17
07 21 00 Thermal Insulation			\$196,000	\$2.56	\$196,000	\$1.48
07 42 13.23 Metal Composite Material Wall Panels			\$1,309,000	\$17.07	\$1,309,000	\$9.91
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$72,865	\$0.95	\$72,865	\$0.55
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$3,109,773</b>	<b>\$40.54</b>	<b>\$3,109,773</b>	<b>\$23.55</b>
08 00 01** Glass and Glazing	\$184,075		\$184,075	\$2.40	\$184,075	\$1.39
08 00 02** Metal Windows	\$1,631,850		\$1,631,850	\$21.28	\$1,631,850	\$12.36
08 11 13 Hollow Metal Doors and Frames			\$27,700	\$0.36	\$27,700	\$0.21
08 14 16 Flush Wood Doors			\$498,550	\$6.50	\$498,550	\$3.78
08 31 13 Access Doors and Frames			\$11,505	\$0.15	\$11,505	\$0.09
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$0	\$0.00	\$0	\$0.00
08 71 00 Door Hardware			\$19,200	\$0.25	\$19,200	\$0.15
08 91 19 Fixed Louvers			\$8,500	\$0.11	\$8,500	\$0.06
<b>08-OPENINGS</b>			<b>\$2,381,380</b>	<b>\$31.05</b>	<b>\$2,381,380</b>	<b>\$18.03</b>
09 00 01** Tiling	\$165,600		\$165,600	\$2.16	\$165,600	\$1.25
09 00 02** Acoustical Ceilings	\$512,630		\$512,630	\$6.68	\$512,630	\$3.88
09 00 03** Resilient Flooring	\$579,852		\$579,852	\$7.56	\$579,852	\$4.39
09 00 04** Painting	\$395,490		\$395,490	\$5.16	\$395,490	\$3.00
09 21 16 Gypsum Board Assemblies			\$2,561,595	\$33.40	\$2,561,595	\$19.40
09 64 00 Wood Flooring			\$90,300	\$1.18	\$90,300	\$0.68
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$57,525	\$0.75	\$57,525	\$0.44

**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
<b>09-FINISHES</b>			<b>\$4,362,992</b>	<b>\$56.88</b>	<b>\$4,362,992</b>	<b>\$33.04</b>
10 11 00 Visual Display Surfaces			\$22,840	\$0.30	\$22,840	\$0.17
10 12 00 Display Cases			\$8,000	\$0.10	\$8,000	\$0.06
10 14 53 Signage			\$110,190	\$1.44	\$110,190	\$0.83
10 21 13 Toilet Compartments			\$38,350	\$0.50	\$38,350	\$0.29
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$71,360	\$0.93	\$71,360	\$0.54
10 28 00 Toilet and Bath Accessories			\$115,050	\$1.50	\$115,050	\$0.87
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$6,500	\$0.08	\$6,500	\$0.05
10 51 13 Metal Lockers			\$103,275	\$1.35	\$103,275	\$0.78
<b>10-SPECIALTIES</b>			<b>\$475,565</b>	<b>\$6.20</b>	<b>\$475,565</b>	<b>\$3.60</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$350,000	\$4.56	\$350,000	\$2.65
11 52 13 Projection Screens			\$40,000	\$0.52	\$40,000	\$0.30
11 66 23 Gymnasium Equipment			\$16,000	\$0.21	\$16,000	\$0.12
<b>11-EQUIPMENT</b>			<b>\$406,000</b>	<b>\$5.29</b>	<b>\$406,000</b>	<b>\$3.07</b>
12 24 00 Window Shades			\$193,200	\$2.52	\$193,200	\$1.46
12 48 13 Entrance Floor Mats and Frames			\$17,550	\$0.23	\$17,550	\$0.13
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$210,750</b>	<b>\$2.75</b>	<b>\$210,750</b>	<b>\$1.60</b>
14 00 01** Elevator	\$180,000		\$180,000	\$2.35	\$180,000	\$1.36
<b>14-CONVEYING EQUIPMENT</b>			<b>\$180,000</b>	<b>\$2.35</b>	<b>\$180,000</b>	<b>\$1.36</b>
21 00 01** Fire Suppression	\$479,375		\$479,375	\$6.25	\$479,375	\$3.63
22 00 01** Plumbing	\$1,265,550		\$1,265,550	\$16.50	\$1,265,550	\$9.58
23 00 10** HVAC	\$4,038,400		\$4,038,400	\$52.65	\$4,038,400	\$30.58
<b>21,22,23-MECHANICAL</b>			<b>\$5,783,325</b>	<b>\$75.40</b>	<b>\$5,783,325</b>	<b>\$43.80</b>
26 00 00** Electrical	\$3,365,305	\$489,900	\$2,875,405	\$37.49	\$3,365,305	\$25.49
<b>26-ELECTRICAL</b>		<b>\$489,900</b>	<b>\$2,875,405</b>	<b>\$37.49</b>	<b>\$3,365,305</b>	<b>\$25.49</b>
31 00 00 Site Demolition and Preparation		\$92,500		\$0.00	\$92,500	\$0.70
31 20 00 Earth Moving		\$628,370	\$0	\$0.00	\$628,370	\$4.76
<b>31-EARTHWORK</b>		<b>\$720,870</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$720,870</b>	<b>\$5.46</b>
32 12 16 Asphalt Pavings		\$413,929		\$0.00	\$413,929	\$3.13
32 12 17 Court Paving		\$0		\$0.00	\$0	\$0.00
32 13 13 Concrete Paving		\$180,000		\$0.00	\$180,000	\$1.36
32 16 40 Granite Curbing		\$109,200		\$0.00	\$109,200	\$0.83
32 17 13 Pavement Markings		\$8,600		\$0.00	\$8,600	\$0.07
32 18 16 Poured in Place Playground Surfacing		\$293,760		\$0.00	\$293,760	\$2.22
32 30 00 Site Improvements		\$297,500		\$0.00	\$297,500	\$2.25
32 31 00 Fences and Gates		\$248,700		\$0.00	\$248,700	\$1.88
32 32 10 Boulder Placement		\$0		\$0.00	\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$135,000		\$0.00	\$135,000	\$1.02
32 93 10 Trees, Shrubs and Groundcovers		\$415,000		\$0.00	\$415,000	\$3.14
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$2,101,689</b>		<b>\$0.00</b>	<b>\$2,101,689</b>	<b>\$15.92</b>
33 20 00 Water Distribution		\$59,300		\$0.00	\$59,300	\$0.45
33 30 00 Sanitary Sewer System		\$67,800		\$0.00	\$67,800	\$0.51
33 40 00 Storm Drainage System		\$450,000		\$0.00	\$450,000	\$3.41

**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33 50 00 Fuel Distribution		\$0		\$0.00	\$0	\$0.00
<b>33-UTILITIES</b>		<b>\$577,100</b>		<b>\$0.00</b>	<b>\$577,100</b>	<b>\$4.37</b>
<b>Direct Trade Details SubTotal</b>	<i>\$15,305,115</i>	<b>\$3,889,559</b>	<b>\$26,388,437</b>	<b>\$344.05</b>	<b>\$30,277,996</b>	<b>\$394.76</b>



**OPTION 5 - NEW CONSTRUCTION - MAIN SUMMARY**

ELEMENT	New Construction 76,700 GSF	
	COST	COST/GSF
Building Trade Cost	\$24,694,310	\$321.96
Hazardous Material Abatement	\$400,000	\$5.22
Building Demolition	\$299,880	\$3.91
Sitework Trade Costs Details	\$3,683,043	\$48.02
<b>Direct Trade Details SubTotal</b>	<b>\$29,077,233</b>	<b>\$379.10</b>
Design and Pricing Contingency	10.00% \$2,908,000	\$37.91
<b>Direct Trade Cost Total</b>	<b>\$31,985,233</b>	<b>\$417.02</b>
General Conditions	15.00% \$4,797,785	\$62.55
General Requirements	3.75% \$1,199,446	\$15.64
General Liability Insurance	1.40% \$515,000	\$6.71
Performance and Payment Bonds	0.85% \$271,874	\$3.54
Fee	3.00% \$960,000	\$12.52
<b>Estimated Construction Cost Total</b>	<b>\$39,729,338</b>	<b>\$517.98</b>
Escalation from now to bid opening	6.00% \$2,384,000	\$31.08
<b>Estimated Construction Cost at Bid Opening</b>	<b>\$42,114,000</b>	<b>\$549.07</b>



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
02 41 19 Selective Demolition			\$299,880	\$3.91	\$299,880	\$2.27
02 60 00 Contaminated Site Material Removal			\$400,000	\$5.22	\$400,000	\$3.03
<b>02-EXISTING CONDITIONS</b>			<b>\$699,880</b>	<b>\$9.12</b>	<b>\$699,880</b>	<b>\$5.30</b>
03 30 00 Cast-in-Place Concrete			\$1,055,039	\$13.76	\$1,055,039	\$7.99
<b>03-CONCRETE</b>			<b>\$1,055,039</b>	<b>\$13.76</b>	<b>\$1,055,039</b>	<b>\$7.99</b>
04 00 01** Masonry Work	\$632,550		\$632,550	\$8.25	\$632,550	\$4.79
<b>04-MASONRY</b>			<b>\$632,550</b>	<b>\$8.25</b>	<b>\$632,550</b>	<b>\$4.79</b>
05 00 01** Miscellaneous and Ornamental Iron	\$309,380		\$309,380	\$4.03	\$309,380	\$2.34
05 12 00 Structural Steel Framing			\$2,381,400	\$31.05	\$2,381,400	\$18.03
05 31 00 Steel Decking			\$273,375	\$3.56	\$273,375	\$2.07
<b>05-METALS</b>			<b>\$2,964,155</b>	<b>\$38.65</b>	<b>\$2,964,155</b>	<b>\$22.45</b>
06 10 53 Miscellaneous Rough Carpentry			\$242,170	\$3.16	\$242,170	\$1.83
06 40 23 Interior Architectural Woodwork			\$460,200	\$6.00	\$460,200	\$3.49
<b>06-WOODS, PLASTIC AND COMPOSITES</b>			<b>\$702,370</b>	<b>\$9.16</b>	<b>\$702,370</b>	<b>\$5.32</b>
07 00 01** Waterproofing, Dampproofing and Caulking	\$407,569		\$407,569	\$5.31	\$407,569	\$3.09
07 00 02** Roofing and Flashing	\$989,571		\$989,571	\$12.90	\$989,571	\$7.49
07 21 00 Thermal Insulation			\$184,100	\$2.40	\$184,100	\$1.39
07 42 13.23 Metal Composite Material Wall Panels			\$1,229,525	\$16.03	\$1,229,525	\$9.31
07 42 33 Phenolic Wall Panels			\$0	\$0.00	\$0	\$0.00
07 84 00 Firestopping			\$72,865	\$0.95	\$72,865	\$0.55
<b>07-THERMAL AND MOISTURE PROTECTION</b>			<b>\$2,883,630</b>	<b>\$37.60</b>	<b>\$2,883,630</b>	<b>\$21.84</b>
08 00 01** Glass and Glazing	\$184,075		\$184,075	\$2.40	\$184,075	\$1.39
08 00 02** Metal Windows	\$1,530,650		\$1,530,650	\$19.96	\$1,530,650	\$11.59
08 11 13 Hollow Metal Doors and Frames			\$27,700	\$0.36	\$27,700	\$0.21
08 14 16 Flush Wood Doors			\$498,550	\$6.50	\$498,550	\$3.78
08 31 13 Access Doors and Frames			\$11,505	\$0.15	\$11,505	\$0.09
08 33 23 Overhead Coiling Doors			\$0	\$0.00	\$0	\$0.00
08 45 23 Fiberglass-Sandwich-Panel Assemblies			\$0	\$0.00	\$0	\$0.00
08 63 00 Metal Framed Skylights			\$0	\$0.00	\$0	\$0.00
08 71 00 Door Hardware			\$19,200	\$0.25	\$19,200	\$0.15
08 91 19 Fixed Louvers			\$8,500	\$0.11	\$8,500	\$0.06
<b>08-OPENINGS</b>			<b>\$2,280,180</b>	<b>\$29.73</b>	<b>\$2,280,180</b>	<b>\$17.27</b>
09 00 01** Tiling	\$165,600		\$165,600	\$2.16	\$165,600	\$1.25
09 00 02** Acoustical Ceilings	\$512,630		\$512,630	\$6.68	\$512,630	\$3.88
09 00 03** Resilient Flooring	\$579,852		\$579,852	\$7.56	\$579,852	\$4.39
09 00 04** Painting	\$395,490		\$395,490	\$5.16	\$395,490	\$3.00
09 21 16 Gypsum Board Assemblies			\$2,514,845	\$32.79	\$2,514,845	\$19.05
09 64 00 Wood Flooring			\$90,300	\$1.18	\$90,300	\$0.68
09 67 23 Resinous Flooring			\$0	\$0.00	\$0	\$0.00
09 68 16 Sheet Carpeting			\$0	\$0.00	\$0	\$0.00
09 84 00 Acoustic Room Components			\$57,525	\$0.75	\$57,525	\$0.44

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
<b>09-FINISHES</b>			<b>\$4,316,242</b>	<b>\$56.27</b>	<b>\$4,316,242</b>	<b>\$32.69</b>
10 11 00 Visual Display Surfaces			\$22,840	\$0.30	\$22,840	\$0.17
10 12 00 Display Cases			\$8,000	\$0.10	\$8,000	\$0.06
10 14 53 Signage			\$110,190	\$1.44	\$110,190	\$0.83
10 21 13 Toilet Compartments			\$38,350	\$0.50	\$38,350	\$0.29
10 22 26 Operable Partitions			\$0	\$0.00	\$0	\$0.00
10 26 00 Wall Protections			\$71,360	\$0.93	\$71,360	\$0.54
10 28 00 Toilet and Bath Accessories			\$115,050	\$1.50	\$115,050	\$0.87
10 41 16 Emergency Key Cabinets			\$0	\$0.00	\$0	\$0.00
10 44 00 Fire Protection Specialties			\$6,500	\$0.08	\$6,500	\$0.05
10 51 13 Metal Lockers			\$103,275	\$1.35	\$103,275	\$0.78
<b>10-SPECIALTIES</b>			<b>\$475,565</b>	<b>\$6.20</b>	<b>\$475,565</b>	<b>\$3.60</b>
11 06 10 Theatrical Rigging and Drapery			\$0	\$0.00	\$0	\$0.00
11 40 00 Food Service Equipment			\$350,000	\$4.56	\$350,000	\$2.65
11 52 13 Projection Screens			\$40,000	\$0.52	\$40,000	\$0.30
11 66 23 Gymnasium Equipment			\$16,000	\$0.21	\$16,000	\$0.12
<b>11-EQUIPMENT</b>			<b>\$406,000</b>	<b>\$5.29</b>	<b>\$406,000</b>	<b>\$3.07</b>
12 24 00 Window Shades			\$182,300	\$2.38	\$182,300	\$1.38
12 48 13 Entrance Floor Mats and Frames			\$17,550	\$0.23	\$17,550	\$0.13
12 66 13 Telescoping Bleachers			\$0	\$0.00	\$0	\$0.00
<b>12-FURNISHINGS</b>			<b>\$199,850</b>	<b>\$2.61</b>	<b>\$199,850</b>	<b>\$1.51</b>
14 00 01** Elevator	\$120,000		\$120,000	\$1.56	\$120,000	\$0.91
<b>14-CONVEYING EQUIPMENT</b>			<b>\$120,000</b>	<b>\$1.56</b>	<b>\$120,000</b>	<b>\$0.91</b>
21 00 01** Fire Suppression	\$479,375		\$479,375	\$6.25	\$479,375	\$3.63
22 00 01** Plumbing	\$1,265,550		\$1,265,550	\$16.50	\$1,265,550	\$9.58
23 00 10** HVAC	\$4,038,400		\$4,038,400	\$52.65	\$4,038,400	\$30.58
<b>21,22,23-MECHANICAL</b>			<b>\$5,783,325</b>	<b>\$75.40</b>	<b>\$5,783,325</b>	<b>\$43.80</b>
26 00 00** Electrical	\$3,365,305	\$489,900	\$2,875,405	\$37.49	\$3,365,305	\$25.49
<b>26-ELECTRICAL</b>		<b>\$489,900</b>	<b>\$2,875,405</b>	<b>\$37.49</b>	<b>\$3,365,305</b>	<b>\$25.49</b>
31 00 00 Site Demolition and Preparation		\$92,500		\$0.00	\$92,500	\$0.70
31 20 00 Earth Moving		\$536,480	\$0	\$0.00	\$536,480	\$4.06
<b>31-EARTHWORK</b>		<b>\$628,980</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$628,980</b>	<b>\$4.76</b>
32 12 16 Asphalt Pavings		\$389,803		\$0.00	\$389,803	\$2.95
32 12 17 Court Paving		\$0		\$0.00	\$0	\$0.00
32 13 13 Concrete Paving		\$90,000		\$0.00	\$90,000	\$0.68
32 16 40 Granite Curbing		\$109,200		\$0.00	\$109,200	\$0.83
32 17 13 Pavement Markings		\$8,100		\$0.00	\$8,100	\$0.06
32 18 16 Poured in Place Playground Surfacing		\$293,760		\$0.00	\$293,760	\$2.22
32 30 00 Site Improvements		\$297,500		\$0.00	\$297,500	\$2.25
32 31 00 Fences and Gates		\$248,700		\$0.00	\$248,700	\$1.88
32 32 10 Boulder Placement		\$0		\$0.00	\$0	\$0.00
32 32 17 Precast Modular Block Gravity Retaining Wall		\$135,000		\$0.00	\$135,000	\$1.02
32 93 10 Trees, Shrubs and Groundcovers		\$415,000		\$0.00	\$415,000	\$3.14
<b>32-EXTERIOR IMPROVEMENTS</b>		<b>\$1,987,063</b>		<b>\$0.00</b>	<b>\$1,987,063</b>	<b>\$15.05</b>
33 20 00 Water Distribution		\$59,300		\$0.00	\$59,300	\$0.45
33 30 00 Sanitary Sewer System		\$67,800		\$0.00	\$67,800	\$0.51
33 40 00 Storm Drainage System		\$450,000		\$0.00	\$450,000	\$3.41

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST SUMMARY**

76,700 GSF

ELEMENT	Filed-Sub Bids	SITWORK	NEW CONSTRUCTION		TOTAL	
			COST	COST/GSF	COST	COST/GSF
33 50 00 Fuel Distribution		\$0		\$0.00	\$0	\$0.00
<b>33-UTILITIES</b>		<b>\$577,100</b>		<b>\$0.00</b>	<b>\$577,100</b>	<b>\$4.37</b>
<b>Direct Trade Details SubTotal</b>	<i>\$14,975,997</i>	<b>\$3,683,043</b>	<b>\$25,394,190</b>	<b>\$331.08</b>	<b>\$29,077,233</b>	<b>\$379.10</b>



Randolph Lyons Elementary School  
5 Options - Add/Reno, New  
Randolph, MA

November 23, 2020

**Concept Estimate**

**Architect:**

TSKP Studio  
119 Braintree Street  
Boston, MA 02134  
(617) 987 0179

**Owner's Project Manager:**

CHA Companies  
1 Faneuil Hall Marketplace  
South Market Bldg, Suite 4195  
Boston, MA 02109  
(617) 451 2717

**OPTION SUMMARY**

ELEMENT	GROSS SQUARE FEET	COST	COST/GSF
Option 1; Renovation, Sitework	35,795 GSF	\$14,606,000	\$408.05
Option 2; Building Demo, Addition, Renovation, Sitework			
Renovation	28,120 GSF	\$13,659,000	\$485.74
Addition	53,880 GSF	\$31,902,000	\$592.09
Option 2, Total	82,000 GSF	\$45,561,000	\$555.62
Option 3; New Construction, Building Demo, Sitework	76,595 GSF	\$43,556,000	\$568.65
Option 4; New Construction, Building Demo, Sitework	76,700 GSF	\$43,854,000	\$571.76
Option 5; New Construction, Building Demo, Sitework	76,700 GSF	\$42,114,000	\$549.07



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>02-EXISTING CONDITIONS</b>				
<b>02 41 19 Selective Demolition</b>				
Cut chair lift	1	LS	\$7,500.00	\$7,500
Saw cut slab	1	LS	\$15,000.00	\$15,000
Remove slab	1,500	SF	\$10.00	\$15,000
Remove basement wall rail	2	EA	\$150.00	\$300
Bathroom demolition	1,800	SF	\$6.00	\$10,800
Remove single door	75	EA	\$75.00	\$5,625
Remove double door	4	EA	\$150.00	\$600
Cut, cap & make safe/abandon utility for bldg. demo; Devine School	35,795	GSF	\$1.50	\$53,693
Remove kitchen equipment	1	LS	\$15,000.00	\$15,000
Remove cabinets	324	LF	\$25.00	\$8,100
Remove window	5,700	SF	\$6.50	\$37,050
Remove exterior single door	17	EA	\$150.00	\$2,550
Remove exterior double door	2	EA	\$300.00	\$600
Remove entry stair railing	60	LF	\$15.00	\$900
Misc. demolition other than above	35,795	SF	\$0.80	\$28,636
<b>02 41 19 Selective Demolition Total</b>				<b>\$201,354</b>
<b>02 60 00 Contaminated Site Material Removal</b>				
Removal / remediation of hazmat; Devine School	35,795	GSF	\$18.18	\$650,600
<b>02 60 00 Contaminated Site Material Removal Total</b>				<b>\$650,600</b>
<b>03-CONCRETE</b>				
<b>03 30 00 Cast-in-Place Concrete</b>				
Repair spalled concrete foundation	3	LOC	\$3,200.00	\$9,600
<i>New foundation footings</i>	63	LF		
Formwork	189	SF	\$14.00	\$2,646
Concrete materials and pace	7	CY	\$600.00	\$4,200
Reinforcing	525	LBS	\$1.25	\$656
Gravel for foundation footings	2	CY	\$80.00	\$185
<i>New foundation walls</i>	66	LF		
Formwork	794	SF	\$16.00	\$12,701
Concrete materials and pace	31	CY	\$950.00	\$29,450
Reinforcing	4,185	LBS	\$1.25	\$5,231
<i>Ramp slab</i>	220	SF		
Edge formwork	72	SF	\$18.00	\$1,296
Concrete materials and pace	6	CY	\$950.00	\$5,511
Reinforcing	880	LBS	\$1.25	\$1,100



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
52 Misc. foundation work/repairs	1	LS	\$10,000.00	\$10,000
53				
54 Chair lift at Spec. Ed. Room				
55 Remove partial slab	500	SF	\$25.00	\$12,500
56 Interior excavate new lift pad	1	LS	\$5,000.00	\$5,000
57 Edge formwork	44	SF	\$14.00	\$616
58 Concrete materials and place	5	CY	\$600.00	\$2,800
59 Reinforcing	800	LBS	\$1.25	\$1,000
60 Patch slab	380	SF	\$30.00	\$11,400
61 Pin into existing	750	EA	\$55.00	\$41,250
62 Infill concrete slab	75	SF	\$20.00	\$1,500
63 Patch concrete, misc locations	1	LS	\$3,500.00	\$3,500
64 Misc. slab repair	1	LS	\$35,000.00	\$35,000
65 <b>03 30 00 Cast-in-Place Concrete Total</b>				<b>\$197,142</b>
66				
67				
68 <b>04-MASONRY</b>				
69				
70 <b>04 00 01** Masonry Work</b>				
71 <b>04 20 00 Unit Masonry</b>				
72 Exterior brick veneer				
73 Brick repointing	1,100	SF	\$28.50	\$31,350
74 Repair settlement cracks	1	LS	\$15,000.00	\$15,000
75 6" CMU chase wall	1,250	SF	\$22.00	\$27,500
76 <b>04 00 01** Masonry Work Total</b>				<b>\$73,850</b>
77				
78				
79 <b>05-METALS</b>				
80				
81 <b>05 00 01** Miscellaneous and Ornamental Iron</b>				
82 <b>05 50 00 Metal Fabrications</b>				
83 <b>05 51 00 Metal Stairs</b>				
84 <b>05 52 13 Pipe and Tube Railings</b>				
85 <b>05 73 13 Glazed Decorative Metal Railings</b>				
86 Seismic upgrade:				
87 Exterior wall clip- 4'-0" O.C.	262	EA	\$180.00	\$47,160
88 Repairs:				
89 Temporary shoring	1	LS	\$5,500.00	\$5,500
90 Remove failed column	1	EA	\$350.00	\$350
91 New column and base	1	LS	\$3,500.00	\$3,500
92				
93 Mechanical				
94 Roof reinforcing	1	LS	\$3,500.00	\$3,500
95 Stairway:				





**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
96 Replace basement handrail	24	LF	\$175.00	\$4,200
97				
98 Exterior stair railing				
99 New stair guardrail	60	LF	\$360.00	\$21,600
100 <b>05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$85,810</b>
101				
102 <b>05 12 00 Structural Steel Framing</b>				
103 Galv. roof dunnage	2	TN	\$10,000.00	\$20,000
104 <b>05 12 00 Structural Steel Framing Total</b>				<b>\$20,000</b>
105				
106				
107 <b>05 31 00 Steel Decking</b>				
108 No work this section				\$0
109 <b>05 31 00 Steel Decking Total</b>				<b>\$0</b>
110				
111				
112 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
113				
114 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
115 Misc rough carpentry for new work	35,795	GSF	\$0.56	\$20,000
116 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$20,000</b>
117				
118 <b>06 40 23 Interior Architectural Woodwork</b>				
119 New PL counter and base cabinet	324	LF	\$390.00	\$126,360
120 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$126,360</b>
121				
122				
123 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
124				
125 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
126 <b>07 13 26 Self-Adhered Sheet Waterproofing</b>				
127 <b>07 16 13 Polymer Modified Cement Waterproofing</b>				
128 <b>07 27 13 Sheet Air Barriers</b>				
129 <b>07 92 00 Joint Sealants</b>				
130 AVB seal ext.	3,400	LF	\$9.00	\$30,600
131 New sealants, exterior	3,400	LF	\$12.00	\$40,800
132 New sealants, interior	35,795	GSF	\$0.22	\$8,000
133 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$79,400</b>
134				
135 <b>07 00 02** Roofing and Flashing</b>				
136 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
137 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
138 <b>07 72 00 Roof Accessories</b>				
139 <b>07 95 13 Expansion Joints</b>				

**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
140 Remove roofing and flashing	36,000	SF	\$4.50	\$162,000
141 Roof blocking	1,450	LF	\$16.50	\$23,925
142 EDPM rooting systems	36,000	SF	\$19.50	\$702,000
143 Walkway pads	3,600	SF	\$5.00	\$18,000
144 Roof edge	1,450	LF	\$25.00	\$36,250
145 Roof drain flashing	22	EA	\$250.00	\$5,500
146 Flashing	125	LF	\$20.00	\$2,500
147 Misc. flashing	1	LS	\$3,500.00	\$3,500
148 Roof safety railing	20	LF	\$160.00	\$3,200
149 Replace roof hatch, ladder	2	EA	\$3,500.00	\$7,000
<b>150 07 00 02** Roofing and Flashing Total</b>				<b>\$963,875</b>
151				
<b>152 07 21 00 Thermal Insulation</b>				
153 3" Closed spray form	10,000	SF	\$7.00	\$70,000
<b>154 07 21 00 Thermal Insulation Total</b>				<b>\$70,000</b>
155				
<b>156 07 42 13.23 Metal Composite Material Wall Panels</b>				
157 No work this section				\$0
<b>158 07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$0</b>
159				
<b>160 07 42 33 Phenolic Wall Panels</b>				
<b>161 07 05 43 Rainscreen Attachment System</b>				
162				\$0
<b>163 07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
164				
<b>165 07 84 00 Firestopping</b>				
<b>166 07 84 13 Penetration Fire Stopping</b>				
<b>167 07 84 46 Fire-Resistive Joint Systems</b>				
168 Firestopping at extg conditions	35,795	GSF	\$0.24	\$8,500
<b>169 07 84 00 Firestopping Total</b>				<b>\$8,500</b>
170				
171				
<b>172 08-OPENINGS</b>				
173				
<b>174 08 00 01** Glass and Glazing</b>				
<b>175 08 80 00 Glazing</b>				
176 Replace windows:				
177 Replace blocking	3,400	LF	\$8.50	\$28,900
178 New main entry aluminum double door	1	PR	\$10,500.00	\$10,500
179 Sealants and caulking for exterior doors	2	EA	\$200.00	\$400
<b>180 08 00 01** Glass and Glazing Total</b>				<b>\$39,800</b>
181				
<b>182 08 00 02** Metal Windows</b>				
<b>183 08 16 13 Fiberglass Doors and Frames</b>				



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
184 <b>08 41 13 Aluminum-Framed Entrances and Storefronts</b>				
185 <b>08 44 13 Glazed Aluminum Curtain Walls</b>				
186 <b>08 51 13 Aluminum Windows</b>				
187 <b>08 63 00 Metal Framed Skylights</b>				
188 <b>10 71 13 Exterior Sun Control Devices</b>				
189 Aluminum curtainwall	4,400	SF	\$130.00	\$572,000
190 Aluminum window system	800	SF	\$110.00	\$88,000
191 Kal wall	500	SF	\$80.00	\$40,000
192 Sun control devices	1	LS	\$99,000.00	\$99,000
193 <b>08 00 02** Metal Windows Total</b>				<b>\$799,000</b>
194				
195 <b>08 11 13 Hollow Metal Doors and Frames</b>				
196 New single exterior door	9	EA	\$2,000.00	\$18,000
197 New egress aluminum doors	8	EA	\$4,000.00	\$32,000
198 <b>08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$50,000</b>
199				
200 <b>08 14 16 Flush Wood Doors</b>				
201 Single door, frame and hardware	75	EA	\$1,200.00	\$90,000
202 Double door, frame and hardware	4	PR	\$2,400.00	\$9,600
203 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$99,600</b>
204				
205 <b>08 31 13 Access Doors and Frames</b>				
206 Access doors, misc locations	10	EA	\$800.00	\$8,000
207 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$8,000</b>
208 <b>08 33 23 Overhead Coiling Doors</b>				
209 No work this section				\$0
210 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
211				
212 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
213 No work this section				\$0
214 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
215				
216 <b>08 63 00 Metal Framed Skylights</b>				
217 Replace dome skylight	43	EA	\$2,800.00	\$120,400
218 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$120,400</b>
219				
220 <b>08 71 00 Door Hardware</b>				
221 <b>08 71 13 Automatic Door Operators</b>				
222 Door operators	2	EA	\$4,800.00	\$9,600
223 <b>08 71 00 Door Hardware Total</b>				<b>\$9,600</b>
224				
225 <b>08 91 19 Fixed Louvers</b>				
226 New louvers	25	SF	\$85.00	\$2,125
227 <b>08 91 19 Fixed Louvers Total</b>				<b>\$2,125</b>



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
228				
229				
230 <b>09-FINISHES</b>				
231				
232 <b>09 00 01** Tiling</b>				
233 <b>09 30 00 Tiling</b>				
234 No work this section				\$0
235 <b>09 00 01** Tiling Total</b>				<u>\$0</u>
236				
237 <b>09 00 02** Acoustical Ceilings</b>				
238 <b>09 51 13 Acoustical Panel Ceilings</b>				
239 <b>09 54 23 Linear Metal Ceilings</b>				
240 ACT	24,136	SF	\$6.50	\$156,884
241 ACT, feature	3,580	SF	\$30.00	\$107,385
242 Wood work-GYM, Café, Library	4,500	SF	\$48.00	\$216,000
243 <b>09 00 02** Acoustical Ceilings Total</b>				<u>\$480,269</u>
244				
245 <b>09 00 03** Resilient Flooring</b>				
246 <b>09 65 13 Resilient Base and Accessories</b>				
247 <b>09 65 19 Resilient Tile Flooring</b>				
248 <b>09 65 43 Linoleum Flooring</b>				
249 Floor prep	35,795	SF	\$2.75	\$98,436
250 New VCT flooring	27,000	SF	\$5.00	\$135,000
251 Rubber sport floor	3,000	SF	\$15.00	\$45,000
252 Carpet	2,200	SF	\$5.50	\$12,100
253 Bathroom resinous flooring	1,611	SF	\$15.00	\$24,165
254 Wall base	35,795	SF	\$1.00	\$35,795
255 <b>09 00 03** Resilient Flooring Total</b>				<u>\$350,496</u>
256				
257 <b>09 00 04** Painting</b>				
258 <b>09 91 00 Painting</b>				
259 Acoustical wall panel:				
260 Corridor	2,500	SF	\$35.00	\$87,500
261 GYM	750	SF	\$35.00	\$26,250
262 Cafeteria	500	SF	\$35.00	\$17,500
263 Library	350	SF	\$35.00	\$12,250
264 Paint, throughout	35,795	GSF	\$4.50	\$161,078
265 Special finish wall treatment, locations TBD	200	SF	\$20.00	\$4,000
266 Paint, exterior door openings	9	EA	\$225.00	\$2,025
267 Exposed structure, paint	1,790	SF	\$3.00	\$5,369
268 <b>09 00 04** Painting Total</b>				<u>\$315,972</u>
269				
270 <b>09 21 16 Gypsum Board Assemblies</b>				
271 <b>09 21 16.23 Gypsum Board Shaft Wall Assemblies</b>				



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
272 Furr and gyp wall	1,000	SF	\$12.00	\$12,000
273 Ceiling transition and patch	1,500	LF	\$35.00	\$52,500
274 Block off panel at UV opening	1	EA	\$10,000.00	\$10,000
275 Firestopping at partitions	1,250	GSF	\$0.90	\$1,125
276 Sealants & caulking, partitions	1,250	GSF	\$0.65	\$813
277 Blocking for interior partitions	1,250	GSF	\$0.80	\$1,000
278 Misc. metals within partitions	1,250	GSF	\$1.50	\$1,875
279 GWB and soffit	1,790	SF	\$14.00	\$25,057
280 Misc GWB work at existing walls	35,795	GSF	\$0.56	\$20,000
<b>281 09 21 16 Gypsum Board Assemblies Total</b>				<b>\$124,369</b>
282				
<b>283 09 64 00 Wood Flooring</b>				
<b>284 09 67 66 Wood Athletic Flooring</b>				
285 Stage; Hardwood flooring	1,560	SF	\$21.00	\$32,760
286 Gymnasium; Athletic wood flooring system	6,200	SF	\$21.00	\$130,200
<b>287 09 64 00 Wood Flooring Total</b>				<b>\$162,960</b>
288				
<b>289 09 67 23 Resinous Flooring</b>				
290 No work this section				\$0
<b>291 09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
292				
<b>293 09 68 16 Sheet Carpeting</b>				
294 No work this section				\$0
<b>295 09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
296				
<b>297 09 84 00 Acoustic Room Components</b>				
298 No work this section				\$0
<b>299 09 84 00 Acoustic Room Components Total</b>				<b>\$0</b>
300				
301				
<b>302 10-SPECIALTIES</b>				
303				
<b>304 10 11 00 Visual Display Surfaces</b>				
305 Display surfaces	100	SF	\$75.00	\$7,500
<b>306 10 11 00 Visual Display Surfaces Total</b>				<b>\$7,500</b>
307				
<b>308 10 12 00 Display Cases</b>				
309 Display case	10	LF	\$800.00	\$8,000
<b>310 10 12 00 Display Cases Total</b>				<b>\$8,000</b>
311				
<b>312 10 14 53 Signage</b>				
<b>313 10 14 19 Dimensional Letter Signage</b>				
314 Room ID sign	79	EA	\$150.00	\$11,850
315 Misc. Int ADA signage	35,795	GSF	\$0.15	\$5,369



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
316 <b>10 14 53 Signage Total</b>				<b>\$17,219</b>
317				
318 <b>10 21 13 Toilet Compartments</b>				
319 <b>10 21 23 Cubicles</b>				
320 Solid plastic toilet partition:				
321 Toilet compartments	4	EA	\$1,150.00	\$4,600
322 Toilet compartments; ADA	2	EA	\$1,500.00	\$3,000
323 Urinal screens	2	EA	\$350.00	\$700
324 <b>10 21 13 Toilet Compartments Total</b>				<b>\$8,300</b>
325				
326 <b>10 22 26 Operable Partitions</b>				
327 No work this section				\$0
328 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
329				
330 <b>10 26 00 Wall Protections</b>				
331 Corner guards, crash rails, etc	35,795	GSF	\$0.28	\$10,000
332 <b>10 26 00 Wall Protections Total</b>				<b>\$10,000</b>
333				
334 <b>10 28 00 Toilet and Bath Accessories</b>				
335 Cubical curtain track	2	EA	\$1,850.00	\$3,700
336 Grab bar	14	SET	\$260.00	\$3,640
337 Liquid soap dispenser	12	EA	\$35.00	\$420
338 Toilet tissue (roll) dispenser	12	EA	\$75.00	\$900
339 Lavatory mirror	12	EA	\$250.00	\$3,000
340 Coat hook	12	EA	\$25.00	\$300
341 Sanitary napkin disposal	6	EA	\$250.00	\$1,500
342 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$13,460</b>
343				
344 <b>10 41 16 Emergency Key Cabinets</b>				
345				\$0
346 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
347				
348 <b>10 44 00 Fire Protection Specialties</b>				
349 Fire extinguisher and cabinet	8	EA	\$500.00	\$4,000
350 <b>10 44 00 Fire Protection Specialties Total</b>				<b>\$4,000</b>
351				
352 <b>10 51 13 Metal Lockers</b>				
353 No work this section				\$0
354 <b>10 51 13 Metal Lockers Total</b>				<b>\$0</b>
355				
356				
357 <b>11-EQUIPMENT</b>				
358				
359 <b>11 06 10 Theatrical Rigging and Drapery</b>				



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
360 No work this section				\$0
361 <b>11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
362				
363 <b>11 40 00 Food Service Equipment</b>				
364 Food Service Equipment; allowance	1	AL	\$175,000.00	\$175,000
365 <b>11 40 00 Food Service Equipment Total</b>				<b>\$175,000</b>
366 <b>11 52 13 Projection Screens</b>				
367 Projection screen	2	EA	\$6,400.00	\$12,800
368 <b>11 52 13 Projection Screens Total</b>				<b>\$12,800</b>
369				
370 <b>11 66 23 Gymnasium Equipment</b>				
371 <b>11 66 53 Gymnasium Dividers</b>				
372 <b>11 66 43 Interior Scoreboards</b>				
373 Stage equipment	1	LS	\$0.00	\$0
374 Basketball backboards	2	EA	\$0.00	\$0
375 Scoreboard	1	EA	\$0.00	\$0
376 <b>11 66 23 Gymnasium Equipment Total</b>				<b>\$0</b>
377				
378				
379 <b>12-FURNISHINGS</b>				
380				
381 <b>12 24 00 Window Shades</b>				
382 Window shades	4,500	SF	\$7.00	\$31,500
383 <b>12 24 00 Window Shades Total</b>				<b>\$31,500</b>
384				
385 <b>12 48 13 Entrance Floor Mats and Frames</b>				
386 Entry floor mat	250	SF	\$45.00	\$11,250
387 <b>12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$11,250</b>
388				
389 <b>12 66 13 Telescoping Bleachers</b>				
390 Bleachers	1	LS	\$0.00	\$0
391 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
392				
393				
394 <b>14-CONVEYING EQUIPMENT</b>				
395				
396 <b>14 00 01** Elevator</b>				
397 <b>14 21 00 Electric Traction Elevators</b>				
398 Café wheel chair lift	1	EA	\$35,000.00	\$35,000
399 <b>14 00 01** Elevator Total</b>				<b>\$35,000</b>
400				
401				
402 <b>21,22,23-MECHANICAL</b>				
403				





**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>404 21 00 01** Fire Suppression</b>				
405 Cut and patch at new system	35,795	GSF	\$1.50	\$53,693
406 Water service, FP	35,795	GSF	\$0.70	\$25,000
407 Service water risers	35,795	GSF	\$1.75	\$62,641
408 Sprinkler mains, branch piping and heads	35,795	GSF	\$4.50	\$161,078
409 FD connection	1	EA	\$2,000.00	\$2,000
<b>410 21 00 01** Fire Suppression Total</b>				<b>\$304,411</b>
411				
<b>412 22 00 01** Plumbing</b>				
413 Water service	35,795	GSF	\$0.70	\$25,000
414 Fixtures	35,795	GSF	\$4.00	\$143,180
415 Water piping	35,795	GSF	\$7.50	\$268,463
416 Kitchen connections and piping	1	LS	\$30,000.00	\$30,000
417 Sanitary, waste, vent, roof drain	35,795	GSF	\$3.50	\$125,283
418 Misc. plumbing	35,795	GSF	\$1.50	\$53,693
<b>419 22 00 01** Plumbing Total</b>				<b>\$645,618</b>
420				
421				
<b>422 23 00 10** HVAC</b>				
<b>423 23 05 48 Vibration Control &amp; Seismic Restraint</b>				
424 HVAC demolition	35,795	GSF	\$1.50	\$53,693
425 Equipment	35,795	GSF	\$6.50	\$232,668
426 Terminal units	35,795	GSF	\$7.00	\$250,565
427 Ductwork	35,795	GSF	\$20.00	\$715,900
428 Insulation	35,795	GSF	\$4.50	\$161,078
429 Piping	35,795	GSF	\$7.00	\$250,565
430 Controls	35,795	GSF	\$6.00	\$214,770
431 Demo and make safe at ext. building	35,795	GSF	\$1.75	\$62,641
432 Misc. HVAC	35,795	GSF	\$3.50	\$125,283
<b>433 23 00 10** HVAC Total</b>				<b>\$2,067,161</b>
434				
435				
<b>436 26-ELECTRICAL</b>				
437				
<b>438 26 00 00** Electrical</b>				
<b>439 27 00 00 Technology</b>				
<b>440 27 41 13 Audiovisual Systems</b>				
<b>441 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
442 New 1,600 amp service	1	LS	\$60,000.00	\$60,000
443 Panel ad Feeder	35,795	GSF	\$3.25	\$116,334
444 Lighting, Interior	35,795	GSF	\$6.25	\$223,719
445 Lighting control system	35,795	GSF	\$1.50	\$53,693
446 Branch Devices	35,795	GSF	\$1.85	\$66,221
447 Fire Alarm System	35,795	GSF	\$3.50	\$125,283

**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
448 MEP equipment wiring	35,795	GSF	\$2.50	\$89,488
449 Telephone/Data/CATV	35,795	GSF	\$2.50	\$89,488
450 PV conduit system, infrastructure only	35,795	GSF	\$1.25	\$44,744
451 Remove/reinstall entry door hardware	1	LS	\$35,000.00	\$35,000
452 Theater Lighting fixtures, dimming & controls	1	LS	\$100,000.00	N.I.C.
453 Reimbursable				
454 Fees & Permits	1	LS	\$12,700.00	\$12,700
455 Seismic restraints	1	LS	\$27,500.00	\$27,500
456 Coordination & management	1	LS	\$25,000.00	\$25,000
457 Coordination study and testing	1	LS	\$11,000.00	\$11,000
458 Temporary power & lights	35,795	GSF	\$0.50	\$17,898
459 <b>26 00 00** Electrical Total</b>				<b>\$998,065</b>
460				
461				
462 <b>31-EARTHWORK</b>				
463				
464 <b>31 00 00 Site Demolition and Preparation</b>				
465 <b>31 11 00 Erosion and Sediment Control</b>				
466 Clearing & grubbing	7	ACRE	\$3,500.00	N.I.C.
467 Construction fence installation and maintenance	1,500	LF	\$16.00	\$24,000
468 Double construction gate	1	EA	\$2,500.00	\$2,500
469 Temporary construction entrance	1	LS	\$7,500.00	\$7,500
470 Temporary signs	1	LS	\$3,000.00	\$3,000
471 Wash down/re-fueling/parking	3,000	SF	\$1.50	N.I.C.
472 <i>Erosion and Sedimentation Controls:</i>				
473 Erosion control barrier install and maintenance	1,500	LF	\$12.00	\$18,000
474 Silt sacks in all existing drainage structures	1	AL	\$5,000.00	\$5,000
475 Misc. site demolition	1	AL	\$25,000.00	\$25,000
476 <b>31 00 00 Site Demolition and Preparation Total</b>				<b>\$85,000</b>
477				
478 <b>31 20 00 Earth Moving</b>				
479 New HC ramp earthwork	1	LS	\$25,000.00	\$25,000
480 Site earthwork	1	AL	\$50,000.00	\$50,000
481 <b>31 20 00 Earth Moving Total</b>				<b>\$75,000</b>
482				
483				
484 <b>32-EXTERIOR IMPROVEMENTS</b>				
485				
486 <b>32 12 16 Asphalt Pavings</b>				
487 Create new accessible parking space	1	LS	\$25,000.00	\$25,000
488 <i>Pedestrian Paving</i>				
489 Accessible ramp to lower field	1	LS	\$75,000.00	\$75,000
490 Replace paving and curb cut at entry	1	LS	\$15,000.00	\$15,000
491 Create accessible entrance to GYM	1	LS	\$15,000.00	\$15,000



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
492 Create accessible entrance to Library	1	LS	\$15,000.00	\$15,000
493 <b>32 12 16 Asphalt Pavings Total</b>				<b>\$145,000</b>
494				
495 <b>32 12 17 Court Paving</b>				
496 No work this section				\$0
497 <b>32 12 17 Court Paving Total</b>				<b>\$0</b>
498				
499 <b>32 13 13 Concrete Paving</b>				
500 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
501 No work this section				\$0
502 <b>32 13 13 Concrete Paving Total</b>				<b>\$0</b>
503				
504 <b>32 16 40 Granite Curbing</b>				
505 No work this section				\$0
506 <b>32 16 40 Granite Curbing Total</b>				<b>\$0</b>
507				
508 <b>32 17 13 Pavement Markings</b>				
509 No work this section				\$0
510 <b>32 17 13 Pavement Markings Total</b>				<b>\$0</b>
511				
512				
513				
514 <b>32 18 16 Poured in Place Playground Surfacing</b>				
515 No work this section				\$0
516 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<b>\$0</b>
517				
518 <b>32 30 00 Site Improvements</b>				
519 <b>11 13 33 Vehicular Traffic Gates</b>				
520 <b>12 93 00 Site Furnishings</b>				
521 Replace walkway to playground	1,500	SF	\$20.00	\$30,000
522 Misc. site improvement	1	LS	\$75,000.00	\$75,000
523 <b>32 30 00 Site Improvements Total</b>				<b>\$105,000</b>
524				
525 <b>32 31 00 Fences and Gates</b>				
526 <b>32 31 14 Black Vinyl Chain Link Fence and Gates</b>				
527 <b>32 31 19 Ornamental Fence and Gates</b>				
528 No work this section				\$0
529 <b>32 31 00 Fences and Gates Total</b>				<b>\$0</b>
530				
531 <b>32 32 10 Boulder Placement</b>				
532 No work this section				\$0
533 <b>32 32 10 Boulder Placement Total</b>				<b>\$0</b>
534				
535 <b>32 32 17 Precast Modular Block Gravity Retaining Wall</b>				



**OPTION 1 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
536 No work this section				\$0
537 <b>32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$0</b>
538				
539 <b>32 93 10 Trees, Shrubs and Groundcovers</b>				
540 <b>32 92 00 Soil Preparation for Lawn Establishment</b>				
541 <b>32 92 20 Seeding for Lawn Areas</b>				
542 <b>32 92 40 Seeding for Non-Lawn Areas</b>				
543 <b>32 92 50 Soil Preparation for Rain Gardens</b>				
544 <b>32 93 20 Raised Planter Soil Mix</b>				
545 Planting beds, shrubs and perennials	1	AL	\$35,000.00	\$35,000
546 <b>32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$35,000</b>
547				
548				
549 <b>33-UTILITIES</b>				
550				
551 <b>33 20 00 Water Distribution</b>				
552 Fire water	1	LS	\$75,000.00	\$75,000
553 <b>33 20 00 Water Distribution Total</b>				<b>\$75,000</b>
554				
555 <b>33 30 00 Sanitary Sewer System</b>				
556 New sanitary piping and tie into existing	1	EA	\$35,000.00	\$35,000
557 <b>33 30 00 Sanitary Sewer System Total</b>				<b>\$35,000</b>
558				
559 <b>33 40 00 Storm Drainage System</b>				
560 Misc repairs to storm drainage	1	AL	\$20,000.00	\$20,000
561 <b>33 40 00 Storm Drainage System Total</b>				<b>\$20,000</b>
562				
563 <b>33 50 00 Fuel Distribution</b>				
564 No work this section				\$0
565 <b>33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
566				
567 <b>26 00 00* Site Electrical</b>				
568 Site electrical	1	LS	\$100,000.00	\$100,000
569 <b>26 00 00* Site Electrical Total</b>				<b>\$100,000</b>
570				



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>8 02-EXISTING CONDITIONS</b>				
<b>9</b>				
<b>10 02 41 19 Selective Demolition</b>				
11 Interior demolition for area of renovation	28,120	GSF	\$6.50	\$182,780
12 Exterior enclosure demo	28,120	GSF	\$6.00	\$168,720
13 Misc. demolition other than above	28,120	GSF	\$0.80	\$22,496
14 Protect existing to remain	28,120	GSF	\$2.50	\$70,300
15 Exterior wall demolition for new addition	1	LS	\$75,000.00	\$75,000
16 Misc. demolition other than above	28,120	SF	\$0.90	\$25,308
17 Partial removal of existing building	7,674	SF	\$8.00	\$61,392
18 Cut, cap and make safe/abandon utility for building demo	7,674	SF	\$1.00	\$7,674
<b>19 02 41 19 Selective Demolition Total</b>				<b>\$613,670</b>
<b>20</b>				
<b>21 02 60 00 Contaminated Site Material Removal</b>				
22 Removal / remediation of hazmat	35,795	GSF	\$18.18	\$650,600
<b>23 02 60 00 Contaminated Site Material Removal Total</b>				<b>\$650,600</b>
<b>24</b>				
<b>25</b>				
<b>26 03-CONCRETE</b>				
<b>27</b>				
<b>28 03 30 00 Cast-in-Place Concrete</b>				
29 Slab on grade, first floor, 05"	1,200	SF		
30 Concrete materials	20	CY	\$140.00	\$2,800
31 Placing concrete	20	CY	\$297.50	\$5,950
32 Wire mesh	1,320	SF	\$0.75	\$990
33 Gravel under slab	49	CY	\$35.00	\$1,715
34 Vapor barrier, SOG	1,200	SF	\$0.60	\$720
35 Insulation to SOG, foundation wall edge		SF	\$3.00	
36 Extg bldg, SOG replacement, for shear wall construction	800	SF	\$30.00	\$24,000
37 Extg building, SOG repairs-replace for UG plumbing	500	SF	\$30.00	\$15,000
38 Repairs to extg floor deck structure	28,121	SF	\$2.50	\$70,303
<b>39 03 30 00 Cast-in-Place Concrete Total</b>				<b>\$121,478</b>
<b>40</b>				
<b>41</b>				
<b>42 04-MASONRY</b>				
<b>43</b>				
<b>44 04 00 01** Masonry Work</b>				
<b>45 04 20 00 Unit Masonry</b>				
46 Exterior brick veneer				
47 Brick repointing	1,100	SF	\$28.50	\$31,350
48 Repair settlement cracks	1	LS	\$15,000.00	\$15,000
49 6" CMU chase wall	1,250	SF	\$22.00	\$27,500
50 New exterior façade	5,900	SF	\$36.00	\$212,400
51 Staging and access for new work	8,400	SF	\$3.00	\$25,200
52 Temporary weather protection from extg building façade demo	5,900	SF	\$6.00	\$35,400



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
53 <b>04 00 01** Masonry Work Total</b>				<b>\$346,850</b>
54				
55				
56 <b>05-METALS</b>				
57				
58 <b>05 00 01** Miscellaneous and Ornamental Iron</b>				
59 <i>05 50 00 Metal Fabrications</i>				
60 <i>05 51 00 Metal Stairs</i>				
61 <i>05 52 13 Pipe and Tube Railings</i>				
62 <i>05 73 13 Glazed Decorative Metal Railings</i>				
63 Misc. metals at façade, new bldg	5,900	GSF	\$3.00	\$17,700
64 Shoring of existing exterior wall for roof reinforcement work	5,900	SF	\$7.00	\$41,300
65 <b>05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$59,000</b>
66				
67 <b>05 12 00 Structural Steel Framing</b>				
68 Misc structural steel framing for new addition	10	TN	\$4,200.00	\$42,000
69 <b>05 12 00 Structural Steel Framing Total</b>				<b>\$42,000</b>
70				
71				
72 <b>05 31 00 Steel Decking</b>				
73 Repairs to extg roof deck structure, partial	2,771	SF	\$12.00	\$33,250
74 <b>05 31 00 Steel Decking Total</b>				<b>\$33,250</b>
75				
76				
77 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
78				
79 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
80 Rough carpentry for new exterior façade construction	5,900	SF	\$12.00	\$70,800
81 Rough carpentry for millwork	28,120	GSF	\$0.60	\$16,872
82 Misc rough carpentry for new work	28,120	GSF	\$0.89	\$25,000
83 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$112,672</b>
84				
85 <b>06 40 23 Interior Architectural Woodwork</b>				
86 Millwork based on GSF	28,120	GSF	\$5.00	\$140,600
87 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$140,600</b>
88				
89				
90 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
91				
92 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
93 <i>07 13 26 Self-Adhered Sheet Waterproofing</i>				
94 <i>07 16 13 Polymer Modified Cement Waterproofing</i>				
95 <i>07 27 13 Sheet Air Barriers</i>				
96 <i>07 92 00 Joint Sealants</i>				
97 Exterior façade, caulking of dissimilar materials, new addition	5,900	SF	\$2.50	\$14,750



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
98 Sealants and caulking for exterior façade	5,900	SF	\$2.75	\$16,225
99 Sealants and caulking for exterior windows	2,000	SF	\$2.75	\$5,500
100 Sealants and caulking for exterior doors	4	EA	\$200.00	\$800
101 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$37,275</b>
102				
103 <b>07 00 02** Roofing and Flashing</b>				
104 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
105 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
106 <b>07 72 00 Roof Accessories</b>				
107 <b>07 95 13 Expansion Joints</b>				
108 New roofing at existing building	39,650	SF	\$19.50	\$773,175
109 Walkway pads	3,965	SF	\$5.00	\$19,825
110 Roof accessories	39,650	SF	\$0.35	\$13,878
111 Flashing	39,650	SF	\$0.50	\$19,825
112 Expansion joint	1	AL	\$7,200.00	\$7,200
113 Roof blocking	810	LF	\$16.50	\$13,365
114 Roof hatch, ladder, allow	1	LS	\$5,500.00	\$5,500
115 <b>07 00 02** Roofing and Flashing Total</b>				<b>\$852,768</b>
116				
117 <b>07 21 00 Thermal Insulation</b>				
118 Spray foam insulation at exterior walls (new and existing)	5,900	SF	\$9.00	\$53,100
119				\$0
120 <b>07 21 00 Thermal Insulation Total</b>				<b>\$53,100</b>
121				
122 <b>07 42 13.23 Metal Composite Material Wall Panels</b>				
123 No work this section				\$0
124 <b>07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$0</b>
125				
126 <b>07 42 33 Phenolic Wall Panels</b>				
127 <b>07 05 43 Rainscreen Attachment System</b>				
128 No work this section				\$0
129 <b>07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
130				
131 <b>07 84 00 Firestopping</b>				
132 <b>07 84 13 Penetration Fire Stopping</b>				
133 <b>07 84 46 Fire-Resistive Joint Systems</b>				
134 Firestopping at extg conditions	28,120	GSF	\$0.30	\$8,500
135 Firestopping at new wall construction	28,120	GSF	\$0.95	\$26,714
136 <b>07 84 00 Firestopping Total</b>				<b>\$35,214</b>
137				
138				
139 <b>08-OPENINGS</b>				
140				
141 <b>08 00 01** Glass and Glazing</b>				
142 <b>08 80 00 Glazing</b>				





**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
143 Vestibule entrance doors	1	EA	\$8,300.00	\$8,300
144 Glazing in GWB partitions	562	SF	\$85.00	\$47,804
145 <b>08 00 01** Glass and Glazing Total</b>				<b>\$56,104</b>
146				
147 <b>08 00 02** Metal Windows</b>				
148 <i>08 16 13 Fiberglass Doors and Frames</i>				
149 <i>08 41 13 Aluminum-Framed Entrances and Storefronts</i>				
150 <i>08 44 13 Glazed Aluminum Curtain Walls</i>				
151 <i>08 51 13 Aluminum Windows</i>				
152 <i>08 63 00 Metal Framed Skylights</i>				
153 <i>10 71 13 Exterior Sun Control Devices</i>				
154 Windows	2,000	SF	\$110.00	\$220,000
155 Sun control devices	28,120	GSF	\$0.75	\$21,090
156 <b>08 00 02** Metal Windows Total</b>				<b>\$241,090</b>
157				
158 <b>08 11 13 Hollow Metal Doors and Frames</b>				
159 Egress doors	3	EA	\$3,900.00	\$11,700
160 OHD, receiving		EA	\$16,000.00	
161 <b>08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$11,700</b>
162				
163 <b>08 14 16 Flush Wood Doors</b>				
164 Interior doors with frame & hardware	28,120	GSF	\$6.50	\$182,780
165 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$182,780</b>
166				
167 <b>08 31 13 Access Doors and Frames</b>				
168 Access doors	10	EA	\$500.00	\$5,000
169 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$5,000</b>
170 <b>08 33 23 Overhead Coiling Doors</b>				
171 No work this section				\$0
172 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
173				
174 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
175 No work this section				\$0
176 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
177				
178 <b>08 63 00 Metal Framed Skylights</b>				
179 No work this section				\$0
180 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$0</b>
181				
182 <b>08 71 00 Door Hardware</b>				
183 <i>08 71 13 Automatic Door Operators</i>				
184 Door operators	2	EA	\$4,800.00	\$9,600
185 <b>08 71 00 Door Hardware Total</b>				<b>\$9,600</b>
186				
187 <b>08 91 19 Fixed Louvers</b>				



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
188 Louvers	75	SF	\$85.00	\$6,375
189 <b>08 91 19 Fixed Louvers Total</b>				<b>\$6,375</b>
190				
191				
192 <b>09-FINISHES</b>				
193				
194 <b>09 00 01** Tiling</b>				
195 <b>09 30 00 Tiling</b>				
196 Ceramic tile, floor	1,265	SF	\$22.00	\$27,839
197 CT, walls	28,120	GSF	\$1.50	\$42,180
198 <b>09 00 01** Tiling Total</b>				<b>\$70,019</b>
199				
200 <b>09 00 02** Acoustical Ceilings</b>				
201 <b>09 51 13 Acoustical Panel Ceilings</b>				
202 <b>09 54 23 Linear Metal Ceilings</b>				
203 ACT	22,496	SF	\$6.50	\$146,224
204 ACT, feature	2,812	SF	\$30.00	\$84,360
205 GWB	1,406	SF	\$14.50	\$20,387
206 <b>09 00 02** Acoustical Ceilings Total</b>				<b>\$250,971</b>
207				
208 <b>09 00 03** Resilient Flooring</b>				
209 <b>09 65 13 Resilient Base and Accessories</b>				
210 <b>09 65 19 Resilient Tile Flooring</b>				
211 <b>09 65 43 Linoleum Flooring</b>				
212 Rubber	21,090	SF	\$8.00	\$168,720
213 Sealed concrete	1,406	SF	\$4.00	\$5,624
214 Floor prep from extg flooring removal	28,120	SF	\$2.00	\$56,240
215 <b>09 00 03** Resilient Flooring Total</b>				<b>\$230,584</b>
216				
217 <b>09 00 04** Painting</b>				
218 <b>09 91 00 Painting</b>				
219 Paint, throughout	28,120	GSF	\$4.00	\$112,480
220 Special finish wall treatment, locations TBD	500	SF	\$20.00	\$10,000
221 Exposed structure, paint	1,406	SF	\$3.00	\$4,218
222 Paint, exterior door openings	4	EA	\$225.00	\$900
223 <b>09 00 04** Painting Total</b>				<b>\$127,598</b>
224				
225 <b>09 21 16 Gypsum Board Assemblies</b>				
226 <b>09 21 16.23 Gypsum Board Shaft Wall Assemblies</b>				
227 New exterior wall construction (studs, insulation, sheathing)	5,900	SF	\$24.00	\$141,600
228 GWB to exterior walls, new	5,900	SF	\$3.50	\$20,650
229 Extg bldg, new wall construction	28,120	GSF	\$19.00	\$534,280
230 Misc. patching as req'd	1	LS	\$64,080.00	\$64,080
231 Seismic improvements to extg walls, extg bldg, Allowance	28,120	GSF	\$3.56	\$100,000
232 Firestopping at partitions	28,120	GSF	\$0.90	\$25,308



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
233 Sealants & caulking, partitions	28,120	GSF	\$0.65	\$18,278
234 Blocking for interior partitions	28,120	GSF	\$0.80	\$22,496
235 Misc. metals within partitions	28,120	GSF	\$1.50	\$42,180
236 FRP panel	28,120	GSF	\$1.00	\$28,120
237 New GWB interior wall partitions	28,120	GSF	\$17.00	\$478,040
<b>238 09 21 16 Gypsum Board Assemblies Total</b>				<b>\$1,475,032</b>
239				
<b>240 09 64 00 Wood Flooring</b>				
<b>241 09 67 66 Wood Athletic Flooring</b>				
242 Wood	4,218	SF	\$21.00	\$88,578
<b>243 09 64 00 Wood Flooring Total</b>				<b>\$88,578</b>
244				
<b>245 09 67 23 Resinous Flooring</b>				
246 No work this section				\$0
<b>247 09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
248				
<b>249 09 68 16 Sheet Carpeting</b>				
250 Included				\$0
<b>251 09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
252				
<b>253 09 84 00 Acoustic Room Components</b>				
254 Acoustical wall panels	28,120	GSF	\$0.75	\$21,090
<b>255 09 84 00 Acoustic Room Components Total</b>				<b>\$21,090</b>
256				
257				
<b>258 10-SPECIALTIES</b>				
259				
<b>260 10 11 00 Visual Display Surfaces</b>				
261 Display surfaces	100	SF	\$75.00	\$7,500
262 Marker boards, tackboard	28,120	GSF	\$0.20	\$5,624
<b>263 10 11 00 Visual Display Surfaces Total</b>				<b>\$13,124</b>
264				
<b>265 10 12 00 Display Cases</b>				
266 Display case	10	LF	\$800.00	\$8,000
<b>267 10 12 00 Display Cases Total</b>				<b>\$8,000</b>
268				
<b>269 10 14 53 Signage</b>				
<b>270 10 14 19 Dimensional Letter Signage</b>				
271 Exterior Signage	1	LS	\$11,500.00	\$11,500
272 Room ID sign	79	EA	\$150.00	\$11,850
273 Signage, interior, door	28,120	GSF	\$0.55	\$15,466
274 Misc. Int ADA signage	28,120	GSF	\$0.15	\$4,218
<b>275 10 14 53 Signage Total</b>				<b>\$43,034</b>
276				
<b>277 10 21 13 Toilet Compartments</b>				



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
278 <b>10 21 23 Cubicles</b>				
279 Toilet compartments	28,120	GSF	\$0.50	\$14,060
280 <b>10 21 13 Toilet Compartments Total</b>				<b>\$14,060</b>
281				
282 <b>10 22 26 Operable Partitions</b>				
283 No work this section				\$0
284 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
285				
286 <b>10 26 00 Wall Protections</b>				
287 Wall protection/rail	28,120	GSF	\$0.80	\$22,496
288 Corner guards, crash rails, etc	28,120	GSF	\$0.36	\$10,000
289 <b>10 26 00 Wall Protections Total</b>				<b>\$32,496</b>
290				
291 <b>10 28 00 Toilet and Bath Accessories</b>				
292 Toilet accessories	28,120	GSF	\$1.50	\$42,180
293 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$42,180</b>
294				
295 <b>10 41 16 Emergency Key Cabinets</b>				
296 No work this section				\$0
297 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
298				
299 <b>10 44 00 Fire Protection Specialties</b>				
300 Fire extinguisher and cabinet	8	EA	\$500.00	\$4,000
301 <b>10 44 00 Fire Protection Specialties Total</b>				<b>\$4,000</b>
302				
303 <b>10 51 13 Metal Lockers</b>				
304 Lockers, included in Addition	315	EA	\$0.00	\$0
305 Storage & Supplies, racks-shelving	144	EA	\$225.00	\$32,400
306 <b>10 51 13 Metal Lockers Total</b>				<b>\$32,400</b>
307				
308				
309 <b>11-EQUIPMENT</b>				
310				
311 <b>11 06 10 Theatrical Rigging and Drapery</b>				
312 No work this section				\$0
313 <b>11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
314				
315 <b>11 40 00 Food Service Equipment</b>				
316 No work this section				\$0
317 <b>11 40 00 Food Service Equipment Total</b>				<b>\$0</b>
318 <b>11 52 13 Projection Screens</b>				
319 Projection screens	1	LS	\$40,000.00	\$40,000
320 <b>11 52 13 Projection Screens Total</b>				<b>\$40,000</b>
321				
322 <b>11 66 23 Gymnasium Equipment</b>				



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
323 <b>11 66 53 Gymnasium Dividers</b>				
324 <b>11 66 43 Interior Scoreboards</b>				
325 Stage equipment	1	LS	\$0.00	\$0
326 Basketball backboards	2	EA	\$0.00	\$0
327 Scoreboard	1	EA	\$0.00	\$0
328 <b>11 66 23 Gymnasium Equipment Total</b>				<b>\$0</b>
329				
330				
331 <b>12-FURNISHINGS</b>				
332				
333 <b>12 24 00 Window Shades</b>				
334 Window shades	2,000	SF	\$7.00	\$14,000
335 <b>12 24 00 Window Shades Total</b>				<b>\$14,000</b>
336				
337 <b>12 48 13 Entrance Floor Mats and Frames</b>				
338 Walk-off mat	141	SF	\$45.00	\$6,327
339 Entry floor mat	250	SF	\$45.00	\$11,250
340 <b>12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$17,577</b>
341				
342 <b>12 66 13 Telescoping Bleachers</b>				
343 Bleachers	1	LS	\$0.00	\$0
344 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
345				
346				
347 <b>14-CONVEYING EQUIPMENT</b>				
348				
349 <b>14 00 01** Elevator</b>				
350 <b>14 21 00 Electric Traction Elevators</b>				
351 No work this section				\$0
352 <b>14 00 01** Elevator Total</b>				<b>\$0</b>
353				
354				
355 <b>21,22,23-MECHANICAL</b>				
356				
357 <b>21 00 01** Fire Suppression</b>				
358 Cut and patch at new system	28,120	GSF	\$1.50	\$42,180
359 Service water risers	28,120	GSF	\$1.75	\$49,210
360 Sprinkler mains, branch piping and heads	28,120	GSF	\$4.50	\$126,540
361 <b>21 00 01** Fire Suppression Total</b>				<b>\$217,930</b>
362				
363 <b>22 00 01** Plumbing</b>				
364 Fixtures	28,120	GSF	\$4.00	\$112,480
365 Water piping	28,120	GSF	\$7.50	\$210,900
366 Sanitary, waste, vent, roof drain	28,120	GSF	\$3.50	\$98,420
367 Misc. plumbing	28,120	GSF	\$1.50	\$42,180

**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>368 22 00 01** Plumbing Total</b>				<b>\$463,980</b>
369				
370				
<b>371 23 00 10** HVAC</b>				
<b>372 23 05 48 Vibration Control &amp; Seismic Restraint</b>				
373 HVAC demolition	28,120	GSF	\$1.50	\$42,180
374 Equipment	28,120	GSF	\$6.25	\$175,750
375 Terminal units	28,120	GSF	\$6.75	\$189,810
376 Ductwork	28,120	GSF	\$19.00	\$534,280
377 Insulation	28,120	GSF	\$4.00	\$112,480
378 Piping	28,120	GSF	\$6.50	\$182,780
379 Controls	28,120	GSF	\$5.50	\$154,660
380 Demo and make safe at extg building	28,120	GSF	\$1.78	\$50,000
381 Misc. HVAC	28,120	GSF	\$2.50	\$70,300
<b>382 23 00 10** HVAC Total</b>				<b>\$1,512,240</b>
383				
384				
<b>385 26-ELECTRICAL</b>				
386				
<b>387 26 00 00** Electrical</b>				
<b>388 27 00 00 Technology</b>				
<b>389 27 41 13 Audiovisual Systems</b>				
<b>390 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
391 Power distribution	28,120	GSF	\$4.50	\$126,540
392 MEP equipment wiring	28,120	GSF	\$2.50	\$70,300
393 Fire Alarm System	28,120	GSF	\$3.50	\$98,420
394 Lighting, Interior	28,120	GSF	\$5.50	\$154,660
395 Lighting control system	28,120	GSF	\$1.00	\$28,120
396 Lighting, exterior, building mounted	28,120	GSF	\$0.50	\$14,060
397 Lighting, conduits and wire	28,120	GSF	\$2.50	\$70,300
398 Stage Lighting fixtures, dimming & controls	1	LS	\$0.00	\$0
399 Branch Devices	28,120	GSF	\$1.75	\$49,210
400 Branch Devices, conduits and wire	28,120	GSF	\$1.25	\$35,150
401 BAS system	28,120	GSF	\$1.50	\$42,180
402 Technology systems back box and conduit system	28,120	GSF	\$0.50	\$14,060
403 Telephone/Data/CATV	28,120	GSF	\$2.50	\$70,300
404 PV conduit system, infrastructure only	28,120	GSF	\$0.70	\$19,684
405 Mass notification system	28,120	GSF	\$1.75	\$49,210
406 Lightning protection	28,120	GSF	\$0.50	\$14,060
407 A/V system (Including Auditorium system), Allowance	28,120	GSF	\$3.50	\$98,420
408 Security system, allowance	28,120	GSF	\$2.70	\$75,924
<b>409 Reimbursable</b>				
410 Fees & Permits	1	LS	\$0.00	\$0
411 Seismic restraints	1	LS	\$7,500.00	\$7,500
412 Coordination & management	1	LS	\$15,000.00	\$15,000



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
413 Coordination study and testing	1	LS	\$3,500.00	\$3,500
414 Temporary power & lights	28,120	GSF	\$0.50	\$14,060
415 <b>26 00 00** Electrical Total</b>				<b>\$1,070,658</b>
416				
417				
418 <b>31-EARTHWORK</b>				
419				
420 <b>31 00 00 Site Demolition and Preparation</b>				
421 <b>31 11 00 Erosion and Sediment Control</b>				
422 No work this section				\$0
423 <b>31 00 00 Site Demolition and Preparation Total</b>				<b>\$0</b>
424				
425 <b>31 20 00 Earth Moving</b>				
426 Excavation and backfill for new slab on grade work	72	CY	\$48.00	\$3,456
427 Protect existing foundation systems of extg building	1	LS	\$25,000.00	\$25,000
428 <b>31 20 00 Earth Moving Total</b>				<b>\$28,456</b>
429				
430				
431 <b>32-EXTERIOR IMPROVEMENTS</b>				
432				
433 <b>32 12 16 Asphalt Pavings</b>				
434 No work this section				\$0
435 <b>32 12 16 Asphalt Pavings Total</b>				<b>\$0</b>
436				
437 <b>32 12 17 Court Paving</b>				
438 No work this section				\$0
439 <b>32 12 17 Court Paving Total</b>				<b>\$0</b>
440				
441 <b>32 13 13 Concrete Paving</b>				
442 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
443 No work this section				\$0
444 <b>32 13 13 Concrete Paving Total</b>				<b>\$0</b>
445				
446 <b>32 16 40 Granite Curbing</b>				
447 No work this section				\$0
448 <b>32 16 40 Granite Curbing Total</b>				<b>\$0</b>
449				
450 <b>32 17 13 Pavement Markings</b>				
451 No work this section				\$0
452 <b>32 17 13 Pavement Markings Total</b>				<b>\$0</b>
453				
454 <b>32 18 16 Poured in Place Playground Surfacing</b>				
455 No work this section				\$0
456 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<b>\$0</b>
457				





**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
458 <b>32 30 00 Site Improvements</b>				
459 <i>11 13 33 Vehicular Traffic Gates</i>				
460 <i>12 93 00 Site Furnishings</i>				
461 No work this section				\$0
462 <b>32 30 00 Site Improvements Total</b>				<b>\$0</b>
463				
464 <b>32 31 00 Fences and Gates</b>				
465 <i>32 31 14 Black Vinyl Chain Link Fence and Gates</i>				
466 <i>32 31 19 Ornamental Fence and Gates</i>				
467 No work this section				\$0
468 <b>32 31 00 Fences and Gates Total</b>				<b>\$0</b>
469				
470 <b>32 32 10 Boulder Placement</b>				
471 No work this section				\$0
472 <b>32 32 10 Boulder Placement Total</b>				<b>\$0</b>
473				
474 <b>32 32 17 Precast Modular Block Gravity Retaining Wall</b>				
475 No work this section				\$0
476 <b>32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$0</b>
477				
478 <b>32 93 10 Trees, Shrubs and Groundcovers</b>				
479 <i>32 92 00 Soil Preparation for Lawn Establishment</i>				
480 <i>32 92 20 Seeding for Lawn Areas</i>				
481 <i>32 92 40 Seeding for Non-Lawn Areas</i>				
482 <i>32 92 50 Soil Preparation for Rain Gardens</i>				
483 <i>32 93 20 Raised Planter Soil Mix</i>				
484 No work this section				\$0
485 <b>32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$0</b>
486				
487				
488 <b>33-UTILITIES</b>				
489				
490 <b>33 20 00 Water Distribution</b>				
491 No work this section				\$0
492 <b>33 20 00 Water Distribution Total</b>				<b>\$0</b>
493				
494 <b>33 30 00 Sanitary Sewer System</b>				
495 No work this section				\$0
496 <b>33 30 00 Sanitary Sewer System Total</b>				<b>\$0</b>
497				
498 <b>33 40 00 Storm Drainage System</b>				
499 No work this section				\$0
500 <b>33 40 00 Storm Drainage System Total</b>				<b>\$0</b>
501				
502 <b>33 50 00 Fuel Distribution</b>				



**OPTION 2 - RENOVATION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
503 No work this section				\$0
504 <b>33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
505				
506 <b>26 00 00* Site Electrical</b>				
507 No work this section				\$0
508 <b>26 00 00* Site Electrical Total</b>				<b>\$0</b>
509				



## OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>8 02-EXISTING CONDITIONS</b>				
9				
<b>10 02 41 19 Selective Demolition</b>				
11 No work this section				
<b>12 02 41 19 Selective Demolition Total</b>				<b>\$0</b>
13				
<b>14 02 60 00 Contaminated Site Material Removal</b>				
15 No work this section				
<b>16 02 60 00 Contaminated Site Material Removal Total</b>				<b>\$0</b>
17				
18				
<b>19 03-CONCRETE</b>				
20				
<b>21 03 30 00 Cast-in-Place Concrete</b>				
22 Slab on grade, lower level, 5"	<b>13,700</b>	SF		
23 Concrete materials	<b>222</b>	CY	\$140.00	\$31,080
24 Placing concrete	<b>222</b>	CY	\$85.00	\$18,870
25 Wire mesh	<b>15,070</b>	SF	\$0.75	\$11,303
26 Gravel under slab	<b>559</b>	CY	\$35.00	\$19,565
27 Vapor barrier, SOG	<b>13,700</b>	SF	\$0.60	\$8,220
28 Slab on grade, Level 1, 5"	<b>19,350</b>	SF		
29 Concrete materials	<b>314</b>	CY	\$140.00	\$43,960
30 Placing concrete	<b>314</b>	CY	\$85.00	\$26,690
31 Wire mesh	<b>21,285</b>	SF	\$0.75	\$15,964
32 Gravel under slab	<b>789</b>	CY	\$35.00	\$27,615
33 Vapor barrier, SOG	<b>19,350</b>	SF	\$0.60	\$11,610
34 Slab on deck, Level 1, 4.5"	<b>9,830</b>	SF		
35 Concrete materials	<b>144</b>	CY	\$140.00	\$20,160
36 Placing concrete	<b>144</b>	CY	\$85.00	\$12,240
37 Wire mesh	<b>10,813</b>	SF	\$0.75	\$8,110
38 Slab on deck, Level 2, 4.5"	<b>11,000</b>	SF		
39 Concrete materials	<b>161</b>	CY	\$140.00	\$22,540
40 Placing concrete	<b>161</b>	CY	\$85.00	\$13,685
41 Wire mesh	<b>12,100</b>	SF	\$0.75	\$9,075
42 Foundation wall, building & retaining, full height w/ strip footing	<b>295</b>	LF		
43 Formwork	<b>8,260</b>	SF	\$11.00	\$90,860
44 Concrete materials	<b>207</b>	CY	\$140.00	\$28,980
45 Placing concrete	<b>207</b>	CY	\$85.00	\$17,595
46 Reinforcing	<b>24,840</b>	LBS	\$1.25	\$31,050
47 Foundation wall, building, frost wall w/ strip footing	<b>1,005</b>	LF		
48 Formwork	<b>12,060</b>	SF	\$11.00	\$132,660
49 Concrete materials	<b>391</b>	CY	\$140.00	\$54,740
50 Placing concrete	<b>391</b>	CY	\$85.00	\$33,235
51 Reinforcing	<b>35,190</b>	LBS	\$1.25	\$43,988
52 Gravel under slab	<b>13</b>	CY	\$35.00	\$455



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
53 Vapor barrier, SOG	295	SF	\$0.60	\$177
54 Insulation to foundation wall	10,160	SF	\$3.00	\$30,480
55 Insulation to SOG, foundation wall edge	5,200	SF	\$3.00	\$15,600
56 New elevator pit construction	1	EA	\$9,500.00	\$9,500
57 Spread footings, construction	161	CY	\$650.00	\$104,520
58 Grade beams, construction	121	CY	\$650.00	\$78,390
<b>59 03 30 00 Cast-in-Place Concrete Total</b>				<b>\$972,916</b>
60				
61				
<b>62 04-MASONRY</b>				
63				
<b>64 04 00 01** Masonry Work</b>				
<b>65 04 20 00 Unit Masonry</b>				
66 Exterior brick veneer	7,035	SF	\$36.00	\$253,260
67 Interior block construction	2,800	SF	\$26.50	\$74,200
68 Staging and access for new work	9,835	SF	\$3.00	\$29,505
69 Misc interior CMU wall construction	1,400	SF	\$26.50	\$37,100
<b>70 04 00 01** Masonry Work Total</b>				<b>\$394,065</b>
71				
72				
<b>73 05-METALS</b>				
74				
<b>75 05 00 01** Miscellaneous and Ornamental Iron</b>				
<b>76 05 50 00 Metal Fabrications</b>				
<b>77 05 51 00 Metal Stairs</b>				
<b>78 05 52 13 Pipe and Tube Railings</b>				
<b>79 05 73 13 Glazed Decorative Metal Railings</b>				
80				
81 Stair #1, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
82 Stair #2, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
83 Misc metals at exterior façade	7,035	SF	\$7.11	\$50,000
84 Misc metal at interior construction	53,880	GSF	\$1.40	\$75,432
<b>85 05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$277,432</b>
86				
<b>87 05 12 00 Structural Steel Framing</b>				
88 Structural steel framing for new construction	351	TN	\$4,200.00	\$1,474,200
89 Misc steel for interior construction	15	TN	\$4,200.00	\$63,000
90 Misc steel for roof mounted equipment	18	TN	\$4,200.00	\$75,600
91 Misc steel for roof screening, other	16	TN	\$4,200.00	\$67,200
<b>92 05 12 00 Structural Steel Framing Total</b>				<b>\$1,680,000</b>
93				
94				
<b>95 05 31 00 Steel Decking</b>				
96 Metal decking, floors	20,830	SF	\$3.75	\$78,113
97 Metal decking, roof	17,164	SF	\$3.50	\$60,074

**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
98 <b>05 31 00 Steel Decking Total</b>				<b>\$138,187</b>
99				
100				
101 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
102				
103 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
104 Rough carpentry for new exterior façade construction	5,900	SF	\$12.00	\$70,800
105 Rough carpentry for millwork	53,880	GSF	\$0.60	\$32,328
106 Misc rough carpentry for new work	53,880	GSF	\$0.50	\$26,940
107 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$130,068</b>
108				
109 <b>06 40 23 Interior Architectural Woodwork</b>				
110 Millwork based on GSF	53,880	GSF	\$5.00	\$269,400
111 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$269,400</b>
112				
113				
114 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
115				
116 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
117 <b>07 13 26 Self-Adhered Sheet Waterproofing</b>				
118 <b>07 16 13 Polymer Modified Cement Waterproofing</b>				
119 <b>07 27 13 Sheet Air Barriers</b>				
120 <b>07 92 00 Joint Sealants</b>				
121 Exterior façade, caulking of dissimilar materials, new addition	14,070	SF	\$2.50	\$35,175
122 Sealants and caulking for exterior windows	8,800	SF	\$2.75	\$24,200
123 Sealants and caulking for exterior doors	4	EA	\$200.00	\$800
124 Sealants and caulking at new interior construction	53,880	GSF	\$1.50	\$80,820
125 Dampproofing to foundation walls	10,160	SF	\$3.00	\$30,480
126 AVB to exterior wall, new construction	14,070	SF	\$7.00	\$98,490
127 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$269,965</b>
128				
129 <b>07 00 02** Roofing and Flashing</b>				
130 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
131 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
132 <b>07 72 00 Roof Accessories</b>				
133 <b>07 95 13 Expansion Joints</b>				
134 New roofing at new building	17,164	SF	\$19.50	\$334,698
135 Walkway pads	1,716	SF	\$5.00	\$8,582
136 Roof accessories	17,164	SF	\$0.35	\$6,007
137 Flashing	17,164	SF	\$0.50	\$8,582
138 Expansion joint	1	AL	\$7,200.00	\$7,200
139 Roof blocking	1,143	LF	\$16.50	\$18,860
140 Roof hatch, ladder, allow	1	LS	\$5,500.00	\$5,500
141 <b>07 00 02** Roofing and Flashing Total</b>				<b>\$389,429</b>
142				



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>143 07 21 00 Thermal Insulation</b>				
144 Spray foam insulation at exterior walls (new bldg)	28,600	SF	\$7.00	\$200,200
<b>145 07 21 00 Thermal Insulation Total</b>				<b>\$200,200</b>
146				
<b>147 07 42 13.23 Metal Composite Material Wall Panels</b>				
148 Metal panel	14,300	SF	\$85.00	\$1,215,500
149 Metal panel, trim, soffits and accents	1,430	SF	\$85.00	\$121,550
<b>150 07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$1,337,050</b>
151				
<b>152 07 42 33 Phenolic Wall Panels</b>				
<b>153 07 05 43 Rainscreen Attachment System</b>				
154 No work this section				\$0
<b>155 07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
156				
<b>157 07 84 00 Firestopping</b>				
<b>158 07 84 13 Penetration Fire Stopping</b>				
<b>159 07 84 46 Fire-Resistive Joint Systems</b>				
160 Firestopping at extg conditions	53,880	GSF	\$0.16	\$8,500
161 Firestopping at new wall construction	53,880	GSF	\$0.95	\$51,186
<b>162 07 84 00 Firestopping Total</b>				<b>\$59,686</b>
163				
164				
<b>165 08-OPENINGS</b>				
166				
<b>167 08 00 01** Glass and Glazing</b>				
<b>168 08 80 00 Glazing</b>				
169 Vestibule entrance doors	2	EA	\$8,300.00	\$16,600
170 Glazing in GWB partitions	562	SF	\$55.00	\$30,932
171 Glazing in interior door units	1,620	SF	\$45.00	\$72,900
<b>172 08 00 01** Glass and Glazing Total</b>				<b>\$120,432</b>
173				
<b>174 08 00 02** Metal Windows</b>				
<b>175 08 16 13 Fiberglass Doors and Frames</b>				
<b>176 08 41 13 Aluminum-Framed Entrances and Storefronts</b>				
<b>177 08 44 13 Glazed Aluminum Curtain Walls</b>				
<b>178 08 51 13 Aluminum Windows</b>				
<b>179 08 63 00 Metal Framed Skylights</b>				
<b>180 10 71 13 Exterior Sun Control Devices</b>				
181 Windows	8,800	SF	\$110.00	\$968,000
182 Sun control devices	1	LS	\$145,200.00	\$145,200
<b>183 08 00 02** Metal Windows Total</b>				<b>\$1,113,200</b>
184				
<b>185 08 11 13 Hollow Metal Doors and Frames</b>				
186 Egress doors	3	EA	\$3,900.00	\$11,700
187 OHD, receiving	1	EA	\$16,000.00	\$16,000



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
188 <b>08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$27,700</b>
189				
190 <b>08 14 16 Flush Wood Doors</b>				
191 Interior doors with frame & hardware	53,880	GSF	\$6.50	\$350,220
192 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$350,220</b>
193				
194 <b>08 31 13 Access Doors and Frames</b>				
195 Access doors	53,880	GSF	\$0.15	\$8,082
196 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$8,082</b>
197 <b>08 33 23 Overhead Coiling Doors</b>				
198 No work this section				\$0
199 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
200				
201 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
202 No work this section				\$0
203 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
204				
205 <b>08 63 00 Metal Framed Skylights</b>				
206				\$0
207 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$0</b>
208				
209 <b>08 71 00 Door Hardware</b>				
210 <b>08 71 13 Automatic Door Operators</b>				
211 Door operators	4	EA	\$4,800.00	\$19,200
212 <b>08 71 00 Door Hardware Total</b>				<b>\$19,200</b>
213				
214 <b>08 91 19 Fixed Louvers</b>				
215 Louvers	100	SF	\$85.00	\$8,500
216 <b>08 91 19 Fixed Louvers Total</b>				<b>\$8,500</b>
217				
218				
219 <b>09-FINISHES</b>				
220				
221 <b>09 00 01** Tiling</b>				
222 <b>09 30 00 Tiling</b>				
223 Ceramic tile, floor	696	SF	\$23.00	\$16,008
224 CT, walls	500	SF	\$23.00	\$11,500
225 <b>09 00 01** Tiling Total</b>				<b>\$27,508</b>
226				
227 <b>09 00 02** Acoustical Ceilings</b>				
228 <b>09 51 13 Acoustical Panel Ceilings</b>				
229 <b>09 54 23 Linear Metal Ceilings</b>				
230 ACT	43,104	SF	\$6.50	\$280,176
231 ACT, feature	2,156	SF	\$30.00	\$64,680
232 GWB	1,406	SF	\$14.50	\$20,387





**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
233 <b>09 00 02** Acoustical Ceilings Total</b>				<b>\$365,243</b>
234				
235 <b>09 00 03** Resilient Flooring</b>				
236 <b>09 65 13 Resilient Base and Accessories</b>				
237 <b>09 65 19 Resilient Tile Flooring</b>				
238 <b>09 65 43 Linoleum Flooring</b>				
239 Rubber	48,492	SF	\$8.00	\$387,936
240 Sealed concrete	4,850	SF	\$4.00	\$19,400
241 <b>09 00 03** Resilient Flooring Total</b>				<b>\$407,336</b>
242				
243 <b>09 00 04** Painting</b>				
244 <b>09 91 00 Painting</b>				
245 Paint, throughout	53,880	GSF	\$4.00	\$215,520
246 Special finish wall treatment, locations TBD	500	SF	\$20.00	\$10,000
247 Exposed structure, paint	1,500	SF	\$3.00	\$4,500
248 Paint, new door frames	1	LS	\$25,200.00	\$25,200
249 Misc painting, special coatings	53,880	GSF	\$0.50	\$26,940
250 <b>09 00 04** Painting Total</b>				<b>\$282,160</b>
251				
252 <b>09 21 16 Gypsum Board Assemblies</b>				
253 <b>09 21 16.23 Gypsum Board Shaft Wall Assemblies</b>				
254 New exterior wall construction (studs, insulation, sheathing)	14,070	SF	\$24.00	\$337,680
255 GWB to exterior walls, new	14,070	SF	\$3.50	\$49,245
256 Firestopping at partitions	53,880	GSF	\$0.90	\$48,492
257 Sealants & caulking, partitions	53,880	GSF	\$0.65	\$35,022
258 Blocking for interior partitions	53,880	GSF	\$0.80	\$43,104
259 Misc. metals within partitions	53,880	GSF	\$1.50	\$80,820
260 FRP panel	53,880	GSF	\$1.00	\$53,880
261 New GWB interior wall partitions	63,700	SF	\$21.00	\$1,337,700
262 <b>09 21 16 Gypsum Board Assemblies Total</b>				<b>\$1,985,943</b>
263				
264 <b>09 64 00 Wood Flooring</b>				
265 <b>09 67 66 Wood Athletic Flooring</b>				
266 Wood	4,218	SF	\$21.00	\$88,578
267 <b>09 64 00 Wood Flooring Total</b>				<b>\$88,578</b>
268				
269 <b>09 67 23 Resinous Flooring</b>				
270 No work this section				\$0
271 <b>09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
272				
273 <b>09 68 16 Sheet Carpeting</b>				
274 No work this section				\$0
275 <b>09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
276				
277 <b>09 84 00 Acoustic Room Components</b>				



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
278 Acoustical wall panels	53,880	GSF	\$0.75	\$40,410
279 <b>09 84 00 Acoustic Room Components Total</b>				<b>\$40,410</b>
280				
281				
282 <b>10-SPECIALTIES</b>				
283				
284 <b>10 11 00 Visual Display Surfaces</b>				
285 Display surfaces	100	SF	\$75.00	\$7,500
286 Marker boards, tackboard	53,880	GSF	\$0.20	\$10,776
287 <b>10 11 00 Visual Display Surfaces Total</b>				<b>\$18,276</b>
288				
289 <b>10 12 00 Display Cases</b>				
290 Display case	10	LF	\$800.00	\$8,000
291 <b>10 12 00 Display Cases Total</b>				<b>\$8,000</b>
292				
293 <b>10 14 53 Signage</b>				
294 <b>10 14 19 Dimensional Letter Signage</b>				
295 Exterior Signage	1	LS	\$11,500.00	\$11,500
296 Room ID sign	200	EA	\$150.00	\$30,000
297 Signage, interior, door	53,880	GSF	\$0.55	\$29,634
298 Misc. Int ADA signage	53,880	GSF	\$0.15	\$8,082
299 <b>10 14 53 Signage Total</b>				<b>\$79,216</b>
300				
301 <b>10 21 13 Toilet Compartments</b>				
302 <b>10 21 23 Cubicles</b>				
303 Toilet compartments	53,880	GSF	\$0.50	\$26,940
304 <b>10 21 13 Toilet Compartments Total</b>				<b>\$26,940</b>
305				
306 <b>10 22 26 Operable Partitions</b>				
307 No work this section				\$0
308 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
309				
310 <b>10 26 00 Wall Protections</b>				
311 Wall protection/rail	53,880	GSF	\$0.80	\$43,104
312 Corner guards, crash rails, etc	53,880	GSF	\$0.19	\$10,000
313 <b>10 26 00 Wall Protections Total</b>				<b>\$53,104</b>
314				
315 <b>10 28 00 Toilet and Bath Accessories</b>				
316 Toilet accessories	53,880	GSF	\$1.50	\$80,820
317 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$80,820</b>
318				
319 <b>10 41 16 Emergency Key Cabinets</b>				
320 No work this section				\$0
321 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
322				



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>323 10 44 00 Fire Protection Specialties</b>				
324 Fire extinguisher and cabinet	9	EA	\$500.00	\$4,500
<b>325 10 44 00 Fire Protection Specialties Total</b>				<b>\$4,500</b>
326				
<b>327 10 51 13 Metal Lockers</b>				
328 Lockers	315	EA	\$225.00	\$70,875
329 Storage & Supplies, racks-shelving	144	EA	\$225.00	\$32,400
<b>330 10 51 13 Metal Lockers Total</b>				<b>\$103,275</b>
331				
332				
<b>333 11-EQUIPMENT</b>				
334				
<b>335 11 06 10 Theatrical Rigging and Drapery</b>				
336 No work this section				\$0
<b>337 11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
338				
<b>339 11 40 00 Food Service Equipment</b>				
340 Food Service Equipment; allowance	1	AL	\$350,000.00	\$350,000
<b>341 11 40 00 Food Service Equipment Total</b>				<b>\$350,000</b>
<b>342 11 52 13 Projection Screens</b>				
343 Projection screens	1	LS	\$40,000.00	\$40,000
<b>344 11 52 13 Projection Screens Total</b>				<b>\$40,000</b>
345				
<b>346 11 66 23 Gymnasium Equipment</b>				
347 <i>11 66 53 Gymnasium Dividers</i>				
348 <i>11 66 43 Interior Scoreboards</i>				
349 Stage equipment	1	LS	\$0.00	\$0
350 Basketball backboards	2	EA	\$8,000.00	\$16,000
351 Scoreboard	1	EA	\$0.00	\$0
<b>352 11 66 23 Gymnasium Equipment Total</b>				<b>\$16,000</b>
353				
354				
<b>355 12-FURNISHINGS</b>				
356				
<b>357 12 24 00 Window Shades</b>				
358 Window shades	8,800	SF	\$8.00	\$70,400
359 Window shades, room darkening/special conditions	1,400	SF	\$45.00	\$63,000
<b>360 12 24 00 Window Shades Total</b>				<b>\$133,400</b>
361				
<b>362 12 48 13 Entrance Floor Mats and Frames</b>				
363 Walk-off mat	140	SF	\$45.00	\$6,300
364 Entry floor mat	250	SF	\$45.00	\$11,250
<b>365 12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$17,550</b>
366				
<b>367 12 66 13 Telescoping Bleachers</b>				



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
368 Bleachers	1	LS	\$0.00	\$0
369 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
370				
371				
372 <b>14-CONVEYING EQUIPMENT</b>				
373				
374 <b>14 00 01** Elevator</b>				
375 <b>14 21 00 Electric Traction Elevators</b>				
376 Elevator, 3 stop	3	STOP	\$60,000.00	\$180,000
377 <b>14 00 01** Elevator Total</b>				<b>\$180,000</b>
378				
379				
380 <b>21,22,23-MECHANICAL</b>				
381				
382 <b>21 00 01** Fire Suppression</b>				
383 Cut and patch at new system	53,880	GSF	\$1.50	\$80,820
384 Service water risers	53,880	GSF	\$1.75	\$94,290
385 Sprinkler mains, branch piping and heads	53,880	GSF	\$4.50	\$242,460
386 <b>21 00 01** Fire Suppression Total</b>				<b>\$417,570</b>
387				
388 <b>22 00 01** Plumbing</b>				
389 Fixtures	53,880	GSF	\$4.00	\$215,520
390 Water piping	53,880	GSF	\$7.50	\$404,100
391 Sanitary, waste, vent, roof drain	53,880	GSF	\$3.50	\$188,580
392 Misc. plumbing	53,880	GSF	\$1.50	\$80,820
393 <b>22 00 01** Plumbing Total</b>				<b>\$889,020</b>
394				
395				
396 <b>23 00 10** HVAC</b>				
397 <b>23 05 48 Vibration Control &amp; Seismic Restraint</b>				
398 HVAC demolition	53,880	GSF	\$1.50	\$80,820
399 Equipment	53,880	GSF	\$6.25	\$336,750
400 Terminal units	53,880	GSF	\$6.75	\$363,690
401 Ductwork	53,880	GSF	\$19.00	\$1,023,720
402 Insulation	53,880	GSF	\$4.00	\$215,520
403 Piping	53,880	GSF	\$6.50	\$350,220
404 Controls	53,880	GSF	\$5.50	\$296,340
405 Demo and make safe at extg building	53,880	GSF	\$0.93	\$50,000
406 Misc. HVAC	53,880	GSF	\$2.50	\$134,700
407 <b>23 00 10** HVAC Total</b>				<b>\$2,851,760</b>
408				
409				
410 <b>26-ELECTRICAL</b>				
411				
412 <b>26 00 00** Electrical</b>				

**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
<b>413 27 00 00 Technology</b>				
<b>414 27 41 13 Audiovisual Systems</b>				
<b>415 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
416 Power distribution	53,880	GSF	\$4.50	\$242,460
417 MEP equipment wiring	53,880	GSF	\$2.50	\$134,700
418 Fire Alarm System	53,880	GSF	\$3.50	\$188,580
419 Lighting, Interior	53,880	GSF	\$5.50	\$296,340
420 Lighting control system	53,880	GSF	\$1.00	\$53,880
421 Lighting, exterior, building mounted	53,880	GSF	\$0.50	\$26,940
422 Lighting, conduits and wire	53,880	GSF	\$2.50	\$134,700
423 Stage Lighting fixtures, dimming & controls	1	LS	\$0.00	\$0
424 Branch Devices	53,880	GSF	\$1.75	\$94,290
425 Branch Devices, conduits and wire	53,880	GSF	\$1.25	\$67,350
426 BAS system	53,880	GSF	\$1.50	\$80,820
427 Technology systems back box and conduit system	53,880	GSF	\$0.50	\$26,940
428 Telephone/Data/CATV	53,880	GSF	\$2.50	\$134,700
429 PV conduit system, infrastructure only	53,880	GSF	\$0.70	\$37,716
430 Mass notification system	53,880	GSF	\$1.75	\$94,290
431 Lightning protection	53,880	GSF	\$0.50	\$26,940
432 A/V system (Including Auditorium system), Allowance	53,880	GSF	\$3.50	\$188,580
433 Security system, allowance	53,880	GSF	\$2.70	\$145,476
<b>434 Reimbursable</b>				
435 Fees & Permits	1	LS	\$0.00	\$0
436 Seismic restraints	1	LS	\$7,500.00	\$7,500
437 Coordination & management	1	LS	\$15,000.00	\$15,000
438 Coordination study and testing	1	LS	\$3,500.00	\$3,500
439 Temporary power & lights	53,880	GSF	\$0.50	\$26,940
<b>440 26 00 00** Electrical Total</b>				<b>\$2,027,642</b>
441				
442				
<b>443 31-EARTHWORK</b>				
444				
<b>445 31 00 00 Site Demolition and Preparation</b>				
<b>446 31 11 00 Erosion and Sediment Control</b>				
447 Mobilization	1	LS	\$35,000.00	\$35,000
448 Erosion control	2,500	LF	\$15.00	\$37,500
449 Protection of existing conditions	1	LS	\$20,000.00	\$20,000
<b>450 31 00 00 Site Demolition and Preparation Total</b>				<b>\$92,500</b>
451				
<b>452 31 20 00 Earth Moving</b>				
453 Site demo	1	LS	\$60,000.00	\$60,000
454 Rough grading	10,000	CY	\$15.00	\$150,000
455 Excavation and backfill for new slab on grade work	1,500	CY	\$42.00	\$63,000
456 Excavation and backfill for new foundation wall work	1,926	CY	\$42.00	\$80,892
457 Protect existing foundation systems of extg building	1	LS	\$25,000.00	\$25,000



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
458 Import Material	1,200	CY	\$38.00	\$45,600
459 <b>31 20 00 Earth Moving Total</b>				<b>\$424,492</b>
460				
461				
462 <b>32-EXTERIOR IMPROVEMENTS</b>				
463				
464 <b>32 12 16 Asphalt Pavings</b>				
465 Parking, drive, loop, asphalt	12,791	SY	\$28.00	\$358,157
466 Gravel for paving	2,985	CY	\$35.00	\$104,475
467 <b>32 12 16 Asphalt Pavings Total</b>				<b>\$462,632</b>
468				
469 <b>32 12 17 Court Paving</b>				
470 No work this section				\$0
471 <b>32 12 17 Court Paving Total</b>				<b>\$0</b>
472				
473 <b>32 13 13 Concrete Paving</b>				
474 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
475 Concrete walks, site	20,000	SF	\$9.00	\$180,000
476 <b>32 13 13 Concrete Paving Total</b>				<b>\$180,000</b>
477				
478 <b>32 16 40 Granite Curbing</b>				
479 Curbing, granite	2,100	LF	\$39.00	\$81,900
480 Curbing, edge other	1,050	LF	\$26.00	\$27,300
481 <b>32 16 40 Granite Curbing Total</b>				<b>\$109,200</b>
482				
483 <b>32 17 13 Pavement Markings</b>				
484 Pavement markings	1	LS	\$9,600.00	\$9,600
485 <b>32 17 13 Pavement Markings Total</b>				<b>\$9,600</b>
486				
487				
488				
489 <b>32 18 16 Poured in Place Playground Surfacing</b>				
490 Play Area, 2-5	5,000	SF	\$18.00	\$90,000
491 Play Area, 5-12	9,400	SF	\$18.00	\$169,200
492 Subsurface prep	14,400	SF	\$1.50	\$21,600
493 Subsurface drainage	14,400	SF	\$0.90	\$12,960
494 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<b>\$293,760</b>
495				
496 <b>32 30 00 Site Improvements</b>				
497 <b>11 13 33 Vehicular Traffic Gates</b>				
498 <b>12 93 00 Site Furnishings</b>				
499 Benches	10	EA	\$2,300.00	\$23,000
500 Trash receptacles	5	EA	\$900.00	\$4,500
501 Playstructure #1	1	EA	\$150,000.00	\$150,000
502 Playstructure #2	1	EA	\$120,000.00	\$120,000



**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>503 32 30 00 Site Improvements Total</b>				<b>\$297,500</b>
504				
<b>505 32 31 00 Fences and Gates</b>				
<b>506 32 31 14 Black Vinyl Chain Link Fence and Gates</b>				
<b>507 32 31 19 Ornamental Fence and Gates</b>				
508 Fence, ornamental	500	LF	\$65.00	\$32,500
509 Fence, chain link, 4' vinyl covered	1,900	LF	\$48.00	\$91,200
510 Fence, screen, other	500	LF	\$250.00	\$125,000
<b>511 32 31 00 Fences and Gates Total</b>				<b>\$248,700</b>
512				
<b>513 32 32 10 Boulder Placement</b>				
514 No work this section				\$0
<b>515 32 32 10 Boulder Placement Total</b>				<b>\$0</b>
516				
<b>517 32 32 17 Precast Modular Block Gravity Retaining Wall</b>				
518 Retaining wall, <'4 exposed above grade	300	LF	\$450.00	\$135,000
<b>519 32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$135,000</b>
520				
<b>521 32 93 10 Trees, Shrubs and Groundcovers</b>				
<b>522 32 92 00 Soil Preparation for Lawn Establishment</b>				
<b>523 32 92 20 Seeding for Lawn Areas</b>				
<b>524 32 92 40 Seeding for Non-Lawn Areas</b>				
<b>525 32 92 50 Soil Preparation for Rain Gardens</b>				
<b>526 32 93 20 Raised Planter Soil Mix</b>				
527 Soccer field, grass	36,000	SF	\$3.00	\$108,000
528 Landscape Budget	1	LS	\$324,000.00	\$324,000
<b>529 32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$432,000</b>
530				
531				
<b>532 33-UTILITIES</b>				
533				
<b>534 33 20 00 Water Distribution</b>				
535 Hydrant and gate allowance	4	EA	\$2,800.00	\$11,200
536 8" CLDI fire water	200	LF	\$115.00	\$23,000
537 6" CLDI Fire protection	200	LF	\$85.00	\$17,000
538 The existing fire protection connect flow tested	1	AL	\$2,500.00	\$2,500
539 Connect to existing water	2	EA	\$2,400.00	\$4,800
540 Thrust blocks	1	LS	\$800.00	\$800
541 Water piping/connections for temporary classrooms	1	LS	\$13,500.00	\$13,500
<b>542 33 20 00 Water Distribution Total</b>				<b>\$72,800</b>
543				
<b>544 33 30 00 Sanitary Sewer System</b>				
545 SMH	9	EA	\$4,200.00	\$37,800
546 5,000 Gallon grease trap	1	EA	\$15,000.00	\$15,000
547 Sewer pipe	200	LF	\$65.00	\$13,000





**OPTION 2 - ADDITION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
548 Connect to existing SMH	1	EA	\$2,000.00	\$2,000
<b>549 33 30 00 Sanitary Sewer System Total</b>				<b>\$67,800</b>
550				
<b>551 33 40 00 Storm Drainage System</b>				
552 Storm drainage system	149,522	SF	\$3.01	\$450,000
<b>553 33 40 00 Storm Drainage System Total</b>				<b>\$450,000</b>
554				
<b>555 33 50 00 Fuel Distribution</b>				
556 No work this section				\$0
<b>557 33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
558				
<b>559 26 00 00* Site Electrical</b>				
560 Utilities				
561 Power riser (1-5")	1	EA	\$1,800.00	\$1,800
562 Primary ductbank	100	LF	\$80.00	\$8,000
563 Handhole	1	EA	\$1,500.00	\$1,500
564 Pad mount transformer, By Utility Co, pad only	1	EA	\$2,200.00	\$2,200
565 Secondary ductbank	400	LF	\$545.00	\$218,000
566 Generator ductbank 300A, 60A feed, control wiring and circuitry	120	LF	\$135.00	\$16,200
567 Communications				
568 Pole Riser	1	LS	\$1,200.00	\$1,200
569 4-4" PVC conduits concrete encased (allow)	100	LF	\$100.00	\$10,000
570 Handhole	1	EA	\$1,500.00	\$1,500
571 Pole lighting	20	EA	\$3,400.00	\$68,000
572 Conduit and wiring for pole lighting	3,000	LF	\$15.00	\$45,000
573 Bollard lighting	10	EA	\$1,900.00	\$19,000
574 Conduit and wiring for bollard lighting	1,500	LF	\$15.00	\$22,500
575 Site lighting, landscape and features	1	LS	\$50,000.00	\$50,000
576 Power for site features, other	1	LS	\$25,000.00	\$25,000
<b>577 26 00 00* Site Electrical Total</b>				<b>\$489,900</b>
578				

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>8 02-EXISTING CONDITIONS</b>				
<b>9</b>				
<b>10 02 41 19 Selective Demolition</b>				
11 Removal & disposal of existing building	35,795	GSF	\$8.00	\$286,360
12 Cut, cap and make safe/abandon utility for building demo	35,795	GSF	\$1.00	\$35,795
<b>13 02 41 19 Selective Demolition Total</b>				<b>\$322,155</b>
<b>14</b>				
<b>15 02 60 00 Contaminated Site Material Removal</b>				
16 Removal / remediation of hazmat; Devine School	35,795	GSF	\$18.18	\$650,600
<b>17 02 60 00 Contaminated Site Material Removal Total</b>				<b>\$650,600</b>
<b>18</b>				
<b>19</b>				
<b>20 03-CONCRETE</b>				
<b>21</b>				
<b>22 03 30 00 Cast-in-Place Concrete</b>				
23 Slab on grade, lower level, 5"	14,157	SF		
24 Concrete materials	230	CY	\$140.00	\$32,200
25 Placing concrete	230	CY	\$85.00	\$19,550
26 Wire mesh	15,573	SF	\$0.75	\$11,680
27 Gravel under slab	577	CY	\$35.00	\$20,195
28 Vapor barrier, SOG	14,157	SF	\$0.60	\$8,494
29 Slab on grade, Level 1, 5"	27,975	SF		
30 Concrete materials	454	CY	\$140.00	\$63,560
31 Placing concrete	454	CY	\$85.00	\$38,590
32 Wire mesh	30,773	SF	\$0.75	\$23,079
33 Gravel under slab	1,140	CY	\$35.00	\$39,900
34 Vapor barrier, SOG	27,975	SF	\$0.60	\$16,785
35 Slab on deck, Level 1, 4.5"	13,661	SF		
36 Concrete materials	200	CY	\$140.00	\$28,000
37 Placing concrete	200	CY	\$85.00	\$17,000
38 Wire mesh	15,027	SF	\$0.75	\$11,270
39 Slab on deck, Level 2, 4.5"	21,118	SF		
40 Concrete materials	308	CY	\$140.00	\$43,120
41 Placing concrete	308	CY	\$85.00	\$26,180
42 Wire mesh	23,230	SF	\$0.75	\$17,422
43 Foundation wall, building & retaining, full height w/ strip footing	295	LF		
44 Formwork	8,260	SF	\$11.00	\$90,860
45 Concrete materials	207	CY	\$140.00	\$28,980
46 Placing concrete	207	CY	\$85.00	\$17,595
47 Reinforcing	24,840	LBS	\$1.25	\$31,050
48 Foundation wall, building, frost wall w/ strip footing	935	LF		
49 Formwork	11,220	SF	\$11.00	\$123,420
50 Concrete materials	364	CY	\$140.00	\$50,960
51 Placing concrete	364	CY	\$85.00	\$30,940
52 Reinforcing	32,760	LBS	\$1.25	\$40,950



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
53 Gravel under slab	13	CY	\$35.00	\$455
54 Insulation to foundation wall	9,740	SF	\$3.00	\$29,220
55 Insulation to foundation wall, foundation wall edge	4,920	SF	\$3.00	\$14,760
56 New elevator pit construction	1	EA	\$9,500.00	\$9,500
57 Spread footings, construction	210	CY	\$650.00	\$136,500
58 Grade beams, construction	160	CY	\$650.00	\$104,000
<b>59 03 30 00 Cast-in-Place Concrete Total</b>				<b>\$1,126,216</b>
60				
61				
<b>62 04-MASONRY</b>				
63				
<b>64 04 00 01** Masonry Work</b>				
<b>65 04 20 00 Unit Masonry</b>				
66 Exterior brick veneer	12,550	SF	\$36.00	\$451,800
67 Interior block construction	2,800	SF	\$26.50	\$74,200
68 Staging and access for new work	15,350	SF	\$3.00	\$46,050
69 Misc interior CMU wall construction	1,400	SF	\$26.50	\$37,100
<b>70 04 00 01** Masonry Work Total</b>				<b>\$609,150</b>
71				
72				
<b>73 05-METALS</b>				
74				
<b>75 05 00 01** Miscellaneous and Ornamental Iron</b>				
<b>76 05 50 00 Metal Fabrications</b>				
<b>77 05 51 00 Metal Stairs</b>				
<b>78 05 52 13 Pipe and Tube Railings</b>				
<b>79 05 73 13 Glazed Decorative Metal Railings</b>				
80				
81 Stair #1, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
82 Stair #2, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
83 Misc metals at exterior façade	12,550	SF	\$3.98	\$50,000
84 Misc metal at interior construction	76,595	GSF	\$1.40	\$107,233
<b>85 05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$309,233</b>
86				
<b>87 05 12 00 Structural Steel Framing</b>				
88 Structural steel framing for new construction	498	TN	\$4,200.00	\$2,091,600
89 Misc steel for interior construction	20	TN	\$4,200.00	\$84,000
90 Misc steel for roof mounted equipment	25	TN	\$4,200.00	\$105,000
91 Misc steel for roof screening, other	23	TN	\$4,200.00	\$96,600
<b>92 05 12 00 Structural Steel Framing Total</b>				<b>\$2,377,200</b>
93				
94				
<b>95 05 31 00 Steel Decking</b>				
96 Metal decking, floors	34,779	SF	\$3.75	\$130,421
97 Metal decking, roof	41,098	SF	\$3.50	\$143,843



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
98 <b>05 31 00 Steel Decking Total</b>				<b>\$274,264</b>
99				
100				
101 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
102				
103 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
104 Rough carpentry for new exterior façade construction	12,550	SF	\$12.00	\$150,600
105 Rough carpentry for millwork	76,595	GSF	\$0.60	\$45,957
106 Misc rough carpentry for new work	76,595	GSF	\$0.50	\$38,298
107 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$234,855</b>
108				
109 <b>06 40 23 Interior Architectural Woodwork</b>				
110 Millwork based on GSF	76,595	GSF	\$5.00	\$382,975
111 Miscellaneous standing and running trim	76,595	GSF	\$1.00	\$76,595
112 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$459,570</b>
113				
114				
115 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
116				
117 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
118 <b>07 13 26 Self-Adhered Sheet Waterproofing</b>				
119 <b>07 16 13 Polymer Modified Cement Waterproofing</b>				
120 <b>07 27 13 Sheet Air Barriers</b>				
121 <b>07 92 00 Joint Sealants</b>				
122 Exterior façade, caulking of dissimilar materials, new addition	25,100	SF	\$2.50	\$62,750
123 Sealants and caulking for exterior windows	11,500	SF	\$2.75	\$31,625
124 Sealants and caulking for exterior doors	4	EA	\$200.00	\$800
125 Sealants and caulking at new interior construction	76,595	GSF	\$1.50	\$114,893
126 Dampproofing to foundation walls	9,740	SF	\$3.00	\$29,220
127 AVB to exterior wall, new construction	25,100	SF	\$7.00	\$175,700
128 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$414,988</b>
129				
130 <b>07 00 02** Roofing and Flashing</b>				
131 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
132 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
133 <b>07 72 00 Roof Accessories</b>				
134 <b>07 95 13 Expansion Joints</b>				
135 New roofing at new building	41,098	SF	\$19.50	\$801,411
136 Walkway pads	4,110	SF	\$5.00	\$20,549
137 Roof accessories	41,098	SF	\$0.35	\$14,384
138 Flashing	41,098	SF	\$0.50	\$20,549
139 Roof blocking	2,777	LF	\$16.50	\$45,821
140 Roof hatch, ladder, allow	1	LS	\$5,500.00	\$5,500
141 <b>07 00 02** Roofing and Flashing Total</b>				<b>\$908,214</b>
142				



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>143 07 21 00 Thermal Insulation</b>				
144 Spray foam insulation at exterior walls (new bldg)	25,100	SF	\$7.00	\$175,700
<b>145 07 21 00 Thermal Insulation Total</b>				<b>\$175,700</b>
146				
<b>147 07 42 13.23 Metal Composite Material Wall Panels</b>				
148 Metal panel	12,550	SF	\$85.00	\$1,066,750
149 Metal panel, trim, soffits and accents	1,255	SF	\$85.00	\$106,675
<b>150 07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$1,173,425</b>
151				
<b>152 07 42 33 Phenolic Wall Panels</b>				
<b>153 07 05 43 Rainscreen Attachment System</b>				
154 No work this section				\$0
<b>155 07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
156				
<b>157 07 84 00 Firestopping</b>				
<b>158 07 84 13 Penetration Fire Stopping</b>				
<b>159 07 84 46 Fire-Resistive Joint Systems</b>				
160 Firestopping at new wall construction	76,595	GSF	\$0.95	\$72,765
<b>161 07 84 00 Firestopping Total</b>				<b>\$72,765</b>
162				
163				
<b>164 08-OPENINGS</b>				
165				
<b>166 08 00 01** Glass and Glazing</b>				
<b>167 08 80 00 Glazing</b>				
168 Vestibule entrance doors	2	EA	\$8,300.00	\$16,600
169 Glazing in GWB partitions	1,150	SF	\$55.00	\$63,250
170 Glazing in interior door units	2,300	SF	\$45.00	\$103,500
<b>171 08 00 01** Glass and Glazing Total</b>				<b>\$183,350</b>
172				
<b>173 08 00 02** Metal Windows</b>				
<b>174 08 16 13 Fiberglass Doors and Frames</b>				
<b>175 08 41 13 Aluminum-Framed Entrances and Storefronts</b>				
<b>176 08 44 13 Glazed Aluminum Curtain Walls</b>				
<b>177 08 51 13 Aluminum Windows</b>				
<b>178 08 63 00 Metal Framed Skylights</b>				
<b>179 10 71 13 Exterior Sun Control Devices</b>				
180 Windows	11,500	SF	\$110.00	\$1,265,000
181 Sun control devices	1	LS	\$189,750.00	\$189,750
<b>182 08 00 02** Metal Windows Total</b>				<b>\$1,454,750</b>
183				
<b>184 08 11 13 Hollow Metal Doors and Frames</b>				
185 Egress doors	3	EA	\$3,900.00	\$11,700
186 OHD, receiving	1	EA	\$16,000.00	\$16,000
<b>187 08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$27,700</b>

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
188				
189 <b>08 14 16 Flush Wood Doors</b>				
190 Interior doors with frame & hardware	76,595	GSF	\$6.50	\$497,868
191 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$497,868</b>
192				
193 <b>08 31 13 Access Doors and Frames</b>				
194 Access doors	76,595	GSF	\$0.15	\$11,489
195 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$11,489</b>
196 <b>08 33 23 Overhead Coiling Doors</b>				
197 No work this section				\$0
198 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
199				
200 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
201 No work this section				\$0
202 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
203				
204 <b>08 63 00 Metal Framed Skylights</b>				
205 No work this section				\$0
206 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$0</b>
207				
208 <b>08 71 00 Door Hardware</b>				
209 <b>08 71 13 Automatic Door Operators</b>				
210 Door operators	4	EA	\$4,800.00	\$19,200
211 <b>08 71 00 Door Hardware Total</b>				<b>\$19,200</b>
212				
213 <b>08 91 19 Fixed Louvers</b>				
214 Louvers	100	SF	\$85.00	\$8,500
215 <b>08 91 19 Fixed Louvers Total</b>				<b>\$8,500</b>
216				
217				
218 <b>09-FINISHES</b>				
219				
220 <b>09 00 01** Tiling</b>				
221 <b>09 30 00 Tiling</b>				
222 Ceramic tile, floor	3,400	SF	\$23.00	\$78,200
223 CT, walls	3,800	SF	\$23.00	\$87,400
224 <b>09 00 01** Tiling Total</b>				<b>\$165,600</b>
225				
226 <b>09 00 02** Acoustical Ceilings</b>				
227 <b>09 51 13 Acoustical Panel Ceilings</b>				
228 <b>09 54 23 Linear Metal Ceilings</b>				
229 ACT	61,276	SF	\$6.50	\$398,294
230 ACT, feature	3,064	SF	\$30.00	\$91,920
231 GWB	1,500	SF	\$14.50	\$21,750
232 <b>09 00 02** Acoustical Ceilings Total</b>				<b>\$511,964</b>



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
233				
234 <b>09 00 03** Resilient Flooring</b>				
235 <i>09 65 13 Resilient Base and Accessories</i>				
236 <i>09 65 19 Resilient Tile Flooring</i>				
237 <i>09 65 43 Linoleum Flooring</i>				
238 Rubber	68,936	SF	\$8.00	\$551,488
239 Sealed concrete	6,894	SF	\$4.00	\$27,576
240 <b>09 00 03** Resilient Flooring Total</b>				<b>\$579,064</b>
241				
242 <b>09 00 04** Painting</b>				
243 <i>09 91 00 Painting</i>				
244 Paint, throughout	76,595	GSF	\$4.00	\$306,380
245 Special finish wall treatment, locations TBD	500	SF	\$20.00	\$10,000
246 Exposed structure, paint	1,500	SF	\$3.00	\$4,500
247 Paint, new door frames	1	LS	\$35,840.00	\$35,840
248 Misc painting, special coatings	76,595	GSF	\$0.50	\$38,298
249 <b>09 00 04** Painting Total</b>				<b>\$395,018</b>
250				
251 <b>09 21 16 Gypsum Board Assemblies</b>				
252 <i>09 21 16.23 Gypsum Board Shaft Wall Assemblies</i>				
253 New exterior wall construction (studs, insulation, sheathing)	25,100	SF	\$24.00	\$602,400
254 GWB to exterior walls, new	25,100	SF	\$3.50	\$87,850
255 Firestopping at partitions	76,595	GSF	\$0.90	\$68,936
256 Sealants & caulking, partitions	76,595	GSF	\$0.65	\$49,787
257 Blocking for interior partitions	76,595	GSF	\$0.80	\$61,276
258 Misc. metals within partitions	76,595	GSF	\$1.50	\$114,893
259 FRP panel	76,595	GSF	\$1.00	\$76,595
260 New GWB interior wall partitions	67,600	SF	\$21.00	\$1,419,600
261 <b>09 21 16 Gypsum Board Assemblies Total</b>				<b>\$2,481,336</b>
262				
263 <b>09 64 00 Wood Flooring</b>				
264 <i>09 67 66 Wood Athletic Flooring</i>				
265 Wood	4,300	SF	\$21.00	\$90,300
266 <b>09 64 00 Wood Flooring Total</b>				<b>\$90,300</b>
267				
268 <b>09 67 23 Resinous Flooring</b>				
269 No work this section				\$0
270 <b>09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
271				
272 <b>09 68 16 Sheet Carpeting</b>				
273 No work this section				\$0
274 <b>09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
275				
276 <b>09 84 00 Acoustic Room Components</b>				
277 Acoustical wall panels	76,595	GSF	\$0.75	\$57,446





**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
278 <b>09 84 00 Acoustic Room Components Total</b>				<b>\$57,446</b>
279				
280				
281 <b>10-SPECIALTIES</b>				
282				
283 <b>10 11 00 Visual Display Surfaces</b>				
284 Display surfaces	100	SF	\$75.00	\$7,500
285 Marker boards, tackboard	76,595	GSF	\$0.20	\$15,319
286 <b>10 11 00 Visual Display Surfaces Total</b>				<b>\$22,819</b>
287				
288 <b>10 12 00 Display Cases</b>				
289 Display case	10	LF	\$800.00	\$8,000
290 <b>10 12 00 Display Cases Total</b>				<b>\$8,000</b>
291				
292 <b>10 14 53 Signage</b>				
293 <b>10 14 19 Dimensional Letter Signage</b>				
294 Exterior Signage	1	LS	\$11,500.00	\$11,500
295 Room ID sign	300	EA	\$150.00	\$45,000
296 Signage, interior, door	76,595	GSF	\$0.55	\$42,127
297 Misc. Int ADA signage	76,595	GSF	\$0.15	\$11,489
298 <b>10 14 53 Signage Total</b>				<b>\$110,117</b>
299				
300 <b>10 21 13 Toilet Compartments</b>				
301 <b>10 21 23 Cubicles</b>				
302 Toilet compartments	76,595	GSF	\$0.50	\$38,298
303 <b>10 21 13 Toilet Compartments Total</b>				<b>\$38,298</b>
304				
305 <b>10 22 26 Operable Partitions</b>				
306 No work this section				\$0
307 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
308				
309 <b>10 26 00 Wall Protections</b>				
310 Wall protection/rail	76,595	GSF	\$0.80	\$61,276
311 Corner guards, crash rails, etc	76,595	GSF	\$0.13	\$10,000
312 <b>10 26 00 Wall Protections Total</b>				<b>\$71,276</b>
313				
314 <b>10 28 00 Toilet and Bath Accessories</b>				
315 Toilet accessories	76,595	GSF	\$1.50	\$114,893
316 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$114,893</b>
317				
318 <b>10 41 16 Emergency Key Cabinets</b>				
319 No work this section				\$0
320 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
321				
322 <b>10 44 00 Fire Protection Specialties</b>				

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
323 Fire extinguisher and cabinet	13	EA	\$500.00	\$6,500
324 <b>10 44 00 Fire Protection Specialties Total</b>				<b>\$6,500</b>
325				
326 <b>10 51 13 Metal Lockers</b>				
327 Lockers	315	EA	\$225.00	\$70,875
328 Storage & Supplies, racks-shelving	144	EA	\$225.00	\$32,400
329 <b>10 51 13 Metal Lockers Total</b>				<b>\$103,275</b>
330				
331				
332 <b>11-EQUIPMENT</b>				
333				
334 <b>11 06 10 Theatrical Rigging and Drapery</b>				
335 No work this section				\$0
336 <b>11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
337				
338 <b>11 40 00 Food Service Equipment</b>				
339 Food Service Equipment; allowance	1	AL	\$350,000.00	\$350,000
340 <b>11 40 00 Food Service Equipment Total</b>				<b>\$350,000</b>
341 <b>11 52 13 Projection Screens</b>				
342 Projection screens	1	LS	\$40,000.00	\$40,000
343 <b>11 52 13 Projection Screens Total</b>				<b>\$40,000</b>
344				
345 <b>11 66 23 Gymnasium Equipment</b>				
346 <b>11 66 53 Gymnasium Dividers</b>				
347 <b>11 66 43 Interior Scoreboards</b>				
348 Stage equipment	1	LS	\$0.00	\$0
349 Basketball backboards	2	EA	\$8,000.00	\$16,000
350 Scoreboard	1	EA	\$0.00	\$0
351 <b>11 66 23 Gymnasium Equipment Total</b>				<b>\$16,000</b>
352				
353				
354 <b>12-FURNISHINGS</b>				
355				
356 <b>12 24 00 Window Shades</b>				
357 Window shades	11,500	SF	\$8.00	\$92,000
358 Window shades, room darkening/special conditions	1,800	SF	\$45.00	\$81,000
359 <b>12 24 00 Window Shades Total</b>				<b>\$173,000</b>
360				
361 <b>12 48 13 Entrance Floor Mats and Frames</b>				
362 Walk-off mat	140	SF	\$45.00	\$6,300
363 Entry floor mat	250	SF	\$45.00	\$11,250
364 <b>12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$17,550</b>
365				
366 <b>12 66 13 Telescoping Bleachers</b>				
367 Bleachers	1	LS	\$0.00	\$0

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
368 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
369				
370				
371 <b>14-CONVEYING EQUIPMENT</b>				
372				
373 <b>14 00 01** Elevator</b>				
374 <b>14 21 00 Electric Traction Elevators</b>				
375 Elevator, 3 stop	3	STOP	\$60,000.00	\$180,000
376 <b>14 00 01** Elevator Total</b>				<b>\$180,000</b>
377				
378				
379 <b>21,22,23-MECHANICAL</b>				
380				
381 <b>21 00 01** Fire Suppression</b>				
382 Service water risers	76,595	GSF	\$1.75	\$134,041
383 Sprinkler mains, branch piping and heads	76,595	GSF	\$4.50	\$344,678
384 <b>21 00 01** Fire Suppression Total</b>				<b>\$478,719</b>
385				
386 <b>22 00 01** Plumbing</b>				
387 Fixtures	76,595	GSF	\$4.00	\$306,380
388 Water piping	76,595	GSF	\$7.50	\$574,463
389 Sanitary, waste, vent, roof drain	76,595	GSF	\$3.50	\$268,083
390 Misc. plumbing	76,595	GSF	\$1.50	\$114,893
391 <b>22 00 01** Plumbing Total</b>				<b>\$1,263,818</b>
392				
393				
394 <b>23 00 10** HVAC</b>				
395 <b>23 05 48 Vibration Control &amp; Seismic Restraint</b>				
396 HVAC demolition	76,595	GSF	\$1.50	\$114,893
397 Equipment	76,595	GSF	\$6.25	\$478,719
398 Terminal units	76,595	GSF	\$6.75	\$517,016
399 Ductwork	76,595	GSF	\$19.00	\$1,455,305
400 Insulation	76,595	GSF	\$4.00	\$306,380
401 Piping	76,595	GSF	\$6.50	\$497,868
402 Controls	76,595	GSF	\$5.50	\$421,273
403 Demo and make safe at extg building	76,595	GSF	\$0.65	\$50,000
404 Misc. HVAC	76,595	GSF	\$2.50	\$191,488
405 <b>23 00 10** HVAC Total</b>				<b>\$4,032,940</b>
406				
407				
408 <b>26-ELECTRICAL</b>				
409				
410 <b>26 00 00** Electrical</b>				
411 <b>27 00 00 Technology</b>				
412 <b>27 41 13 Audiovisual Systems</b>				

**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
<b>413 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
414 Power distribution	76,595	GSF	\$4.50	\$344,678
415 MEP equipment wiring	76,595	GSF	\$2.50	\$191,488
416 Fire Alarm System	76,595	GSF	\$3.50	\$268,083
417 Lighting, Interior	76,595	GSF	\$5.50	\$421,273
418 Lighting control system	76,595	GSF	\$1.00	\$76,595
419 Lighting, exterior, building mounted	76,595	GSF	\$0.50	\$38,298
420 Lighting, conduits and wire	76,595	GSF	\$2.50	\$191,488
421 Stage Lighting fixtures, dimming & controls	1	LS	\$0.00	\$0
422 Branch Devices	76,595	GSF	\$1.75	\$134,041
423 Branch Devices, conduits and wire	76,595	GSF	\$1.25	\$95,744
424 BAS system	76,595	GSF	\$1.50	\$114,893
425 Technology systems back box and conduit system	76,595	GSF	\$0.50	\$38,298
426 Telephone/Data/CATV	76,595	GSF	\$2.50	\$191,488
427 PV conduit system, infrastructure only	76,595	GSF	\$0.70	\$53,617
428 Mass notification system	76,595	GSF	\$1.75	\$134,041
429 Lightning protection	76,595	GSF	\$0.50	\$38,298
430 A/V system (Including Auditorium system), Allowance	76,595	GSF	\$3.50	\$268,083
431 Security system, allowance	76,595	GSF	\$2.70	\$206,807
432 <i>Reimbursable</i>				
433 Fees & Permits	1	LS	\$0.00	\$0
434 Seismic restraints	1	LS	\$7,500.00	\$7,500
435 Coordination & management	1	LS	\$15,000.00	\$15,000
436 Coordination study and testing	1	LS	\$3,500.00	\$3,500
437 Temporary power & lights	76,595	GSF	\$0.50	\$38,298
<b>438 26 00 00** Electrical Total</b>				<b>\$2,871,504</b>
439				
440				
<b>441 31-EARTHWORK</b>				
442				
<b>443 31 00 00 Site Demolition and Preparation</b>				
<b>444 31 11 00 Erosion and Sediment Control</b>				
445 Mobilization	1	LS	\$35,000.00	\$35,000
446 Erosion control	2,500	LF	\$15.00	\$37,500
447 Protection of existing conditions	1	LS	\$20,000.00	\$20,000
<b>448 31 00 00 Site Demolition and Preparation Total</b>				<b>\$92,500</b>
449				
<b>450 31 20 00 Earth Moving</b>				
451 Site demo	1	LS	\$60,000.00	\$60,000
452 Rough grading	14,200	CY	\$15.00	\$213,000
453 Excavation and backfill for new slab on grade work	2,100	CY	\$42.00	\$88,200
454 Excavation and backfill for new foundation wall work	1,823	CY	\$42.00	\$76,566
455 Protect existing foundation systems of extg building	1	LS	\$25,000.00	\$25,000
456 Import Material	21,900	CY	\$38.00	\$832,200
<b>457 31 20 00 Earth Moving Total</b>				<b>\$1,294,966</b>



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
458				
459				
460 <b>32-EXTERIOR IMPROVEMENTS</b>				
461				
462 <b>32 12 16 Asphalt Pavings</b>				
463 Parking, drive, loop, asphalt	12,133	SY	\$28.00	\$339,733
464 Gravel for paving	2,832	CY	\$35.00	\$99,120
465 <b>32 12 16 Asphalt Pavings Total</b>				<b>\$438,853</b>
466				
467 <b>32 12 17 Court Paving</b>				
468 No work this section				\$0
469 <b>32 12 17 Court Paving Total</b>				<b>\$0</b>
470				
471 <b>32 13 13 Concrete Paving</b>				
472 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
473 Concrete walks, site	20,000	SF	\$9.00	\$180,000
474 <b>32 13 13 Concrete Paving Total</b>				<b>\$180,000</b>
475				
476 <b>32 16 40 Granite Curbing</b>				
477 Curbing, granite	2,100	LF	\$39.00	\$81,900
478 Curbing, edge other	1,050	LF	\$26.00	\$27,300
479 <b>32 16 40 Granite Curbing Total</b>				<b>\$109,200</b>
480				
481 <b>32 17 13 Pavement Markings</b>				
482 Pavement markings	1	LS	\$9,100.00	\$9,100
483 <b>32 17 13 Pavement Markings Total</b>				<b>\$9,100</b>
484				
485				
486				
487 <b>32 18 16 Poured in Place Playground Surfacing</b>				
488 Play Area, 2-5	5,000	SF	\$18.00	\$90,000
489 Play Area, 5-12	9,400	SF	\$18.00	\$169,200
490 Subsurface prep	14,400	SF	\$1.50	\$21,600
491 Subsurface drainage	14,400	SF	\$0.90	\$12,960
492				\$0
493 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<b>\$293,760</b>
494				
495 <b>32 30 00 Site Improvements</b>				
496 <b>11 13 33 Vehicular Traffic Gates</b>				
497 <b>12 93 00 Site Furnishings</b>				
498 Benches	10	EA	\$2,300.00	\$23,000
499 Trash receptacles	5	EA	\$900.00	\$4,500
500 Playstructure #1	1	EA	\$150,000.00	\$150,000
501 Playstructure #2	1	EA	\$120,000.00	\$120,000
502 <b>32 30 00 Site Improvements Total</b>				<b>\$297,500</b>



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
503				
504 <b>32 31 00 Fences and Gates</b>				
505 <b>32 31 14 Black Vinyl Chain Link Fence and Gates</b>				
506 <b>32 31 19 Ornamental Fence and Gates</b>				
507 Fence, ornamental	500	LF	\$65.00	\$32,500
508 Fence, chain link, 4' vinyl covered	1,900	LF	\$48.00	\$91,200
509 Fence, screen, other	500	LF	\$250.00	\$125,000
510				\$0
511 <b>32 31 00 Fences and Gates Total</b>				<b>\$248,700</b>
512				
513 <b>32 32 10 Boulder Placement</b>				
514 No work this section				\$0
515 <b>32 32 10 Boulder Placement Total</b>				<b>\$0</b>
516				
517 <b>32 32 17 Precast Modular Block Gravity Retaining Wall</b>				
518 Retaining wall, <'4 exposed above grade	300	LF	\$450.00	\$135,000
519 <b>32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$135,000</b>
520				
521 <b>32 93 10 Trees, Shrubs and Groundcovers</b>				
522 <b>32 92 00 Soil Preparation for Lawn Establishment</b>				
523 <b>32 92 20 Seeding for Lawn Areas</b>				
524 <b>32 92 40 Seeding for Non-Lawn Areas</b>				
525 <b>32 92 50 Soil Preparation for Rain Gardens</b>				
526 <b>32 93 20 Raised Planter Soil Mix</b>				
527 Soccer field, grass	36,000	SF	\$3.00	\$108,000
528 Landscape Budget	1	LS	\$307,000.00	\$307,000
529 <b>32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$415,000</b>
530				
531				
532 <b>33-UTILITIES</b>				
533				
534 <b>33 20 00 Water Distribution</b>				
535 Hydrant and gate allowance	4	EA	\$2,800.00	\$11,200
536 8" CLDI fire water	200	LF	\$115.00	\$23,000
537 6" CLDI Fire protection	200	LF	\$85.00	\$17,000
538 The existing fire protection connect flow tested	1	AL	\$2,500.00	\$2,500
539 Connect to existing water	2	EA	\$2,400.00	\$4,800
540 Thrust blocks	1	LS	\$800.00	\$800
541 <b>33 20 00 Water Distribution Total</b>				<b>\$59,300</b>
542				
543 <b>33 30 00 Sanitary Sewer System</b>				
544 SMH	9	EA	\$4,200.00	\$37,800
545 5,000 Gallon grease trap	1	EA	\$15,000.00	\$15,000
546 Sewer pipe	200	LF	\$65.00	\$13,000
547 Connect to existing SMH	1	EA	\$2,000.00	\$2,000



**OPTION 3 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>548 33 30 00 Sanitary Sewer System Total</b>				<b>\$67,800</b>
549				
<b>550 33 40 00 Storm Drainage System</b>				
551 Storm drainage system	143,600	SF	\$3.13	\$450,000
<b>552 33 40 00 Storm Drainage System Total</b>				<b>\$450,000</b>
553				
<b>554 33 50 00 Fuel Distribution</b>				
555 No work this section				\$0
<b>556 33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
557				
<b>558 26 00 00* Site Electrical</b>				
559 Utilities				
560 Power riser (1-5")	1	EA	\$1,800.00	\$1,800
561 Primary ductbank	100	LF	\$80.00	\$8,000
562 Handhole	1	EA	\$1,500.00	\$1,500
563 Pad mount transformer, By Utility Co, pad only	1	EA	\$2,200.00	\$2,200
564 Secondary ductbank	400	LF	\$545.00	\$218,000
565 Generator ductbank 300A, 60A feed, control wiring and circuitry	120	LF	\$135.00	\$16,200
566 Communications				
567 Pole Riser	1	LS	\$1,200.00	\$1,200
568 4-4" PVC conduits concrete encased (allow)	100	LF	\$100.00	\$10,000
569 Handhole	1	EA	\$1,500.00	\$1,500
570 Pole lighting	20	EA	\$3,400.00	\$68,000
571 Conduit and wiring for pole lighting	3,000	LF	\$15.00	\$45,000
572 Bollard lighting	10	EA	\$1,900.00	\$19,000
573 Conduit and wiring for bollard lighting	1,500	LF	\$15.00	\$22,500
574 Site lighting, landscape and features	1	LS	\$50,000.00	\$50,000
575 Power for site features, other	1	LS	\$25,000.00	\$25,000
<b>576 26 00 00* Site Electrical Total</b>				<b>\$489,900</b>
577				



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>8 02-EXISTING CONDITIONS</b>				
<b>9</b>				
<b>10 02 41 19 Selective Demolition</b>				
11 Removal & disposal of existing building	35,795	GSF	\$8.00	\$286,360
12 Cut, cap and make safe/abandon utility for building demo	35,795	GSF	\$1.00	\$35,795
<b>13 02 41 19 Selective Demolition Total</b>				<b>\$322,155</b>
<b>14</b>				
<b>15 02 60 00 Contaminated Site Material Removal</b>				
16 Removal / remediation of hazmat; Devine School	35,795	GSF	\$18.18	\$650,600
<b>17 02 60 00 Contaminated Site Material Removal Total</b>				<b>\$650,600</b>
<b>18</b>				
<b>19</b>				
<b>20 03-CONCRETE</b>				
<b>21</b>				
<b>22 03 30 00 Cast-in-Place Concrete</b>				
23 Slab on grade, lower level, 5"	13,700	SF		
24 Concrete materials	222	CY	\$140.00	\$31,080
25 Placing concrete	222	CY	\$85.00	\$18,870
26 Wire mesh	15,070	SF	\$0.75	\$11,303
27 Gravel under slab	559	CY	\$35.00	\$19,565
28 Vapor barrier, SOG	13,700	SF	\$0.60	\$8,220
29 Slab on grade, Level 1, 5"	34,637	SF		
30 Concrete materials	562	CY	\$140.00	\$78,680
31 Placing concrete	562	CY	\$85.00	\$47,770
32 Wire mesh	38,101	SF	\$0.75	\$28,576
33 Gravel under slab	1,412	CY	\$35.00	\$49,420
34 Vapor barrier, SOG	34,637	SF	\$0.60	\$20,782
35 Slab on deck, Level 1, 4.5"	10,664	SF		
36 Concrete materials	156	CY	\$140.00	\$21,840
37 Placing concrete	156	CY	\$85.00	\$13,260
38 Wire mesh	11,730	SF	\$0.75	\$8,798
39 Slab on deck, Level 2, 4.5"	18,300	SF		
40 Concrete materials	267	CY	\$140.00	\$37,380
41 Placing concrete	267	CY	\$85.00	\$22,695
42 Wire mesh	20,130	SF	\$0.75	\$15,098
43 Foundation wall, building & retaining, full height w/ strip footing	306	LF		
44 Formwork	8,568	SF	\$11.00	\$94,248
45 Concrete materials	215	CY	\$140.00	\$30,100
46 Placing concrete	215	CY	\$85.00	\$18,275
47 Reinforcing	25,800	LBS	\$1.25	\$32,250
48 Foundation wall, building, frost wall w/ strip footing	1,270	LF		
49 Formwork	15,240	SF	\$11.00	\$167,640
50 Concrete materials	494	CY	\$140.00	\$69,160
51 Placing concrete	494	CY	\$85.00	\$41,990
52 Reinforcing	44,460	LBS	\$1.25	\$55,575

**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
53 Gravel under slab	13	CY	\$35.00	\$455
54 Vapor barrier, SOG	306	SF	\$0.60	\$184
55 Insulation to foundation wall	11,904	SF	\$3.00	\$35,712
56 Insulation to SOG, foundation wall edge	6,304	SF	\$3.00	\$18,912
57 New elevator pit construction	1	EA	\$9,500.00	\$9,500
58 Spread footings, construction	240	CY	\$650.00	\$156,000
59 Grade beams, construction	180	CY	\$650.00	\$117,000
60 <b>03 30 00 Cast-in-Place Concrete Total</b>				<b>\$1,280,336</b>
61				
62				
63 <b>04-MASONRY</b>				
64				
65 <b>04 00 01** Masonry Work</b>				
66 <b>04 20 00 Unit Masonry</b>				
67 Exterior brick veneer	14,000	SF	\$36.00	\$504,000
68 Interior block construction	2,800	SF	\$26.50	\$74,200
69 Staging and access for new work	16,800	SF	\$3.00	\$50,400
70 Misc interior CMU wall construction	1,400	SF	\$26.50	\$37,100
71 <b>04 00 01** Masonry Work Total</b>				<b>\$665,700</b>
72				
73				
74 <b>05-METALS</b>				
75				
76 <b>05 00 01** Miscellaneous and Ornamental Iron</b>				
77 <b>05 50 00 Metal Fabrications</b>				
78 <b>05 51 00 Metal Stairs</b>				
79 <b>05 52 13 Pipe and Tube Railings</b>				
80 <b>05 73 13 Glazed Decorative Metal Railings</b>				
81				
82 Stair #1, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
83 Stair #2, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
84 Misc metals at exterior façade	14,000	SF	\$3.57	\$50,000
85 Misc metal at interior construction	76,700	GSF	\$1.40	\$107,380
86 <b>05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$309,380</b>
87				
88 <b>05 12 00 Structural Steel Framing</b>				
89 Structural steel framing for new construction	499	TN	\$4,200.00	\$2,095,800
90 Misc steel for interior construction	20	TN	\$4,200.00	\$84,000
91 Misc steel for roof mounted equipment	25	TN	\$4,200.00	\$105,000
92 Misc steel for roof screening, other	23	TN	\$4,200.00	\$96,600
93 <b>05 12 00 Structural Steel Framing Total</b>				<b>\$2,381,400</b>
94				
95				
96 <b>05 31 00 Steel Decking</b>				
97 Metal decking, floors	28,964	SF	\$3.75	\$108,615



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
98 Metal decking, roof	49,283	SF	\$3.50	\$172,491
99 <b>05 31 00 Steel Decking Total</b>				<b>\$281,106</b>
100				
101				
102 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
103				
104 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
105 Rough carpentry for new exterior façade construction	14,000	SF	\$12.00	\$168,000
106 Rough carpentry for millwork	76,700	GSF	\$0.60	\$46,020
107 Misc rough carpentry for new work	76,700	GSF	\$0.50	\$38,350
108 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$252,370</b>
109				
110 <b>06 40 23 Interior Architectural Woodwork</b>				
111 Millwork based on GSF	76,700	GSF	\$5.00	\$383,500
112 Miscellaneous standing and running trim	76,700	GSF	\$1.00	\$76,700
113 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$460,200</b>
114				
115				
116 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
117				
118 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
119 <b>07 13 26 Self-Adhered Sheet Waterproofing</b>				
120 <b>07 16 13 Polymer Modified Cement Waterproofing</b>				
121 <b>07 27 13 Sheet Air Barriers</b>				
122 <b>07 92 00 Joint Sealants</b>				
123 Exterior façade, caulking of dissimilar materials, new addition	28,000	SF	\$2.50	\$70,000
124 Sealants and caulking for exterior windows	12,900	SF	\$2.75	\$35,475
125 Sealants and caulking for exterior doors	4	EA	\$200.00	\$800
126 Sealants and caulking at new interior construction	76,700	GSF	\$1.50	\$115,050
127 Dampproofing to foundation walls	11,904	SF	\$3.00	\$35,712
128 AVB to exterior wall, new construction	28,000	SF	\$7.00	\$196,000
129 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$453,037</b>
130				
131 <b>07 00 02** Roofing and Flashing</b>				
132 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
133 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
134 <b>07 72 00 Roof Accessories</b>				
135 <b>07 95 13 Expansion Joints</b>				
136 New roofing at new building	49,283	SF	\$19.50	\$961,019
137 Walkway pads	4,928	SF	\$5.00	\$24,642
138 Roof accessories	49,283	SF	\$0.35	\$17,249
139 Flashing	49,283	SF	\$0.50	\$24,642
140 Roof blocking	2,777	LF	\$16.50	\$45,821
141 Roof hatch, ladder, allow	1	LS	\$5,500.00	\$5,500
142 <b>07 00 02** Roofing and Flashing Total</b>				<b>\$1,078,871</b>



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
143				
144 <b>07 21 00 Thermal Insulation</b>				
145 Spray foam insulation at exterior walls (new bldg)	28,000	SF	\$7.00	\$196,000
146 <b>07 21 00 Thermal Insulation Total</b>				<b>\$196,000</b>
147				
148 <b>07 42 13.23 Metal Composite Material Wall Panels</b>				
149 Metal panel	14,000	SF	\$85.00	\$1,190,000
150 Metal panel, trim, soffits and accents	1,400	SF	\$85.00	\$119,000
151 <b>07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$1,309,000</b>
152				
153 <b>07 42 33 Phenolic Wall Panels</b>				
154 <b>07 05 43 Rainscreen Attachment System</b>				
155 No work this section				\$0
156 <b>07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
157				
158 <b>07 84 00 Firestopping</b>				
159 <b>07 84 13 Penetration Fire Stopping</b>				
160 <b>07 84 46 Fire-Resistive Joint Systems</b>				
161 Firestopping at new wall construction	76,700	GSF	\$0.95	\$72,865
162 <b>07 84 00 Firestopping Total</b>				<b>\$72,865</b>
163				
164				
165 <b>08-OPENINGS</b>				
166				
167 <b>08 00 01** Glass and Glazing</b>				
168 <b>08 80 00 Glazing</b>				
169 Vestibule entrance doors	2	EA	\$8,300.00	\$16,600
170 Glazing in GWB partitions	1,155	SF	\$55.00	\$63,525
171 Glazing in interior door units	2,310	SF	\$45.00	\$103,950
172 <b>08 00 01** Glass and Glazing Total</b>				<b>\$184,075</b>
173				
174 <b>08 00 02** Metal Windows</b>				
175 <b>08 16 13 Fiberglass Doors and Frames</b>				
176 <b>08 41 13 Aluminum-Framed Entrances and Storefronts</b>				
177 <b>08 44 13 Glazed Aluminum Curtain Walls</b>				
178 <b>08 51 13 Aluminum Windows</b>				
179 <b>08 63 00 Metal Framed Skylights</b>				
180 <b>10 71 13 Exterior Sun Control Devices</b>				
181 Windows	12,900	SF	\$110.00	\$1,419,000
182 Sun control devices	1	LS	\$212,850.00	\$212,850
183 <b>08 00 02** Metal Windows Total</b>				<b>\$1,631,850</b>
184				
185 <b>08 11 13 Hollow Metal Doors and Frames</b>				
186 Egress doors	3	EA	\$3,900.00	\$11,700
187 OHD, receiving	1	EA	\$16,000.00	\$16,000

**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
188 <b>08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$27,700</b>
189				
190 <b>08 14 16 Flush Wood Doors</b>				
191 Interior doors with frame & hardware	<b>76,700</b>	GSF	\$6.50	\$498,550
192 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$498,550</b>
193				
194 <b>08 31 13 Access Doors and Frames</b>				
195 Access doors	<b>76,700</b>	GSF	\$0.15	\$11,505
196 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$11,505</b>
197 <b>08 33 23 Overhead Coiling Doors</b>				
198 No work this section				\$0
199 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
200				
201 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
202 No work this section				\$0
203 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
204				
205 <b>08 63 00 Metal Framed Skylights</b>				
206				\$0
207 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$0</b>
208				
209 <b>08 71 00 Door Hardware</b>				
210 <b>08 71 13 Automatic Door Operators</b>				
211 Door operators	<b>4</b>	EA	\$4,800.00	\$19,200
212 <b>08 71 00 Door Hardware Total</b>				<b>\$19,200</b>
213				
214 <b>08 91 19 Fixed Louvers</b>				
215 Louvers	<b>100</b>	SF	\$85.00	\$8,500
216 <b>08 91 19 Fixed Louvers Total</b>				<b>\$8,500</b>
217				
218				
219 <b>09-FINISHES</b>				
220				
221 <b>09 00 01** Tiling</b>				
222 <b>09 30 00 Tiling</b>				
223 Ceramic tile, floor	<b>3,400</b>	SF	\$23.00	\$78,200
224 CT, walls	<b>3,800</b>	SF	\$23.00	\$87,400
225 <b>09 00 01** Tiling Total</b>				<b>\$165,600</b>
226				
227 <b>09 00 02** Acoustical Ceilings</b>				
228 <b>09 51 13 Acoustical Panel Ceilings</b>				
229 <b>09 54 23 Linear Metal Ceilings</b>				
230 ACT	<b>61,360</b>	SF	\$6.50	\$398,840
231 ACT, feature	<b>3,068</b>	SF	\$30.00	\$92,040
232 GWB	<b>1,500</b>	SF	\$14.50	\$21,750



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
233 <b>09 00 02** Acoustical Ceilings Total</b>				<b>\$512,630</b>
234				
235 <b>09 00 03** Resilient Flooring</b>				
236 <b>09 65 13 Resilient Base and Accessories</b>				
237 <b>09 65 19 Resilient Tile Flooring</b>				
238 <b>09 65 43 Linoleum Flooring</b>				
239 Rubber	69,030	SF	\$8.00	\$552,240
240 Sealed concrete	6,903	SF	\$4.00	\$27,612
241 <b>09 00 03** Resilient Flooring Total</b>				<b>\$579,852</b>
242				
243 <b>09 00 04** Painting</b>				
244 <b>09 91 00 Painting</b>				
245 Paint, throughout	76,700	GSF	\$4.00	\$306,800
246 Special finish wall treatment, locations TBD	500	SF	\$20.00	\$10,000
247 Exposed structure, paint	1,500	SF	\$3.00	\$4,500
248 Paint, new door frames	1	LS	\$35,840.00	\$35,840
249 Misc painting, special coatings	76,700	GSF	\$0.50	\$38,350
250 <b>09 00 04** Painting Total</b>				<b>\$395,490</b>
251				
252 <b>09 21 16 Gypsum Board Assemblies</b>				
253 <b>09 21 16.23 Gypsum Board Shaft Wall Assemblies</b>				
254 New exterior wall construction (studs, insulation, sheathing)	28,000	SF	\$24.00	\$672,000
255 GWB to exterior walls, new	28,000	SF	\$3.50	\$98,000
256 Firestopping at partitions	76,700	GSF	\$0.90	\$69,030
257 Sealants & caulking, partitions	76,700	GSF	\$0.65	\$49,855
258 Blocking for interior partitions	76,700	GSF	\$0.80	\$61,360
259 Misc. metals within partitions	76,700	GSF	\$1.50	\$115,050
260 FRP panel	76,700	GSF	\$1.00	\$76,700
261 New GWB interior wall partitions	67,600	SF	\$21.00	\$1,419,600
262 <b>09 21 16 Gypsum Board Assemblies Total</b>				<b>\$2,561,595</b>
263				
264 <b>09 64 00 Wood Flooring</b>				
265 <b>09 67 66 Wood Athletic Flooring</b>				
266 Wood	4,300	SF	\$21.00	\$90,300
267 <b>09 64 00 Wood Flooring Total</b>				<b>\$90,300</b>
268				
269 <b>09 67 23 Resinous Flooring</b>				
270 No work this section				\$0
271 <b>09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
272				
273 <b>09 68 16 Sheet Carpeting</b>				
274 No work this section				\$0
275 <b>09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
276				
277 <b>09 84 00 Acoustic Room Components</b>				



## OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
278 Acoustical wall panels	76,700	GSF	\$0.75	\$57,525
279 <b>09 84 00 Acoustic Room Components Total</b>				<b>\$57,525</b>
280				
281				
282 <b>10-SPECIALTIES</b>				
283				
284 <b>10 11 00 Visual Display Surfaces</b>				
285 Display surfaces	100	SF	\$75.00	\$7,500
286 Marker boards, tackboard	76,700	GSF	\$0.20	\$15,340
287 <b>10 11 00 Visual Display Surfaces Total</b>				<b>\$22,840</b>
288				
289 <b>10 12 00 Display Cases</b>				
290 Display case	10	LF	\$800.00	\$8,000
291 <b>10 12 00 Display Cases Total</b>				<b>\$8,000</b>
292				
293 <b>10 14 53 Signage</b>				
294 <b>10 14 19 Dimensional Letter Signage</b>				
295 Exterior Signage	1	LS	\$11,500.00	\$11,500
296 Room ID sign	300	EA	\$150.00	\$45,000
297 Signage, interior, door	76,700	GSF	\$0.55	\$42,185
298 Misc. Int ADA signage	76,700	GSF	\$0.15	\$11,505
299 <b>10 14 53 Signage Total</b>				<b>\$110,190</b>
300				
301 <b>10 21 13 Toilet Compartments</b>				
302 <b>10 21 23 Cubicles</b>				
303 Toilet compartments	76,700	GSF	\$0.50	\$38,350
304 <b>10 21 13 Toilet Compartments Total</b>				<b>\$38,350</b>
305				
306 <b>10 22 26 Operable Partitions</b>				
307 No work this section				\$0
308 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
309				
310 <b>10 26 00 Wall Protections</b>				
311 Wall protection/rail	76,700	GSF	\$0.80	\$61,360
312 Corner guards, crash rails, etc	76,700	GSF	\$0.13	\$10,000
313 <b>10 26 00 Wall Protections Total</b>				<b>\$71,360</b>
314				
315 <b>10 28 00 Toilet and Bath Accessories</b>				
316 Toilet accessories	76,700	GSF	\$1.50	\$115,050
317 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$115,050</b>
318				
319 <b>10 41 16 Emergency Key Cabinets</b>				
320 No work this section				\$0
321 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
322				





**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>323 10 44 00 Fire Protection Specialties</b>				
324 Fire extinguisher and cabinet	13	EA	\$500.00	\$6,500
<b>325 10 44 00 Fire Protection Specialties Total</b>				<b>\$6,500</b>
326				
<b>327 10 51 13 Metal Lockers</b>				
328 Lockers	315	EA	\$225.00	\$70,875
329 Storage & Supplies, racks-shelving	144	EA	\$225.00	\$32,400
<b>330 10 51 13 Metal Lockers Total</b>				<b>\$103,275</b>
331				
332				
<b>333 11-EQUIPMENT</b>				
334				
<b>335 11 06 10 Theatrical Rigging and Drapery</b>				
336 No work this section				\$0
<b>337 11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
338				
<b>339 11 40 00 Food Service Equipment</b>				
340 Food Service Equipment; allowance	1	AL	\$350,000.00	\$350,000
<b>341 11 40 00 Food Service Equipment Total</b>				<b>\$350,000</b>
<b>342 11 52 13 Projection Screens</b>				
343 Projection screens	1	LS	\$40,000.00	\$40,000
<b>344 11 52 13 Projection Screens Total</b>				<b>\$40,000</b>
345				
<b>346 11 66 23 Gymnasium Equipment</b>				
347 <i>11 66 53 Gymnasium Dividers</i>				
348 <i>11 66 43 Interior Scoreboards</i>				
349 Stage equipment	1	LS	\$0.00	\$0
350 Basketball backboards	2	EA	\$8,000.00	\$16,000
351 Scoreboard	1	EA	\$0.00	\$0
<b>352 11 66 23 Gymnasium Equipment Total</b>				<b>\$16,000</b>
353				
354				
<b>355 12-FURNISHINGS</b>				
356				
<b>357 12 24 00 Window Shades</b>				
358 Window shades	12,900	SF	\$8.00	\$103,200
359 Window shades, room darkening/special conditions	2,000	SF	\$45.00	\$90,000
<b>360 12 24 00 Window Shades Total</b>				<b>\$193,200</b>
361				
<b>362 12 48 13 Entrance Floor Mats and Frames</b>				
363 Walk-off mat	140	SF	\$45.00	\$6,300
364 Entry floor mat	250	SF	\$45.00	\$11,250
<b>365 12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$17,550</b>
366				
<b>367 12 66 13 Telescoping Bleachers</b>				



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
368 Bleachers	1	LS	\$0.00	\$0
369 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
370				
371				
372 <b>14-CONVEYING EQUIPMENT</b>				
373				
374 <b>14 00 01** Elevator</b>				
375 <b>14 21 00 Electric Traction Elevators</b>				
376 Elevator, 3 stop	3	STOP	\$60,000.00	\$180,000
377 <b>14 00 01** Elevator Total</b>				<b>\$180,000</b>
378				
379				
380 <b>21,22,23-MECHANICAL</b>				
381				
382 <b>21 00 01** Fire Suppression</b>				
383 Service water risers	76,700	GSF	\$1.75	\$134,225
384 Sprinkler mains, branch piping and heads	76,700	GSF	\$4.50	\$345,150
385 <b>21 00 01** Fire Suppression Total</b>				<b>\$479,375</b>
386				
387 <b>22 00 01** Plumbing</b>				
388 Fixtures	76,700	GSF	\$4.00	\$306,800
389 Water piping	76,700	GSF	\$7.50	\$575,250
390 Sanitary, waste, vent, roof drain	76,700	GSF	\$3.50	\$268,450
391 Misc. plumbing	76,700	GSF	\$1.50	\$115,050
392 <b>22 00 01** Plumbing Total</b>				<b>\$1,265,550</b>
393				
394				
395 <b>23 00 10** HVAC</b>				
396 <b>23 05 48 Vibration Control &amp; Seismic Restraint</b>				
397 HVAC demolition	76,700	GSF	\$1.50	\$115,050
398 Equipment	76,700	GSF	\$6.25	\$479,375
399 Terminal units	76,700	GSF	\$6.75	\$517,725
400 Ductwork	76,700	GSF	\$19.00	\$1,457,300
401 Insulation	76,700	GSF	\$4.00	\$306,800
402 Piping	76,700	GSF	\$6.50	\$498,550
403 Controls	76,700	GSF	\$5.50	\$421,850
404 Demo and make safe at extg building	76,700	GSF	\$0.65	\$50,000
405 Misc. HVAC	76,700	GSF	\$2.50	\$191,750
406 <b>23 00 10** HVAC Total</b>				<b>\$4,038,400</b>
407				
408				
409 <b>26-ELECTRICAL</b>				
410				
411 <b>26 00 00** Electrical</b>				
412 <b>27 00 00 Technology</b>				



## OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>413 27 41 13 Audiovisual Systems</b>				
<b>414 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
415 Power distribution	76,700	GSF	\$4.50	\$345,150
416 MEP equipment wiring	76,700	GSF	\$2.50	\$191,750
417 Fire Alarm System	76,700	GSF	\$3.50	\$268,450
418 Lighting, Interior	76,700	GSF	\$5.50	\$421,850
419 Lighting control system	76,700	GSF	\$1.00	\$76,700
420 Lighting, exterior, building mounted	76,700	GSF	\$0.50	\$38,350
421 Lighting, conduits and wire	76,700	GSF	\$2.50	\$191,750
422 Stage Lighting fixtures, dimming & controls	1	LS	\$0.00	\$0
423 Branch Devices	76,700	GSF	\$1.75	\$134,225
424 Branch Devices, conduits and wire	76,700	GSF	\$1.25	\$95,875
425 BAS system	76,700	GSF	\$1.50	\$115,050
426 Technology systems back box and conduit system	76,700	GSF	\$0.50	\$38,350
427 Telephone/Data/CATV	76,700	GSF	\$2.50	\$191,750
428 PV conduit system, infrastructure only	76,700	GSF	\$0.70	\$53,690
429 Mass notification system	76,700	GSF	\$1.75	\$134,225
430 Lightning protection	76,700	GSF	\$0.50	\$38,350
431 A/V system (Including Auditorium system), Allowance	76,700	GSF	\$3.50	\$268,450
432 Security system, allowance	76,700	GSF	\$2.70	\$207,090
433 <i>Reimbursable</i>				
434 Fees & Permits	1	LS	\$0.00	\$0
435 Seismic restraints	1	LS	\$7,500.00	\$7,500
436 Coordination & management	1	LS	\$15,000.00	\$15,000
437 Coordination study and testing	1	LS	\$3,500.00	\$3,500
438 Temporary power & lights	76,700	GSF	\$0.50	\$38,350
<b>439 26 00 00** Electrical Total</b>				<b>\$2,875,405</b>
440				
441				
<b>442 31-EARTHWORK</b>				
443				
<b>444 31 00 00 Site Demolition and Preparation</b>				
<b>445 31 11 00 Erosion and Sediment Control</b>				
446 Mobilization	1	LS	\$35,000.00	\$35,000
447 Erosion control	2,500	LF	\$15.00	\$37,500
448 Protection of existing conditions	1	LS	\$20,000.00	\$20,000
<b>449 31 00 00 Site Demolition and Preparation Total</b>				<b>\$92,500</b>
450				
<b>451 31 20 00 Earth Moving</b>				
452 Site demo	1	LS	\$60,000.00	\$60,000
453 Rough grading	14,300	CY	\$15.00	\$214,500
454 Excavation and backfill for new slab on grade work	2,600	CY	\$42.00	\$109,200
455 Excavation and backfill for new foundation wall work	2,335	CY	\$42.00	\$98,070
456 Protect existing foundation systems of extg building	1	LS	\$25,000.00	\$25,000
457 Import Material	3,200	CY	\$38.00	\$121,600



## OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
458 31 20 00 Earth Moving Total				<u>\$628,370</u>
459				
460				
461 <b>32-EXTERIOR IMPROVEMENTS</b>				
462				
463 <b>32 12 16 Asphalt Pavings</b>				
464 Parking, drive, loop, asphalt	11,444	SY	\$28.00	\$320,444
465 Gravel for paving	2,671	CY	\$35.00	\$93,485
466 <b>32 12 16 Asphalt Pavings Total</b>				<u>\$413,929</u>
467				
468 <b>32 12 17 Court Paving</b>				
469 No work this section				\$0
470 <b>32 12 17 Court Paving Total</b>				<u>\$0</u>
471				
472 <b>32 13 13 Concrete Paving</b>				
473 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
474 Concrete walks, site	20,000	SF	\$9.00	\$180,000
475 <b>32 13 13 Concrete Paving Total</b>				<u>\$180,000</u>
476				
477 <b>32 16 40 Granite Curbing</b>				
478 Curbing, granite	2,100	LF	\$39.00	\$81,900
479 Curbing, edge other	1,050	LF	\$26.00	\$27,300
480 <b>32 16 40 Granite Curbing Total</b>				<u>\$109,200</u>
481				
482 <b>32 17 13 Pavement Markings</b>				
483 Pavement markings	1	LS	\$8,600.00	\$8,600
484 <b>32 17 13 Pavement Markings Total</b>				<u>\$8,600</u>
485				
486				
487				
488 <b>32 18 16 Poured in Place Playground Surfacing</b>				
489 Play Area, 2-5	5,000	SF	\$18.00	\$90,000
490 Play Area, 5-12	9,400	SF	\$18.00	\$169,200
491 Subsurface prep	14,400	SF	\$1.50	\$21,600
492 Subsurface drainage	14,400	SF	\$0.90	\$12,960
493 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<u>\$293,760</u>
494				
495 <b>32 30 00 Site Improvements</b>				
496 <b>11 13 33 Vehicular Traffic Gates</b>				
497 <b>12 93 00 Site Furnishings</b>				
498 Benches	10	EA	\$2,300.00	\$23,000
499 Trash receptacles	5	EA	\$900.00	\$4,500
500 Playstructure #1	1	EA	\$150,000.00	\$150,000
501 Playstructure #2	1	EA	\$120,000.00	\$120,000
502 <b>32 30 00 Site Improvements Total</b>				<u>\$297,500</u>



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
503				
504 <b>32 31 00 Fences and Gates</b>				
505 <b>32 31 14 Black Vinyl Chain Link Fence and Gates</b>				
506 <b>32 31 19 Ornamental Fence and Gates</b>				
507 Fence, ornamental	500	LF	\$65.00	\$32,500
508 Fence, chain link, 4' vinyl covered	1,900	LF	\$48.00	\$91,200
509 Fence, screen, other	500	LF	\$250.00	\$125,000
510 <b>32 31 00 Fences and Gates Total</b>				<b>\$248,700</b>
511				
512 <b>32 32 10 Boulder Placement</b>				
513 No work this section				\$0
514 <b>32 32 10 Boulder Placement Total</b>				<b>\$0</b>
515				
516 <b>32 32 17 Precast Modular Block Gravity Retaining Wall</b>				
517 Retaining wall, <4' exposed above grade	300	LF	\$450.00	\$135,000
518 <b>32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$135,000</b>
519				
520 <b>32 93 10 Trees, Shrubs and Groundcovers</b>				
521 <b>32 92 00 Soil Preparation for Lawn Establishment</b>				
522 <b>32 92 20 Seeding for Lawn Areas</b>				
523 <b>32 92 40 Seeding for Non-Lawn Areas</b>				
524 <b>32 92 50 Soil Preparation for Rain Gardens</b>				
525 <b>32 93 20 Raised Planter Soil Mix</b>				
526 Soccer field, grass	36,000	SF	\$3.00	\$108,000
527 Landscape Budget	1	LS	\$307,000.00	\$307,000
528 <b>32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$415,000</b>
529				
530				
531 <b>33-UTILITIES</b>				
532				
533 <b>33 20 00 Water Distribution</b>				
534 Hydrant and gate allowance	4	EA	\$2,800.00	\$11,200
535 8" CLDI fire water	200	LF	\$115.00	\$23,000
536 6" CLDI Fire protection	200	LF	\$85.00	\$17,000
537 The existing fire protection connect flow tested	1	AL	\$2,500.00	\$2,500
538 Connect to existing water	2	EA	\$2,400.00	\$4,800
539 Thrust blocks	1	LS	\$800.00	\$800
540 <b>33 20 00 Water Distribution Total</b>				<b>\$59,300</b>
541				
542 <b>33 30 00 Sanitary Sewer System</b>				
543 SMH	9	EA	\$4,200.00	\$37,800
544 5,000 Gallon grease trap	1	EA	\$15,000.00	\$15,000
545 Sewer pipe	200	LF	\$65.00	\$13,000
546 Connect to existing SMH	1	EA	\$2,000.00	\$2,000
547 <b>33 30 00 Sanitary Sewer System Total</b>				<b>\$67,800</b>



**OPTION 4 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
548				
549 <b>33 40 00 Storm Drainage System</b>				
550 Storm drainage system	137,400	SF	\$3.28	\$450,000
551 <b>33 40 00 Storm Drainage System Total</b>				<b>\$450,000</b>
552				
553 <b>33 50 00 Fuel Distribution</b>				
554 No work this section				\$0
555 <b>33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
556				
557 <b>26 00 00* Site Electrical</b>				
558 Utilities				
559 Power riser (1-5")	1	EA	\$1,800.00	\$1,800
560 Primary ductbank	100	LF	\$80.00	\$8,000
561 Handhole	1	EA	\$1,500.00	\$1,500
562 Pad mount transformer, By Utility Co, pad only	1	EA	\$2,200.00	\$2,200
563 Secondary ductbank	400	LF	\$545.00	\$218,000
564 Generator ductbank 300A, 60A feed, control wiring and circuitry	120	LF	\$135.00	\$16,200
565 Communications				
566 Pole Riser	1	LS	\$1,200.00	\$1,200
567 4-4" PVC conduits concrete encased (allow)	100	LF	\$100.00	\$10,000
568 Handhole	1	EA	\$1,500.00	\$1,500
569 Pole lighting	20	EA	\$3,400.00	\$68,000
570 Conduit and wiring for pole lighting	3,000	LF	\$15.00	\$45,000
571 Bollard lighting	10	EA	\$1,900.00	\$19,000
572 Conduit and wiring for bollard lighting	1,500	LF	\$15.00	\$22,500
573 Site lighting, landscape and features	1	LS	\$50,000.00	\$50,000
574 Power for site features, other	1	LS	\$25,000.00	\$25,000
575 <b>26 00 00* Site Electrical Total</b>				<b>\$489,900</b>
576				

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>8 02-EXISTING CONDITIONS</b>				
9				
<b>10 02 41 19 Selective Demolition</b>				
11 Removal & disposal of existing building; Devine School	36,000	GSF	\$8.00	\$288,000
12 Cut, cap & make safe/abandon utility for bldg demo; Devine School	36,000	GSF	\$0.33	\$11,880
<b>13 02 41 19 Selective Demolition Total</b>				<b>\$299,880</b>
14				
<b>15 02 60 00 Contaminated Site Material Removal</b>				
16 Removal / remediation of hazmat; Devine School	36,000	GSF	\$11.11	\$400,000
<b>17 02 60 00 Contaminated Site Material Removal Total</b>				<b>\$400,000</b>
18				
19				
<b>20 03-CONCRETE</b>				
21				
<b>22 03 30 00 Cast-in-Place Concrete</b>				
23 Slab on grade, lower level, 5"	0	SF		
24 Concrete materials	0	CY	\$140.00	\$0
25 Placing concrete	0	CY	\$85.00	\$0
26 Wire mesh	0	SF	\$0.75	\$0
27 Gravel under slab	0	CY	\$35.00	\$0
28 Vapor barrier, SOG	0	SF	\$0.60	\$0
29 Slab on grade, Level 1, 5"	45,800	SF		
30 Concrete materials	743	CY	\$140.00	\$104,020
31 Placing concrete	743	CY	\$85.00	\$63,155
32 Wire mesh	50,380	SF	\$0.75	\$37,785
33 Gravel under slab	1,866	CY	\$35.00	\$65,310
34 Vapor barrier, SOG	45,800	SF	\$0.60	\$27,480
35 Slab on deck, Level 1, 4.5"	0	SF		
36 Concrete materials	0	CY	\$140.00	\$0
37 Placing concrete	0	CY	\$85.00	\$0
38 Wire mesh	0	SF	\$0.75	\$0
39 Slab on deck, Level 2, 4.5"	30,900	SF		
40 Concrete materials	451	CY	\$140.00	\$63,140
41 Placing concrete	451	CY	\$85.00	\$38,335
42 Wire mesh	33,990	SF	\$0.75	\$25,493
43 Foundation wall, building & retaining, full height w/ strip footing	0	LF		
44 Formwork	0	SF	\$11.00	\$0
45 Concrete materials	0	CY	\$140.00	\$0
46 Placing concrete	0	CY	\$85.00	\$0
47 Reinforcing	0	LBS	\$1.25	\$0
48 Foundation wall, building, frost wall w/ strip footing	1,208	LF		
49 Formwork	14,496	SF	\$11.00	\$159,456
50 Concrete materials	470	CY	\$140.00	\$65,800
51 Placing concrete	470	CY	\$85.00	\$39,950
52 Reinforcing	42,300	LBS	\$1.25	\$52,875





**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
53 Gravel under slab	0	CY	\$35.00	\$0
54 Vapor barrier, SOG	0	SF	\$0.60	\$0
55 Insulation to foundation wall	7,248	SF	\$3.00	\$21,744
56 Insulation to SOG, foundation wall edge	4,832	SF	\$3.00	\$14,496
57 New elevator pit construction	1	EA	\$9,500.00	\$9,500
58 Spread footings, construction	230	CY	\$650.00	\$149,500
59 Grade beams, construction	180	CY	\$650.00	\$117,000
<b>60 03 30 00 Cast-in-Place Concrete Total</b>				<b>\$1,055,039</b>
61				
62				
<b>63 04-MASONRY</b>				
64				
<b>65 04 00 01** Masonry Work</b>				
<b>66 04 20 00 Unit Masonry</b>				
67 Exterior brick veneer	13,150	SF	\$36.00	\$473,400
68 Interior block construction	2,800	SF	\$26.50	\$74,200
69 Staging and access for new work	15,950	SF	\$3.00	\$47,850
70 Misc interior CMU wall construction	1,400	SF	\$26.50	\$37,100
<b>71 04 00 01** Masonry Work Total</b>				<b>\$632,550</b>
72				
73				
<b>74 05-METALS</b>				
75				
<b>76 05 00 01** Miscellaneous and Ornamental Iron</b>				
<b>77 05 50 00 Metal Fabrications</b>				
<b>78 05 51 00 Metal Stairs</b>				
<b>79 05 52 13 Pipe and Tube Railings</b>				
<b>80 05 73 13 Glazed Decorative Metal Railings</b>				
81				
82 Stair #1, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
83 Stair #2, egress, Lower Level to Level 2	2	FLT	\$38,000.00	\$76,000
84 Misc metals at exterior façade	13,150	SF	\$3.80	\$50,000
85 Misc metal at interior construction	76,700	GSF	\$1.40	\$107,380
<b>86 05 00 01** Miscellaneous and Ornamental Iron Total</b>				<b>\$309,380</b>
87				
<b>88 05 12 00 Structural Steel Framing</b>				
89 Structural steel framing for new construction	499	TN	\$4,200.00	\$2,095,800
90 Misc steel for interior construction	20	TN	\$4,200.00	\$84,000
91 Misc steel for roof mounted equipment	25	TN	\$4,200.00	\$105,000
92 Misc steel for roof screening, other	23	TN	\$4,200.00	\$96,600
<b>93 05 12 00 Structural Steel Framing Total</b>				<b>\$2,381,400</b>
94				
95				
<b>96 05 31 00 Steel Decking</b>				
97 Metal decking, floors	30,900	SF	\$3.75	\$115,875

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
98 Metal decking, roof	45,000	SF	\$3.50	\$157,500
99 <b>05 31 00 Steel Decking Total</b>				<b>\$273,375</b>
100				
101				
102 <b>06-WOODS, PLASTIC AND COMPOSITES</b>				
103				
104 <b>06 10 53 Miscellaneous Rough Carpentry</b>				
105 Rough carpentry for new exterior façade construction	13,150	SF	\$12.00	\$157,800
106 Rough carpentry for millwork	76,700	GSF	\$0.60	\$46,020
107 Misc rough carpentry for new work	76,700	GSF	\$0.50	\$38,350
108 <b>06 10 53 Miscellaneous Rough Carpentry Total</b>				<b>\$242,170</b>
109				
110 <b>06 40 23 Interior Architectural Woodwork</b>				
111 Millwork based on GSF	76,700	GSF	\$5.00	\$383,500
112 Miscellaneous standing and running trim	76,700	GSF	\$1.00	\$76,700
113 <b>06 40 23 Interior Architectural Woodwork Total</b>				<b>\$460,200</b>
114				
115				
116 <b>07-THERMAL AND MOISTURE PROTECTION</b>				
117				
118 <b>07 00 01** Waterproofing, Dampproofing and Caulking</b>				
119 <b>07 13 26 Self-Adhered Sheet Waterproofing</b>				
120 <b>07 16 13 Polymer Modified Cement Waterproofing</b>				
121 <b>07 27 13 Sheet Air Barriers</b>				
122 <b>07 92 00 Joint Sealants</b>				
123 Exterior façade, caulking of dissimilar materials, new addition	26,300	SF	\$2.00	\$52,600
124 Sealants and caulking for exterior windows	12,100	SF	\$2.75	\$33,275
125 Sealants and caulking for exterior doors	4	EA	\$200.00	\$800
126 Sealants and caulking at new interior construction	76,700	GSF	\$1.50	\$115,050
127 Waterproofing to foundation walls	7,248	SF	\$3.00	\$21,744
128 AVB to exterior wall, new construction	26,300	SF	\$7.00	\$184,100
129 <b>07 00 01** Waterproofing, Dampproofing and Caulking Total</b>				<b>\$407,569</b>
130				
131 <b>07 00 02** Roofing and Flashing</b>				
132 <b>07 53 23 Ethylene Propylene-Diene-Monomer (EPDM) Roofing</b>				
133 <b>07 62 00 Sheet Metal Flashing and Trim</b>				
134 <b>07 72 00 Roof Accessories</b>				
135 <b>07 95 13 Expansion Joints</b>				
136 New roofing at new building	45,000	SF	\$19.50	\$877,500
137 Walkway pads	4,500	SF	\$5.00	\$22,500
138 Roof accessories	45,000	SF	\$0.35	\$15,750
139 Flashing	45,000	SF	\$0.50	\$22,500
140 Roof blocking	2,777	LF	\$16.50	\$45,821
141 Roof hatch, ladder, allow	1	LS	\$5,500.00	\$5,500
142 <b>07 00 02** Roofing and Flashing Total</b>				<b>\$989,571</b>



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
143				
144 <b>07 21 00 Thermal Insulation</b>				
145 Spray foam insulation at exterior walls (new bldg)	26,300	SF	\$7.00	\$184,100
146 <b>07 21 00 Thermal Insulation Total</b>				<b>\$184,100</b>
147				
148 <b>07 42 13.23 Metal Composite Material Wall Panels</b>				
149 Metal panel	13,150	SF	\$85.00	\$1,117,750
150 Metal panel, trim, soffits and accents	1,315	SF	\$85.00	\$111,775
151 <b>07 42 13.23 Metal Composite Material Wall Panels Total</b>				<b>\$1,229,525</b>
152				
153 <b>07 42 33 Phenolic Wall Panels</b>				
154 <b>07 05 43 Rainscreen Attachment System</b>				
155 No work this section				\$0
156 <b>07 42 33 Phenolic Wall Panels Total</b>				<b>\$0</b>
157				
158 <b>07 84 00 Firestopping</b>				
159 <b>07 84 13 Penetration Fire Stopping</b>				
160 <b>07 84 46 Fire-Resistive Joint Systems</b>				
161 Firestopping at new wall construction	76,700	GSF	\$0.95	\$72,865
162 <b>07 84 00 Firestopping Total</b>				<b>\$72,865</b>
163				
164				
165 <b>08-OPENINGS</b>				
166				
167 <b>08 00 01** Glass and Glazing</b>				
168 <b>08 80 00 Glazing</b>				
169 Vestibule entrance doors	2	EA	\$8,300.00	\$16,600
170 Glazing in GWB partitions	1,155	SF	\$55.00	\$63,525
171 Glazing in interior door units	2,310	SF	\$45.00	\$103,950
172 <b>08 00 01** Glass and Glazing Total</b>				<b>\$184,075</b>
173				
174 <b>08 00 02** Metal Windows</b>				
175 <b>08 16 13 Fiberglass Doors and Frames</b>				
176 <b>08 41 13 Aluminum-Framed Entrances and Storefronts</b>				
177 <b>08 44 13 Glazed Aluminum Curtain Walls</b>				
178 <b>08 51 13 Aluminum Windows</b>				
179 <b>08 63 00 Metal Framed Skylights</b>				
180 <b>10 71 13 Exterior Sun Control Devices</b>				
181 Windows	12,100	SF	\$110.00	\$1,331,000
182 Sun control devices	1	LS	\$199,650.00	\$199,650
183 <b>08 00 02** Metal Windows Total</b>				<b>\$1,530,650</b>
184				
185 <b>08 11 13 Hollow Metal Doors and Frames</b>				
186 Egress doors	3	EA	\$3,900.00	\$11,700
187 OHD, receiving	1	EA	\$16,000.00	\$16,000



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
188 <b>08 11 13 Hollow Metal Doors and Frames Total</b>				<b>\$27,700</b>
189				
190 <b>08 14 16 Flush Wood Doors</b>				
191 Interior doors with frame & hardware	<b>76,700</b>	GSF	\$6.50	\$498,550
192 <b>08 14 16 Flush Wood Doors Total</b>				<b>\$498,550</b>
193				
194 <b>08 31 13 Access Doors and Frames</b>				
195 Access doors	<b>76,700</b>	GSF	\$0.15	\$11,505
196 <b>08 31 13 Access Doors and Frames Total</b>				<b>\$11,505</b>
197 <b>08 33 23 Overhead Coiling Doors</b>				
198 No work this section				\$0
199 <b>08 33 23 Overhead Coiling Doors Total</b>				<b>\$0</b>
200				
201 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies</b>				
202 No work this section				\$0
203 <b>08 45 23 Fiberglass-Sandwich-Panel Assemblies Total</b>				<b>\$0</b>
204				
205 <b>08 63 00 Metal Framed Skylights</b>				
206 No work this section				\$0
207 <b>08 63 00 Metal Framed Skylights Total</b>				<b>\$0</b>
208				
209 <b>08 71 00 Door Hardware</b>				
210 <b>08 71 13 Automatic Door Operators</b>				
211 Door operators	<b>4</b>	EA	\$4,800.00	\$19,200
212 <b>08 71 00 Door Hardware Total</b>				<b>\$19,200</b>
213				
214 <b>08 91 19 Fixed Louvers</b>				
215 Louvers	<b>100</b>	SF	\$85.00	\$8,500
216 <b>08 91 19 Fixed Louvers Total</b>				<b>\$8,500</b>
217				
218				
219 <b>09-FINISHES</b>				
220				
221 <b>09 00 01** Tiling</b>				
222 <b>09 30 00 Tiling</b>				
223 Ceramic tile, floor	<b>3,400</b>	SF	\$23.00	\$78,200
224 CT, walls	<b>3,800</b>	SF	\$23.00	\$87,400
225 <b>09 00 01** Tiling Total</b>				<b>\$165,600</b>
226				
227 <b>09 00 02** Acoustical Ceilings</b>				
228 <b>09 51 13 Acoustical Panel Ceilings</b>				
229 <b>09 54 23 Linear Metal Ceilings</b>				
230 ACT	<b>61,360</b>	SF	\$6.50	\$398,840
231 ACT, feature	<b>3,068</b>	SF	\$30.00	\$92,040
232 GWB	<b>1,500</b>	SF	\$14.50	\$21,750



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
233 <b>09 00 02** Acoustical Ceilings Total</b>				<b>\$512,630</b>
234				
235 <b>09 00 03** Resilient Flooring</b>				
236 <b>09 65 13 Resilient Base and Accessories</b>				
237 <b>09 65 19 Resilient Tile Flooring</b>				
238 <b>09 65 43 Linoleum Flooring</b>				
239 Rubber	69,030	SF	\$8.00	\$552,240
240 Sealed concrete	6,903	SF	\$4.00	\$27,612
241 <b>09 00 03** Resilient Flooring Total</b>				<b>\$579,852</b>
242				
243 <b>09 00 04** Painting</b>				
244 <b>09 91 00 Painting</b>				
245 Paint, throughout	76,700	GSF	\$4.00	\$306,800
246 Special finish wall treatment, locations TBD	500	SF	\$20.00	\$10,000
247 Exposed structure, paint	1,500	SF	\$3.00	\$4,500
248 Paint, new door frames	1	LS	\$35,840.00	\$35,840
249 Misc painting, special coatings	76,700	GSF	\$0.50	\$38,350
250 <b>09 00 04** Painting Total</b>				<b>\$395,490</b>
251				
252 <b>09 21 16 Gypsum Board Assemblies</b>				
253 <b>09 21 16.23 Gypsum Board Shaft Wall Assemblies</b>				
254 New exterior wall construction (studs, insulation, sheathing)	26,300	SF	\$24.00	\$631,200
255 GWB to exterior walls, new	26,300	SF	\$3.50	\$92,050
256 Firestopping at partitions	76,700	GSF	\$0.90	\$69,030
257 Sealants & caulking, partitions	76,700	GSF	\$0.65	\$49,855
258 Blocking for interior partitions	76,700	GSF	\$0.80	\$61,360
259 Misc. metals within partitions	76,700	GSF	\$1.50	\$115,050
260 FRP panel	76,700	GSF	\$1.00	\$76,700
261 New GWB interior wall partitions	67,600	SF	\$21.00	\$1,419,600
262 <b>09 21 16 Gypsum Board Assemblies Total</b>				<b>\$2,514,845</b>
263				
264 <b>09 64 00 Wood Flooring</b>				
265 <b>09 67 66 Wood Athletic Flooring</b>				
266 Wood	4,300	SF	\$21.00	\$90,300
267 <b>09 64 00 Wood Flooring Total</b>				<b>\$90,300</b>
268				
269 <b>09 67 23 Resinous Flooring</b>				
270 No work this section				\$0
271 <b>09 67 23 Resinous Flooring Total</b>				<b>\$0</b>
272				
273 <b>09 68 16 Sheet Carpeting</b>				
274 No work this section				\$0
275 <b>09 68 16 Sheet Carpeting Total</b>				<b>\$0</b>
276				
277 <b>09 84 00 Acoustic Room Components</b>				



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
278 Acoustical wall panels	76,700	GSF	\$0.75	\$57,525
279 <b>09 84 00 Acoustic Room Components Total</b>				<b>\$57,525</b>
280				
281				
282 <b>10-SPECIALTIES</b>				
283				
284 <b>10 11 00 Visual Display Surfaces</b>				
285 Display surfaces	100	SF	\$75.00	\$7,500
286 Marker boards, tackboard	76,700	GSF	\$0.20	\$15,340
287 <b>10 11 00 Visual Display Surfaces Total</b>				<b>\$22,840</b>
288				
289 <b>10 12 00 Display Cases</b>				
290 Display case	10	LF	\$800.00	\$8,000
291 <b>10 12 00 Display Cases Total</b>				<b>\$8,000</b>
292				
293 <b>10 14 53 Signage</b>				
294 <b>10 14 19 Dimensional Letter Signage</b>				
295 Exterior Signage	1	LS	\$11,500.00	\$11,500
296 Room ID sign	300	EA	\$150.00	\$45,000
297 Signage, interior, door	76,700	GSF	\$0.55	\$42,185
298 Misc. Int ADA signage	76,700	GSF	\$0.15	\$11,505
299 <b>10 14 53 Signage Total</b>				<b>\$110,190</b>
300				
301 <b>10 21 13 Toilet Compartments</b>				
302 <b>10 21 23 Cubicles</b>				
303 Toilet compartments	76,700	GSF	\$0.50	\$38,350
304 <b>10 21 13 Toilet Compartments Total</b>				<b>\$38,350</b>
305				
306 <b>10 22 26 Operable Partitions</b>				
307 No work this section				\$0
308 <b>10 22 26 Operable Partitions Total</b>				<b>\$0</b>
309				
310 <b>10 26 00 Wall Protections</b>				
311 Wall protection/rail	76,700	GSF	\$0.80	\$61,360
312 Corner guards, crash rails, etc	76,700	GSF	\$0.13	\$10,000
313 <b>10 26 00 Wall Protections Total</b>				<b>\$71,360</b>
314				
315 <b>10 28 00 Toilet and Bath Accessories</b>				
316 Toilet accessories	76,700	GSF	\$1.50	\$115,050
317 <b>10 28 00 Toilet and Bath Accessories Total</b>				<b>\$115,050</b>
318				
319 <b>10 41 16 Emergency Key Cabinets</b>				
320 No work this section				\$0
321 <b>10 41 16 Emergency Key Cabinets Total</b>				<b>\$0</b>
322				

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>323 10 44 00 Fire Protection Specialties</b>				
324 Fire extinguisher and cabinet	13	EA	\$500.00	\$6,500
<b>325 10 44 00 Fire Protection Specialties Total</b>				<b>\$6,500</b>
326				
<b>327 10 51 13 Metal Lockers</b>				
328 Lockers	315	EA	\$225.00	\$70,875
329 Storage & Supplies, racks-shelving	144	EA	\$225.00	\$32,400
<b>330 10 51 13 Metal Lockers Total</b>				<b>\$103,275</b>
331				
332				
<b>333 11-EQUIPMENT</b>				
334				
<b>335 11 06 10 Theatrical Rigging and Drapery</b>				
336 No work this section				\$0
<b>337 11 06 10 Theatrical Rigging and Drapery Total</b>				<b>\$0</b>
338				
<b>339 11 40 00 Food Service Equipment</b>				
340 Food Service Equipment; allowance	1	AL	\$350,000.00	\$350,000
<b>341 11 40 00 Food Service Equipment Total</b>				<b>\$350,000</b>
<b>342 11 52 13 Projection Screens</b>				
343 Projection screens	1	LS	\$40,000.00	\$40,000
<b>344 11 52 13 Projection Screens Total</b>				<b>\$40,000</b>
345				
<b>346 11 66 23 Gymnasium Equipment</b>				
347 <i>11 66 53 Gymnasium Dividers</i>				
348 <i>11 66 43 Interior Scoreboards</i>				
349 Stage equipment	1	LS	\$0.00	\$0
350 Basketball backboards	2	EA	\$8,000.00	\$16,000
351 Scoreboard	1	EA	\$0.00	\$0
<b>352 11 66 23 Gymnasium Equipment Total</b>				<b>\$16,000</b>
353				
354				
<b>355 12-FURNISHINGS</b>				
356				
<b>357 12 24 00 Window Shades</b>				
358 Window shades	12,100	SF	\$8.00	\$96,800
359 Window shades, room darkening/special conditions	1,900	SF	\$45.00	\$85,500
<b>360 12 24 00 Window Shades Total</b>				<b>\$182,300</b>
361				
<b>362 12 48 13 Entrance Floor Mats and Frames</b>				
363 Walk-off mat	140	SF	\$45.00	\$6,300
364 Entry floor mat	250	SF	\$45.00	\$11,250
<b>365 12 48 13 Entrance Floor Mats and Frames Total</b>				<b>\$17,550</b>
366				
<b>367 12 66 13 Telescoping Bleachers</b>				





**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
368 Bleachers	1	LS	\$0.00	\$0
369 <b>12 66 13 Telescoping Bleachers Total</b>				<b>\$0</b>
370				
371				
372 <b>14-CONVEYING EQUIPMENT</b>				
373				
374 <b>14 00 01** Elevator</b>				
375 <b>14 21 00 Electric Traction Elevators</b>				
376 Elevator, 2 stop	2	STOP	\$60,000.00	\$120,000
377 <b>14 00 01** Elevator Total</b>				<b>\$120,000</b>
378				
379				
380 <b>21,22,23-MECHANICAL</b>				
381				
382 <b>21 00 01** Fire Suppression</b>				
383 Service water risers	76,700	GSF	\$1.75	\$134,225
384 Sprinkler mains, branch piping and heads	76,700	GSF	\$4.50	\$345,150
385 <b>21 00 01** Fire Suppression Total</b>				<b>\$479,375</b>
386				
387 <b>22 00 01** Plumbing</b>				
388 Fixtures	76,700	GSF	\$4.00	\$306,800
389 Water piping	76,700	GSF	\$7.50	\$575,250
390 Sanitary, waste, vent, roof drain	76,700	GSF	\$3.50	\$268,450
391 Misc. plumbing	76,700	GSF	\$1.50	\$115,050
392 <b>22 00 01** Plumbing Total</b>				<b>\$1,265,550</b>
393				
394				
395 <b>23 00 10** HVAC</b>				
396 <b>23 05 48 Vibration Control &amp; Seismic Restraint</b>				
397 HVAC demolition	76,700	GSF	\$1.50	\$115,050
398 Equipment	76,700	GSF	\$6.25	\$479,375
399 Terminal units	76,700	GSF	\$6.75	\$517,725
400 Ductwork	76,700	GSF	\$19.00	\$1,457,300
401 Insulation	76,700	GSF	\$4.00	\$306,800
402 Piping	76,700	GSF	\$6.50	\$498,550
403 Controls	76,700	GSF	\$5.50	\$421,850
404 Demo and make safe at extg building	76,700	GSF	\$0.65	\$50,000
405 Misc. HVAC	76,700	GSF	\$2.50	\$191,750
406 <b>23 00 10** HVAC Total</b>				<b>\$4,038,400</b>
407				
408				
409 <b>26-ELECTRICAL</b>				
410				
411 <b>26 00 00** Electrical</b>				
412 <b>27 00 00 Technology</b>				

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>413 27 41 13 Audiovisual Systems</b>				
<b>414 27 53 19 Emergency Responder Radio Signal Amplification System (BDA System)</b>				
415 Power distribution	76,700	GSF	\$4.50	\$345,150
416 MEP equipment wiring	76,700	GSF	\$2.50	\$191,750
417 Fire Alarm System	76,700	GSF	\$3.50	\$268,450
418 Lighting, Interior	76,700	GSF	\$5.50	\$421,850
419 Lighting control system	76,700	GSF	\$1.00	\$76,700
420 Lighting, exterior, building mounted	76,700	GSF	\$0.50	\$38,350
421 Lighting, conduits and wire	76,700	GSF	\$2.50	\$191,750
422 Stage Lighting fixtures, dimming & controls	1	LS	\$0.00	\$0
423 Branch Devices	76,700	GSF	\$1.75	\$134,225
424 Branch Devices, conduits and wire	76,700	GSF	\$1.25	\$95,875
425 BAS system	76,700	GSF	\$1.50	\$115,050
426 Technology systems back box and conduit system	76,700	GSF	\$0.50	\$38,350
427 Telephone/Data/CATV	76,700	GSF	\$2.50	\$191,750
428 PV conduit system, infrastructure only	76,700	GSF	\$0.70	\$53,690
429 Mass notification system	76,700	GSF	\$1.75	\$134,225
430 Lightning protection	76,700	GSF	\$0.50	\$38,350
431 A/V system (Including Auditorium system), Allowance	76,700	GSF	\$3.50	\$268,450
432 Security system, allowance	76,700	GSF	\$2.70	\$207,090
433 <i>Reimbursable</i>				
434 Fees & Permits	1	LS	\$0.00	\$0
435 Seismic restraints	1	LS	\$7,500.00	\$7,500
436 Coordination & management	1	LS	\$15,000.00	\$15,000
437 Coordination study and testing	1	LS	\$3,500.00	\$3,500
438 Temporary power & lights	76,700	GSF	\$0.50	\$38,350
<b>439 26 00 00** Electrical Total</b>				<b>\$2,875,405</b>
440				
441				
<b>442 31-EARTHWORK</b>				
443				
<b>444 31 00 00 Site Demolition and Preparation</b>				
<b>445 31 11 00 Erosion and Sediment Control</b>				
446 Mobilization	1	LS	\$35,000.00	\$35,000
447 Erosion control	2,500	LF	\$15.00	\$37,500
448 Protection of existing conditions	1	LS	\$20,000.00	\$20,000
<b>449 31 00 00 Site Demolition and Preparation Total</b>				<b>\$92,500</b>
450				
<b>451 31 20 00 Earth Moving</b>				
452 Site demo	1	LS	\$60,000.00	\$60,000
453 Rough grading	14,300	CY	\$15.00	\$214,500
454 Excavation and backfill for new slab on grade work	3,400	CY	\$42.00	\$142,800
455 Excavation and backfill for new foundation wall work	1,790	CY	\$42.00	\$75,180
456 Protect existing foundation systems of extg building	1	LS	\$25,000.00	\$25,000
457 Import Material	500	CY	\$38.00	\$19,000



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
458 <b>31 20 00 Earth Moving Total</b>				<b>\$536,480</b>
459				
460				
461 <b>32-EXTERIOR IMPROVEMENTS</b>				
462				
463 <b>32 12 16 Asphalt Pavings</b>				
464 Parking, drive, loop, asphalt	10,778	SY	\$28.00	\$301,778
465 Gravel for paving	2,515	CY	\$35.00	\$88,025
466 <b>32 12 16 Asphalt Pavings Total</b>				<b>\$389,803</b>
467				
468 <b>32 12 17 Court Paving</b>				
469 No work this section				\$0
470 <b>32 12 17 Court Paving Total</b>				<b>\$0</b>
471				
472 <b>32 13 13 Concrete Paving</b>				
473 <b>32 13 12 Broom Finish Concrete Sidewalk Paving</b>				
474 Concrete walks, site	10,000	SF	\$9.00	\$90,000
475 <b>32 13 13 Concrete Paving Total</b>				<b>\$90,000</b>
476				
477 <b>32 16 40 Granite Curbing</b>				
478 Curbing, granite	2,100	LF	\$39.00	\$81,900
479 Curbing, edge other	1,050	LF	\$26.00	\$27,300
480 <b>32 16 40 Granite Curbing Total</b>				<b>\$109,200</b>
481				
482 <b>32 17 13 Pavement Markings</b>				
483 Pavement markings	1	LS	\$8,100.00	\$8,100
484 <b>32 17 13 Pavement Markings Total</b>				<b>\$8,100</b>
485				
486				
487				
488 <b>32 18 16 Poured in Place Playground Surfacing</b>				
489 Play Area, 2-5	5,000	SF	\$18.00	\$90,000
490 Play Area, 5-12	9,400	SF	\$18.00	\$169,200
491 Subsurface prep	14,400	SF	\$1.50	\$21,600
492 Subsurface drainage	14,400	SF	\$0.90	\$12,960
493				\$0
494 <b>32 18 16 Poured in Place Playground Surfacing Total</b>				<b>\$293,760</b>
495				
496 <b>32 30 00 Site Improvements</b>				
497 <b>11 13 33 Vehicular Traffic Gates</b>				
498 <b>12 93 00 Site Furnishings</b>				
499 Benches	10	EA	\$2,300.00	\$23,000
500 Trash receptacles	5	EA	\$900.00	\$4,500
501 Playstructure #1	1	EA	\$150,000.00	\$150,000
502 Playstructure #2	1	EA	\$120,000.00	\$120,000

**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

ELEMENT	QUANTITY	UNIT	UNIT RATE	COST
<b>503 32 30 00 Site Improvements Total</b>				<b>\$297,500</b>
504				
<b>505 32 31 00 Fences and Gates</b>				
<b>506 32 31 14 Black Vinyl Chain Link Fence and Gates</b>				
<b>507 32 31 19 Ornamental Fence and Gates</b>				
508 Fence, ornamental	500	LF	\$65.00	\$32,500
509 Fence, chain link, 4' vinyl covered	1,900	LF	\$48.00	\$91,200
510 Fence, screen, other	500	LF	\$250.00	\$125,000
511				\$0
<b>512 32 31 00 Fences and Gates Total</b>				<b>\$248,700</b>
513				
<b>514 32 32 10 Boulder Placement</b>				
515 No work this section				\$0
<b>516 32 32 10 Boulder Placement Total</b>				<b>\$0</b>
517				
<b>518 32 32 17 Precast Modular Block Gravity Retaining Wall</b>				
519 Retaining wall, <'4 exposed above grade	300	LF	\$450.00	\$135,000
<b>520 32 32 17 Precast Modular Block Gravity Retaining Wall Total</b>				<b>\$135,000</b>
521				
<b>522 32 93 10 Trees, Shrubs and Groundcovers</b>				
<b>523 32 92 00 Soil Preparation for Lawn Establishment</b>				
<b>524 32 92 20 Seeding for Lawn Areas</b>				
<b>525 32 92 40 Seeding for Non-Lawn Areas</b>				
<b>526 32 92 50 Soil Preparation for Rain Gardens</b>				
<b>527 32 93 20 Raised Planter Soil Mix</b>				
528 Soccer field, grass	36,000	SF	\$3.00	\$108,000
529 Landscape Budget	1	LS	\$307,000.00	\$307,000
<b>530 32 93 10 Trees, Shrubs and Groundcovers Total</b>				<b>\$415,000</b>
531				
532				
<b>533 33-UTILITIES</b>				
534				
<b>535 33 20 00 Water Distribution</b>				
536 Hydrant and gate allowance	4	EA	\$2,800.00	\$11,200
537 8" CLDI fire water	200	LF	\$115.00	\$23,000
538 6" CLDI Fire protection	200	LF	\$85.00	\$17,000
539 The existing fire protection connect flow tested	1	AL	\$2,500.00	\$2,500
540 Connect to existing water	2	EA	\$2,400.00	\$4,800
541 Thrust blocks	1	LS	\$800.00	\$800
<b>542 33 20 00 Water Distribution Total</b>				<b>\$59,300</b>
543				
<b>544 33 30 00 Sanitary Sewer System</b>				
545 SMH	9	EA	\$4,200.00	\$37,800
546 5,000 Gallon grease trap	1	EA	\$15,000.00	\$15,000
547 Sewer pipe	200	LF	\$65.00	\$13,000



**OPTION 5 - NEW CONSTRUCTION - DIRECT TRADE COST DETAILS**

<b>ELEMENT</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT RATE</b>	<b>COST</b>
548 Connect to existing SMH	1	EA	\$2,000.00	\$2,000
<b>549 33 30 00 Sanitary Sewer System Total</b>				<b>\$67,800</b>
550				
<b>551 33 40 00 Storm Drainage System</b>				
552 Storm drainage system	121,400	SF	\$3.71	\$450,000
<b>553 33 40 00 Storm Drainage System Total</b>				<b>\$450,000</b>
554				
<b>555 33 50 00 Fuel Distribution</b>				
556 No work this section				\$0
<b>557 33 50 00 Fuel Distribution Total</b>				<b>\$0</b>
558				
<b>559 26 00 00* Site Electrical</b>				
560 Utilities				
561 Power riser (1-5")	1	EA	\$1,800.00	\$1,800
562 Primary ductbank	100	LF	\$80.00	\$8,000
563 Handhole	1	EA	\$1,500.00	\$1,500
564 Pad mount transformer, By Utility Co, pad only	1	EA	\$2,200.00	\$2,200
565 Secondary ductbank	400	LF	\$545.00	\$218,000
566 Generator ductbank 300A, 60A feed, control wiring and circuitry	120	LF	\$135.00	\$16,200
567 Communications				
568 Pole Riser	1	LS	\$1,200.00	\$1,200
569 4-4" PVC conduits concrete encased (allow)	100	LF	\$100.00	\$10,000
570 Handhole	1	EA	\$1,500.00	\$1,500
571 Pole lighting	20	EA	\$3,400.00	\$68,000
572 Conduit and wiring for pole lighting	3,000	LF	\$15.00	\$45,000
573 Bollard lighting	10	EA	\$1,900.00	\$19,000
574 Conduit and wiring for bollard lighting	1,500	LF	\$15.00	\$22,500
575 Site lighting, landscape and features	1	LS	\$50,000.00	\$50,000
576 Power for site features, other	1	LS	\$25,000.00	\$25,000
<b>577 26 00 00* Site Electrical Total</b>				<b>\$489,900</b>
578				

### 3.7 Cost Summary

Below is the MSBA Summary of Preliminary Design Pricing for options 1 through 5. Option 1 is the repair of the existing Lyons school building. Options 2 through 5 are based on the same program, the gross SF of the Option 2 Renovation / Addition is slightly larger, due to the inefficiency of the existing building and the required adjacencies in relation to the existing footprint. The cost estimates reflect a CM at Risk project delivery method.

Alternative (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	1. Site 2. Building Takedown 3. Haz. Mat. Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Base Repair / Code Upgrade	35,795	35,795 sf (\$368/sf)	0 (0/sf)	1.\$487,000 2.\$0 3.\$617,400	\$13,173,167	\$16,000,000
Option 2 (Renovation Addition)	82,000	26,142 sf (\$425/sf)	55,858 sf (\$474/sf)	1.\$7,657,613 2.\$113,519 3.\$789,280	\$42,516,804 (\$519/sf)	\$53,000,000
Option 3 (New Construction) (Lyons Site)	76,575	0 (\$0/sf)	76,575 sf (\$457/sf)	1.\$7,758,915 2.\$315,711 3.\$789,280	\$39,527,244 (\$516/sf)	\$49,400,000
Option 4 (New Construction) (Lyons Site)	76,700	0 (\$0/sf)	76,700 sf (\$476/sf)	1.\$9,299,987 2.\$315,711 3.\$ 789,280	\$42,408,056 (\$553/sf)	\$62,300,000
<b>Option 5 (New Construction) (Devine Site)</b>	<b>76,700</b>	<b>0 (\$0/sf)</b>	<b>76,700 sf (\$468/sf)</b>	<b>1.\$7,290,791</b> <b>2.\$317,520</b> <b>3.\$955,500</b>	<b>\$40,162,241 (\$524/sf)</b>	<b>\$50,200,000</b>

\* Marked Up construction costs

\*\* Does not include construction contingency

\*\*\* **District's preferred option**

#### Considerations for Construction Cost

1. Design capacity: Options 2, 3, 4 and 5 have a capacity of 315 K-5 students + 90 PK students (full time equivalent).
2. Construction Cost
  - a. CM@ Risk
  - b. Phasing considerations. Option 1 and 2 have an extended construction schedule to building to remain occupied during construction.
  - c. Renovation implications include:
    - i. Full compliance with MAAB, seismic, energy and life safety.
    - ii. Exterior solid masonry walls require substantial reinforcing insulation and refinishing the interior walls to comply with the energy code. The cost for Option 2 includes replacement of the exterior walls at renovated areas.
3. Project cost = Construction cost x 25% soft costs
  - a. Includes soft costs: FFE, Technology equipment, A/E and OPM Fees and Contingencies)

## 3.8 Project Schedule

Refer to Section 1 for the Updated Project Schedule.



## SECTION 4      PREFERRED SOLUTION

### 4.1 Randolph's Preferred Solution

The purpose of the Preferred Schematic Report is to finalize the Preliminary Design Program, summarize the process and conclusions of the Preliminary Evaluation of Alternatives and substantiate and document the District's selection and recommendation for a preferred solution.

Section 3 describes the site alternatives and building design options that were developed during the course of the feasibility study. It identifies strengths and weaknesses of each option and creates a knowledge base around each by which a cost estimate has been developed and overall feasibility has been confirmed.

The information about each option given in Section 3 was disseminated to Town through a process which began with the School Building Committee. The school building committee evaluated each presentation and initiated meetings with the School Committee and Town Council at intervals deemed appropriate to the level of development. Also, the project team conducted two open public meetings designed to solicit input from the community about the project, including a real time poll of those who attended.

The decision-making process began with an initial decision that the Lyons site and the Devine site were the two strongest site alternatives. This decision was made by the school building committee and confirmed with the Town Council at their meeting of September 15, 2020. The decision occurred during the Preliminary Design Program report and you may refer to Section 6 of that report to read about the rationale. With the selection of the two sites, there remained five design options to be discussed, of which four were at the Lyons site. After deliberation, the school building committee evaluated the multiple Lyons' site options and voted to remove Option 1, 2, and 4 from consideration, leaving a new building at Lyons (option 3) and a new building at Devine (option 5) as the two front runners. Section 3 of this report explains that Option 1 is a base repair/code upgrade of the existing building that does not meet the requirements of the educational plan nor provide for the spatial requirements of the proposed school. Option 2 is an Addition/Renovation option that costs more than new construction options and involves more disruption to the school during construction. Option 4 is a new construction at the location of the existing Lyons school building, and would require the relocation of the school to an offsite location. Unfortunately, no offsite location could be found. Of the Lyons site options, Option 3 proved preferable.

With the field narrowed to two strong options, the school building committee chose to engage the School Committee for feedback and then bring the decision to the Town Council for selection. On November 12<sup>th</sup>, 2020, the options were presented to the School Committee, which voted in favor of a new building at the Devine site. On December 14, 2020, the options were presented to the Town Council, which ultimately voted in favor of a new building at the Devine site (option 5) at its next meeting.

## 4.2 Educational Program

The Updated Educational Program is appended to this Section.

# Randolph Public Schools

Thea R. Stovell  
Superintendent of Schools



Elizabeth G. Lyons Elementary School  
Educational Program

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## Section 1: Educational Program Introduction

The Randolph Public Schools District (RPS) is a suburban district located in Norfolk County, 14 miles south of Boston with a pre-K-12 student population of 2,783. As of November, 2019, there are four elementary schools serving grades K—5 (Margaret L. Donovan School, John F. Kennedy School, Elizabeth G. Lyons School and Martin E. Young School). The John F. Kennedy School also serves pre-K. There is one middle school — Randolph Community Middle School serving grades 6—8; one high school — Randolph High School serving grades 9 —12; and one academy — AIM Academy, which is an alternative education program designed to provide students with additional support they require to function within the high school. As we prepare the Lyons Elementary Educational Program, we are following the typical educational programming which was offered during the 2019-2020 school year. Due to COVID-19 and its impact on education, schools' programs will look vastly different in the 2020 - 2021 school year.

The Elizabeth G. Lyons Elementary School (Lyons) building was built in 1958 . At that time, the school had eighteen rooms with a modern design. The building was a fire-resistant, one-story structure and offered classes up to and including the sixth grade, with two of its primary rooms adaptable for future kindergarten use. The school is named after Elizabeth G. Lyons, who was born on Cross Street in Randolph, Massachusetts on June 18, 1872. Ms. Lyons was the daughter of Daniel P. and Mary (Buckley) Lyons and was the youngest member in a family of thirteen. She was a schoolteacher and lived her entire life in Randolph. Elizabeth Lyons was an impactful educator with a strong belief that education was important.

RPS also believes in the power of education and is committed to high quality learning and teaching. RPS provides various resources to support the needs of students and families from Randolph. Although the Department of Elementary and Secondary Education (DESE) no longer uses the "Levels" classification, the Lyons rose to a Level 2 performance rating based on the 2015- 2016 MCAS scores, joining Randolph High School (RHS) in that

distinction according to the DESE 2016 Assessment & Accountability Data Report.

District Enrollment during the past five years has ranged from 2,913 students in 2014-2015 to 2,818 in the 2019-2020 school year. The RPS district focuses on student achievement in all areas through key initiatives in Positive Behavioral Intervention System (PBIS), Social and Emotional Learning (SEL), and Universal Design Learning (UDL).

#### District Curriculum Goals

The DESE 2019 MCAS school and district accountability and assistance results and ratings showed that RPS has been classified as “making moderate progress towards improvement” and all of our schools were rated to be making either “substantial” or “moderate progress” towards improvement. See the Chart below.

School	Progress Toward Improvement Targets	Accountability %ile
Randolph School District	45% - Moderate progress toward targets	NA
Donovan Elementary School	62% - Substantial progress toward targets	50
JFK Elementary School	47% - Moderate progress toward targets	16
Lyons Elementary School	68% - Substantial progress toward targets	50
Young Elementary School	59% - Substantial progress toward targets	37
Randolph Community Middle School	43% - Moderate progress toward targets	8
Randolph High School	42% - Moderate progress toward targets	24

## Educational Vision

The underlying mission of Randolph Public Schools (RPS), in partnership with the community, is to ensure that all children acquire the knowledge, skills, and attributes essential for personal excellence in learning, life, and work within our global community. A collaborative approach to educating the whole child is at the forefront of this undertaking.

RPS is committed to providing our graduates with the necessary knowledge, skills and expertise to thrive in this global 21st Century economy. The essential skills for success are critical thinking and problem-solving, creativity and innovation, and communication and collaboration. Further, we promote an understanding of academic content at a much higher level by weaving global awareness, entrepreneurial literacy, and digital literacy/computer science skills into core subjects.

A high-quality, rigorous education is the fundamental right of every child. All children will receive the respect, encouragement, and opportunities they need to grow academically, socially, and emotionally. Their educational journey should encourage risk taking, build perseverance and resilience, and celebrate individual growth. The Randolph School Community has identified the following guiding principles that direct our work:

### **Guiding Principles:**

The Randolph Public Schools District Core Values are: We C.A.R.E.

- **C**ontinuous Reflection and Improvement
- **A**cademic Excellence and Innovation
- **R**espectful and Responsible Relationships
- **E**ngaged and Equitable Community

The District and School Improvement Plans drive the curriculum and instructional planning at Lyons Elementary School. These documents guide decision-making and are the primary resource for advancing student achievement.

## DISTRICT STRATEGIC OBJECTIVES

### GOAL 1: Continuous Reflection and Improvement

Increase *academic* achievement of *all students* by implementing innovative and equitable teaching practices.

#### PRIORITIES:

1. Examine the district's Educational Equity practices and develop a district-wide Educational Equity Plan.
2. Implement Universal Design for Learning (UDL) strategies to meet the diverse needs of students
3. Integrate technology to facilitate advanced methods of learning and upgrade the technology plan to improve infrastructure and access in all schools.
4. Create learning experiences that are real-world and build 21<sup>st</sup> Century competencies.

### GOAL 2: Academic Excellence and Innovation

*Develop aligned K-12 curricula that are culturally relevant and engaging to meet the needs of all students.*

#### PRIORITIES:

1. Implement the district's existing Educational Equity Plan.
2. Develop a consistently implemented, aligned curricula that articulates well-defined outcomes with a focus on depth of understanding (UDL).
3. Develop a cohesive, curriculum plan that embeds social-emotional learning (SEL) in the lessons.
4. Expand and deepen the implementation of Positive Behavior Intervention Supports (PBIS) to support the academic, social, emotional, and behavioral competence of all students.

### GOAL 3: Respectful and Responsible Relationships

*Recruit and maintain a workforce that is diverse, highly skilled, and professional*

#### PRIORITIES:

1. Implement the district's existing Educational Equity Plan.
2. Effectively engage the community and strengthen partnerships that promote student achievement.
3. Build community partnerships to support students' social and emotional health.
4. Develop a district-wide response to improve student attendance.

## GOAL 4: Engaged and Equitable Community

Increase *students' academic* success by building family and community partnerships.

### *PRIORITIES:*

1. Implement the district's existing Educational Equity Plan.
2. Upgrade the educator mentor program to build the capacity of teachers to strengthen relationships and implement effective classroom management.
3. Provide targeted professional development to support teachers' growth that includes social- emotional learning (SEL) and personalized wellness.
4. Implement systems and structures that best respond to the complex needs of students.

The Lyons School honors the diversity of learners and families in our community while striving for academic excellence for all. The staff firmly believes that establishing a strong relationship between the home and the school is an essential component of the students' education and development. We ensure two-way communication is embedded in all classrooms. The Lyons School provides support to all students and families through expanding practices that increase student engagement, promote educational equity, and increase parent involvement.

### **Teaching Philosophy and Methods K-5(District)**

The educational philosophy of the RPS is to ensure that the whole child is provided with the tools to grow - academically, socially, emotionally, and physically. This is accomplished through carefully designed instruction that is strategically administered by highly skilled educators. Students and educators focus on conceptual, practical, and experiential learning. RPS is committed to the Research for Better Teaching (RBT) course and Studying Skillful Teaching: Promoting Motivation, Learning, and Achievement (SST) as a universal experience among educators to develop a Common language and understanding of best practices around teaching and learning.

### **21st Century Skills (4 CS)**

Preparing students for college and career readiness begins with teaching 21st Century learning in the elementary classroom. Each student must be taught to exercise critical thinking, communicate, collaborate, and become creative and practical problem solvers, by connecting them with their world in ways that are personally meaningful and relevant. This was the focus *on* the recent visioning sessions conducted by Frank Locker for the School District. Among the 30 participants, there was unanimous agreement that these skills represent the future of teaching and learning for Randolph's students.

### **Critical Thinking:**

At RPS, critical thinkers are empowered to think for themselves. They are self-directed learners who find solutions to complex problems, by questioning what they see and hear, and seeking answers for themselves. They compare evidence, develop an argument, evaluate competing claims, draw reasoned conclusions, and use this information to hone



their decision-making skills. Asking a simple question "Why?" encourages thinking broadly and deeper learning. Thinking that is productive, purposeful and intentional is at the core of effective learning. By applying a sequence of thinking skills, RPS students develop an increasingly sophisticated understanding of the processes they can use whenever they encounter problems, unfamiliar information, and new ideas. They begin to set themselves up for a lifetime of thinking and learning independently.

### **Communication:**

Oral and written communication are among the top four skills employers seek when hiring. It is critical that RPS graduates communicate clearly, effectively express thoughts, and articulate coherent instructions to contribute successfully to any team. Children who make eye contact when talking, who respect opinions, who understand taking turns when speaking, and who know how to solve verbal conflicts are those who establish friendships easily. Active listening, practicing empathy, and conveying constructive verbal and nonverbal communication skills are essential skills for every RPS student as they prepare for their future. These complex communication competencies involve explanation, negotiation, and other forms of intense human interaction; these skills are necessary for success and will not be replaced by automation. Communication skills are a portion of the English Language Arts learning standards and is also practiced in our Social Emotional Learning Curriculum.

### **Collaboration:**

Collaboration often takes the form of group work in the classroom. RPS students collaborate through designed experiences that require them to work with those they may not normally connect with. RPS students should demonstrate the ability to work effectively and respectfully with diverse teams. Learning teamwork skills prepares students for success in the future, as they learn to work with others different from themselves. Collaboration skills, such as working effectively with diverse teams, making necessary compromises to accomplish a common goal, valuing the individual contributions made by each team member, and assuming shared responsibility for cooperative work all involve a process of communication and collaboration. RPS students working collectively as a group can generate more knowledge and ensure the best decisions are made, making collaboration a key ingredient to student success in today's global society.

### **Creative and Practical Problem-Solvers:**

RPS students are creative and practical problem-solvers. Their ability to think outside the box to find solutions will give them a strong advantage in the future. RPS students are creative problem-solvers who perceive failure as an opportunity to learn, to demonstrate originality and inventiveness.

RPS students generate and apply new ideas, act on intuition, and refine ideas to discover new possibilities. They are inquisitive, reasonable, intellectual, flexible, open, and fair-minded. They have a readiness to try new ways of doing things and consider alternatives, and persistently persevere through challenges.

## **Innovation**

RPS encourages teachers and students to explore, research, and use all the tools to uncover something new. Our community values looking at problems and solving them in unique and creative ways. Students in RPS are expected to use a higher level of thinking to solve problems. We are working toward intensifying meaningful, active learning experiences for students such as developing the support structures to foster an environment of active learning and incorporating active learning and new technologies to improve capacity and quality of learning.

## **Responsible and Active Global Citizens**

A responsible and active global citizen is someone who is aware of and understands the wider world and his/her place in it. S/he should take an active role in the community and work with others to make our planet more equal, fair, and sustainable. Our goal is to influence our students to build their own understanding of world events. We utilize our social studies curriculum as a springboard to learn about and apply lessons regarding citizenship.

RPS nurtures respect for all, building a sense of belonging to a common humanity and helping learners become responsible and active global citizens. We aim to empower learners to assume active roles to face and resolve global challenges and to become proactive contributors to a more peaceful, tolerant, inclusive and secure world. RPS is committed to offering civic learning experiences that involve students' active participation in projects that address global issues of a social, political, economic, or environmental nature.

## **Project-Based Learning Model (PBL)**

RPS will, over the next three years, thoughtfully plan and prepare a move towards PBL. We will move from strict block scheduling for grades K-5 to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout the day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be more blended across all discipline areas.

Developing a plan that begins with a vision, we will work closely with a PBL consultant to thoroughly plan over the next three years towards dynamic implementation. Although this educational program focuses on the Lyons ES, RPS is developing an innovative learning plan that will be utilized throughout the district (PK-12) so that all students benefit from an engaging PBL format. The new Lyons building will offer a unique learning experience for students to engage in project-based learning (PBL).

In preparation for the new site, we will begin with a solid implementation plan that is focused on building internal capacity for teachers and administrators and effectively planning for long-term sustainability. RPS will partner with an organization to guide the pedagogical instructional shift and develop an engaging, learning model for students. In designing this model, RPS will create a compelling vision that is clear and focused on

designing PBL learning experiences that create a culture of inquiry and collaboration. We will offer more flexible learning opportunities where students can showcase learning outcomes and discuss the learning that took place. We will focus on building the central office and building-based leaderships' capacity so that they can create optimal conditions for PBL as an instructional reform and support the teachers in taking on this innovative learning method. Ongoing professional development for teachers and administrators that includes coaching opportunities and lesson design practice will be a key element of this PBL implementation process. The goal is for students to use the tools and resources provided to think and develop learning projects relevant to their lives and their communities.

The following plan has been developed following the Buck Institute for Education's model to support Randolph Public Schools(RPS) with its systemic implementation of Project Based Learning (PBL) PK-12 across the district. This plan details the actions necessary to support the district in implementing and sustaining a PBL initiative which serves as one of the key instructional methodologies identified in the district's broader strategic plan. The plan is focused on RPS building its own internal capacity to support the long-term sustainability of the PBL initiative over the next three years.

Vision and Goals for PBL in RPS: Randolph Public Schools will provide an engaging and relevant education that prepares every student to adapt and thrive in a rapidly changing world. Project Based Learning is one of RPS' instructional approaches for actualizing the vision and supporting the following student goals in the district's Implementation Plan for Project-Based Learning 2024:

## VISION OF A GRADUATE



### Student Goals:

- Students will achieve their full academic potential and persevere in solving complex authentic problems through creativity and innovation.
- Students will effectively lead, communicate, and interact with **diverse cultures** in order to shape and impact the 21st century global society.
- Students demonstrate **integrity, empathy, and responsibility** to oneself and the community.

As we plan for PBL implementation the RPS Teaching and Learning Team (T&L Team) will play a major role in this work both in participation and facilitation.

The RPS T&L Team includes:

- Math Coordinator
- Tech Integration Coordinator
- Instructional Coaches

- Data Specialist
- Assistant Superintendent

**Implementation Plan for Project-Based Learning 2024 includes the following:**

- Develop a Project Based Learning communication plan for staff, parents, administrators and community; include research on how project-based learning improves student achievement outcomes, 2021-2024
- Train central office and school-based administrators to lead and monitor effective implementation of PBL, 2021-2022
- Conduct Project Based Learning school readiness assessments to determine a multiyear implementation and professional development plan, including the identification of early adopter, model demonstration sites and/or classrooms, 2021-2022
- Develop a set of tools, exemplars, resources and rubrics that support teachers and students in mastering and measuring progress in core content standards, communication, collaboration and critical thinking through Project Based Learning, 2022-2023
- Provide professional development for teacher leaders on project-based learning, 2022-2023
- Provide teachers with sustained professional development in project-based learning and technology integration with special emphasis on developing an ongoing, sustainable coaching model to build training capacity, 2023-2024

**Goals for PBL Implementation:**

**For students:** When fully implemented, PBL will:

- Enhance engagement
- Provide a systematic framework for learning 21st century skills and mastering standards defined within RPS curriculum frameworks
- Provide a relevant application of learning

**For staff:** When fully implemented, PBL will:

- Enhance opportunities for student engagement
- Provide a tool as a systematic framework for teaching 21st century skills and rigorous content
- Provide opportunity to evaluate student understanding of relevance

**For community:** When fully implemented, PBL will:

- Prepare students for real-world, problem solving experiences
- Equip our students with 21st century skills necessary for success in workforce
- Engage community partners in public education in obtaining the RPS Vision of A Graduate.

## Implementation Expectations by Year

The following implementation expectations have been established to inform leaders and teachers of their next steps. The Central Office Team along with the Teaching and Learning Team are developing a PD plan with our PBL consultant.

District wide Classroom Implementation Expectations by Year Year Implementation Expectation for Elementary, Middle School & High School 2021-2024.

- Year 1 2021-2022
  - Training for all district and school level leaders
  - Elementary: Implement 1 project
- Year 2 2022-2023
  - Elementary: Implement 2 or more integrated projects
  - Begin training secondary teachers on PBL
- Year 3 2023-2024
  - Elementary: Implement 2 or more integrated projects
  - Middle School & High School: Each student will experience 2 or more projects; these projects can be integrated across disciplines

Professional Learning Timeline: The following table highlights the key actions required to develop leadership capacity and deploy training and sustained support by implementation year. Professional Learning:

### Developing Leadership Capacity & Deploying Training and Sustained Support

Action/Training	When	Who	Purpose
<b>Year 1 - Present 2021 - 2022</b> <ul style="list-style-type: none"> <li>● PBL Partner</li> <li>● District &amp; Building Leaders are passionate about PBL</li> <li>● Building Staff Understanding</li> <li>● Choosing Early Adopters Cohort I, offer intense PD, and try a PBL experience</li> </ul>			
1. Identify PBL partner  <i>*important our partner is chosen with the lens of marrying literacy initiative and PBL</i>	By Spring 2021	T&L Team	To partner with an expert PBL consultant to lead training
2. Provide central office & building principals a vision and professional	In administrative and principals' meetings (Beginning June 2021)	Central office management and building principals, T&L Team	To establish readiness for PBL implementation; to begin institutionalizing

<p>opportunities to define 21st century teaching, learning &amp; leading; implement protocols during leadership meetings(June 2021)</p> <p><i>*importance of leadership being all in and driving the bus on this initiative</i></p> <p><i>Would leadership engage in a PBL experience over the 21/22 SY as adult learners?</i></p>			<p>protocols with leadership</p>
<p>3. Deliver PD (Grades PK-12) on 21st century teaching, learning &amp; leading w/ 4 C's Focus and beginnings of PBL, co-teacher, collab</p> <ul style="list-style-type: none"> <li>• Intro session/book group</li> </ul>	<p>Sessions throughout the year (2021-2022) Beginning Fall 2021 - ongoing</p>	<p>T&amp;L Team and PBL partner</p>	<p>To prepare teachers and administrators in helping students engage and access 21st skills for college and career readiness</p>
<p>4. Select early adopter teachers (PK-5) for cohort 1E</p> <ul style="list-style-type: none"> <li>• Vertical Team</li> <li>• Horizontal Team using a readiness rubric; inform schools and organization of selection</li> </ul>	<p>January 2022</p>	<p>Central office management team use readiness survey</p>	<p>To create demonstration sites and develop PBL capacity for launching the initiative district wide</p>
<p>5. PBL Partner to work closely with Cohort 1E</p>	<p>January - June 2022</p>	<p>PBL Partner T&amp;L Team Cohort 1 &amp; 2</p>	<p>Intensive PD</p>
<p>6. Early adopter teachers Cohort IE begin the implementation of the first model project/unit.</p>	<p>Spring 2022</p>	<p>PK-5 early adopter teachers CI</p>	<p>To continue PBL implementation &amp; creation of success models</p>



7. Principals (V&H) hold faculty meetings PBL initiative summative and next steps plan a PBL activity mini experience?	May 2022	School Principals readiness survey Reflection with early adopters	To communicate the organization's rational and plan for adopting PBL; to establish readiness and buy in for launching the initiative
8. Celebration of Learning Invite staff, faculty, parents, community, industry partners	June 2022	Building Leaders, T&L team, & district Team	To demonstrate learning, progress, and inspiration of our students and learning communities
<b>Action/Training</b>	<b>When</b>	<b>Who</b>	<b>Purpose</b>
<b>Year 2 - 2022- 2023</b> <ul style="list-style-type: none"> <li>• Selection of cohort 2</li> <li>• Building Leadership creates PBL culture AND structures in buildings</li> <li>• Cohort I building PBL teams</li> <li>• Peer Observations</li> <li>• PBL Project Library</li> </ul>			
1. PBL PD con't Cohort 1 (V&H) early adopter teachers Begin selection process of cohort 2E	July - August 2022	4 elementary schools:up to 28 participants (PK-5) each cohort	To create success models for the district, Create PBL lessons
2. PBL professional development for administrators & central office management	July - August 2022	T&L Team, principals, APs & central office leadership Up to 50 participants	To develop the leadership capacity of administrators to effectively support & monitor PBL implementation. <ul style="list-style-type: none"> <li>• What structures, schedules, etc. need to shift to bring PBL alive in your building?</li> <li>• Begin to think about interdisciplinary relationships</li> <li>• Identify key focus areas/look-fors in observation during</li> </ul>

			teacher evaluations. (Implementation of PBL lessons) Standard I, II, IV
3. Early adopter teacher Cohort 2E begins the implementation of the first model project/unit.	Beginning in the Fall/Winter 2022	PK-5 early adopter teachers C2	To continue PBL implementation & creation of success models
4. Cohort I & school leadership <ul style="list-style-type: none"> <li>interdisciplinary co-teaching and recruiting partner teachers to fill roles</li> </ul>	Fall 2022	PK-5 early adopter teachers C1	To continue PBL implementation & creation of success models
5. Sustained support visits with teachers in early adopter classrooms C1E & C2E	One in fall 2022 One in Spring 2023	PK - 5 early adopter teachers; Identified consultants, specialists & integrators observe visits; T&L Team	To support PBL implementation & sustainability
6. Early adopter peer visits to classrooms in other building and other grade levels	Winter 2022 - Spring 2023 Ongoing	Early adopter staff	To build the capacity of early adopter leaders & teachers; to create success models for the district
7. Design projects & create an initial centralized project library	Ongoing	Identified consultants, specialists & integrators	To support PBL implementation & sustainability
8. Celebration of Learning Invite staff, faculty, parents, community, industry partners	June 2023	Building Leaders, T&L team, & district Team	To demonstrate learning, progress, and inspiration of our students and learning communities
<b>Action/Training</b>	<b>When</b>	<b>Who</b>	<b>Purpose</b>

**Year 3 2023-2024**

**Secondary Timeline**

<p>1.PBL professional development Secondary Leaders</p>	<p>July - August 2023</p>	<p>T&amp;L Team, principals, APs &amp; central office leadership Up to 50 participants</p>	<p>To develop the leadership capacity of administrators to effectively support &amp; monitor PBL implementation.</p> <ul style="list-style-type: none"> <li>• What structures, schedules, etc. need to shift to bring PBL alive in your building?</li> <li>• Begin to think about interdisciplinary relationships</li> <li>• Identify key focus areas/look-fors in observation during teacher evaluations. (Implementation of PBL lessons) Standard I, II, IV</li> </ul>
<p>2. Deliver PD (Grades P6-12) on 21st century teaching, learning &amp; leading w/ 4 C's Focus and beginnings of PBL, co-teacher, collab</p> <ul style="list-style-type: none"> <li>• Intro session/book group</li> </ul>	<p>Sessions throughout the year (2023-2024) Beginning Fall 2023 - ongoing</p>	<p>T&amp;L Team and PBL partner</p>	<p>To prepare teachers and administrators in helping students engage and access 21st skills for college and career readiness</p>
<p>3. Select early adopter teachers (6-12)for cohort 1S</p> <ul style="list-style-type: none"> <li>• Vertical Team</li> <li>• Horizontal Team using a readiness rubric; inform schools and organization of selection</li> </ul>	<p>January 2023</p>	<p>Central office management team use readiness survey</p>	<p>To create demonstration sites and develop PBL capacity for launching the initiative district wide</p>
<p>4. PBL Partner to work closely with</p>	<p>January - June 2023</p>	<p>PBL Partner T&amp;L Team</p>	<p>Intensive PD</p>

Cohort 1S		Cohort 1 & 2	
5. Early adopter teachers Cohort 1S begin the implementation of the first model project/unit.	Spring 2023	Gr. 6-12 early adopter teachers C1	To continue PBL implementation & creation of success models
6. Principals (V&H) hold faculty meetings PBL initiative summative and next steps plan a PBL activity mini experience?	May 2023	School Principals readiness survey Reflection with early adopters	To communicate the organization's rationale and plan for adopting PBL; to establish readiness and buy in for launching the initiative
7. Celebration of Learning Invite staff, faculty, parents, community, industry partners	June 2024	Building Leaders, T&L team, & district Team	To demonstrate learning, progress, and inspiration of our students and learning communities
<b>Elementary Timeline</b>			
8. PBL PD con't Cohort 2E (V&H) early adopter teachers Begin selection process of cohort 3E	July - August 2023	4 elementary schools: up to 28 participants each cohort	To create success models for the district, Create PBL lessons
9. Early adopter teacher Cohort 3E begin the implementation of the first model project/unit.	Beginning in the Fall/Winter 2023	PK-5 early adopter teachers C3	To continue PBL implementation & creation of success models
10. Cohort 2E & school leadership	Fall 2023	PK-5 early adopter teachers C1	To continue PBL implementation &

<ul style="list-style-type: none"> <li>interdisciplinary co-teaching and recruiting partner teachers to fill roles</li> </ul>			creation of success models
11. Sustained support visits with teachers in early adopter classrooms C1-3E	One in fall 2023 One in Spring 2024	PK - 5 early adopter teachers; Identified consultants, specialists & integrators observe visits; T&L Team	To support PBL implementation & sustainability
12. Early adopter peer visits to classrooms in other building and other grade levels	Winter 2023 - Spring 2024 Ongoing	Early adopter staff	To build the capacity of early adopter leaders & teachers; to create success models for the district
13. Design projects & create an initial centralized project library	Ongoing	Identified consultants, specialists & integrators	To support PBL implementation & sustainability
14. Celebration of Learning Invite staff, faculty, parents, community, industry partners	June 2024	Building Leaders, T&L team, & district Team	To demonstrate learning, progress, and inspiration of our students and learning communities

In preparation for the new and innovative facility, our proposed space provides for collaboration, problem solving, flexibility, and presentation of learning. An ability to make large spaces smaller using breakout rooms will allow for the elements of collaboration, meeting student needs, shared meeting spaces, and interdisciplinary and PBL. These classroom spaces would be separated by glass and visible to provide the opportunities we seek in a safe platform. The spaces can utilize the maker space for project and assessment purposes whether formally or informally. We envision our students working in heterogeneous pods and working collaboratively with other students.

## **DISTRICT CURRICULUM GOALS**

The Randolph Public School District is committed to the core content areas reflected in the Massachusetts Curriculum Frameworks. These frameworks articulate a vision of teaching and learning in each discipline, as well as content learning standards that outline the specifics of

what Massachusetts' students are expected to know and be able to do at each grade level (pre-K-12). Incorporating an expanded pre-Kindergarten program into this project will enhance students' access to curricular and instructional practices that will best prepare them for the transition to elementary school with a safe, accessible, and well-designed space. Core materials and resources are carefully selected to complement curriculum implementation and assessment. Professional development includes a variety of activities including the important component of workplace training, which provides for professional growth of the staff in curriculum planning, implementation, assessment, and instructional improvement.

The student of today demands an educational environment where the skills they bring to the classroom community are recognized and incorporated into the teachers' instructional practices. If we are to adequately prepare our students for life in the 21st Century global society, then education must move to embrace a hybrid learning model of instruction, weaving online and traditional instructional strategies together into a comprehensive, blended model approach to teaching and learning. Experiences in digital literacy and computer science is an area for growth in Randolph Public Schools and Lyons Elementary. PBL and interdisciplinary opportunities will build upon our current technology usage, which has already been expanded due to the COVID-19 pandemic. RPS is now a 1:1 device district. Students are engaging in digital literacy activities on a daily basis.

As we move deeper into the 21st Century, we must build within our students the skills necessary to achieve in this rapidly changing global environment. We must encourage collaboration and the development of critical thinking skills; rote memorization is not enough. The physical space in today's schools must support collaborative learning activities such as project-based learning and high-quality performance assessments to support student learning. Having students work together to demonstrate mastery of a concept or skill brings learning alive and mirrors the real-world application of such knowledge.

While we have not yet arrived at our goal, we have a vision and are working towards that vision over the next three years. We are looking at our facility to serve as a structure to support our focus of STREAMM (Science, Technology, Reading, Engineering, Arts, Mathematics and Movement) learning offered through a Project Based Learning (PBL) approach. This marriage of STREAMM and PBL will be designed to support students in critical thinking and applying the learning that helps them prepare for future challenges and opportunities. The STE room serves as one location for STREAMM delivery.

As we thoughtfully plan and prepare a move towards PBL over the next three years, we will move from strict block scheduling to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout the day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be more blended across all discipline areas. We have begun this work in some elementary classrooms through Engage New York learning units. These opportunities allow students to learn across the curriculum.

To fully embrace PBL, we will reimagine the block schedule to provide valuable and rigorous

learning opportunities for students to be involved in more interactive activities/schedules including physical education, arts, music, and science. These activities will not only be fun, but more importantly address significant learning outcomes.

## **Targeted Groups**

In supporting English learners, co-planning and co-teaching are keys to moving language services into an interdisciplinary model offered across the curriculum. Co-planning and co-teaching will require adaptable collaboration planning spaces for teachers. One teacher desk will be required for each classroom. Additionally, small group pull-out or push-in spaces will be included for brief targeted language support across homerooms and grades depending on their specific language needs. Some EL teachers have done this by using the interdisciplinary model curriculum units (MCU) from DESE. ELs' digital literacy will be taught using mobile language labs. STREAMM education offers ELs at all proficiency levels the ability to access grade level content in heterogeneous groups while working collaboratively with peers. The new building should include an EL Family Room for parent meetings, screenings, ACCESS testing, one-to-one remediation (before/after school), and the EL Family Room would be stocked with multi-lingual literature for parents orienting them to the school and the community as well as provide access to technology.

In supporting students on IEPs (Individualized Education Program), the key to providing project based learning support include access and exposure to STREAMM education activities and equitable exposure to Digital Literacy curriculum for our exceptional learners. With the learner-centered focus on STREAMM and Digital Literacy, students will be able to learn more actively using more hands-on learning approaches. A few of the benefits of STREAMM education and Digital Literacy include: the constant movement of thinking and solving real-life problems that are more meaningful and purposeful in a child's learning; they are designed for shorter time and provide ample time for breaks so students on IEPs can process what they have learned; lastly, STREAMM Education and Digital Literacy curriculum both provide a safer place for students to express themselves and be able to experience failure and success that will eventually help students on IEPs develop more resilient attitudes towards their learning.

Teachers will receive professional development opportunities in curriculum and training for deeper learning experiences. The goal is to provide significant learning outcomes for our targeted students by ensuring that there are meaningful experiences with these curricula; training on incorporating language needs throughout the curriculum in order to support ELs; preparing teachers to better understand the inquiry process and how to best utilize questioning and promote sustained inquiry and comprehensive interdisciplinary lessons so that all students can access the curricula.

When it comes to the EL /Special education assessment, RPS will utilize the STE room for assessment purposes formally and informally. We envision our students working in heterogeneous pods and working collaboratively with others to maximize their learning of the four language domains and specific goals on the students' IEP. Other options for assessments include the use of technology more regularly for online assessments, digital literacy assessments specifically targeting the domains of speaking, writing, listening and



reading. As part of the innovative assessment practices for EL and students on IEPs, teachers will allow modified and alternative ways of assessments including allowing students to record themselves when speaking and having a language lab set up for EL speaking assessment and practice.

Learning opportunities are founded in feedback from peers, teachers, and self. Regular, ongoing assessment in the form of feedback and checks for understanding will support students' growth and *progress*.

**Section 2: Grade Configuration**

The RPS District educates students from pre-K-12. The following charts give the Lyons ES total grade in-district enrollment.

Advantages of Current and Proposed Grade Configuration

Lyons School Proposed Enrollment: 315 K-5 students	
Kindergarten	3/50
Grade 1	3/58*
Grade 2	3/58*
Grade 3	2/50
Grade 4	2/50
Grade 5	2/50
Prekindergarten	6/90 (full time equivalent)
Sub Separate (TLC Program)	3/21

The total K-5 enrollment does not break down evenly into six grades. \*Three sections are proposed for grade 1 and grade 2 anticipating uneven distribution of students per grade. Classroom design is to be flexible to allow for grades with large cohorts to utilize a third section.

**Section 3: Class Size Policies**

Classrooms across the district consist of general education, inclusion, and sub-separate classrooms. RPS is committed to, whenever possible, limiting classroom sizes to 25 or fewer pupils.

## Section 4: School Scheduling Method

**Current Scheduling Methodology:** The Lyons Elementary School (Lyons) has a scheduling method that addresses educational programming, student achievement and accountability requirements in accordance with the RPS District's policies. District common planning times and teacher planning occurs when homeroom classrooms are with specialists. The school day runs from 8:30 a.m. through 3:15 p.m.

**Core Subjects:** The Lyons administrative team plans and sets all academic and specialist schedules. Special Education teachers, ELL teachers, Title I teachers, and related service providers assist and create schedules with the goal of maximizing small group instruction and support services for all students.

**ELA/Writing:** Instructional time for ELA/Writing is 120 minutes per day/ days per week. Typically, ELA/Writing instruction involves a 40 minute Whole Group Reading block, 40 minute small group ELA block, and a 40 minute writing block. During this time, all grades have a whole group time period where the classroom teacher reviews the core instruction. Afterwards, students go to small groups based on reading assessment scores. Lastly, students have a daily writing block.

**W.I.N. Block (What I Need):** W.I.N. Block is an intervention block for all students. WIN block focuses on growth and progress in student action plans. W.I.N. is delivered through small group instruction. These action plans provide struggling students with remedial instruction and extensions for accelerated learners. Teachers prioritize small group instruction during the W.I.N. Block and utilize technology. Technology based learning programs like iReady, Lexia, Reflex, and Exact Path are utilized to accelerate learning. This block is when special education and English language learners receive related services with teachers, speech pathologists, occupational therapists, and Title I teachers.

**Mathematics:** Instructional time is generally eighty (80) minutes per day. This includes a combination of whole group instruction, guided and independent practice, small groups, and reflection.

### **Specialist Subjects:**

**Science:** Time allotment for science instruction is as follows: 2 double blocks sessions (80 minutes twice a week) for grades four and five, 2 times a week for grade two and three, and 1 time a week for grade one. Each typical science session is 40 minutes per session. The science block includes whole group instruction, guided practice and experiential labs, and experiments. The two double blocks for grades four and five are used for experiential labs.

Kindergarten integrates science into ELA through science related texts and experiential activities.

**Art:** Students meet once a week for 40 minutes at each grade level; one art teacher delivers instruction from a cart in homerooms. Currently the Lyons School does not have space for Art Education.

**Music:** Students meet 1-2 times a week for 40 minutes at each grade level. There is a dedicated Music Room with a full-time teacher.

**Physical Education:** The gym is in a common area. The entrance to the music room, science lab, kindergarten classrooms, and office space/classroom are built off the gymnasium. Students receive physical education class once a week for 40 minutes. With the new gym that allows us to divide the space, we intend to offer additional gym classes per week for students.

**Social Studies:** Currently there is a 0.8 FTE position; a recent change from a 1.0 FTE position for the 2019-2020 School year due to budget constraints. The Social Studies teacher travels on a cart and delivers instruction in homeroom classrooms. His office and supplies are housed in our Science Room. All grades have Social Studies twice/week, except for kindergarten which has it once/week.

Our current model provides social studies learning to students as a specialist area one or two times per week. Our goal is to move away from Social studies as a special; including this learning as part of the curriculum daily and as integrated concepts in the curriculum.

We have identified a need in our district for increased curricula focusing on equity and diversity. We recently were chosen to participate in the Culturally Responsive Teaching Academy and the Culturally Responsive Learning Academy sponsored by the DESE. The purposes of these academies are to bring more perspective and relevance to our curriculum reflective of the student body. The social studies content will be embedded into the ELA curriculum to create a Humanities focus within a greater interdisciplinary PBL approach. This work will provide all students with entry point access, an ability to inquire and grow, and to apply concepts to their world.

It is our intention to identify and implement an interdisciplinary curriculum that is relatable, accessible and relevant, and results in student development in the areas of empathy, compassion, and inclusive and responsible citizenship.

**Toolbox:** Social and emotional learning (SEL) is the process through which children and adults acquire and apply the knowledge, attitudes, and skills necessary to understand and manage emotions, set positive goals, persevere, demonstrate empathy for others, establish positive relationships, and make responsible decisions. At RPS, beginning School Year 2020-2021, we started to implement a new SEL (Social Emotional Learning) curriculum called TOOLBOX™. We have moved away from the “Success” program and have been concentrating on the implementation of TOOLBOX™ from Preschool level up to the Middle School Level.

TOOLBOX™ is a “simple, research-based, community-tested Kindergarten through sixth grade social and emotional learning (SEL) program that builds and strengthens children’s inherent capacity for resilience, self-mastery and empathy for self and others through its

curricula, methods, and strategies. Teachers are directing children to the experience and awareness of 12 innate "Tools" that already exist inside them." This curriculum aims to "open the door to authentic relationships to self and others, TOOLBOX naturally encourages social equity through empathy, understanding, and 12 skills or practices to navigate the complexities of everyday life."

At RPS, we use the morning meeting time at the PK and elementary levels to teach children about the importance of the 12 innate "Tools" and reinforce these concepts during small group instruction with school-based counselors and use these tools throughout the day. All staff across the district from PK to middle school have been trained on the TOOLBOX™ curriculum and all staff will grow into using the same common language on social emotional learning.

In partnership with families and the community, RPS commits to create and maintain safe and supportive learning environments and experiences in which every member feels valued, included, respected, and empowered to learn, grow, and achieve to their fullest potential.

**Lunch/Recess:** Recess is scheduled for 15 minutes, either on the playground or pavement area in the back of the school, followed by a 30-minute lunch in the cafeteria. Each teacher has two recess supervision blocks built into their schedules per week. There are 3 lunch periods, each with two grade levels attending: K/1, 2/4, and 3/5 . There are 2 paraprofessional/office aides that provide cafeteria coverage for all lunch periods. During the kindergarten lunch period, the kindergarten paraprofessionals aide the cafeteria staff.

**Teacher Planning:** Teachers are provided with seven preparatory periods each week. District Common Planning Time occurs three times a week and is led by the Principal, Assistant Principal, or Curriculum Coach. The Common Planning time is utilized for professional development, data analysis and action planning, curriculum planning, and professional collaboration.

While we have not yet arrived at our goal, we have a vision and are working towards that vision over the next three years. Our goal is to shift our elementary focus towards thematic planning across all contents so that educators utilize their own expertise to support student learning across our interdisciplinary learning platform.

We are looking at our facility to serve as a structure to support our focus of STREAMM (Science, Technology, Reading, Engineering, Arts, Mathematics and Movement) learning offered through a Project Based Learning (PBL) approach. This marriage of STREAMM and PBL will be designed to support students in critical thinking and applying the learning that helps them prepare for future challenges and opportunities.

It is our intention over the next three years to thoughtfully plan and prepare a move towards STREAMM, PBL, and thematic units. We will move from strict block scheduling to interdisciplinary cross-curricular learning opportunities. Learning opportunities in physical education, arts, music, and other interdisciplinary subjects will take place organically throughout each day via a PBL format. Incorporating learning in an integrated way allows the lines of block scheduling to blur and the time on learning to be blended across all discipline areas

## **Section 5: Building Space and Structure**

### **Building Layout:**

Currently, at the Lyons, there are three main community spaces; 15 homerooms; 2 designated specialist rooms (music and science lab); a converted stage used as an office area for OT and counseling; a classroom designated for special education office space; small office spaces built off the cafeteria (used for school psychologist, math Title I, student support room for sub-separate program and storage space for after-school program); a main hallway off of which are the main office, principal's office, assistant principal's office, nurse's office, literacy coach and ELL office, staff lounge, and social worker's office.

### **Community Spaces:**

**Cafeteria-** The Lyons cafeteria is used for many purposes. The cafeteria has six classrooms that surround it in an open concept way, creating huge challenges for circulation and acoustics. Due to space constraints, Lyons also uses the cafeteria for small group reading and math instruction in grades 1 and 3. Additionally, the space is used for small groups from our sub-separate therapeutic classrooms when their homerooms are unavailable. Lastly, the cafeteria is used for the Lyons Pride Ceremonies and whole school assemblies, and often does not have room for all families that wish to attend. Assemblies can include both students and parents, with approx. 600 attendees.

**Library/Media Lab-** The Lyons Library/Media Lab is also used for many purposes. It has six classrooms that surround it in an open concept way (once again a very challenging issue). Currently Lyons uses the Library/Media Lab for small group reading and math instruction in Grades 2, 4, and 5. Additionally, the space is used for small group testing accommodations. This space is often loud due to students transitioning to many classrooms and it has our playground access. The Library space is also used for whole school meetings. Lastly, the Library/Media Lab is used for computer-based testing for student growth.

**Gymnasium-** The Lyons Gymnasium has a vinyl tile floor and it also has six classrooms that surround it in an open concept way. The Gym is used for many purposes. The gym teacher teaches gym class to each student once a week. The Physical Therapist meets with students in this area. When physical education class is in session, it is disruptive to the kindergarten, science, music, and office/small group instructional space. The gym is also used for whole school events such as the Book Fair, Holiday Sing Along, and the Forsyth Dental Program which causes the gym teacher to teach in a homeroom classroom when the gym is occupied.

**Stage-** In 2017, the Lyons School's stage was converted into a Social Studies/Science classroom. After three school years, this space became difficult for large classes to utilize and lacked the space for science experiments and projects to take place. During the 2019-2020 School year, this space became the occupational therapist and school social worker space. The space is now used for office space along with the social worker's meeting groups of students. The space does not work well for any of the alternate uses, but there are no alternatives.

**Substantially Separate (sub sep) Program-** Of the 15 homerooms, 3 are designated for the therapeutic sub-separate program. The Therapeutic Learning Classrooms (TLC) are self-contained classrooms available to students in grades K-5. The Lyons School is the only elementary school in the district with this program. These classrooms include students dealing with a variety of behavioral, social, therapeutic, and academic issues. They provide small group instruction and a small student— staff ratio, consistent with strategies designed to promote cooperative learning and social/emotional growth. Students in these programs have Individualized Educational Plans (IEPs) which addresses their diverse learning styles and specific needs. All students are encouraged and given the opportunity to mainstream for both academic and non-academic classes where possible. Students are provided academic and behavioral support to enhance success in the mainstream. TLC classrooms are staffed with certified special education teachers as well as paraprofessional support to facilitate academic instruction and behavior management.

The TLC program is staffed with a social worker that works solely with the TLC population and who is available to provide individual and group therapy and crisis intervention for students as well as behavioral consultation to the teaching staff.

**Space for Related Service Providers-** There are three spaces that house the Title I math office, speech and language pathologist (SLP), and school psychologist. These three spaces were partitioned off from the Cafeteria and Teachers' Room. As mentioned in an earlier section, the occupational therapist and TLC social worker share an office space on the stage. The school guidance counselor has an "office" in the main hallway, large enough for a student social skills group.

**Health Center-** The nurse's office has an entrance from within the main office area. It contains a large reception desk, an exam area, and counseling space. There is rest space for up to two students. The office contains a bathroom with an adjoining sink and private changing area. The current room list includes a 250 SF nurse's office/cot area, two 100 SF exam rooms and a toilet room. The health room should hold 3 cots and have a large walk-in storage closet big enough to hold necessary nursing supplies and required PPE supplies.

**Meeting Spaces-** The main hallway leads to the principal's office and the assistant principal's office. Both spaces are used for a variety of purposes: conference area, common planning time for teachers, professional development around district initiatives, all special education IEP meetings, and parent meetings. There is limited break-out space for related service providers and teachers to assess and evaluate students, which is a major need. At the administrative level, Lyons has a full-time principal, one assistant principal, part-time school psychologist, part-time occupational therapist, part-time speech pathologist, one nurse and an administrative assistant. All too often, there are scheduling conflicts, lack of privacy, and overcrowding of spaces for the needs of evaluations, meetings, and conferences.

**Storage Spaces-** Storage spaces are not adequate for the school's needs. For example, Lyons currently uses an old shower for their Title I closet. A larger office on the other side

of the building is used as a book room, ELL office, and small group instruction space. Additionally, the teacher's room often stores teacher materials that teachers do not use on a consistent basis. The classrooms are currently too small for teachers; therefore, they must find other places to store materials.

**Mechanical and Custodial Storage-** There are two custodial storage closets on the main floor of the Lyons building: one near the main office and one on the other side of the school between the group bathrooms. There is a supply closet for teacher materials, which also houses one of the large network servers for the school's internet, off the main hallway. The basement of the school is used as an office space for the custodial team. The basement serves as a location for a phone line hub and remaining internet servers.

## **Section 6: Teaching Methodology and Structure**

Engaging students to acquire deep understanding while promoting the skills and habits necessary for life-long learning is at the center of our instructional practices. Inquiry, exploration, and independent application are present throughout the day. Students learn from others through collaboration, feedback, and support. Learning experiences are designed to encourage perseverance, deepen understanding over time, and promote self-reliance. It is the responsibility of the teacher to continually assess student understanding and skill development. This leads to direct instruction of the whole class, a sub-group within the class, or individual students.

When thinking about preparing our students for 21st Century success, we wish to be planning spaces that contribute to our students being citizens of the world and exhibiting the following skills: collaboration, Communication, creativity, and critical thinking.

Learning space characteristics that would support the district's mission and goals include:

- Open flexible common spaces that promote collaboration, teamwork, movement, and play
- Large, flexible classrooms that allow for project-based learning, collaboration, movement, and storage of curriculum materials
- Enclosed quiet spaces for individual reflection and quiet work time
- Multiple options for comfortable seating and standing which can be reconfigured to promote student learning
- Indoor/outdoor learning spaces which support the integration of the environment and academic learning inclusive of the school and community at large
- Accessible physical and digital resources, materials, and tools to facilitate student creativity and exploration

**Current Structure** — The Master Schedule is organized so that both classrooms at each grade level follow the same daily schedule. This allows teachers to create cross-class groups that can be more targeted to fit the group member's needs. This means students from the two homerooms merge and are grouped by need where teaching and learning can be differentiated. Most lessons begin with a whole group lesson or launch, but most of the instructional time is spent in small flexible groups. Group composition is based on data from pre-testing.



Teachers use a wide variety of instructional approaches and methodologies to meet the students' needs. Teaching methodologies may include co-teaching or multiple teachers working with small groups throughout the classrooms.

## **Administrative and Academic Organization/Structure**

**Current Organization** — The Lyons School is organized around grade-level teams, which serve as the basis for Professional Learning Communities (PLCs) at the building level. PLCs are designed to build capacity for increased collaboration, inquiry, and reflection. Teachers meet regularly to discuss common concerns, share expertise and work collaboratively to improve teaching and learning. In addition, PLCs are engaged in curriculum review, instructional planning, analyzing student work and reviewing assessment, and social/emotional data.

Each grade level team is supported by special education, ELL, Title I teachers, paraprofessionals, and service providers.

## **Curriculum Delivery Methods and Practices**

### **ELA/Literacy:**

**How Curriculum is Delivered** — At the Lyons School, a range of curriculum approaches are used to deliver the ELA curriculum. The curriculum is based on the 2017 Massachusetts English Language Arts and Literacy Frameworks. Delivery of reading instruction consists of whole group instruction, small group instruction with flexible grouping, guided practice, and center rotations that include technology. ELA instruction is provided 5 times a week for 90-120 minutes. This block integrates foundational reading skills including phonics/word recognition, phonological awareness, print concepts and fluency. The programs and academic resources for foundation reading skills are Letterland by Keys to Literacy and Project Read by Language Circle Enterprises.

Additionally, programs and academic resources used for reading intervention include Leveled Literacy intervention (LLI) by Fountas and Pinnell, SIPPS Reading by Center for the Collaborative Classroom, Wilson Reading and Orton Gillingham Reading. ELA instruction also includes the standards in the frameworks that focus on informational and literary text, language, and speaking and listening standards. The core academic resource is Reading Street 2016 by Pearson. ELA resources include anthology, classroom libraries, leveled readers, and online reading programs, including but not limited to Exact Path, Lexia, Keyboarding Without Tears, and Pearson Realize. For the writing portion of the ELA block, curriculum is based on the standards in the frameworks that focus on writing. The program and academic resource for writing is Empowering Writers.

With additional space and better classroom configuration, we anticipate substantial changes in the way ELA will be taught. Students will be able to work more readily in small groups in a quieter environment. Project Based Learning will be utilized to emphasize core learning goals. Art, music, and social studies teaching will be integrated into the ELA program to help students understand and appreciate the inter-relatedness of the subjects. Leveled reading materials will be stored in the classroom or in the media center.

## **Mathematics**

How Curriculum is Delivered — At the Lyons School, a variety of instructional approaches are used to deliver the mathematics curriculum. The curriculum is based on the 2017 Massachusetts Curriculum Frameworks. The primary academic resource is a math program Eureka Math by Great Minds. In addition, Eureka Math is supplemented by a range of on-line math programs including but not limited to iReady, Reflex Math, Exact Poll, and Zearn. Currently, each student receives 80 minutes of math instruction five (5) times each week. Delivery of instruction includes whole group direct instruction, guided practice, small group instruction, independent work, and learning centers which may be one of the on-line math programs, or a paired math activity. Eureka Math emphasizes conceptual understanding and foundational math skills, which also helps students to develop multiple strategies to solve problems.

With additional space and better classroom configuration, we anticipate substantial changes in the way mathematics will be taught. Students will be able to work more readily in small groups in a quieter environment. Hands on projects will be utilized to emphasize core learning goals. Art, music, and science teaching will be integrated into the math program to help students understand and appreciate the inter-relatedness of the subjects. The new building will include a Math storage area of about 50 sf that is located with the general classrooms.

**Social Studies** — At the Lyons School, students in grades 1-5 have social studies classes twice each week for a total of 80 minutes. Kindergarten students have social studies once a week for 40 minutes. The K-5 social studies curriculum at the Lyons school is aligned to the 2018 Massachusetts Curriculum Frameworks for Social Studies.

Using guidance from the Massachusetts Curriculum Frameworks, instruction is provided through a variety of means, utilizing Universal Design for Learning (UDL) teaching principles. The course content is tailored to be interactive and informative and implements writing standards that align with ELA frameworks. Teaching students through an inquiry-based learning approach is essential to developing core skills in social studies. Students access the curriculum through discussions, writing, drawing and using technology. The content is curated to be culturally relevant and inclusive with respect to the diverse backgrounds of the RPS District student population. Students learn about physical and political geography, American and global history, map and navigation skills, environment, human interaction, important historical figures, and the historical implications of events. Students are given opportunities through group and individual activities to develop a growth mindset and critical thinking skills. A variety of online resources are used in the creation and development of the course content.

Social Studies will be able to use spaces for group instruction and project development, which will be delivered through interdisciplinary units and project-based learning. We envision the Social Studies curriculum to help students develop a culturally responsive global worldview that nurtures skills for solving current societal challenges and a passion for

social justice.

**Science** — In grade levels 1-5 at Lyons, core science instruction is given outside of the student's homeroom classroom by a dedicated science teacher. First grade students start with having one 40 minute class per week, with each grade level receiving more science instruction as they progress through their elementary years. The result is students in grade 5 receive two 40-minute classes and one 80-minute class per week. The inclusion of the 80-minute class for older elementary students (3-5) is designed to conduct experiments and do lab work, as well as enhancing students' ability to perform the Science and Engineering Practices included in the 2016 NGSS Frameworks.

The primary science curriculum used by Lyons comes from FOSS Kits and Project Lead The Way. Instruction directed from FOSS Kits centers around students achieving scientific literacy from speaking, reading, and performing scientific tasks aligned with grade level standards, as well as instructional efficiency from teachers by providing friendly manuals that are consistent with each other across grade levels and units. Instruction directed from Project Lead The Way follows their Activity, Project, Problem-Based (APB) Approach, which scaffolds activities that encourages students to work independently or in small groups to discover a solution to a unit's specific problem. Any supplemental science resources aside from FOSS or Project Lead The Way are either made or found by the science teacher.

The Science Program is envisioned to expand and be more hands-on. We plan to build a new, large science and engineering lab (STE room) which will include space for group instruction and project development. Students will have floor space to build and test prototypes. Flexible storage will be provided at the perimeter to allow projects to be built over time. Access to deliveries (and disposal) will be critical to allow the space to easily bring in and out the materials needed to be highly functional in a safe manner. This room is to be primarily used by grades 1-5 and be near and accessible to these grade's classrooms.

**Counseling and Support Services-** Counseling services are currently provided to students who qualify under IEP and 504 Plans, as well as tiered interventions through our RTI process — aptly called RMTSS (Randolph Multi-Tiered Systems of Support).

Counseling services are provided by counselors who provide support in behavioral management, school adjustment, social skills development, social-emotional learning, bullying prevention, and crisis/trauma intervention. These services are coordinated with the principal, classroom teachers, and specialists. Services include: 30-minute lunch counseling sessions with small groups and daily SEL Toolbox lessons that are embedded in the classroom. These SEL lessons include a focus on character building, social skills, peer relationships, and crisis support that may involve safety protocols and correspondence to outside providers.

The Lyons School has a part-time school psychologist and a social worker designated for the district's therapeutic program, which is housed at the school.

The Lyons School has embraced the components of Positive Behavioral Interventions and Supports (PBIS). Counselors serve as PBIS support within the building. PBIS is designed to support classroom management, social-emotional learning and bullying prevention. The

schoolwide goals of PBIS are to promote respectful, responsible, and safe learning environments.

With a new facility, instead of providing guidance and social work services in "found spaces" on the stage, we envision acoustically separated flexible spaces which can accommodate one to four students to work with the professionals who provide these services in an appropriate physical space. These spaces should be accessible from the corridor and located on the second floor near the majority of the classrooms. Their office should be accessed from the corridor.

## **Section 7: Teacher Planning Spaces and Planning Time**

Existing Teacher Planning Spaces and Planning Time — Teachers have 80 minutes/per day of planning and preparation time. Grade level teams utilize two 40-minute blocks as common planning time which is typically led by the instructional coach or principal. An additional 40-minute block is dedicated to the MTSS process led by the assistant principal. These three blocks are attended by classroom teachers, special educators, administrators, and clinicians.

Professional Development Practices — In addition to PLCs and grade-level meetings, professional development occurs throughout the school year with one half day each month. Typically, RPS creates a professional development calendar for the school year that alternates between building- level and district-wide goals. Professional development varies each school year based on district-wide initiatives, new curriculum programs, and data. For the past two years RPS has offered some all-staff menu sessions in which district staff apply to lead their colleagues in a subject or best practice of choice. Professional development is a key goal in the district and school improvement plans, which must be sustained into the future new facility that supports 21st Century goals for educator quality and school improvement for student learning. The new building will incorporate collaboration areas to continue to plan. Ideally these spaces will be available in various locations for different grade level access.

We currently have a teacher led professional development committee that plans and facilitates the professional learning opportunities in RPS. Teachers are encouraged to share best practices and lead professional learning experiences. Professional development time is structured in a menu style approach giving choice and independence to educators.

The RPS Teaching and Learning Team was established during the 2020-2021 school year. This team leads all RPS teaching and learning initiatives PK-12. Our team of seven consists of three current teachers in the role of coaches and a technology integration specialist. This specialist provides direct support to teachers to include technology during face-to-face instruction and online learning which gives students more control and differentiation of their learning.

In order to plan clear and consistent professional learning in RPS, we will begin with the creation of a vision around this shift in practice and outcome. It is critical that all stakeholders have a voice in the creation of this vision.

We will consult with our PBL to inform the development of a Professional learning plan as referenced in the PBL section of this document.

This plan will include 3 years of targeted and sustained professional learning on:

- Urgency and investment around a new structure of learning the finds joy and challenge in learning
- Developing a culture of PBL that focuses on six principles: Think, Learn, Work, Communicate, Collaborate and Contribute.
  - teachers learn to facilitate higher order thinking (HOT) questions and probes
  - students learn to grapple and develop a sense of efficacy
- Shifting instructional practices
- Building culturally responsive, thematic units of learning
- Structured interdisciplinary learning including revamping schedules and teacher roles to meet instructional needs and reduce class size

## **Section 8: Pre-Kindergarten — A Proposed Addition to the Lyons Elementary**

RPS is proud to offer the young children of Randolph an opportunity for high quality, developmentally appropriate learning in a pre-K environment that encourages diversity, cooperation, and kindergarten readiness. Our program incorporates a cohesive transition into kindergarten in order to support students in taking the next step in their educational career.

Most children participate in our inclusive, or "integrated" pre-K model. In these language-based classrooms, children of all ability levels — with and without identified special needs — are taught together in an environment that nurtures peers as partners in learning. Research has proven that linking children of varying ability levels enhances the growth and development of all the children. Each of our classrooms maintains a low class-size, maxing out at 15, with a Massachusetts certified teacher and at least one highly qualified paraprofessional.

In addition, we also have a Classroom for children who require a trans-disciplinary, multi-sensory, and total language-based approach. Children who require more specially designed instruction qualify for this setting are infused with supportive services and therapies that help stimulate growth and development. It is our goal to include all children in all aspects of our program to the greatest extent possible, creating opportunities for social connections and cooperative learning.

The Town of Randolph is a working to middle class community where many parents rely on childcare providers. Currently many of our students attend other providers for longer hours because we are now only able to accommodate call day sessions for children ages 3- 4 years old. With additional classrooms we would be able relocate access to more students and to have a full day pre-K program for children going to kindergarten the following year to prepare them better socially-emotionally, academically, and stamina wise. In our new school, we plan to have a total of six (6) pre-K classrooms to accommodate the planned programs.

### **Kindergarten:**

Current Offerings, practices, and location — The Lyons School has a full-day kindergarten. There are two classrooms that can accommodate twenty-five students each. Each kindergarten classroom has a teacher and paraprofessional. Both kindergarten classrooms are adjacent to the gym. The kindergarten curriculum is based on the learning standards in the Massachusetts Curriculum Frameworks. These standards provide a foundation for integration and various approaches. A continuum of learning experiences is provided to address various needs of all students. There is a focus on high expectations and rigor in addressing the learning standards. Instruction is delivered in whole and small group settings. Additionally, students complete centers and various independent/cooperative activities based on unit/lesson objectives. During small groups, students are put into flexible groupings based on data. Currently the kindergarten classroom spaces are not ideal for the ever-growing student population at Lyons. Kindergarten groups often need to meet in the gym, cafe, or resource room due to space issues.

Core resources include Reading Street, Letterland, and Empowering Writers.

During the first week of school, kindergarten students are screened based on their range of social- emotional, academic, and behavioral needs. This helps the kindergarten team understand the individual student needs. The PBIS Action Plan is utilized to support the kindergarten climate. The Lyons School PBIS team has an action plan that is designed to identify student social-emotional and behavioral needs and proactive and asset-based responses.

Curriculum is monitored through the District's Improvement Plan (DIP). A range of various assessments are used to monitor student progress. During the school year, kindergarten teachers attend professional development and training on various topics based on the district's goals.

Without the current space constraints, a more robust teaching program is envisioned, which will allow students to work in different environments (on rugs, in chairs, or in comfortable seats). Movement will be incorporated more fully into the instruction, including dance, music, and general exercise. Space for cubbies in the classrooms will allow for easy parent drop-off, will reduce dust, and will separate inside and outside clothing.

Younger students require open spaces for play and hands-on activities. Flexible groupings will require storage for shared craft materials/realia, seating variety, safe movement areas, and easy/safe access to a separate outdoors pre-K/K play area. In addition to a play area, our youngest learners will have accessible playground equipment that combines movement, fun and learning (i.e. built in educational games in the play area). Our goal will be to provide experiential learning experiences beyond the classroom walls to discover the local flora, gardening, and wildlife. The outdoor learning space will provide an opportunity for students to learn, first hand, about the impact wildlife has on local ecology and environment.

We will provide access for easy parent drop off/pick-up of children and their belongings. We have tried to maintain a class size of 18-20 , but due to overcrowding, our class size has been in the 27-29 range. Our goal will be to limit total class size to 22, with instruction taking place in flexible, heterogeneous groupings. Class sizes will depend on our fiscal budget and annual

enrollment, and overall school space availability. By adding a third kindergarten classroom, as is planned, there will be sufficient space to meet class size targets.

Additional flexible, adjacent instructional space will be required for intervention services, related service providers, and for Special Education students and for English learners requiring additional language instruction. The small group instructional rooms proposed in the room list will meet the need for “adjacent instructional space. Classrooms will have ample windows that serve as opportunities for supervision and to make learning visible. Classroom spaces provide flexibility in groupings to provide for cross class groupings to best meet student needs. Toilet areas will have adequate and appropriate space for bathroom needs of early learners including physically and developmentally appropriate toilets. Our students with disabilities will continue to be in a full-inclusion model wherever possible.

## **Section 9: Meal Program**

### **Breakfast Program**

The Lyons School participates in the Universal Breakfast Program. The school has a kitchen, cooking preparation areas, meal warming equipment/apparatus, or cold storage. Meal preparation occurs on-site. Meals are stored and delivered to each classroom in coolers on wheels. The daily breakfast period runs from 8:30 a.m.- 8:45 a.m. Students are able to choose which items they would like and eat at their desks. When breakfast is complete, all desks are cleaned, and coolers are brought back to the cafeteria for cleaning. Each classroom has a storage bin for unopened snacks.

### **Lunch Program**

The Lyons School has a commercial kitchen, cooking preparation areas, meal warming equipment/apparatus and cold storage. Meal preparation occurs on-site. The daily lunch period runs from:

First Lunch: 11:15 AM-11:45 AM

Second Lunch: 11:45 AM -12:15 PM

Third Lunch: 12:15 PM-12:45 PM.

It services two grade levels at each lunch period. The first lunch is for kindergarteners and first graders; the second lunch is for second and fourth graders; the third lunch is for third and fifth graders. With the new building , we would have the capacity for moving two lunches to allow for more flexibility in scheduling and instructional planning.

## **Section 10: Technology Instruction Policies and Program Requirements**

Technology use is integrated into all academic areas using laptops and iPads, document cameras, and LCD projectors.



## Description of Existing Educational Technology

Prior to the pandemic, at the Lyons School each core classroom was equipped with:

- Document camera
- Teacher PC connected to classroom LCD projector
- Kindergarten has 4 iPads per classroom.
- Grades 1-5 have 240 laptop computers; however, 150 of these devices were outdated.
- An additional 120 new laptops had been ordered to replace the oldest devices.
- TLC classrooms had three laptops per classroom.

Out of necessity for remote learning, RPS is now a 1:1 device district. All students have access to technology. Students in kindergarten are on iPads. Students in grades 1-5 all have access to chromebooks. All teachers have access to the necessary devices to teach their students as expected. They have received laptops, webcams for live streaming, document cameras, and tripods.

Additional Technology at the Lyons:

- Two copy centers with 2 copiers — one is a colored copier
- One poster maker
- Virtual Reality Cart
- iPad Cart
- Assistive Technology for Special Education students.
- Other possible technology items to support PBL in the STE room: 3D printer, craft cutter for vinyl, heat press, photo printer...

## **Narrative Description of Educational Activities:**

Proposed Educational Technology Objectives:

- Provide and integrate technology seamlessly into our classrooms with a 1:1 initiative to enhance student learning and achievement. We have provided devices and look to incorporate new devices into the classroom. We will need to provide storage and charging for these devices in the classroom.
- Build an infrastructure that will support the whole school use of technology daily.
- Upgrade and maintain hardware and software for assistive technology to increase equitable access for all students.
- Increase educators' knowledge and skills integrating technology into the classroom by having a professional development plan that is aligned with the hardware, software, and other technology tools in order to maximize student learning and achievement.

## **Section 11: Arts Program**

The RPS District's elementary art program is guided by the National Core Arts Standards, the Massachusetts Curriculum Frameworks, and the RPS Elementary Art Curriculum. The Elementary Art Curriculum was written by district art teachers and tailored to meet the specific unique needs of our students.

The Lyons School students have art instruction between one to three times a week depending on grade level. Student artists experiment with multiple media types such as painting, sculpture, drawing, collage, printmaking. Student artists are also exposed to art history and cultures of the world. These experiences provide the foundation for a deeper study of art at the secondary level.

Growth mindset is the core of the RPS District's elementary art program. Opportunities to experiment, question, grow, and have fun through art lessons leads to the student artist's success with motivation, concentration, confidence, and teamwork across all subjects. Through this growth mindset student artists also learn to express themselves and their emotions through their artwork. Through PBL practices, art will be incorporated into various content areas for more exposure and applicability to real-world experiences.

The new building would offer a homeroom for the art program with storage space and sinks, which is a critical need at the school. Additionally, the new school should have space to display student artwork safely and prominently throughout; students are proud and excited to see their work featured. We will have student displays for 2-D and 3-D work that can be easily changed and will be both inviting to look at and safe. A working kiln for students to complete their art projects in a safe manner will be placed in this space.

## **Section 12: Music/Performing Arts Programs**

Our goal is to provide every student in Randolph with the highest quality music instruction by offering diverse opportunities, fostering creativity, and increasing student achievement in order to develop lifelong participants in music. The elementary music program consists of General Music K- 5, Beginner Band instruction for grades 4 and 5, and Chorus for grades 4 and 5. At the Lyons School all students have music instruction between one and three times a week depending on grade level.

General Music teaches students: singing; reading and notating music; playing non-pitched instruments, recorders, and ukulele; improvising music; composing music; and learning about music history and composers. Our general music curriculum is teacher-created based on the Massachusetts Frameworks for the Arts.

Students in grade 3 learn and play the recorder. Beginner band instruction is offered to students in grades 4 and 5 during the school day. Fifty percent of our fourth and fifth graders opt to enroll in the band program. Students who participate in the band program can borrow an instrument from the school or rent/buy their own. The new, larger space will allow us to have the band practice and perform together.

Our elementary chorus program runs during the school day at several schools and before school at several schools. Chorus is open to any students in grades 4 and 5. A district-wide

concert highlights all singers district-wide in March during Music in our Schools Month. Our elementary chorus program is a feeder for our bountiful program at the middle school, where Chorus is a core subject.

A homeroom for the music program should include flexible seating that allows for easy movement and reconfiguration. The room should be able to adapt to all types of instruction including, band, chorus, and free movement. Lockers will be used for instrument storage, personal, and school based. There will be risers for smaller performances and rehearsals and additional storage space for music. Acoustics should be well designed to allow for smaller young voices to be heard and for the students to hear their peers.

The performance Platform and Assembly Space will be used for performances, award nights, and other large assemblies. Items we would like to include: a raised platform for improved sightlines, theatrical draperies, such as a stage curtains, possibly including wings to conceal performers on stage, and an audio visual system. If the assembly space is in the gym or cafeteria, it will receive daylight and room darkening shades may be required. It would be beneficial if the platform could present to either the cafeteria or gymnasium for flexible use. Depending on location, the platform may be used as a practice space for instrumental ensembles, and thus may require an operable acoustical partition and lighting.

### **Section 13: Physical Education Programs**

The Lyons community recognizes that lifetime wellness, social-emotional skills, and daily physical activity are vitally important to the academic success and overall well-being of each child. As such, RPS are striving to meet the academic, physical, social, and emotional needs of all our students. To encourage the children and accomplish this goal, the district and Lyons School have implemented a pre-K-12 Comprehensive School Wellness Program.

The RPS District's elementary physical education program is guided by the National Physical Education Standards, in conjunction with the district's Wellness Program. The elementary physical education curriculum was decided upon by district PE teachers and tailored to meet the specific unique needs of our students.

Lyons School students have PE instruction one time per week. All students are provided equitable access to PE classes and opportunities. Students participate in activities that involve teamwork, group play, and problem-solving. Students are also exposed to skill building around gross motor activities and nutrition education. These experiences provide the foundation that are essential to lifetime wellness.

A large gym with storage space for instructional materials is badly needed. Students need to be able to engage in both individual exercise and group activities. With a divider curtain, two classes will be able to use the gym safely simultaneously. Having a gym which is separate from the remainder of the school is critical. The gym should be separated by walls from the corridors and acoustically separated from the learning spaces. The gym needs an instructional area with whiteboard and teaching walls to reinforce the goals of a

holistic physical education program, which teaches teamwork, fair play, and other lifelong skills while giving children a break from their course work and providing healthy exercise and fun.

## **Media Center**

Pedagogically, this space has been changing in recent years as the number of books that must be stored in the school are reduced with the influx of 1:1 devices. Still, there remains a need to have books in the media center. We are undergoing a curriculum review and are looking to purchase a new literacy curriculum which will involve the purchase of consumables that will be stored in the media center. Depending on how much space is dedicated to books, there should be some remaining space for collaborative project based learning. The room should be equipped with a projector, a screen and a Smart board. The hope is to staff the room with a dedicated, trained staff member. If that decision is not fiscally feasible, we will arrange a schedule that offers all teachers an opportunity to rotate through the media center so that students can interact with the books and other materials.

## **Section 14: Special Education Programs**

Current Special Education Programs and Number of Special Education Students in Each Program- Currently the Lyons School provides inclusion to qualifying students with disabilities. There are 3.5 FTE special education teachers providing inclusion services in 12 classrooms to 41 Students. The new building will provide adequate space for the 3.5 FTE special education teachers providing inclusion services. A resource room of this size can support 1-2 staff members' touchdown area and small group instruction space. This room will require a charging cart, Wifi access, and a sink.

Additionally, these teachers identify students who need tiered interventions and supports in each classroom. For related service providers, the Lyons School has one part-time Occupational Therapist, one part-time Physical Therapist, one part-time school Psychologist, one part-time Speech Pathologist, and one part-time Reading Interventionist.

The Lyons School houses the district's K- 5 substantially separate program for students who qualify for a more restrictive setting, called the Therapeutic Learning Center (TLC). There are three self- contained classrooms with three special education teachers, seven paraprofessionals, and one social worker providing services to 22 students. These classrooms respond to the needs of students dealing with a variety of behavioral social therapeutic and academic issues. They provide small group instruction and a small student staff ratio consistent with strategies designed to promote cooperative learning and social/emotional growth. Students in these programs have Individualized Educational Program which address their diverse learning styles and specific needs. All students are encouraged and given the opportunity to mainstream for both academic and non-academic classes where appropriate. Students are provided academic and behavioral support to enhance success in the mainstream. The TLC program is staffed with a social worker that works solely with the TLC population, who is available to provide individual and group therapy and crisis intervention for students as well as behavioral consultation to the teaching staff.

## **Current Needs**

The current Lyons facility limits the ability to provide calming areas for students. Classrooms in the TLC will require de-escalation areas and a separate sensory room for regrouping activities. Students who are integrated into the general education program also attend and assist the class in these classrooms to help reduce the anxiety they feel from the social and academic pressures they experience from the demands of the general education setting. These students need a specially designed space where they can get organized and decompress away from the other students in the classroom. All students in this program need an area that is specially designed as a place to take a sensory break.

The current Lyons facility limits the ability to provide cooperative learning and transitional activities for students with disabilities. Co-taught classrooms require visual supports, technology, and equipment that will encourage learners to learn better. Co-taught classrooms need to be overhauled with the students' needs in mind. In these classrooms, sensory integrated materials and equipment are part of the design. It must be tailored to be a soothing environment away from the activity of a busy classroom and comprised of equipment such as an aquatic bubble tube, an undulated wavy wall, color changing LED lights, wheel projector, and other items. Another component that must be considered is the flexibility of the space. Students should have the option to rearrange and subdivide spaces. When offered flexible furnishings and open-ended materials, children engage in a range of activities that foster their development and learning, become more competent in their physical abilities, and develop self-confidence and independence (Curtis & Cramer, DOOR). Rolling shelving units and furniture pieces that are easy to move and can serve multiple purposes are helpful.

Teachers and students can both benefit from the flexibility and spatial variety that portable screens or dividers offer, instantly creating smaller spaces within larger ones for group or individual work. Risers or movable platforms allowing children to create new arrangements should also be included.

The current instructional programs for inclusion at Lyons limit the participation of students with disabilities in a true and authentic model of a meaningful and full inclusion experience for all students in every aspect of their educational experiences.

The following are the needs for a more effective implementation of inclusive practices.

- Instructional setting - Special education instructional settings (when located outside of the general education classroom) are placed throughout the school building within age, grade, or department appropriate areas. The requested special education instructional settings consist of three full size classrooms and three 500 SF resource rooms. The classrooms are used for group instruction.
- Instruction and Curriculum - Instructional staff should use a variety of highly effective instructional strategies (multi-level instruction, activity-based instruction, cooperative learning, etc.). Lecture-based instruction must be replaced by differentiated

instruction as the instructional methodology in use in our classrooms. A school-wide behavioral support system should be in place, resulting in a positive, proactive learning environment for all students.

- All staff members should explicitly discuss the expectation for collaboration, equity, and mutual respect among all faculty members and for all students and families.
- Facilities - The facilities used by special population students (when specialized services are required) should be comparable to the facilities available for general education students, but include a private bathroom which can be entered from the classroom. It is recommended to create and design classroom spaces that are universally accepted, in particular paying attention to the furniture, equipment, presence of technology, and the overall layout of each inclusive classroom. Currently, the three TLC rooms are distributed in the building to be adjacent to the corresponding grade level. This means that two of the rooms, serving grades 1-5 are on the second floor. These students can use the stairs or elevator.
- Special Education Teacher Staffing - In a more inclusive school setting, there is an emphasis on increasing the amount and quality of in-class support options for special needs students including co-teaching, support facilitation, and use of peers. Thus, it is critical that RPS employ the appropriate special education teacher ratio to students with disabilities who are in the inclusive setting. It is recommended that a ratio of 1 student to 1 SPED teacher is ideal to achieve quality in-class support and instructional facilitation.
- Special Education Related Services Staffing - Related services personnel (OTs, PTs, etc.) and speech/language pathologists (SLPs) provide their services within the general education classroom when appropriate. In order to ensure an inclusive provision of related services, RPS will need to provide additional related services particularly in the areas of social emotional learning.
- Planning and Staff Scheduling - It is highly recommended that instructional supports such as co-planning and department scheduling are aligned. There should be systems in place such as adequate planning time and strong administrative support to facilitate the success of in-class models of support. Ideally, general education and special education teachers should regularly plan together. Scheduling strategies should also be taken into consideration in order to have educational outcomes that will support the optimal learning of students with disabilities

Ideally, the Special Education classrooms will be equipped with seamless classroom technology, moveable furniture for flexible grouping, and a teacher area with securable file storage. These classrooms, both inclusion and substantially separate, must have access to smart boards and other visually stimulating and language-based rich settings. Assistive technology plays a critical role in supporting engagement and learning for students with special needs. Different devices for different purposes need to be available with supports for quick set-up and secure storage.

To support the vision of inclusion among all students with disabilities, the following are needed.

- Gym and occupational and physical therapy (OT/PT) space to be easily accessible by all students and maintain visible connection between each for natural supervision;
- Bathrooms will be needed in each classroom
- Sensory rooms and de-escalation areas will need to be close to the office of the social worker and other related service providers. The new building has sensory rooms which are located in the TLC classrooms currently, but they could be accessed from the corridor, if we need to bring students from the general classrooms to a sensory room without disrupting the TLC room.
- We need break out rooms that can be used as collaboration rooms or for individual student support before and after school and during extended learning time in the summer.
- Based on the current student population, the Lyons building needs adequate space to house our service providers such as OT/PT, speech and language (SLP), PK (SLP), PK OT/PT room, auditory/sight specialist, and PK BCBA office.

Building a new school is an incredible opportunity. Crafting this educational plan has allowed the team to illustrate the best qualities of existing programming and develop the vision to suggest ways that smart design can further the aspirations we hold for students, staff and families. By planning for the academic, physical, social, and emotional needs of students and families in Randolph, MA, the new school building will be able to meet the needs of the children and the community in general so that RPS is truly and equitably educating students who are innovators in excellence.



## 4.3 Preferred Solution Space Summary

The updated space summary is appended to this Section.

- DESE will review the special education component during Schematic Design.

### Variations to the Preliminary Design Program

#### Early Childhood Education

The January 2, 2019 enrollment letter indicates that the district would like to consider the relocation of the District's Pre-Kindergarten program from the John F. Kennedy Elementary School (JFK). The MSBA does not project pre-K enrollment in its figures and has identified that "the determination of allowable space for pre-K programming will be determined during the next phase of the MSBA's process, which is at the time of the District's proposed educational space program for the Proposed Project."

The pre-K program at JFK currently totals approximately 100 students. As noted in the Educational Program, the existing pre-K program is a half day program, whereas the desire is to move to a full day format and to also increase the number of students served to approximately 180 (or 90 full time equivalent students).

In their response to the Preliminary Design Program comments the District noted that the remaining space at JFK elementary school will be used for PK-5 special education programming which is not currently supported by the Town.

### Comparison of Proposed Space Template with MSBA Guideline

The following is a summary of the differences between the proposed space summary and the previously submitted iteration from the Preliminary Design Program submission.

#### Core Academic Spaces

The proposed template did not change since the PDP submission for this category. It includes 23,400 SF in this category, exceeding MSBA guidance by 9,350 SF. The overage is due to the inclusion of seven additional classrooms;

- Six classrooms are provided for the Pre-Kindergarten program.
- One additional classroom has been added to allow flexibility in addressing uneven grade enrollment numbers.

#### Special Education

The proposed template has been adjusted to reflect the Education plan provided in Section 2 of this report and the special education associated with the proposed PK program. Specifically, the District has opted to eliminate two Large Group Instruction rooms at 300 SF each. Break out space for larger groups will be created in the corridors as shown in the proposed building plans. The District has increased the number of Small Group Instruction rooms from six to eight, such that every two general classrooms shares a Small Group Instruction room. The proposed template includes 7,350 SF in this category, exceeding MSBA guidance of 4,530 SF.

**Art and Music**

The proposed template did not change and is consistent with MSBA guidance.

**Physical Education**

The proposed template did not change and is consistent with MSBA guidance.

**Media Center**

The proposed template did not change and is 1,200 SF and is less than MSBA guidelines. The school's media collection is small.

**Dining and Food Service**

The proposed template did not change and it is consistent with MSBA guidance.

**Medical**

The proposed template has been revised to include an additional 150 SF exam room. The proposed template includes 660 SF in this category, exceeding MSBA guidance of 150 SF.

**Administration and Guidance**

The proposed template did not change. It includes 2,143 SF in this category, exceeding the MSBA guidance. The overage is due to the inclusion of a 120 SF Assistant Principal office.

**Custodial and Maintenance**

The proposed template did not change and is consistent with MSBA guidance.

**Other**

The proposed template is consistent with the MSBA guideline for this category.



**Proposed Space Summary- Elementary Schools**

<b>Randolph Lyons</b>			
Existing Conditions			
ROOM TYPE	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>ADMINISTRATION &amp; GUIDANCE</b>			<b>2,761</b>
General Office / Waiting Room / Toilet	319	1	319
Teachers' Mail and Time Room			
Duplicating Room	139	1	139
Records Room			
Principal's Office w/ Conference Area	322	1	322
Principal's Office Storage	32	1	32
Principal's Secretary / Waiting			
Assistant Principal's Office	203	1	203
Assistant Principal's Office storage	15	2	30
Supervisory / Spare Office			
Conference Room	419	1	419
Conference Room #42	416	1	416
Guidance Office	227	1	227
Guidance Storeroom			
Teachers' Work Room	202	1	202
Math office	50	1	50
School Psychologist office	46	1	46
ELL office	193	1	193
ELL office(50% share with Lit storage)	163	1	163
<b>CUSTODIAL &amp; MAINTENANCE</b>			<b>796</b>
Custodian's Office			
Custodian's Workshop			
Custodian's Storage	16	1	16
Recycling Room / Trash			
Receiving and General Supply	342	1	342
Storeroom	92	1	92
storeroom (teacher supplies)	57	1	57
Storage by stage	45	1	45
Literary storage (50% share with ELL Office)	163	1	163
Storeroom #27x	81	1	81
Network / Telecom Room			
<b>OTHER</b>			<b>46</b>
Other (specify)			
YMCA office	46	1	46
Total Building Net Floor Area (NFA)			<b>28,926</b>
Proposed Student Capacity / Enrollment			
Total Building Gross Floor Area (GFA) <sup>2</sup>			<b>35,795</b>
Grossing factor (GFA/NFA)			<b>1.24</b>

PROPOSED								
Existing to Remain/Renovated			New			Total		
ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals	ROOM NFA <sup>1</sup>	# OF RMS	area totals
		<b>0</b>			<b>2,143</b>			<b>2,143</b>
		0	308	1	308		1	308
		0	100	1	100		1	100
		0	150	1	150		1	150
		0	110	1	110		1	110
		0	375	1	375		1	375
		0	125	1	125		1	125
		0	120	1	120		1	120
		0	120	1	120		1	120
		0	250	1	250		1	250
		0	150	1	150		1	150
		0	35	1	35		1	35
		0	100	3	300		3	300
		<b>0</b>			<b>1,915</b>			<b>1,915</b>
		0	150	1	150		1	150
		0	375	1	375		1	375
		0	375	1	375		1	375
		0	400	1	400		1	400
		0	200	1	205		1	205
		0	200	1	210		1	210
		0	200	1	200		1	200
		<b>0</b>			<b>0</b>			<b>0</b>
		0			0		0	0
		<b>0</b>			<b>51,131</b>			<b>51,131</b>
					<b>76,697</b>			<b>76,697</b>
		<b>#DIV/0!</b>			<b>1.50</b>			<b>1.50</b>

Difference to MSBA Guidelines		
ROOM NFA1	# OF RMS	area totals
		<b>113</b>
	0	1
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	1	120
	0	0
	0	0
	0	0
	2	-8
		<b>0</b>
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
	0	0
		<b>11,726</b>
		20,548

Date: 2.5.2021 Preferred Schematic Report

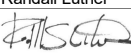
MSBA Guidelines (refer to MSBA Educational Program & Space Standard Guidelines)			
ROOM NFA <sup>1</sup>	# OF RMS	area totals	Comments
		<b>2,030</b>	
308	1	308	
100	1	100	
150	1	150	
110	1	110	
375	1	375	
125	1	125	
120	0	-	
120	1	120	
250	1	250	
150	1	150	
35	1	35	
308	1	308	
		<b>1,915</b>	
150	1	150	
375	1	375	
375	1	375	
400	1	400	
205	1	205	
210	1	210	
200	1	200	
		<b>0</b>	
		<b>39,405</b>	
		<b>315</b>	Enter grade enrollments below
		<b>158</b>	Lower Elementary; Grades K-2
		<b>157</b>	Upper Elementary; Grades 3-5
		<b>56,149</b>	
		<b>1.42</b>	

**Architect Certification**

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best of my knowledge and belief. A true statement, made under the penalties of perjury.

Name of Architect Firm: TSKP STUDIO

Name of Principal Architect: Randall Luther

Signature of Principal Architect: 

Date: 2.5.2021

## 4.4 Sustainability Documentation

The Town of Randolph and the design team have identified sustainability as an important goal for the proposed Lyons Elementary School project. The team is committed to meeting the minimum MSBA Sustainable Design Requirements Project Advisory 41, updated February 15th, 2017. The team is exploring pathways to qualify for the additional 2% reimbursement from the MSBA under the Green Schools Program.

The project will pursue certification under the LEED for Schools v4 rating system and will target a 'Silver' level of certification. Once the project is approved to proceed, the project will be registered with the USGBC, locking in the project under the current LEED for School version 4 rating system.

Integrative design, the process of analysis and decision making that can affect the project's overall level of sustainability requires the intense collaboration of the project stakeholders, including the design team members, the Owner, end users, maintenance team, the contractor and sometimes even representatives of the local community. A sustainability kickoff workshop will be held during the Schematic Design phase, to discuss and confirm the sustainable design, LEED certification and energy efficiency goals for option 5 and to identify applicable team member tasks and responsibilities moving forward. The preliminary LEED-S v4 scorecard is in development based on the design team's current understanding of the project requirements and sustainability goals.

To meet the requirement of exceeding the level of energy efficiency required in the current Massachusetts energy code by 20%, the team will target a minimum of a 26% reduction in energy cost compared to the LEED baseline, an alternative compliance path that was accepted on a recent MSBA elementary school project.

The sustainability goals for the project include designing a low-impact site and an energy-efficient building that serves as an educational tool for the students, faculty, staff and community members. By providing a solar-ready roof structure, the project will allow for the future possibility to generate electricity on-site. Potable water consumption will be reduced by installing efficient indoor plumbing fixtures and by planting native or adaptive vegetation that reduces or eliminates the need for permanent irrigation. To the extent possible, the design team will seek to select building materials and furniture that are low-emitting and have a reduced environmental impact to the extent possible. Natural daylighting and improved classroom acoustics will serve as key design elements to improve the learning environment and the quality of the interior space overall. Additional sustainable design measures will be investigated for implementation/inclusion as the design progresses. Per MSBA requirements, the building systems, including the envelope and HVAC systems will be commissioned to ensure they operate efficiently and as designed.

The attached scorecard represents a preliminary assessment of the project against the LEED for Schools v4 requirements. Several credits remain designated as 'Maybe' due to uncertainty of option 5 and the outcome of future design decisions, which is common at this phase of the project. The team will continue to evaluate the design options against LEED requirements with the goal to design and construct a building which minimizes its impact on the environment, creates an engaging and healthy space for occupants and minimizes operating costs.

While the project seeks to achieve certification under LEED for Schools v4, our approach is not one of "point chasing" to maximize a LEED score. Rather, we will use LEED as a validation tool to check

our performance, but in general will not base design decisions strictly on achieving LEED certification.

The LEED scorecard for option 5 and a signed letter from the designer are included in the following pages.



**LEED v4 for BD+C: Schools**  
Project Checklist - Pre-Design Phase

Project Name: **Lyons Elementary School - Option 5**  
Date: **February 1, 2021**

Y	?	N			
1	0	0	<b>Integrative Process</b>	1	1
1			Integrative Process	Credit	1
6	0	9	<b>Location and Transportation</b>	15	15
		X	LEED for Neighborhood Development Location		
1			Sensitive Land Protection	Credit	1
2		2	High Priority Site	Credit	2
2		3	Surrounding Density and Diverse Uses	Credit	5
1		3	Access to Quality Transit	Credit	4
1			Bicycle Facilities	Credit	1
1		1	Reduced Parking Footprint	Credit	1
1			Green Vehicles	Credit	1
3	6	3	<b>Sustainable Sites</b>	12	12
Y			Construction Activity Pollution Prevention	Required	Required
Y			Environmental Site Assessment	Required	Required
1		1	Site Assessment	Credit	1
1		1	Site Development - Protect or Restore Habitat	Credit	2
1			Open Space	Credit	1
2		1	Rainwater Management	Credit	3
2		2	Heat Island Reduction	Credit	2
1			Light Pollution Reduction	Credit	1
1		1	Site Master Plan	Credit	1
1			Joint Use of Facilities	Credit	1
6	2	4	<b>Water Efficiency</b>	12	12
Y			Outdoor Water Use Reduction	Required	Required
Y			Indoor Water Use Reduction	Required	Required
Y			Building-Level Water Metering	Required	Required
2		2	Outdoor Water Use Reduction	Credit	2
2		1	Indoor Water Use Reduction	Credit	7
1		1	Cooling Tower Water Use	Credit	2
1			Water Metering	Credit	1
21	5	5	<b>Energy and Atmosphere</b>	31	31
Y			Fundamental Commissioning and Verification	Required	Required
Y			Minimum Energy Performance	Required	Required
Y			Building-Level Energy Metering	Required	Required
Y			Fundamental Refrigerant Management	Required	Required
5	1	1	Enhanced Commissioning	Credit	6
11	2	3	Optimize Energy Performance	Credit	16
1		1	Advanced Energy Metering	Credit	1
3		2	Demand Response	Credit	2
1		1	Renewable Energy Production	Credit	3
1		1	Enhanced Refrigerant Management	Credit	1
2		2	Green Power and Carbon Offsets	Credit	2

3	2	8	<b>Materials and Resources</b>	13	13
Y			Storage and Collection of Recyclables	Required	Required
Y			Construction and Demolition Waste Management Planning	Required	Required
5		5	Building Life-Cycle Impact Reduction	Credit	5
1		1	Building Product Disclosure and Optimization - Environmental Product Declarations	Credit	2
1		1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	Credit	2
1		1	Building Product Disclosure and Optimization - Material Ingredients	Credit	2
2		2	Construction and Demolition Waste Management	Credit	2
8	4	4	<b>Indoor Environmental Quality</b>	16	16
Y			Minimum Indoor Air Quality Performance	Required	Required
Y			Environmental Tobacco Smoke Control	Required	Required
Y			Minimum Acoustic Performance	Required	Required
2		2	Enhanced Indoor Air Quality Strategies	Credit	2
1		1	Low-Emitting Materials	Credit	3
1		1	Construction Indoor Air Quality Management Plan	Credit	1
2		2	Indoor Air Quality Assessment	Credit	2
1		1	Thermal Comfort	Credit	1
3		3	Interior Lighting	Credit	2
1		1	Daylight	Credit	3
1		1	Quality Views	Credit	1
1		1	Acoustic Performance	Credit	1
4	2	0	<b>Innovation</b>	6	6
1		1	Innovation: EB Starter Kit or Sustainable Purchasing - Lamps	Credit	1
1		1	Innovation: Occupant Comfort Survey	Credit	1
1		1	Innovation: Pilot - Integrative Analysis of Building Materials	Credit	1
1		1	Innovation: TBD	Credit	1
1		1	Innovation: TBD	Credit	1
1		1	LEED Accredited Professional	Credit	1
3	0	1	<b>Regional Priority</b>	4	4
1		1	Regional Priority: Renewable Energy Production (2 point threshold)	Credit	1
1		1	Regional Priority: Optimize Energy Performance (8 point threshold)	Credit	1
1		1	Regional Priority: Outdoor Water Use Reduction (2 point threshold)	Credit	1
1		1	Regional Priority: Building LCA (2 pt threshold), Density / Div. Uses (4pt threshold)	Credit	1

**55** **21** **34** **TOTALS** **Possible Points: 110**  
**Certified:** 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110





2.1.2021

Massachusetts School Building Authority (MSBA),

The following letter is required per MSBA Feasibility Study Guidelines:

This is an acknowledgement that the Randolph School District has identified a goal of 2% additional reimbursement from the MSBA High Efficiency Green School Program. As their Designer, I have submitted a completed LEED scorecard showing all prerequisites and 76 attempted points, which will meet that goal.

The scope of work for this project will include the construction elements and performance tasks to achieve that goal, and all subsequent documents, including, but not limited to, specifications, drawings and cost estimates will match the scope of work indicated in the attached scorecard.

Sincerely,

A handwritten signature in blue ink that reads "Randall Luther". The signature is stylized and cursive.

Randall Luther, AIA

## 4.5 Building Plans

After the selection of Option 5 as the preferred option, the design team and District representatives collaborated to better align the spaces shown in the plan with the final Educational Program. Updated Option 5 building plans are appended to this Section.

### Break out, Small Group Instruction, Large Group Instruction:

The design team met with Superintendent Stovall to focus on breakout space needs for the new Lyons school. The team researched examples of how other Massachusetts elementary schools have recently provided space for break out and collaboration. We reviewed examples of appropriate furnishings. We discussed needs such as acoustical separation and minimizing distractions and also for sharing work through visual transparency and display cases.



The discussion culminated in a decision to provide one small group instructional room for every two classrooms. The Small Group Instructional rooms should support four to six students and be about 150 sf. A door with glass leading directly into each classroom allows staff to visually monitor the room. Windows from the Small Group Instruction room to the corridor are desirable for display of student work. The Small Group Instructional rooms are to be used for focused group work and Special Education pull out space. Refer to the Educational Program for a more thorough description of how these spaces are used.

Also, it was discussed that at each academic wing the corridor should be provided with widened open area which may be furnished with tables and chairs and used as larger group break out space.

#### Breakout Space:

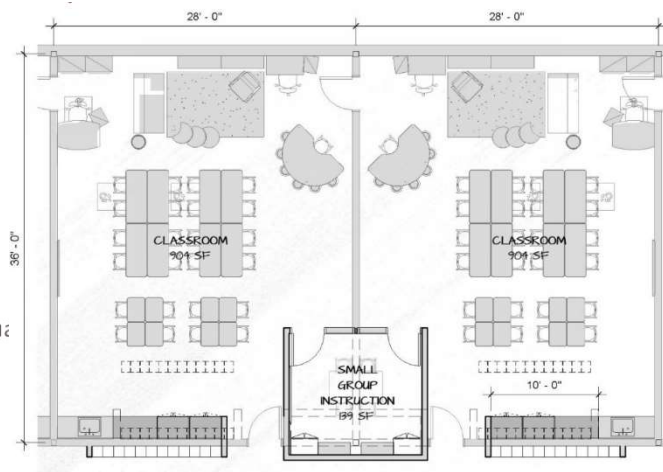
- Acoustically open to corridor
- Project - based learning
- Soft furnishings, tiered seating

#### Small Group Instruction Room (4-6 students):

- Acoustically separated from corridor
- Transparent door/walls allow view in
- Instructor storage space
- Tables and chairs
- Rooms used for small group learning, individual learning or teacher planning

#### Large Group Instruction Room (6-8 students)

- Larger version of SGI
- Interactive teaching display or TV

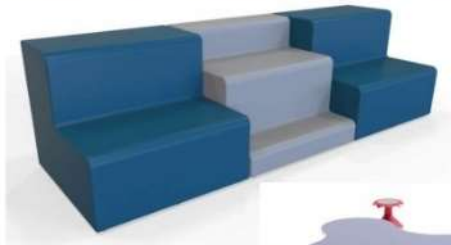


The Educational Program describes spaces that support different modalities of learning, spaces for individual and group instruction, for physical activity, working on long-term projects, for discussion, problem-solving and collaboration between pupils, and for group presentation.

Option 5 addresses these goals in a number of ways as listed below:

- locating the large community spaces where they could be accessible by the public without entering into the classroom areas;
- placing the administrative offices at the front of the school to maximize its visibility and permit clear observation of visitors coming to the school;
- creating a performance space adjacent to the cafeteria for presentations or musical performances;
- maximizing daylighting;
- clustering the classrooms by grade level and integrating the Special Ed spaces throughout the classroom areas
- placing playfields where children would not need to cross parking lots or vehicular traffic.

### Breakout, Small, and Large Group Instruction Spaces



TIERED SEATING

SOFT SEATING



GROUP WORK



TSKP STUDIO

Furnishing options for break out spaces occurring in widened corridor areas.

ATHLETIC FIELD  
ENTRY

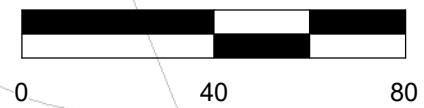
44,957 SF FIRST FLOOR  
30,241 SF SECOND FLOOR  
1,502 SF BASEMENT FLOOR  

---

76,700 SF TOTAL

MAIN ENTRY

GRAPHIC SCALE



K-5 PLAY  
ENTRY

PK & K  
ENTRY

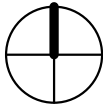
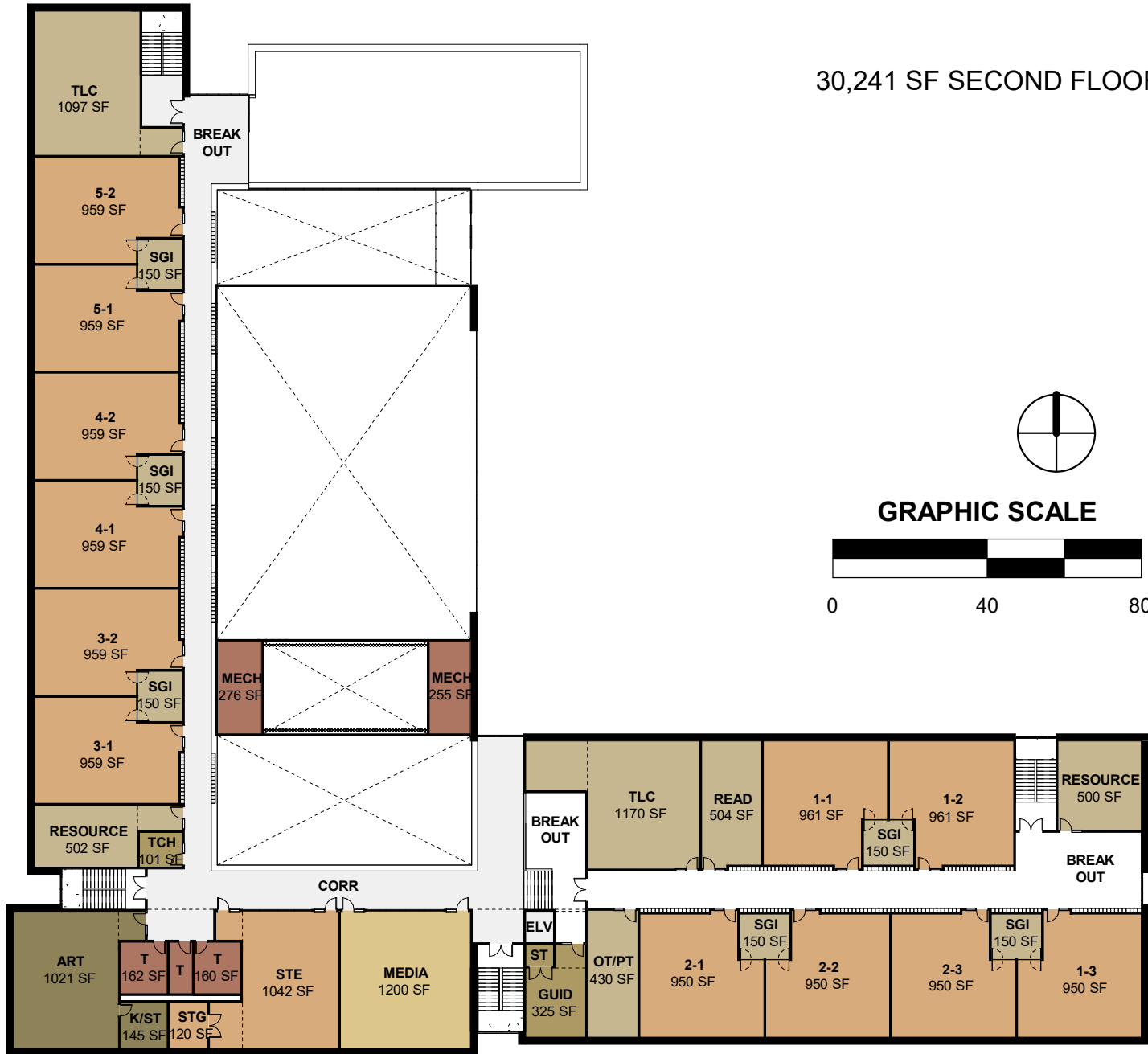
SERVICE  
ENTRY

PK PLAY  
ENTRY

FIRST FLOOR PLAN  
1" = 40'-0"



30,241 SF SECOND FLOOR



GRAPHIC SCALE



SECOND FLOOR PLAN

1" = 40'-0"



## 4.6 Site Plans

After the selection of Option 5 as the preferred option, the design team and District representatives collaborated to better align the spaces shown in the plan with the final Educational Program. Updated Option 5 building plans are appended to this Section.

As outlined in Section 3.2, Site Analysis the District and the project team developed detailed Site program criteria which were used to evaluate the design options. The site plan for Option 5 meets or exceeds the requirements, including the quantity of parking, bus queue length, car queue length and PK play equipment area size.

### **Efficient utilization of site:**

In Option 5, the school building presents a welcoming façade along Old St and the main entry is clearly visible. Usable open space not occupied by parking and/or vehicular circulation is distributed throughout the site in islands accessed directly from the building and exterior walks that run at the face of the building. Fire truck access is provided on all sides. Service access is separate with sufficient turn-around space for service vehicles.



Nature Pods / Outdoor Classroom rendering for the Brookline Elementary School by landscape architect IBI Placemaking.

### **Optimizes safety and efficiency of drop-off:**

Pre-K and 5 -12 drop-offs are separate. Parent and bus drop-offs follow same route and create avoid vehicular conflict as buses exit by the creation of a dedicated bus exit lane. Walkers coming from north and south sides of Old St. can access the school entry without needing to cross traffic (assuming different pick-up/drop-off times for pre-K). Main entry is clearly visible and offers opportunity to create a welcoming gathering space for students.

### **Maximizes student outdoor activities/educational opportunities:**

Location of 2 – 5 and 5-12 play areas allow some opportunity for nature-based play. The two play areas are separate. The play fields are not separated from the school by roads. Separate parking adjacent to playfields is advantageous

during game events.

### **Provides adequate parking:**

Parking for Pre-K and main school are separate.

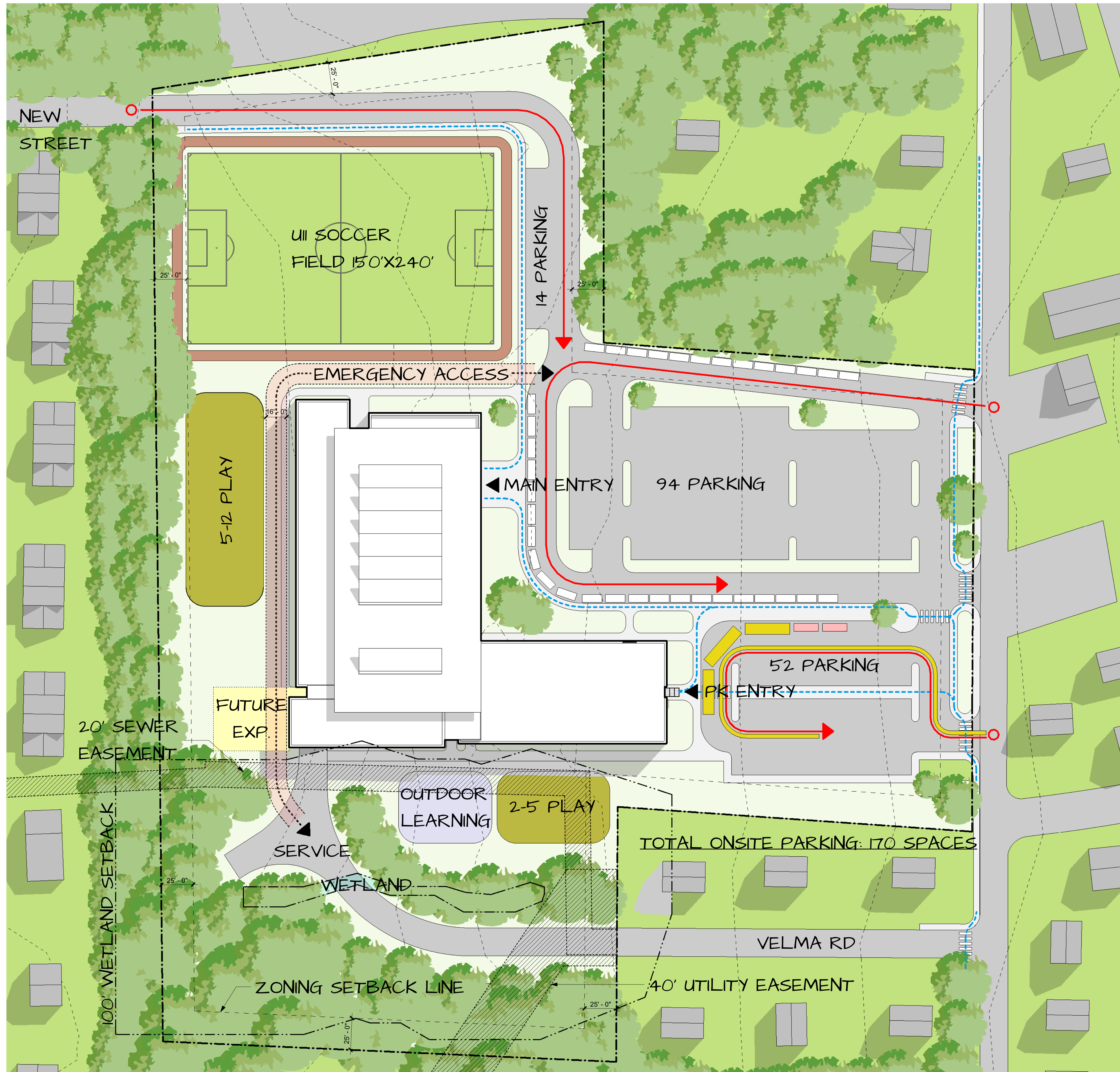


School Garden photo of the Brookline Elementary School by landscape architect IBI Placemaking.

**Makes open space available to community:**

Playfield is somewhat concealed from community view; adjacent parking is provided. Both play areas located behind the building which limits their visibility but provides a secure play area away from vehicular traffic





KEY	
<span style="color: red;">—</span>	VEHICULAR ACCESS
<span style="color: yellow;">—</span>	BUS LOOP
<span style="color: blue;">—</span>	PEDESTRIAN ACCESS

**Town of Randolph**

PROJECT: LYONS      DATE: 11/05/2020  
 SCALE: 1" = 40'-0"

Option 5 Site Plan

**TSKP STUDIO** ARCHITECTURE | PLANNING | INTERIORS  
 146 WYLLYS STREET - SUITE 1-203  
 HARTFORD, CT 06106  
 TEL: (860) 547-1970  
 FAX: (860) 249-0695

## 4.7 Total Project Budget and Local Funding

## 4.8 MSBA Budget Statement

The MSBA Budget Statement is appended to this Section.

Budget Statement for Preferred Schematic - Expenditures

As reported on the school district's most recent three end of year information, please updated to the 3 latest fiscal year periods and complete the fields below.												
Category	2018-2019		2019-2020		2020-2021		Change from Previous Year		Post-Constuction Budget		New Facility vs. Current	
	Staff (FTE)	Budget	Staff (FTE)	Budget	Staff	Budget	Staff (FTE)	Budget	Staff	Budget	Staff (FTE)	Budget
<b>Salaries</b>												
<b>Administration</b>												
Admin. Secretary	1.00	37,515	1.00	40,824	1.00	41,651	0.00	827	1.50	70,000	0.50	28,349
Assistant Principal	1.00	98,306	1.00	100,764	1.00	103,283	0.00	2,519	1.50	170,000	0.50	66,717
Business Office	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Curriculum Director/Coord.	0.00	-	0.00	11,526	0.00	-	0.00	(11,526)	0.00	-	0.00	-
Custodians/Maintenance Staff	2.00	120,770	2.00	127,266	2.00	127,011	0.00	(255)	2.00	140,196	0.00	13,185
Executive Secretary	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Facilities Manager	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Guidance	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Adjustment Counselor	1.00	84,636	1.00	87,905	0.00	-	-1.00	(87,905)	0.00	-	0.00	-
Guidance Counselors	1.00	84,636	1.00	87,905	1.00	93,458	0.00	5,553	1.00	103,160	0.00	9,702
Guidance Director	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Legal	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Nurse	1.00	58,679	1.00	73,661	1.00	76,658	0.00	2,997	1.00	84,616	0.00	7,958
Other	12.00	238,730	12.00	230,091	12.00	363,180	0.00	133,089	26.00	858,149	14.00	494,969
Principal	1.00	119,833	1.00	122,815	1.00	125,259	0.00	2,444	1.00	138,262	0.00	13,003
Special Education Admin	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Superintendent/Asst. Superintendent	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Transportation	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Treasurer	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
<b>Total Administration</b>	<b>20.00</b>	<b>843,105</b>	<b>20.00</b>	<b>882,757</b>	<b>19.00</b>	<b>930,500</b>	<b>-1.00</b>	<b>47,743</b>	<b>34.00</b>	<b>1,564,384</b>	<b>15.00</b>	<b>633,884</b>
<b>Instruction - Teaching Services</b>												
Arts	0.50	45,943	0.50	48,667	0.50	51,100	0.00	2,433	0.50	56,405	0.00	5,305
Business	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Communications	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Coping Instructor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Culinary Arts	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
ELL	2.00	155,088	2.00	164,226	2.00	177,186	0.00	12,960	2.00	195,580	0.00	18,394
English Language	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Family Consumer Services	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Foreign Language	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Health Services	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
History & Social Science	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Instructional Assistant/Paraprofessionals	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Library/Media	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Mathematics	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
MCAS	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Music	0.50	45,943	0.50	48,667	0.50	51,100	0.00	2,433	0.50	56,405	0.00	5,305
Other	12.00	1,103,505	13.00	1,210,225	12.00	1,121,336	-1.00	(88,889)	12.00	1,237,745	0.00	116,409
Physical Education	1.00	91,886	1.00	97,334	0.50	33,896	-0.50	(63,438)	1.00	37,415	0.50	3,519
Reading	0.10	8,636	0.10	12,000	0.25	55,021	0.15	43,021	0.50	60,733	0.25	5,712
School Adjustment Counselor	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Science												
Biology	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Botany	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Chemistry	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Geology	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Physics	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Special Education	9.00	680,238	9.00	714,183	9.00	754,750	0.00	40,567	16.00	833,103	7.00	78,353
Substitute Teachers	0.50	40,911	0.50	43,000	0.50	55,452	0.00	12,452	1.00	150,000	0.50	94,548
Technology	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
Vocational Tech.	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-	0.00	-
<b>Total Instruction - Teaching Services</b>	<b>25.60</b>	<b>2,172,150</b>	<b>26.60</b>	<b>2,338,302</b>	<b>25.25</b>	<b>2,299,842</b>	<b>-1.35</b>	<b>(38,460)</b>	<b>33.50</b>	<b>2,627,386</b>	<b>8.25</b>	<b>327,545</b>
<b>Total Salaries Administration &amp; Instruction</b>	<b>45.60</b>	<b>3,015,255</b>	<b>46.60</b>	<b>3,221,059</b>	<b>44.25</b>	<b>3,230,342</b>	<b>-2.35</b>	<b>9,283</b>	<b>67.50</b>	<b>4,191,770</b>	<b>23.25</b>	<b>961,428</b>
<b>Employee Benefits</b>												
All employee-related fringe (health insurance, retirement etc)		-		-		-		-		-		-
<b>Materials &amp; Services</b>												
<b>Materials</b>												
Audio-Visual Materials		-		-		-		-		-		-
Culinary Arts Materials		-		-		-		-		-		-
General Office Supplies		7,277		5,000		5,000		-		6,000		1,000

Budget Statement for Preferred Schematic - Expenditures

Category	2018-2019		2019-2020		2020-2021		Change from Previous Year		Post-Construction Budget		New Facility vs. Current									
	FY2019		FY2020		FY2021		Staff (FTE)	Budget	Staff	Budget	Staff (FTE)	Budget								
	Staff (FTE)	Budget	Staff (FTE)	Budget	Staff	Budget														
Information technology		-		-		-		-				-								
Hardware		16,696		18,000		17,464		(536)		20,000		2,536								
Software		2,606		3,000		2,455		(545)		4,000		1,545								
Library Materials		7,079		6,838		6,891		53		-		(6,891)								
Non info-tech equipment		-		2,000		-		(2,000)		2,000		2,000								
Testing Materials & Supplies		2,481		5,156		5,057		(99)		7,000		1,943								
Textbooks		18,576		27,500		18,158		(9,342)		30,000		11,842								
Vocational Program Materials		-		-		-		-		-		-								
<b>Total Materials</b>		<b>54,715</b>		<b>67,494</b>		<b>55,025</b>		<b>(12,469)</b>		<b>69,000</b>		<b>13,975</b>								
<b>Services</b>																				
Athletics		-		-		-		-		-		-								
Attendance		-		-		-		-		-		-								
Food Service		-		-		-		-		-		-								
Health Services		15,790		2,600		7,799		5,199		10,000		2,201								
Other Student Activities		212		-		-		-		-		-								
Psychological Services		74,904		65,254		71,174		5,920		110,000		38,826								
School Security		-		-		-		-		-		-								
Student Transportation		-		-		-		-		-		-								
<b>Total Services</b>		<b>90,906</b>		<b>67,854</b>		<b>78,973</b>		<b>11,119</b>		<b>120,000</b>		<b>41,027</b>								
<b>Total Material &amp; Services</b>		<b>145,621</b>		<b>135,348</b>		<b>133,998</b>		<b>(1,350)</b>		<b>189,000</b>		<b>55,002</b>								
<b>Facility Costs &amp; Capital Improvements</b>																				
<b>Facility Costs</b>																				
Custodial Supplies		5,058		5,000		3,504		(1,496)		6,000		2,496								
Electricity		3,274		24,000		24,720		720		50,000		25,280								
Heating Oil		-		-		-		-		-		-								
Maintenance		-		-		-		-		-		-								
Building Security Maintenance		-		-		-		-		-		-								
Elevator		-		-		-		-		-		-								
Equipment Maintenance		-		-		-		-		-		-								
Exterminating		-		-		-		-		-		-								
Facility Maintenance		-		-		-		-		-		-								
Fire Alarm		-		-		-		-		-		-								
Fire Extinguisher Inspection		-		-		-		-		-		-								
Generator		-		-		-		-		-		-								
HVAC Maintenance		-		-		-		-		-		-								
Other		-		-		-		-		-		-								
Site Maintenance (Grounds)		-		-		-		-		-		-								
Technology		-		-		-		-		-		-								
Trash Removal		-		-		-		-		-		-								
Natural Gas		26,997		36,866		38,559		1,693		90,000		51,441								
Snow Removal		-		-		-		-		-		-								
Telephone		-		-		-		-		-		-								
Water/Sewer		-		-		-		-		-		-								
<b>Total Facility Costs</b>		<b>35,329</b>		<b>65,866</b>		<b>66,783</b>		<b>917</b>		<b>146,000</b>		<b>79,217</b>								
<b>Capital Improvements</b>																				
Capital Improvements		-		-		-		-		-		-								
<b>Total Facility Costs &amp; Capital Improvements</b>		<b>35,329</b>		<b>65,866</b>		<b>66,783</b>		<b>917</b>		<b>146,000</b>		<b>79,217</b>								
<b>Debt Service</b>																				
Short-term		-		-		-		-		-		-								
Long-term		-		-		-		-		-		-								
<b>Total Debt Service</b>		<b>-</b>		<b>-</b>		<b>-</b>		<b>-</b>		<b>-</b>		<b>-</b>								
<b>Total Budget &amp; Staff</b>		<b>45.60</b>		<b>3,422,273</b>		<b>44.25</b>		<b>3,431,123</b>		<b>-2</b>		<b>8,850</b>		<b>68</b>		<b>4,526,770</b>		<b>23</b>		<b>1,095,647</b>

## 4.9 Updated Project Schedule

An updated project Schedule is appended to this Section.



ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	3rd Quarter				4th Quarter				1st Quarter				2nd Quarter				3rd Quarter				4th Quarter				1st Quarter				2nd Quarter				3rd Quarter				4th Quarter											
							Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1	<b>Module 2 Forming the Project Team</b>	178 days	Tue 6/11/19	Thu 2/13/20			[Gantt bar from 6/11/19 to 2/13/20]																																															
2	<b>OPM Procurement</b>	76 days	Tue 6/11/19	Tue 9/24/19			[Gantt bar from 6/11/19 to 9/24/19]																																															
3	Request for OPM Services	1 day	Tue 6/11/19	Tue 6/11/19			[Gantt bar at 6/11/19]																																															
4	OPM Briefing	1 day	Tue 6/25/19	Tue 6/25/19			[Gantt bar at 6/25/19]																																															
5	RFQ for OPM Services Due	1 day	Mon 7/8/19	Mon 7/8/19			[Gantt bar at 7/8/19]																																															
6	OPM Briefing	1 day	Tue 6/25/19	Tue 6/25/19			[Gantt bar at 6/25/19]																																															
7	Request for OPM Services Due	1 day	Mon 7/8/19	Mon 7/8/19			[Gantt bar at 7/8/19]																																															
8	OPM Interviews	1 day	Tue 7/30/19	Tue 7/30/19			[Gantt bar at 7/30/19]																																															
9	OPM Approval by MSBA	1 day	Mon 9/9/19	Mon 9/9/19			[Gantt bar at 9/9/19]																																															
10	OPM Contract Executed	1 day	Tue 9/24/19	Tue 9/24/19			[Gantt bar at 9/24/19]																																															
11	<b>Designer Selection</b>	105 days	Thu 9/19/19	Wed 2/12/20			[Gantt bar from 9/19/19 to 2/12/20]																																															
12	MSBA Review/Approval Designer RFS	25 days	Thu 9/19/19	Wed 10/23/19			[Gantt bar from 9/19/19 to 10/23/19]																																															
13	Submit Designer RFS to Central Register	1 day	Thu 10/17/19	Thu 10/17/19			[Gantt bar at 10/17/19]																																															
14	Designer Briefing Session	1 day	Wed 11/6/19	Wed 11/6/19			[Gantt bar at 11/6/19]																																															
15	DSP Meeting to Interview Designer	1 day	Tue 1/7/20	Tue 1/7/20			[Gantt bar at 1/7/20]																																															
16	Designer Contract Executed	1 day	Thu 2/13/20	Thu 2/13/20			[Gantt bar at 2/13/20]																																															
17	<b>Module 3 Preliminary Design Program (PDP)</b>	151 days	Mon 2/17/20	Mon 9/14/20			[Gantt bar from 2/17/20 to 9/14/20]																																															
18	Create Revit Model	21 days	Mon 2/17/20	Mon 3/16/20			[Gantt bar from 2/17/20 to 3/16/20]																																															
19	Document Existing Program	30 days	Fri 3/13/20	Thu 3/12/20			[Gantt bar from 3/13/20 to 3/12/20]																																															
20	Evaluation of Existing Conditions	53 days	Mon 2/17/20	Wed 4/29/20			[Gantt bar from 2/17/20 to 4/29/20]																																															
21	Visioning Sessions	6 days	Mon 5/11/20	Mon 5/18/20			[Gantt bar from 5/11/20 to 5/18/20]																																															
22	Complete PDP	1 day	Mon 8/10/20	Mon 8/10/20			[Gantt bar at 8/10/20]																																															
23	SBC Approval of PDP	1 day	Tue 8/11/20	Tue 8/11/20			[Gantt bar at 8/11/20]																																															
24	MSBA Review of PDP	20 days	Mon 8/17/20	Fri 9/11/20			[Gantt bar from 8/17/20 to 9/11/20]																																															
25	Respond to MSBA Comments	12 days	Fri 9/11/20	Mon 9/28/20			[Gantt bar from 9/11/20 to 9/28/20]																																															
26	<b>Module 3 Preferred Schematic Report (PSR)</b>	115 days	Mon 9/14/20	Fri 2/19/21			[Gantt bar from 9/14/20 to 2/19/21]																																															
27	Development of Options	38 days	Mon 9/14/20	Wed 11/4/20			[Gantt bar from 9/14/20 to 11/4/20]																																															
28	SBC Selection of Preferred Option	1 day	Thu 11/4/21	Thu 11/4/21			[Gantt bar at 11/4/21]																																															
29	Town Council Selection of Preferred Option	1 day	Tue 12/21/21	Tue 12/21/21			[Gantt bar at 12/21/21]																																															
30	Complete PSR	0 days	Fri 2/19/21	Fri 2/19/21			[Gantt bar at 2/19/21]																																															
31	SBC Approval of PSR	1 day	Wed 2/10/21	Wed 2/10/21			[Gantt bar at 2/10/21]																																															
32	MSBA Review of PSR	21 days	Wed 2/24/21	Wed 3/24/21			[Gantt bar from 2/24/21 to 3/24/21]																																															
33	Respond to MSBA Comments	10 days	Wed 3/24/21	Tue 4/6/21			[Gantt bar from 3/24/21 to 4/6/21]																																															
34	MSBA Facilities Assessment Review	1 day	Wed 3/24/21	Wed 3/24/21			[Gantt bar at 3/24/21]																																															
35	MSBA Board Meeting	1 day	Wed 4/14/21	Wed 4/14/21			[Gantt bar at 4/14/21]																																															
36	<b>Module 4 Schematic Design</b>	138 days	Tue 2/23/21	Thu 9/2/21			[Gantt bar from 2/23/21 to 9/2/21]																																															
37	Start Schematic Design Phase	107 days	Thu 4/15/21	Fri 9/10/21			[Gantt bar from 4/15/21 to 9/10/21]																																															
38	Schematic Design Estimate	15 days	Mon 5/24/21	Fri 6/11/21			[Gantt bar from 5/24/21 to 6/11/21]																																															
39	Develop Overall Project Budget	7 days	Sun 6/13/21	Mon 6/21/21			[Gantt bar from 6/13/21 to 6/21/21]																																															
40	DESE Submittal	10 days	Mon 6/14/21	Fri 6/25/21			[Gantt bar from 6/14/21 to 6/25/21]																																															
41	SBC Approval of Schematic Design	1 day	Wed 8/18/21	Wed 8/18/21			[Gantt bar at 8/18/21]																																															
42	MSBA Staff Review	15 days	Thu 8/19/21	Wed 9/8/21			[Gantt bar from 8/19/21 to 9/8/21]																																															
43	Respond to MSBA Comments	10 days	Thu 9/9/21	Wed 9/22/21			[Gantt bar from 9/9/21 to 9/22/21]																																															
44	<b>Module 5 Secure Project Funding</b>	21 days	Thu 10/28/21	Thu 11/25/21			[Gantt bar from 10/28/21 to 11/25/21]																																															
45	MSBA Board Meeting to Approve Project Scope & Budget	1 day	Wed 10/27/21	Wed 10/27/21			[Gantt bar at 10/27/21]																																															
46	School Committee Vote to Approve Project	1 day	Thu 10/28/21	Thu 10/28/21			[Gantt bar at 10/28/21]																																															
47	Town Public Vote to Authorize Debt Exclusion	1 day	Tue 11/2/21	Tue 11/2/21			[Gantt bar at 11/2/21]																																															
48	<b>Module 6 Design Development</b>	251 days	Mon 11/15/21	Mon 10/31/22			[Gantt bar from 11/15/21 to 10/31/22]																																															
49	Design Development	66 days	Mon 11/15/21	Mon 2/14/22			[Gantt bar from 11/15/21 to 2/14/22]																																															
50	MSBA DD Review	15 days	Tue 2/15/22	Mon 3/7/22			[Gantt bar from 2/15/22 to 3/7/22]																																															
51	Construction Documents	110 days	Thu 3/8/22	Mon 8/8/22			[Gantt bar from 3/8/22 to 8/8/22]																																															
52	60% CD	66 days	Fri 2/25/22	Fri 5/27/22			[Gantt bar from 2/25/22 to 5/27/22]																																															
53	MSBA 60% Review	15 days	Mon 5/30/22	Fri 6/17/22			[Gantt bar from 5/30/22 to 6/17/22]																																															
54	90% CD	22 days	Mon 5/30/22	Tue 6/28/22			[Gantt bar from 5/30/22 to 6/28/22]																																															
55	MSBA 90 % Review	15 days	Wed 6/29/22	Tue 7/19/22			[Gantt bar from 6/29/22 to 7/19/22]																																															
56	100 % CD	22 days	Wed 6/29/22	Thu 7/28/22			[Gantt bar from 6/29/22 to 7/28/22]																																															
57	Bidding and Award	60 days	Fri 7/29/22	Thu 10/20/22			[Gantt bar from 7/29/22 to 10/20/22]																																															
58	Contract Execution Date			Mon 10/24/22			[Gantt bar at 10/24/22]																																															
59	<b>Module 7 Construction</b>	546 days	Thu 11/24/22	Thu 12/26/24			[Gantt bar from 11/24/22 to 12/26/24]																																															
60	Construction (24 Months)	524 days	Thu 11/24/22	Tue 11/26/24			[Gantt bar from 11/24/22 to 11/26/24]																																															
61	Substantial Completion			Tue 11/26/24			[Gantt bar at 11/26/24]																																															
62	Punch List	22 days	Wed 11/27/24	Thu 12/26/24			[Gantt bar from 11/27/24 to 12/26/24]																																															
63	Furniture Move-in	22 days	Wed 11/27/24	Thu 12/26/24			[Gantt bar from 11/27/24 to 12/26/24]																																															
64	Move in Date			Thu 12/26/24			[Gantt bar at 12/26/24]																																															
65	<b>Module 8 Closeout</b>	44 days	Wed 11/27/24	Mon 11/27/25			[Gantt bar from 11/27/24 to 11/27/25]																																															
66	Closeout (2 Months)	44 days	Wed 11/27/24	Mon 11/27/25			[Gantt bar from 11/27/24 to 11/27/25]																																															

Project: Randolph Elizabeth G. L. Task: [ ] Milestone: [ ] Project Summary: [ ] Inactive Milestone: [ ] Manual Task: [ ] Manual Summary Rollup: [ ] Start only: [ ] External Tasks: [ ] Deadline: [ ] Manual Progress: [ ]

Date: Thu 2/4/21 Task Split: [ ] Summary: [ ] Inactive Task: [ ] Inactive Summary: [ ] Duration only: [ ] Manual Summary: [ ] Finish only: [ ] External Milestone: [ ] Progress: [ ]



# SECTION 5 Local Actions and Approvals

**Randolph Public Schools**  
"Building Tomorrow, Today"



**School Committee**

Ms. Andrea Nixon, Chair  
Ms. Lisa Millwood, Vice Chair

40 Highland Avenue  
Randolph, MA 02368  
(781) 961.6205  
(781) 961.6295 Fax  
Website: [www.randolph.k12.ma.us](http://www.randolph.k12.ma.us)

**Superintendent of Schools:**

Ms. Thea R. Stovell

**School Committee Members:**

Mr. Paul McDermott, Town Council Rep.  
Ms. Pamela Davis  
Ms. Cheryl Frazier  
Ms. Ida Gordon  
Ms. Duong Nguyen

February 24, 2021

Ms. Mary Pichetti  
Director of Capital Planning  
40 Broad Street  
Boston, Massachusetts 02109

Dear Ms. Pichetti:

The Town of Randolph School Building Committee ("SBC") has completed its review of the Feasibility Study Preferred Schematic Report for the Elizabeth G. Lyons School (the "Project"), and on February 10, 2021, the SBC voted to approve and authorize the Owner's Project Manager to submit the Feasibility Study related materials to the MSBA for its consideration. A certified copy of the SBC meeting minutes, which includes the specific language of the vote and the number of votes in favor, opposed, and abstained, are attached.

Since the MSBA's Board of Directors invited the District to conduct a Feasibility Study on April 10, 2009, the SBC has held twelve (12) virtual SBC meetings regarding the proposed project, in compliance with the state Open Meeting Law. These meetings include:

May 20, 2020-SBC Meeting  
July 9, 2020-SBC Meeting  
August 11, 2020-SBC Meeting  
October 7, 2020-SBC Meeting  
October 21, 2020-SBC Meeting  
November 4, 2020-SBC Meeting  
November 18, 2020-SBC Meeting  
December 2, 2020-SBC Meeting  
December 16, 2020- SBC Meeting  
January 13, 2021-SBC Meeting  
January 27, 2021-SBC Meeting  
February 10, 2021-SBC Meeting

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**Our Schools:** AIM Academy ~ Elizabeth G. Lyons ES ~ John F. Kennedy ES~ Margaret L. Donovan ES ~ Martin E. Young ES ~  
Randolph Community MS ~ Randolph High School

**Non-Discrimination Policy**

The Randolph Public Schools does not discriminate on the basis of race, color, ancestry, national origin, religion, creed, sex, gender identity or expression, sexual orientation, marital status, pregnancy or pregnancy related condition, genetic information, disability, veteran's status, age or homelessness in admission to, access to, employment in, or treatment in its programs and activities.

The presentation materials for each SBC meeting, meeting minutes, and summary materials related to the Project are available locally for public review on the project website at [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com)

In addition to the SBC meetings listed above, the District held four (4) Visioning Sessions, one (1) Public Community Meeting, (1) One School Committee Meeting, and two (2) Meetings with the Town Council which were posted in compliance with the state Open Meeting Law, at which the Project was discussed. These meetings include:

- May 11, 2020-Visioning Session
- May 14, 2020-Visioning Session
- May 15, 2020-Visioning Session
- May 18, 2020-Visioning Session
- October 27, 2020-Community Meeting
- November 12, 2020-School Committee Meeting
- December 14, 2020-Town Council Meeting
- December 21, 2020-Town Council Meeting

The Town Council hearing on December 21<sup>st</sup> was held specifically to review and vote on the site selection.

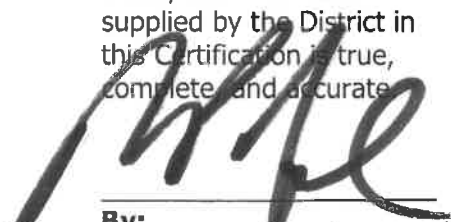
All meetings were held via Zoom

The presentation materials for each SBC meeting, meeting minutes, and summary materials related to the Project are available locally for public review on the project website at [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com)

To the best of my knowledge and belief, each of the meetings listed above complied with the requirements of the Open Meeting Law, M.G.L. c. 30A, §§ 18-25 and 940 CMR 29 *et seq.*

If you have any questions or require any additional information, please contact Steve Nesterak, Randolph Public Schools, Director of Facilities at [nesteraks@randolph.k12.ma.us](mailto:nesteraks@randolph.k12.ma.us)

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



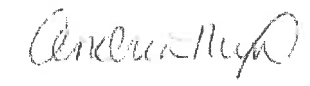
By:  
Brian P. Howard

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



By:  
Shea Stovell

By signing this Local Action and Approval Certification, I hereby certify that, to the best of my knowledge and belief, the information supplied by the District in this Certification is true, complete, and accurate.



By:  
Andrew Nye

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Our Schools: AIM Academy ~ Elizabeth G. Lyons ES ~ John F. Kennedy ES~ Margaret L. Donovan ES ~ Martin E. Young ES ~ Randolph Community MS ~ Randolph High School

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**Title: Chief Executive Officer**

**Date:** 2/16/2021

**Title: Superintendent of Schools**

**Date:**

**Title: Chair of the School Committee**

**Date: February 4, 2021**

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**Our Schools:** AIM Academy ~ Elizabeth G. Lyons ES ~ John F. Kennedy ES~ Margaret L. Donovan ES ~ Martin E. Young ES ~ Randolph Community MS ~ Randolph High School

**Non-Discrimination Policy**

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## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> May 20, 2020
<b>Time:</b> 11:10 AM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Richard Marks
<b>Attending:</b> Andrea Nixon (AN)* Thea Stovell (TS)* Steve Nesterak (SN)* Mike Rossini (MR)* Carlos Colley (CC)* Lisa Millwood (LM)* Pam Davis (PD)* Ben Rogers (BR)** Judy Littlejohn *	Adam Smith Ryszard Szczypek/TSKP Randall Luther/TSKP Yugon Kim/TSKP Josh Soares/Nitsch Tieshia Walton/Daedalus Alicia Monks/Daedalus Christina Opper/Daedalus Richard Marks/Daedalus (RM)

\* Building Committee Member

\*\* Representing Cindy Lopez

<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)*	Brian Howard (BH)* Cindy Lopez (CL)* Duong Nguyen (DN)*
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### Item

### Action

- 1) The meeting was called to order by Committee Chair Andrea Nixon at 11:10
- 2) TSKP Architects was introduced. Randall Luther, Principal of TSKP and lead architect reviewed TSKP's history. They are a firm of 30 people located in Hartford, CT with a Boston office. They have a varied portfolio of work, with an emphasis on public schools.
- 3) Yugon Kim of TSKP reviewed the existing conditions studies that TSKP has undertaken. The current Lyons School is about 38,000 sf. It is in fair to good condition. The overall structure is in good condition and there are ways to transform the existing school into a "21<sup>st</sup> century" school with shared spaces and collaborative education. The gym and cafeteria could be re-purposed as shared spaces, for example.
- 4) TSKP has conducted preliminary studies at five sites: Existing Lyons School, Devine School, Tower Hill School, the McNeil site and a town owned property on Grove Street (currently used as a DPW transfer facility and dog park).
- 5) All of the sites have some wetlands. A matrix was developed by TSKP (see attached slides). After evaluation, the team recommends focusing on the Devine and current Lyons sites as the most suitable for development.
- 6) The design team has contracted with a redistricting specialist to study the current enrollments of the school for potential reallocation of students in the future to better balance the available classrooms and students across the district.
- 7) Richard Marks of Daedalus reviewed the MSBA process for design and construction (see slides). The project is currently in "Module 3" of the MSBA process, which is the Feasibility

Study. The team will be assessing alternatives, developing the educational program and incorporating the community and staff input from the recent virtual visioning sessions conducted by the team.

- 8) Three invoices were presented to the Committee for approval:
  - A) TSKP (Architect): \$47,680
  - B) Daedalus (OPM): \$4,500
  - C) Daedalus (OPM): \$7,000

On a motion by AN, seconded by CC, the Committee voted unanimously to approve payment of the three invoices. A rollcall vote was taken and the motion unanimously passed.

- 9) After discussion, a finance sub-committee of AN, SN and CC was appointed to review and approve recommend invoices in the future with report to the full committee at regularly scheduled meetings.. AN made a motion, seconded by LM to approve the above sub-committee. A rollcall vote was taken and the motion unanimously passed.
- 10) Community engagement was discussed and the necessity for town support. There will be a project website available in the coming weeks. Upcoming presentations will include the Community as well as Town Council and the School Committee. Funding is always a concern. 80% reimbursement for eligible costs from the MSBA is rare and the messaging to the taxpayers should include the value being offered from the MSBA.
- 11) An ad-hoc Communication Group was discussed. This group will be key to the process and success of the project. Volunteers will be sought.
- 12) No public comments were received.

The meeting was adjourned at 12: 26 PM

**Next meeting:** To be scheduled for the second week of June.

Attached: Slide presentation dated May20, 2020

Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> July 9, 2020
<b>Time:</b> 11:10 AM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Alicia Monks
<b>Attending:</b> Andrea Nixon, Chair (AN)* Thea Stovell (TS)* Steve Nesterak (SN)* Carlos Colley (CC)* Lisa Millwood (LM) * Pam Davis (PD)* Ben Rogers (BR) Brian Howard (BH)* Cindy Lopez (CL)* Ron Lum* (RL)	Adam Smith * Bruce Pontbriand Ryszard Szczypek / TSKP Randall Luther / TSKP Yugon Kim / TSKP Rebecca Augur / Milone and Macbroom Josh Soares / Nitsch Alicia Monks / Daedalus Christina Opper / Daedalus Richard Marks / Daedalus (RM)
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)*	Duong Nguyen (DN)* Mike Rossini (MR)* Judy Littlejohn * Tieshia Walton/Daedalus

Item	Action
1 The meeting was called to order by Committee Chair Andrea Nixon at 11:10	
2 <u>Existing Conditions Report</u> TSKP previously reviewed a draft of the existing conditions report. There was nothing unusual discovered for a building of this time period. Since the last meeting, a Phase 1 environmental review was completed. This is a report to review previous uses of the land. The only thing that came up besides some debris along the north walking path was potentially an underground 8,000 gallon fuel tank. Reports say the oil was removed but no mention if the tank itself was removed. This issue will require additional investigation. The above ground tank has been acknowledged.	
3 <u>Site Options</u> Potential sites were reviewed at the last meeting. The existing Lyons, Devine, Tower Hill, Grove Street and McNeil School sites were reviewed in relation to their wetlands, acreage, configurations and were scored. Grove Street, McNeil and Tower Hill were quickly taken out of consideration leaving the Devine and Lyons sites as the only contenders.  Four options were developed for further consideration, including three at Lyons and one at the Devine. Quick studies to prove viability of each location were reviewed and a test fit design was done at each site but were not reviewed in detail. The options are as follows:  <ul style="list-style-type: none"> <li>Option1 – Addition/ Renovation of the existing Lyons building</li> </ul>	



- Option 2 – New school building within the existing Lyons playground
- Option 3 – New school building in the current Lyons school location
- Option 4 – New school building at the Devine site

Additionally, per the requirements of the MSBA, there is a “baseline” option to be considered for cost comparison:

- Option 5- Code upgrades (only) to the existing Lyons building

Each option will be sent to the cost consultant for TSKP and the cost estimating team at Daedalus and the results will be shared at the next Building Committee meeting.

#### 4 Space Summary

Ryszard reviewed the Space Summary, which is a specific worksheet provided and required by the MSBA. Per previous work with the MSBA, the approved number of projected students is 315, which does not include Pre-K. Once the number of projected students is inserted in the worksheet, it automatically calculates the number of spaces expected by the MSBA. Highlights of the space summary sheet include:

- Grades K thru 5: 15 is the total number of core academic classrooms the MSBA calculates is needed. Could be clustered classrooms to allow for flexibility.
- Pre-K: 6 classrooms have been identified as the need. 150 students. (full time and part time).
- Separate Science and Technology full size classrooms for grades 3 to 5. It is assumed that project based learning for students younger than 3<sup>rd</sup> grade will happen in the classroom, but could happen in the dedicated classroom.
- Gym will be a size that includes two rows of bleachers and allow for a high school lined basketball court.
- Cafeteria will be sized to allow for two lunch period seatings
- Over 8,000 sf is dedicated for special education which includes the 3 TLC rooms each at 950 sf, group instruction and other spaces
- All the purposes gathered during the visioning sessions have been included in the program
- Dedicated art room and a separate music room
- It is being recommended that the media center be distributed into different areas around the building, not a dedicated library space.

The total proposed building size is just under 77,000 sf.

Storage. MSBA does not allow much square footage for general storage but does allow storage within each classroom.

No accommodation or changes have been made for current COVID spacing requirements.

#### 5 Redistricting

Rebecca Augur of Milone & Macbroom reviewed the draft results of the redistricting study. The work included study of the demographics, housing, and enrollment trends in Randolph. The short summary is there is a small need to shift students from north to south as there is more growth projected in the north. Highlights of the report include:

- A general population decrease in school age kids and an increase in younger working couples with no kids.
- Birth rate fluctuates, approximately 372 births per year
- 1/3 of households include kids
- 1/3 of household have one or more over 65 years of age
- 31% are single person households
- 9% move in or out of the Town as an average
- Housing growth in the north part of town with more market rate units being made available
- Growth in rental housing
- Increasing in housing units is concentrated in north

Enrollment trends have been generally stable with a slight decrease over the last five years. Where are the students going? Charter schools, private parochial schools, out of district, and vocational technical schools. When the local economy does better, kids are sent to other schools.

Currently, 25% of students are shifted out of their attendant zone currently. Only about 30% of those are special education requirements.

Persistency Ratio is essentially the ratio of student gain and loss. There has been a fair amount of fluctuation in students in recent years. Projections based on historic data were reviewed: low, medium and high. The medium model is recommended which shows a K-12 decrease of 1% over the next 5 years. Donovan and Lyons are projecting increases while Kennedy and Young are projecting decreases. Assuming that 80% of the maximum capacity of each school is the targeted utilization rate, a slight impact would include shifting the attendance boundaries, resulting in moving less than 10% of the students. This would allow for the schools to hit their 80% utilization target.

The redistricting approach would be a policy decision that could be implemented over time. There are transportation and pedestrian effects that would need to be carefully considered. This will need to be present to whole School Committee for discussion and consideration.

## 6 MSBA

The Preliminary Design Program (PDP) submission is targeted to be sent in by July 31, 2020. This submission will include the educational program, initial space summary, evaluation of the existing conditions, site development requirements and preliminary evaluation of alternatives. A draft of the submission will be sent to the Committee for review.

Conceptual pricing will be done for each of the five options. The most cost-effective option which meets the programming goals will be the considered the most advantageous.

The local action letter and approval certificates will follow the cost estimates.

The PDP submission will be reviewed at the staff level of the MSBA. The staff will provide feedback to the Committee. The Space Summary will be carefully reviewed by the MSBA as it will serve as the future road map for the project.

## 7 Invoices

The finance sub-committee is recommending the following invoices be approved for payment:

- TSKP #3 for \$25,000
- TSKP #4 for \$25,000
- Daedalus/CHA for \$15,000

Motion made by Lisa Millwood, seconded by Steve Nesterak.

Role call vote was taken, all in favor: Andrea Nixon, Thea Stovell, Steve Nesterak, Carlos Colley, Lisa Millwood, Pam Davis, Ben Rogers, Cindy Lopez, Brian Howard, Ron Lum, and Adam Smith.

Going forward a written summary will be provided for invoices and will be signed by Steve and Andrea and already sent to Carlos' office.

8 Meeting was adjourned.

**Next meeting:** To be scheduled

Attached: Slide presentation dated July 9, 2020

DRAFT

Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> August 11,2020
<b>Time:</b> 8:04 AM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton/Richard Marks
<b>Attending:</b> Andrea Nixon, Chair (AN)* Thea Stovell (TS)* Carlos Colley (CC)* Lisa Millwood (LM)* Pam Davis (PD)* Brian Howard (BH)*	Paul McDermott * Adam Smith * Randall Luther / TSKP Yugon Kim / TSKP Josh Soares / Nitsch Alicia Monks / Daedalus Richard Marks / Daedalus (RM)
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Ron Lum* (RL) Steve Nesterak (SN)* Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn *

Item	Action
1 The meeting was called to order by Committee Chair Andrea Nixon at 8:04	
2 <u>Potential Sites</u> The existing Lyons and Devine are the most promising out of the five sites studied. However, TSKP contacted the Randolph Historical Commission in reference to the Devine location and they are not in favor of removing the existing Devine Street School, which makes that site unfavorable for the project. TSKP is waiting the official response.	
3 <u>Design Options</u> Five options were developed for further consideration including: a code upgrade at the existing Lyons, an Addition/Renovation at the existing Lyons and three new construction options, two at the Lyons and one at the Devine. Each location was reviewed, and a test fit design was done at each site. The options are as follows: <ul style="list-style-type: none"> <li>● Option 1 – Code Upgrade to existing Lyons Building</li> <li>● Option 2- Addition/ Renovation of the existing Lyons building</li> <li>● Option 3 – New school building on the existing Lyons playfield</li> <li>● Option 4 – New school building in the current Lyons school location</li> <li>● Option 5 – New school building at the Devine site</li> </ul> <p>The total proposed square feet at this time is 76,900 SF for all options.</p> <p>Each option was reviewed, and a cost estimate prepared by Daedalus Projects, Inc, and TSKP.</p>	

The code only option does not address any of the programmatic needs of the school, and only addresses the physical structure. This is not a recommended option but does indicate the level of renovation work needed to the existing Lyons building. The estimated costs of the addition/renovation option and the three new building options were all very close to each other.

4 MSBA Reimbursement

The MSBA Reimbursement rate of eligible costs with incentives is projected at 80%. After ineligible cost are calculated, the estimated effective MSBA Reimbursement rate is calculated at 55.33%

5 Estimated Construction Cost Estimate Comparisons

Cost comparisons were prepared showing the estimated construction costs of the new Lyons in relation to other elementary schools in the local region. An additional comparison was made for schools of similar size and enrollment. The detailed cost comparisons are in the attached presentation.

6 MSBA

The Preliminary Design Program (PDP) submission is targeted to be sent to the MSBA on August 14, 2020. The submission will include the educational program, initial space summary, evaluation of the existing conditions, site development requirements and preliminary evaluation of the options. A copy of the submission components has been uploaded to the project website. The Local Actions and Approvals Certification was sent to Andrea Nixon for signature.

A motion to permit the OPM, Daedalus Projects, Inc. to submit the Preliminary Design Program (PDP) to the MSBA was moved by Lisa Millwood and seconded by Thea Stovell. The chair called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Pamela Davis-Yes
- c. Brian Howard-Yes
- d. Paul McDermott - Yes
- e. Lisa Millwood-Yes
- f. Andrea Nixon-Yes
- g. Adam Smith-Yes
- h. Thea Stovell-Yes

7 Project Website

Please visit the project website at [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com) for project updates and information.

If you would like to contact the Building Committee directly, please send an email to: [lyonsbuildingproject@gmail.com](mailto:lyonsbuildingproject@gmail.com)

8 Q & A

Paul McDermott stated that it appeared that the school district had capacity in other school buildings and asked if a study was done on moving the Middle School students to the High School. Mr. McDermott thinks all options need to be reviewed before \$52 million is spent on a new school. A study was done in the past and will be forwarded to all for review. The sense at the time of the study was that the town residents did not want the Middle and High School combined. TSKP visited all the Elementary Schools and the Middle School and have reviewed enrollment projections and programming square footage needs. The Elementary Schools will be approximately 80% utilized with the construction of the new Lyons at 315 students, which is considered desirable.

Brian Howard asked about timeline after the Preliminary Design Program (PDP) is submitted. The MSBA will review the PDP and provide comment, and the team will respond. Once the PDP submission is complete the Preferred Schematic Report will be drafted, and the favored design option chosen and submitted to the MSBA. Once the PSR is submitted and approved by the MSBA the project will move to Module Four - Schematic Design.

Brian stated that the project will most likely go for an override vote. The team should aim to have all documents for ballot vote ready prior to November 2021.

9. Meeting was adjourned.

Motion made by Lisa, seconded by Paul.

Roll call vote was taken, all in favor: Andrea Nixon, Brian Howard, Thea Stovell, Carlos Colley, Lisa Millwood, Pam Davis, Adam Smith, and Paul McDermott.

Attached: Slide presentation dated August 11, 2020

Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> October 7, 2020
<b>Time:</b> 1:11 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)*	Adam Smith (AS) * Randall Luther / TSKP Yugon Kim / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Tieshia Walton/Daedalus (TW)
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Steve Nesterak (SN)* Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Lisa Millwood (LM) * Pam Davis (PD)* Paul McDermott * Josh Soares / Nitsch

	Item	Action
1	The meeting was called to order by Committee Chair Andrea Nixon at 1:11	
2	<p><u>Nominations for Chair and Vice Chair of the School Building Committee</u></p> <p>Thea asked for nominations of chair of the school building committee. Ida nominated herself, Ron Lum nominated Andrea Nixon. Thea asked for a second to Mrs. Gordons nomination, and Carlos seconded. Brian seconded Andrea Nixon's nomination. The chair called for a roll call and voting was as follows:</p> <ul style="list-style-type: none"> <li>a. Carlos Colley-Ida</li> <li>b. Brian Howard-Ida</li> <li>c. Adam Smith-Ida</li> <li>d. Thea Stovell-Ida</li> <li>e. Ron lum-Andrea</li> <li>f. Andrea Nixon-Ida</li> </ul> <p>By majority vote, Ida Gordon is now the chair of the School Building Committee. Richard asked that a vice-chair be elected. Ida Gordon asked for nominations for Vice Chair of the School Building Committee. Thea nominated Andrea; Ron seconded. Roll call voting was as follows:</p> <ul style="list-style-type: none"> <li>a. Carlos Colley-Yes</li> <li>b. Brian Howard-Yes</li> </ul>	



- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Ron Lum-Yes
- f. Adam Smith-Yes
- g. Andrea Nixon-Yes

Andrea Nixon was voted unanimously as the vice-chair of the Building Committee.

### 3 Approval of August 11<sup>th</sup> Meeting Minutes

A motion was made by Ron to approve the August 11, 2020 meeting minutes. Carlos seconded. A roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-Yes
- d. Ida Gordon-Abstain
- e. Thea Stovell-Yes
- f. Ron Lum-Yes
- g. Adam Smith-Yes

Minutes were approved unanimously with one abstention.

### 4 Feasibility Study Updates

- Thea, Amy Hartley-Matteston, Richard and Tieshia had a discussion with the MSBA about the Educational Program, and what information is expected to be addressed within. An updated Educational Program will be forwarded to the MSBA in December. Thea will send a copy to the School Committee.
- The MSBA reviewed the Preliminary Design program and had questions. Responses have been forwarded to the MSBA and are under review.
- Questions about moving the middle school into the high school will need to be answered. After review of previous meeting minutes, it was determined that there was substantial community opposition to moving the middle school students into the high school. Alicia noted the financial aspect, the high school would need work to accommodate middle school students. Carlos noted that in order for the High School to receive a large number of students, the offices currently being used by the school administration would need to be repurposed. The cost to move the school administration wouldn't be paid by the MSBA and would be a complete Town cost. Richard and Carlos will write a memo detailing issues related to moving the middle school into the high school.
- During the next couple of meetings, the group needs to come to a consensus on what the preferred option is to advance to the MSBA. The options currently being considered are;
  - a. Option 2- Addition/ Renovation of the existing Lyons building. Will require a phasing plan. The steel heights aren't high which will limit mechanical options.
  - b. Option 3 – New school building on the existing Lyons playfield. TSKP is meeting with their civil engineer and wetlands consultant to discuss wetland buffers and the flood plain. There is 200 feet required setback from the brook. The building would therefore be built hillside adjacent to the existing building. This option is very restrictive, and approvals would

be difficult. Would need to demonstrate that there are no other options. No swing space would be required.

- c. Option 4 – New school building in the current Lyons school location. Swing space would be needed (maybe Tower Hill?). TSKP will schedule a time to do a walkthrough of Tower Hill with Ron Lum. Carlos commented that the older part of Tower hill has restrictions, no elevators. Carlos doesn't think all the Lyons kids can fit into the space.
- d. Option 5 – New School Building on the Devine Site. The existing building has some historical significance. The Historical Commission has scheduled a meeting for October 20<sup>th</sup> at 7pm to review the Application for Determination of Historical Significance.

TSKP will update the costs for all options and distribute.

#### 5 Community Outreach

- Jesse suggested using a documentation tool to get the communities input on each site.
- Virtual community meetings are tentatively scheduled for October 27<sup>th</sup>, at 11am and 6:30 pm. The meetings will be livestreamed through the Towns Zoom account via YouTube. A link to the meetings will be posted to the Towns Facebook account. The intentions are for the first round of meetings be informational. Richard Marks and Randall will be panelist speakers.

#### 6 Invoice Approval

Daedalus' s two invoices in the amount of \$20,000 and \$6,000 were submitted for payment. The project cost summary will be emailed to Carlos for review by him and Brian.

Andrea made a motion to approve the two invoices in the amount of \$20,000 and \$6,000 for the Feasibility and Schematic Design that the subcommittee has reviewed, Adam seconded. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Ida Gordon -Yes
- d. Thea Stovell - Yes
- e. Ron Lum -Yes
- f. Adam Smith-Yes
- g. Andrea Nixon-Yes

#### 7. Meeting adjournment.

Andrea made a motion to adjourn the meeting, seconded by Ron. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Ida Gordon -Yes
- d. Thea Stovell - Yes
- e. Ron Lum -Yes
- f. Adam Smith-Yes
- g. Andrea Nixon-Yes

Meeting was adjourned at 2:20 pm.

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Respectfully Submitted,

*Andrea Nixon*

Andrea Nixon  
Chair, Randolph School Committee

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> October 21, 2020
<b>Time:</b> 1:13 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)*	Lisa Millwood (LM) * Randall Luther / TSKP Yugon Kim / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Steve Nesterak (SN)*
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Pam Davis (PD)* Paul McDermott * Adam Smith (AS) *

Item	Action
1 The meeting was called to order by Committee Chair Ida Gordon at 1:13	
2 <u>Approval of Meeting Minutes</u> When meeting minutes are finalized by CHA they can be distributed to the group for review.	
3 <u>Options Development</u> TSKP presented the attached presentation detailing the following; <ul style="list-style-type: none"> <li>a. Devine Site Access</li> <li>b. Site Program of the existing Lyons and the Potential New Lyons</li> <li>c. Site Plan and Layouts for Options Two-Five displaying room types.</li> </ul> <p>**Thea has some concerns about the students crossing Main Street to attend the Devine site.</p> <p>** The land on the Lyons site that was given to the District will not be used a part of this project.</p> <p>** The Tower Hill School will not be able to accommodate all the students from the Lyons.</p>	

4 Community Outreach

Two public meeting sessions have been scheduled for Tuesday, October 27<sup>th</sup> at 11am and 6:30 pm. The meetings will be livestreamed through the Town's Zoom account via YouTube. Brian suggested presenting the site plan, site access and location

5 Meeting adjournment.

Ida made a motion to adjourn the meeting, seconded by Carlos. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-Yes
- d. Ida Gordon -Yes
- e. Thea Stovell - Yes
- f. Steve Nesternak -Yes
- g. Ron Lum-Yes

Meeting was adjourned at 2:12 pm.

Respectfully Submitted



Andrea Nixon  
Chair, Randolph School Committee

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> November 4, 2020
<b>Time:</b> 1:08 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)* Pam Davis (PD)*	Randall Luther / TSKP Yugon Kim / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Adam Smith (AS) *
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Lisa Millwood (LM) * Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Paul McDermott * Steve Nesterak (SN)*

Item	Action
1 The meeting was called to order by Committee Chair Ida Gordon at 1:08	
2 <u>Approval of Meeting Minutes</u> Ron made a motion to approve the October 7 <sup>th</sup> and 21 <sup>st</sup> meeting minutes, seconded by Andrea. Andrea called for a roll call and voting was as follows: a. Brian Howard-Yes b. Andrea Nixon-Yes c. Ida Gordon-Yes d. Thea Stovell-Yes e. Ron Lum-Yes f. Pam Davis-Abstain g. Adam Smith-Yes  Six yes, One Abstain	
3 <u>Public Meeting</u>  Ida made a motion to move agenda Item # 3 before Item # 2, seconded by Thea. Andrea called for a roll call and voting was as follows:	

- a. Brian Howard-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Ron Lum-Yes
- f. Pam Davis-Yes
- g. Adam Smith-Yes

Unanimous vote.

Two public meeting sessions were held on Tuesday, October 27<sup>th</sup> at 11am and 6:30 pm. The meetings were livestreamed through the Town's Zoom account via YouTube. An informal poll of the participants at both sessions indicated the current Lyons site as the preferred location.

#### 4 Site Selection

Milone and MacBroom generated an additional redistricting option for a scenario where Devine is the chosen site for the new Elizabeth G. Lyons Elementary School, scenarios 3a & 3b detailed on the attached presentation.

No one within the District receives transportation except for students at the elementary level who receive special education.

TSKP created a design matrix to identify the strengths and weaknesses of new construction on the Lyons site or new construction on the Devine site, see attached.

There has been talk around Town about building a campus on the Devine site. The MSBA will not pay for a campus. What a campus entails will need to be clarified. It was noted that the Devine site is just large enough for the school and parking with minimal extra space.

The School Building Committee will review the site recommendations with the full School Committee for review and then present to the Town Council. New construction on the Lyons site will be Option One, and new construction at the Devine site is Option Two.

Ida made a motion to accept Options One and Two and do a full investigation, Andrea seconded. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Ron Lum-Yes
- f. Pam Davis-Abstain
- g. Adam Smith-Yes

Unanimous vote.



Andrea will look into the team presenting at the next School Committee meeting on November 12<sup>th</sup> at 7:30 PM.

5 Approval of Invoices

No invoices were approved. In the future all invoices that need to be approved will be listed on the agenda.

6 Meeting Adjournment

Ida made a motion to adjourn the meeting, seconded by Carlos. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Ron Lum-Yes
- f. Pam Davis-Yes
- g. Adam Smith

Meeting was adjourned at 2:25 pm.

Respectfully Submitted



Andrea Nixon

Chair, Randolph School Committee



# Lyons Elementary School Randolph Public Schools

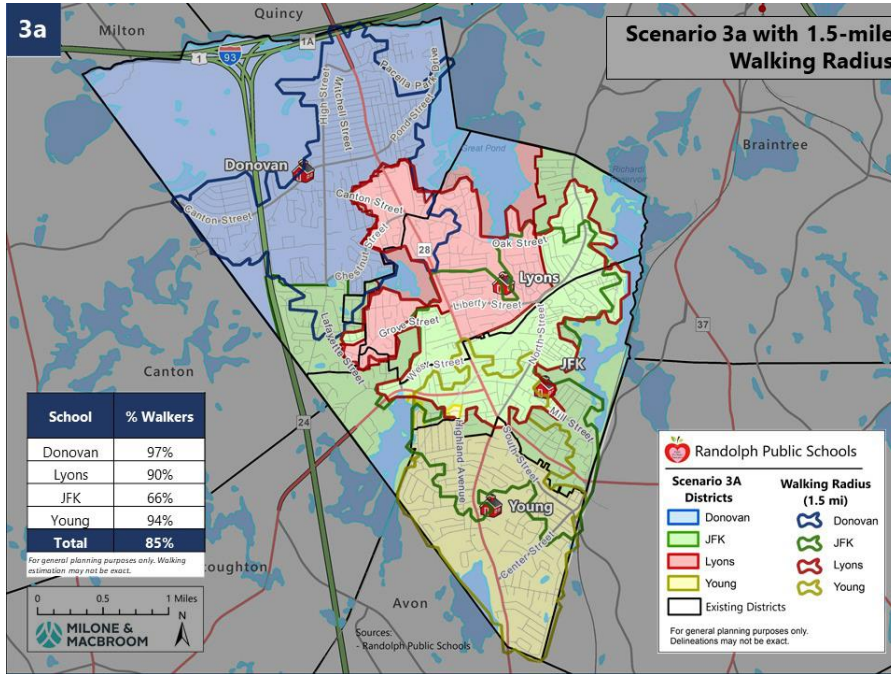
Building Committee  
November 4, 2020



**TSKP** ARCHITECTURE | PLANNING | INTERIORS  
STUDIO

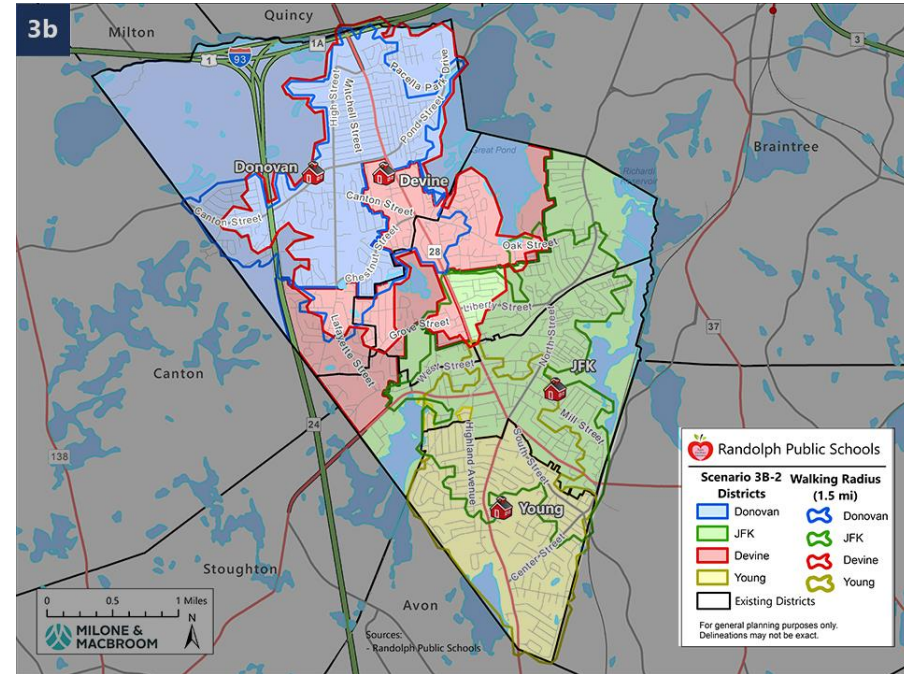
**DAEDALUS**  
A CHA Company

# Redistricting Scenarios 3A and 3B



Scenario 3A : Lyons

- 23% of K-5 students moved



Scenario 3B : Devine

- 27% of K-5 students moved

# Randolph Redistricting Scenarios - Transportation

	Existing			Scenario 3			Scenario 3a			Scenario 3b			Scenario 3b-2		
	Enroll	Walkers	Walkers Crossing Rt. 28	Enroll	Walkers	Walkers Crossing Rt. 28	Enroll	Walkers	Walkers Crossing Rt. 28	Enroll	Walkers	Walkers Crossing Rt. 28	Enroll	Walkers	Walkers Crossing Rt. 28
<b>Devine</b>										306	265	169	295	221	125
<b>Donovan</b>	442	387	79	388	349	126	394	376	70	385	367	70	385	367	70
<b>JFK</b>	338	241	70	393	236	96	398	285	115	402	298	78	413	342	78
<b>Lyons</b>	304	237	52	312	208	13	301	289	59						
<b>Young</b>	264	213	116	255	254	123	255	254	123	255	254	123	255	254	123
<b>Total</b>	<b>1,348</b>	<b>1,078</b>	<b>317</b>	<b>1,348</b>	<b>1,047</b>	<b>358</b>	<b>1,348</b>	<b>1,204</b>	<b>367</b>	<b>1,348</b>	<b>1,184</b>	<b>440</b>	<b>1,348</b>	<b>1,184</b>	<b>396</b>



# DESIGN OPTIONS | OPTIONS COMPARISON



## ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students



## NEW CONSTRUCTION

Build new school adjacent to existing

- Minimizes disruption to current students



## LYONS SITE

## NEW CONSTRUCTION

Build new school on existing school footprint

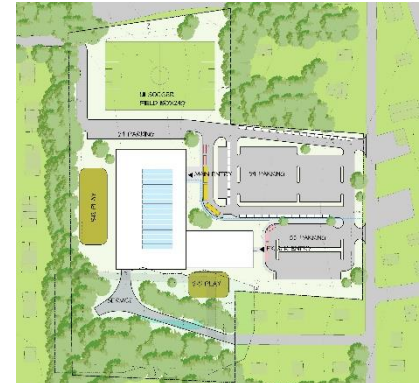
- Requires relocating students during construction to other sites

## DEVINE SITE

## NEW CONSTRUCTION

Build new school on new site

- No disruption to current students



● Favorable      ⊕ Neutral      ○ Unfavorable

Criteria	Option 1 - Code Upgrade/ Base Repair	Option 2 - Add/Reno	Option 3 - New Construction at Lyons (Adjacent to Existing Building)	Option 4 - New Construction at Lyons	Option 5 - New Construction at Devine
<b>Local, State, and Federal Requirements</b>					
Address ADA Compliance	○	⊕	●	●	●
Address School Safety and Security Needs	●	●	●	●	●
Public / Private Separation	○	●	●	●	●
<b>Programmatic Needs</b>					
Education Disruption (Phasing)					
Satisfies Educational Program					
Address Undersized Learning Spaces, overcrowding					
Flexible and Collaborative Learning Environments					
Space for New or Enhanced Educational Programming					
<b>Consolidation of Space</b>					
Improve Internal Circulation					
Utilization of Space					
Pre-kindergarten program					
District-wide Special Education (TLC)					
<b>Building Systems</b>					
Energy Efficiency					
Mechanical, Electrical, Plumbing					
Building Envelope					
Green Design					
<b>Site</b>					
Traffic Flow, Pedestrian Safety, and Parking					
Athletic fields					
ADA Compliance					
Site Layout Plan					
<b>Benefits to the Community</b>					
Community Use of the Building					
Shelter in Place					
Re-uses a currently vacant property					

JS's Notes

Passive Surveillance, Clear Drop offs, Emergency Access  
Separate zones for public access spaces and academic

Provides all required spaces?  
Lack of general classrooms, art and music  
Meets goals of 21st century learning.  
Maker space, STEAM, JFK District SE

Order and legibility of circulation  
Overall efficiency  
Includes PK  
Includes TLC

Energy efficiency of MEP/FP and envelope

Sustainability

Proximity and access from Gym

PK Proximity to Play areas, Entrance

Building will have power via backup generator

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> November 18, 2020
<b>Time:</b> 1:35 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Steve Nesterak (SN)* Thea Stovell (TS)* Carlos Colley (CC)* Pam Davis (PD)* Cindy Lopez (CL)*	Randall Luther / TSKP Yugon Kim / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Tieshia Walton / Daedalus Cesar Rijo, <i>North Atlantic States Regional Council of Carpenters</i>
* Building Committee Member	
<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)*  Lisa Millwood (LM) * Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Paul McDermott * Ron Lum* (RL) Brian Howard (BH)* Adam Smith (AS) *

Item	Action
1 The meeting was called to order by Committee Chair Ida Gordon at 1:35	
2 <u>Approval of Meeting Minutes</u> Andrea made a motion to approve the November 4 <sup>th</sup> meeting minutes, seconded by Pam. Ida called for a roll call and voting was as follows: <ul style="list-style-type: none"> <li>a. Dr. Carlos Colley-Yes</li> <li>b. Andrea Nixon-Yes</li> <li>c. Ida Gordon-Yes</li> <li>d. Thea Stovell-Yes</li> <li>e. Steve Nesterak-Yes</li> <li>f. Cindy Lopez-Abstain</li> <li>g. Pam Davis-Yes</li> </ul> Six yes, One Abstain	
3 <u>Feasibility Study Updates</u> <ul style="list-style-type: none"> <li>• During the last Building Committee Meeting the Committee selected Option 3, New Construction on the existing Lyons Site and Option 5, New Construction on the Devine Site to be further studied as site selections. The School Committee Preferred Option 5. Option 5 would require additional Geotechnical Investigations.</li> </ul>	



Carlos made a motion to go ahead with the geotechnical study at the Devine for a not to exceed fee of \$12,000. Pam seconded the motion.

Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Steve Nesterak-Yes
- f. Cindy Lopez-Yes
- g. Pam Davis-Yes

Unanimous vote.

- If the Devine site is selected a survey similar to the one done at the Lyon site will need to be performed.
- If the Devine site is chosen, the School Committee will need to decide how the Lyons site will be utilized. Some of the possible uses are rental space, District Administration offices, rental office space or if the Lyons will be given back to the Town. Ida suggested the full School Committee have a meeting with Thea, Carlos, and Steve to discuss the best options for the Lyons site.
- Key dates for 2020/2021 were discussed.  
Andrea will reach out to the Town Council member , Billy Alexopoulos to schedule a meeting with the Town Council prior to the end of the year to get a vote on the preferred site.
- The cost estimates are being revised based on the current studies. The updated cost estimates will be reviewed during the next meeting. Steve requested delineated reimbursed costs vs. non reimbursed costs be detailed within the cost estimate. This information will be updated on Form 3011 when the cost estimates are finalized and distributed.
- A cost comparison of other schools in the area will be distributed to Steve.
- The Town Council presentation for the upcoming meeting was reviewed. The presentation is similar to the one presented to the recent School Committee and during the public presentations. Ida requested the presentation be forwarded to the Town Council prior to the meeting. Once the meeting date is confirmed Jesse will forward to Ida and Andrea the Thursday prior to the Council meeting to distribute.

### 3. Approval of Invoices

Andrea made a motion to change the approval process. Steve Nesterak to review and approve first then Ida as the Building Committee Chair, or Andrea Nixon as the Vice Chair if Ida is not available. Once the invoices are approved and signed by Steve/Ida and or Andrea they will be forwarded to

Finance (Carlos' office) to be paid. Judy Littlejohn will include copies in the packets for the School Committee meetings. Carlos seconded the motion. Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Steve Nesterak-No
- f. Cindy Lopez-Yes
- g. Pam Davis-Yes

6 yes, 1 No

Andrea made a motion to approve the invoices listed on the agenda as follows;

- Invoice # 200629 in the amount of \$6,000
- Invoice # 200729 in the amount of \$20,000
- Invoice # 200829 in the amount of \$20,000
- Invoice # 39149-2009 in the amount of \$12,000
- Invoice # 39149-2010 in the amount of \$15,000
- Invoice # 5 in the amount of \$38,795
- Invoice # 6 in the amount of \$ 25,000

Steve seconded the motion. Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Steve Nesterak-Yes
- f. Cindy Lopez-Yes
- g. Pam Davis-Yes

Unanimous vote

Brian texted Andrea that he hasn't been receiving the cost summary with the invoices. Steve requested the cost summary be attached to the minutes and distributed.

#### 4 Meeting Adjournment

Ida made a motion to adjourn the meeting, seconded by Carlos. Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes

- 
- c. Ida Gordon-Yes
  - d. Thea Stovell-Yes
  - e. Steve Nesterak-Yes
  - f. Cindy Lopez-Yes
  - g. Pam Davis-Yes

Unanimous vote

Meeting was adjourned at 2:25 pm.

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Next Meeting will be Wednesday December 2, 2020 at 1:00 PM

Attachments:

- Cost Summary

Respectfully Submitted,

*Andrea Nixon*

Andrea Nixon  
Chair, Randolph School Committee

Randolph - Elizabeth G. Lyons Elementary School  
**TOTAL PROJECT COST SUMMARY - FEASIBILITY STUDY PHASE**  
As of: 12/2/2020



Description of Work	Approved Budget	Committed to Date	Paid to Date	Current Invoices	Balance to Complete (Committed less Paid to Date)	Budget Variance	% Billed to Date
<b>Feasibility Study Phase</b>							
OPM Feasibility Study	\$ 275,000	\$ 275,000	\$ 82,510	\$ 73,000	\$ 192,490	\$ -	56.55%
A&E Feasibility Study	\$ 555,000	\$ 555,000	\$ 162,500	\$ 37,500	\$ 392,500	\$ -	36.04%
Reimbursable A&E Expenses – Feasibility Study (Allowance)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	0%
Environmental & Site (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Traffic Study (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Hazmat Testing (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Geotech (Allowance)	\$ 17,600	\$ 17,600	\$ 7,920	\$ 880	\$ 9,680	\$ -	50%
Survey (Allowance)	\$ 29,150	\$ 29,150	\$ 26,235	\$ 2,915	\$ 2,915	\$ -	100%
Re-Districting Analysis (Allowance)	\$ 27,200	\$ 27,200	\$ -	\$ 22,500	\$ 27,200	\$ -	83%
Hazmat Testing at Devine	\$ 6,696	\$ 6,696		\$ -	\$ 6,696	\$ -	0%
<b>Feasibility Study Phase Subtotal*</b>	<b>\$ 920,646</b>	<b>\$ 920,646</b>	<b>\$ 279,165</b>	<b>\$ 136,795</b>	<b>\$ 641,481</b>	<b>\$ -</b>	<b>45.18%</b>
<b>Contingency</b>							
Contingency (Feasibility Study Phase)	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	100%
Owner's Contingency	\$ 74,354	\$ 74,354	\$ 34,155	\$ 26,295	\$ 40,199	\$ -	81.30%
<b>TOTAL BUDGET</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 318,320</b>	<b>\$ 163,090</b>	<b>\$ 681,680</b>	<b>\$ -</b>	<b>48.14%</b>

NOTE: MSBA's share of funding is 76.84%

## MEETING MINUTES

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> December 2, 2020
<b>Time:</b> 1:04 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)* Pam Davis (PD)*	Randall Luther / TSKP Jesse Saylor/TSKP Alicia Monks / Daedalus Richard Marks / Daedalus (RM) Adam Smith (AS) * Steve Nesterak (SN)* Christina Opper / Daedalus

\* Building Committee Member

<b>Absent:</b> Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Lisa Millwood (LM) * Duong Nguyen (DN)*	Mike Rossini (MR)* Judy Littlejohn * Paul McDermott * William Alexopoulos * Yugon Kim / TSKP
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Item	Action
1 The meeting was called to order by Committee Chair Ida Gordon at 1:04	
2 Town Council Meeting  A special Town Council Meeting has been scheduled for December 14th to review site selection. The council will most likely not make a decision that day, but hopefully will on December 21 <sup>st</sup> .	
3 <u>Feasibility Study Updates</u> <ul style="list-style-type: none"> <li>• Andrea will confirm who the additional School Building Committee Members are and forward the required form to the MSBA.</li> <li>• Jesse presented the attached presentation. Some of the details of the presentation include;           <ul style="list-style-type: none"> <li>a. The project cost at the Devine site is higher due to abatement and site work. There will be a higher reimbursement rate for the Devine site due to the MSBA will reimburse for the demo and asbestos removal. The MSBA will only pay to demolish a building on the site chosen for the project.</li> <li>b. Both projects estimated as CM at Risk</li> </ul> </li> </ul>	

- c. There will be additional earthwork at the Lyons due to the site is sloped
- d. Lyons water main is longer than Devine
- e. The square footage of both buildings is different due to layout

- Cost benchmarks will be presented after looking at other similar school projects.
- TSKP has begun working with Thea on programming
- The Geotech Engineer is tentatively scheduled to do borings at the Devine site this Friday
- Brian noted that it is an expectation from him and the Town Council that if the Devine site is chosen that the Lyons site would be turned over to the Town. Brian will not move this forward unless this happens.
- Thea noted that Arthur Goldstein put something out about the debt service, where the Town would pick up the project cost versus the voters. Brian stated the math wouldn't work out, and every department after the last budget review is bare bones.

#### 4 Approval of Invoices

During the November 18<sup>th</sup> meeting a vote on the invoice approval process was as follows;

Andrea made a motion to change the approval process. Steve Nesterak to review and approve first then Ida as the Building Committee Chair, or Andrea Nixon as the Vice Chair if Ida is not available. Once the invoices are approved and signed by Steve/Ida and or Andrea they will be forwarded to Finance (Carlos' office) to be paid. Judy Littlejohn will include copies in the packets for the School Committee meetings. Carlos seconded the motion. Ida called for a roll call and voting was as follows:

- a. Dr. Carlos Colley-Yes
- b. Andrea Nixon-Yes
- c. Ida Gordon-Yes
- d. Thea Stovell-Yes
- e. Steve Nesterak-No
- f. Cindy Lopez-Yes
- g. Pam Davis-Yes

6 yes, 1 No

Steve sent an email on 12/2 noting that he isn't legally authorized to approve project invoices. This authority is solely with the building committee

Thea would like Steve to review not approve that the work was done by initialing the invoices and then follow the process as voted on.

In order for Carlos to send a bill to the Town for payment he needs the invoice to be approved. If the invoice has to wait for the building committee to approve when sometimes there isn't a quorum it could take months for an invoice to be paid.

Brian disagrees that a project invoice being paid is similar to paying a utility bill. He believes the School Building Committee should be signing off on invoices after confirmation that the work has been done that is being billed for. Brian stated the bills should be sent to the Building Committee prior to meeting for review before voting along with the cost summary, agenda, and previous meeting minutes.

Ida would like the bills to be sent to the full committee for review and if they have any questions the Committee can send a note to Steve for clarification. During the next meeting the bill would be voted on, signed by Ida and sent to Brian Howard. The School Committee is responsible for making sure things are voted on and a solid process is needed. Andrea and Ida will discuss offline and review during the next SBC Meeting.

#### 5 Other Business

Ida would like the agenda and meeting minutes from the previous meeting sent to the Committee the Friday before the next meeting. Ida would like to add Items that the Chair would like to discuss to the agenda. No one on the committee had an issue with implementing this process.

#### 6 Meeting Adjournment

Ida made a motion to adjourn the meeting, seconded by Thea. Andrea called for a roll call and voting was as follows:

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-Yes
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes
- f. Ron Lum-Yes
- g. Steve Nesternak-Yes
- h. Pam Davis-Yes
- i. Adam Smith

Meeting was adjourned at 2:01 pm.

Next Meeting will be Wednesday December 16, 2020 at 1:00 PM

Attachments:

- Meeting Presentation
- Cost Summary

Respectfully Submitted,



Andrea Nixon

Chair, Randolph School Committee





# Lyons Elementary School Randolph Public Schools Building Committee December 2<sup>nd</sup>, 2020



**TSKP** ARCHITECTURE | PLANNING | INTERIORS  
STUDIO

**DAEDALUS**  
A CHA Company

- Initial PSR Cost Estimate Results:
  - Elements of Construction Cost
  - Construction Cost Breakdown for Options 3 and 5
  - Updated Cost to Randolph
  - Benchmarking... to follow
- Detailed Programming - Academic Break Out Spaces
- Option 5 clarifications
  - Use of the Lyons site
  - Geotechnical Investigations in progress at Devine

# LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS

## INCLUDED IN OPTION 3

### — NEW AT LYONS

#### Project Delivery

CM @ Risk (Chapter 149a)

#### Demolition And Abatement

Demolition And Abatement Of The Lyons School

#### Site

Additional Earthwork At Building Located On Slope

Illuminated Parking Areas, Sidewalks And Drives

(30 More Parking Spaces Due To PK Entry At Lower Level)

Two Play Areas With Poured Rubber Surface And Equipment

Natural Grass Multipurpose Field With Underdrain

Outdoor Learning Area

#### Building

76,575 Gross Square Feet

Six sections of Pre-K

Ground Improvement For Foundations

Security Glass At Building Entries

Exterior Glazing Area Of 30%

Above Grade Exterior Wall - 23,000sf

Emergency Generator - 250kw

## INCLUDED IN OPTION 5

### — NEW AT DEVINE

CM @ Risk (Chapter 149a)

Demolition And Abatement Of The Devine School

Offsite Road Work To Connect To Dow St.

Illuminated Parking Areas, Sidewalks And Drives

Two Play Areas With Poured Rubber Surface And Equipment

Natural Grass Multipurpose Field With Underdrain

Outdoor Learning Area

76,700 Gross Square Feet

Six sections of Pre-K

Security Glass At Building Entries

Exterior Glazing Area Of 32%

Above Grade Exterior Wall - 35,000sf

Emergency Generator - 250kw

# LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS – SITE EARTHWORK

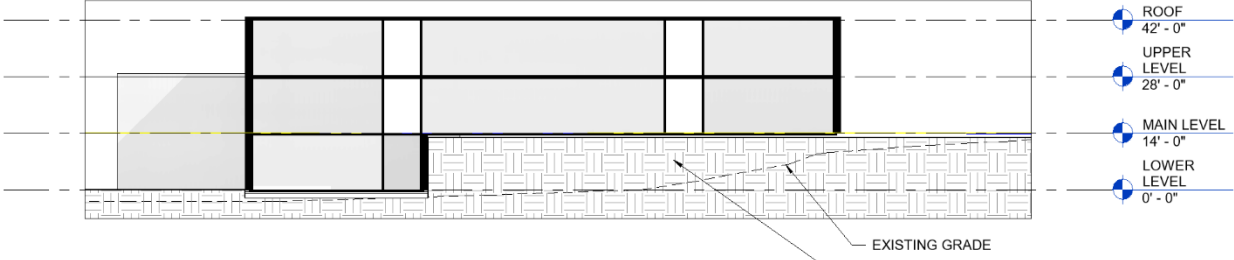


Figure 2: Option 3 section shows area of fill below building.

	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Fill	46,000 ft <sup>3</sup>	760,000 ft <sup>3</sup>	90,000 ft <sup>3</sup>	16,000 ft <sup>3</sup>
Cut	15,000 ft <sup>3</sup>	170,000 ft <sup>3</sup>	5,000 ft <sup>3</sup>	4,000 ft <sup>3</sup>
Net (Import)	31,000 ft <sup>3</sup>	590,000 ft <sup>3</sup>	85,000 ft <sup>3</sup>	12,000 ft <sup>3</sup>

# LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST ELEMENTS – SITE UTILITIES

Utility	Option 1 Quantities	Option 2 Quantities	Option 3 Quantities	Option 4 Quantities	Option 5 Quantities
Drainage Collection (Pipes, CBs, DMHs)	350 LF 18", 300 LF 12" 3 CBs, 3 DMHs	1,250 LF 24", 320 LF 18", 1,420 LF 12" 23 CBs, 17 DMHs	500 LF 24", 1,000 LF 18", 1,500 LF 12" 28 CBs, 20 DMHs	800 LF 24", 500 LF 18", 1,900 LF 12" 31 CBs, 20 DMHs	600 LF 24", 900 LF 18", 900 LF 12" 21 CBs, 16 DMHs
Stormwater (SW) Water Quality (WQ) Mitigation	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	4 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)	2 WQ Structures (i.e. Stormceptor, Vortechinics, or approved equal.)
Stormwater Quantity Mitigation (based on increase of impervious area)	N/A	Underground Infiltration and/or Detention System(s) Assume \$400,00	Underground Infiltration and/or Detention System(s) Assume \$300,00	Underground Infiltration and/or Detention System(s) Assume \$250,00	Underground Infiltration and/or Detention System(s) Assume \$450,00
Sanitary Service & Grease Waste Treatment	40 LF 8" Sewer Service 5,000 Gallon Grease Trap 2 SMHs	900 LF 8" Sewer Service 150 LF 12" Trunk Line 5,000 Gallon Grease Trap 9 SMHs	250 LF 8" Sewer Service 350 LF 12" Trunk Line 5,000 Gallon Grease Trap 6 SMHs	100 LF 8" Sewer Service 450 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs	75 LF 8" Sewer Service 400 LF 12" Trunk Line 5,000 Gallon Grease Trap 5 SMHs
Water Main Loop 8" DI	N/A	1,500 LF	1,500 LF	1,500 LF	900 LF
Domestic Water Service 6" DI	N/A	120 LF	100 LF	100 LF	100 LF
Fire Protection Service 8" DI	450 LF	120 LF	100 LF	100 LF	100 LF
Water Main Fittings	1 Gate Valves, 1 Tapping Sleeve + Valve	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	10 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants	8 Gate Valves, 2 Tapping Sleeve + Valve, 5 Hydrants
Gas Line*	N/A	400 LF	600 LF	600 LF	450 LF
Electrical Line**	N/A	600 LF	1,000 LF	1,000 LF	750 LF

\*See Plumbing Engineer's Narrative for size, design and location of meter, etc. The length of service line included for information only.

\*\*See Electrical Engineer's Narrative for size, design, equipment (Transformers and Generators), etc. The length of primary power shown for information only.



# LYONS ELEMENTARY SCHOOL | CONSTRUCTION COST BREAKDOWN FOR OPTIONS 3 & 5

## OPTION 3 – NEW AT LYONS

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,575	<b>GSF</b>	\$309.98	<b>\$23,736,530</b>
BUILDING DEMOLITION	35,795	<b>GSF</b>	\$6.00	<b>\$214,770</b>
HAZARDOUS WASTE REMOVAL	35,795	<b>GSF</b>	\$15.00	<b>\$536,925</b>
SITE COST				<b>\$5,278,174</b>
TOTAL DIRECT COST				----- \$29,766,399
DB CHPTR 149A				
DESIGN CONTINGENCY		10%	\$2,976,640	
ESCALATION ( Fall 2022 )		6%	\$1,964,582	
GENERAL CONDITIONS		5.5%	\$1,908,919	
GENERAL REQUIREMENTS		3.0%	\$1,098,496	
BUILDING PERMIT		0%	\$0	
P&P BOND & INSURANCE		2%	\$754,301	
PROFIT		2.75%	\$1,057,907	
TOTAL CONSTRUCTION COST				----- \$39,527,244
COST PER SF				<b>\$516.19</b>

## OPTION 5 – NEW AT DEVINE

	GSF		COST PER S.F.	TOTAL
NEW CONSTRUCTION	76,700	<b>GSF</b>	\$318.37	<b>\$24,418,868</b>
DEVINE DEMOLITION	36,000	<b>GSF</b>	\$6.00	<b>\$216,000</b>
HAZARDOUS WASTE REMOVAL				<b>\$650,000</b>
SITE COST				<b>\$4,959,722</b>
TOTAL DIRECT COST				----- \$30,244,590
DB CHPTR 149A				
DESIGN CONTINGENCY		10%	\$3,024,459	
ESCALATION ( Fall 2022 )		6%	\$1,996,143	
GENERAL CONDITIONS		5.5%	\$1,939,586	
GENERAL REQUIREMENTS		3.0%	\$1,116,143	
BUILDING PERMIT		0%	\$0	
P&P BOND & INSURANCE		2%	\$766,418	
PROFIT		2.75%	\$1,074,902	
TOTAL CONSTRUCTION COST				----- \$40,162,241
COST PER SF				<b>\$523.63</b>

# LYONS ELEMENTARY SCHOOL | ESTIMATED TOWN SHARE – NEW CONSTRUCTION

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	Previous Estimate (PDP)	Current Option 3 (PSR)	Current Option 5 (PSR)
<b>FEASIBILITY STUDY</b> (OPM, Designer, Environmental, Site, Other)	\$900,000	\$900,000	\$900,000
<b>CONSTRUCTION</b> (“Hard Costs”)	\$41,500,000	\$39,500,000	\$40,200,000
<b>ADMINISTRATION, OPM, ARCHITECT, FF&amp;E, OTHER MISC.</b> (“Soft Costs”)	\$6,500,000	\$6,300,000	\$6,100,000
<b>CONTINGENCY</b> (Owners and Construction Contingency)	\$1,800,000	\$1,400,000	\$1,300,000
<b>TOTAL PROJECT</b>	<b>\$50,700,000</b>	<b>48,100,000</b>	<b>\$48,500,000</b>
<b>MSBA Reimbursement Rate w/ Incentives for Eligible Costs</b>	80.00%	80.00%	80.00%
<i>Example ineligible costs: legal fees, advertising, printing, moving, permits, utility costs</i>			
<i>Example capped costs: Construction Cost (\$333/SF), Furniture, Fixtures and Equipment/Technology (\$2,400/student), Site costs (8% max)</i>			
<b>Estimated MSBA “Effective” Reimbursement Rate of Total Project Costs</b>	55.33%	56.34%	56.70%
<b>Estimated MSBA Reimbursement</b>	<b>\$28,900,000</b>	<b>\$27,100,000</b>	<b>\$27,500,000</b>
<b>Estimated Town Share</b>	<b>\$21,800,000</b>	<b>\$21,000,000</b>	<b>\$21,000,000</b>



- Initial PSR Cost Estimate Results:
  - Construction Cost Breakdown for Options 3 and 5
  - Elements of Construction Cost
  - Updated Cost to Randolph
  - Benchmarking... to follow
- Detailed Programming - Academic Break Out Spaces
- Option 5 clarifications
  - Use of the Lyons site
  - Geotechnical Investigations in progress at Devine

# Option 5: Use of Lyons Site



A few possible uses:

- Convert to District offices
- Upgrade building for other educational programs
- Parkland / open space / athletic fields
- Sell

60 Vesey Rd

Size 21.3 Acres

Wetland 1.8 Acres

**Available 19.5 Acres**

# RESOURCE SLIDES

# Key Dates for 2020/21

Mid December 2020: Target Decision (Devine or Lyons) and Updated Budget

February 24, 2021: Submit Preferred Schematic Report to MSBA

March 10, 2021: MSBA Facilities Assessment Committee

April 14, 2021: MSBA Board Approval

August 2021: Submit Schematic Design to MSBA

October 27, 2021: MSBA Board Approval

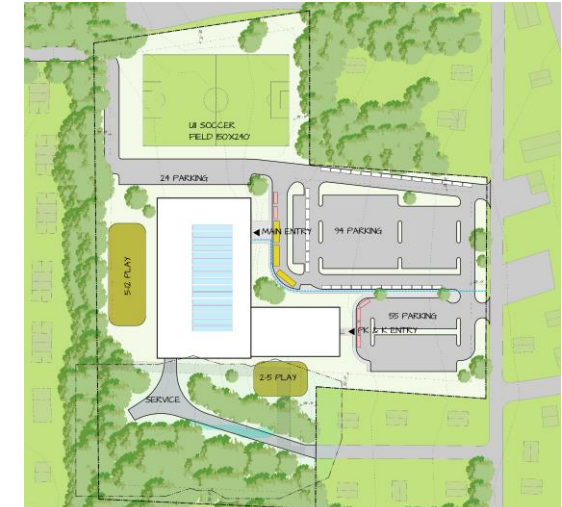
November 2, 2021: Town Override Vote



# DESIGN OPTIONS | OPTIONS COMPARISON

## LYONS SITE

## DEVINE SITE



### 2. ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students

### 3. NEW CONSTRUCTION

Build new school adjacent to existing

- Minimizes disruption to current students

### 4. NEW CONSTRUCTION

Build new school on existing school footprint

- Requires relocating students during construction to other sites

### 5. NEW CONSTRUCTION

Build new school on new site

- No disruption to current students





# DESIGN OPTIONS | OPTIONS COMPARISON

Criteria	Lyons	Devine
<b>Location</b>		
Pedestrian access	●	⊙
Public transportation access	⊙	●
Neighborhood feel	●	⊙
Redistricting	●	⊙
Reuses vacant site	⊙	●
Potential for Town to receive property sale proceeds	⊙	●
<b>Site Design</b>		
Overall Site Layout	●	●
Traffic Flow, Pedestrian Safety, and Parking	●	●
Adequate separation of PK and K-5 entrances	●	●
Safety and efficiency of drop off	●	●
Athletic fields	●	●
Service Access	⊙	●
Education Disruption during Construction	⊙	●
Solar Orientation of Building	●	⊙
Access roads	●	⊙

## Notes

Lyons location results in fewer students crossing route 28. 12, 23, 240 bus lines near Devine location.

Lyons location is within an established neighborhood.

If at Lyons, redistricting is optional.

Randolph benefits from the removal of old structures.

If school moves to Devine, Town could sell/develop Lyons.

Devine has completely separated service access drive.

There are no students at the Devine site to disturb.

E-W orientation of building at Lyons is favorable for energy.

Lyons does not require the project to build access roads.



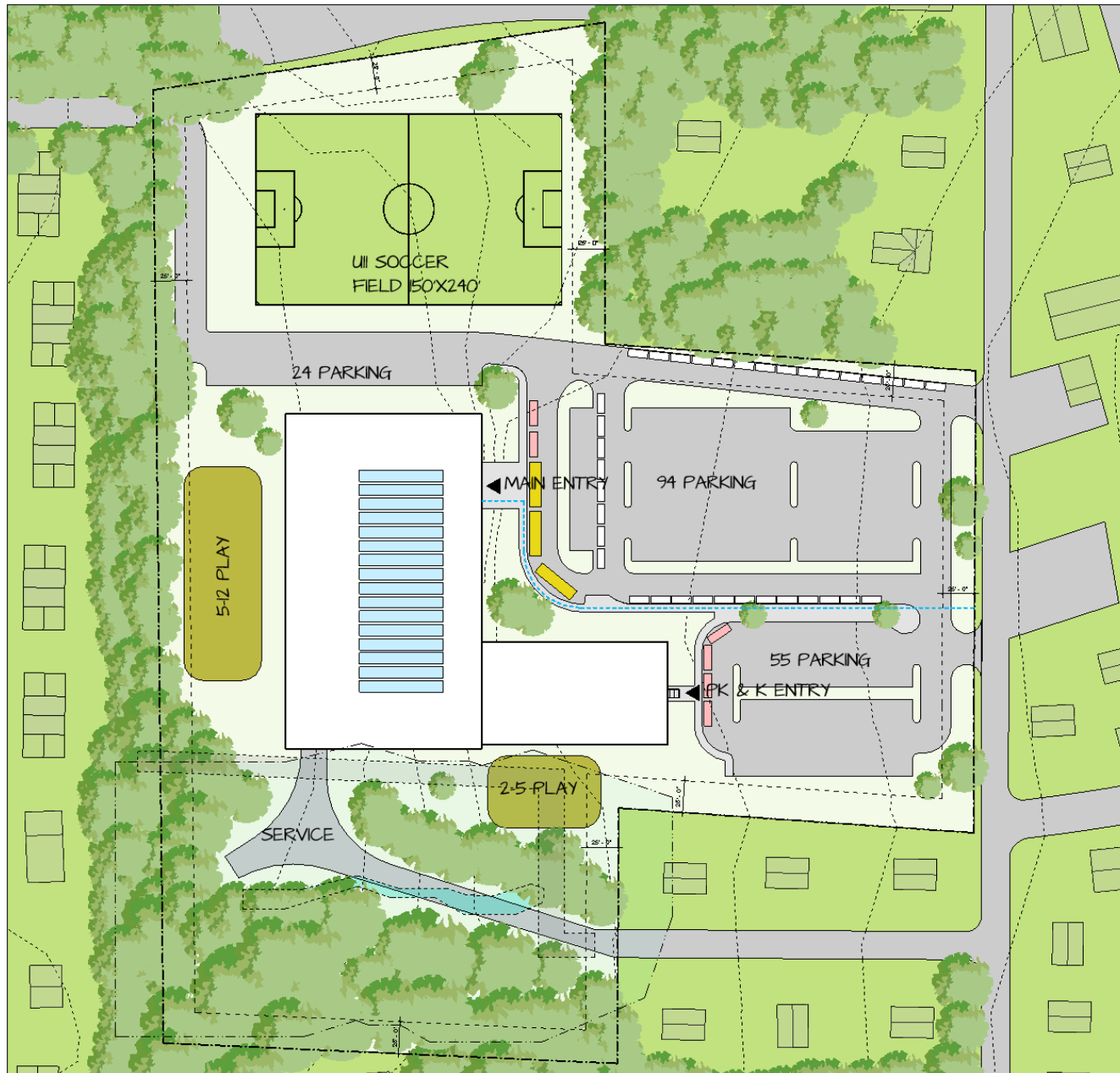
# DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION





# DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION









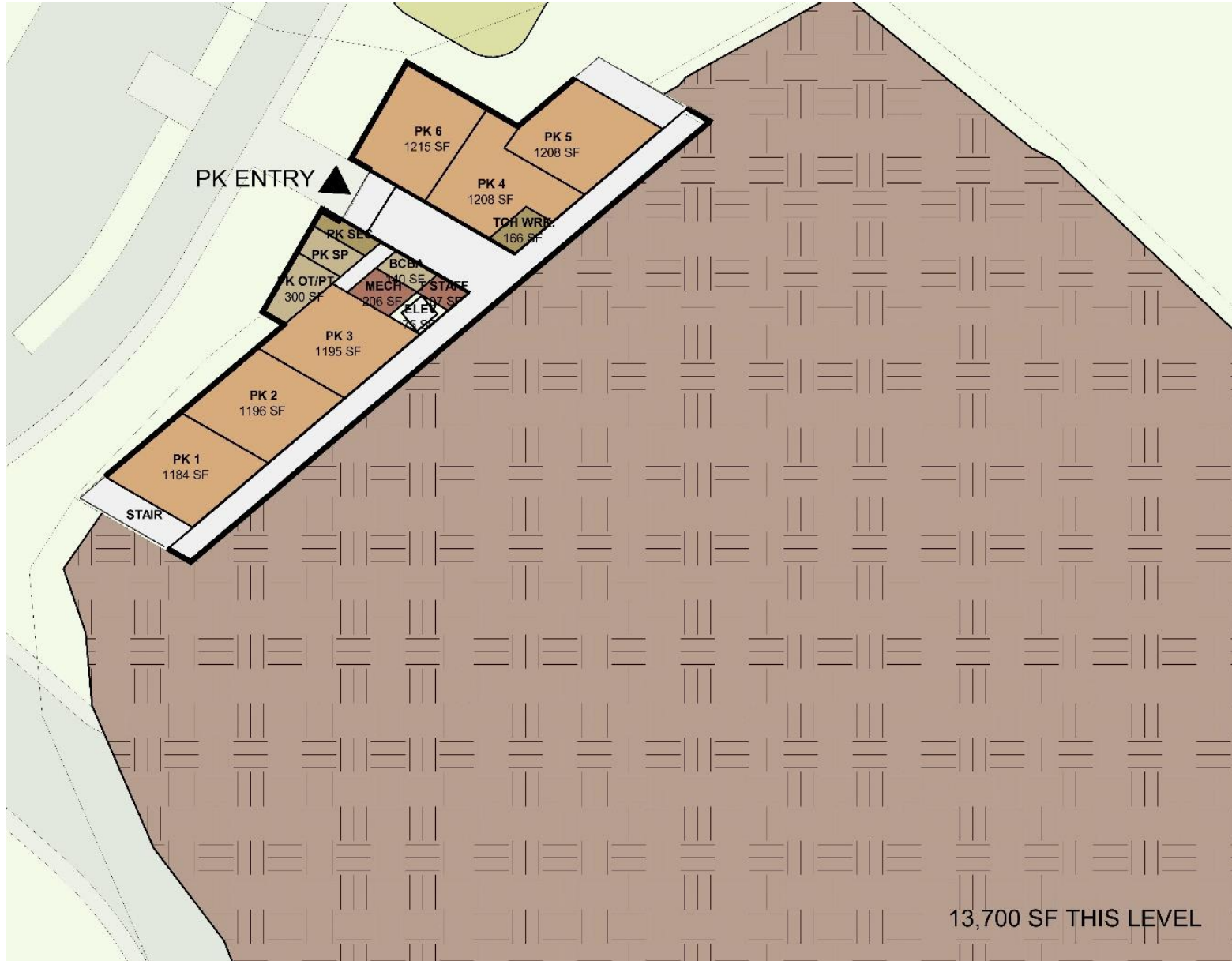
30,900 SF THIS LEVEL

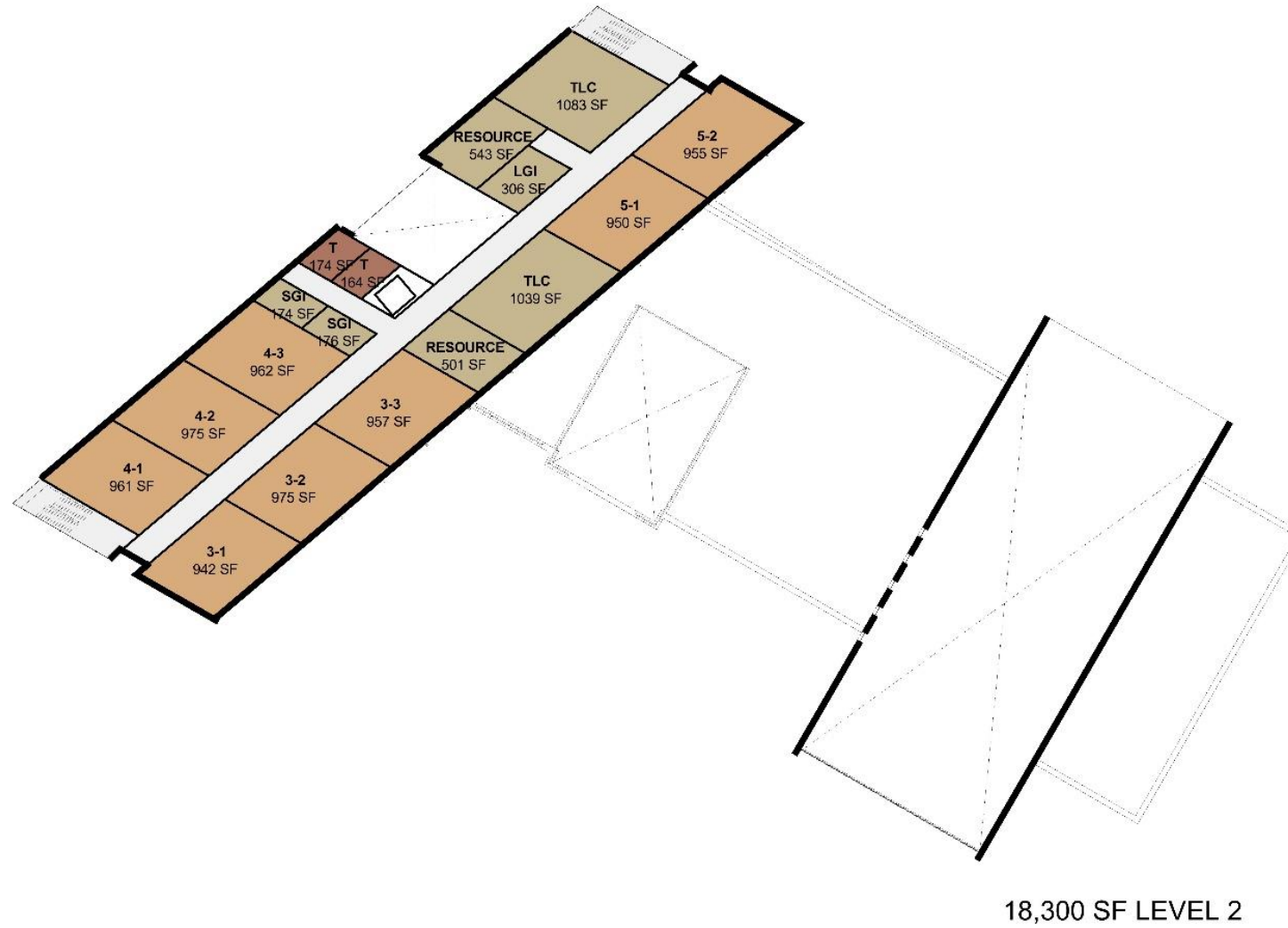






















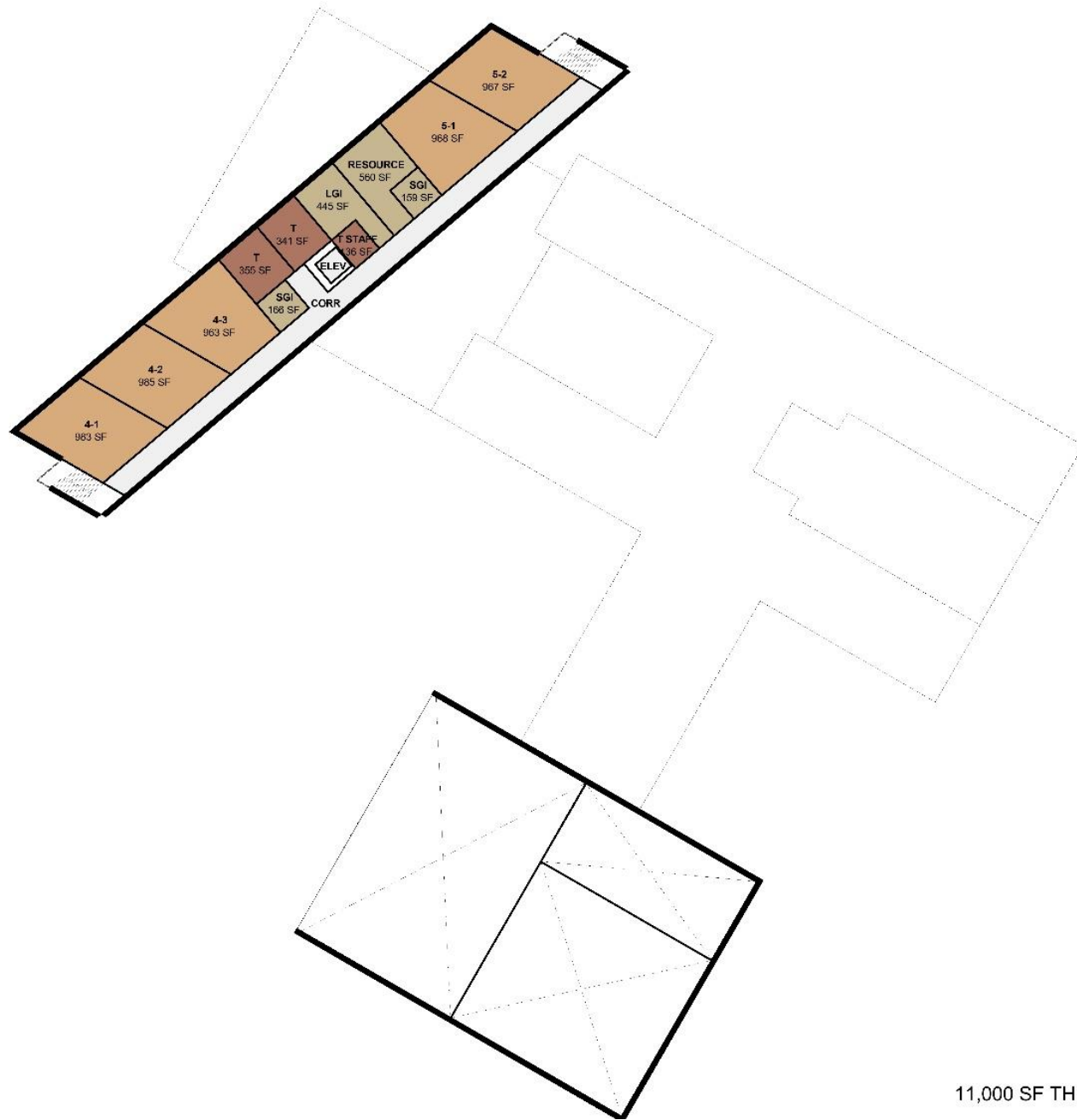






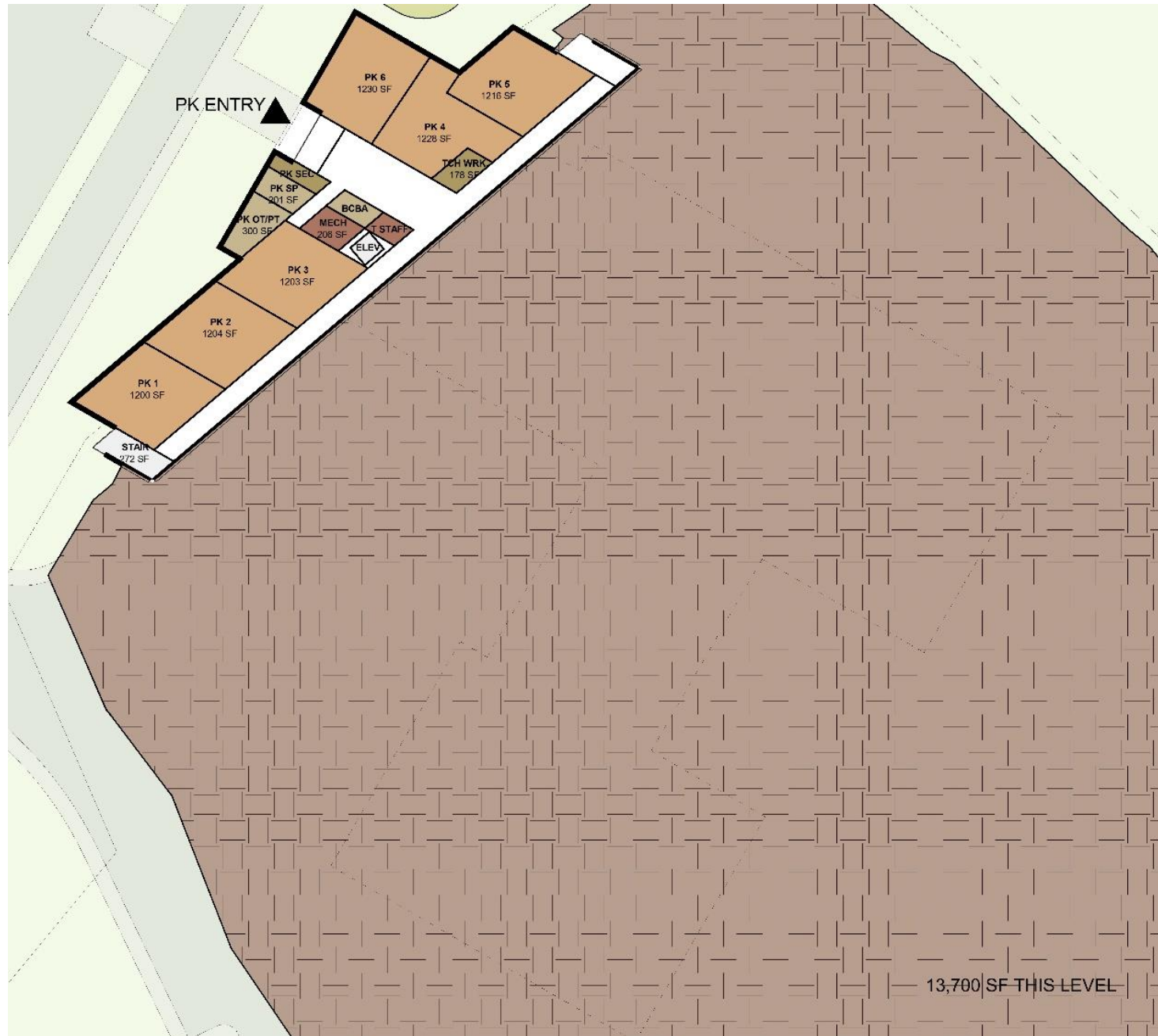






11,000 SF THIS LEVEL

# Option 2: Upper Level



Randolph - Elizabeth G. Lyons Elementary School  
**TOTAL PROJECT COST SUMMARY - FEASIBILITY STUDY PHASE**  
As of: 12/8/2020



Description of Work	Approved Budget	Committed to Date	Paid to Date	Current Invoices	Balance to Complete (Committed less Paid to Date)	Budget Variance	% Billed to Date
<b>Feasibility Study Phase</b>							
OPM Feasibility Study	\$ 275,000	\$ 275,000	\$ 82,510	\$ 88,000	\$ 192,490	\$ -	62%
A&E Feasibility Study	\$ 555,000	\$ 555,000	\$ 200,000	\$ 10,000	\$ 355,000	\$ -	37.84%
Reimbursable A&E Expenses – Feasibility Study (Allowance)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	0%
Environmental & Site (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Traffic Study (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Hazmat Testing (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Geotech (Allowance)	\$ 17,600	\$ 17,600	\$ 7,920	\$ 880	\$ 9,680	\$ -	50%
Survey (Allowance)	\$ 29,150	\$ 29,150	\$ 29,150	\$ 2,915	\$ -	\$ -	100%
Re-Districting Analysis (Allowance)	\$ 27,200	\$ 27,200	\$ 22,500	\$ 22,500	\$ 4,700	\$ -	83%
Hazmat Testing at Devine	\$ 6,696	\$ 6,696	\$ -	\$ -	\$ 6,696	\$ -	0%
<b>Feasibility Study Phase Subtotal*</b>	<b>\$ 920,646</b>	<b>\$ 920,646</b>	<b>\$ 342,080</b>	<b>\$ 124,295</b>	<b>\$ 578,566</b>	<b>\$ -</b>	<b>45.18%</b>
<b>Contingency</b>							
Contingency (Feasibility Study Phase)	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	
Owner's Contingency	\$ 74,354	\$ 74,354	\$ 59,570	\$ 26,295	\$ 14,784	\$ -	
<b>TOTAL BUDGET</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 406,650</b>	<b>\$ 150,590</b>	<b>\$ 593,350</b>	<b>\$ -</b>	

NOTE: MSBA's share of funding is 76.84%



- Thea and Paul McDermott talked about moving the Elementary School into the RICC Center.
- The Tower Hill site isn't big enough to accommodate.
- Thea is in favor of either site.
- Members of the council think a new building is needed, renovating the Lyons isn't an option.
- Ida feels optimistic about the Town Council meeting on December 14<sup>th</sup>. Randolph was a level 4 District and recently exited that status. Since exiting level 4 designation, the graduation class has increased. Ida would appreciate more community input. The community would profit and benefit from a new building. We need to look at what is needed for years to come.
- TSKP presented the attached presentation detailing the following;
  - a. Alternative Options
  - b. Estimated Cost
  - c. Schedule
  - d. Cost Comparison of our projects and similar projects

### 3 **Approval of Meeting Minutes**

Brian made a motion to approve the meeting minutes from 11/18, the amended minutes from 11/18, and the meeting minutes from 12/2, Adam seconded the motion. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-No
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes
- f. Ron Lum-Yes
- g. Pam Davis-Yes
- h. Adam Smith-Yes

7 yes, 1 No

Andrea stated that she voted no because she didn't care for Brian's comments on the 11/18 amended minutes.

Richard made a comment that on 11/18 is when we got a late start due to technical issues.

### 4 **Approval of Invoices**

Invoice(s) will be forwarded to Steve Nesternak, Judy Littlejohn and Carlos Colley. Steve will sign the invoice approving the work being billed has been completed. Steve will forward the invoice(s) to Carlos who will sign and then forward the invoice(s) to Tieshia to add to the agenda along with the cost summary for review and vote at the next School Committee Meeting.



Andrea made a motion to change the approval process as noted above, seconded by Thea. Andrea called for a roll call and voting was as follows;

- a. Pam Davis-Yes
- b. Ida Gordon-Yes
- c. Carlos Colley-No
- d. Brian Howard-Yes
- e. Keith Wortzman-Yes
- f. Andrea Nixon-Yes
- g. Thea Stovell-Yes
- h. Adam Smith-Yes
- i. Ron Lum-No

7 yes, 2 No

Carlos voted no because the approval process will not work once we start dealing with more contractors. Also, currently the accountant is asking for the minutes from the meeting detailing the invoices were approved and the vote outcome causing a delay in processing the invoices for payment. Brian will talk to the accountant about this process.

The process will be re-visited at the start of construction due to there is a law that construction invoices must be paid within 15 days.

Ron Lum voted no because the invoices are vague.

## 5 **Public Comments**

Per Ida there is a three-minute rule.

Christine Tangishaka a parent signed up to receive notifications but hasn't received any making her unaware of meetings happening beyond the October 27<sup>th</sup> public meeting. She expected notices in reference to upcoming meetings to come from the Gmail account and be posted on the website. She stated that during the October 27<sup>th</sup> meeting the preferred site was the current Lyons site. There is a concern that the students who live on the Braintree side of the Lyons will be disenfranchised if the Devine site is chosen. During a Town Council meeting Councilor Burgess stated that North Randolph is underserved. North Randolph has access to the Donovan and that won't change. There is a concern that there are two elementary schools, one being state of the art and will stand for 25-50 years being placed in one specific area of Town leaving out opportunities for students and families who are on the Lyons school side and families that have been there for longer periods than those that will be moving in.

Holly German is a parent who echoes Christine Tangishaka's comments. She also attended the meeting in October and signed up to receive notifications but hasn't received any on the process moving forward. She was taken aback that a site location would be decided on next Monday. Since parents haven't been solicited for their opinions, they don't know what is going on. It is important that news is shared with the Community. Most of the people who were discussing the project during



Monday's meeting do not leave in the general Lyons area. The feedback from parents is that people need to be solicited because there are concerns with the new site.

Ida stated that in the future if there are concerns come as a group with one person being the speaker.

All public comments will be addressed at the next School Building Committee Meeting.

Brian stated that before the Town Council meeting starts next Monday there is an opportunity during Community Speaks to speak to the Town Council about your thoughts. The meeting is on Facebook Live as can be shared with anyone who can't attend the meeting. Brian also stated that at the meeting on Monday he noticed that the School Committee took a vote and four members were in favor of the Devine site. Brian questioned if this was during a regular School Committee meeting. Andrea isn't sure and will review the minutes to confirm.

## 6 **Meeting Adjournment**

Andrea made a motion to adjourn the meeting, seconded by Carlos. Andrea called for a roll call and voting was as follows;

- a. Keith Wortzman-Yes
- b. Carlos Colley-Yes
- c. Brian Howard-Yes
- d. Andrea Nixon-Yes
- e. Ida Gordon-Yes
- f. Thea Stovell-Yes
- g. Ron Lum-Yes
- h. Pam Davis-Yes
- i. Adam Smith

Meeting was adjourned at 2:23 pm.

Next Meeting will be Wednesday January 13, 2021 at 1:00 PM

Attachments:

- Meeting Presentation
- Cost Summary

Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

# ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



## BUILDING COMMITTEE PRESENTATION

DECEMBER 16<sup>TH</sup>, 2020

TSKP  
STUDIO

DAEDALUS  
A CHA Company

LYONS ELEMENTARY SCHOOL |

# TOWN COUNCIL DISCUSSION

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# LYONS ELEMENTARY SCHOOL | ALTERNATIVE OPTIONS

**Move Middle School to High School**  
**Convert Lyons to PK Center**

2012 Study estimated construction cost at.....	\$6,300,000
Soft Costs	\$1,600,000
Escalation to 2022	<u>\$3,500,000</u>
Sub Total	\$11,400,000

Lyons Capital Improvements\* \$7,700,000 - \$8,800,000

**TOTAL COST TO TOWN** **\$19,100,000 - \$20,200,000**

\* 2012 Study Excluded Capital Improvement Costs

# ESTIMATED COSTS & SCHEDULE

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# LYONS ELEMENTARY SCHOOL | ESTIMATED TOWN SHARE – NEW CONSTRUCTION

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION		Previous Estimate (PDP)		Current Option 3 (PSR)		Current Option 5 (PSR)	
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)		\$900,000		\$900,000		\$900,000	
CONSTRUCTION (“Hard Costs”)		\$41,500,000		\$39,500,000		\$40,200,000	
ADMINISTRATION, OPM, ARCHITECT, FF&E, OTHER MISC. (“Soft Costs”)		\$6,500,000		\$6,300,000		\$6,100,000	
CONTINGENCY (Owners and Construction Contingency)		\$1,800,000		\$1,400,000		\$1,300,000	
<b>TOTAL PROJECT</b>		<b>\$50,700,000</b>		<b>48,100,000</b>		<b>\$48,500,000</b>	
<b>MSBA Reimbursement Rate w/ Incentives <u>for Eligible Costs</u></b>		80.00%		80.00%		80.00%	
<i>Example ineligible costs: legal fees, advertising, printing, moving, permits, utility costs</i>							
<i>Example capped costs: Construction Cost (\$333/SF), Furniture, Fixtures and Equipment/Technology (\$2,400/student), Site costs (8% max)</i>							
<b>Estimated MSBA “Effective” Reimbursement Rate of Total Project Costs</b>		55.33%		56.34%		56.70%	
<b>Estimated MSBA Reimbursement</b>		\$28,900,000		\$27,100,000		\$27,500,000	
<b>Estimated Town Share</b>		<b>\$21,800,000</b>		<b>\$21,000,000</b>		<b>\$21,000,000</b>	



# ESTIMATED CONSTRUCTION COSTS COMPARISON | ELEMENTARY SCHOOLS

	Bridgewater Mitchell ES	Easton New ES	Randolph Lyons ES Option #5	Danvers Smith ES	Westborough Fales ES
<b>Construction Type</b>	New	New	New	New	New
<b>Configuration</b>	PK - 2	PK – 2	PK – 5	PK – 5	K – 3
<b>Enrollment</b>	860	760	315	335	400
<b>GSF</b>	132,045	148,422	76,700	77,102	70,242
<b>Start of Construction</b> (estimated or actual)	<b>December 2020</b> (estimated)	<b>March 2021</b> (estimated)	<b>Winter 2022-23</b> (estimated)	<b>September 2021</b> (actual)	<b>February 2020</b> (actual)
<b>Pre-2022 Construction Cost</b> (estimated or actual)	\$60,248,528 (estimated)	\$74,585,422 (estimated)	-----	\$41,038,323 (actual)	\$45,627,177 (actual)
<b>2022 Escalated Construction Cost Estimate</b>	<b>\$63,513,327</b>	<b>\$77,179,440</b>	<b>\$42,007,000</b>	<b>\$42,366,587</b>	<b>\$48,396,738</b>
<b>2022 Escalated Construction Cost Estimate /SF</b>	<b>\$481</b>	<b>\$506</b>	<b>\$528</b>	<b>* \$549</b>	<b>* \$689</b>



# ESTIMATED PROJECT COSTS COMPARISON | ELEMENTARY SCHOOLS

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	Bridgewater Mitchell ES (2023)	Easton Center ES (2023)	Lyons site Option #3	Devine site Option #5	Danvers Smith ES (2021)	Westborough Fales ES (2021)
FEASIBILITY STUDY (OPM, Designer, Environmental, Site, Other)	\$774,500	\$851,214	\$900,000	\$900,000	\$786,095	\$812,422
LAND / SITEWORK	\$8,463,717	\$8,044,789	\$5,278,500	\$4,961,000	\$697,500	\$5,299,835
DEMOLITION	\$987,520	\$1,164,000	\$751,695	\$866,000	\$3,892,438	\$988,000
BUILDING CONSTRUCTION	\$50,797,291	\$61,896,010	\$31,528,900	\$32,331,000	\$36,448,385	\$37,166,619
ESCALATION (to mid-point of construction)	\$3,264,799	\$4,008,689	\$1,965,000	\$1,996,000	\$1,328,264	\$2,433,450
FF&E + TECHNOLOGY	\$2,460,000	\$2,100,000	\$828,000	\$828,000	\$1,116,000	\$1,218,828
SUSTAINABLE DESIGN ADJUSTMENTS			<i>2 Reimbursement Rate Incentive Points</i>	<i>2 Reimbursement Rate Incentive Points</i>		
ADMINISTRATION, OPM, ARCHITECT, FF&E, OTHER MISC.	\$9,091,200	\$11,948,462	\$5,004,000	\$4,994,000	\$6,232,195	\$7,099,443
CONTINGENCY (Owners and Construction Contingency)	\$4,945,773	\$5,904,500	\$1,800,000	\$1,650,000	\$2,427,532	\$2,937,631
<b>TOTAL PROJECT</b>	<b>\$52,928,409</b>	<b>\$57,956,228</b>	<b>\$48,056,095</b>	<b>\$48,526,000</b>	<b>\$52,928,409</b>	<b>\$57,956,228</b>

# LYONS ELEMENTARY SCHOOL | PROJECT SCHEDULE

## Anticipated Milestones

<b>Completion of Feasibility Study and Schematic Design</b>	Summer 2021
<b>MSBA Approval of Schematic Design</b>	August/September 2021
<b>Town Vote to approve Funding</b>	November 2021
<b>Completion of Design and Bidding</b>	December 2022
<b>TARGET: Open new School</b>	September 2024

Randolph - Elizabeth G. Lyons Elementary School  
**TOTAL PROJECT COST SUMMARY - FEASIBILITY STUDY PHASE**  
 As of: 12/18/2020



Description of Work	Approved Budget	Committed to Date	Paid to Date	Current Invoices	Balance to Complete (Committed less Paid to Date)	Budget Variance	% Billed to Date
<b>Feasibility Study Phase</b>							
OPM Feasibility Study	\$ 275,000	\$ 275,000	\$ 155,510	\$ 15,000	\$ 119,490	\$ -	62%
A&E Feasibility Study	\$ 555,000	\$ 555,000	\$ 200,000	\$ 10,000	\$ 355,000	\$ -	37.84%
Reimbursable A&E Expenses – Feasibility Study (Allowance)	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	0%
Environmental & Site (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Traffic Study (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Hazmat Testing (included in A&E Fee)	N/A	N/A	N/A		N/A	N/A	
Geotech (Allowance)	\$ 17,600	\$ 17,600	\$ 8,800		\$ 8,800	\$ -	50%
Survey (Allowance)	\$ 29,150	\$ 29,150	\$ 29,150		\$ -	\$ -	100%
Re-Districting Analysis (Allowance)	\$ 27,200	\$ 27,200	\$ 22,500		\$ 4,700	\$ -	83%
Hazmat Testing at Devine	\$ 6,696	\$ 6,696	\$ -	\$ -	\$ 6,696	\$ -	0%
<b>Feasibility Study Phase Subtotal*</b>	<b>\$ 920,646</b>	<b>\$ 920,646</b>	<b>\$ 415,960</b>	<b>\$ 25,000</b>	<b>\$ 504,686</b>	<b>\$ -</b>	<b>45.18%</b>
<b>Contingency</b>							
Contingency (Feasibility Study Phase)	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ -	\$ -	
Owner's Contingency	\$ 74,354	\$ 74,354	\$ 55,450	\$ -	\$ 18,904	\$ -	
<b>TOTAL BUDGET</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 476,410</b>	<b>\$ 25,000</b>	<b>\$ 523,590</b>	<b>\$ -</b>	

NOTE: MSBA's share of funding is 76.84%

<b>Project:</b>	Randolph Lyons School	<b>Meeting Date:</b>	January 13, 2021
<b>Time:</b>	1:06 PM	<b>Meeting Location:</b>	Zoom
<b>Meeting:</b>	School Building Committee	<b>Report By:</b>	Tieshia Walton
<b>Attending:</b>	Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Ron Lum* (RL) Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)* Pam Davis (PD)*	Steve Nesterak (SN)* Adam Smith (AS) * Randall Luther / TSKP Jesse Saylor/TSKP Yugon Kim/ TSKP Tieshia Walton/Daedalus Christina Opper / Daedalus	
	* Building Committee Member		
<b>Absent:</b>	Jim Burgess (JB)* Kevin Donovan (KD)* Casey Haley (CH)* Cindy Lopez (CL)* Lisa Millwood (LM) * Duong Nguyen (DN)* Mike Rossini (MR)* Judy Littlejohn * Paul McDermott *	William Alexopoulos * Alicia Monks / Daedalus Keith Wortzman (KW)* Richard Marks / Daedalus (RM) Holly German Melissa Wong Shauna Onofrey Danna Fagen Christina Tangishaka	

	Item	Action
1	The meeting was called to order by the Committee Vice Chair Andrea Nixon at 1:06	
2	<p><b><u>Feasibility Study Updates</u></b></p> <p>Tieshia Walton made a motion to take the meeting out of order too review TSKP's Phase One Environmental Assessment and Survey and Wetland Flagging proposals. Steve asked for an overview of the scope of each proposal. Andrea made a motion to move the items out of order seconded by Pam, vote was unanimous. TSKP provided an overview of the scope of work for each proposal. Both proposals scope of work is required by the MSBA,</p> <p>Steve questioned if there was a risk of not doing more than two borings on the Devine site where there are three parcels of land. Randall stated that the short answer was yes. The first report was a preliminary geotechnical report. As the plans are developed more there will be a clear understanding of where the building is going to go and where utilities will be, then a more detailed,</p>	

targeted geotechnical examination can be done. The Phase One Environmental Assessment will provide information on areas of the site that may have suspected conditions. If there are suspected conditions a test pit can be built, and the Geotechnical expert or hazmat consultant can provide assistance. More Geotechnical investigations will be required during the Schematic Design Phase so we have a much better understanding of the particulars underneath the building, such as where some of the utilities are going, but right now instead of spending the Towns money drilling test holes, TSKP wants to be more strategic about where the holes are drilled. Had some suspected, concerning information been seen on the first round more would have been done at this phase, but right now everything looks fine.

Steve questioned where the money would come from to cover the \$5,480 Phase One Environmental Assessment and the \$20,900 Survey and Wetland Flagging, the Owners Contingency or the Feasibility Study Contingency. Tieshia stated the money for the two proposals would come from the Owners Contingency due to the \$5,000 Feasibility Study Contingency was exhausted. The last cost summary Tieshia sent to Steve showed \$18,903 left in contingency. Tieshia stated that she went back and researched some paperwork, and there was about \$28,000 left in contingency and after these proposals were approved there would be \$1,323 left in contingency. Steve wanted to see the updated cost summary before authorizing the funds.

Brian asked, based on where we stand currently with the MSBA requirements, does CHA and TSKP foresee spending any more money from contingency both firms stated no, not during the feasibility phase.

Brian asked what the wetland investigation cost at the Lyons, Randall stated \$26,000 for the Survey and about \$3,000 for the wetlands. TSKP has been in contact with the Town Planners office to see if there is any information that they can forward to reduce the scope of work of the new proposal, but there was really no information that could be used so they had to start basically from scratch.

Steve attempted to make a motion to approve but put a deadline on both proposals that coincide with the deadline with the MSBA. Randall is concerned about Steve's comment about the schedule. The survey is weather intended, if there is a 18" of snow the survey can't be done until the snow is clear. Steve believes we should hold the surveyor to a deadline. Brian is willing to help expediting any services needed at Town Hall. Steve stated that TSKP should be picking a date with the OPM to get the work complete. Thea asked Steve if he is suggesting that the committee not vote until there is a deadline. Steve stated that he is in favor of voting, after a deadline is established with the surveyor and receiving an updated cost summary from the OPM showing there is \$1300 left in contingency. Tieshia stated that she would get the updated cost summary out to everyone after the call. Steve stated that we discussed this information be vetted amongst Ida, Carlos and himself before sending out to the full committee. Tieshia stated that she didn't know this was the process, and that she didn't recall this being the process at all, but we could have an offline discussion. Thea stated that because of the timeliness of this it should come to the full committee. Thea stated that the last process discussed was that things go to Judy for Steve, then to Carlos, and back to Tieshia. Once Tieshia receives she will attach to the agenda for the Committee's approval. Steve stated that he questioned the cost summary and invoices and never received a response. Steve held up a marked-up cost summary and stated that it didn't tie out with the Architects bill. Tieshia updated the cost summary 20 minutes prior to the meeting and had never sent the updated cost summary to Steve. Tieshia shared her screen displaying the cost summary with the two proposals included and

the remaining \$1,323 in contingency. Tieshia stated that she had never seen Steve's marked up cost summary and that she and Steve had been going back and forth on email. Steve stated that it was on the shared drive, and that he didn't follow the math entirely. Steve stated that the OPM line on the cost summary ties out. Steve stated that the Architect's budget didn't contain the same information as the last TSKP invoice he received. Steve stated that he was told that there were still some documents that needed to be signed that's why the numbers weren't the same. Tieshia stated that she emailed Steve and told him that the numbers were correct on the cost summary but that TSKP hadn't included all their executed contract amendments on their invoice and that is why the numbers weren't the same, Tieshia stated that she would reach out to Laura at TSKP to have her list the executed contract amendments so the numbers would align. Steve stated that he told Tieshia that typically on the Owners Contingency line when there are added services those amounts are added to the committed line where appropriate so at that point, you're not tracking a contingency without any work. Thea asked Steve was he concerned about going over the one-million-dollar budget, but that TSKP and Daedalus stated that we don't expect to go over the one million dollars. Steve stated that he heard from Daedalus but didn't hear from TSKP. Steve asked Randall what TSKP's total commitments to date before we add the \$25,000 for the new proposals, Randall stated that he didn't have this information at his fingertips and would need to review their contract amendments and billing to see where they are. Steve stated that because no one can tell him what TSKP's contract amount is, we need to do some housekeeping. Tieshia stated that she would go back and review all the numbers again, and that she created a share drive since the one Steve created wasn't working to share the documents Steve requested. Tieshia stated she will send everyone TSKP's contract amount including all amendments and Daedalus' contract amount. Thea stated that the big requirement is making sure we aren't going over the one million dollars. Thea stated that she doesn't want a load of documents and can't speak for everyone else but needs confirmation that we aren't going over the one million dollars. Randall stated to approve a motion subject to Steve's satisfaction that he is satisfied that Tieshia and TSKP can get him information that the numbers jive and the Committee says subject to their approval then the consultants can be released to do the work.

Ida asked for someone to amend the motion. Ida asked Steve was he amending his previous motion for was this a new motion, Steve stated that the motion he put on the table was to approve an add services to TSKP for a Survey and Phase One in the amount of that when combined with TSKP's current commitments plus the \$275,000 OPM budget doesn't exceed the one million dollar feasibility budget. Ida asked was Steve done with his motion and Steve said he was stating what he thought he was making, but was trying to say that he was trying to verify the TSKP contract amount before it would forward and it got shot down and we still don't know what the TSKP contract is today despite whomever schedule it comes from, he doesn't really care at this point. He is amending the motion to say that we are approving the add services to TSKP for the Phase One study and amending the TSKP contract for the survey and the amount when added to their current contract plus the \$275,000 for the OPM services does not exceed one million dollars, seconded by Thea.

Andrea called for a roll call to approve the amended motion and the voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-No Answer
- c. Andrea Nixon- Yes
- d. Ida Gordon-Yes

- e. Thea Stovell-Yes
- f. Steve Nesterak-Yes
- g. Ron Lum-No
- h. Pam Davis-Yes
- i. Adam Smith-Yes

7 yes, 1 No

There was a roll call on approving expenses as long as they don't go over the one million dollar budget and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon- Yes
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes
- f. Steve Nesterak-Yes
- g. Ron Lum-No
- h. Pam Davis-Yes
- i. Adam Smith-Yes

8 yes, 1 No

Thea asked if anything was found during the Survey and Environmental Site Assessment would the work have to be taken from the Feasibility Study contingency. Randall responded that work needed further would be addressed subsequently.

Ida stated that she doesn't want to see this project held up, this year is election year and we don't know who we are going to be dealing with next year.

The Preferred Schematic Report is due to the MSBA on February 24, 2021.

Ida stated she wanted to congratulate Daedalus and TSKP on the presentation to the Town Council she is happy they were able to approve the site at their next meeting. She also thanked the Town Council for voting.

### 3 **Approval of Meeting Minutes**

Andrea made a motion to approve the meeting minutes from 12/16, Ron seconded the motion. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon-Yes
- d. Ida Gordon-Yes
- e. Thea Stovell-Yes



- f. Steve Nesterak-Yes
- g. Ron Lum-Yes
- h. Pam Davis-Yes
- i. Adam Smith-Yes

Unanimous

#### 4 **Public Comment Response**

At the last meeting there were some concerns no one was responding to emails sent to the project email and that they weren't receiving notifications about upcoming meetings. Meeting dates are posted on the website along with the meeting minutes from previous meetings. After review CHA found a glitch in the notification software that has now been repaired so we can now start responding to emails. There is an icon on the website to sign up for project newsletters and if there is interest a project newsletter can be generated on a quarterly basis. Ida asked for me to forward this information to her by email to mention at the next School Committee Meeting.

Pam thought the newsletter would be due diligence, and Andrea thought it was a good idea.

#### 5 **Meeting Adjournment**

Pam made a motion to adjourn, seconded by Andrea. No roll call.

Next Meeting will be Wednesday January 27, 2021 at 1:00 PM

Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

<b>Project:</b> Randolph Lyons School	<b>Meeting Date:</b> January 27, 2021
<b>Time:</b> 1:04 PM	<b>Meeting Location:</b> Zoom
<b>Meeting:</b> School Building Committee	<b>Report By:</b> Tieshia Walton
<b>Attending:</b> Ida Gordon, Chair (IG) Andrea Nixon, Vice Chair (AN)* Thea Stovell (TS)* Carlos Colley (CC)* Brian Howard (BH)* Pam Davis (PD)* Adam Smith (AS) *	Steve Nesterak (SN)* Randall Luther / TSKP Jesse Saylor/TSKP Yugon Kim/ TSKP Tieshia Walton/Daedalus Christina Opper / Daedalus Keith Wortzman (KW)* Richard Marks / Daedalus (RM)
* Building Committee Member	
<b>Absent:</b> Cindy Lopez (CL)* Lisa Millwood* Paul McDermott *	William Alexopoulos * Ron Lum

**Item**

- 1 The meeting was called to order by the Committee Chair Ida Gordon at 1:04
- 2 Feasibility Study Updates

The Preferred Schematic Report will be submitted to the MSBA on February 24, 2021. Ms. Stovell is currently updating the Educational Program. There has been a lot of information added to the Ed Program on project-based learning and building use. Thea Stovell is having a final meeting on Friday to review and will have a draft to Richard on Friday or Monday.

TSKP is working through the PSR binders and documenting the Devine Site. The Phase One Site Assessment has been released and they have begun pulling stuff together and coordinating meetings onsite to go through record searches. At the last building committee meeting TSKP had an estimate for a survey that also included flagging the wetlands for \$20,900 at the Devine site. TSKP received more proposals and now has a quote for \$17,000. TSKP will release the survey proposal at the end of the week. The snow on the ground may slow up the survey work but the surveyor can begin on site once the snow is clear.

TSKP had a discussion with Thea Stovell last week on the breakout areas and how they should be used and relate to the classrooms. Plan refinement is being done in the background.

Before the PSR submission on February 24<sup>th</sup> a budget update will be prepared.

Ms. Gordon would like Thea Stovell to have the School Committee review the Educational Program before submitting to the MSBA, Thea Stovell will share when finalized. Ms. Gordon would like to review just the project-based learning issues. Ms. Gordon would like a roof garden incorporated into

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the Lyons. Thea stated that a garden is in the plan, maybe not on the roof. The District is putting together a three-year timeline to develop staff expertise in project-based learning.

Pam Davis would like Sensory Development incorporated into the design. TSKP noted that there will be a sensory room, and there is a lot of social/emotional learning being done throughout the District. Keith Wortzman suggests reaching out to the local collaborative where Ms. Stovell sits on the board and also visiting the newly constructed Stoughton High School.

After the PSR submission, there will be a “Facilities Assessment Subcommittee” meeting with the MSBA, OPM, Thea Stovell and TSKP. At the meeting, all materials submitted to the MSBA will be reviewed in detail, and changes may be requested prior to the MSBA Board Meeting in April. Richard will forward the date of the Board Meeting.

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### 3 Approval of Meeting Minutes

Andrea made a motion to approve the meeting minutes from January 13, 2021, Pam seconded the motion. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Steve Nesterak-Yes
- d. Andrea Nixon-Yes
- e. Thea Stovell-Yes
- f. Pam Davis-Yes
- g. Keith Wortzman-Abstain
- h. Ida Gordon-Yes

7 yes, One Abstain

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### 4 Invoice Approval

The invoices that were on the agenda to be approved at the December 16<sup>th</sup> meeting were not formally approved at that meeting.

Steve made a motion to approve the TSKP December 1, 2020 and Daedalus November 27, 2020 invoices, Brian seconded. Ida called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Steve Nesterak-Yes
- d. Thea Stovell-Yes
- e. Pam Davis-Yes
- f. Ida Gordon-Yes
- g. Keith Wortzman- Yes
- h. Andrea Nixon- Yes
- i. Adam Smith- Yes

Daedalus requested postponement of action on their December invoice in the amount of \$10,000 until February. Looking for approval of the January 4<sup>th</sup> TSKP invoice # 8 in the amount of \$10,000.

Steve made a motion to approve the TSKP bill for \$10,000 for January and also extend an appreciation to Richard for extending out his payment schedule, Brian seconded the motion. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Steve Nesterak-Yes
- d. Andrea Nixon-Yes
- e. Adam Smith-Yes
- f. Thea Stovell-Yes
- g. Pam Davis-Yes
- h. Keith Worzman-Yes
- i. Ida Gordon-Yes

Unanimous

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#### 5 Public Comments

There were some glitches with the website, emails weren't being responded too, and the problem is now fixed. Tieshia Walton and Christina Opper are working on organizing the website. Christina will contact Ms. Gordon and Thea Stovell in reference to public outreach. Christina is looking at distributing informational flyers. Pam suggested an electronic newsletter. Andrea suggested sending the newsletter through the Connect Ed Program app used by the District. Christina, Adam and John Monahan have had previous conversations about utilizing the Districts outreach platforms to contact the parents of students. There needs to be a determination on how to reach out to residents that don't have the Connect Ed app. There is a space on the website where you can sign up for newsletters, but there have not been a large number of people signing up. Brian has a system that can notify the Town about the website. Maybe a banner on RCTV that displays the project website information. Ms. Gordon suggested putting updates on the school website to direct people on where to go. Adam thinks the website is linked to the RPS site but will double check. Adam would like the selected site information added to the website. A complete update on community outreach will be presented at the next meeting.

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#### 6 Meeting Adjournment

Andrea made a motion to adjourn, seconded by Pam. No roll call.

Next Meeting will be Wednesday February 10, 2021 at 1:00 PM

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Respectfully Submitted,



Andrea Nixon  
Chair, Randolph School Committee

**Project:** Randolph Lyons School

**Meeting Date:** February 10, 2021

**Time:** 1:02 PM

**Meeting Location:** Zoom

**Meeting:** School Building Committee

**Report By:** Tieshia Walton

**Attending:** Andrea Nixon, Vice Chair (AN)\*  
 Thea Stovell (TS)\*  
 Carlos Colley (CC)\*  
 Ron Lum\*  
 Brian Howard (BH)\*  
 Pam Davis (PD)\*  
 Adam Smith (AS) \*

Steve Nesterak (SN)\*  
 Jesse Saylor/TSKP  
 Tieshia Walton/Daedalus  
 Christina Opper / Daedalus  
 Keith Wortzman (KW)\*  
 Richard Marks / Daedalus (RM)

\* Building Committee Member

**Absent:** Ida Gordon, Chair (IG)  
 Cindy Lopez (CL)\*  
 Lisa Millwood\*  
 Paul McDermott \*

William Alexopoulos \*  
 Randall Luther / TSKP  
 Yugon Kim/ TSKP

**Item**

- 1 The meeting was called to order by the Vice Chair Andrea Nixon at 1:02
- 2 Feasibility Study Updates

The Preferred Schematic Report will be submitted to the MSBA on February 24, 2021. TSKP's presented a draft of the PSR to the Committee for review.

PSR Questions from Committee:

Q: What is being done onsite for the school at Devine to be walker-friendly?

A: There hasn't be a lot of time spent on looking at pathways, more focus on circulation within the site. More focus on this issue will be done during the next phase.

Q: Can a track be added around the field?

A: Maybe a walking track, but a running track will be expensive.

Q: Thought on adding additional classrooms in the future?

A: TSKP will identify where an addition could be added.

Q: Is the emergency access going to be gated?

A: Meetings will need to be held with the District, Facilities, and First Responders to discuss requirements. Gate could be easily added.



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Q: How many parking spots are onsite?

A: There are 170 parking spots

Q: Collisions with walker and bikers?

A: Cartways or alleys should not right be at the entry off the street, up 50 or 60 feet away

The 24 parking spaces at the front entrance closer to the road should be moved closer to the soccer field so the road will not need to be crossed

Q: Where are the Vestibules located?

A: Vestibules are required at any entranceway accessing over 2,000 square feet. The vestibules are located at all entranceways except for the athletic entrance way where one will need to be added.

Q: Does the report include community input?

A: The report summarizes the community outreach meeting and the meeting results that the current Lyons site was preferred, the report also includes the details on the visioning sessions held last May.

Carlos made a motion to approve the OPM to submit the PSR to the MSBA, seconded by Pam. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon- Yes
- d. Thea Stovell- Yes
- e. Steve Nesterak-Yes
- f. Ron Lum- Yes
- g. Pam Davis-Yes
- h. Adam Smith- Yes
- i. Keith Wortzman- Yes

The Devine Site Geotechnical Report has been received. Two borings were performed, and the results were positive. Conventional Footings should be adequate to support the proposed building. Some of the top material (three to five feet) needs to be over-excavated and removed from below the building but can be reused. Site is clean from a Geotechnical point of view.

The survey and Phase One Environmental Assessment is underway. The snow is causing some delays with the survey.

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### 3 Approval of Meeting Minutes

Steve made a motion to approve the meeting minutes from January 27, 2021, Pam seconded the motion. Andrea called for a roll call and voting was as follows;

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- 
- a. Carlos Colley-Yes
  - b. Brian Howard-Yes
  - c. Andrea Nixon- Yes
  - d. Thea Stovell- Yes
  - e. Steve Nesterak-Yes
  - f. Ron Lum- Yes
  - g. Pam Davis-Yes
  - h. Adam Smith- Yes
  - i. Keith Wortzman- Yes

Thea made a motion for Steve to review and approve the February 10, 2021 meeting minutes, seconded by Adam. Andrea called for a roll call and voting was as follows;

- a. Carlos Colley-Yes
- b. Brian Howard-Yes
- c. Andrea Nixon- Yes
- d. Thea Stovell- Yes
- e. Steve Nesterak-Yes
- f. Ron Lum- Yes
- g. Pam Davis-Yes
- h. Adam Smith- Yes
- i. Keith Wortzman- Yes

*approved - seconded 2/17/2021  
as contained herein*

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#### 4 Meeting Adjournment

Keith made a motion to adjourn, seconded by Carlos. No roll call.

Next Meeting will be Wednesday March 10, 2021 at 1:00 PM (No meeting on 2/24/21)

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**Randolph Public Schools**  
"Building Tomorrow, Today"



**School Committee**

Ms. Andrea Nixon, Chair  
Ms. Lisa Millwood, Vice Chair

40 Highland Avenue  
Randolph, MA 02368  
(781) 961.6205  
(781) 961.6295 Fax  
Website: [www.randolph.k12.ma.us](http://www.randolph.k12.ma.us)

**Superintendent of Schools:**

Ms. Thea R. Stovell

**School Committee Members:**

Mr. Paul McDermott, Town Council Rep.  
Ms. Pamela Davis  
Ms. Cheryl Frazier  
Ms. Ida Gordon  
Ms. Duong Nguyen

**Minutes of the Randolph School Committee  
Randolph, Massachusetts  
School Committee Meeting  
November 12, 2020 @ 7:30pm  
VIRTUAL via ZOOM**

**Call to Order**

Ms. Nixon called the Regular School Committee Meeting to order at 7:30pm

**School Committee Members Present (4):**

**On A Roll Call:** Ms. Lisa Millwood-Vice Chair; Ms. Duong Nguyen; Ms. Ida Gordon and Ms. Andrea Nixon, Chair

**Absent:** Ms. Pamela Davis; Ms. Cheryl Frazier; and Mr. Paul McDermott Town Council Representative

**Present:** Ms. Thea Stovell, Superintendent of Schools

**Community Speaks**

No one present spoke at this time.

Ms. Millwood asked to take items on the agenda out of order and move up the School Committee Chair Update following the Town Council Update with the Superintendent Update following.

**MOTION:** Moved by Ms. Millwood and seconded by Ms. Gordon to go out of order and move up the School Committee Chair Update with the Superintendent Update following. Discussion: None. Vote 4-0

**On A Roll Call Vote:** Ms. Millwood –Yes; Ms. Nguyen – Yes; Ms. Gordon – Yes and Ms. Nixon–Yes

**Town Council Update**

*Mr. Paul McDermott*

Mr. McDermott was not present.

**Non-Discrimination Policy**

## Chair Update

*Ms. Andrea Nixon*

Ms. Nixon informed that the School Committee showed interest at the last Workshop Meeting to participate in a retreat with MASC. Following the last workshop meeting, MASC has informed that they are not able to assist and referred the School Committee to someone who Ms. Nixon contact to schedule a meeting.

Ms. Gordon previously informed that there was a policy regarding agenda changes. Ms. Nixon asked if Ms. Gordon has located the policy she referred to. Ms. Gordon will forward the policy to Ms. Nixon by next week.

### Lyon's School Building Update

Lyon's Building Committee

*Ms. Ida Gordon, Ms. Pamela Davis, Mr. Paul McDermott and Ms. Andrea Nixon*

Present was Mr. Richard Marks, Mr. Randall Luther, Mr. Jesse Saylor, Mr. Yugon Kim, Ms. Alicia Monks.

Goals and priorities for Lyons School project.

Create modern spaces for Pre-K to 5 learning; increase space needed for both instructional classrooms as well as support services and storage and provide space for teachers and improve

- Funding – MSBA will provide state funding based on 76.84% of the total eligible costs of the project.

- Oversight – MSBA will work with School Building Committee and Project Team.

The project began on February 8, 2017

- The existing building is 60+ years old with the roof being over 30 years old and the building has no sprinkler system. The layout of the building has inadequate space, poor HC accessibility and poor layout for gym activities.

- Different sites were reviewed for possible locations of a school (the existing Lyons site and the Devine property, which is vacant).

- When looking at the current school district, there are 353 students going outside of their district.

- Two scenarios were presented for potential redistricting.

- Comparison options for construction was given for both the Lyons Site and Devine property.

- Estimated Town Share for new construction – at a total cost of \$50.7M, the Town share would be \$21.8M.

### TIMELINE

- Completion of Feasibility Study and Schematic Design – Summer 2021

- MSBA Approval of Schematic Design – August/September 2021

- Town vote to approve funding – November 2021

- Completion of Design and bidding – December 2022

- Target to open new school – September 2024

Ms. Gordon said there should be a campaign for the project. The community needs to buy-in to the project. She feels that either site is perfectly viable for a future school.

#### Non-Discrimination Policy

After doing the walk through at the Devine School, Ms. Millwood would lean toward this location. The Devine property would have a capability of future growth. She would agree with Ms. Gordon for the town vote on November 2021. School Committee members will need to campaign the need for a school.

Ms. Nguyen agreed that we will need to campaign especially if residents have a perception that their students are not going to be affected with the new school.

Ms. Gordon spoke of a previous override needed in the Town and where the School Committee worked with the Town to help with the buy-in of the project.

Ms. Nixon said that she would lean toward the construction at the Devine.

Ms. Gordon and Ms. Nguyen agreed that the Devine would be the best location.

Ms. Stovell likes the Devine site, but will need to communicate with the Lyons parents because there is about 3:1 who would like to keep the location. There are benefits at either location. The Town will also benefit with the decision on the property value and savings across the board. Regardless of the site, there are a lot of potential for the District.

Ms. Nguyen asked if there is a special room for all to use to give value to the community.

Mr. Marks informed that both sites will have community-wide usage.

The next step is to present the proposal to the Town where Ms. Nixon will work with Ms. Gordon and Mr. Marks on a presentation for Town Council.

### **Superintendent's Update**

*Ms. Thea Stovell, Superintendent*

Ms. Stovell informed that Mr. Sean Walsh and Ms. Amy Hartley-Matteson are working together with the Board of Health. Because the District has positive COVID tests within the schools, they are monitoring the results.

*Mr. Sean Walsh and Ms. Amy Hartley-Matteson*

Ms. Hartley-Matteson informed of the guidelines the District is following.

Mr. Walsh informed that the PCR Tests are reliable results. The rapid tests are not always being communicate on a timely basis to the Board of Health. Some of the trends being seen with positive cases are reporting that their exposure is outside of school. No one who has been in close contact to a positive individual have tested positive. The District has not no exposure in the schools. Mr. Walsh presented RPS COVID-19 dashboard and informed that it is updated regularly and will be posted to the website. The dashboard informs everyone of total confirmed positive cases in each school for both staff and students.

Ms. Hartley-Matteson informed of the deep cleaning process the district has been doing. The District purchased electronic sprayers which are used during the deep cleaning days. Initially, the plan for cleaning was going to take place on Wednesday's, but when the District performed a trial run with the units, it only took about 13-14 minutes per room. The District is now deep cleaning every night, twice a day for pre-school rooms.

Ms. Gordon asked if there is information available on temperature readings. Ms. Hartley-Matteson informed that the District opted to not use temperature checks.

Mr. Walsh informed that families and staff are monitoring their health and are staying home if necessary.

#### **Non-Discrimination Policy**

Ms. Nguyen stated that the JFK has the most cases and asked if the school be shut down. Mr. Walsh informed that the cases are all separate, and there is nothing present to have the school go to full remote.

On the number of substitutes in the district, Ms. Millwood asked how the District is handling those numbers. Ms. Walsh informed that the District instituted INSS this year because they knew the absentees could be high.

Ms. Nixon thanked Mr. Walsh and Ms. Hartley-Matteson for the information.

### Consent Items

Vote: School Committee Workshop Meeting Minutes – October 15, 2020

**MOTION:** Moved by Ms. Gordon and seconded by Ms. Millwood to approve the School Committee Workshop Meeting Minutes of October 15, 2020 as printed. Discussion: None.

**On A Roll Call Vote:** Ms. Millwood –Yes; Ms. Nguyen – Yes; Ms. Gordon – Yes and Ms. Nixon–Yes Vote: 4-0

### Committee Comments

Ms. Millwood responded to comments made during the October 15, 2020 Workshop Meeting.

She said that she felt the comments made was a personal attack on her for comments made during the October 2019 School Committee candidate debate. School Committee members are holding onto hurt feelings brought about during the election. She said that it is members right to feel the way they feel, it is not my place to validate or invalidate someone else’s response to my answers during the debate. Members are here because we have a passion to help Randolph succeed. The committee has a job to do and we are living in difficult times and it is going to take all of us working together as a unified body to ensure our District succeeds. Ms. Millwood quoted Joe Biden’s advice “Its time for us to put the anger and harsh rhetoric behind us” and come together to move forward and get the job done.

**9:08pm** - Ms. Millwood experienced technical difficulties and Ms. Nixon differed her comments to the next meeting.

Ms. Nixon thanked everyone for joining the meeting and asked for a motion to adjourn.

**MOTION:** Moved by Ms. Gordon and seconded by Ms. Nguyen to adjourn from the School Committee Meeting of November 12, 2020 at 9:09pm.

**On A Roll Call Vote:** Ms. Gordon –Yes; Ms. Nguyen – Yes and Ms. Nixon–Yes

**9:09pm** – Ms. Millwood rejoined the meeting and asked what the last comment was heard. Ms. Nixon informed Ms. Millwood that she could restate her comments at the next meet. Ms. Millwood continued by saying that the Committee needs to work as a cohesive group to make sure we are able to push forward the important changes the district needs. If we continue to hold onto the anger and harsh rhetoric, we will not be able to succeed. We need to work through our differences and come to a place where we can function as a cohesive group for the betterment of the district.

Ms. Gordon said that the motion needed to be withdrawn as it is a violation because there was a full conversation made after the motion. Ms. Nixon said that Mr. Millwood comments were during discussion. Ms. Millwood did not realize that when she rejoined the meeting there was a motion on the floor and when she returned to the meeting should thought it was alright for her to continue her comments. She asked that if she could motion to withdraw the motion on the floor.

**MOTION:** Moved by Ms. Millwood to amend the motion by withdrawing the motion to adjourn for the purpose discussion. Ms. Ms. Nguyen seconded the motion.

#### Non-Discrimination Policy

**9:12pm** Ms. Gordon stated she was done and left the meeting abruptly.

**MOTION:** Moved by Ms. Millwood and seconded by Ms. Nguyen to adjourn from the School Committee Meeting of November 12, 2020 at 9:12pm.

**On A Roll Call Vote:** Ms. Millwood –Yes: Ms. Nguyen – Yes and Ms. Nixon–Yes

Respectfully submitted,

*Dawn Caradonna  
Randolph School Committee  
Recording Secretary*

Meeting materials – all electronically:

SC Meeting Minutes -October 15, 2020

**Next Scheduled Meeting:**

- November 19, 2020@5:30 pm Finance Sub-Committee via Zoom
- November 19, 2020@7:00 pm School Committee Meeting via Zoom

**Non-Discrimination Policy**

The Randolph Public Schools does not discriminate on the basis of race, color, ancestry, national origin, religion, creed, sex, gender identity or expression, sexual orientation, marital status, pregnancy or pregnancy related condition, genetic information, disability, veteran's status, age or homelessness in admission to, access to, employment in, or treatment in its programs and activities.



# ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



## SCHOOL COMMITTEE PRESENTATION

NOVEMBER 12, 2020

TSKP  
STUDIO

DAEDALUS  
A CHA Company

# INTRODUCTION | RANDOLPH SCHOOL BUILDING COMMITTEE



<b>Ms. Ida Gordon, Chair</b>	Randolph School Committee, Member	<b>Ms. Andrea Nixon, Vice Chair</b>	Randolph School Committee, Chair
<b>Ms. Thea Stovell</b>	Randolph Public Schools, Superintendent of Schools	<b>Mr. Jim Burgess</b>	Randolph Town Council, Member
<b>Dr. Carlos Colley</b>	Randolph Public Schools, Acting Director of Finance & Operations	<b>Mr. Brian Howard</b>	Town of Randolph, Town Manager
<b>Ms. Cindy Lopez</b>	Elizabeth G. Lyons Elementary School, Principal	<b>Mr. Ronald Lum</b>	Town of Randolph, Building Commissioner
<b>Mr. Steve Nesterak</b>	Randolph Public Schools, Director of Facilities	<b>Mr. Adam Smith</b>	Randolph Public Schools, Technology Integration Coordinator
<b>Ms. Pamela Davis</b>	Randolph School Committee, Member	<b>Mr. Michael Rossini</b>	Randolph, Community Member
<b>Ms. Duong Nguyen</b>	Randolph School Committee, Member	<b>Ms. Lisa Millwood</b>	Randolph School Committee, Member



# LYONS ELEMENTARY SCHOOL PROJECT | GOALS & PRIORITIES

## PRIORITIES FOR THE LYONS SCHOOL PROJECT

- Create modern, engaging, and flexible spaces for Pre-K to 5 learning
- Increase space needed for both instructional classrooms as well as support services and storage
- Provide space for specialized teaching and small group instruction
- Update all building systems (HVAC, Electrical, etc.)
- Improve parking and site circulation

# INTRODUCTION | PROJECT TEAM

## OWNER'S PROJECT MANAGER



**Richard Marks**

**Alicia Monks, AIA, LEED AP**

**Tieshia Walton**

**Christina Opper**

## ARCHITECT



**TSKP STUDIO**

**Randall Luther, AIA**

**Yugon Kim**

**Jesse Saylor, AIA**

**Ryszard Szczypek, AIA**

## FUNDING:

- The MSBA will provide state funding based on 76.84% of the **total eligible costs** of the project (*“Anticipated Effective Reimbursement Rate” of 55.33%*)
- The Town of Randolph will be able to utilize the MSBA Pro-Pay system to submit requests for Progress Payments for the reimbursement of costs incurred throughout the project



## OVERSIGHT:

- The MSBA’s Board of Directors, Project Manager, and Project Coordinator will work with the **School Building Committee** and the **Project Team** and to make certain that the project meets all necessary educational requirements

# LYONS ELEMENTARY SCHOOL PROJECT | PROJECT TIMELINE

**February 8, 2017:**

Statement of Interest submitted to MSBA.

**December 13, 2017:**

MSBA invites the Elizabeth G. Lyons Elementary School into the Eligibility Period

**April 10, 2019:**

The Town of Randolph and the Randolph Public School District entered into the Feasibility Study Agreement.

**March – September 2020:**

The project team conducted a study of the existing conditions of the current Lyons building and developed multiple conceptual options for a renovated and expanded or new school building.



**September 14, 2020:**

Presentation to the Town Council.

**October 27, 2020:**

Virtual public presentations to inform and engage the community on the progress of the project to date.

**September 2018:**

The MSBA issued the Initial Compliance Certification to the Town of Randolph.

**January 2, 2019:**

The MSBA reviewed enrollment projections for the Randolph Public Schools (RPS) and certified a design enrollment for 315 students.

**September 2, 2019:**

Daedalus Projects, A CHA Company, was selected to serve as the Owner's Project Manager (OPM) for the Elizabeth G. Lyons Elementary School project.

**February 27, 2020:**

TSKP Studio was selected as the Architect for the Elizabeth G. Lyons Elementary School project.

**May 2020:**

A series of virtual Educational Visioning meetings were held with RPS staff and teachers and parents to collect feedback on how best to deliver the E.G. Lyons educational program



Randolph – Elizabeth G. Lyons Elementary School Building Project

# FEASIBILITY STUDY OVERVIEW

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# LYONS ELEMENTARY SCHOOL | EXISTING INFRASTRUCTURE

30+ Yr Old Roof

60+ Yr Old

- Boiler
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Temperature Controls

No Sprinkler System





# LYONS ELEMENTARY SCHOOL | EXISTING LAYOUT

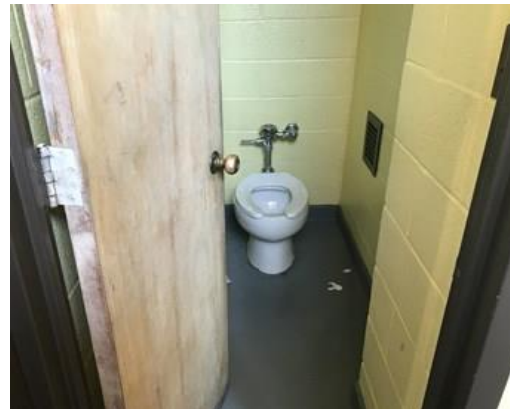
## Inadequate Space

- 40% More SF Needed for Current Occupancy



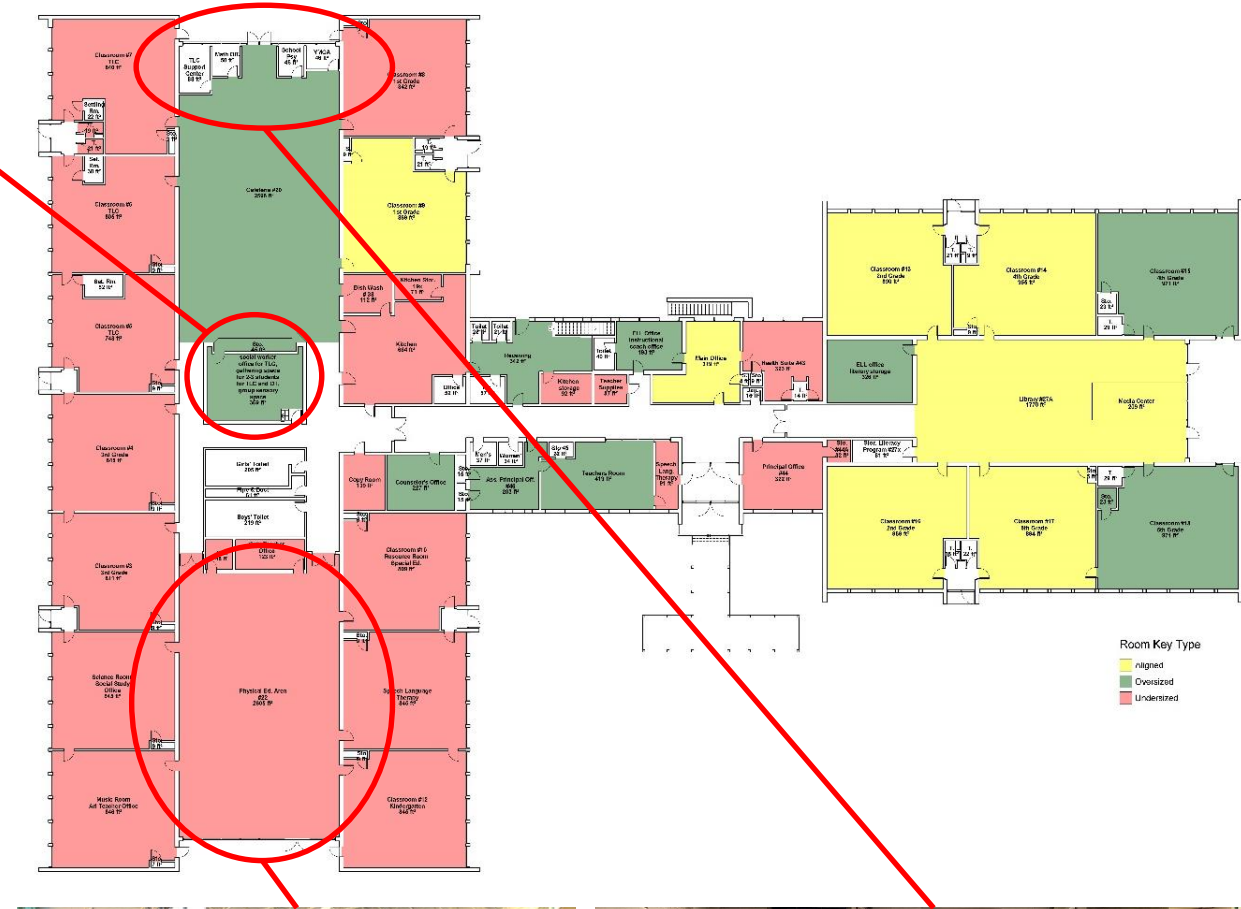
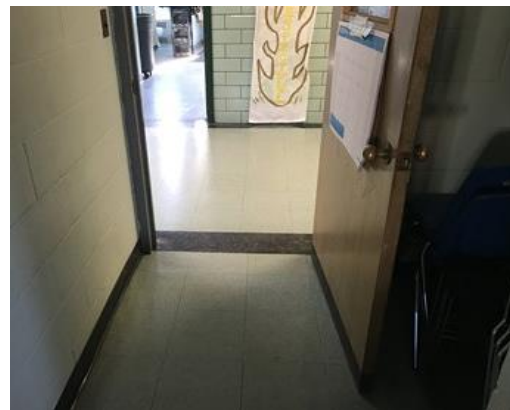
## Poor HC Accessibility

- Doors
- Toilet Rooms
- Built-Ins



## Poor Layout

- Gym Activities Disrupt Classrooms





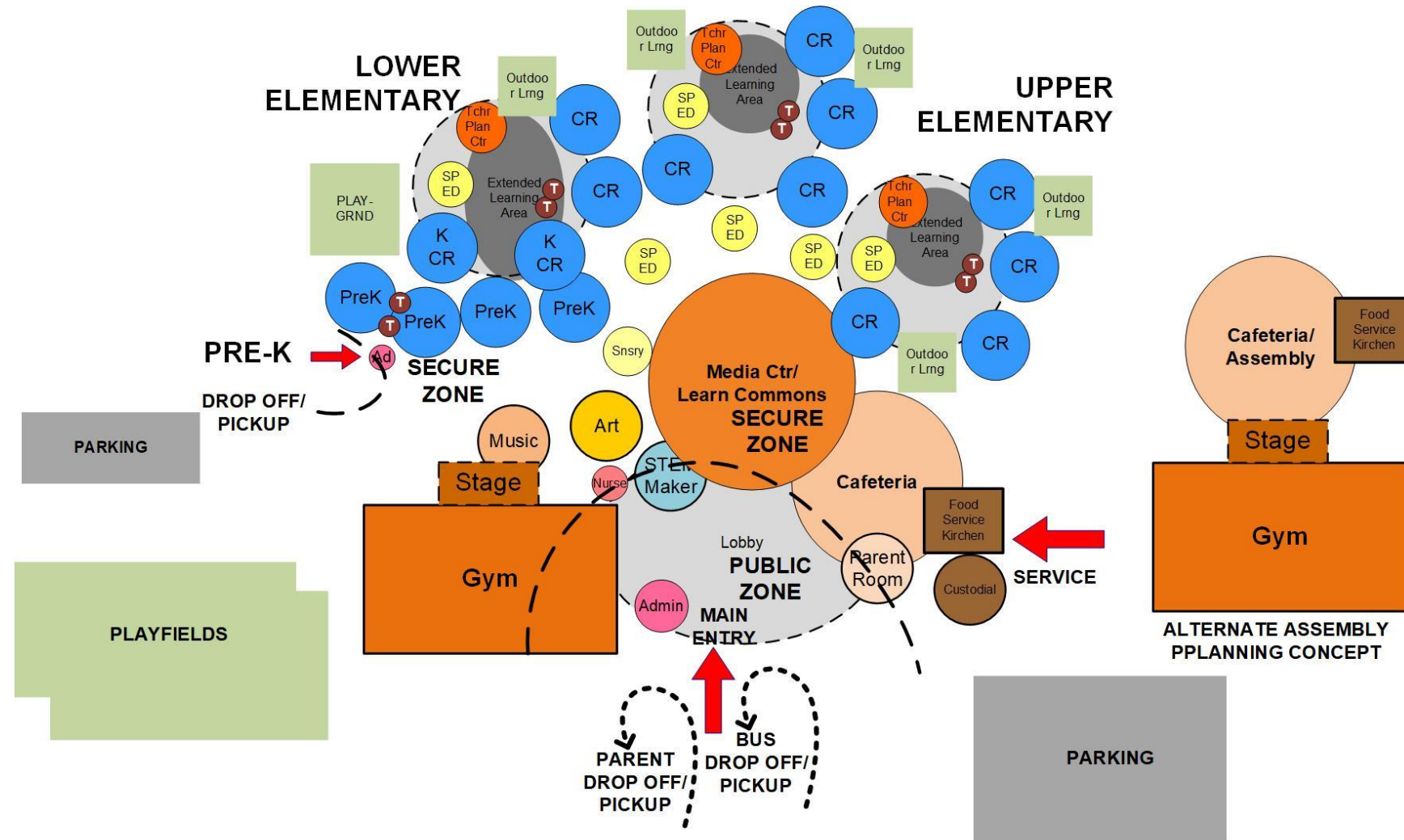
# LYONS ELEMENTARY SCHOOL | EDUCATIONAL VISIONING

## “Virtual” Visioning Sessions

- 5 collaborative meetings (held via Zoom) with 30 participants
- Define necessary spaces and adjacencies
- Review examples of “21<sup>st</sup> century learning” spaces

## Participants:

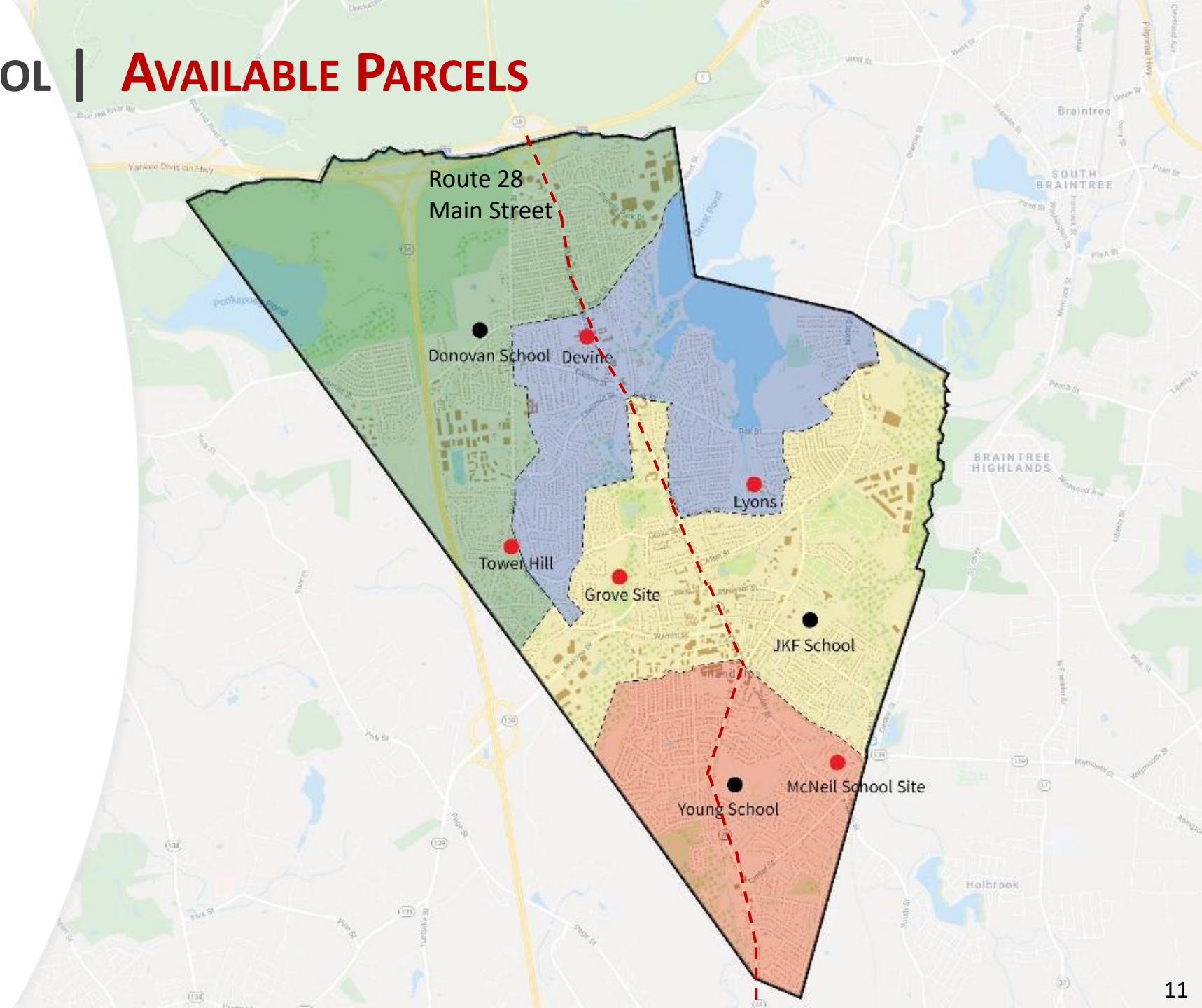
- School Dept. Staff
- Lyons School Teachers
- Architect
- Educational Programming Consultant
- Owner’s Project Manager



LYONS ELEMENTARY SCHOOL  
 Not all spaces shown  
 Number of Classrooms not determined

# LYONS ELEMENTARY SCHOOL | AVAILABLE PARCELS

- Devine Site
- Existing Lyons Site
- Tower Hill
- Grove Street
- McNeil School Site





# LYONS ELEMENTARY SCHOOL | POTENTIAL SITES



**Lyons School**  
Size 21.3 Acres  
Wetland 1.8 Acres  
**Available 19.5 Acres**



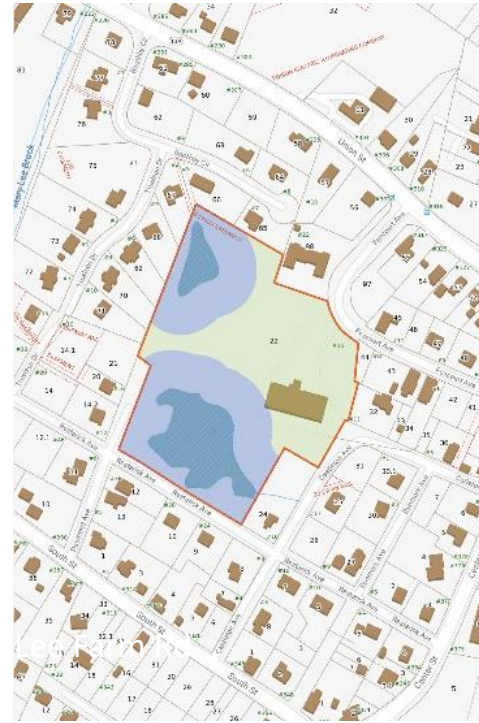
**Devine Site**  
Size 8.3 Acres  
Wetland 0.1 Acres  
**Available 8.2 Acres**



**Tower Hill**  
Size 8.3 Acres  
Wetland 1.6 Acres  
**Available 6.7 Acres**



**Grove Street**  
Size 23.6 Acres  
Wetland 2.4 Acres  
**Available 21.2 Acres**



**McNeil School**  
Size 7.1 Acres  
Wetland 1.2 Acres  
**Available 5.9 Acres**



# LYONS ELEMENTARY SCHOOL | POTENTIAL SITE – LYONS LOCATION



## Positives

- Community familiarity
- Central location in Lyons neighborhood good for Pedestrian Access

## Negatives

- Wetland restrictions limit developable area
- Construction on an occupied site





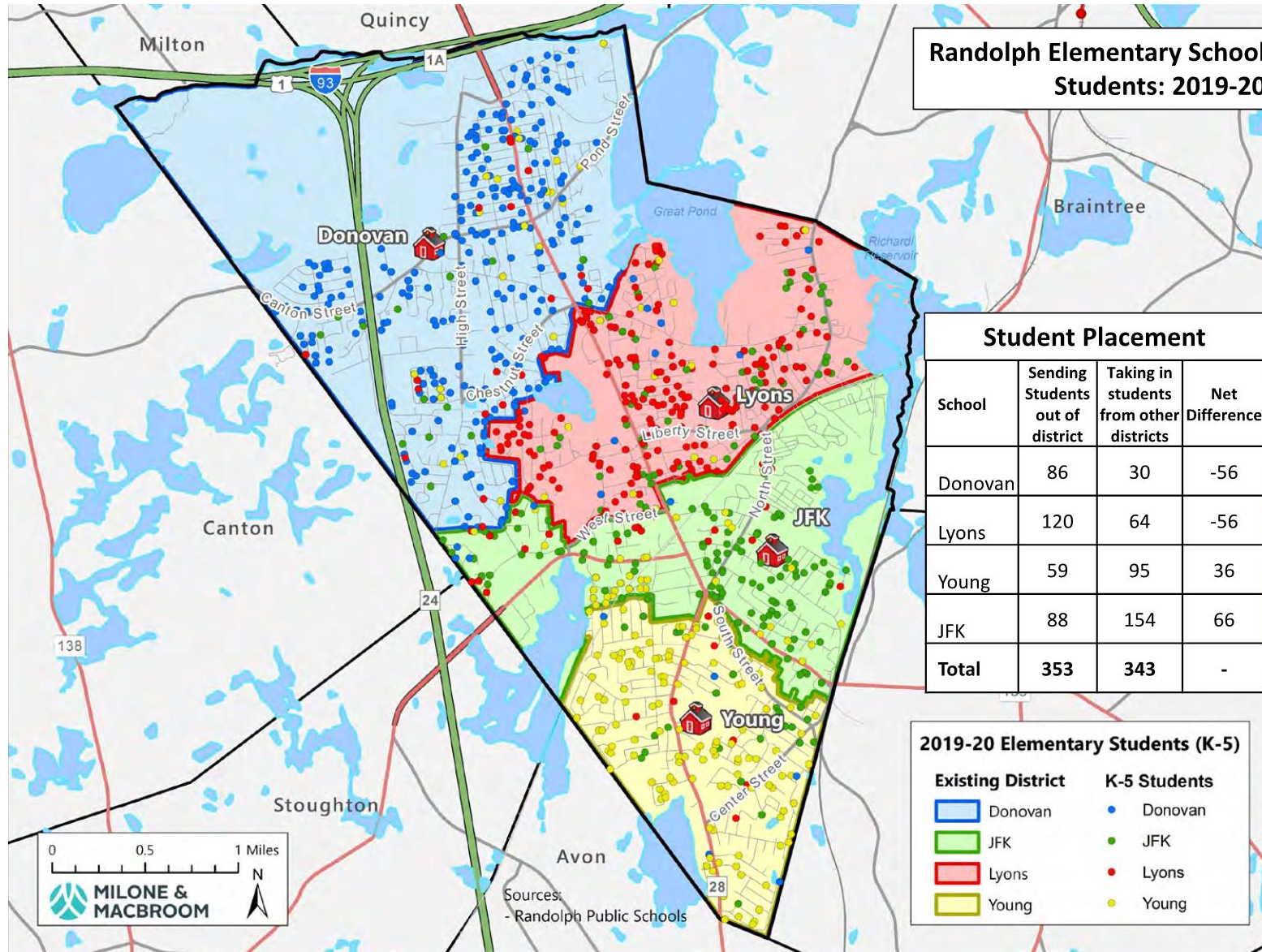
## Positives

- Re-use of vacant property
- Construction occurs on vacant site (no disruption to students)
- Relatively flat site with few constraints
- Potential access via public transportation

## Negatives

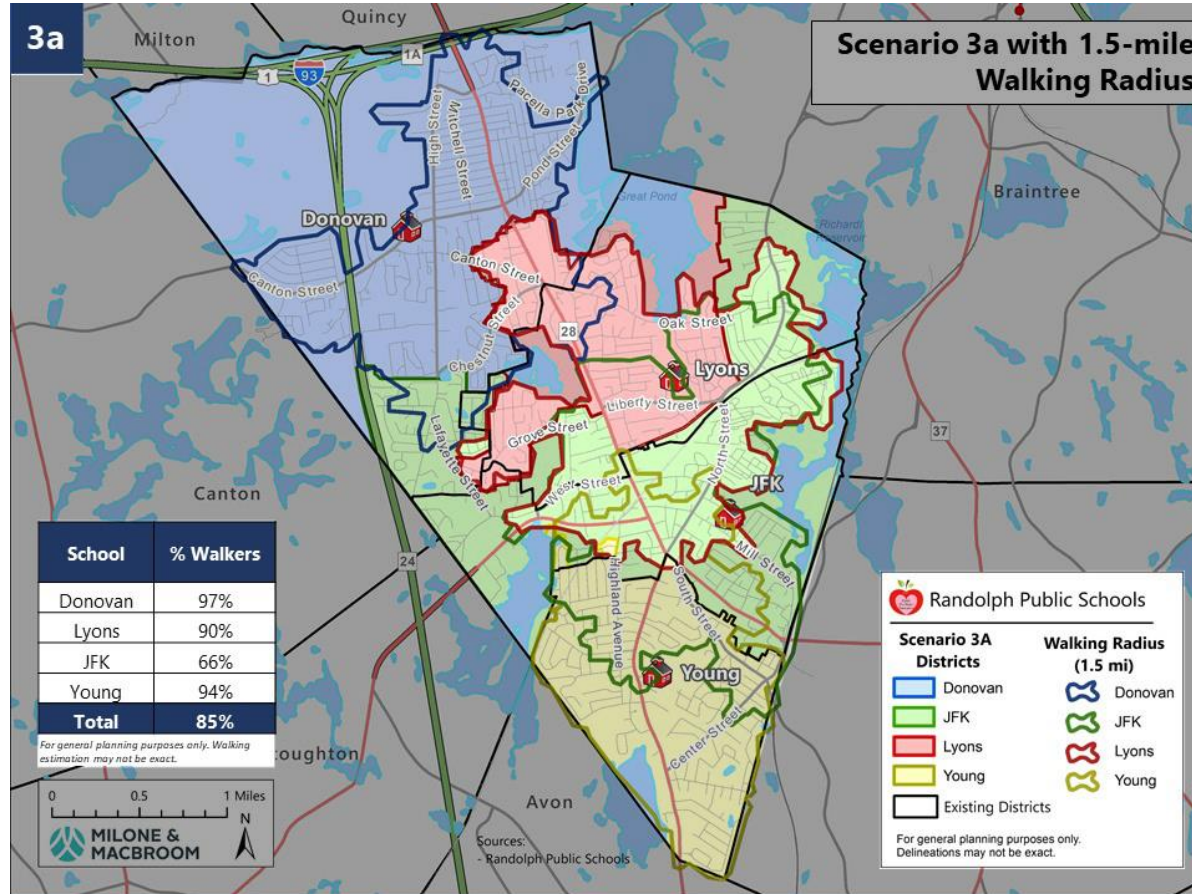
- Location is remote from most current Lyons students
- Need to provide site access from the North

# LYONS ELEMENTARY SCHOOL | CURRENT SCHOOL DISTRICTS



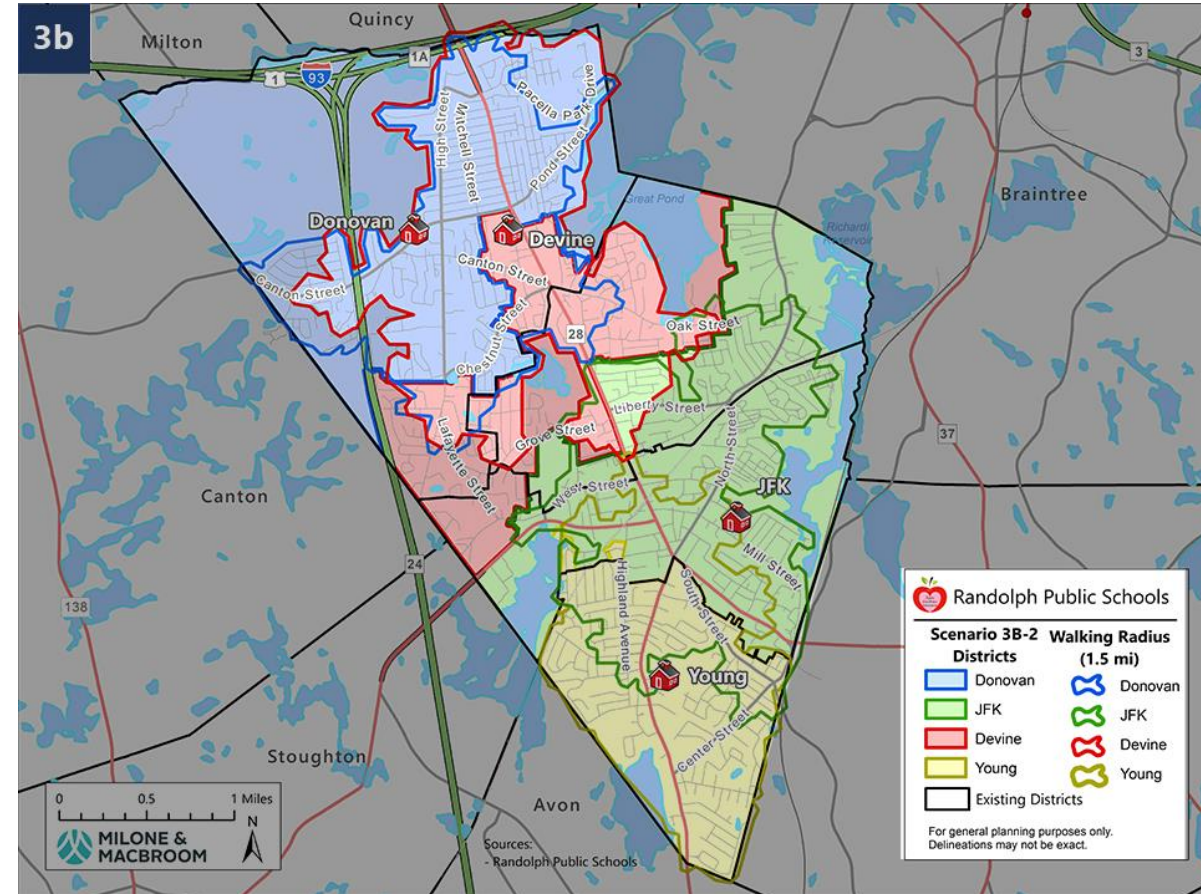


# LYONS ELEMENTARY SCHOOL | POTENTIAL REDISTRICTING SCENARIOS



Scenario 3A : Lyons

- 23% of K-5 students moved



Scenario 3B : Devine

- 27% of K-5 students moved



# LYONS ELEMENTARY SCHOOL | POTENTIAL REDISTRICTING SCENARIOS

	Lyons Site				Devine Site	
	Current		Redistricting Scenario 3a		Redistricting Scenario 3b	
	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28
<b>Devine</b>					75%	125
<b>Donovan</b>	88%	79	95%	70	95%	70
<b>JFK</b>	71%	70	72%	115	83%	78
<b>Lyons</b>	78%	52	96%	59		
<b>Young</b>	81%	116	100%	123	100%	123
<b>Total</b>	<b>80%</b>	<b>317 (24%)</b>	<b>89%</b>	<b>367 (27%)</b>	<b>88%</b>	<b>396 (29%)</b>

\*percentage of students living within a 1.5 mile walking radius. The total 2019-2020 enrollment is 1348.

Randolph – Elizabeth G. Lyons Elementary School Building Project

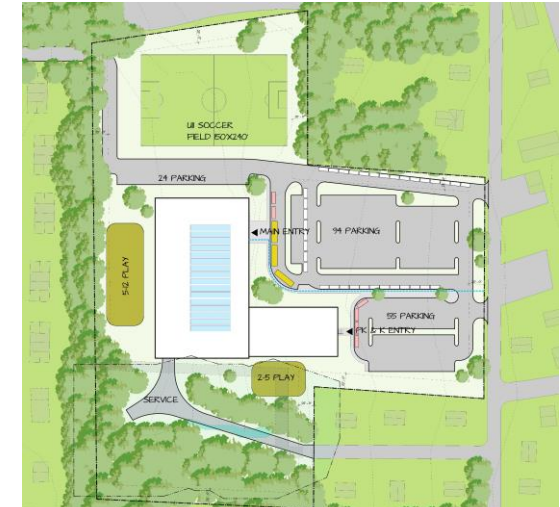
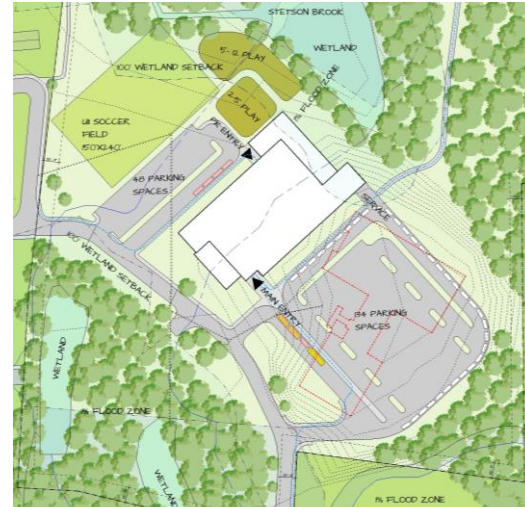
# DESIGN OPTIONS

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# DESIGN OPTIONS | OPTIONS COMPARISON

## LYONS SITE

## DEVINE SITE



### 2. ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students

### 3. NEW CONSTRUCTION

Build new school adjacent to existing

- Minimizes disruption to current students

### 4. NEW CONSTRUCTION

Build new school on existing school footprint

- Requires relocating students during construction to other sites

### 5. NEW CONSTRUCTION

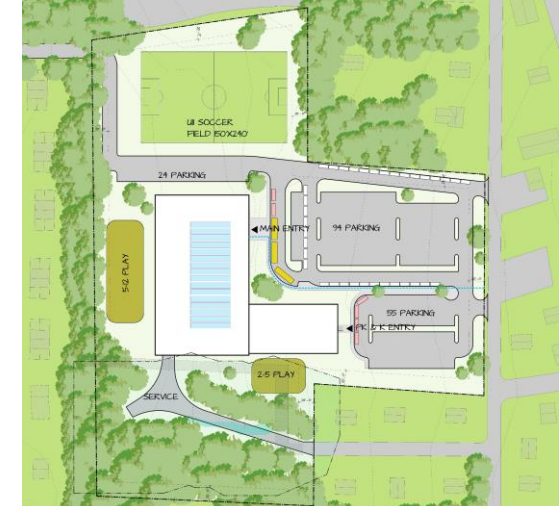
Build new school on new site

- No disruption to current students

# DESIGN OPTIONS | OPTIONS COMPARISON

## LYONS SITE

## DEVINE SITE



### 2. ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students

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- Minimizes disruption to current students

### 4. NEW CONSTRUCTION

Build new school on existing school footprint

- Requires relocating students during construction to other sites

### 5. NEW CONSTRUCTION

Build new school on new site

- No disruption to current students



# DESIGN OPTIONS | OPTIONS COMPARISON

Criteria	Lyons	Devine
<b>Location</b>		
Pedestrian access	●	⊙
Public transportation access	⊙	●
Neighborhood feel	●	⊙
Redistricting	●	⊙
Reuses vacant site	⊙	●
Potential for Town to receive property sale proceeds	⊙	●
<b>Site Design</b>		
Overall Site Layout	●	●
Traffic Flow, Pedestrian Safety, and Parking	●	●
Adequate separation of PK and K-5 entrances	●	●
Safety and efficiency of drop off	●	●
Athletic fields	●	●
Service Access	⊙	●
Education Disruption during Construction	⊙	●
Solar Orientation of Building	●	⊙
Access roads	●	⊙

## Notes

Lyons location results in fewer students crossing route 28. 12, 23, 240 bus lines near Devine location.

Lyons location is within an established neighborhood.

If at Lyons, redistricting is optional.

Randolph benefits from the removal of old structures.

If school moves to Devine, Town could sell/develop Lyons.

Devine has completely separated service access drive.

There are no students at the Devine site to disturb.

E-W orientation of building at Lyons is favorable for energy.

Lyons does not require the project to build access roads.

# DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION





# DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION





Randolph – Elizabeth G. Lyons Elementary School Building Project

# ESTIMATED COSTS & SCHEDULE

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# LYONS ELEMENTARY SCHOOL | ESTIMATED TOWN SHARE – NEW CONSTRUCTION OPTION

## No RELOCATION

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	LYONS SITE	
<b>FEASIBILITY STUDY</b> (OPM, Designer, Environmental, Site, Other)		<b>\$900,000</b>
<b>CONSTRUCTION</b> (“Hard Costs”)		<b>\$41,500,000</b>
<b>ADMINISTRATION, OPM, ARCHITECT, FF&amp;E, OTHER MISC.</b> (“Soft Costs”)		<b>\$6,500,000</b>
<b>CONTINGENCY</b> (Owners and Construction Contingency)		<b>\$1,800,000</b>
<b>TOTAL PROJECT</b>		<b>\$50,700,000</b>
<b>MSBA Reimbursement Rate w/ Incentives <u>for Eligible Costs</u></b>	<b>80.00%</b>	
<i>Example ineligible costs: legal fees, advertising, printing, moving, permits, utility costs</i>		
<i>Example capped costs: Construction Cost (\$333/SF), Furniture, Fixtures and Equipment/Technology (\$2,400/student), Site costs (8% max)</i>		
<b>Estimated MSBA “Effective” Reimbursement Rate of Total Project Costs</b>	<b>55.33%</b>	
	<b>Estimated MSBA Reimbursement</b>	<b>\$28,900,000</b>
	<b>Estimated Town Share</b>	<b>\$21,800,000</b>

**Anticipated Milestones**

<b>Completion of Feasibility Study and Schematic Design</b>	Summer 2021
<b>MSBA Approval of Schematic Design</b>	August/September 2021
<b>Town Vote to approve Funding</b>	November 2021
<b>Completion of Design and Bidding</b>	December 2022
<b>TARGET: Open new School</b>	September 2024

Randolph – Elizabeth G. Lyons Elementary School Building Project

# RANDOLPH'S FUTURE

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# LYONS ELEMENTARY SCHOOL | RANDOLPH'S FUTURE



STAY INFORMED | **PROJECT WEBSITE + BUILDING COMMITTEE EMAIL**

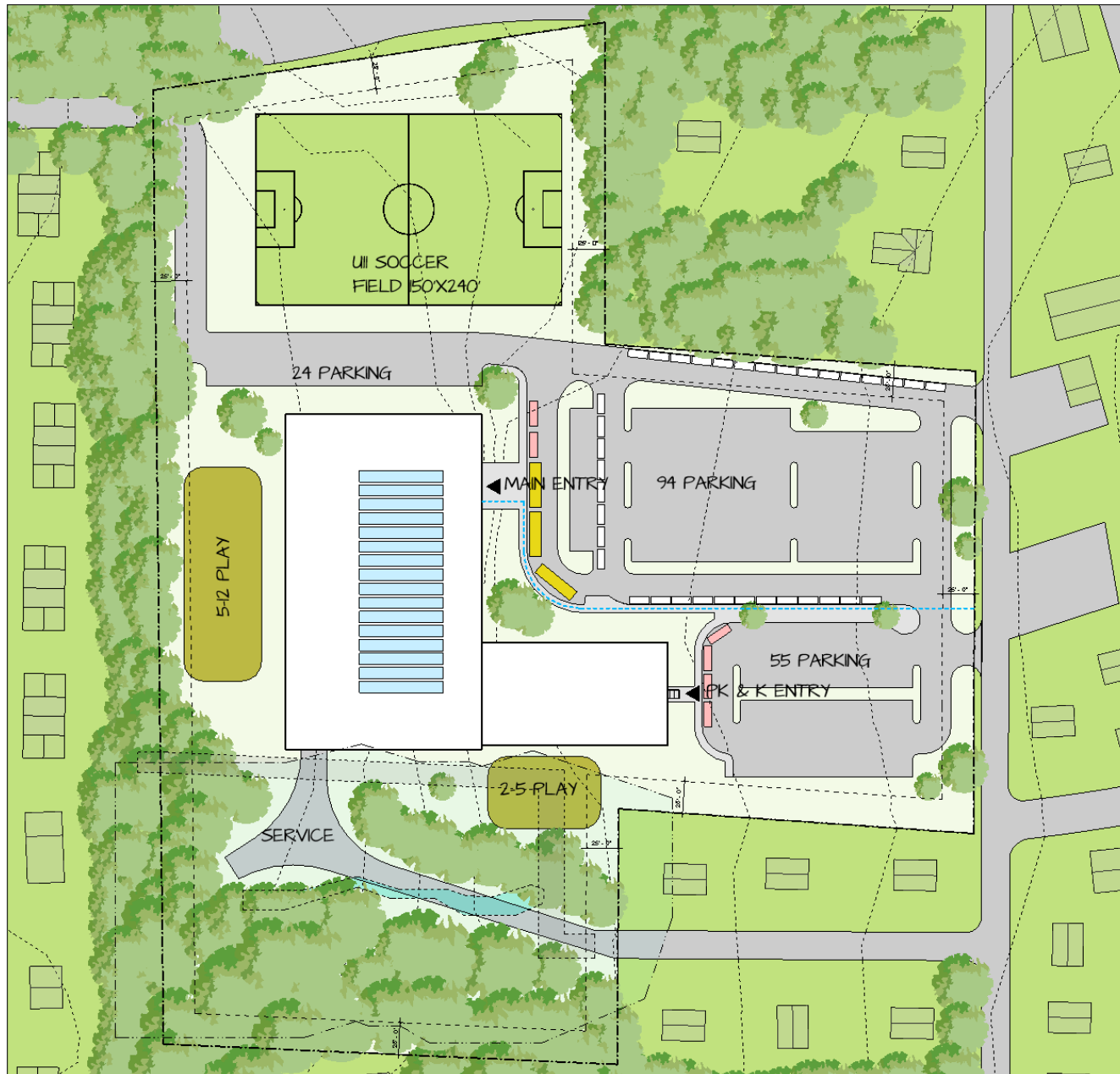
Please visit [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com)  
for more project updates and information!

If you would like to contact the Building Committee directly,  
please send an email to:

[lyonsbuildingproject@gmail.com](mailto:lyonsbuildingproject@gmail.com)



# RESOURCE SLIDES







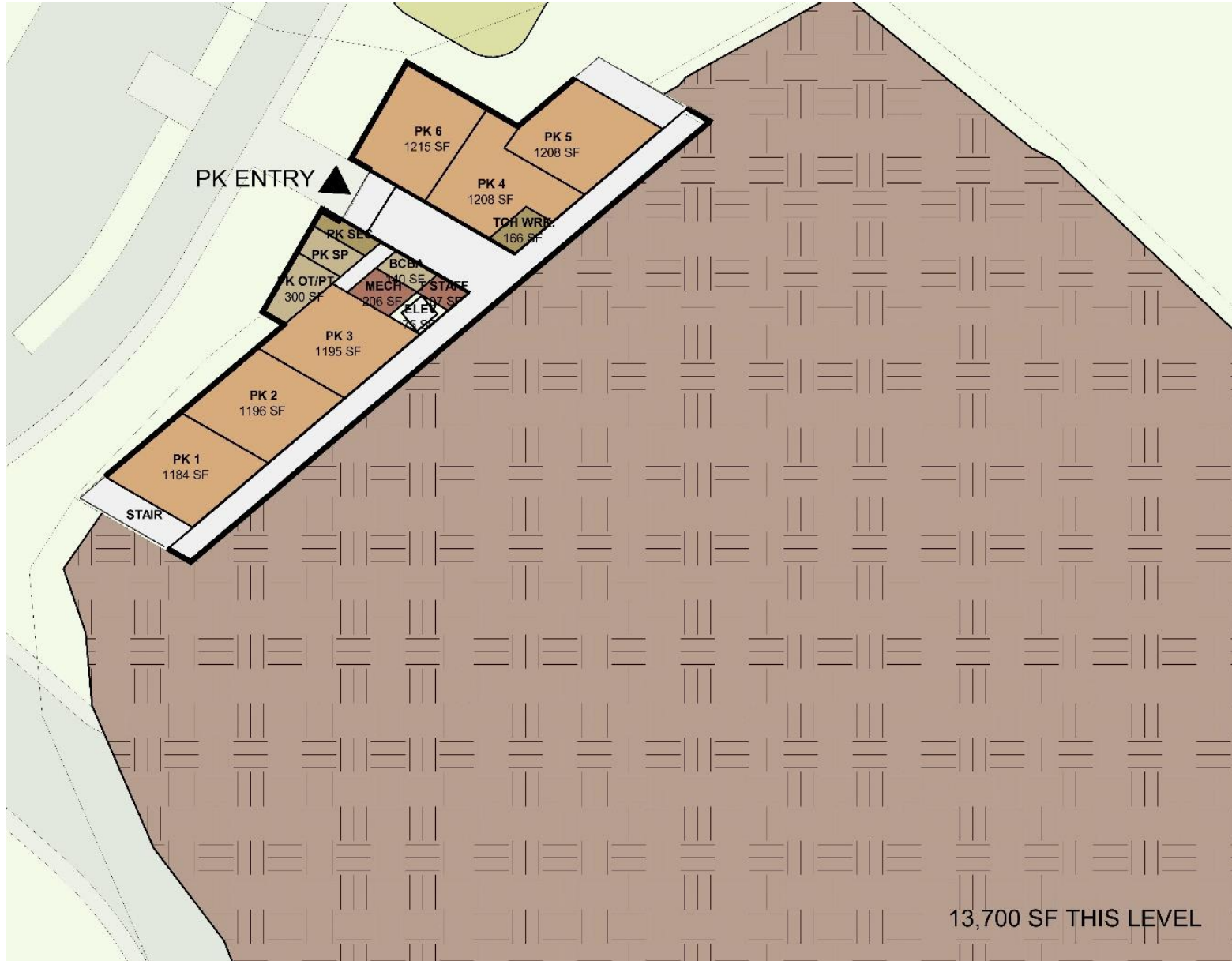
30,900 SF THIS LEVEL

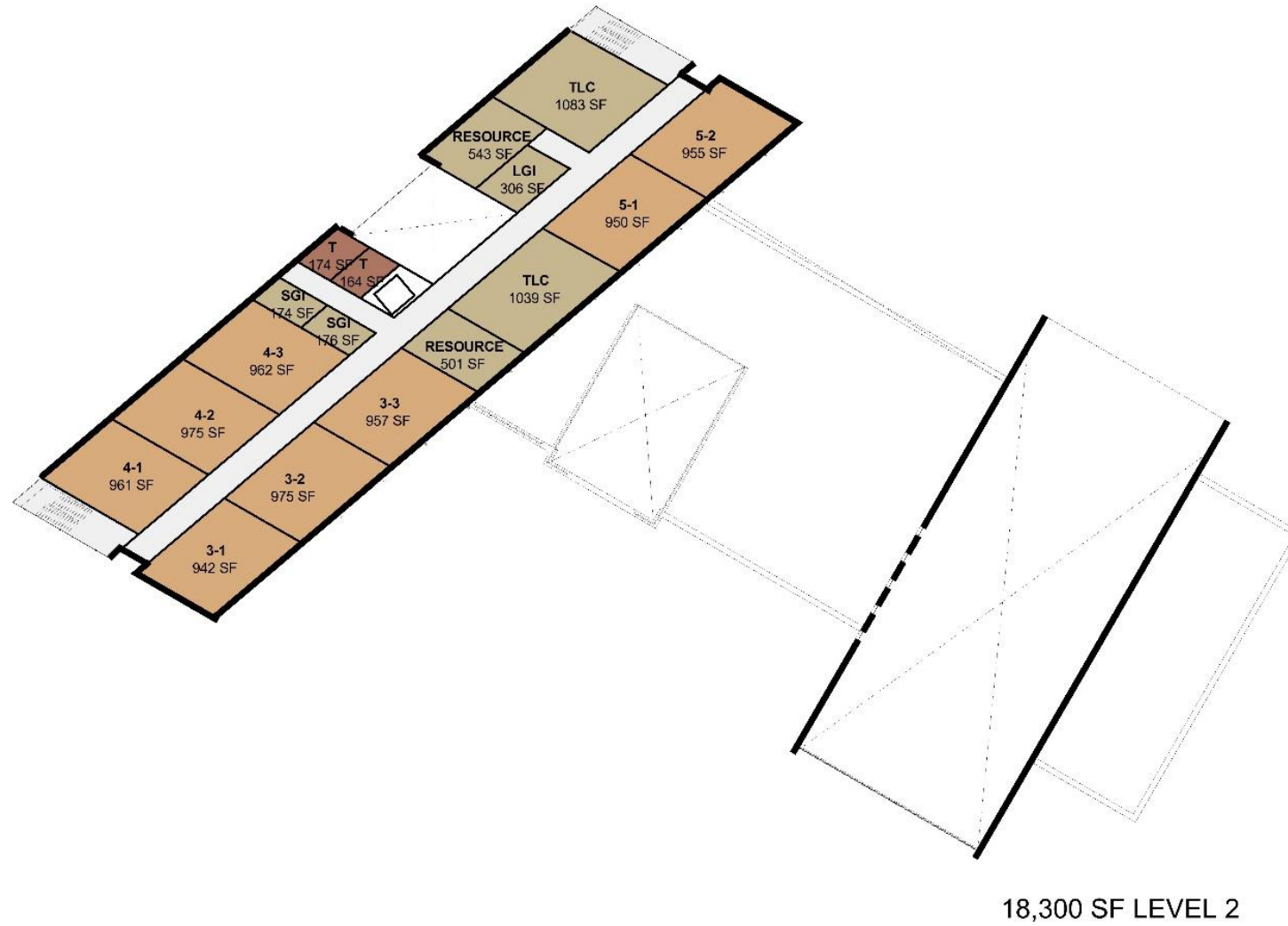




















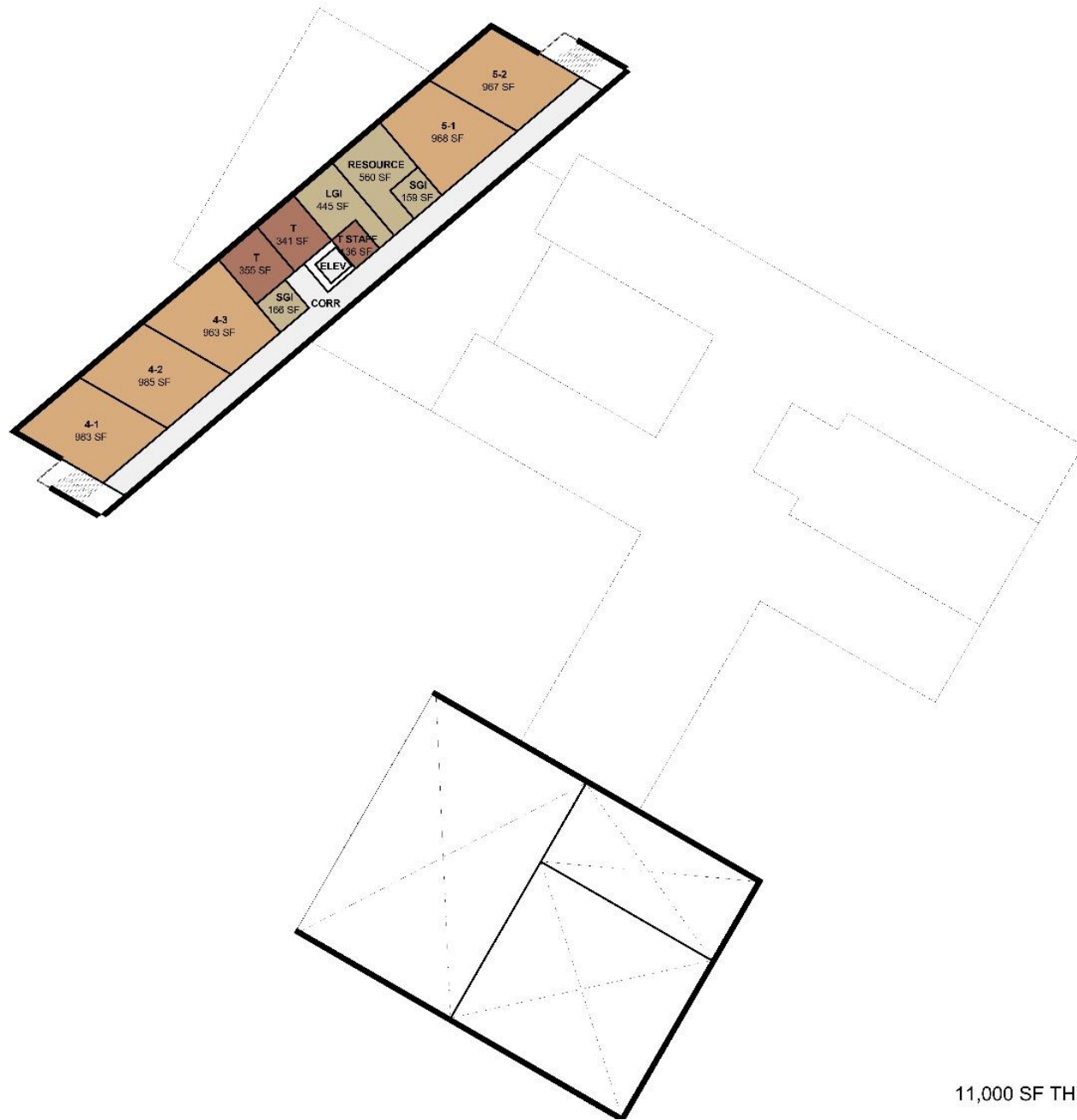








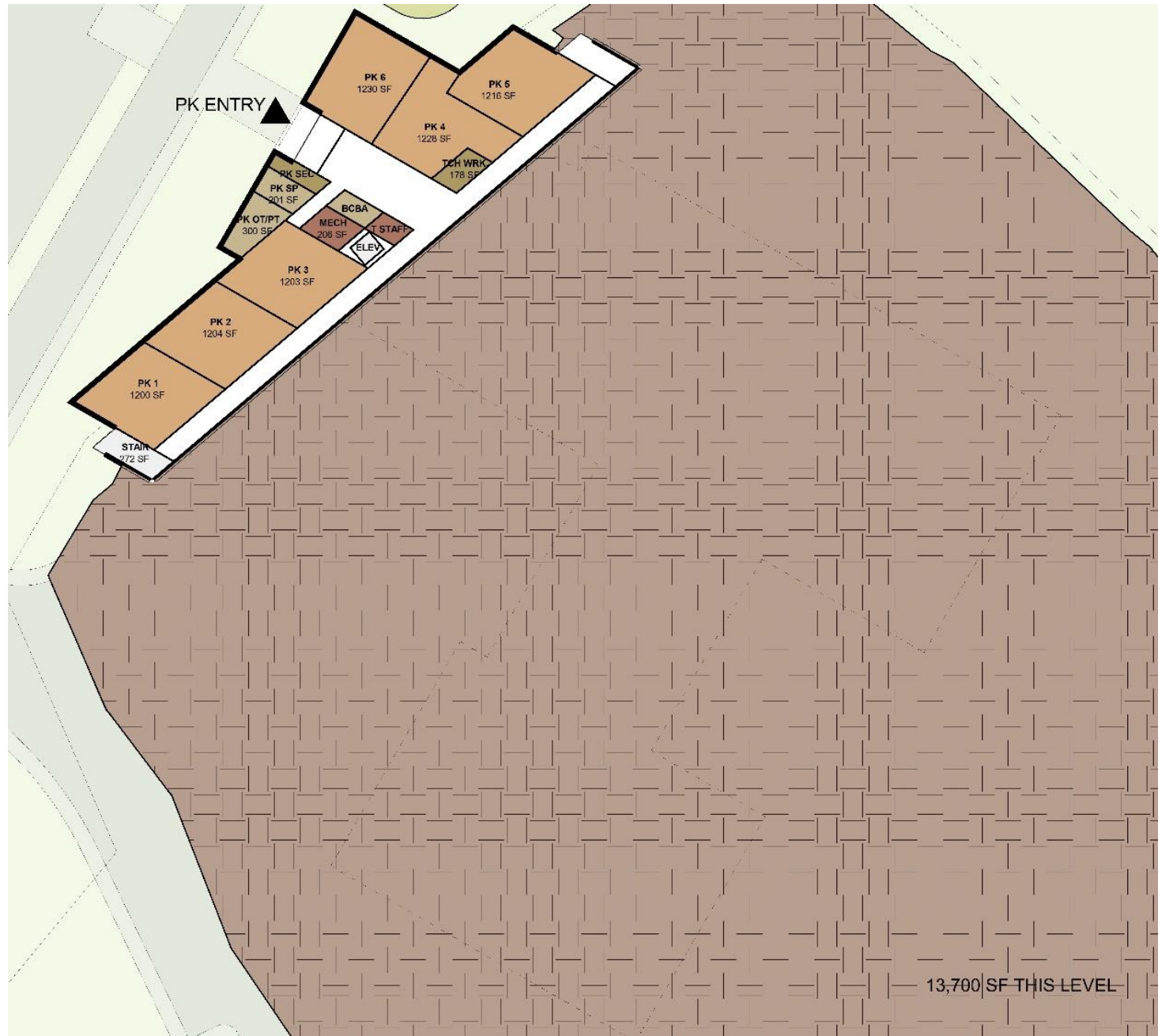


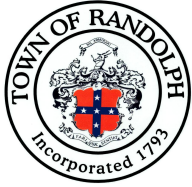


11,000 SF THIS LEVEL

# Option 2: Upper Level







# Town of Randolph

Town Hall  
41 South Main Street  
Randolph, MA 02368

## Meeting Minutes - Final

### Town Council

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Monday, December 14, 2020

6:00 PM

Zoom Information

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The public is invited to attend the Town Council meeting only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on Monday with the phone and computer instructions.

approved

#### Call to Order - Roll Call - Pledge of Allegiance

Councilor W. Alexopoulos called the meeting to order at 6:00 p.m.  
Councilor Burgess led the Pledge of Allegiance.

Also in attendance:

Town Attorney, Christine Griffin

School: Cheryl Frazier, Thea Stovell, Supt., Ida Gordon, Pam Davis, Lisa Millwood, Carlos Colley,

TSKP: Randall Luther and Jesse Sayler

Aedalus: Richard Marks, Alicia Monks and Tieshia Walton

**Present:** 9 - James F. Burgess Jr., Katrina Huff-Larmond, Kenrick W. Clifton, Natacha Clerger, Paul McDermott, Richard Brewer, Ryan Egan, William Alexopoulos and Christos Alexopoulos

#### Presentation

MSBA and the Lyons School renovations/replacement

**Attachments:** [Town Council Presentation \(6\)](#)

Councilor W. Alexopoulos - Tonight we have MSBA and Lyons school replacement meeting. One agenda item for tonight. I do not expect to take a vote tonight. Want people to ask their questions so we can get all the answers to make intelligent decisions regarding the Lyons School project.

Town Manager Howard - Would like to introduce Superintendent Thea

Stovell, Randall Luther Architect from TSKP and Richard Marks the OPM from Aedalus. They will be presenting to the Town Council. Looking at different sites, best location and that conversation is happening now at this point. The MSBA wants to make sure the town looks at all options when it comes to building projects.

Richard Marks gave the following update:

Have decisions that need to be made of the location.

Goals & Priorities: Lyons School is in dire need of upgrade. 315 students - we believe there will be 2 of each of those grades and then deal with the larger bubble during various years.

Funding: the MSBA provides state funding - still the same even though the current Covid crisis. The eligible costs Randolph would get 76.84% reimbursement. It is a long, long process. Will end up getting about 55% of the total costs in the end. Every month you submit the cost and the MSBA reimburses you through the system.

Community Outreach: have had many meetings with staff, parents, etc

Randall Luther gave the following update:

Five sites initially reviewed: Devine site, Existing Lyons site, Tower Hill, Grove Street and the Old McNeill site.

Potential sites: Lyons School and Devine Site. Tower Hill and Grove Street and McNeil sites were not adequate to meet the needs.

Lyons location - Positives: there is a school there today; location is central to the neighborhood. Negatives: wetland restrictions, buffer zones.

Devine Location - Positives: re-use of vacant property; construction occurs on vacant lot, no disruption to students, relatively flat site, and access via public transportation. Negatives: location is remote, away from the current Lyons school, sits on Old Street, one way street heading south, important that there be a connection going north. Would anticipate making a connection to the property. The MSBA would not reimburse.

Jessie from TSCP gave the following update:

Feasibility included the in depth look of the current districting. Lyons and Donovan have students going to JFK and Young because those schools are at capacity. It needs to be approved, even if you didn't do the project.



Councilor Clifton - I am sure parents are listening, you said there would be movement in the schools, would the movement be done proportionately?

Jesse Saylor - Many of the students are already moved, going from Donovan to JFK or Young. The goal is to have you attend the school in your neighborhood. Want the kids pulled back into their home school.

Councilor Huff-Larmond - We are talking about many students who are outside the district, why are they going to schools outside the district?

Jesse Saylor - General reason we see is that the Donovan and Lyons school capacity cannot support the number of students that live in the area. Can be corrected by changing the boundaries of the district.

Councilor Clifton - Isn't it also true that some schools might have specialized services.

Jesse Saylor - Yes there are certain programs in each school.

Jesse Saylor continued the presentation:

Currently students walk to school if they are within 2 miles of the school. We looked at students living within a 1.5 mile walking radius.

Councilor Huff-Larmond - I would like to use the word safety for crossing Route 28. Knowing that it is negative, have you thought ways to decrease those negative concerns? Just on the Route 28 crossing.

Richard Marks - The way that it has been dealt with in other cities and towns is crossing guards at those intersections. That would be the way to do it.

Councilor W. Alexopoulos - When you say percentage of walkers are they actual walkers or who live in the 1.5% radius.

Jesse Saylor - Yes.

Councilor W. Alexopoulos - Do we have data that shows how many students that actually walk as opposed to those that are driven to school.

Jesse Saylor - It does vary.

Thea Stovell - We have information but it varies, if it's raining or snowing. We are seeing 50% of the students at the higher ages are walking and the

other kids are either being driven home or walking home with an older sibling.

Town Manager Howard - We do have school crossing guards throughout the town. The numbers versus knowing the community impact how those numbers work. The Young School is unique, yes it is on route 28 but it's only one lane you are crossing. As opposed to the Devine where you are dealing with 4 lanes and intersections. We have traffic supervisors at Pond, Young, JFK, intersections on High Street, Canton and High and then Reed and High and right at the exit of the Middle school. They can be switched around.

Councilor W. Alexopoulos - If the school is rebuilt and stays at the Lyons site, see a shift of students going from 70 to 115. Depending on where the school goes it will depend on where the students will cross.

Randall Luther continued with the presentation:

Design Options: Lyons site - addition/renovation - on the Lyons site, addition and renovation to the existing building. The downside is that it is an occupied school so it will have to be in multiple phases and will have some disruption to current students. Length of time will be longer.

New construction - building a new school adjacent to the existing school would minimize disruption to the current students. May be some site issues with contractor traffic that could have some impact but would be manageable.

New construction - building new school on existing school footprint. Up on the higher part of the site, nice views, soil is good but it would require relocating students during construction to other sites.

Devine Site: Build new school on new site. No disruption to current students. The historic commission will allow the building to be torn down so the site would work well.

Focusing on new construction on either the Lyons site or the Devine site. This is where we are looking for guidance from the council.

Councilor Clifton - Have you received any feedback from the neighborhood for the proposed Devine scenario?

Jesse Saylor - Had the virtual presentation back in October and it was not heavily attended. We did do a poll and asked those attending if they had a presence. They were in favor of the Lyons site over the Devine site.

Councilor Clifton - Any feedback from the Devine school area specifically.

Jesse Saylor - No we have not.

Randall Luther - We did not ask for the addresses for the people that attended. It was open to the general public.

Councilor Burgess - We have had residents of Old Street who are excited about a school going back there. I have not heard any objections. Is there only one design on the Devine site?

Richard Marks - Yes, as we move forward we will look at alternative designs once the Town picks a site.

Councilor Burgess - Is there a limit to the height of a building, like 3 stories.

Randall Luther - There is no code restriction, I don't know if it will be an issue. It is not ideal but it has been done.

Councilor Burgess - What is the educational consideration?

Randall Luther - Younger kids on the stairs, not being able to see each floor. Went over options comparisons, ie pedestrian access better at the Lyons, public Transportation access better at Devine. Talking about new construction so can do what is deemed appropriate for the educational needs.

Councilor Burgess - Now that we have been dealing with Covid are construction desires different?

Randall Luther - The big emphasis that we have seen, mechanical proper ventilation has been really important and the requirements have been slowly increasing. What you are going to see that pressure to bring more fresh air into the building. Filtration systems, levels that can be provided. The better the filter the more pressure that is needed.

Jesse Saylor - Space planning ideas are very slow to involve in a process like this. Have had a request for larger storage spaces, like nurses station. The larger space guidelines take longer to evolve and we are not seeing that happen yet. It works its way through a much larger process.

Councilor Huff-Larmond - Wonder about being able to put hand sanitizers up so we can uphold these practices forever. Have you thought about those as well. Water fountains, no longer having the students drink out of

the same but have the opportunity for the students to put a cup or bottle to be filled with water.

Randall Luther - We have actually been doing bottle fillers rather than water fountains. Excellent strategy. Typically hand sanitizers we work with each district and see what they want to do and provide provisions. Want to make sure it is easily accommodating.

Richard Marks - Touch free devices also, like faucets etc.

Councilor McDermott - Whether we build or not we should redistrict. Can we get that information before we make a decision.

Jesse Saylor - Yes there is a report.

Councilor McDermott - Looking at the price tag, we should really look at what we have and redistricting is the key.

Randall Luther - Will be happy to share the full redistricting study. If you have any questions we would be happy to answer.

Councilor McDermott - It is a great idea for a new school but not sure it is the best use for our resources right now. Can we utilize what we have without building a new school.

Thea Stovell - I think what you are asking for is something they have not done. There was a master plan for redistricting and moving kids to the Middle School and then moving some to the high school and it was a whole plan that was shot down by the community right before I got here. So that wasn't even looked at because that was done at the beginning before the MSBA accepted the project. I can give you the information that I have. There is probably a couple of binders at the town hall.

Councilor McDermott - I think the council needs that information before they make a decision. I think that report, dated as it may be, should be in this package.

Councilor Burgess - We do have that. It's pretty extensive but people did not want to upset parents.

Councilor McDermott - We have a lot of buildings, a lot of assets. Everyone needs copies of that report.

Councilor W. Alexopoulos - Can we get that to the Council. Have it emailed to the council.

Thea Stovell - I will talk to Brian to make sure it gets to you.

Richard Marks continued the presentation:

Estimated costs: Costs are very close between the two options.

Compared other elementary schools that the MSBA is supporting. Randolph costs are right in the middle, on the lower end.

Councilor Burgess - What is the asterisk on Danvers and Westborough?

Richard Marks - I do not know that will have to get back to you.

Councilor W. Alexopoulos - What is the current Lyons enrollment?

Richard Marks - 305 or 306 last year but does not include Pre-K. Putting Pre-K at the new school will open up classrooms at the JFK.

Councilor W. Alexopoulos - Where is Pre-K now?

Thea Stovell - It is housed at the JFK and one of the things we are trying to do is if we can move the Pre-K to the Lyons we are looking to start another specialized program which will allow us to bring back students that we have to send out because we can't service them in house.

Councilor W. Alexopoulos - It is safe to say 120 students that currently are at the Lyons will be going to other schools because Pre-K will be solely at the Lyons School.

Richard Marks - No it is 315 plus the 120 Pre-K students. The MSBA only counts grades K to 5.

Councilor Burgess - If the current building holds 300 then we will build for more than 300.

Richard Marks - The 180 is based on ½ day sessions. 315 K to 5.

Councilor Burgess - It looks like we are building something that will not hold more than 315 students.

Richard Marks - We will make that more clearer.

Jesse Saylor - the existing Lyons school was designed for fewer students than what are there now.

Councilor W. Alexopoulos - Yes I understand, using the stage area, etc.

Richard Marks - Project schedule: complete the feasibility study summer 2021; MSBA approve August/September 2021/Town vote to approve funding November 2021. Completion of design and bidding - December 2022. Open new school September 2024.

Richard Marks - Next submission is 2/27 would like a decision by next week if the council is ready to vote.

Councilor Burgess - The ability to have more than one building on the site, would the MSBA do that? The ability to utilize a building or part of a building for other municipal purposes for when school is not in session.

Richard Marks - The use of the facility is encouraged. New buildings we can design to accommodate that. You have to have buildings that connect. Can have the library, gym in one area and then have them linked to the other areas.

Councilor Burgess - The ability to provide enough storage space and I think it is a town issue. The ability for us to reconfigure class buildings, like 1 to 3, 4 to 6 in that way you can separate them that way. Would like to make sure we continue to look at those.

Project website: [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com)  
<<http://www.lyonsbuildingproject.com>>

Email address: [lyonsbuildingproject@gmail.com](mailto:lyonsbuildingproject@gmail.com)  
<<mailto:lyonsbuildingproject@gmail.com>>

Richard Marks - Want the community to feel free to look at this information, we can't advocate on the website. We encourage people to look at the website.

Councilor Burgess - Doing Devine is about \$400k more than Lyons. The town share is almost the same.

Councilor McDermott - The biggest bonus of the project would be to move the 120 kids. Why was Tower Hill written off?

Randall Luther - The Tower Hill site has wetlands on it. Splits the site in half. The northern part where the building is not large enough to fit a school and parking areas comfortably. For the 315 plus 120.



Councilor McDermott - What is the building capacity as it sits?

Randall Luther - I do not have it at my fingertips but went through it quickly to house students on a temp basis. One of the issues is what to do with the original portion of the building. Had 4 classrooms on 2 levels and then the cafeteria. It is not handicap accessible. Not using those classrooms as part of the count, using the spaces in the rare. I will forward that information to the council.

Councilor McDermott - I would like to see if the Tower Hill can take care of the 120 pre-k students to open up the JFK for in house special Ed. I just don't feel comfortable committing resident money to this.

Councilor Burgess - Do we want to do this project on any capacity. I think that is the question we have to answer by next week. What site do we want to pick. The commitment we have to make to spend the money is after the MSBA vote.

Councilor McDermott - Tower Hill was originally a preschool can it be made to work.

Thea Stovell - Even if we were to put Pre-K at tower Hill that still does not solve the problem of what is happening at the Lyons school. Everything in the building is failing. To put all new mechanicals I don't think the town is going to get their bang for their buck and the MSBA will not approve that so the town will have to pay for that.

Councilor McDermott - I am looking at the capacity. We have buildings.

Thea Stovell - The Lyons is only capable of holding about 210. Again it is a \$48M project of which \$27M will be funded by the MSBA. We are getting the highest percentage a district can get. It is a rough time of year but I want to make sure it is considered because I do not know if we will get an opportunity like this again. We are seeing a huge influx of students and if we don't get creative we are going to get stuck with that.

Councilor W. Alexopoulos - The High school use to graduate over 500 per year and now we are only doing 200. What do we say to the residents about that.

Thea Stovell - The High School has many programs like AIM and TLC. We are renting out the basement. There is capacity at the High School. We would have to squeeze some people out. ELL office is there. My understanding is that there was a lot of meetings around the conservation of combining the RCMS and HS and people were vocal about it not

happening.

Councilor W. Alexopoulos - Can we talk about infrastructure on the Lyons school.

Richard Mark - As the superintendent said 1957 construction has been band aided over the past 15 years. Systems are breaking down. 6 classrooms around the gym, 6 around the library. They do not work for modern education. The building could be renovated but when you renovate you have to gut the building and then there wouldn't be a lot left of the building. We found that renovation did not make sense and new construction is the way to go and the MSBA would approve that.

Randall Luther - Roof is about 30 years old, two boilers, one is original. Electrical and plumbing is original. The system is difficult to operate. There is no sprinkler system. All the systems are beyond their useful life. A lot of handicap accessibility throughout the building. It is a significant undertaking to bring the building up to standards.

Councilor Clifton - The status quo cannot be sustained. Our children are our most important resources and they should not be going to school in a building where they have to compete with a basketball bouncing around. Not acceptable. We have a duty to ensure that this does not continue and whatever decision we make we have to expedite the decision process. I have been there multiple times during class sessions and it's shameful. I want us to make sure we address that issue. We should not mislead the community. I found this discussion to be instructive because we can't just make a decision in isolation.

Councilor Burgess - I do believe we need to update our buildings. We made a mistake when we spent the money on Donovan, we should have spent it on a new building. It is not going to be good enough for us to just to replace windows, the whole HVAC system need to be a step up and we are making sure our staff and student's health and welfare is a priority. I need to be sure that is not going to take away from Thea and the committee's new push to improve the learning. I believe the Devine site is the best location. I think North Randolph is underserved. If we do build a new building I think we need to look at the Lyons goes up for sale and we pay down our debt.

Councilor C. Alexopoulos - All my questions have been asked by other councilors and have been answered.

Councilor Brewer - I really do not have questions, have comments. I do like the Devine site, I like that it is on the bus line and there will not be any

disruptions when it is being built. I do not like the idea of multiple buildings on the Devine site. If we move the Lyons school up there I would like the gym or a wing be named after Elizabeth Lyons.

Councilor Egan - All of my questions have been answered. Thank all who have been working on this project for their hard work. The stage is set, there is no question that the Lyons needs to be redone, rebuilt and completely overhaul. I think option #3 is still being considered and can be done with minimal disruption for students and it is similar cost. I think we can use the Devine school property in other ways.

Councilor McDermott - I just think we have to look at every option.

Councilor Clifton - If we make this decision let's say 5 years later are we assured to get the same deal?

Richard Marks - Each year the MSBA reassess and it's based on a number of factors. The highest is 80%, Randolph is at 76.84%. Will that be the case in 5 years, you would probably move down a little because of growth. Boston has gone down because of their new growth. I think this is the best deal you can get and interest rates are low and constructions costs are down. This is a good time to buy if you are in the owners market if you will. If Randolph turns the money down it will go to another town.

Randall Luther - If you turn it down and go back they may turn you down because you turned it down in 2020.

Councilor W. Alexopoulos - Moving forward what type of vote do we need to take next week?

Town Manager Howard - I would defer to Richard exactly the nature of the vote they need for the MSBA.

Richard Marks - We are looking for the community to make a decision, we can build you a good school at both sites, what we want to do is move forward with the feasibility study. We need to move into design with the MSBA and they want us to pick a site, the school committee has voted to go forward with the Devine site. We want to have the council weigh in. There is no wrong decision. The one that you choose is the one we will proceed with the MSBA.

Councilor Burgess - What would the motion need to be if we choose one site over another. If we choose to support the Devine site that is under the care and custody of the town. What would be the procedural transfers of authority. Two separate votes.

Councilor W. Alexopoulos - The basic vote for next week would be to pick the site.

Pam Davis - The decision that you are going to make, choosing which site to build on, would you offer some type of explanation of pros and cons and expectations moving forward.

Councilor W. Alexopoulos - When we make our decision we will lay it all out as to why we prefer one site over the other site.

Pam Davis - Will it be done in a zoom?

Councilor W. Alexopoulos - We have a Town Council Zoom meeting next Monday and will place it on the agenda at that time.

Councilor W. Alexopoulos - Anything else that needs to be added?

Town Manager Howard - I think tonight's meeting went well. Good decision to hold this as a solo meeting so the council could spend about 2 hours discussing this project and then if there were any outstanding questions or data it would be an opportunity to give it to the council.

Councilor W. Alexopoulos - Ms. Stovell, we asked for some information and we hope you can get it to the council this week. Next Monday we will make a decision on the site. I would like to thank the Town Council, School Committee and everyone involved in this project. Thank you for all of the information you have given us.

## Adjournment

Councilor McDermott made a motion to adjourn, seconded by Councilor Brewer. Vote: 8-0-0 (Councilor Clerger was not on Zoom at the time of the vote)

Meeting adjourned at 8:10 p.m.

\*\*Executive Order regarding remote participation\*\*

**Attachments:** [Executive Order Regarding Remote Participation](#)

2020 Town Council Meeting Date  
December 21



# ELIZABETH G. LYONS ELEMENTARY SCHOOL

RANDOLPH, MA



## TOWN COUNCIL PRESENTATION

DECEMBER 14<sup>TH</sup>, 2020





# INTRODUCTION | RANDOLPH SCHOOL BUILDING COMMITTEE



<b>Ms. Ida Gordon, Chair</b>	Randolph School Committee, Member	<b>Ms. Andrea Nixon, Vice Chair</b>	Randolph School Committee, Chair
<b>Ms. Thea Stovell</b>	Randolph Public Schools, Superintendent of Schools	<b>Mr. Jim Burgess</b>	Randolph Town Council, Member
<b>Dr. Carlos Colley</b>	Randolph Public Schools, Acting Director of Finance & Operations	<b>Mr. Brian Howard</b>	Town of Randolph, Town Manager
<b>Ms. Cindy Lopez</b>	Elizabeth G. Lyons Elementary School, Principal	<b>Mr. Ronald Lum</b>	Town of Randolph, Building Commissioner
<b>Mr. Steve Nesterak</b>	Randolph Public Schools, Director of Facilities	<b>Mr. Adam Smith</b>	Randolph Public Schools, Technology Integration Coordinator
<b>Ms. Pamela Davis</b>	Randolph School Committee, Member	<b>Mr. Michael Rossini</b>	Randolph, Community Member
<b>Ms. Duong Nguyen</b>	Randolph School Committee, Member	<b>Ms. Lisa Millwood</b>	Randolph School Committee, Member

## INTRODUCTION | **PROJECT TEAM**

### **OWNER'S PROJECT MANAGER**



**Richard Marks**  
**Alicia Monks, AIA, LEED AP**  
**Tieshia Walton**  
**Christina Opper**

### **ARCHITECT**



**TSKP STUDIO**

**Randall Luther, AIA**  
**Yugon Kim**  
**Jesse Saylor, AIA**  
**Ryszard Szczypek, AIA**

# LYONS ELEMENTARY SCHOOL PROJECT | GOALS & PRIORITIES

## PRIORITIES FOR THE LYONS SCHOOL PROJECT

- Create modern, engaging, and flexible spaces for Pre-K to 5 learning
- Increase space needed for both instructional classrooms as well as support services and storage
- Provide space for specialized teaching and small group instruction
- Update all building systems (HVAC, Electrical, etc.)
- Improve parking and site circulation

## FUNDING:

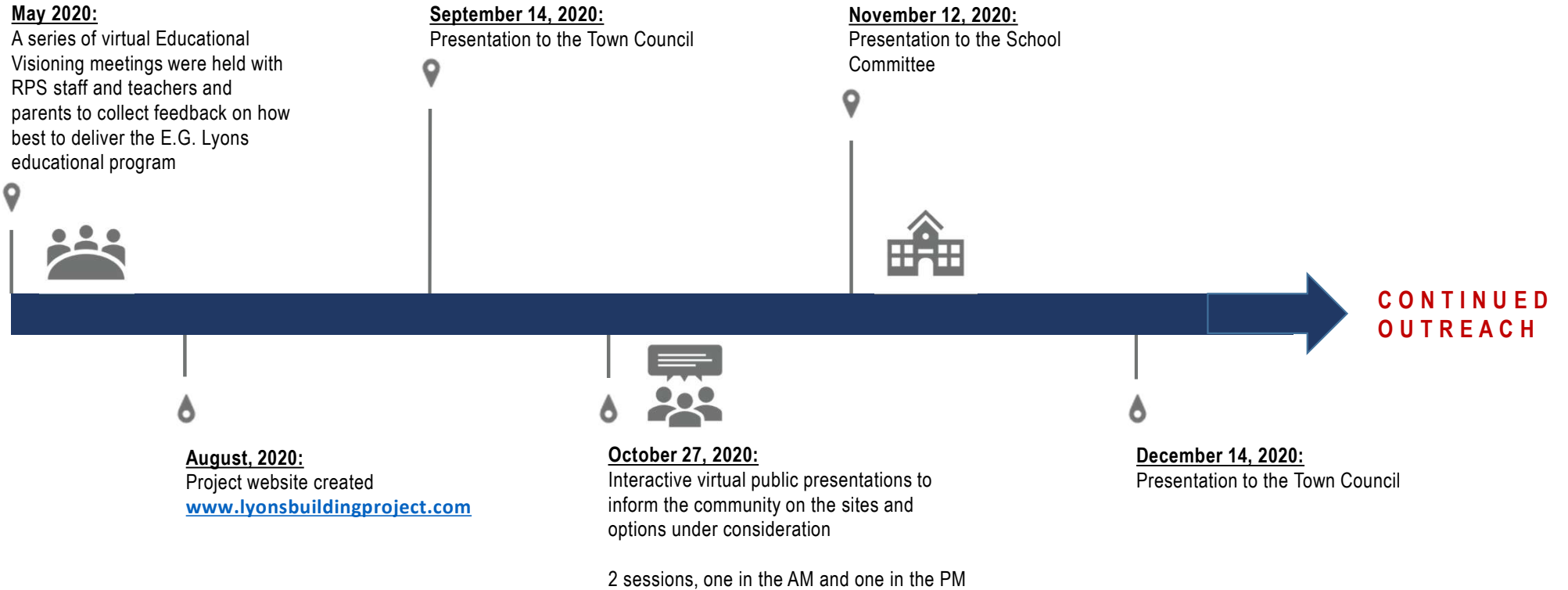
- The MSBA will provide state funding based on 76.84% of the **total eligible costs** of the project (*“Anticipated Effective Reimbursement Rate” of 55.33%*)
- The Town of Randolph will be able to utilize the MSBA Pro-Pay system to submit requests for Progress Payments for the reimbursement of costs incurred throughout the project



## OVERSIGHT:

- The MSBA’s Board of Directors, Project Manager, and Project Coordinator will work with the **School Building Committee** and the **Project Team** and to make certain that the project meets all necessary educational requirements

# LYONS ELEMENTARY SCHOOL PROJECT | COMMUNITY OUTREACH



Randolph – Elizabeth G. Lyons Elementary School Building Project

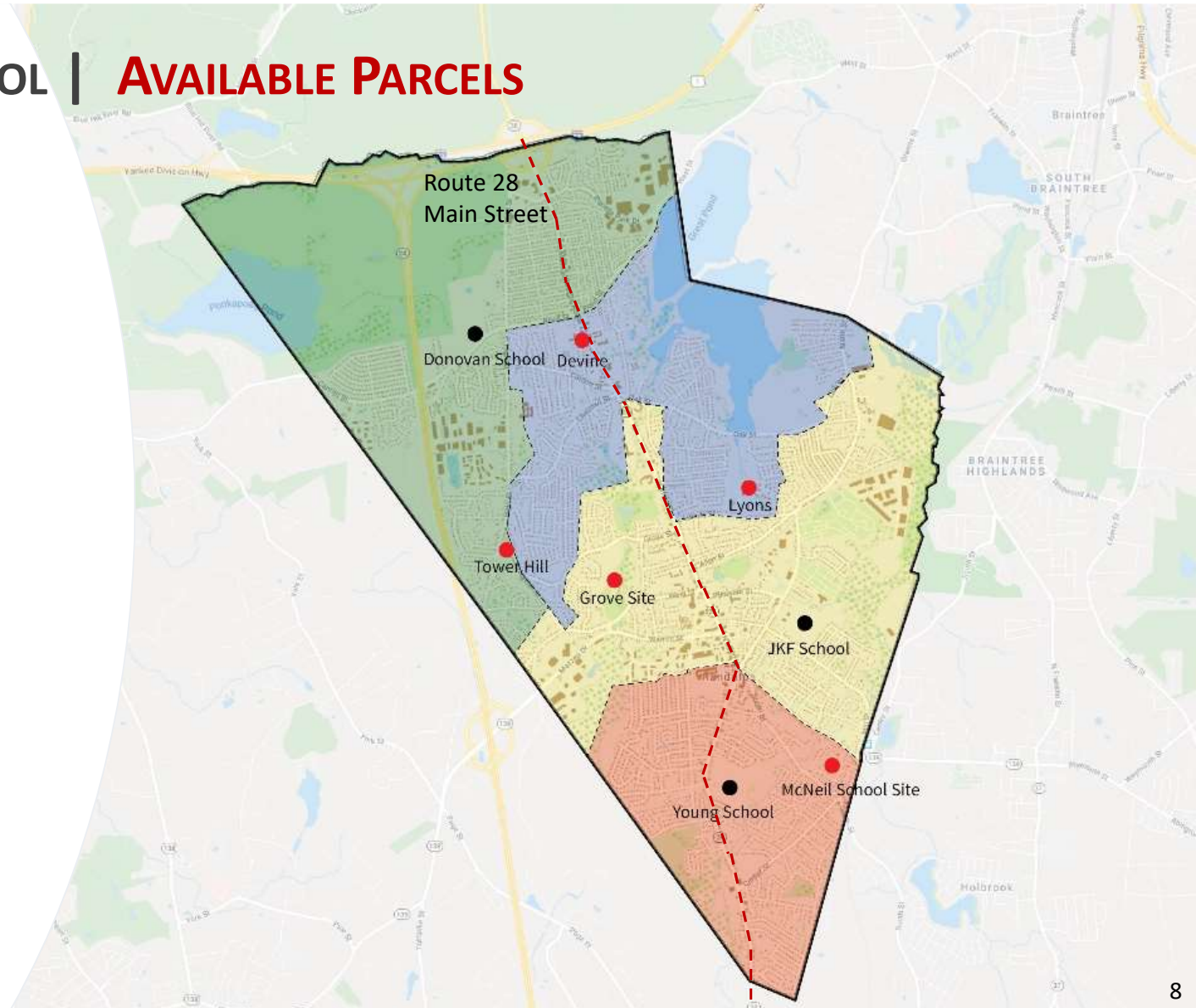
# FEASIBILITY STUDY OVERVIEW

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# LYONS ELEMENTARY SCHOOL | AVAILABLE PARCELS

- Devine Site
- Existing Lyons Site
- Tower Hill
- Grove Street
- McNeil School Site



# LYONS ELEMENTARY SCHOOL | POTENTIAL SITES



**Lyons School**  
 Size 21.3 Acres  
Wetland 1.8 Acres  
**Available 19.5 Acres**



**Devine Site**  
 Size 8.3 Acres  
Wetland 0.1 Acres  
**Available 8.2 Acres**



**Tower Hill**  
 Size 8.3 Acres  
Wetland 1.6 Acres  
**Available 6.7 Acres**



**Grove Street**  
 Size 23.6 Acres  
Wetland 2.4 Acres  
**Available 21.2 Acres**



**McNeil School**  
 Size 7.1 Acres  
Wetland 1.2 Acres  
**Available 5.9 Acres**



# LYONS ELEMENTARY SCHOOL | POTENTIAL SITE – LYONS LOCATION



## Positives

- Community familiarity
- Central location in Lyons neighborhood good for Pedestrian Access

## Negatives

- Wetland restrictions limit developable area
- Construction on an occupied site



# LYONS ELEMENTARY SCHOOL | POTENTIAL SITE – DEVINE LOCATION



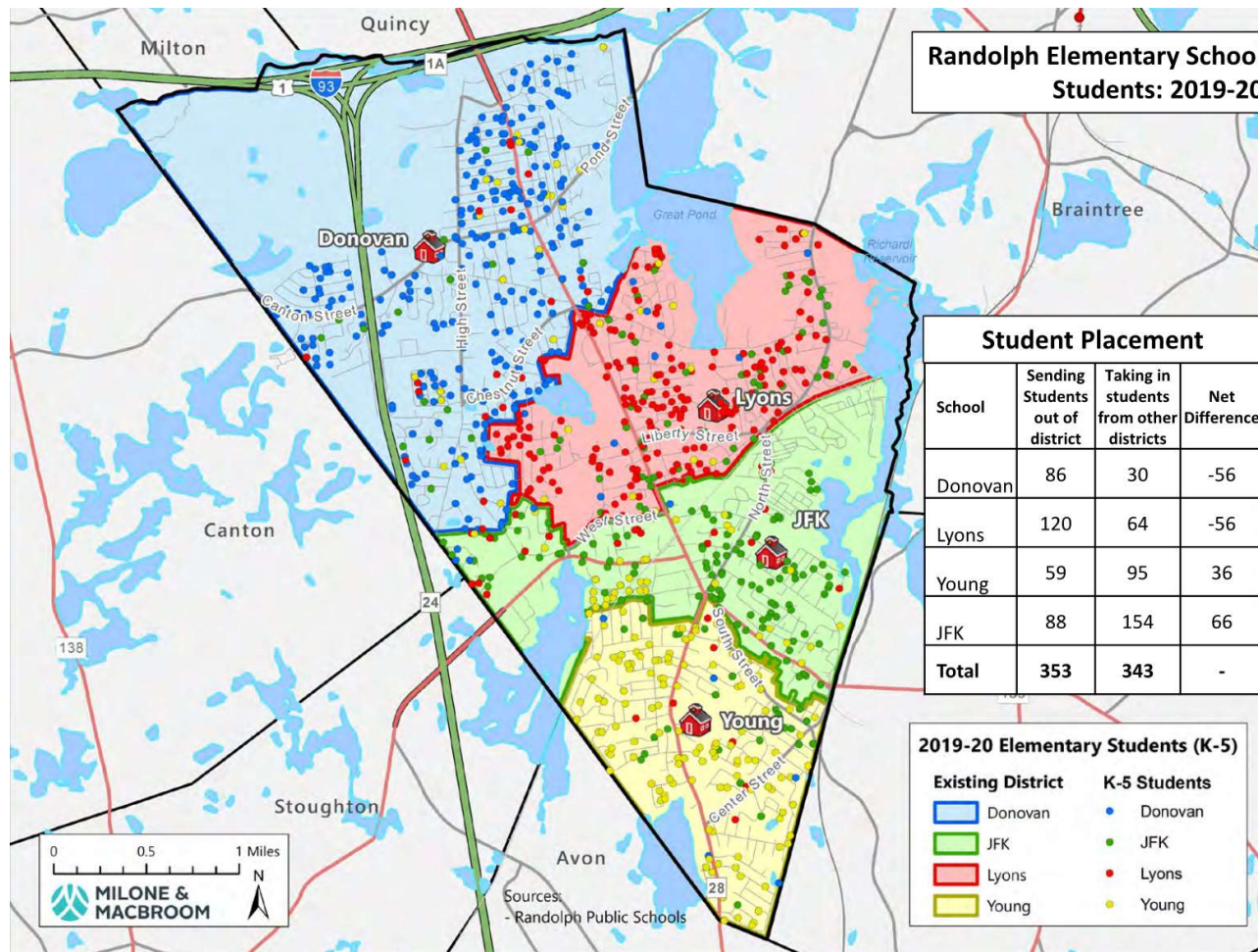
## Positives

- Re-use of vacant property
- Construction occurs on vacant site (no disruption to students)
- Relatively flat site with few constraints
- Potential access via public transportation

## Negatives

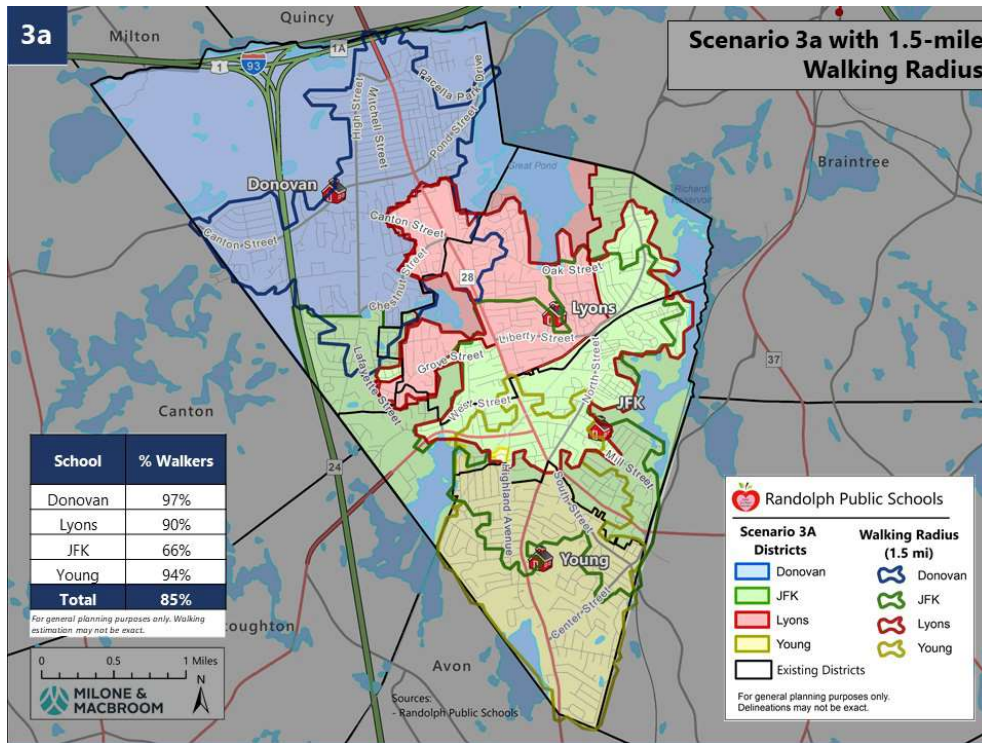
- Location is remote from most current Lyons students
- Need to provide site access from the North

# LYONS ELEMENTARY SCHOOL | CURRENT SCHOOL DISTRICTS



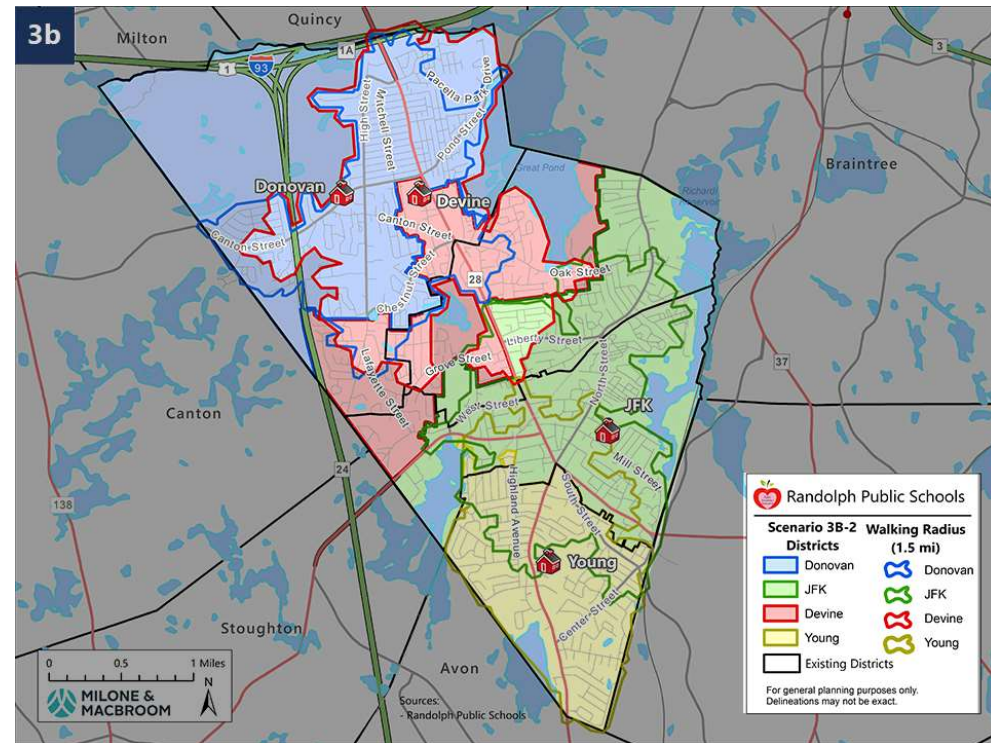


# LYONS ELEMENTARY SCHOOL | POTENTIAL REDISTRICTING SCENARIOS



Scenario 3A : Lyons

- 23% of K-5 students moved



Scenario 3B : Devine

- 27% of K-5 students moved



# LYONS ELEMENTARY SCHOOL | POTENTIAL REDISTRICTING SCENARIOS

	Lyons Site				Devine Site	
	Current		Redistricting Scenario 3a		Redistricting Scenario 3b	
	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28	Walkers*	Walkers Crossing Rt. 28
<b>Devine</b>					75%	125
<b>Donovan</b>	88%	79	95%	70	95%	70
<b>JFK</b>	71%	70	72%	115	83%	78
<b>Lyons</b>	78%	52	96%	59		
<b>Young</b>	81%	116	100%	123	100%	123
<b>Total</b>	<b>80%</b>	<b>317 (24%)</b>	<b>89%</b>	<b>367 (27%)</b>	<b>88%</b>	<b>396 (29%)</b>

\*percentage of students living within a 1.5 mile walking radius. The total 2019-2020 enrollment is 1348.

Randolph – Elizabeth G. Lyons Elementary School Building Project

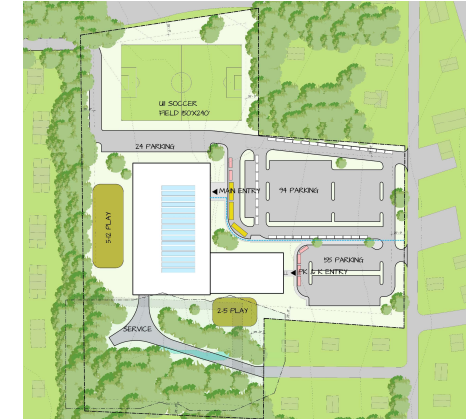
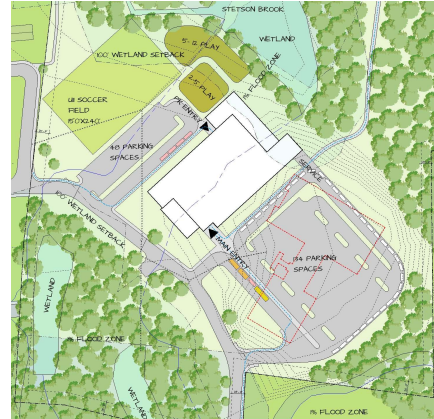
# DESIGN OPTIONS

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# DESIGN OPTIONS | OPTIONS COMPARISON

## LYONS SITE

## DEVINE SITE



### 2. ADDITION / RENOVATION

Add/renovate existing school

- Multiple construction phases extends construction duration
- Some disruption to current students

### 3. NEW CONSTRUCTION

Build new school adjacent to existing

- Minimizes disruption to current students

### 4. NEW CONSTRUCTION

Build new school on existing school footprint

- Requires relocating students during construction to other sites

### 5. NEW CONSTRUCTION

Build new school on new site

- No disruption to current students



# DESIGN OPTIONS | OPTIONS COMPARISON

Criteria	Lyons	Devine
<b>Location</b>		
Pedestrian access	●	⊙
Public transportation access	⊙	●
Neighborhood feel	●	⊙
Redistricting	●	⊙
Reuses vacant site.	⊙	●
<b>Site Design</b>		
Overall Site Layout	●	●
Traffic Flow, Pedestrian Safety, and Parking	●	●
Adequate separation of entrances	●	●
Safety and efficiency of drop off	●	●
Service Access	⊙	●
Education Disruption during Construction	⊙	●
Solar Orientation of Building	●	⊙
Access roads.	●	⊙
Athletic fields	●	●

## Notes

Lyons location results in fewer students crossing route 28. 12, 23, 240 bus lines near Devine location. Lyons location is within an established neighborhood. If at Lyons, redistricting is optional. Randolph benefits from the removal of old structures.

Devine has completely separated service access drive. There are no students at the Devine site to disturb. E-W orientation of building at Lyons is favorable for energy. Lyons does not require the project to build access roads.



# LYONS ELEMENTARY SCHOOL | **RANDOLPH'S FUTURE**





Randolph – Elizabeth G. Lyons Elementary School Building Project

# ESTIMATED COSTS & SCHEDULE

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## ESTIMATED CONSTRUCTION COSTS COMPARISON | ELEMENTARY SCHOOLS

	Bridgewater Mitchell ES	Easton New ES	Randolph Lyons ES Option #5	Danvers Smith ES	Westborough Fales ES
<b>Construction Type</b>	New	New	New	New	New
<b>Configuration</b>	PK - 2	PK - 2	PK - 5	PK - 5	K - 3
<b>Enrollment</b>	860	760	315	335	400
<b>GSF</b>	132,045	148,422	76,700	77,102	70,242
<b>Start of Construction</b> (estimated or actual)	<b>December 2020</b> (estimated)	<b>March 2021</b> (estimated)	<b>Winter 2022-23</b> (estimated)	<b>September 2021</b> (actual)	<b>February 2020</b> (actual)
<b>Pre-2022 Construction Cost</b> (estimated or actual)	\$60,248,528 (estimated)	\$74,585,422 (estimated)	-----	\$41,038,323 (actual)	\$45,627,177 (actual)
<b>2022 Escalated Construction Cost Estimate</b>	<b>\$63,513,327</b>	<b>\$77,179,440</b>	<b>\$42,007,000</b>	<b>\$42,366,587</b>	<b>\$48,396,738</b>
<b>2022 Escalated Construction Cost Estimate /SF</b>	<b>\$481</b>	<b>\$506</b>	<b>\$528</b>	<b>* \$549</b>	<b>* \$689</b>

# ESTIMATED PROJECT COSTS COMPARISON | ELEMENTARY SCHOOLS

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION	Bridgewater Mitchell ES (2023)	Easton Center ES (2023)	Lyons site Option #3	Devine site Option #5	Danvers Smith ES (2021)	Westborough Fales ES (2021)
<b>FEASIBILITY STUDY</b> (OPM, Designer, Environmental, Site, Other)	\$774,500	\$851,214	\$900,000	\$900,000	\$786,095	\$812,422
<b>LAND / SITEWORK</b>	\$8,463,717	\$8,044,789	\$5,278,500	\$4,961,000	\$697,500	\$5,299,835
<b>DEMOLITION</b>	\$987,520	\$1,164,000	\$751,695	\$866,000	\$3,892,438	\$988,000
<b>BUILDING CONSTRUCTION</b>	\$50,797,291	\$61,896,010	\$31,528,900	\$32,331,000	\$36,448,385	\$37,166,619
<b>ESCALATION</b> (to mid-point of construction)	\$3,264,799	\$4,008,689	\$1,965,000	\$1,996,000	\$1,328,264	\$2,433,450
<b>FF&amp;E + TECHNOLOGY</b>	\$2,460,000	\$2,100,000	\$828,000	\$828,000	\$1,116,000	\$1,218,828
<b>SUSTAINABLE DESIGN ADJUSTMENTS</b>			<i>2 Reimbursement Rate Incentive Points</i>	<i>2 Reimbursement Rate Incentive Points</i>		
<b>ADMINISTRATION, OPM, ARCHITECT, FF&amp;E, OTHER MISC.</b>	\$9,091,200	\$11,948,462	\$5,004,000	\$4,994,000	\$6,232,195	\$7,099,443
<b>CONTINGENCY</b> (Owners and Construction Contingency)	\$4,945,773	\$5,904,500	\$1,800,000	\$1,650,000	\$2,427,532	\$2,937,631
<b>TOTAL PROJECT</b>	\$52,928,409	\$57,956,228	\$48,056,095	\$48,526,000	\$52,928,409	\$57,956,228

# LYONS ELEMENTARY SCHOOL | ESTIMATED TOWN SHARE – NEW CONSTRUCTION

LYONS ELEMENTARY SCHOOL – NEW CONSTRUCTION		Previous Estimate (PDP)		Current Option 3 (PSR)		Current Option 5 (PSR)	
<b>FEASIBILITY STUDY</b> (OPM, Designer, Environmental, Site, Other)		\$900,000		\$900,000		\$900,000	
<b>CONSTRUCTION</b> (“Hard Costs”)		\$41,500,000		\$39,500,000		\$40,200,000	
<b>ADMINISTRATION, OPM, ARCHITECT, FF&amp;E, OTHER MISC.</b> (“Soft Costs”)		\$6,500,000		\$6,300,000		\$6,100,000	
<b>CONTINGENCY</b> (Owners and Construction Contingency)		\$1,800,000		\$1,400,000		\$1,300,000	
<b>TOTAL PROJECT</b>		<b>\$50,700,000</b>		<b>48,100,000</b>		<b>\$48,500,000</b>	
<b>MSBA Reimbursement Rate w/ Incentives for Eligible Costs</b>		80.00%		80.00%		80.00%	
<i>Example ineligible costs: legal fees, advertising, printing, moving, permits, utility costs</i>							
<i>Example capped costs: Construction Cost (\$333/SF), Furniture, Fixtures and Equipment/Technology (\$2,400/student), Site costs (8% max)</i>							
<b>Estimated MSBA “Effective” Reimbursement Rate of Total Project Costs</b>		55.33%		56.34%		56.70%	
<b>Estimated MSBA Reimbursement</b>		\$28,900,000		\$27,100,000		\$27,500,000	
<b>Estimated Town Share</b>		\$21,800,000		\$21,000,000		\$21,000,000	

# LYONS ELEMENTARY SCHOOL | PROJECT SCHEDULE

## Anticipated Milestones

<b>Completion of Feasibility Study and Schematic Design</b>	Summer 2021
<b>MSBA Approval of Schematic Design</b>	August/September 2021
<b>Town Vote to approve Funding</b>	November 2021
<b>Completion of Design and Bidding</b>	December 2022
<b>TARGET: Open new School</b>	September 2024

STAY INFORMED | **PROJECT WEBSITE + BUILDING COMMITTEE EMAIL**

Please visit [www.lyonsbuildingproject.com](http://www.lyonsbuildingproject.com)  
for more project updates and information!

If you would like to contact the Building Committee directly,  
please send an email to:

[lyonsbuildingproject@gmail.com](mailto:lyonsbuildingproject@gmail.com)



# RESOURCE SLIDES

# LYONS ELEMENTARY SCHOOL | EXISTING INFRASTRUCTURE

30+ Yr Old Roof

60+ Yr Old

- Boiler
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Temperature Controls

No Sprinkler System



# LYONS ELEMENTARY SCHOOL | EXISTING LAYOUT

## Inadequate Space

- 40% More SF Needed for Current Occupancy



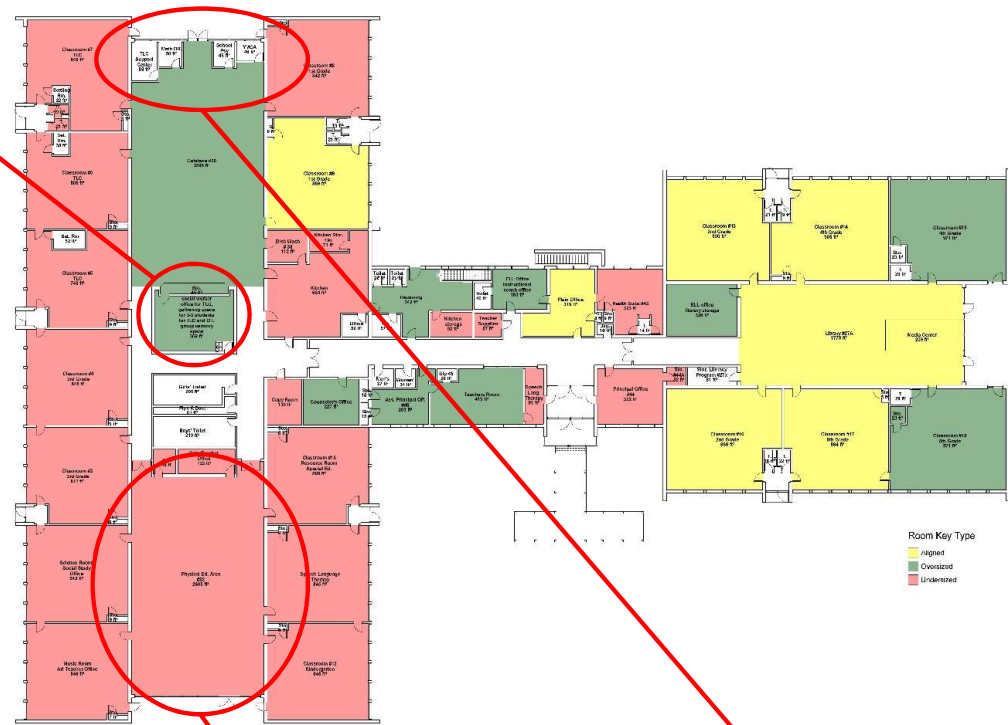
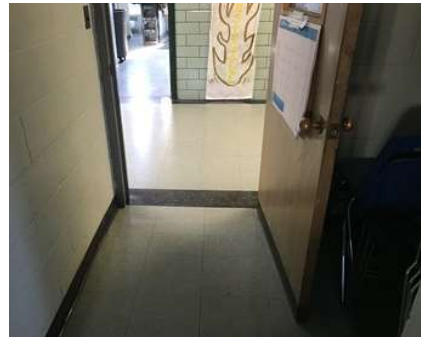
## Poor HC Accessibility

- Doors
- Toilet Rooms
- Built-Ins

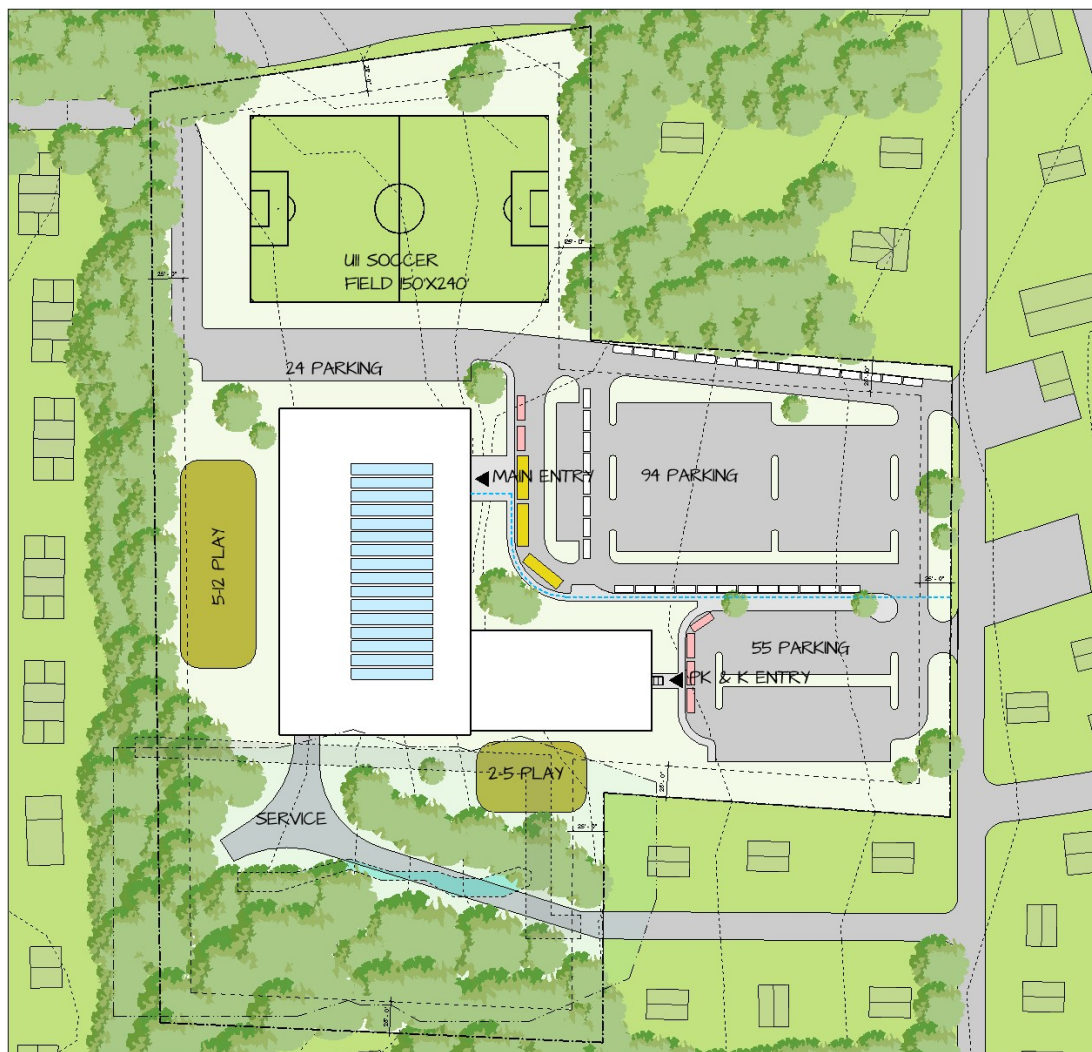


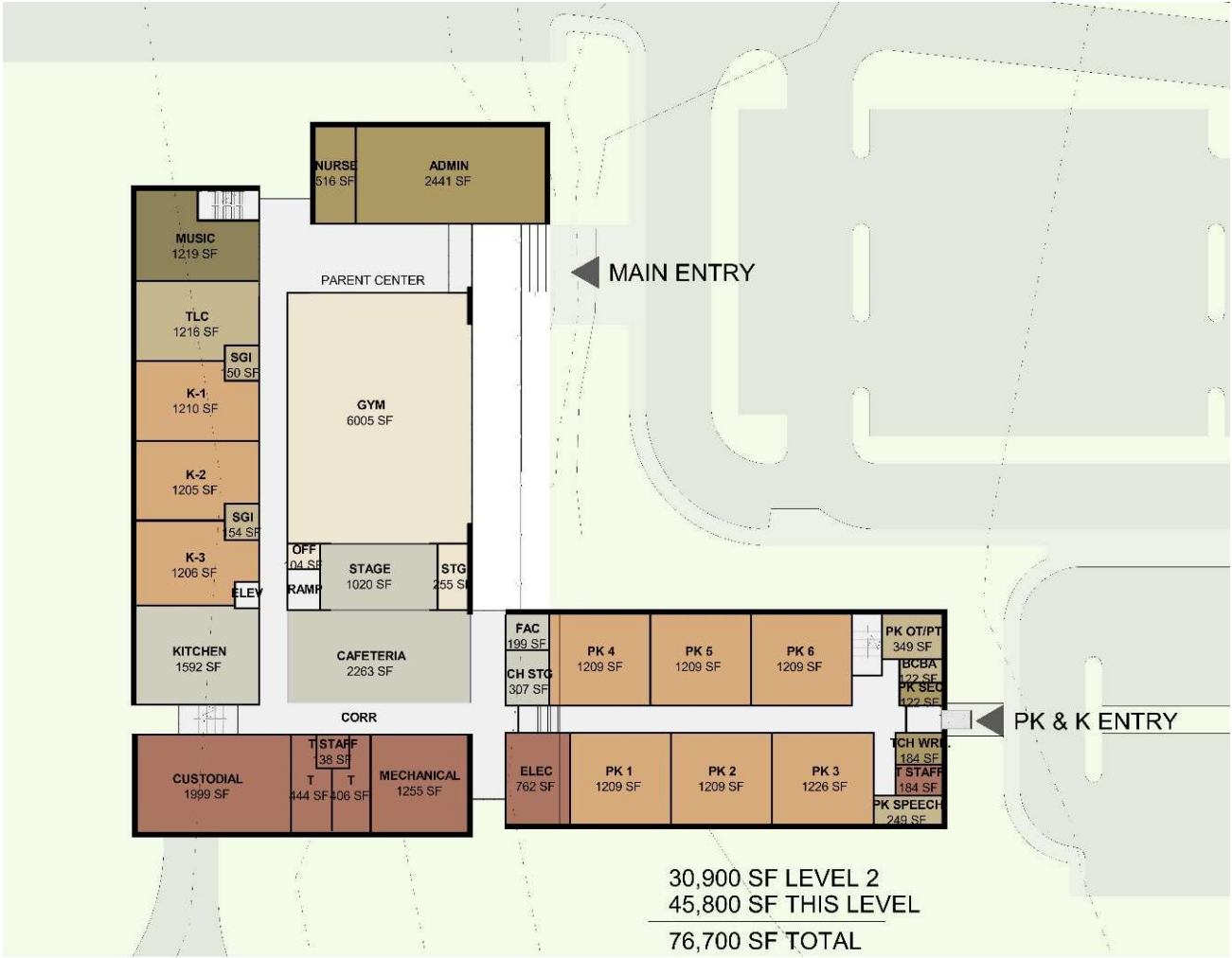
## Poor Layout

- Gym Activities Disrupt Classrooms





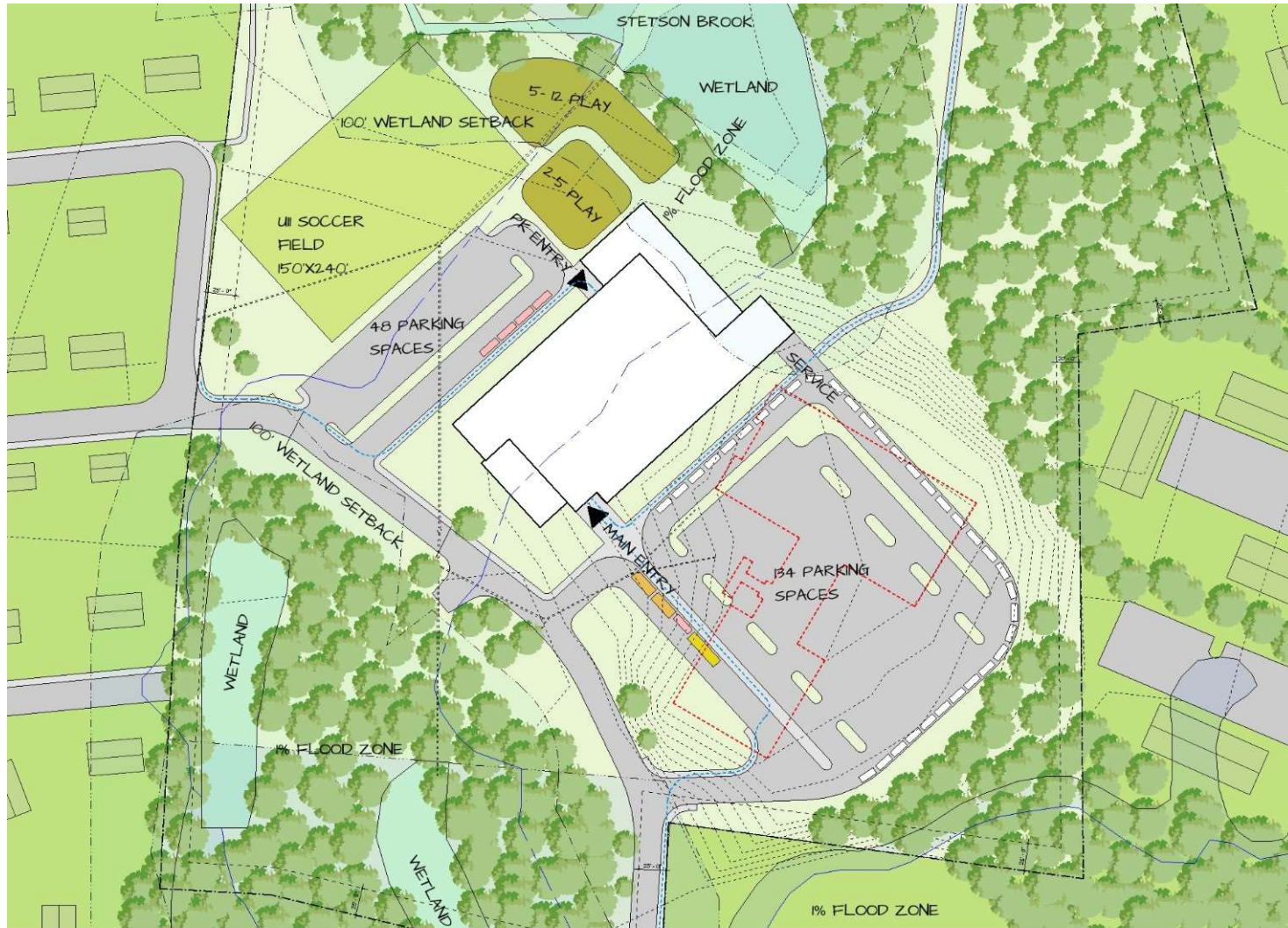






30,900 SF THIS LEVEL











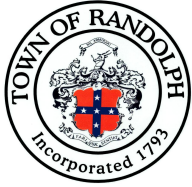


## DESIGN OPTIONS | CONCEPT RENDERINGS – NEW CONSTRUCTION



TSKP STUDIO

**DAEDALUS**  
A CHA Company



# Town of Randolph

Town Hall  
41 South Main Street  
Randolph, MA 02368

## Meeting Minutes - Final

### Town Council

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Monday, December 21, 2020

6:00 PM

Internet Zoom

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The public is invited to attend the Town Council meeting only via phone or computer. In order to maintain safe social distancing guidelines, no physical presence will be allowed at this time. The Town Website will be updated on Monday with the phone and computer instructions.

Community Input questions or comments will be received during the Town Council meeting but if you wish to submit a question or comment prior to the meeting you can do so by submitting the question or comment via email to [dward@randolph-ma.gov](mailto:dward@randolph-ma.gov) by 2pm on Monday, December 21, 2020.  
approved

#### Call to Order - Roll Call - Pledge of Allegiance

Councilor W. Alexopoulos called the meeting to order at 6:01 p.m.  
Councilor Huff-Larmond led the Pledge of Allegiance.

**Present:** 9 - James F. Burgess Jr., Katrina Huff-Larmond, Kenrick W. Clifton, Natacha Clerger, Paul McDermott, Richard Brewer, Ryan Egan, William Alexopoulos and Christos Alexopoulos

#### Moment of Silent Prayer

Councilor Clifton paid tribute to his mother who passed away over the weekend.

#### Approval of Meeting Minutes

Approval of December 7, 2020 Meeting Minutes

**Attachments:** [12-7-20 Meeting Minutes DRAFT](#)

Councilor McDermott made a motion to approve the meeting minutes of December 7th and December 14th collectively, seconded by Councilor Brewer. Vote: 7-0-0 (Councilor Clifton and Councilor C. Alexopoulos not on Zoom at the time of the vote)

Councilor McDermott made a motion to approve the meeting minutes of December 7th and December 14th, seconded by Councilor Brewer. Vote:



6-1-0 (Councilor Burgess in the negative. Councilor Clifton and Councilor C. Alexopoulos not on Zoom at the time of the vote).

Approval of December 14, 2020 Meeting Minutes

**Attachments:** [12-14-20 Meeting Minutes DRAFT](#)

## Public Comments

Dave Mulligan - Tonight's discussion regarding the school, does the school committee and town council have a 10 or 15 year plan? Additional buildings, more condensing. Build bigger schools and less schools. There needs to be some type of plan in place. I have not heard any type of 5, 10 or 20 year plan.

Yvonne Watson - Concerned about the agenda items regarding the schools. Abolishing an elected school committee and be an appointed school committee. I am concerned about that. Is this the place to speak about it? I would like to not see that happen.

Councilor W. Alexopoulos - On those items, they are being introduced, they will be referred out, and there will be a place further along next year where these items will be discussed.

Christine Tangishaka, 29 Reynolds Ave - Agenda item regarding the schools. I sent an email to the council. The parents voiced their concerns at the October meeting and voted on the Vesey Road site.

Sandra Cohen, 63 Bittersweet Lane - Wondering what happened during the recent snowstorm. Sidewalks not plowed for several days. There are still sidewalks that remain unplowed and this is not typical. Want to know if there will be any overview of what can be done better if there is another snowstorm.

Town Manager Howard - Basically every storm we meet after the fact and go over things that need improvements. The timing of the storm impacted a number of things. When the sidewalks were done in certain parts of the town, we are taking a look at that. Will be doing things differently in future storms. The town does not have enough equipment to do all of the streets. Some streets are done by contractors.

Councilor W. Alexopoulos asked two more times if anyone wished to speak. No one else raised their virtual hand.

Councilor W. Alexopoulos closed Public comments.

**Correspondence**

There was no correspondence.

**Council Comments**

Councilor Burgess - Disappointed that the North Randolph Tree lighting was not done. Had businesses ask if anything was going on. Small Houses normally would be referred, what is the status of that?

Councilor W. Alexopoulos - Was waiting for that to be completed.

Councilor Burgess - Did not see any holes. Just DRAFT on it. You are waiting for what?

Councilor W. Alexopoulos - Waiting for it to be a completed document.

Councilor Burgess - Attorney Griffin, what conversations have been had with 19 Highland Avenue and ConCom. And also what about the ticketing system for zoning bylaws.

Attorney Griffin - Spoke with Joe Dunn about 19 Highland and it is my understanding they are reviewing the newly discovered inlet and working with the Storm Water Authority.

Councilor Burgess - Have they filed something with the DEP so the DEP is on notice. This issue was not shared with the town. I thought they had to file something?

Attorney Griffin - It was my understanding that ConCom was going to call the applicant and I do not know what the timeline is on that.

Councilor Burgess - Please check on that.

Councilor Burgess - Town Manager Howard, where are we on the ipad investigation?

Town Manager Howard - I have not heard anything new in 10 days. I know there are more pressing issues that they have had to work on. I will seek another update from them.

Councilor Burgess - I think that this is something that will be a year old and was hoping it would be rectified.

Town Manager Howard - Verizon and Apple have thousands of these that come in and we have put in for that information and we have not received it

from them and the police are investigating other options if that data is available.

Councilor Burgess - Do we have a statement from the councilor involved?

Town Manager Howard - I do not know.

Councilor Brewer - Wish everyone a Merry Christmas and Happy Holiday season.

Councilor Egan - Would like to thank Town Manager Howard, Superintendent Nastasia and those involved in the snow removal. For the most part they did a great job. On December 13th I had the opportunity to help with the collection of Toys for Tots and the response was incredible. Pictures with Santa at Powers Farm was attended well. Have been going through Covid for most of the year and want to thank Brian Howard and the town staff and all those involved. The outreach has been phenomenal. Would also like to thank Tim the Tailor, Kerri at 1048 and the many others who helped out during the year. Had a challenging election in the country, give a shout out to Town Clerk Cheryl Sass who did an amazing job considering all of the challenges put in front of that office. Thank Councilor Burgess and Councilor W. Alexopoulos for their service over the past year. Want to wish everyone a very merry Christmas.

Councilor Clerger - Very sad to hear about the passing of Councilor Clifton's mother. Want to thank the DPW for their hard work during the snowstorm. Is there any help for families that need help shoveling their driveways?

Town manager Howard - That is not something we have done but we can look into to seeing what can be done under those circumstances. I would suggest calling Liz. I would have to see what our ability is to provide that service.

Councilor Huff-Larmond - Also want to say sorry for your loss Councilor Clifton. I want to thank all those that helped with Kwanza/Hanukkah, it was a wonderful event. I was pleased with the plowing and with how the sidewalks were so clear. Randolph was more plowed than Braintree. I want to give a shout out to all of the departments at Town Hall. You have a very strong staff. Appreciate all that they do. Happy Holidays. Be safe we are still in Covid. Let's do the right thing.

Councilor McDermott - Councilor Clifton you are in my prayers. Merry Christmas to the residents.

Councilor Clifton - Had some conversations with some folks in Boston and they have heard how residents have pulled together to make sure residents are fed and so forth. Want to thank all those organizations that came together and made sure that hundreds and hundreds of residents were fed. A great tribute to our community. 3 residents have called me regarding the Resiliency Fund. Apparently there is an issue of landlords of renters who are not incorporating with the fund so they are completing the required form. The renters have been threatened by landlords and landlords are failing to cooperate by filling out the necessary forms. Want to raise that as an issue. Certain landlords would be so indifferent about the plight of some of our residents. Hoping that matter could be addressed. Want to wish everyone Happy Holidays.

Councilor C. Alexopoulos - Wish all the residents and councilors happy holidays and happy New Year. Hopefully 2021 will be a better year than 2020.

### **Vote on Lyons School Project**

MSBA and the Lyons School renovations/replacement

**Attachments:** [Town Council Presentation \(6\)](#)

Councilor W. Alexopoulos - Want to thank the School Committee and OPM for meeting with us last week. There were questions raised and the Superintendent sent over the binder. The council will have to decide where to invest and build a new school, whether it is at the Lyons current site or the Devine School site. Discussed it last week at length. Is there any more discussion by any councilor?

Councilor Huff-Larmond - The issue with the parents came up with the October 27th meeting and they were told there would be another meeting but there was not another meeting. Parents were not informed of any other thoughts of where the project was going from there. We are hearing that parents may not be as involved as they should have been. There was a vote 3 to 1 at the October meeting.

Town Manager Howard- The Lyons Design team is present on the call as well as the School Committee.

Councilor W. Alexopoulos - Any other comments/questions from the council?

Councilor McDermott - That folder from 2012 I urge the other councilors to look at it. The school building has to be passed by the voters and we need a plan B. We are moving forward with the school project but there is no

guarantee it is going to happen.

Councilor Burgess - Motion that the Town Council votes to recommend that a new elementary school proposal be submitted to MSBA for the Charles Gabriel Devine School site and that in whatever proposal is ultimately approved, that the names Charles Gabriel Devine and Elizabeth G. Lyons be included and part of a new design. And that upon approval the Council shall take up the transfer of the care and custody of the Old School property to the School Committee and the Lyons School property transferred to the Town.

Councilor McDermott - I second the motion.

Councilor Brewer - Talked about everything that came up at the last meeting. The names. I think if we are going to build a new elementary school, we will need a 2 ½ override or debt exclusion. Should be honest with the voters. Sell Lyons and then that be used to pay down the debt of the school.

Councilor Brewer - I am not for multiple buildings on the site, like the one building, one or two levels but I think it would fit better. Like the site because of the bus line. Building a new school with no children around would be the way to go.

Councilor Burgess - On the Lyons piece, if we build on the field below it use to be wet. So if we are going to build in that area there will be wetland issues and there will be added costs.

Councilor Clifton - I want to express the same concerns that I expressed at the initial meeting. There is not being community participation in this process. Especially the parents of the Lyons school. Would like to get the Town Managers impressions of this issue.

Town Manager Howard - As I have indicated to the Lyons Building Committee, in the end I think it is important that we have a new school in the town of Randolph. The need is there. Children in the town deserve to have that. I am definitely in favor of the Lyons location personally. Not as easy to build a school when it's on the same site as a school there. It will require a lot of scheduling conflicts. There may be additional site issues which can be quite costly. When I think about the location of those that attend the Lyons school who would then have to deal with Route 28, that does concern me. I do think that the Lyons school is truly a community school. The location of the folks who live there. I am a big fan of neighborhood schools. We need to rally regardless of where it ends up. I truly believe the folks will do that.

Councilor W. Alexopoulos - New school is built whether it's at the Lyons or Devine site. That school will be state of the art. My concern is how we get the rest of our schools to the same. To make sure our schools are all up to speed. The middle school was built 21 years ago. The others are old and aging. We need to devise a plan that addresses those schools.

Councilor Huff-Larmond - I agree, we will have one school up to date and will give the other schools something to work for. I am just not sure where the new facility should be.

Councilor Clerger - Why was Devine closed?

Town Manager Howard - Like any situation the school age population began to shift and the condition of the building, the decision was made to close the Devine and redistribute throughout the schools. If the decision was the Devine and Lyons became availability, I would say single family homes would be what is best in that neighborhood.

Councilor Egan - Echo a lot of the sentiments that Brian Howard said. We have needed to do something with the Lyons School for many years. I am more leaning towards the Lyons School site. It's a large project but the estimated costs would be \$500K cheaper but I understand those costs are completely fluid.

Councilor Clifton - A number of councilors appear to be leanings toward Lyons but there is a motion on the table for Devine School.

Councilor W. Alexopoulos - The motion will be voted on and if the motion fails we will have a new motion for a different location.

Councilor Clifton - Could there be an amendment to this motion and recommend the Lyons school instead of Devine school.

Councilor W. Alexopoulos - We will take a vote on Jim's motion for Devine School and if that fails Ken you can make a motion for the Lyons.

Roll-call Vote: 5-4-0 (Councilor Clerger, Councilor Clifton, Councilor Egan and Councilor Huff-Larmond in the negative)

Councilor W. Alexopoulos Vote was 5 to 4 for Devine School. Town Manager Howard, will you get notice to them?

Town Manager Howard - I am sure we will provide them with whatever certification that they require through the Town Clerk and my office.



Arthur Goldstein - On the Devine School, the motion transfer for care and custody, I thought that needed a super majority.

Attorney Griffin - To take up the issue.

### 6:10 PM - Public Hearing

Council Order 2020-064: Request for the Town Council to Amend § 158-5 of the Town General Ordinances to Extend the Commencement Date for the Regulation of Thin-Film Single-Use Plastic Bags

**Attachments:** [Council Order 2020-064 Amend Plastic Bag Ordinance Date](#)

Councilor W. Alexopoulos opened the Public Hearing.

Councilor Burgess - Point of information, the Governor under his Covid regulations basically not banned the ban on plastic bags but put in an abeyance any regulations across the Commonwealth? Has he given a date yet?

Attorney Griffin - Over the course of the summer in thinking that Covid might be transferred through contact, the governor rolled back that part of the emergency order so all are back to what they were. We have one that would go into effect on 1/1/21 unless the town takes the action.

Councilor Egan - Motion to approve Council Order 2020-064, seconded by Councilor McDermott.

Councilor Huff-Larmond - What happened with this response from this order and the businesses.

Attorney Griffin - I have not heard any responses from Randolph businesses. The state wide may adopt a state wide plastic bag.

Councilor Egan - I just want to thank you for putting it forward. This is something that we think is small but it is fairly substantial cost.

Councilor Clerger - Even after a year from today the small businesses from today they are still going to be struggling. If we could put it to 2023 to give them a break.

Councilor McDermott - I don't think the bag thing is a big deal.

Councilor Huff-Larmond - For many of our residents it's a big deal. I tend to agree with Councilor Clerger we cannot always give the break to the

residents that we want to. But whenever we can I hope it's a possibility and wondering if today is one of those times.

Councilor Burgess - The plastic bag if we decide to postpone it a year they are not going to see savings with plastic bags. If you want to help businesses, waive the licensing fee for this year, so that the town doesn't take the \$100. Let's give a break to businesses let's just not talk about it. Let's give them a break on their taxes. When we got our last trash contract we were told that one of the costs associated with our recycling piece was the plastic bags getting caught in the machine which adds to the cost of the contract. This is one way to save. Most of these arguments don't hold water.

Councilor W. Alexopoulos opened the Public Comments portion of the Public Hearing and asked three times if anyone wished to speak. No one raised their virtual hand.

Councilor W. Alexopoulos closed the Public Comments portion of the Public Hearing.

Roll-call vote: 7-2-0 (Councilor McDermott and Councilor Burgess in the negative).

## 6:15 PM - Public Hearing

Council Order 2020-037: Table of Allowable Activity

**Attachments:** [Council Order 2020-037 Table of Allowable activity](#)  
[Table of Allowable Activity - Redline Version](#)  
[Council Order 2020-037 Table of Allowable Activity Sheet \(1\)](#)  
[legal ad](#)  
[definition - outdoor event venue](#)  
[definitions - food cart](#)  
[definitions - hospital and nursing home](#)  
[ptc vs sptc vs license](#)  
[Report to council - 2020-037 table of allowable activity \(FINAL\)](#)  
[Table of Allowable Activity -PLANNING BOARD amendments REV 11-10-20](#)  
[12-3-2020 Compilation of All Proposed Changes \(1\)](#)  
[12-14-2020 Amendments to page 2 and 10 of Table \(1\)](#)

Councilor W. Alexopoulos - Ms. Tyler, do you have any additional information to add?

Ms. Tyler - I do not have any additional information to add, did not receive any additional questions from the council.

Councilor W. Alexopoulos - Any comments from the council.

Councilor Burgess - Which chart is the one we are voting on?

Councilor W. Alexopoulos - I believe it is the one Council Clifton made some suggestions. 12-14-2020 Amendments to page 2 and 10 of table. These were talked about at the 12/7 council meeting. The council had concerns about food carts and vendor carts.

Councilor Clifton - Councilor Brewer and I had concerns about Town Council oversight over certain categories of uses. Vendor carts and food and beverage carts. Those two categories on page 2 and page 10, highlighted in blue, the Planning Board recommended that the first 10 columns to the left, be allowed as of right which is represented by a in the chart. Thought it was important that the council have oversight. Change from Y to SPTC. I move this amendment.

Councilor Burgess - The amendment is Special Permit. When it was permit town council it still gave the council to weigh in on it but a special permit is going to require a public notice, 2/3 vote, need two weeks notice, it creates a financial burden on the applicant than the permit town council does. I don't see the rationale here.

Councilor Clifton - It was changed to no.

Councilor Burgess - There are 4 different drafts, but if we are going off the one just put up by the Town Manager.

Councilor W. Alexopoulos - Councilor Clifton is going to make an amendment to change to special permit town council and then on page 10. All the changes in the original document are there.

Councilor Clifton - Amended that they be amended from Y to special permit from town council so we can have some clarity where these carts are located.

Councilor Clerger - I second that motion.

Attorney Griffin - In the version that was proposed by the Council to the Planning board it was listed as permit town council, the Planning Board wanted to change from Y.

Councilor W. Alexopoulos - Motion to amend page 2 Food and Beverage carts in the Crawford Square Business District, North Randolph Business District, West Corner Business District, Great Pond Commerce Center Overlay District, Blue Hill River Highway District, Great Bear Swamp Highway District, Business District, Business Professional District and Orchard Street Business District and on page 10 Vendor Carts in those same district.

Councilor Egan - Rationale from going to permit town council to Y.

Ms. Tyler - With permit town council there is a licensing board that is granting licenses, there is oversight by the Chief of Police, building department, Fire Chief, food cart is likely to be reviewed by those departments. Our general ordinances have a specific category that provides the Town Manager and Police Chief to grant a permit. It did not seem sense to have separate license review process was needed. Special permit town council requirements and process and how it needs to be with the registry of deeds. Yes permitted by right and those other departments would be providing input.

Councilor Egan - I agree with the Planning Board and Councilor Burgess on this. I don't think we need a special permit for. Not only because of the process to get a special permit, I think it complicates it to the extent that it's not business friendly. I don't think that is the intention but that may be the unattended consequence. I won't be supporting this amendment.

Councilor Clerger - If we move this to a special permit it will delay that business to open for 30 days?

Ms. Tyler - Abutter notifications, minimum requirement for advertising and then a 20 day appeal period.

Councilor Clerger - Councilor Clifton do you have a concern about this type of business?

Councilor Clifton - I am not trying to prevent anything. This matter came before us so we were addressing the issue. When there is a possibility that the character of a neighborhood could be impacted we could have more control over vendor or beverage carts. Pro business initiative to have it better located.

Councilor McDermott - I think we need control over this because we don't want a temporary business to come in and compete with local restaurants.

Vote on Councilor Clifton's Amendment to change page 2 and page 10:

6-2-1 (Councilor Burgess and Councilor Egan in the negative. Councilor Clerger abstained)

Councilor Burgess - What was the motion.

Councilor W. Alexopoulos - Change those to special permit.

Councilor Burgess - Are we going to talk about the other changes?

Councilor W. Alexopoulos - We talked about them at the last meeting.

Councilor Burgess - Your amendment said it is Y to SPTC. What is the length of time for the special permit and since we have not been able to renew existing ones, how are we going to handle the process of these and the length of time for their special permit.

Councilor W. Alexopoulos - Defer to the Town Attorney.

Councilor Burgess - If this is now a special permit how are we going to administer it.

Councilor W. Alexopoulos - Only wireless communication are renewable. Unless it is stated in the permit that it renews.

Councilor Burgess - What is the length of time for this permit and how are we going to administer it.

Attorney Griffin - You will have to put it in each permit. Case by case basis.

Councilor McDermott - Motion to approve the table of allowable activity that is dated 12-3-20 of all the process changes encompassing the amendment by Councilor Clifton, seconded by Councilor Clifton.

Councilor Burgess - Going to make it harder for businesses. No clue what to do in the office for a special permit. We had it as a PTC to protect the businesses that pay taxes. I think it's going in the wrong direction. We also have in here Lombardo's did the drive in and now it's being regulated. By getting rid of PTC you just added a whole slew of costs for businesses.

Councilor McDermott - The confusion was the Planning Board update that just say yes.

Councilor W. Alexopoulos - Drive in in the original version had a permit town council this new version has a Y that is allowed by right so that makes it easier for a business.

Roll-call vote on the motion to approve Council Order 2020-033 with amendments: 7-1-1 (Councilor Burgess in the negative and Councilor Clerger abstained).

### **Town Manager's Report**

Town Manager Howard gave the following update:

1. The Community Band released a video of the weekend. Great show.
2. Congress voted the Cares Act. They did not release money to the state and local government.
3. Testing site today was 799 tests. Since Thanksgiving the lines have been long. We try to assist them and help them with administrative support. We were informed by the state that there is no testing Wednesday, Thursday and Friday. It is the holiday and do what you can to eliminate the spread within households.

Councilor Burgess left the meeting at 8:16 p.m.

Town Manager Howard - To the folks in the community would like to wish everyone a happy new year. This upcoming year will hopefully be better than last. We are going to turn the corner and get there.

Councilor Clifton - Again the Board of Health and volunteers have been doing a great job. Last week we discussed that 500 folks is quite a task and some of us were concerned that Randolph residents were not being given special treatment for testing. Any new information with respect to that.

Town Manager Howard - If things work out our goal is to take Cares Act money and get Randolph only hours for testing. If you go in the last half hour to 45 minutes your wait is less. Today there are over 700 so it did not matter what time you went.

Councilor McDermott - Other towns are not doing this so I think the free is a big deal. I think after the holidays it will taper down. I think people are getting tested because of the holidays.

Councilor W. Alexopoulos - I am thinking people are going to test negative and then go out and party and then come back and get tested again. I hope I am wrong.



Councilor McDermott - Is free the right way to go.

Town Manager Howard - To successfully run a testing program you have to have a partner. When we reached out to the other partners they were doing it in their communities, like Weymouth and Quincy but we wanted to do something specific here. They hit 799 tonight. We have stayed about 50 in the state for about 3 or 4 weeks. Our neighbors are seeing numbers way beyond what they were. Our numbers are high but we are still doing better than the beginning. Two weeks into January we will have a much better idea.

## Old Business

## New Business

Council Order 2020-066: Authorization by the Randolph Town Council to Petition the General Court to Enact Special Legislation to Amend the Charter of the Town of Randolph to Provide for an Appointed School Committee

**Attachments:** [Council Order 2020-066 Amend Charter - Appointed School Committee \(1\)](#)

Councilor W. Alexopoulos - Council Orders 2020-066, 2020-067, 2020-068, 2020-070, 2020-071 and 2020-072 are being referred to the Charter Review committee which will be established in January with the new council and let that committee deal with these. All of these will have to go to the voters for approval.

Council Order 2020-067: Authorization by the Randolph Town Council to Petition the General Court to Enact Special Legislation to Amend the Charter of the Town of Randolph to Provide for Voter Approval of Capital Expenditures over \$3 Million

**Attachments:** [Council Order 2020-067 Amend Charter - Certain Costs to Voters \(1\)](#)

Council Order 2020-068: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation To Amend The Charter Of The Town Of Randolph To Provide for A Minimum Staffing Level in the Randolph Police Department

**Attachments:** [Council Order 2020-068 Amend Charter - Police Minimum Staffing](#)

Council Order 2020-069: Amendment to Town Council Rules Manual to Remove Resolutions

**Attachments:** [Council Order 2020-069 Amendment to Council Rules to Remove Resolutions \(1\)](#)

Councilor W. Alexopoulos - Council Order 2020-069 will be referred to the Ordinance subcommittee at that time.

Council Order 2020-070: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation To Amend The Charter Of The Town Of Randolph To Provide for Town Boards, Committees and Commissions To Be Appointed By The Town Council

**Attachments:** [Council Order 2020-070 Amend Charter - Appointment of Boards, Committees and Commissions \(1\)](#)

Council Order 2020-071: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation To Amend The Charter Of The Town Of Randolph To Provide for A Change In The Budget Approval Process

**Attachments:** [Council Order 2020-071 Amend Charter - Change in Budget Process \(1\)](#)

Council Order 2020-072: Authorization By The Randolph Town Council To Petition The General Court To Enact Special Legislation To Amend The Charter Of The Town Of Randolph To Provide for A Paid Town Council

**Attachments:** [Council Order 2020-072 Amend Charter - Payment to Councilors \(1\)](#)  
[Council Order 2020-072 Paid Town Council Amended](#)

## Committee Reports

School: Councilor McDermott - Full remote because of quarantine regulations on the personnel.

Councilor Clifton - Attended a virtual meeting last week, the middle school meeting organized by a number of parents. Commend those parents who are passionate and strong about their expectations. Would like to see more of those activities occur.

Councilor Egan - Did we hear back from the Safety Officer.

Councilor Brewer - We have not, will ask the Council Clerk to follow up with him.

## Adjournment

Councilor W. Alexopoulos - This is our last meeting of the year. Merry Christmas and Happy New Year, stay safe. Welcome 2021, hopefully everything will be better.

Councilor Clerger made a motion to adjourn, seconded by Councilor McDermott. Vote: 8-0-0 (Councilor Burgess had left the meeting).

Meeting adjourned at 8:32 pm.

**\*\*Executive Order regarding remote participation\*\***

**Attachments:** [Executive Order Regarding Remote Participation](#)

First Meeting in 2021: January 11

## SECTION 6 APPENDICES

This section contains:

- 6.1 Preliminary Hazardous Materials Assessment of Devine Building
- 6.2 Preliminary Geotechnical Investigations at the Devine Site
- 6.3 Town of Randolph Historical Commission: Determination of Historical Significance for 55 Old Street (Devine School)
- 6.4 Phase I investigation of Devine Site (pending)
- 6.5 Survey of Devine Site (pending)

## SECTION 6.1 PRELIMINARY HAZMAT (DEVINE)

PEER Consultants (PEER) conducted a limited, non-destructive asbestos in building materials (including building materials such as plaster, tile, caulk) survey (the “Scope”) related to the proposed building Demolition and Associated Work (the “Work”) at the *former* Charles G Devine Elementary School (the Building), 55 Old Street, Randolph, Norfolk County, Massachusetts). PEER understands that this limited hazardous building material survey was partially requested due to the conceptual plan by the Town of Randolph to gather information on the potential for the presence or absence of hazardous building materials should the existing Charles G Devine Elementary School building be demolished on the subject 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 Scope was conducted on the following date: October 10, 2020 by MA Licensed Asbestos Inspector/Management Planner Dave Gorden [PEER Consultants, 67 S. Bedford Street, Suite 400 West, Burlington, MA 01803; 781-238-8880] in general accordance with PEER’s Proposal, dated September 30, 2020.

The interior and exterior building components associated with the potential Work were surveyed, and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although a reasonable effort was made to survey 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 within the building, and also may be located in other areas of the building not assessed under this limited Scope. 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). Suspect ACM samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

PEER collected approximately one hundred twenty-six (126) bulk samples from thirty-five (35) homogeneous areas of suspect ACM associated with the interior and exterior of the building on the subject property. The suspect asbestos containing building materials (ACBM) included: mastic, vinyl resilient floor tile, slate (chalkboard), skim coat plaster, base coat plaster, acoustical drop ceiling tile, cementitious material, leveler, frame caulk, glazing caulk, cove base, acoustical wall tile, glue, veneer, tar, and sealant. Suspect lead in paint samples were collected from substrates within the Building and were delivered to an accredited laboratory for analysis by Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B).

INTERIM DRAFT REPORT TO

TSKP STUDIO

OCTOBER 27, 2020

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**HAZARDOUS BUILDING MATERIALS INSPECTION (LIMITED)**  
**CHARLES G DEVINE ELEMENTARY SCHOOL (Former)**  
**55 OLD STREET**  
**RANDOLPH, NORFOLK COUNTY, MASSACHUSETTS**



Submitted by:

*dave gorden*

Dave Gorden (AI-900459)

PEER CONSULTANTS, P.C.  
67 SOUTH BEDFORD STREET, SUITE 400 WEST  
BURLINGTON, MA 01803  
781.238.8880



Project Number: 7517-002



## 1. INTRODUCTION

PEER Consultants (PEER) conducted a limited, non-destructive asbestos in building materials (including building materials such as plaster, tile, caulk) survey (the “Scope”) related to the proposed building Demolition and Associated Work (the “Work”) at the *former* Charles G Devine Elementary School (the Building), 55 Old Street, Randolph, Norfolk County, Massachusetts). The Scope was conducted on the following date: October 10, 2020 by MA Licensed Asbestos Inspector/Management Planner Dave Gorden [PEER Consultants, 67 S. Bedford Street, Suite 400 West, Burlington, MA 01803; 781-238-8880] in general accordance with PEER’s Proposal, dated September 30, 2020.

The interior and exterior building components associated with the potential Work were surveyed, and homogeneous areas of suspect asbestos-containing materials (ACM) were visually identified and documented. Although a reasonable effort was made to survey 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 within the building, and also may be located in other areas of the building not assessed under this limited Scope. 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). Suspect ACM samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

The Massachusetts Health and Human Services Database for “Lead Safe Homes” was searched as of October 25, 2020. This Database would indicate whether an address has been inspected for lead, has had any lead hazards, or has a letter of compliance. The address associated with the Building is not listed on this Database. Suspect lead in paint samples were collected from substrates within the Building and were delivered to an accredited laboratory for analysis by Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B).

### *Project Objective:*

PEER understands that this limited hazardous building material survey was partially requested due to the conceptual plan by the Town of Randolph to gather information on the potential for the presence or absence of hazardous building materials should the existing Charles G Devine Elementary School building be demolished on the subject 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).

According to MADEP, the “owner/operator of a facility or facility component that contains suspect 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 survey report”. The objective of this limited hazardous building material survey was to inspect constructs, finishes, and other building materials that may be affected by the potential Work of the project and that may contain asbestos or may contain lead in paint.

## **2. GENERAL BUILDING DESCRIPTION**

In general, according to readily available information by Others, the original “older” building (northern section) was constructed in 1932, with a “newer” additional building complex (southern section) constructed in 1952. In general, the original building is reported in an existing conditions report by Others to have plaster walls, vinyl resilient tile floors on wood boards, and acoustical drop ceiling tiles beneath plaster ceilings. In general, the addition is reported to have glazed concrete masonry unit walls, vinyl resilient tile floors on concrete, and cement or plaster ceilings. Other building material component types, as part of the construction of each of the buildings, are also anticipated to be present.

Educational activities at the building may have ceased on or about 2008. Vandalism, along with deteriorating interior and exterior building conditions, including suspected microbial growth was observed during PEER’s October 10, 2020 site visit.

## **3. FIELD ACTIVITIES**

### **3.1 Asbestos Survey**

The asbestos survey 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 and the OSHA regulations. A summary of survey activities is provided below.

#### **3.1.1 Visual Assessment**

Asbestos survey activities were initiated with visual observation of the interior and exterior spaces of the building associated with the potential Work to identify homogeneous areas of suspect ACM. A homogeneous area means an area of surfacing material, thermal system insulation material, or miscellaneous material that is uniform in color and texture. In general, a homogeneous area may consist of building materials that appear similar throughout in terms of color and texture with consideration given to the 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 demolition related to the potential Work.

Building materials clearly identified as concrete, glass, wood, masonry, metal, or rubber were not considered suspect ACM, and were only sampled if specifically requested by the Architect/Engineer/Owner. This request did not occur by the Architect/Engineer/Owner; however, slate chalkboard was sampled and analyzed for ACM.

#### **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 sampling protocols. Samples of suspect building materials were collected from randomly selected locations in each homogeneous area with the access assistance of the Town of Randolph, in order to facilitate the sampling of suspect building materials that may be disturbed by the future activities proposed as part of the Demolition activities related to the potential 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 relinquishing the samples to the analytical laboratory.

The selection of sample locations and frequency of sampling were based on PEER’s observations and the assumption that like materials in the same area are homogeneous in content. PEER collected approximately one hundred twenty-six (126) bulk samples from thirty-five (35) homogeneous areas of suspect ACM associated with the interior and exterior of the building on the subject property. The suspect asbestos containing building materials (ACBM) included: mastic, vinyl resilient floor tile, slate (chalkboard), skim coat plaster, base coat plaster, acoustical drop ceiling tile, cementitious material, leveler, frame caulk, glazing caulk, cove base, acoustical wall tile, glue, veneer, tar, and sealant.

PEER did not collect samples from suspect ACBM associated with any other portions of the building(s) or areas on the subject property, not specifically identified in the attached chain of custody (COC). However, homogeneous areas of suspect ACBM may extend into other portions of the building beyond those areas in which ACBM were sampled, and beyond areas included in the Scope and the potential Work at this phase of the project. A summary of suspect ACBM samples collected during the survey is included as Table 1A. An EMSL Analytical, Inc. (EMSL) laboratory summary report and COC for the suspect ACM is included as Appendix A.

#### **3.1.4 Asbestos - Sample Analysis**

Bulk samples of suspected ACBM were submitted under chain of custody 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 this ACBM sample analysis.

For ACBM samples A-1 through A-81, Ms. Elizabeth Stutts, Analyst, provided the asbestos analytical services for EMSL.

This Analyst was overseen by Mr. Steve Grise, Laboratory Manager. EMSL is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP Accreditation No. 101147-0).

In general, except if and where noted on the "Comments/Special Instructions" section of the COC, or the "Check for Positive Stop" section of the COC for the October 10, 2020 sampling date, the laboratory was instructed to analyze all samples from each homogeneous area.

The samples (A-1 through A-81) were kept under custody by PEER until they were delivered to and relinquished to EMSL on October 12, 2020. Sample results for A-1 through A-81 were received electronically by PEER on October 14, 2020.

### **3.2 Lead in Paint Survey**

The limited lead in paint survey was completed by Mr. Dave Gorden, Massachusetts Licensed Lead Inspector (I-4057) and Lead Safe Renovator Supervisor. PEER collected representative homogeneous painted/coated surface samples on substrates found on the interior and exterior of the building on the property that may be subject to disturbance during the potential Work and delivered the samples to EMSL. Homogenous paints / coatings may be defined as areas of similar paint or coating history, such as color, consistency, and location.

#### **3.2.1 Lead – Sample Collection**

The selection of sample locations and frequency of sampling were based on PEER's observations, the assumption that like painted materials in the same area on the same surface are homogeneous in content. PEER collected eleven (11) paint/coating samples associated with the Scope on the interior and exterior of the Building at the subject property. The suspect lead in paint samples included paint on plaster, cementitious material, wood, fiber board, and metal building materials. PEER did not collect samples from suspect lead in paint associated with any other portions of the building or areas on the subject property, not specifically identified in Table 2. In addition, PEER did not collect samples from areas near the Building not anticipated to be impacted by the potential Work. A summary of suspect lead in paint/coating samples collected during the survey is included as Table 2.

#### **3.2.2 Paint/Coatings - Sample Analysis**

Lead in paint chip samples were analyzed by EMSL by Flame AAS (SW 846 3050B/7000B). Lead concentrations through this method has a reporting limit of (can be analyzed down to) 80 parts per million (ppm). The lead in paint chip analysis was overseen by Mr. Eric Steele, Laboratory Manager. EMSL is accredited under the Environmental Lead Laboratory Accreditation Program (ELLAP) "ELLAP Accredited #180179", which is an approved lead laboratory accreditation program under the Environmental Protection Agency's (EPA) National Lead Laboratory Accreditation Program (NLLAP).

In general, the laboratory was instructed to analyze all samples on the COC. The samples (L-1 through L-11) were kept under custody by PEER until they were delivered to and relinquished to EMSL on October 12, 2020. Sample results for L-1 through L-11 were received electronically by PEER on October 14, 2020.

## **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 453 CMR 6.00. 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 a 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/HUD Lead Safe Housing Rule*

The Lead Safe Housing Rule (LSHR) (24 CFR Part 35, subparts B-R) was issued by HUD in 1999 as part of implementing Sections 1012 and 1013 of Title X. Title X holds the federal government to a higher standard of care than it does residential property owners in general by requiring most Federally assisted housing to have some specified type of evaluation for the presence of lead-based paint and/or lead-



based paint hazards, and controls based on the findings of the evaluation. This regulation includes requirements for lead abatement activities in target housing to be conducted using certified lead abatement firms and personnel in accordance with the EPA's lead training and certification rule, 40 CFR 745, subpart L, or with a State or Indian Tribal certification program authorized by the EPA under 40 CFR 745, subpart Q.

#### *EPA/HUD Lead Disclosure Rule*

The Lead Disclosure Rule (the identical 24 CFR 35, subpart A and 40 CFR 745, subpart F) was jointly issued by HUD and the EPA in 1996 (61 FR 9063-9088, March 6, 1996) as part of implementing Section 1018 of the Residential Lead-Based Paint Poisoning Lead Hazard Reduction Act of 1992 (commonly referred to as Title X). The offeror (owners or their agents) and any real estate agents involved in the transaction have responsibilities under Title X. These responsibilities include a requirement for the offeror to provide the potential buyer or tenant certain disclosure information as to lead hazards in the domicile, and educational information regarding lead hazards.

#### *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. In addition, Massachusetts has specific transport and disposal requirements related to the characterization of waste, which contains concentrations of lead.

### *OSHA Lead-Based Paint (LBP) Rules*

OSHA 29 CFR 1926.62 Subpart D, Lead, applies to all renovation/demolition where an employee may be occupationally exposed to lead. The employer shall communicate information concerning lead hazards and communicating information concerning hazards and appropriate protective measures to employees, including training. Where lead is present, it should be assumed that workers will be exposed to lead above the action level and personal protective measures (based on the type of disturbance) should be implemented until an exposure assessment is completed.

### *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 with 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/cm<sup>2</sup>) 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 parts per million or greater as tested by A.S.T.M. Standard Method C 738.

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, a 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.

## **5. FINDINGS**

### **5.1 Asbestos-Containing Material Classifications**

As discussed in Section 4.1, ACMs, if identified during the Survey 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.

#### **5.1.1 Regulated Asbestos-Containing Material (RACM)**

RACM was identified associated with the proposed potential Work at the building (based on its presence as well as its anticipated disturbance during demolition), as per Table 1B. RACM must be maintained in good condition. 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 abatement contractors using accredited and Massachusetts licensed personnel.

### **5.1.2 Category I Non-Friable ACM**

Category I non-friable asbestos-containing material, including resilient floor covering, was identified associated with the sampled building materials as part of the proposed potential Work at the building on the subject property.

### **5.1.3 Category II Non-Friable ACM**

Category II non-friable asbestos-containing material, including mastic, frame caulk, glazing caulk, cove base (suspect vinyl resilient floor tile, which would be Category I Non-Friable), sealant, and tar, was identified associated with the sampled building materials as part of the proposed potential Work at the building on the subject property.

### **5.1.4 Asbestos Management Recommendations**

PEER recommends a Massachusetts Department of Labor Standards (DLS) certified asbestos Project Designer be retained to prepare a project specific asbestos design/specification for the management and/or removal (abatement) of ACM, when identified in this Survey Report, and after a full asbestos survey has been completed for the building, in accordance with applicable regulatory requirements. Additionally, the disposition of non-friable ACMs should be assessed by a Project Designer based on the proposed renovation or demolition plans, including specific considerations of potential for friability during renovation, demolition, and abatement, as well as disposal.

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 Survey Report prior to commencing renovation/demolition activities. If previously inaccessible suspected ACM is discovered during demolition activities, disturbance work should immediately stop, until representative samples can be collected by a licensed asbestos inspector and laboratory results are available to render a determination regarding asbestos content within the material discovered.

### **5.1.5 Data Gaps - Asbestos**

As part of this Interim Draft Report, PEER understands that there may be areas and building materials within the interior and/or on the exterior of the Building, which will become impacted by or become part of the potential Work, or a future potential Work, that may not have been safely accessible, or 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 (trespassers), visitors, or workers present or anticipated to be present after the October 10, 2020 building material sampling event).

PEER recommends that a comparison of sampled and analyzed building materials be reviewed to the proposed building materials which may become impacted by the potential Work, and if necessary, 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 ACBM Summary Table  
Charles G Devine Elementary School  
55 Old Street, Randolph, MA  
Collection Date: October 10, 2020**

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
<b>October 10, 2020</b>						
A-1	NAD	Mastic	1	Room 25	M	Black Mastic Behind Chalkboard/Wallboards
A-2	NAD	Mastic	1	Room 25	M	Black Mastic Behind Chalkboard/Wallboards
A-3A	NAD	Vinyl Resilient Floor Tile	2-1	Room 25	M	12" x 12" Blue Floor Tile with Light Blue/Dark Blue Specks
A-3B	NAD	Mastic	2-2	Room 25	M	With Associated Black Mastic
A-4A	<b>2</b>	Vinyl Resilient Floor Tile	3-1	Room 25	M	White 12" x 12" Floor Tile with Tan Streaks Beneath A3A/B
A-4B	<b>5</b>	Mastic	3-2	Room 25	M	With Associated Black Mastic
A-5A	<b>2</b>	Vinyl Resilient Floor Tile	4-1	Room 25	M	Tan 12" x 12" Floor Tile with Dark Tan Specks
A-5B	<b>5</b>	Mastic	4-2	Room 25	M	With Associated Black Mastic
A-6A	<b>2</b>	Vinyl Resilient Floor Tile	5-1	Room 25	M	Red 12" x 12" Floor Tile with Tan Streaks
A-6B	<b>10</b>	Mastic	5-2	Room 25	M	With Associated Black Mastic
A-7A	NAD	Vinyl Resilient Floor Tile	6-1	Room 25	M	Black 12" x 12" Floor Tile with Gray Specks
A-7B	NAD	Mastic	6-2	Room 25	M	With Associated Black Mastic
A-8A	NAD	Vinyl Resilient Floor Tile	2-1	Room 25	M	12" x 12" Blue Floor Tile with Light Blue/Dark Blue Specks
A-8B	NAD	Mastic	2-2	Room 25	M	With Associated Black Mastic
A-9A	<b>2 (PS)</b>	Vinyl Resilient Floor Tile	3-1	Room 25	M	White 12" x 12" Floor Tile with Tan Streaks Beneath A3A/B
A-9B	<b>5 (PS)</b>	Mastic	3-2	Room 25	M	With Associated Black Mastic
A-10A	<b>2 (PS)</b>	Vinyl Resilient Floor Tile	4-1	Room 25	M	Tan 12" x 12" Floor Tile with Dark Tan Specks

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-10B	5 (PS)	Mastic	4-2	Room 25	M	With Associated Black Mastic
A-11A	2 (PS)	Vinyl Resilient Floor Tile	5-1	Room 25	M	Red 12" x 12" Floor Tile with Tan Streaks
A-11B	10 (PS)	Mastic	5-2	Room 25	M	With Associated Black Mastic
A-12A	NAD	Vinyl Resilient Floor Tile	6-1	Room 25	M	Black 12" x 12" Floor Tile with Gray Specks
A-12B	NAD	Mastic	6-2	Room 25	M	With Associated Black Mastic
A-13	NAD	Slate	7	Room 25	M	Gray Slate from Chalkboard
A-14	NAD	Slate	7	Room 25	M	Gray Slate from Chalkboard
A-15A	NAD	Skim Coat Plaster	8-1	Room 25	S	White Skim Coat Wall Plaster with Blue Paint on Wall
A-15B	NAD	Base Coat Plaster	8-2	Room 25	S	Gray Base Coat Plaster on Wall
A-16A	NAD	Base Coat Plaster	8-1	Room 25	S	Gray Base Coat Plaster on Ceiling
A-16B	NAD	Base Coat Plaster	8-2	Room 25	S	Gray Base Coat Plaster on Ceiling
A-17	NAD	Drop Ceiling Tile	9	Hallway Room 22	M	USG Plateau 2' x 4' Ceiling Tile (2000)
A-18	NAD	Drop Ceiling Tile	9	Hallway Room 22	M	USG Plateau 2' x 4' Ceiling Tile (2000)
A-19	NAD	Drop Ceiling Tile	9	Hallway Room 22	M	USG Plateau 2' x 4' Ceiling Tile (2000)
A-20	NAD	Cementitious Material	10	Room 22	M	Red Cementitious Material on White Cementitious Material on Floor of Coat Closet for Classroom
A-21	NAD	Cementitious Material	10	Room 22	M	Red Cementitious Material on White Cementitious Material on Floor of Coat Closet for Classroom
A-22	NAD	Cementitious Material	10	Room 22	M	Red Cementitious Material on White Cementitious Material on Floor of Coat Closet for Classroom
A-23	NAD	Slate	7	Room 22	M	Gray Slate from Chalkboard
A-24	NAD	Mastic	1	Room 22	M	Black Mastic Behind Chalkboard/Wallboards
A-25A	NAD	Skim Coat Plaster	8-1	Room 22	S	White Skim Coat Wall Plaster with Blue Paint on Wall
A-25B	NAD	Base Coat Plaster	8-2	Room 22	S	Gray Base Coat Plaster on Wall
A-26A	NAD	Skim Coat Plaster	8-1	Hallway at Room 22	S	White Skim Coat Wall Plaster with Blue Paint on Wall
A-26B	NAD	Base Coat Plaster	8-2	Hallway at Room 22	S	Gray Base Coat Plaster on Wall
A-27A	5	Vinyl Resilient Floor Tile	11-1	Room 13	M	Red 9" x 9" Floor Tile with White Streak
A-27B	NAD	Mastic	11-2	Room 13	M	With Associated Black Mastic



Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-28A	5	Vinyl Resilient Floor Tile	12-1	Room 13	M	White 9" x 9" Floor Tile with Light Gray Streaks
A-28B	NAD	Mastic	12-2	Room 13	M	With Associated Black Mastic
A-29A	5	Vinyl Resilient Floor Tile	13-1	Room 13	M	Green 9" x 9" Floor Tile with Dark Green/White Streaks
A-29B	NAD	Mastic	13-2	Room 13	M	With Associated Black Mastic
A-30A	5	Vinyl Resilient Floor Tile	14-1	Room 13	M	Light Green 9" x 9" Floor Tile with Dark Green Streaks
A-30B	NAD	Mastic	14-2	Room 13	M	With Associated Black Mastic
A-31A	5	Vinyl Resilient Floor Tile	15-1	Room 13	M	Orange 9" x 9" Floor Tile with Light Orange Streaks
A-31B	NAD	Mastic	15-2	Room 13	M	With Associated Black Mastic
A-32A	NAD	Vinyl Resilient Floor Tile	16-1	Hallway at Room 13	M	Black 12" x 12" Floor Tile with Light Gray Streaks
A-32B	NAD	Mastic	16-2	Hallway at Room 13	M	With Associated Black Mastic
A-32C	NAD	Leveler	16-3	Hallway at Room 13	M	Gray Leveler with Black Mastic from A32B
A-33	NAD	Slate	7	Room 14	M	Gray Slate from Chalkboard
A-34	NAD	Mastic	1	Room 13	M	Black Mastic Behind Chalkboard/Wallboards
A-35A	NAD	Skim Coat Plaster	8-1	Room 13	S	White Skim Coat Plaster with Blue Paint at Window
A-35B	NAD	Base Coat Plaster	8-2	Room 13	S	Gray Base Coat Plaster
A-36A	NAD	Skim Coat Plaster	8-1	Room 13	S	White Skim Coat Plaster on Wall with Blue Paint
A-36B	NAD	Base Coat Plaster	8-2	Room 13	S	Gray Base Coat Plaster
A-37A	5 (PS)	Vinyl Resilient Floor Tile	11-1	Room 14	M	Red 9" x 9" Floor Tile with White Streak
A-37B	NAD	Mastic	11-2	Room 14	M	With Associated Black Mastic
A-38A	5 (PS)	Vinyl Resilient Floor Tile	12-1	Room 14	M	White 9" x 9" Floor Tile with Light Gray Streaks
A-38B	NAD	Mastic	12-2	Room 14	M	With Associated Black Mastic
A-39A	5 (PS)	Vinyl Resilient Floor Tile	13-1	Room 14	M	Green 9" x 9" Floor Tile with Dark Green/White Streaks
A-39B	NAD	Mastic	13-2	Room 14	M	With Associated Black Mastic

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-40A	<b>5 (PS)</b>	Vinyl Resilient Floor Tile	14-1	Room 14	M	Light Green 9" x 9" Floor Tile with Dark Green Streaks
A-40B	NAD	Mastic	14-2	Room 14	M	With Associated Black Mastic
A-41A	<b>5 (PS)</b>	Vinyl Resilient Floor Tile	15-1	Room 14	M	Orange 9" x 9" Floor Tile with Light Orange Streaks
A-41B	NAD	Mastic	15-2	Room 14	M	With Associated Black Mastic
A-42A	NAD	Vinyl Resilient Floor Tile	16-1	Hallway at Room 14	M	Black 12" x 12" Floor Tile with Light Gray Streaks
A-42B	NAD	Mastic	16-2	Hallway at Room 14	M	With Associated Black Mastic
A-42C	NAD	Leveler	16-3	Hallway at Room 14	M	Gray Leveler with Black Mastic from A32B
A-43A	NAD	Skim Coat Plaster	17-1	Newer Building Hallway 2nd Floor to Exit Door 6	S	White Textured Skim Coat Ceiling Plaster
A-43B	NAD	Base Coat Plaster	17-2	Newer Building Hallway 2nd Floor to Exit Door 6	S	Gray Base Coat Plaster on Metal Lathe
A-44	<b>2</b>	Frame Caulk	18	Newer Building Hallway 2nd Floor to Exit Door 6	M	Black Soft Frame Caulk for Interior Hallway Windows
A-45	<b>2 (PS)</b>	Frame Caulk	18	Newer Building Hallway 2nd Floor to Exit Door 6	M	Black Soft Frame Caulk for Interior Hallway Windows
A-46A	<b>2</b>	Vinyl Resilient Floor Tile	19-1	Newer Building Hallway 2nd Floor to Exit Door 6	M	Light Brown 9" x 9" Floor Tile with Black Streaks
A-46B	NAD	Mastic	19-2	Newer Building Hallway 2nd Floor to Exit Door 6	M	With Associated Black Mastic
A-47A	<b>2 (PS)</b>	Vinyl Resilient Floor Tile	19-1	Newer Building Hallway 2nd Floor to Exit Door 6	M	Light Brown 9" x 9" Floor Tile with Black Streaks

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-47B	NAD	Mastic	19-2	Newer Building Hallway 2nd Floor to Exit Door 6	M	With Associated Black Mastic
A-48	<b>2</b>	Glazing Caulk	20	Newer Building Hallway 2nd Floor to Exit Door 6	M	Gray Glazing Caulk on Shattered Metal Reinforced Glass in Hallway
A-49	<b>2 (PS)</b>	Glazing Caulk	20	Newer Building Hallway 2nd Floor to Exit Door 6	M	Gray Glazing Caulk on Shattered Metal Reinforced Glass in Hallway
A-50	NAD	Drop Ceiling Tile	21	Bathroom 2nd Floor	M	2' x 4' USG Radar CCMA Ceiling Tile
A-51	NAD	Drop Ceiling Tile	21	Bathroom 2nd Floor	M	2' x 4' USG Radar CCMA Ceiling Tile
A-52	NAD	Drop Ceiling Tile	21	Bathroom 2nd Floor	M	2' x 4' USG Radar CCMA Ceiling Tile
A-53A	<b>2</b>	Vinyl Resilient Floor Tile	22-1	Room 8	M	18" x 21" Floor Tile - Dark Red
A-53B	NAD	Mastic	22-2	Room 8	M	With Associated Black Mastic
A-54A	<b>2 (PS)</b>	Vinyl Resilient Floor Tile	22-1	Room 8	M	18" x 21" Floor Tile - Dark Red
A-54B	NAD	Mastic	22-2	Room 8	M	With Associated Black Mastic
A-55A	<b>5</b>	Vinyl Resilient Floor Tile	23-1	Room 8	M	24" x 4" Pink Tile Line Cove Base
A-55B	NAD	Mastic	23-2	Room 8	M	With Associated Black Mastic
A-56A	<b>5 (PS)</b>	Vinyl Resilient Floor Tile	23-1	Room 8	M	24" x 4" Pink Tile Line Cove Base
A-56B	NAD	Mastic	23-2	Room 8	M	With Associated Black Mastic
A-57A	NAD	Vinyl Resilient Floor Tile	24-1	Room 8	M	Brown 4" x 24" Vinyl Cove Base
A-57B	NAD	Mastic	24-2	Room 8	M	With Associated Black Mastic
A-58	NAD	Mastic	25	Room 8	M	Tan Mastic on Foil on Back of Wallboard
A-59	NAD	Mastic	25	Room 8	M	Tan Mastic on Foil on Back of Wallboard
A-60A	NAD	Cove Base	24-1	Room 8	M	Brown 4" x 24" Vinyl Cove Base
A-60B	NAD	Mastic	24-2	Room 8	M	With Associated Black Mastic

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-61A	5	Vinyl Resilient Floor Tile	26-1	Room 8 @ Hallway	M	Dark Red 9" x 9" Floor Tile with White Streaks
A-61B	NAD	Mastic	26-2	Room 8 @ Hallway	M	With Associated Black Mastic
A-62A	5 (PS)	Vinyl Resilient Floor Tile	26-1	Room 8 @ Hallway	M	Dark Red 9" x 9" Floor Tile with White Streaks
A-62B	NAD	Mastic	26-2	Room 8 @ Hallway	M	With Associated Black Mastic
A-63A	NAD	Vinyl Resilient Floor Tile	27-1	Room 8	M	Paper Coated Floor Tile on Bookshelf Surface
A-63B	NAD	Mastic	27-2	Room 8	M	With Associated Black Mastic
A-64A	NAD	Vinyl Resilient Floor Tile	27-1	Room 8	M	Paper Coated Floor Tile on Bookshelf Surface
A-64B	NAD	Mastic	27-2	Room 8	M	With Associated Black Mastic
A-65A	NAD	Vinyl Resilient Floor Tile	27-1	Room 8	M	Paper Coated Floor Tile on Bookshelf Surface
A-65B	NAD	Mastic	27-2	Room 8	M	With Associated Black Mastic
A-66	NAD	Fiber Board / Mastic	28	Room 8	M	Brown Canvas/Fiber Board with Brown Mastic
A-67	NAD	Fiber Board / Mastic	28	Room 8	M	Brown Canvas/Fiber Board with Brown Mastic
A-68	NAD	Acoustical Wall Tile / Glue	29	Room 8	M	White 1' x 1' Wall Sound Board with Brown Glue Daubs
A-69	NAD	Acoustical Wall Tile / Glue	29	Room 8	M	White 1' x 1' Wall Sound Board with Brown Glue Daubs
A-70	NAD	Skim Coat Plaster	30	Room 8	S	White Skim Coat Wall Plaster on Cinderblock
A-71	NAD	Skim Coat Plaster	30	Room 8	S	White Skim Coat Wall Plaster on Cinderblock
A-72A	NAD	Skim Coat Plaster	17-1	Room 8	S	White Textured Skim Coat Ceiling Plaster
A-72B	NAD	Base Coat Plaster	17-2	Room 8	M	Gray Base Coat Plaster on Metal Lathe
A-73	NAD	Mastic	31	Room 2	M	Black Mastic on Wood
A-74	NAD	Veneer / Mastic	32	Room 2	M	Tan Veneer with Red Liner on Bookshelf Unit/Mastic [LQ]

Sample Number	Analytical Results (%)	Building Material	Homogeneous Area	Location/ Room	Material Classification	Detailed Description
A-75	5	Tar / Sealant	33	Room 4	M	Black Tar/Sealant on Copper at Back of Wall Unit/HVAC [LQ]
A-76	10	Tar	34	Room 4	M	Black Hard Tar on CMU Wall [LQ]
A-77	NAD	Acoustical Wall Tile / Glue	29	Room 4	M	White 1 x 1' Wall Sound Board with Brown Glue Daubs
A-78A	NAD	Base Coat Plaster	17-1	2nd Floor Hallway Newer Building	M	Gray Base Coat Plaster on Metal Lathe
A-79	NAD	Frame Caulk	35	Exterior	M	Olive Gray Window Frame Caulk on Exterior of Older Building
A-80	NAD	Frame Caulk	35	Exterior	M	Olive Gray Window Frame Caulk on Exterior of Older Building
A-81	NAD	Frame Caulk	35	Exterior	M	Olive Gray Window Frame Caulk on Exterior of Older Building

Notes:

- a. Material Classification = Surfacing (S), Thermal System Insulation (TSI), or Miscellaneous (M)
- b. NAD = No asbestos detected
- c. A homogeneous area consists of building materials that appear similar throughout in terms of color and texture with consideration given to the date of application. 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. PS = Positive Stop. Another building material sample within the same homogeneous group contained asbestos.
- e. LQ = Limited Quantity of building material available for sampling without eliminating 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 inaccessibility of material.

**Table 1B**

**Identified ACBM Summary Table Details  
Charles G Devine Elementary School  
55 Old Street, Randolph, MA  
Collection Date: October 10, 2020**

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-9A	2	Vinyl Resilient Floor Tile	3-1	M	CAT I NF (RACM) <sup>#</sup>	Significantly Damaged	High	①	White 12" x 12" Floor Tile with Tan Streaks Beneath Other 12" x 12" Floor Tiles in Room 25 and Other Rooms within the Older Building
A-5A; A-10A	2	Vinyl Resilient Floor Tile	4-1	M	CAT I NF (RACM) <sup>#</sup>	Significantly Damaged	High	①	Tan 12" x 12" Floor Tile with Dark Tan Specks in Room 25 and Other Rooms within the Older Building
A-6A; A-11A	2	Vinyl Resilient Floor Tile	4-1	M	CAT I NF (RACM) <sup>#</sup>	Significantly Damaged	High	①	Red 12" x 12" Floor Tile with Tan Streaks in Room 25 and Other Rooms within the Older Building
A-27A; A-37A	5	Vinyl Resilient Floor Tile	11-1	M	CAT I NF (RACM) <sup>#</sup>	Significantly Damaged	High	①	Red 9" x 9" Floor Tile with White Streak in Room 13 and Room 14 and Other Rooms within the Older Building
A-28A; A-38A	5	Vinyl Resilient Floor Tile	12-1	M	CAT I NF (RACM) <sup>#</sup>	Significantly Damaged	High	①	White 9" x 9" Floor Tile with Light Gray Streaks in Room 13 and Room 14 and Other Rooms within the Older Building



Sample Number	Analytical Results (%)	Building Material	Homogenous Area	Material Classification	Friable (F) / Non-Friable (NF)	Current Condition	Disturbance Potential	Estimated Quantity	Detailed Description
A-29A; A-39A	5	Vinyl Resilient Floor Tile	13-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Green 9" x 9" Floor Tile with Dark Green/White Streaks in Room 13 and Room 14 and Other Rooms within the Older Building
A-30A; A-40A	5	Vinyl Resilient Floor Tile	14-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Light Green 9" x 9" Floor Tile with Dark Green Streaks in Room 13 and Room 14 and Other Rooms within the Older Building
A-31A; A-41A	5	Vinyl Resilient Floor Tile	15-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Orange 9" x 9" Floor Tile with Light Orange Streaks in Room 13 and Room 14 and Other Rooms within the Older Building
A-46A; A-47A	2	Vinyl Resilient Floor Tile	19-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Light Brown 9" x 9" Floor Tile with Black Streaks in the Newer Building Hallway 2nd Floor to Exit Door 6
A-53A; A-54A	2	Vinyl Resilient Floor Tile	22-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Dark Red 18" x 21" Floor Tile in Room 8 and Other Rooms within the Newer Building
A-55A; A-56A	5	Vinyl Resilient Floor Tile	23-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	24" x 4" Pink Floor Tile Utilized as a Cove Base in Room 8 and Other Rooms within the Newer Building
A-61A; A-62A	5	Vinyl Resilient Floor Tile	26-1	M	CAT I NF (RACM)#	Significantly Damaged	High	①	Dark Red 9" x 9" Floor Tile in Room 8 at Hallway and Other Hallways within the Newer Building

Sample Number	Analytical Results (%)	Building Material	Homogenous Area	Material Classification	Friable (F) / Non-Friable (NF)	Current Condition	Disturbance Potential	Estimated Quantity	Detailed Description
A-4B; A-9B	5	Mastic	3-2	M	CAT II NF (RACM)#	Significantly Damaged	High	②	Black Mastic on White 12" x 12" Floor Tile with Tan Streaks Beneath Other 12" x 12" Floor Tiles in Room 25 and Other Rooms within the Older Building
A-5B; A-10B	5	Mastic	4-2	M	CAT II NF (RACM)#	Significantly Damaged	High	②	Black Mastic Tan 12" x 12" Floor Tile with Dark Tan Specks in Room 25 and Other Rooms within the Older Building
A-6B; A-11B	5	Mastic	5-2	M	CAT II NF (RACM)#	Significantly Damaged	High	②	Black Mastic on Red 12" x 12" Floor Tile with Tan Streaks in Room 25 and Other Rooms within the Older Building
A-75	5	Tar/Sealant	33	M	CAT II NF (RACM)#	Significantly Damaged	High	③	Black Tar/Sealant on Copper at Back of Wall Unit/HVAC (Exposed) in Room 4 within the Newer Building Exterior Wall
A-76	10	Tar	34	M	CAT II NF (RACM)#	Significantly Damaged	High	④	Black Hard Tar on Concrete Masonry Unit Wall in Room 4 (Exposed) in Room 4 within the Newer Building Exterior Wall
A-44; A-45	2	Frame Caulk	18	M	CAT II NF (RACM)#	Significantly Damaged	High	⑤	Black Soft Frame Caulk for Interior Hallway Windows at Second Floor Walkway to/from Older and Newer Buildings and Associated with Other Windows within the Older Building

Sample Number	Analytical Results (%)	Building Material	Homogenous Area	Material Classification	Friable (F) / Non-Friable (NF)	Current Condition	Disturbance Potential	Estimated Quantity	Detailed Description
A-48; A-49	2	Glazing Caulk	20	M	CAT II NF (RACM)#	Significantly Damaged	High	⑥	Gray Glazing Caulk on Metal Reinforced Glass Dividers in Hallways of Buildings
<b>Assumed Asbestos Containing Material [When Discovered, Analyze Samples by PLM to Confirm Building Material is not ACM]</b>									
In coordination with the Town of Randolph and Others, to be determined at future project phases.									

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.

Note ①: Includes all single and/or double layered vinyl asbestos resilient floor tiles of all sizes in all rooms (including vinyl asbestos resilient floor tiles which may be located beneath univents and other units affixed to the floor), and includes all vinyl asbestos resilient floor tiles utilized as a cove base cover in the newer building, and includes all black mastic (i.e. Note ②) associated with all vinyl asbestos resilient floor tiles on other vinyl asbestos resilient floor tiles, and on wood, and on concrete, and on other surfaces. Estimate of 43,350 square feet @ \$10/square foot = **\$ 433,500.00**

Note ④: Includes all black hard tar on interior concrete masonry unit wall (to exterior environment) and includes up to 1 foot above the concrete slab at concrete masonry unit wall, and along the entire length of this interior wall (to exterior environment) within the newer building on each floor elevation (first and second floor), and includes only the visible black tar/sealant (i.e. Note ③) on copper trim at the rear of univent wall unit/shelving unit/HVAC at concrete slab. Includes the physical removal of the univent wall unit/shelving unit/HVAC to allow for the abatement of the asbestos containing tar/sealant. Estimate **does not** include the univent wall unit/shelving unit/HVAC being abated and disposed of as asbestos containing waste material. The presence or absence of this black tar/sealant beneath the elevation of the concrete slab (and any associated quantity) as well as any contamination of this asbestos containing material

on the univent wall unit/shelving unit/HVAC must be vetted by Others prior to final quantity estimates, prior to the production of bid documents, and prior to any potential Work. Estimate 1,400 square feet @ \$25/square foot = **\$ 35,000.00**

Note ⑤: Includes all black, soft frame caulk for hallway windows at second floor walkway to/from older and newer building, and all homogeneous/similar windows in the older building. Assumes sixty-one (61) windows of a size similar to the second floor windows at the walkway to/from older and newer building, four (4) small windows associated with bathrooms in the older building, and three (3) smaller width windows associated with closets in the older building. Estimate 61 windows @ \$600/window = **\$36,600.00**; Estimate 4 windows @ \$400/window = **\$1,600.00**; Estimate 3 windows @ \$300/window = **\$900.00**. Total: **\$39,100.00**

*Please note that all of the additional windows in the both the newer and older portions of the building are suspected of also being comprised of or contaminated from asbestos containing materials; however, building materials associated with these other windows were not readily accessible at the time of this limited, non-destructive survey. Therefore, it would be expected that the abatement of these windows for asbestos during demolition would increase cost for any abatement associated with these windows. This suspected increase cost is not captured (not included) within this section at this time. A full asbestos survey of all other window and window systems within the building must be completed prior to any potential Work.*

Note ⑥: Includes all gray glazing caulk on all metal reinforced interior glass door system/window system dividers in hallways of newer and older buildings, and includes assumed (but not readily accessible at the time of this limited, non-destructive survey) all door system/window system classroom entrances in the newer building. Estimate 32 interior door system/window systems at \$1,500/system = **\$48,000.00**.

*Please note that all of the additional above door window panels, in door window panels, and other single or double panel windows or doors in the both the newer and older portions of the building are suspected of also being comprised of asbestos containing materials; however, building materials associated with these building materials were not readily accessible at the time of this limited, non-destructive survey. Therefore, it would be expected that the abatement of these building materials for asbestos during demolition would increase cost for any abatement associated with these building materials. This suspected increase cost is not captured (not included) within this section at this time. A full asbestos survey of all other glass window and door panel systems within the building must be completed prior to any potential Work.*

All discussion items in Section 5.1.5 – Data Gaps – Asbestos, of this survey report are hereby referenced, must be considered, and are to be made a part of the estimate of the quantity of materials scheduled for asbestos abatement, including the potential for assuming all building materials associated with the potential Work contains asbestos and must be abated. For the above items, the quantity estimate of the asbestos containing building material must eventually be cross-referenced here as per the asbestos abatement specification, any related Architect defined scope and Contract Documents, Unit Prices, all descriptive content within this Report document, and all associated and/or referenced Contract Documents.

Please note that any estimate presented is based on ONLY the known, limited information collected as part of this limited, non-destructive survey, during the October 10, 2020 site visit, and at the time of this report. Asbestos abatement contractors may have MINIMUM MOBILIZATION fees for abatement projects, and may impose additional fees based on circumstances such as on site and work area location, work elevations, safety and health procedures, structural integrity, confined space entry, asbestos project monitor costs, sampling and analysis costs, as well Owner imposed work procedures (i.e. nights, weekends, short hours, etc.). This should be considered when determining the final estimated cost to carry for asbestos abatement as part of this potential demolition

project on the subject property. This should also be considered when determining what additional building materials (as per Section 5.1.5), depending on any revision to the final potential Work scope, should be uncovered, sampled, and analyzed for asbestos.

**PEER recommends that a comparison of sampled and analyzed building materials be reviewed in relation to the proposed building materials impacted by the potential Work, and if necessary, 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/contract documents, and prior to any potential site Work.**

The following table presents one presumed ACBM, which has been included in this asbestos abatement estimate, based on the “Asbestos” notification signage present within the boiler room in the building.

**Table 1C**

**Presumed ACBM Table  
Charles G Devine Elementary School  
55 Old Street, Randolph, MA**

Presumed ACBM Letter	Description / Action
A	PEER identified two H.B. Smith Co Inc. Series 28-14 Boilers, and associated piping in the basement boiler room within the older building. PEER observed that certain pipes in the boiler room may contain a fiberglass wrap; however, additional piping, breeching, and other components contained suspect asbestos containing thermal system insulation materials, that may have been delaminating from the specific insulation system, and may be scattered as debris across the floor of the boiler room. In addition, a sign on the boiler room door warned of asbestos. Therefore, for the purposes of this document, it is presumed that the two boilers, boiler system components, and debris on the floor of the boiler room contains asbestos and must be abated prior to any building demolition. Estimate two (2) boilers, boiler system components, three suspected asbestos core doors, and asbestos debris ONLY within the boiler room at a lump sum rate of <b>\$95,000.00</b> .

In summary, based on Notes ①, ④, ⑤, and ⑥, as well as Presumed ACBM Letter A, the estimate for asbestos abatement for ONLY the cited building materials is equal to **\$650,600.00**

**5.1.6 Comparison – Pre-2008 AHERA by United Environmental Consultants**

PEER understands that United Environmental Consultants (UEC) prepared an AHERA three-year re-inspection report for the Building at some period prior to the closure of the building. As part of professional courtesy, UEC provided PEER a copy of the summary table from the AHERA.

- UEC indicates that Suspended Acoustical Ceiling Tile Type I, Duct Insulation, Black Paper Under Hardwood Floors, Pressed Wood Ceiling Tiles, Rough Ceiling Plaster, and Smooth Ceiling Plaster were “not detected” for asbestos.
- UEC indicates that Pipe Insulation, 9” x 9” Vinyl Floor Tiles, 12” x 12” Vinyl Floor Tiles, and Flexible Connectors were assumed positive for asbestos.

**5.2 Lead-Based Paint Survey Findings**

Lead in paint chip samples were analyzed by EMSL by Flame AAS (SW 846 3050B/7000B). Lead concentrations through this method have a reporting limit of (can be analyzed down to) 80 ppm.

The suspect lead in paint surfaces included paint on plaster, wood, cementitious material, fiber board, and metal building materials. A summary of the lead in paint sample results is provided in Table 2. The OSHA Lead in Construction Standard (29 CFR 1926.62) applies to all construction work (work for construction, alteration and/or repair, including painting and decorating) where an employee may be occupationally exposed to lead.

**Table 2**

**Suspect Lead in Paint Samples  
Charles G Devine Elementary School  
55 Old Street, Randolph, MA  
Collection Date: October 10, 2020**

Area/Material	Paint/Coating	Screening (Yes or No)	Sample ID	Lead (ppm)
White Paint on Coat Alcove Ceiling (Plaster) in Room 25	White	--	L-1	<b>160,000</b>
Tan Paint on Coat Alcove Wall (Plaster) in Room 25	Tan	--	L-2	<b>140,000</b>
Blue Paint, Wood Windowsills, Plaster Walls in Room 25	Blue	--	L-3	<b>30,000</b>
Gray/Tan Paint on Plaster Walls in Room 25	Gray/Tan	--	L-4	2,100
Gray/Red Paint, Cementitious Floor, Coat Closet, Room 11	Gray/Red	--	L-5	2,700
Light Blue Paint on Plaster Wall in Room 11	Light Blue	--	L-6	<80
White Paint on Plaster Wall in Room 11	White	--	L-7	<80
Light Blue/Green Paint, Wood/Plaster, Hallway at Room 11	Light Blue/Green	--	L-8	480
Light Blue Paint on Plaster Wall in Room 8	Light Blue	--	L-9	460
White Paint on Fiber Board in Room 8	White	--	L-10	3,100
Black Paint, Metal Overhang, Exterior Entry Way to School	Black	--	L-11	320

**Notes:**

“--” = Sample not analyzed at an analytical laboratory.

“Bolted” concentration represents a “dangerous level of lead” under 105 CMR 460.000



### **5.2.1 Lead in Paint Recommendations**

The laboratory analytical data identified that lead was present in paint on the specific building materials sampled at concentrations between 320 ppm and 160,000 ppm. These concentrations of lead in paint range from approximately 0.06 to 32 times the concentration deemed to be “dangerous” (under 105 CMR 460.000) on the building materials within the interior and the exterior of the former school building.

PEER recommends that the work practices associated with 454 CMR 22, be considered for any renovation, repair, and painting associated with this project. 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.

Furthermore, all lead paint, lead paint residue, lead paint debris, lead paint coated building materials, and lead paint waste generated as a result of the Scope shall be removed from the work area and shall be properly containerized during transport. Should any lead paint, lead paint residue, lead paint debris, lead paint coated building materials, and lead paint waste be generated, the waste stream must be considered a RCRA hazardous waste, unless tested otherwise by the Contractor (via the toxicity characteristic leaching procedure (TCLP)). PEER recommends the development of a Lead-Safe Work Practice specification in advance of any proposed renovation, repair, and painting work or any demolition work.

PEER recommends that at a minimum, regulations such as 454 CMR 22.00: Deleading and Lead-Safe Renovation Regulations and OSHA 29 CFR 1926.62 Subpart D, Lead, be reviewed and followed, for applicability to the future potential Work.

## 6. Limitations / General Comments

The hazardous materials survey (asbestos and lead in paint) was conducted utilizing limited, non-destructive sampling techniques. Therefore, efforts were made to determine if multiple layers of materials were present although limited to the extent of allowable access points with hand tools without affecting security, fire and life safety, slips, trips and/or fall hazards including unacceptable aesthetic or functional damage to building surfaces and materials, as per the judgment of the inspector at the time of the Survey. Please note that additional suspect ACM and lead in paint may be present associated with building materials such as those concealed spaces, cavities, plenums, and in other inaccessible areas associated with the proposed Work of the project or a future potential Work for the building on the subject property.

This asbestos survey and lead in paint survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The Findings expressed in this report are based upon the site's current utilization, as observed during our limited, non-destructive assessment of the specific building materials sampled (identified earlier in this report) at the *Charles G Devine Elementary School Building (55 Old Street, Randolph, MA)*, information derived from the most recent reconnaissance, and from other activities described herein; such information is subject to change. Further, these services performed are not to be construed as legal interpretation or advice. The information contained in this report is relevant to the date on which this survey was performed and should not be relied upon to represent building conditions at a later date. This report represents our service to *TSKP Studio* as of the report date and constitutes our INTERIM DRAFT document; however, its text may not be altered after issuance.

This report has been prepared on behalf of and exclusively for use by *TSKP Studio* and the *Town of Randolph* for specific application to this project, as discussed. Use or reliance of this report by any other party is prohibited without the written authorization of TSKP Studio and PEER Consultants PC.

Hazardous material surveys (asbestos and lead in paint), such as the one conducted at this project site, typically are of limited scope, are nonintrusive, and cannot eliminate the potential that hazardous materials are present in building materials at the project site beyond what has been identified by the limited scope of this hazardous materials survey. No hazardous materials survey can wholly eliminate uncertainty regarding the potential for hazardous materials in connection with building materials at a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for hazardous materials. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the project site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon your written request, advise you of additional research or assessment options that may be available and associated costs.

This INTERIM DRAFT report is not a stand-alone bidding document and SHOULD NOT be used for bidding purposes. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation, further assessment, or remediation/abatement deemed necessary. PEER does not warrant the work of regulatory agencies, laboratories or 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

Bulk Asbestos by PLM  
Sample Log and Analytical Data



EMSL ANALYTICAL, INC.  
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### Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only):

132007210

Woburn, MA 01801  
PHONE: (781) 933-8411  
FAX: (781) 933-8412

Company: PEER Consultants		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments**</small>	
Street: 67 South Bedford Street Suite 400 West		<i>Third Party Billing requires written authorization from third party</i>	
City: Burlington	State/Province: MA	Zip/Postal Code: 01803	Country: US
Report To (Name): Dave Gorden		Telephone #: 781-238-8880	
Email Address: gordend@peerpc.com		Fax #: 781-238-8884	Purchase Order: 7517-002
Project Name/Number: Devine School / 7517-002		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail	
U.S. State Samples Taken: MA		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* – Please Check**

3 Hour   
  6 Hour   
  24 Hour   
  48 Hour   
  72 Hour   
  96 Hour   
  1 Week   
  2 Week

\*For TEM Air 3 hr through 6 hr, please call ahead to schedule. \*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

<p style="text-align: center;"><b>PLM - Bulk (reporting limit)</b></p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (&lt;1%)</p> <p><input type="checkbox"/> PLM EPA NOB (&lt;1%)</p> <p>Point Count <input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p>Point Count w/Gravimetric <input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p><input type="checkbox"/> NIOSH 9002 (&lt;1%)</p> <p><input type="checkbox"/> NY ELAP Method 198.1 (friable in NY)</p> <p><input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY)</p> <p><input type="checkbox"/> OSHA ID-191 Modified</p> <p><input type="checkbox"/> Standard Addition Method</p>	<p style="text-align: center;"><b>TEM - Bulk</b></p> <p><input type="checkbox"/> TEM EPA NOB – EPA 600/R-93/116 Section 2.5.5.1</p> <p><input type="checkbox"/> NY ELAP Method 198.4 (TEM)</p> <p><input type="checkbox"/> Chatfield Protocol (semi-quantitative)</p> <p><input type="checkbox"/> TEM % by Mass – EPA 600/R-93/116 Section 2.5.5.2</p> <p><input type="checkbox"/> TEM Qualitative via Filtration Prep Technique</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique</p> <p style="text-align: center;"><b>Other</b></p> <p><input type="checkbox"/></p>
---	--

Check For Positive Stop – Clearly Identify Homogenous Group      Date Sampled: 10/10/20

Samplers Name: Dave Gorden (PEER)      Samplers Signature:

Sample #	HA #	Sample Location	Material Description

Client Sample # (s): A1-A81	-	Total # of Samples: 144
Relinquished (Client):	Date: 10/10/20	Time: 1503
Received (Lab):	Date:	Time:
Comments/Special Instructions:		

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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection</b> <b>Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>2</u> OF <u>8</u>

Homogenous Group	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material	Quantity Est./ Photo No.
A-1	Room 25	mastic M	Black mastic behind chalkboard / wall boards	
A-2	↓	↓	↓	
A-3A	2	floor tile	12x12" blue floor tile w/ light blue / dark blue speck	
A-3B	2	mastic	black mastic for <del>A3A</del>	
A-4A	3	floor tile	white 12x12" floor tile w/ tan streaks beneath A3A/B	
A-4B	3	mastic	black mastic <del>for A4A</del>	
A-5A	4	floor tile	tan 12x12" floor tile w/ dark tan specks	
A-5B	4	mastic	black mastic <del>for A5A</del>	
A-6A	5	floor tile	red 12x12" floor tile w/ tan streaks	
A-6B	5	mastic	black mastic <del>for A6A</del>	
A-7A	6	floor tile	black 12x12" floor tile w/ gray specks	
A-7B	6	mastic	black mastic <del>for A7A</del>	
A-8A	2	floor tile	see A3A	
A-8B	2	mastic	A3B	
A-9A	3	floor tile	A4A	
A-9B	3	mastic	A4B	
A-10A	4	floor tile	A5A	
A-10B	4	mastic	A5B	

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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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>3</u> OF <u>8</u>

Homogenous Group	Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential	Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.
	A-11A	5 room 25	floor tile M		see A6A	
	A-11B	5 ↓	mastic ↓		AGB	
	A-12A	6 ↓	floor tile ↓		A7A	
	A-12B	6 ↓	mastic ↓		A7B	
	A-13	7 ↓	slate ↓		gray slate from chalkboard	
	A-14	7 ↓	↓		↓	
	A-15A	8 ↓	plaster ↓		white skim coat wall plaster w/blue paint on wall	
	A-15B	8 ↓	↓		gray base coat plaster on wall	
	A-16A	8 ↓	↓		↓ on ceiling	
	A-16B	8 ↓	↓		↓ on ceiling	
	A-17	9 hallway room 22	ceiling tile M		USG plateau 2x4' ceiling tile (2000)	
	A-18	9 ↓	↓		↓	
	A-19	9 ↓	↓		↓	
	A-20	10 Room 22	cementitious		red cementitious material on white cementitious material on floor of coat closet for classroom	
	A-21	10 ↓	↓		↓	
	A-22	10 ↓	↓		↓	
	A-23	7 1 ↓	slate ↓		see A13	
	A-24	1 ↓	mastic ↓		see A1	

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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CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002		Hazardous Material Inspection Sample Log / Chain of Custody			
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020		ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459			PAGE 4 OF 8
Homogenous Group Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.	
A-25A   8	Room 22	plaster   S	see A 15 A		
A-25B   8	↓	↓	see A 15 B		
A-26A   8	Hallway at	↓	see A 15 A		
A-26B   8	Room 22	↓	see A 15 B		
A-27A   11	Room 13	floor tile   M	red 9x9" floor tile w/ white streak.		
A-27B   11		mastic	black mastic		
A-28A   12		floor tile	white 9x9" floor tile w/ <del>white</del> light gray streaks		
A-28B   12		mastic	black mastic		
A-29A   13		floor tile	green 9x9" floor tile w/ dark green / white streaks		
A-29B   13		mastic	black mastic		
A-30A   14		floor tile	light green 9x9" floor tile w/ dark green streaks		
A-30B   14		mastic	black mastic		
A-31A   15		floor tile	orange 9x9" floor tile w/ light orange streaks		
A-31B   15	↓	mastic	black mastic		
A-32A   16	hallway at room 13	floor tile	black 12x12" floor tile w/ light gray specks		
A-32B   16	↓	mastic	black mastic		
A-32C   16	↓	leveller	leveller (gray) w/ black mastic from A32B		
A-33   7	room 14	slate   ↓	see A 13		

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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CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection                  Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>5</u> OF <u>8</u>

<u>Homogenous Group</u>	<u>Location</u>	<u>Building Material / Type (SM, TSI, M)</u>	<u>Physical Assessment Category, and Damage Type or Disturbance Potential</u>	<u>Quantity Est./ Photo No.</u>
Sample No. ↓	(Level / Room)		Detailed Description of Sampled Material ↓	
A-34	1 room 13	mastic M	see A1	
A-35A	8 ↓	plaster S	white skim coat plaster w/blue paint at window	
A-35B	8 ↓		gray base coat plaster	
A-36A	8 ↓		white skim coat plaster on wall w/blue paint	
A-36B	8 ↓		gray base coat plaster	
A-37A	11 room 14	floor tile M	see A27A	
A-37B	11 ↓	mastic	A27B	
A-38A	12 ↓	floor tile	A28A	
A-38B	12 ↓	mastic	A28B	
A-39A	13 ↓	floor tile	A29A	
A-39B	13 ↓	mastic	A29B	
A-40A	14 ↓	floor tile	A30A	
A-40B	14 ↓	mastic	A30B	
A-41A	15 ↓	floor tile	A31A	
A-41B	15 ↓	mastic	A31B	
A-42A	16 hallway at room 14	floor tile	A32A	
A-42B	16 ↓	mastic	A32B	
A-42C	16 ↓	leveller	A32C	

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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132007210

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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>6</u> OF <u>8</u>

Homogenous Group	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential	Quantity Est./ Photo No.	
Sample No. ↓			Detailed Description of Sampled Material ↓		
A-43A	17 New hallway 2nd floor	plaster	S	white textured skim coat ceiling plaster	
A-43B	17 to exterior	↓	S	gray base coat plaster on metal lath	
A-44	18	caulk	M	black soft frame caulk for hallway windows	
A-45	18	↓		↓	
A-46A	19	floor tile		light brown 9x9" floor tile w/ black streaks	
A-46B	19	mastic		black mastic	
A-47A	19	floor tile		see A46A	
A-47B	19	mastic		see A46B	
A-48	20	glazing caulk		gray glazing caulk on shattered metal reinforced glass in hallway	
A-49	20	↓		↓	
A-50	21 Bath Room 2nd FL	ceiling tile		2x4' USG radar CCMA ceiling tile	
A-51	21	↓		↓	
A-52	21	↓		↓	
A-53A	22 Room 8	floor tile		18" x 21" floor tile - dark red	
A-53B	22	mastic		black mastic for <del>A53A</del>	
A-54A	22	floor tile		see A53A	
A-54B	22	mastic		see A53B	
A-55A	23	cove base		24" x 4" pink tile like cove base	

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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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002				Hazardous Material Inspection Sample Log / Chain of Custody	
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020				ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 7 OF 8	
Homogenous Group	Location	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential		Quantity Est./ Photo No.
Sample No. ↓	(Level / Room)		Detailed Description of Sampled Material ↓		
A-55B	23 Room 8	mastic M	Black mastic <del>AS5A</del>		
A-56A	23	cove base	see A55A		
A-56B	23	mastic	see A55B		
A-57A	24	cove base	Brown 4" x 24" vinyl cove base		
A-57B	24	mastic	black mastic <del>AS7B</del>		
A-58	25	mastic	Tan mastic on foil on back of wall board		
A-59	25	mastic	[Note: black mastic visible but not sample-able]		
A-60A	24	cove base	see A57A		
A-60B	24	mastic	see A57B		
A-61A	26 Room 8 @ hallway	Floor tile	dark red 9x9" floor tile w/ white streak		
A-61B	26	mastic	black mastic <del>AS61B</del>		
A-62A	26	Floor tile	see A61A		
A-62B	26	mastic	see A61B		
A-63A	27 Room 8	floor tile	paper coated floor tile on book shelf surface		
A-63B	27	mastic	black mastic		
A-64A	27	floor tile	see A63A		
A-64B	27	mastic	see A63B		
A-65A	27	floor tile	see A63A		

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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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<h2 style="margin: 0;">Hazardous Material Inspection</h2> <h3 style="margin: 0;">Sample Log / Chain of Custody</h3>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 8 OF 8

Homogenous Group	Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.	
	A-65B 27	Room 8	mastic M	see A63B		
	A-66 28	↓	mastic	Brown canvas / fibreboard w/ brown mastic	Sinks	
	A-67 28		↓			
	A-68 29		glue	white 1x1' wall sound board with brown glue daubs		
	A-69 29		↓			
	A-70 30		plaster S	white skim coat wall plaster on under-block		
	A-71 30		↓			
	A-72A 17		plaster	see A43A		
	A-72B 17		↓	see A43B		
	A-73 31		Room 2	mastic M	black mastic on wood	LQ
	A-74 32		↓	veneer	tan veneer w/ red lines on bookshelf unit/mastic	LQ
	A-75 33	Room 4	tar/sealant	black tar/sealant on <del>corner</del> copper at back of wall unit/hvac	LQ	
	A-76 34	↓	tar	black hard tar on cmu wall	LQ	
	A-77 29		glue	see A69		
	A-78A 17		2nd floor hall new	plaster S	see A43A	
	A-79 35	Exterior	caulk M	olive gray window frame	note: dead panel windows glazing	
	A-80 35	↓		caulk - exterior - older building		
	A-81 35					

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 ANALYTICAL, INC.  
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### Asbestos Bulk Building Material Chain of Custody

EMSL Order Number (Lab Use Only):

132007210

Woburn, MA 01801  
PHONE: (781) 933-8411  
FAX: (781) 933-8412

Company : PEER Consultants		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments**</small>	
Street: 67 South Bedford Street Suite 400 West		<i>Third Party Billing requires written authorization from third party</i>	
City: Burlington	State/Province: MA	Zip/Postal Code: 01803	Country: US
Report To (Name): Dave Gorden		Telephone #: 781-238-8880	
Email Address: gordend@peerpc.com		Fax #: 781-238-8884	Purchase Order: 7517-002
Project Name/Number: Devine School / 7517-002		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail	
U.S. State Samples Taken: MA		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* – Please Check**

3 Hour   
  6 Hour   
  24 Hour   
  48 Hour   
  72 Hour   
  96 Hour   
  1 Week   
  2 Week

\*For TEM Air 3 hr through 6 hr, please call ahead to schedule. \*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

<p style="text-align: center;"><b>PLM - Bulk (reporting limit)</b></p> <p><input checked="" type="checkbox"/> PLM EPA 600/R-93/116 (&lt;1%)</p> <p><input type="checkbox"/> PLM EPA NOB (&lt;1%)</p> <p>Point Count <input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p>Point Count w/Gravimetric <input type="checkbox"/> 400 (&lt;0.25%) <input type="checkbox"/> 1000 (&lt;0.1%)</p> <p><input type="checkbox"/> NIOSH 9002 (&lt;1%)</p> <p><input type="checkbox"/> NY ELAP Method 198.1 (friable in NY)</p> <p><input type="checkbox"/> NY ELAP Method 198.6 NOB (non-friable-NY)</p> <p><input type="checkbox"/> OSHA ID-191 Modified</p> <p><input type="checkbox"/> Standard Addition Method</p>	<p style="text-align: center;"><b>TEM - Bulk</b></p> <p><input type="checkbox"/> TEM EPA NOB – EPA 600/R-93/116 Section 2.5.5.1</p> <p><input type="checkbox"/> NY ELAP Method 198.4 (TEM)</p> <p><input type="checkbox"/> Chatfield Protocol (semi-quantitative)</p> <p><input type="checkbox"/> TEM % by Mass – EPA 600/R-93/116 Section 2.5.5.2</p> <p><input type="checkbox"/> TEM Qualitative via Filtration Prep Technique</p> <p><input type="checkbox"/> TEM Qualitative via Drop Mount Prep Technique</p> <p style="text-align: center;"><b>Other</b></p> <p><input type="checkbox"/></p>
---	--

Check For Positive Stop – Clearly Identify Homogenous Group      Date Sampled: 10/10/20

Samplers Name: Dave Gorden (PEER)      Samplers Signature:

Sample #	HA #	Sample Location	Material Description

Client Sample # (s): A1-A81	-	Total # of Samples: 144
Relinquished (Client):	Date: 10/10/20	Time: 1503
Received (Lab):	Date:	Time:
Comments/Special Instructions:		

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EMSL-BOSTON OCT 12 2020  
DPA Brix



# PEER

Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection</b> <b>Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>2</u> OF <u>8</u>

Homogenous Group	Sample No.	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material	Quantity Est./ Photo No.	
	A-1	Room 25	mastic M	Black mastic behind chalkboard / wall boards		
	A-2	↓				
	A-3A		2	floor tile	12x12" blue floor tile w/ light blue / dark blue speck	
	A-3B		2	mastic	black mastic for <del>A3A</del>	
	A-4A		3	floor tile	white 12x12" floor tile w/ tan streaks beneath A3A/B	
	A-4B		3	mastic	black mastic <del>for A4A</del>	
	A-5A		4	floor tile	tan 12x12" floor tile w/ dark tan specks	
	A-5B		4	mastic	black mastic <del>for A5A</del>	
	A-6A		5	floor tile	red 12x12" floor tile w/ tan streaks	
	A-6B		5	mastic	black mastic <del>for A6A</del>	
	A-7A		6	floor tile	black 12x12" floor tile w/ gray specks	
	A-7B		6	mastic	black mastic <del>for A7A</del>	
	A-8A		2	floor tile	see A3A	
	A-8B		2	mastic	A3B	
	A-9A		3	floor tile	A4A	
	A-9B		3	mastic	A4B	
	A-10A		4	floor tile	A5A	
	A-10B	4	mastic	A5B		

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

REC'D RTR 0830  
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CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection                  Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>3</u> OF <u>8</u>

<small>Homogenous Group</small>	<small>Location</small>	<small>Building Material / Type (SM, TSI, M)</small>	<small>Physical Assessment Category, and Damage Type or Disturbance Potential</small>	<small>Quantity Est./ Photo No.</small>
Sample No. ↓	(Level / Room)		Detailed Description of Sampled Material ↓	
A-11A	5 room 25	floor tile M	see A6A	
A-11B	↓	↓ mastic ↓	↓ A6B ↓	
A-12A	6	floor tile	A7A	
A-12B	6	mastic	A7B	
A-13	7	slate	gray slate from chalkboard	
A-14	7	↓	↓	
A-15A	8	plaster S	white skim coat wall plaster w/blue paint on wall	
A-15B	8	↓	↓ gray base coat plaster on wall ↓	
A-16A	8	↓	↓ on ceiling ↓	
A-16B	8	↓	↓ on ceiling ↓	
A-17	9 hallway room 22	ceiling tile M	USG plateau 2x4' ceiling tile (2000)	
A-18	9	↓	↓	
A-19	9	↓	↓	
A-20	10 Room 22	cementitious	red cementitious material on white cementitious material on floor of coat closet for classroom	
A-21	10	↓	↓	
A-22	10	↓	↓	
A-23	7	slate	see A13	
A-24	1	mastic	see A1	

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

REC'D RAJ 0830  
 EMSL-BOSTON OCT 12 2020



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Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

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CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002				Hazardous Material Inspection Sample Log / Chain of Custody	
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020				ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 4 OF 8	
Homogenous Group Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.	
A-25A 8	Room 22	plaster 5	see A15A		
A-25B 8	↓	↓	see A15B		
A-26A 8	Hallway at	↓	see A15A		
A-26B 8	Room 22	↓	see A15B		
A-27A 11	Room 13	floor tile M	red 9x9" floor tile w/ white streak.		
A-27B 11		mastic	black mastic		
A-28A 12		floor tile	white 9x9" floor tile w/ <del>white</del> light gray streaks		
A-28B 12		mastic	black mastic		
A-29A 13		floor tile	green 9x9" floor tile w/ dark green/white streaks		
A-29B 13		mastic	black mastic		
A-30A 14		floor tile	light green 9x9" floor tile w/dark green streaks		
A-30B 14		mastic	black mastic		
A-31A 15		floor tile	orange 9x9" floor tile w/ light orange streaks		
A-31B 15	↓	mastic	black mastic		
A-32A 16	hallway at room 13	floor tile	black 12x12" floor tile w/light gray specks		
A-32B 16	↓	mastic	black mastic		
A-32C 16	↓	leveller	leveller (gray) w/ black mastic from A32B		
A-33 7	room 14	slate ↓	see A13		

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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67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection</b> <b>Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>5</u> OF <u>8</u>

Homogenous Group	Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential ↓ Detailed Description of Sampled Material	Quantity Est./ Photo No.
	A-34	1 room 13	mastic M	see A1	
	A-35A	8	plaster S	white skim coat plaster w/blue paint at window	
	A-35B	8		gray base coat plaster	
	A-36A	8		white skim coat plaster on wall w/blue paint	
	A-36B	8		gray base coat plaster	
	A-37A	11 room 14	floor tile M	see A27A	
	A-37B	11	mastic	A27B	
	A-38A	12	floor tile	A28A	
	A-38B	12	mastic	A28B	
	A-39A	13	floor tile	A29A	
	A-39B	13	mastic	A29B	
	A-40A	14	floor tile	A30A	
	A-40B	14	mastic	A30B	
	A-41A	15	floor tile	A31A	
	A-41B	15	mastic	A31B	
	A-42A	16 hallway at room 14	floor tile	A32A	
	A-42B	16	mastic	A32B	
	A-42C	16	leveller	A32C	

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

REC'D RHS 0830  
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132007210

Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<b>Hazardous Material Inspection                  Sample Log / Chain of Custody</b>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE <u>6</u> OF <u>8</u>

Homogenous Group	Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential	Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.
	A-43A	17 New hallway 2nd floor	plaster	S	white textured skim coat ceiling plaster	
	A-43B	17 to exterior	↓	S	gray base coat plaster on metal lath	
	A-44	18	caulk	M	black soft frame caulk for hallway windows	
	A-45	18	↓		↓	
	A-46A	19	floor tile		light brown 9x9" floor tile w/ black streaks	
	A-46B	19	mastic		black mastic	
	A-47A	19	floor tile		see A46A	
	A-47B	19	mastic		see A46B	
	A-48	20	glazing caulk		gray glazing caulk on shattered metal reinforced glass in hallway	
	A-49	20	↓		↓	
	A-50	21 Bath Room 2nd FL	ceiling tile		2x4' USG radar CCMA ceiling tile	
	A-51	21	↓		↓	
	A-52	21	↓		↓	
	A-53A	22 Room 8	floor tile		18" x 21" floor tile - dark red	
	A-53B	22	mastic		black mastic for <del>A53A</del>	
	A-54A	22	floor tile		see A53A	
	A-54B	22	mastic		see A53B	
	A-55A	23	cove base		24" x 4" pink tile like cove base	

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

REC'D RHS 0530  
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Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

Homogenous Group		Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential		Quantity Est./ Photo No.	
Sample No.	↓			Detailed Description of Sampled Material	↓		
CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002				Hazardous Material Inspection Sample Log / Chain of Custody			
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA		SAMPLING DATE: October 10, 2020		ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459		PAGE 7 OF 8	
A-55B	23	Room 8	mastic M	Black mastic <del>AS55A</del>			
A-56A	23	↓	cove base	see A55A			
A-56B	23		mastic	see A55B			
A-57A	24		cove base	Brown 4" x 24" vinyl cove base			
A-57B	24		mastic	black mastic <del>AS57A</del>			
A-58	25		mastic	Tan mastic on foil on back of wall board			
A-59	25		mastic	[Note: black mastic visible but not sample-able]			
A-60A	24		cove base	see A57A			
A-60B	24		mastic	see A57B			
A-61A	26		Room 8 @ hallway	Floor tile	dark red 9x9" floor tile w/ white streak		
A-61B	26			mastic	black mastic <del>AS61A</del>		
A-62A	26			Floor tile	see A61A		
A-62B	26			mastic	see A61B		
A-63A	27		Room 8	floor tile	paper coated floor tile on book shelf surface		
A-63B	27			mastic	black mastic		
A-64A	27			floor tile	see A63A		
A-64B	27		mastic	see A63B			
A-65A	27		floor tile	see A63A			

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

REC'D *RHS*  
EMSL-BOSTON OCT 12 2020



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132007210

Consultants, P.C.

ENGINEERS • SCIENTISTS • PLANNERS

67 South Bedford Street, Suite 400 West • Burlington, MA 01803 • (781) 238-8880 • Fax (781) 238-8884

CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002	<h2 style="margin: 0;">Hazardous Material Inspection</h2> <h3 style="margin: 0;">Sample Log / Chain of Custody</h3>
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020	ASBESTOS INSPECTOR: D. Gorden (PEER); MA: AI-900459 PAGE 8 OF 8

Homogenous Group	Sample No. ↓	Location (Level / Room)	Building Material / Type (SM, TSI, M)	Physical Assessment Category, and Damage Type or Disturbance Potential Detailed Description of Sampled Material ↓	Quantity Est./ Photo No.
	A-65B	27 Room 8	mastic M	see A63B	
	A-66	28 ↓	mastic ↓	Brown canvas / fibreboard w/ brown mastic	Sinks
	A-67	28 ↓	↓	↓	
	A-68	29 ↓	glue ↓	white 1x1' wall sound board with brown glue daubs	
	A-69	29 ↓	↓	↓	
	A-70	30 ↓	plaster ↓	white skim coat wall plaster on cinder block	
	A-71	30 ↓	↓	↓	
	A-72A	17 ↓	plaster ↓	see A43A	
	A-72B	17 ↓	↓	see A43B	
	A-73	31 Room 2	mastic M	black mastic on wood	LQ
	A-74	32 ↓	veneer ↓	tan veneer w/ red lines on bookshelf unit/mastic	LQ
	A-75	33 Room 4	tar/sealant ↓	black tar/sealant on copper at back of wall unit/hvac	LQ
	A-76	34 ↓	tar ↓	black hard tar on cmu wall	LQ
	A-77	29 ↓	glue ↓	see A69	
	A-78A	17 2nd floor hall new	plaster S	see A43A	
	A-79	35 Exterior	caulk M	olive gray window frame	
	A-80	35 ↓	↓	caulk - exterior - older building	note: dead panel windows
	A-81	35 ↓	↓	↓	glazing

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

REC'D RHS 0832  
EMSL-BOSTON OCT 12 2020

Appendix B

Lead in Paint Chips by Flame AAS  
Sample Log and Analytical Data





EMSL ANALYTICAL, INC.  
LABORATORY • PRODUCTS • TRAINING  
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### Lead (Pb) Chain of Custody

EMSL Order ID (Lab Use Only):

132007255

Cinnaminson, NJ 08077  
PHONE: 1-800-220-3675  
FAX: (856) 786-5974

Company : PEER Consultants		EMSL-Bill to: <input checked="" type="checkbox"/> Same <input type="checkbox"/> Different <small>If Bill to is Different note instructions in Comments**</small>	
Street: 67 South Bedford Street Suite 400 West		<i>Third Party Billing requires written authorization from third party</i>	
City: Burlington	State/Province: MA	Zip/Postal Code: 01803	Country: US
Report To (Name): Dave Gorden		Telephone #: 781-238-8880	
Email Address: gordend@peerpc.com		Fax #: 781-238-8884	Purchase Order: 7517-002
Project Name/Number: Devine School / 7517-002		Please Provide Results: <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Email	
U.S. State Samples Taken: MA		CT Samples: <input type="checkbox"/> Commercial/Taxable <input type="checkbox"/> Residential/Tax Exempt	

**Turnaround Time (TAT) Options\* - Please Check**

3 Hour   
  6 Hour   
  24 Hour   
  48 Hour   
  72 Hour   
  96 Hour   
  1 Week   
  2 Week

\*Analysis completed in accordance with EMSL's Terms and Conditions located in the Price Guide

Matrix	Method	Instrument	Reporting Limit	Check
Chips <input type="checkbox"/> % by wt. <input type="checkbox"/> mg/cm <sup>2</sup> <input checked="" type="checkbox"/> ppm (mg/kg)	SW846-7000B	Flame Atomic Absorption	0.01%	<input checked="" type="checkbox"/>
Air	NIOSH 7082	Flame Atomic Absorption	4 µg/filter	<input type="checkbox"/>
	NIOSH 7105	Graphite Furnace AA	0.03 µg/filter	<input type="checkbox"/>
	NIOSH 7300M/NIOSH 7303	ICP-OES	0.5 µg/filter	<input type="checkbox"/>
Wipe*      ASTM <input type="checkbox"/> non ASTM <input type="checkbox"/> <small>*if no box checked, non-ASTM Wipe assumed</small>	SW846-7000B	Flame Atomic Absorption	10 µg/wipe	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	1.0 µg/wipe	<input type="checkbox"/>
TCLP	SW846-1311/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1311/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
SPLP	SW846-1312/7000B/SM 3111B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	SW846-1312/SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
TTLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
STLC	22 CCR App. II, 7000B/7420	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	22 CCR App. II, SW846-6010B or C	ICP-OES	0.1 mg/L (ppm)	<input type="checkbox"/>
Soil	SW846-7000B	Flame Atomic Absorption	40 mg/kg (ppm)	<input type="checkbox"/>
	SW846-6010B or C	ICP-OES	2 mg/kg (ppm)	<input type="checkbox"/>
Wastewater    Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	SM3111B/SW846-7000B	Flame Atomic Absorption	0.4 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.7	ICP-OES	0.020 mg/L (ppm)	<input type="checkbox"/>
Drinking Water    Unpreserved <input type="checkbox"/> Preserved with HNO <sub>3</sub> pH < 2 <input type="checkbox"/>	EPA 200.8	ICP-MS	0.001 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.9	Graphite Furnace AA	0.003 mg/L (ppm)	<input type="checkbox"/>
	EPA 200.5	ICP-OES	0.003 mg/L (ppm)	<input type="checkbox"/>
TSP/SPM Filter	40 CFR Part 50	ICP-OES	12 µg/filter	<input type="checkbox"/>
	40 CFR Part 50	Graphite Furnace AA	3.6 µg/filter	<input type="checkbox"/>
Other:				<input type="checkbox"/>

Name of Sampler: Dave Gorden      Signature of Sampler:

Sample #	Location	Volume/Area	Date/Time Sampled

Client Sample #s: 21 - 211      Total # of Samples: 11

Relinquished (Client):      Date: 10/10/20      Time: 1507 hrs

Received (Lab):      Date:      Time:

Comments:  
:)

REC'D RHS 0830  
EMSL-BOSTON OCT 12 2020  
Drel Bx



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CLIENT: TSKP PROJECT NAME: Devine Elementary School PROJECT #: 7517-002			Hazardous Material Inspection Sample Log / Chain of Custody	
BUILDING NAME: Devine ES, 55 Old Street, Randolph, MA SAMPLING DATE: October 10, 2020			Lead Safe Renovator – Supervisor: 17-0551-373-251190 Lead Inspector: I-4057	
Sample No.	Location (Bldg./Room)	Paint or Coating (Color/Material)	Detailed Description of Sample Material	Comment / Photo No.
L- 1	Room 25	white	white paint on coat alcove ceiling (plaster)	
L- 2	↓	tan	tan paint on coat alcove wall (plaster)	
L- 3		blue	blue paint on wood window sill, plaster walls	
L- 4		gray/tan	gray/tan paint on plaster walls	
L- 5		Room 11	gray/red	gray/red paint on cementitious floor of coat closed
L- 6	↓	light blue	light blue paint on plaster wall	
L- 7		white	white paint on plaster wall	
L- 8	hallway at room 11	light blue/green	light blue/green paint on hallway wood/plaster	
L- 9	Room 8	light blue	light blue paint on plaster wall	
L- 10	↓	white	white paint on fibreboard	
L- 11	exterior	black	black paint on metal overhang at entrance	
L-				
L-				
L-				
L-				
L-				
L-				
L-				
L-				

Lead in paint samples were screened by swabbing the surface with a 3M™ LeadCheck™ Swab. The 3M™ LeadCheck™ Swab has no shelf life and is EPA recognized when used by a certified renovator to determine that lead-based paint is not present on wood, metal, or drywall and plaster surfaces. The swab provides an accurate but qualitative (yes or no) confirmation of the presence of lead in paint, i.e. "red means lead". Yes = lead in paint concentrations detected.

REC'D RAB  
EMSL-BOSTON  
OCT 12 2020



# EMSL Analytical, Inc.

5 Constitution Way, Unit A, Woburn, MA 01801

Phone/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com>

[bostonlab@emsl.com](mailto:bostonlab@emsl.com)

EMSL Order:	132007255
CustomerID:	PEER42
CustomerPO:	
ProjectID:	

Attn: **Dave Gorden**  
**PEER Consultants**  
**67 South Bedford Street, Suite 400 West**  
**Burlington, MA 01803**

Phone: (781) 238-8880  
 Fax: (781) 238-8884  
 Received: 10/12/2020 08:30 AM  
 Collected: 10/10/2020

Project: **Devine School/ 7517-002**

## Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\*

<i>Client Sample Description</i>	<i>Lab ID</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>Lead Concentration</i>
L-1 Site: Room 25 Desc: White Paint on Coat Alcove Ceiling (Plaster)	132007255-0001	10/10/2020	10/14/2020	0.2516 g	160000 ppm
L-2 Site: Room 25 Desc: Tan Paint on Coat Alcove Wall (Plaster)	132007255-0002	10/10/2020	10/14/2020	0.2521 g	140000 ppm
L-3 Site: Room 25 Desc: Blue Paint on Wood Window Sill, Plaster Walls	132007255-0003	10/10/2020	10/14/2020	0.251 g	30000 ppm
L-4 Site: Room 25 Desc: Gray/Tan Paint on Plaster Walls	132007255-0004	10/10/2020	10/14/2020	0.2504 g	2100 ppm
L-5 Site: Room 11 Desc: Gray/Red Paint on Cementitious Floor of Coat Closet	132007255-0005	10/10/2020	10/14/2020	0.25 g	2700 ppm
L-6 Site: Room 11 Desc: Light Blue Paint on Plaster Wall	132007255-0006	10/10/2020	10/14/2020	0.2509 g	<80 ppm
L-7 Site: Room 11 Desc: White Paint on Plaster Wall	132007255-0007	10/10/2020	10/14/2020	0.2495 g	<80 ppm
L-8 Site: Hallway at Room 11 Desc: Light Blue/Green Paint on Hallway Wood/Plaster	132007255-0008	10/10/2020	10/14/2020	0.25 g	480 ppm
L-9 Site: Room 8 Desc: Light Blue Paint on Plaster Wall	132007255-0009	10/10/2020	10/14/2020	0.2523 g	460 ppm
L-10 Site: Room 8 Desc: White Paint on Fibreboard	132007255-0010	10/10/2020	10/14/2020	0.2514 g	3100 ppm
L-11 Site: Exterior Desc: Black Paint on Metal Overhang at Entry	132007255-0011	10/10/2020	10/14/2020	0.2485 g	320 ppm

Eric Steele, 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.

Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA AIHA-LAP, LLC - ELLAP Accredited #180179

Initial report from 10/14/2020 19:18:34

## SECTION 6.2 PRELIMINARY GEOTECHNICAL (DEVINE)

### **Observed Conditions**

Fronting onto Old Street to the east, the eastern portion of the generally T-shaped, 8.32-acre site is occupied by the existing two-story Charles G. Devine Elementary School building, which is surrounded by paved driveways and parking lots. The existing building is generally L-shaped and has a footprint of approximately 26,000 square feet. The remainder of the site is generally occupied by a grass field, with trees around the site perimeter. The site is abutted by residential properties. The existing ground surface generally slopes gradually downward from west to east.

### **Subsurface Summary**

A subsurface exploration program consisting of two (2) borings was conducted at the site on December 4, 2020 by New England Boring Contractors, Inc. of Derry, New Hampshire under contract to McPhail.

Underlying the topsoil exists approximately 3.5 to 5.5 feet of fill. This fill includes very loose to compact silt and sand with trace gravel. Below the fill lies approximately 3.5 to 6.5 feet of Glacial Outwash comprising of dense sand and gravel with occasional cobbles and boulders. Below the Glacial outwash was a lacustrine deposit made up of 5.5 feet of hard silt. This deposit was only located in one of two boring locations. Below this stratum, existed Glacial till made up of very dense silt, sand and gravel.

### **Need for Exploration**

Additional subsurface exploration program consisting of test pits is recommended to be performed to obtain further subsurface information. Test pits will provide more information on the suitability of the fill for re-use as ordinary fill and on the presence of cobbles, boulders, stumps, and other oversize materials in the fill and glacial outwash. Test pits will also allow the site-wide distribution of subsurface materials to be more accurately defined.

### **Preliminary Recommendations**

At this time, the proposed construction is understood to include a new one- to two-story L-shaped elementary school building with a footprint of approximately 44,000 square feet, to be located directly west of the existing building which will be demolished. The remainder of the site will be occupied by paved driveways and parking areas, playgrounds, a U11 soccer field to the north, and a wooded area to remain to the south. It is further understood that no occupied below-grade space is proposed, and it is assumed that there will be no significant changes to site grading.

Based on the scope of the proposed development and the subsurface conditions encountered at the site, for preliminary design purposes it is recommended that foundation support for the proposed structure consist of conventional spread footing foundations in conjunction with slab-on-grade construction.





**PRELIMINARY FOUNDATION  
ENGINEERING REPORT**

**ELIZABETH G. LYONS  
ELEMENTARY SCHOOL  
DEVINE SCHOOL SITE**

**RANDOLPH, MASSACHUSETTS**

**DECEMBER 23, 2020**

Prepared For:

TSKP Studio  
146 Wyllys Street, Building 1-203  
Hartford, CT 06106

2269 Massachusetts Avenue  
Cambridge, MA 02140  
www.mcpHailgeo.com  
(617) 868-1420

**PROJECT NO. 6979.2.D2**



December 23, 2020

TSKP Studio  
146 Wyllys Street, Building 1-203  
Hartford, CT 06106

Attention: Mr. Randall S. Luther, AIA, MCPPO, Partner

Reference: Elizabeth G. Lyons Elementary School – Devine School Site; Randolph, MA  
Preliminary Foundation Engineering Report

Ladies and Gentlemen:

This report documents the results of our subsurface exploration program and preliminary foundation design study to be included as part of a feasibility study of the planned construction of a new elementary school building. The new school building would replace the existing Elizabeth G. Lyons Elementary School at the site of the existing, vacant Charles G. Devine Elementary School located at 55 Old Street in Randolph, Massachusetts. Refer to the Project Location Plan (**Figure 1**) for the general site location.

This report was prepared in accordance with our proposal dated November 20, 2020, and the subsequent authorization of TSKP Studio. These services are subject to the limitations contained in **Appendix A**.

### **Purpose and Scope**

The purpose of our preliminary design study was to obtain initial subsurface information across the proposed building site and to identify preliminary foundation design considerations associated with the feasibility study assessing options for the proposed project.

### **Available Information**

Information available to McPhail Associates, LLC (McPhail) for use in the preparation of this report included the following:

- An undated conceptual drawing indicating the approximate location and configuration of the proposed building.

Elevations referenced herein are in feet and are referenced to an assumed project datum, which sets Elevation 0.0 equal to the rim of an existing manhole to the north of the existing Devine building's western wing.



### **Existing and Proposed Conditions**

Fronting onto Old Street to the east, the eastern portion of the generally T-shaped, 8.32-acre site is occupied by the existing two-story Charles G. Devine Elementary School building, which is surrounded by paved driveways and parking lots. The existing building is generally L-shaped and has a footprint of approximately 26,000 square feet. The remainder of the site is generally occupied by a grass field, with trees around the site perimeter. The site is abutted by residential properties. The existing ground surface generally slopes gradually downward from west to east.

At this time, the proposed construction is understood to include a new one- to two-story L-shaped elementary school building with a footprint of approximately 44,000 square feet, to be located directly west of the existing building which will be demolished. The remainder of the site will be occupied by paved driveways and parking areas, playgrounds, a U11 soccer field to the north, and a wooded area to remain to the south. It is further understood that no occupied below-grade space is proposed, and it is assumed that there will be no significant changes to site grading.

### **Subsurface Exploration Program**

A subsurface exploration program consisting of two (2) borings was conducted at the site on December 4, 2020 by New England Boring Contractors, Inc. of Derry, New Hampshire under contract to McPhail. Boring logs prepared by McPhail are contained in **Appendix B** and approximate plan locations of the borings are as indicated on the enclosed Subsurface Exploration Plan, **Figure 2**.

Borings were performed utilizing truck-mounted drilling equipment. Each boring was advanced using HW casing and the rotary wash method. Standard 2-inch O.D. split-spoon samples and standard penetration tests (SPT) were generally obtained at 5-foot intervals of depth in accordance with the standard procedures in ASTM D1586. The borings were terminated at depths of 20.1 and 22 feet below the existing ground surface.

The explorations were observed by a representative of McPhail who performed field layout, prepared field logs, obtained and visually classified soil samples, monitored groundwater conditions in the borings, and made minor adjustments to the exploration locations and determined the required exploration depths based upon the actual subsurface conditions encountered.

Field locations of the borings were determined by taping from existing site features. The existing ground surface elevation at each of the boring locations was determined by a level survey performed by our field staff utilizing the rim of a manhole as an assumed project datum, since no vertical control information was available.



## **Laboratory Testing**

At the completion of the subsurface exploration program, soil samples were returned to our laboratory for more detailed classification, analysis, and testing. The laboratory testing consisted of sieve analyses to determine the grain size distribution and confirm the visual classifications of the fill and glacial outwash deposit. Laboratory test procedures were in general accordance with applicable ASTM Standards. Results of the gradation testing appear on **Figure 3** and **Figure 4** following the text of this report.

## **Subsurface Conditions**

A detailed description of the subsurface conditions encountered within the borings is documented on the boring logs contained in **Appendix B**. Based on these explorations, the following is a description of the generalized subsurface conditions encountered across the site from ground surface downward.

<i>Stratum</i>	<i>Thickness (feet)</i>	<i>Elevation of Surface (feet)</i>	<i>Explorations Where Stratum Was Encountered</i>
Topsoil	0.5	+8.7, +12.7	B-1, B-2
Fill	5.5, 3.5	+8.2, +12.2	B-1, B-2
Glacial Outwash	6.5, 3.5	+2.7, +8.7	B-1, B-2
Lacustrine Deposit	5.5, NE	-3.8, NE	B-1
Glacial Till	NP	-9.3, +5.2	B-1, B-2
Groundwater	N/A	+4.7, +8.7	B-1, B-2

Note: "NE" indicates stratum not encountered, "NP" indicates stratum not penetrated.

The following are generalized descriptions of the subsurface strata that were encountered:

- **Topsoil** – Very loose to loose, dark brown silty sand with roots and other plant matter.
- **Fill** – Very loose to compact, gray to brown silt and sand with trace gravel, varying to silty gravelly sand. The fill was also observed to contain some organic matter. Grain size distributions of samples of the fill are presented on the enclosed **Figure 3**.
- **Glacial Outwash** – Dense to very dense, mottled, gray to brown to orange sand with some silt and gravel, varying to silty sand with some gravel. The glacial outwash deposit was also observed to include occasional cobbles and/or boulders. Grain size distributions of samples of the glacial outwash deposit are presented on the enclosed **Figure 4**.
- **Lacustrine Deposit** – Hard, varved, orange to gray to brown silt. The lacustrine deposit was encountered between the glacial outwash and glacial till deposits in boring B-1 and was not observed in boring B-2. This variability is likely related to the presence of Great Pond to the east of the site.



- **Glacial Till** – Dense to very dense, gray to brown, well-graded mixture of silt, sand, and gravel. The glacial till deposit was also observed to include frequent cobbles and boulders.
- **Groundwater** – Groundwater was encountered at depths of 4 and 6 feet below the existing ground surface within the borings, at the surface of the natural glacial outwash deposit. It is anticipated that future groundwater levels across the project site may vary from those reported herein based on such factors such as normal seasonal changes, runoff during or following periods of heavy precipitation, and alterations to existing drainage patterns.

### **Preliminary Foundation Design Recommendations**

Based on the scope of the proposed development and the subsurface conditions encountered at the site, for preliminary design purposes it is recommended that foundation support for the proposed structure consist of conventional spread footing foundations in conjunction with slab-on-grade construction. Additional foundation design recommendations are contained below.

#### **Footing Recommendations**

Footings are recommended to bear on the natural, undisturbed glacial outwash deposit, or on imported gravel borrow that is placed and compacted over the natural glacial outwash deposit. For preliminary design purposes, the footings should be proportioned utilizing a maximum design bearing pressure of three (3) tons per square-foot (tsf). All foundations should be designed in accordance with the Code. Recommended minimum footing widths for continuous and isolated spread footings are 24 and 36 inches, respectively.

All footings in unheated areas should be provided with a minimum 4-foot thickness of soil cover as frost protection. Interior foundations should be located such that the top of the foundation concrete is a minimum of 6 inches below the underside of the lowest level slab. All foundations should be located such that they bear below a theoretical line drawn upward and outward at 2 to 1 (horizontal to vertical) from the bottom exterior edge of all adjacent footings, structures, and utilities.

Fill material should be removed at footing locations and within the lateral limits defined herein for the placement of gravel borrow. Where proposed footings are to be supported on gravel borrow, the lateral limits of the excavation should extend beyond the outside edge of the footings for a horizontal distance equal to the depth from the bottom of the proposed footing to the surface of the natural, undisturbed glacial outwash deposit, plus 2 feet in all plan directions.

Gravel borrow should consist of an off-site, well-graded, natural sand and gravel containing less than eight (8) percent passing the No. 200 sieve. Reuse of the on-site soil as ordinary



fill outside the building footprint is discussed in more detail in the "Preliminary Geotechnical Construction Considerations" section of this report.

All gravel borrow placed within the footprint of the proposed building for support of the footings and slab-on-grade should be placed in lifts having a compacted thickness of 6 inches and be compacted to a minimum of 95 percent of its maximum modified Proctor dry density. The placement and compaction of gravel borrow should be monitored by a Registered Professional Engineer or his designated representative in accordance with the provisions of the Code.

#### Slab Recommendations

The proposed lowest level slabs should be designed as conventional soil-supported slabs-on-grade bearing on proof-compacted existing fill material or on imported gravel borrow that is placed and compacted over the proof-compacted existing fill material. Preparation of the building pad for support of the spread footings and slabs should include the removal of all topsoil from the entire proposed building footprint.

The existing fill, where encountered, may remain in place below the lowest level slab provided it is proof-compacted with a minimum of six (6) passes of a large double drum vibratory sheepsfoot roller. All soft, spongy, or "weaving" areas observed during the proof-compaction should be removed and replaced with compacted gravel borrow. The viability of leaving the existing fill in place below the slab is highly dependent on the time of year and the weather in which the earthwork operations for preparation of the building pad will be performed. Specifically, if the earthwork operations are performed during a wet and/or cold period, it is anticipated that significant portions of the on-site fill will be unsuitable to remain below the slab if it becomes too wet and the import of gravel borrow from an off-site source will be required which would be a potential premium cost.

The lowest level slabs should be underlain by a 15-mil polyethylene vapor barrier spread across the surface of a 10-inch thickness of compacted  $\frac{3}{4}$ -inch crushed stone, which is underlain by filter fabric, such as Mirafi 140N or equivalent, spread across the proof-compacted fill subgrade.

Since it is assumed that the proposed development does not include any occupied below-grade space, underslab and/or perimeter foundation drainage is not anticipated to be necessary. If the proposed lowest level slabs will be located below-grade, the proposed grading plan should be provided to McPhail for review to determine if foundation drainage is required. Recommendations for foundation drainage, if required, would be contained in the Final Foundation Engineering Report (FFER).

All localized depressions in the lowest level slab (such as elevator pits, etc.) should be provided with properly tied continuous waterstops in all construction joints and cementitious waterproofing to protect against groundwater intrusion.





### General Foundation Recommendations

Below-grade foundation walls receiving lateral support at the top and bottom (i.e., restrained walls) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 60 pounds per cubic-foot. Similarly, drained cantilevered retaining walls, (i.e., receiving no lateral support at the top) should be designed for a lateral earth pressure corresponding to an equivalent fluid density of 40 pounds per cubic-foot for a level backfill condition. To these values must be added the pressures attributable to earthquake forces per Section 1610.2 of the Code.

Drainage for typical retaining wall design should include weep holes spaced approximately 8 feet on center along the alignment of the wall or a 4-inch diameter perforated PVC pipe with its invert located no higher than 12 inches above the base of the wall. For all retaining walls, a minimum 12-inch-wide vertical layer of  $\frac{3}{4}$ " crushed stone should be installed directly behind retaining walls and separated from other soils with filter fabric.

Lateral forces can be considered to be transmitted from the structure to the soil by passive pressure against the foundation walls utilizing an equivalent fluid density of 120 pounds per cubic-foot providing that the walls are designed to resist these pressures. Lateral force can also be considered to be transmitted from the structures to the soil by friction on the base of footings using a coefficient of 0.4, to which a safety factor of 1.5 should be applied.

### Radon Ventilation System

We recommend the installation of a passive sub-slab radon ventilation system within the proposed building. The radon ventilation system should consist of 4-inch diameter perforated PVC pipe laid flat within the 10-inch thick layer of crushed stone that underlies the proposed slabs. The radon system should include vertical riser pipe, consisting of 4-inch diameter solid PVC pipe, within the interior of the building. The system could be converted to active mitigation systems in the future if required.

### Seismic Design Considerations

For the purposes of determining parameters for structural seismic design, for preliminary design purposes this site is considered to be a Site Class C as defined in Chapter 20 of American Society of Civil Engineers (ASCE) Standard 7-10 "Minimum Design Loads for Buildings and Other Structures". The bearing strata on the proposed site are not considered to be subject to liquefaction during an earthquake based on the criterion of Section 1806.4 of the Code.



### **Preliminary Geotechnical Construction Considerations**

The primary geotechnical construction considerations that are anticipated to have an impact on the design of the structure include the elevation of the proposed lowest level floor slab(s) in relation to the elevation of the surface of the natural glacial outwash deposit, and on-site reuse of excavated soils. Additional geotechnical construction considerations, such as preparation of foundation and slab bearing surfaces, construction dewatering, and off-site removal of excess excavated material, should be discussed in the FFER.

As indicated above, the proposed footings are recommended to bear on the natural glacial outwash deposit or on compacted gravel borrow placed over the natural glacial outwash deposit. The existing fill located below the footings and within the zone of influence of the footings will need to be excavated and imported gravel borrow placed and compacted for support of the footings.

Depending on the location of the proposed building and the elevation of the lowest level slab(s), cuts and/or fills may be required to facilitate the building construction. To minimize the amount of imported gravel borrow that is required, it is recommended that the proposed finished slab elevations be located close to the existing site grades. If the site grades will be raised by more than a couple feet, consideration could be given to reusing the on-site fill soil as ordinary fill within the building footprint to raise the proposed grades and employing a ground improvement method such as aggregate piers (APs) to improve the characteristics of the fill in lieu of excavating the fill below footings and importing gravel borrow. As a ground improvement technique, APs are considered to be a technically suitable alternate to the placement of gravel borrow for foundation support. Furthermore, the structural design of the footings and slabs-on-grade supported on soil improved by APs would be the same as if gravel borrow were used.

As described above, grain size distributions of representative samples of the fill material indicate that the fines content (i.e., silt and clay) ranges from about 31 to 58 percent. Due to the fines content of the existing fill, excavated material may become unsuitable for re-use as ordinary fill if it is not covered and becomes too wet to be properly compacted. Furthermore, when the existing fill is wet it is susceptible to freezing which would also prevent it from being acceptable for on-site reuse within the building footprint. If the earthwork operations are performed during a wet and/or cold period, it is anticipated that significant portions of the existing fill may become unsuitable for re-use on-site.

As such, at the present time the on-site fill is not recommended to be re-used on-site for support of the proposed footings or slabs (unless ground improvement methods are employed) due to the high fines content. It is anticipated that portions of the excavated soils may be re-used on-site as ordinary fill and also left in place below the slabs, provided they are maintained in a dry condition and can be properly compacted.

It is emphasized that excavated material will become unsuitable for re-use if it becomes too wet. Therefore, it is recommended that stockpiles of excavated material intended for re-use be protected against increases in moisture content by securely covering the stockpiles at all



times with 6-mil polyethylene for protection from precipitation and also as a dust mitigation measure. The placement and compaction of on-site material should be completed during relatively dry and non-freezing conditions. If, due to any of the above conditions, the excavated material is unsuitable for reuse, an off-site gravel borrow should be used.

### **Final Comments**

The subsurface information obtained from the recent borings is considered sufficient for preliminary foundation design purposes. However, an additional subsurface exploration program consisting of test pits is recommended to be performed to obtain further subsurface information. Test pits will provide more information on the suitability of the fill for re-use as ordinary fill and on the presence of cobbles, boulders, stumps, and other oversize materials in the fill and glacial outwash. Test pits will also allow the site-wide distribution of subsurface materials to be more accurately defined.

It is recommended that McPhail be retained to perform the additional subsurface exploration and to prepare a final foundation engineering report which provides final foundation recommendations based on the specific project design. The final foundation engineering report would contain additional geotechnical design recommendations for foundation support and will also contain foundation construction considerations. Furthermore, after the submission of the final foundation engineering report, it is recommended that McPhail be retained to provide design phase geotechnical engineering services, including providing design assistance to the Architect and Structural Engineer during the design phase of this project.



TSKP Studio  
December 23, 2020  
Page 9

We trust that the above preliminary information is sufficient for your present requirements. Should you have any questions concerning the recommendations presented herein, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

A handwritten signature in blue ink that reads "Eric S. Hinds".

Eric S. Hinds

A handwritten signature in blue ink that reads "Jonathan W. Patch".

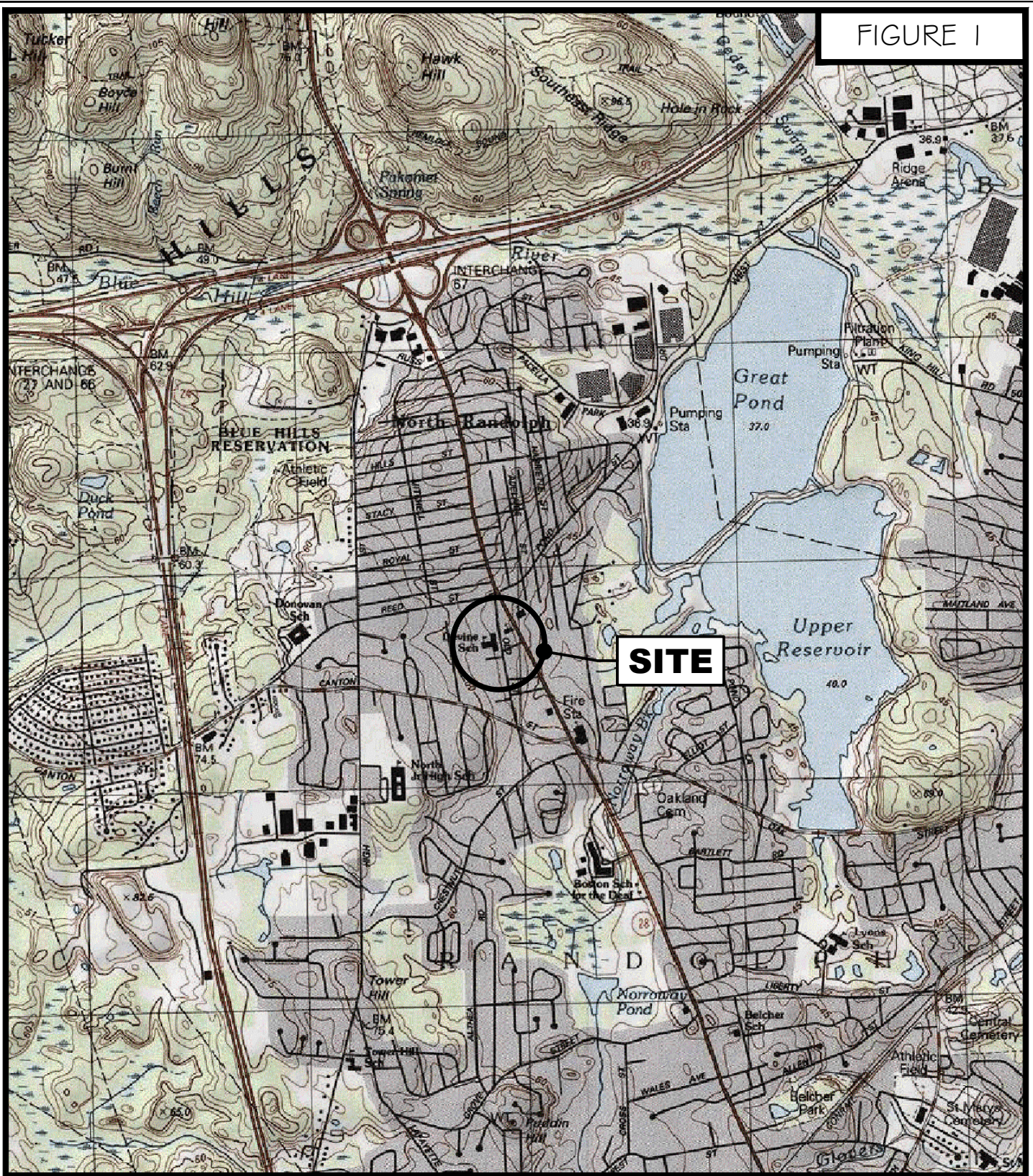
Jonathan W. Patch, P.E.

\\McPhail-fs2\McPhail\Working Documents\Reports\6979\_LyonsSchoolDevineSiteRandolph\_PFER\_122320.docx

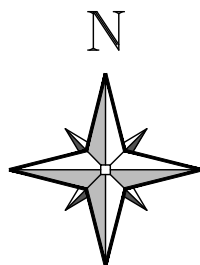
ESH/jwp



FIGURE 1



Geotechnical and  
Geoenvironmental Engineers  
2269 Massachusetts Avenue  
Cambridge, MA 02140  
617/868-1420  
617/868-1423 (Fax)  
www.mcphailgeo.com



SCALE 1:25,000

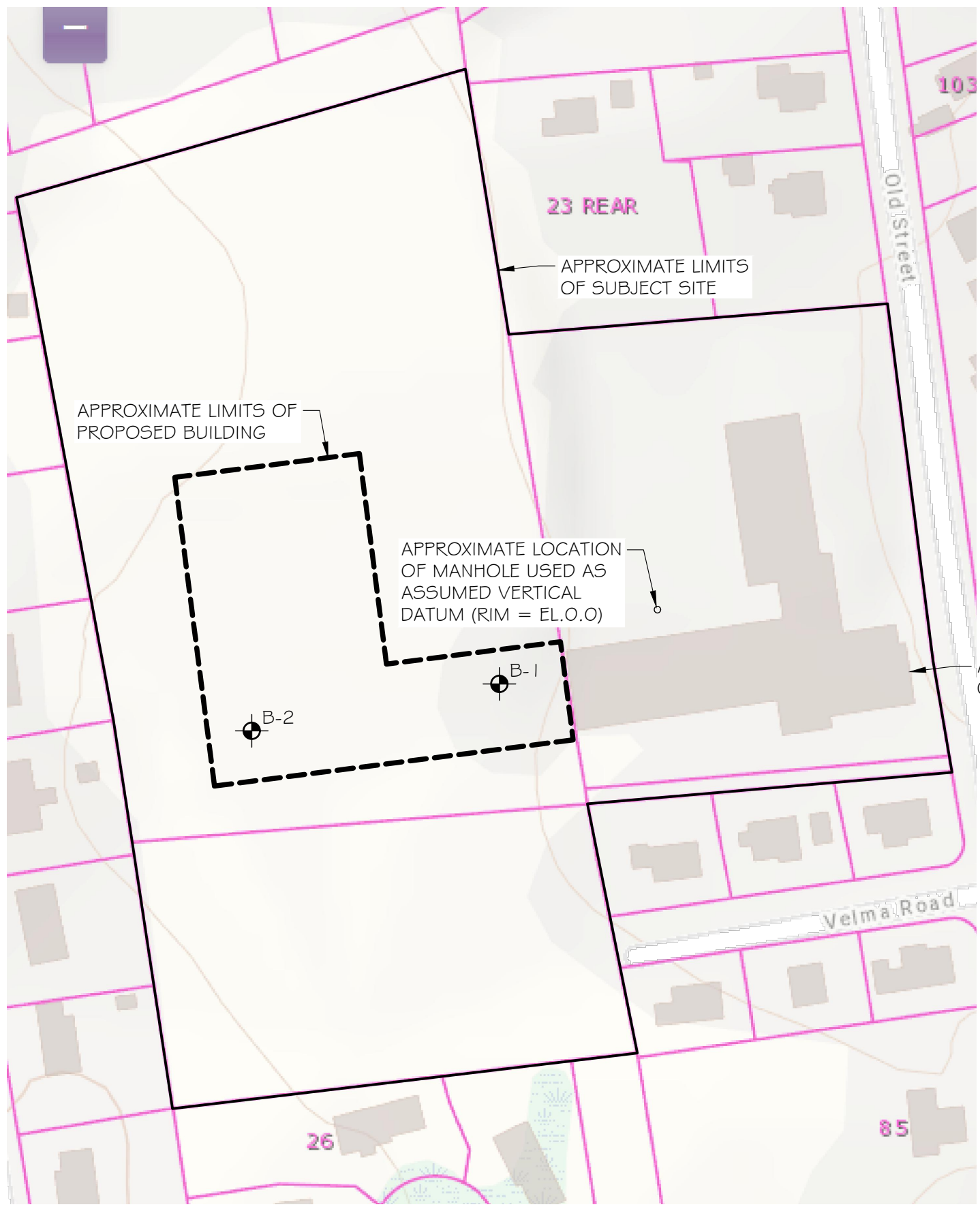
# PROJECT LOCATION PLAN

LYONS ELEMENTARY SCHOOL -  
DEVINE SITE

RANDOLPH

MASSACHUSETTS

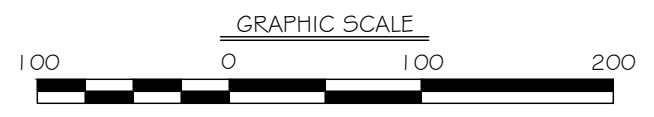




LEGEND

⊕ — APPROXIMATE LOCATION OF BOREHOLE PERFORMED BY NEW ENGLAND BORING CONTRACTORS, INC. ON DECEMBER 4, 2020 FOR McPHAIL ASSOCIATES, LLC

REFERENCE: THIS PLAN WAS PREPARED FROM AN 100-SCALE DRAWING PRINTED ON DECEMBER 17, 2020 FROM THE MASSACHUSETTS INTERACTIVE PROPERTY MAP SITE



FILE NAME: N:\Acad\JOB\6979\FER - Devine Site\6979-FO2.dwg

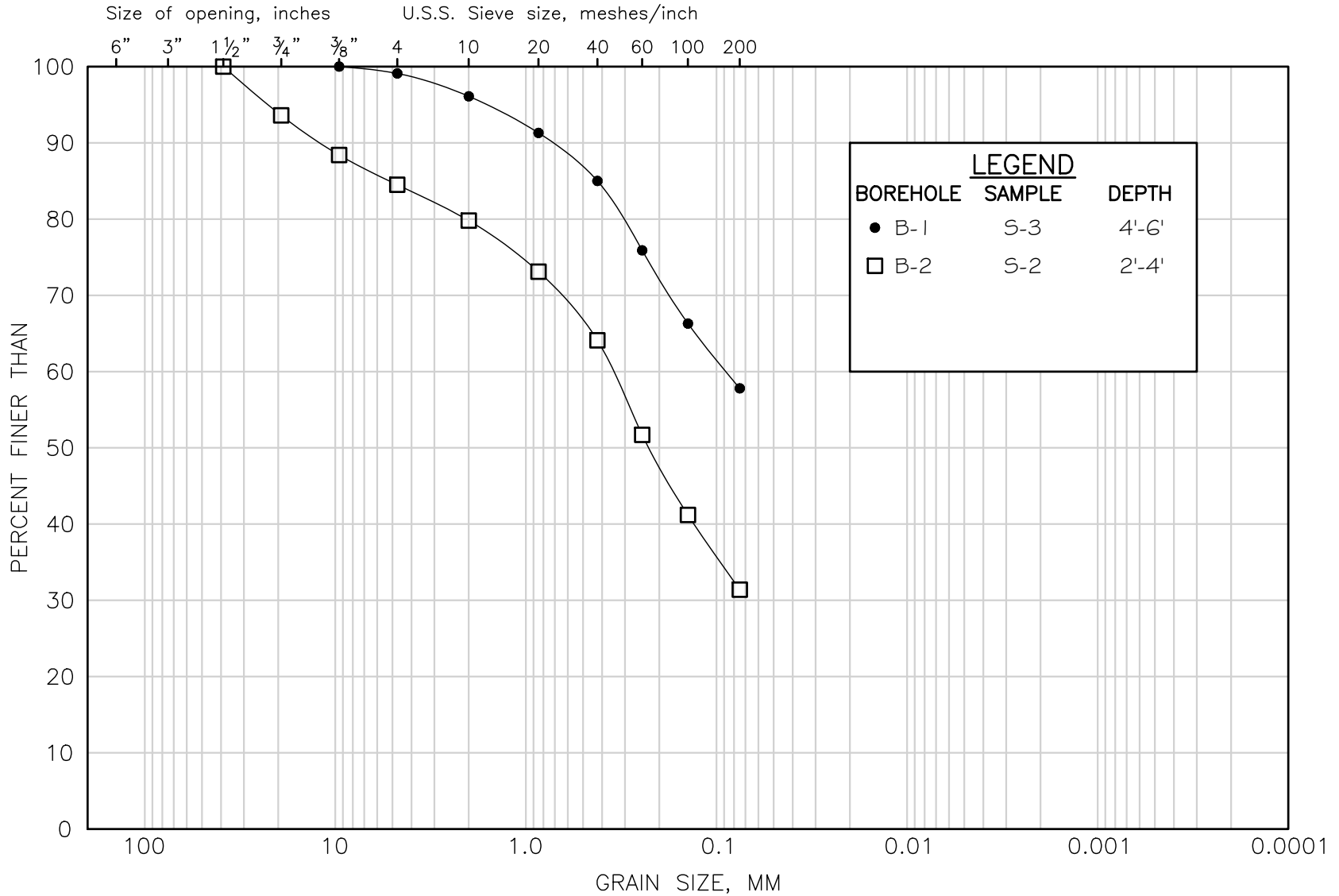
**McPHAIL ASSOCIATES, LLC**  
 Geotechnical and Geoenvironmental Engineers  
 2269 Massachusetts Avenue  
 Cambridge, MA 02140  
 617/868-1420  
 617/868-1423 (Fax)  
 www.mcphailgeo.com

LYONS ELEMENTARY SCHOOL - DEVINE SITE			
RANDOLPH		MASSACHUSETTS	
SUBSURFACE EXPLORATION PLAN			
FOR			
TSKP STUDIO			
BY			
McPHAIL ASSOCIATES, LLC			
Date: DECEMBER 2020	Dwn: I.J.M.	Chkd: E.S.H.	Scale: 1" = 100'
Project No: 6979			



McPHAIL ASSOCIATES, LLC

M.I.T. GRAIN SIZE SCALE



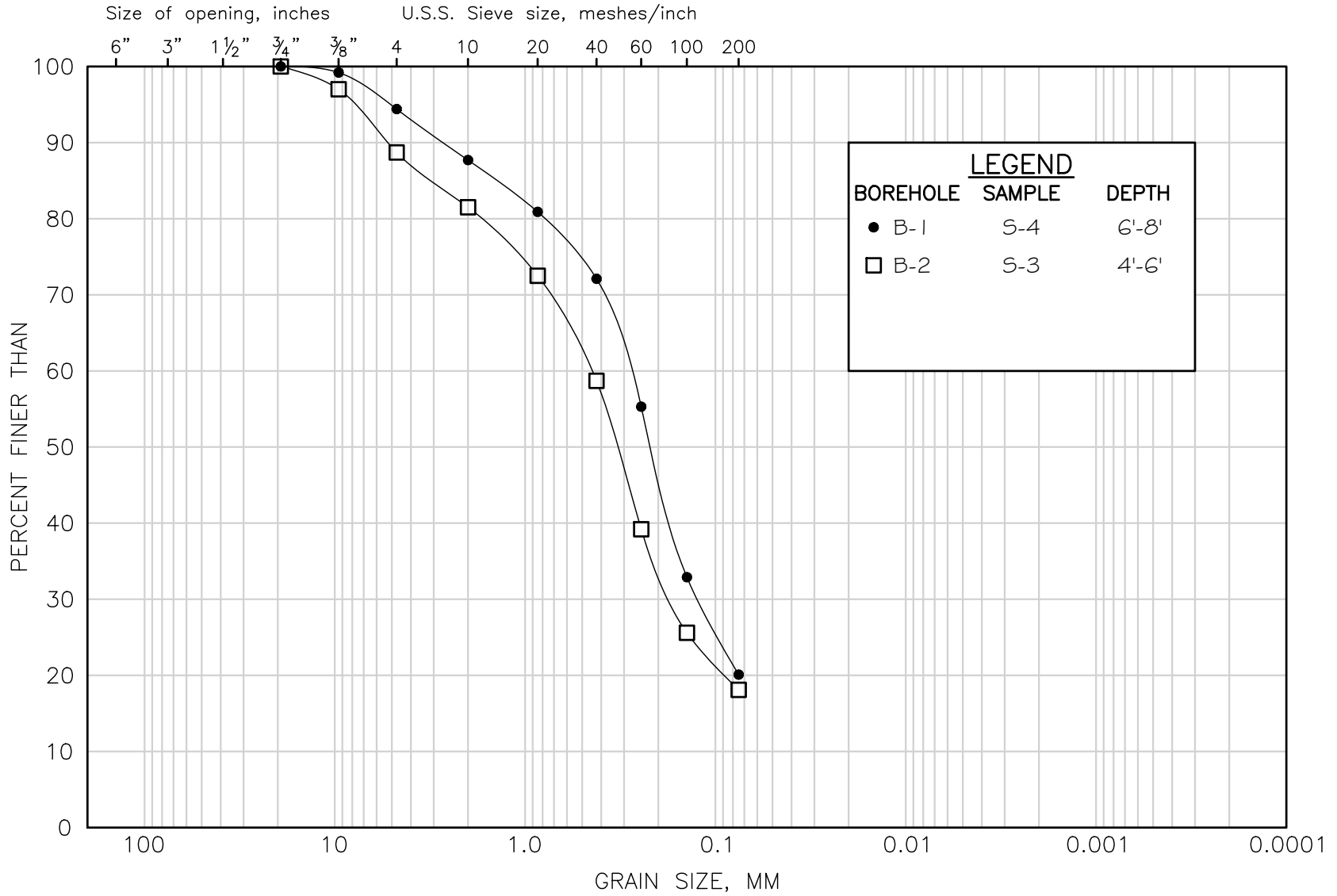
COBBLE SIZE	COARSE	MEDIUM	FINE	COARSE	MEDIUM	FINE	SILT SIZE	CLAY SIZE
	GRAVEL SIZE			SAND SIZE			FINE GRAINED	

GRAIN SIZE DISTRIBUTION  
FILL

FIGURE 3

MCPHAIL ASSOCIATES, LLC

M.I.T. GRAIN SIZE SCALE



COBBLE SIZE	COARSE	MEDIUM	FINE	COARSE	MEDIUM	FINE	SILT SIZE	CLAY SIZE
	GRAVEL SIZE			SAND SIZE			FINE GRAINED	

GRAIN SIZE DISTRIBUTION  
GLACIAL OUTWASH

FIGURE 4



**APPENDIX A:  
LIMITATIONS**



## **LIMITATIONS**

This preliminary report has been prepared on behalf of and for the exclusive use of TSKP Studio for specific application to the proposed new Elizabeth G. Lyons Elementary School in Randolph, Massachusetts in accordance with generally accepted soil and geotechnical engineering practices. No other warranty, expressed or implied, is made.

The recommendations contained in this report are for preliminary pricing and design purposes only. Final subsurface exploration program and foundation engineering analyses will be required for the design and construction of the proposed project. In the event that any changes in nature, design, or location of the proposed construction are planned, the conclusions and recommendations contained in this report should not be considered valid unless the changes are reviewed and conclusions of this report modified or verified in writing by McPhail Associates.

The preliminary analyses and recommendations presented in this report are based upon the data obtained from the preliminary subsurface explorations performed at the approximate locations indicated to McPhail. If variations in the nature and extent of subsurface conditions between the widely spaced explorations become evident during the course of construction, it will be necessary for a re-evaluation of the recommendations of this report to be made after performing on-site observations during the construction period and noting the characteristics of any variations.



**APPENDIX B:**  
**BORING LOGS B-1 AND B-2**

**Project:** Lyons Elementary School - Devine Site      **Job #:** 6979.2.D2      **Boring No. B-1**  
**Location:** 55 Old Street      **Date Started:** 12-4-20  
**City/State:** Randolph, Massachusetts      **Date Finished:** 12-4-20

**Contractor:** New England Boring Contractors, Inc.      **Casing Type:** HW  
**Driller/Helper:** M. D'Ambrosio/C. Richards      **Casing Hammer (lbs)/Drop (in):** 140 lbs/30 inches  
**Logged By/Reviewed By:** TMC/ESH      **Sampler Size/Type:** 2-inch OD split spoon  
**Surface Elevation (ft):** 8.7      **Sampler Hammer (lbs)/Drop (in):** Auto 140 lbs/30 inches

Groundwater Observations			
Date	Depth	Elev.	Notes
12-4-20	6	2.7	

Depth (ft)	Elev. (ft)	Symbol	Depth/Elev. to Strata Change (ft)	Stratum	Sample					Sample Description and Boring Notes
					N-Value RQD	No.	Pen./Rec. (in)	Depth (ft)	Blows/6" Min/ft	
1	8		0.5 / 8.2	TOPSOIL	12	S-1	24/18	0.0-2.0	4 5 7 4	Compact, red to brown gravelly SILT and SAND. (Fill) 1) Sampled continuously to 8 ft. Drove casing to 9.5 ft, washed out and sampled.
2	7		6.0 / 2.7	FILL	13	S-2	24/18	2.0-4.0	4 6 7 7	Compact, mottled red to brown and gray to brown gravelly SILT and SAND. (Fill)
3	6				4	S-3	24/20	4.0-6.0	1 2 2 3	Very loose to loose, mottled red to brown and orange to brown SILT and SAND, trace gravel. (Fill)
4	5				12.5 / -3.8	GLACIAL OUTWASH	54	S-4	24/22	6.0-8.0
5	4		18.0 / -9.3	LACUSTRINE DEPOSIT			81	S-5	24/17	9.5-11.5
6	3				22.0 / -13.3	GLACIAL TILL				
7	2						37	S-6	24/20	15.0-17.0
8	1									
9	0									
10	-1									
11	-2									
12	-3									
13	-4									
14	-5									
15	-6									
16	-7									
17	-8									
18	-9									
19	-10									
20	-11									
21	-12				65	S-7	24/20	20.0-22.0	31 23 42 51	Very dense, gray to brown, well-graded mixture of SILT, SAND, and GRAVEL. (Glacial Till)
22	-13									
23	-14									Bottom of borehole 22 ft below existing ground surface.

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V. LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V. DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V. SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V. STIFF
>30	HARD

**Notes:**  
Weather: Partly clear, 50 deg F



**McPHAIL ASSOCIATES, LLC**  
2269 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02140  
TEL: 617-868-1420  
FAX: 617-868-1423

**Page 1 of 1**



**Project:** Lyons Elementary School - Devine Site      **Job #:** 6979.2.D2      **Boring No. B-2**  
**Location:** 55 Old Street      **Date Started:** 12-4-20  
**City/State:** Randolph, Massachusetts      **Date Finished:** 12-4-20

**Contractor:** New England Boring Contractors, Inc.      **Casing Type:** HW  
**Driller/Helper:** M. D'Ambrosio/C. Richards      **Casing Hammer (lbs)/Drop (in):** 140 lbs/30 inches  
**Logged By/Reviewed By:** TMC/ESH      **Sampler Size/Type:** 2-inch OD split spoon  
**Surface Elevation (ft):** 12.7      **Sampler Hammer (lbs)/Drop (in):** Auto 140 lbs/30 inches

Groundwater Observations			
Date	Depth	Elev.	Notes
12-4-20	4	8.7	

Depth (ft)	Elev. (ft)	Symbol	Depth/Elev. to Strata Change (ft)	Stratum	Sample				Sample Description and Boring Notes	
					N-Value RQD	No.	Pen./Rec. (in)	Depth (ft)		Blows/6" Min/ft
1	12		0.5 / 12.2	TOPSOIL					1	Compact, red to brown to gray silty gravelly SAND. (Fill)
2	11			FILL	11	S-1	24/11	0.0-2.0	5	
3	10									6
4	9		4.0 / 8.7		23	S-2	24/8	2.0-4.0	8	
5	8			GLACIAL OUTWASH					15	Sampler encountered cobble or boulder while driving to 4 ft and deflected. Moved hole ~3 ft north and drove casing to 4.5 ft, washed out and sampled.
6	7								21	
7	6			GLACIAL TILL					21	Dense, mottled red to brown and orange to brown and gray SAND, some silt and gravel. (Glacial Outwash)
8	5		7.5 / 5.2						21	
9	4			GLACIAL TILL					18	Dense, gray to brown, well-graded mixture of SILT, SAND, and GRAVEL. (Glacial Till)
10	3								18	
11	2			GLACIAL TILL					17	Dense, gray to brown, well-graded mixture of SILT, SAND, and GRAVEL. (Glacial Till)
12	1		11.4 / 1.3						20	
13	0		11.8 / 0.9	COBBLE					22	Roller bit advanced through apparent cobble from 11.4 ft to 11.8 ft.
14	-1			GLACIAL TILL					112	
15	-2		14.7 / -2.0	BOULDER						Very dense, gray, well graded mixture of SILT, SAND, and GRAVEL. (Glacial Till)
16	-3		15.3 / -2.6			127/11"	S-5	11/18	14.5-15.4	
17	-4			GLACIAL TILL					100/5"	Roller bit advanced through apparent boulder from 14.7 ft to 15.3 ft.
18	-5									
19	-6			BOULDER OR BEDROCK						Very dense, gray, well-graded mixture of SILT, SAND, and GRAVEL. (Glacial Till)
20	-7		19.6 / -6.9			100/1"	S-6	1/1	19.5-19.6	
21	-8		20.1 / -7.4	Bottom of borehole 20.1 ft below existing ground surface.						Roller bit advanced into apparent boulder or bedrock from 19.6 ft to 20.1 ft.
22	-9									
23	-10									

GRANULAR SOILS	
BLOWS/FT.	DENSITY
0-4	V.LOOSE
4-10	LOOSE
10-30	COMPACT
30-50	DENSE
>50	V.DENSE

SOIL COMPONENT		
DESCRIPTIVE TERM	PROPORTION OF TOTAL	SOIL CONTAINING THREE COMPONENTS EACH OF WHICH COMPRISE AT LEAST 25% OF THE TOTAL ARE CLASSIFIED AS "A WELL-GRADED MIXTURE OF"
"TRACE"	0-10%	
"SOME"	10-20%	
"ADJECTIVE" (eg SANDY, SILTY)	20-35%	
"AND"	35-50%	

COHESIVE SOILS	
BLOWS/FT.	CONSISTENCY
<2	V.SOFT
2-4	SOFT
4-8	FIRM
8-15	STIFF
15-30	V.STIFF
>30	HARD

**Notes:**  
Weather: Partly clear, 50 deg F



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FAX: 617-868-1423

**Page 1 of 1**

SECTION 6.3

TOWN OF RANDOLPH  
HISTORICAL COMMISSION  
LETTER OF DETERMINATION



**Town of Randolph  
Historical Commission  
6 South Main Street  
Randolph, MA, 02368**

12 November 2020

Ronald Lum  
Building Commissioner  
41 South Main Street  
Randolph, MA, 02368

RE: 55 Old Street – Preliminary Determination of Historical Significance

Attachments: Application for Determination of Historical Significance for 55 Old Street (Devine School)

Mr. Lum

On October 6<sup>th</sup> the Historical Commission received an Application for Determination of Historical Significance, pursuant to Section 87-3.2 of the Town's Demolition Bylaw, from Councilor James Burgess for the Town of Randolph Town Council and the Randolph School Committee, for the purpose of receiving permission for demolition of the building at 55 Old Street, the former Devine Elementary School to facilitate the work of the School Building Committee.

Prior to the application, three Historical Commission members joined School Committee and Town Council members for a tour of the building on September 25<sup>th</sup>, and received a copy of the facilities report prepared for the School Dept. in 2012.

The Historical Commission reviewed the Application at its October 27<sup>th</sup> meeting. The original building, which dates to 1930 has a Mass. Historical Commission Form B for it. While the building is historically significant as one of three municipal buildings designed and built or renovated by Randolph architect James Edmund Kelley, and it was named for one of Randolph's sailors who died in World War One, the condition of the building and its severely deteriorated state make it highly unlikely that it could be preserved and restored/rehabilitated in any meaningful way. While normally the history and architecture of such a building normally would automatically trigger a public hearing, a poll of the commission members determined that even with a public hearing the conditions of the building would render moot any historical significance, and that the Commission would make the following determination, which was approved unanimously:

The Historical Commission determines that the the building at 55 Old Street, known as the Devine Elementary School, taken in its totality is not considered historically significant, due to the severity of the deterioration to the building. However there are historically and architecturally significant elements of the building that are considered as significant, and the Commission directs the following items to be removed from the 1930 building and preserved in the course of any subsequent demolition for future use by the Town in any possible future construction on the site:

- ⤴ Stone or formed concrete Sign with the legend “Charles Gabriel Devine School” and ornamental shields on either side of it, on the front facade of the building.



- ⤴ Stone or formed concrete plaques inscribed with the Roman numerals “MCMXXX” in the upper corners of the front facade of the building.



⤴ One or more interior solid wooden doors.



⤴ Entrance way columns and concrete porch elements on the far right end of the front facade.

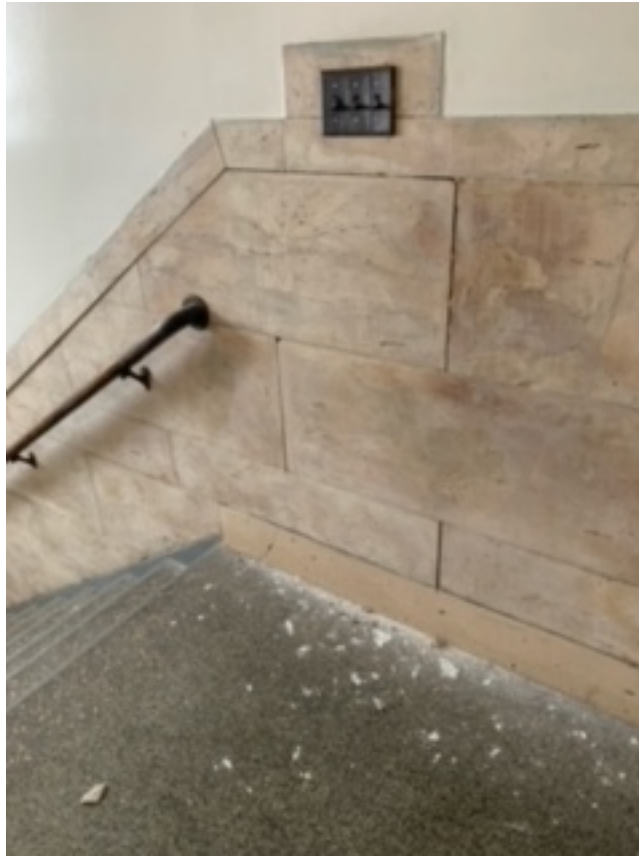




- ⤴ Romanesque style arched portico at the rear of the 1930 building.
- ⤴ Decorative cornice around the facade of the 1930 building



▲ Decorative travertine marble panels in the front entrance stairwell, with associated brass railings.



- △ Three geometric symbols on the left side of the original 1930 building where it connects with the 1950s addition.



- ▲ Bricks from Chimney for possible reuse in preserving or rebuilding chimneys in other historic buildings.



⤴ Desks from the basement



- ^ Memorial stone and brass marker for Marine Sergeant Hugh Alexander MacDonald, killed in action at Soissons, France in World War I.
- ^ Historic bell and clock, retrieved by Councillor Burgess, and until recently, on display at Town Hall.

you have any questions or concerns relative to the Historical Commission's determinations above, please let us know.

Respectfully Submitted,

Henry M. Cooke, IV, Chairman  
Historical Commission  
Town of Randolph

Cc: Town Council, School Committee, School Superintendent, Historical Commission



SECTION 6.4

PHASE 1 ENVIRONMENTAL SITE  
ASSESSMENT

# Phase I Environmental Site Assessment

“Charles G. Devine Elementary School Property”

55 Old Street, Randolph, Norfolk County, Massachusetts

February 22, 2021

PEER Project No. 7517-001



**Prepared for:**

TSKP Studio

Boston, Massachusetts

**Prepared by:**

PEER Consultants, P.C.

Burlington, Massachusetts



February 22, 2021

TSKP Studio  
119 Braintree Street, Suite 201  
Boston, MA 02134

Attn: Mr. Yugon Kim, TSKP Boston Director, Associate  
E: ykim@tskp.com

Re: Phase I Environmental Site Assessment  
Charles G. Devine Elementary School Property  
55 Old Street, Randolph, Norfolk County, Massachusetts  
PEER Project No. 7517-001

Dear Mr. Kim:

PEER Consultants, Inc. (PEER) is pleased to submit the enclosed ASTM 1527-13, Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with PEER Proposal No. 7517-001 dated January 6, 2021.

We appreciate the opportunity to be of assistance to you on this project. In addition to Phase I ESA consulting services, our professionals provide services for Water and Wastewater Engineering; Environmental Engineering, Environmental Science and Sustainability; and Field Services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of PEER's services, please visit our website at [www.PEERcpc.com](http://www.PEERcpc.com). If there are any questions regarding this report or if we may be of further assistance, please contact us.

Sincerely,  
**PEER Consultants, P.C.**

David Gorden, CPSS, CWS  
Senior Environmental Scientist  
/dg/ 7517-001

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## EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with PEER Consultant's (PEER) proposal dated January 6, 2021, and was conducted consistent with the procedures included in ASTM E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Mr. David Gorden, Environmental Professional with PEER. In addition, Mr. Gorden performed the target property reconnaissance on February 4, 2021.

### Findings and Opinions

The target property (the "Property") is located at 55 Old Street, Randolph, Norfolk County, Massachusetts. The Property consists of four rectangular-shaped parcels. The northwestern parcel is referred to as "Old Street Off", and is identified by Map/Parel 12-B-017.00. The southwestern parcel is also referred to as "Old Street Off", and is identified by Map/Parel 12-B-016.00. A group of two connected buildings on the eastern parcel ("Old Street" / Map/Parcel 12-B-028.00) on the Property has the center global positioning system (GPS) coordinates of approximately 42.18961° N and -71.05950° W. These connected buildings on the Property together comprise the former Charles G. Devine Elementary School (the "School"). The parcel directly south of the School is also referred to as "Old Street", and is identified by Map/Parel 12-B-029.00.

In general, the Property slopes to the east, with an elevation which ranges from approximately 187 feet above mean sea level (msl) along the western portion nearest Flint Locke Road to 167 feet above msl nearest Old Street. Vision Government Solutions (Vision) is the host of the Town of Randolph, Massachusetts property data. According to Vision, the 12-B-016.00 portion of the Property consists of 1.62 acres of vacant land; the 12-B-017.00 portion of the Property consists of 4.39 acres of vacant land; and the 12-B-029.00 portion of the Property consists of 0.08 acres of vacant land. According to Vision, the 12-B-028.00 portion of the Property consists of 2.31 acres of land; however, Vision does not provide details on any building attributes.

In general, this parcel is bound to the north by Dow Street (paper), the following addresses on Reed Street (#8, #18, #28, #34, #36), and the following addresses on Old Street (#23 Rear, #25); to the east by Old Street or the following addresses on Old Street (#23 Rear, #52), and 1026 North Main Street; to the west by the following address on Flint Locke Road (#11, #13, #15, #17, #19, #21, #23, #25) and by Dow Street (paper); and to the south by the following addresses on Velma Road (#9, #11, #17) and the following addressed on TJ Mullaney Drive (#19, #23, #26); all of which are located in Randolph, Massachusetts..

-----



**Phase I Environmental Site Assessment**

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



This section identifies known or suspect recognized environmental conditions (RECs), controlled RECs, historical RECs, and de minimis conditions. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as being present with respect to the subject site are referred to as Known RECs. PEER did not identify Known RECs associated with the target property.

-----

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as being likely present with respect to the subject site are referred to as Suspect RECs. The following Suspect REC has been identified associated with the target property.

- PEER observed an aboveground storage tank (AST) above asphalt pavement, and surrounded by a chain-link fence on the exterior of the building along its west central side. This AST was showing evidence of oxidation/rusting along its exterior, and contained a clock-style gauge with a small hand on “1”, and a big hand on “5”. According to the “how to read” sheet for this 6,000-gallon capacity (96-inch x 16-foot horizontal) tank, which was obtained from another Randolph school: 720 gallons of material would be expected within the AST. The piping from this AST appeared to still connect into the site building; however, it would be expected that this AST has not been used since at least 2008, when the school closed.

Snow/ice was present on the ground surface. PEER did not observe evidence of a spill or release to the exposure or migration pathways associated with this AST. PEER notes suspect vandalism on the Property, along with the presence of this unused AST (rusting, with associated piping, and an estimated 720 gallons of material based on the clock-style gauge). With the presence of this AST, under conditions that pose a material threat of a future release to the environment, this AST is considered to be a **Suspect REC** to the target property.

-----

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls, are referred to as Controlled RECs. PEER did not identify Controlled RECs associated with the target property.

## Phase I Environmental Site Assessment

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



-----

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as resulting from a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, are referred to as Historical RECs. PEER did not identify Historical RECs associated with the target property.

-----

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, de minimis conditions are a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The following de minimis conditions have been identified on or associated with the target property.

- In a review of information received during the Town interview process, PEER notes that the Historical Commission provided information which indicates that “soft coal” was used to fire the boilers in or about 1939. PEER notes that subsurface exploration of soil on the Property may identify coal or coal ash associated with its historic use on the Property. The presence of coal or coal ash, if present on or beneath the Property, may be considered a **de minimis condition**.
  
- PEER observed a north to south oriented, approximate 36-inch reinforced concrete pipe, which was discharging water into an open brook, located near 15 Flint Locke Road, at the northwestern edge of parcel 12-B-016.00. This open brook flowed south, then east, before re-entering a subsurface piping conduit located west of 17 Velma Road, at the northeastern edge of parcel 12-B-016.00. It is unknown whether any of the building drains, or on-site catch basins which may be present on the target property, are connected to the subsurface piped portion of this brook. It is further unknown whether this brook was part of a former natural brook from undeveloped land areas west of the Property, or whether the brook serves as part of a stormwater management system from now-developed land areas west of the Property. However, with suspect stormwater entering the Property and potentially exposed to soil/sediment on the target property, this stormwater conveyance system/brook may be considered a **de minimis condition**.

## Phase I Environmental Site Assessment

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



## Conclusions

We have performed a Phase I Environmental Site Assessment for the 55 Old Street, Randolph, Norfolk County, Massachusetts target property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the target property, except for the following:

### Target Property

- 55 Old Street, Randolph, MA
  - One Suspect REC

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## CHARLES G. DEVINE ELEMENTARY SCHOOL PROPERTY

55 OLD STREET, RANDOLPH, NORFOLK COUNTY, MA

PEER Consultants Project No. 7517-001

February 22, 2021

### 1.0 INTRODUCTION

The purpose of the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* 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. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (“landowner liability protections” or “LLPs”); that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

#### 1.1 Target Property Description

The target property (the “Property”) is located at 55 Old Street, Randolph, Norfolk County, Massachusetts. The Property consists of four rectangular-shaped parcels. The northwestern parcel is referred to as “Old Street Off”, and is identified by Map/Parcel 12-B-017.00. The southwestern parcel is also referred to as “Old Street Off”, and is identified by Map/Parcel 12-B-016.00. A group of two connected buildings on the eastern parcel (“Old Street” / Map/Parcel 12-B-028.00) on the Property has the center global positioning system (GPS) coordinates of approximately 42.18961° N and -71.05950° W. These connected buildings on the Property together comprise the former Charles G. Devine Elementary School (the “School”). The parcel directly south of the School is also referred to as “Old Street”, and is identified by Map/Parcel 12-B-029.00.

In general, the Property slopes to the east, with an elevation which ranges from approximately 187 feet above mean sea level (msl) along the western portion nearest Flint Locke Road to 167 feet above msl nearest Old Street. Vision Government Solutions (Vision) is the host of the Town of Randolph, Massachusetts property data. According to Vision, the 12-B-016.00 portion of the Property consists of 1.62 acres of vacant land; the 12-B-017.00 portion of the Property consists of 4.39 acres of vacant land; and the 12-B-029.00 portion of the Property consists of

## Phase I Environmental Site Assessment

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



0.08 acres of vacant land. According to Vision, the 12-B-028.00 portion of the Property consists of 2.31 acres of land; however, Vision does not provide details on any building attributes.

In general, the interior may consist of plaster ceilings, drywall or plaster walls; and Terrazzo, ceramic tiles, or vinyl resilient floor tiles on concrete or wood flooring. The building envelope may consist of a brick façade with cement/concrete. Exterior environments may consist of asphalt-paved walking and parking areas, curbing, ornamental vegetation, grass, trees, or bare soil areas.

In general, this parcel is bound to the north by Dow Street (paper), the following addresses on Reed Street (#8, #18, #28, #34, #36), and the following addresses on Old Street (#23 Rear, #25); to the east by Old Street or the following addresses on Old Street (#23 Rear, #52), and 1026 North Main Street; to the west by the following address on Flint Locke Road (#11, #13, #15, #17, #19, #21, #23, #25) and by Dow Street (paper); and to the south by the following addresses on Velma Road (#9, #11, #17) and the following addressed on TJ Mullaney Drive (#19, #23, #26); all of which are located in Randolph, Massachusetts.

The table below further details the target property description.

### Target Property Description

<b>Target Property Name</b>	Charles G. Devine Elementary School Property
<b>Location/Address</b>	Old Street Off, Randolph, Norfolk County, Massachusetts Map Parcel ID 12-B-016.00
	Old Street Off, Randolph, Norfolk County, Massachusetts Map Parcel ID 12-B-017.00
	Old Street, Randolph, Norfolk County, Massachusetts Map Parcel ID 12-B-028.00
	Old Street, Randolph, Norfolk County, Massachusetts Map Parcel ID 12-B-029.00
<b>Land Area</b>	Approximately 8.40 acres (combined)
<b>Improvements</b>	One two-structure (connected) school style building; asphalt paved parking areas, ornamental vegetation, playing fields, and other associated land development improvements.

The target property location is depicted on Figure 1 of Appendix A, which was reproduced from a portion of the Blue Hills (2012) USGS 7.5-minute series topographic map. A target property aerial map sketch, target property site detail sketch, and two MassGIS OLIVER images showing the target property and adjoining/nearby properties are also included as Figure 2, Figure 3,

## Phase I Environmental Site Assessment

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



Figure 4, and Figure 5 of Appendix A, respectively. Acronyms and terms used in this report are described in Appendix B.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with PEER Proposal No. 7517-001 dated January 6, 2021, and was conducted consistent with the procedures included in ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The purpose of this ESA was to assist the client in developing information to identify recognized environmental conditions (RECs) in connection with the target property as reflected by the scope of this report. ASTM E 1527-13 defines a REC as:

*“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”*

This purpose was undertaken through user-provided information, a regulatory database records review, historical and physical records review, interviews, including local government inquiries, as applicable, user- provided information, and a visual noninvasive reconnaissance of the site and adjoining properties. Scope limitations, ASTM deviations, exceptions, and significant data gaps (if identified) are noted in the applicable sections of the report.

### 1.3 Standard of Care

This ESA 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. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed.



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As presented in Section 4.5.1 of the Standard Practice ASTM E 1527-13, no environmental site assessment can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and this practice recognizes reasonable limits of time and cost. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

### **1.4 Scope Limitations, ASTM Deviations, Exceptions, Significant Assumptions, and Special Terms and Conditions**

Based upon the agreed-on scope of services, this ESA did not include activities such as subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other such services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested may not have been available or may not have been received by the issuance date of the report. Information obtained for this ESA was received from several sources that PEER believes to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

There may have been exceptions or limitations to Standard Practice ASTM E 1527-13 encountered during this project. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failure is not uncommon in trying to identify the use of the property at five-year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical sources may be excluded if: (1) the sources are not reasonably ascertainable, or (2) if past experience indicates that the sources are not likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives.

PEER notes that different historical sources, or sources utilized during the Town file review process appear to provide variable information pertaining to building(s) construction dates and/or building(s) square-footage. Where applicable, PEER has presented the information as obtained from the specific source; therefore, the User may note the variability in represented building(s) construction dates and/or building(s) square footage within this Report.

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There does not appear to be significant gaps in the history of usage of the target property back to at least 1930. Based on a review of the historical use information, further detailed below, the eastern portion of the target property has been developed since at least 1936 (Historical Topographic Map), with the Charles G. Devine School, along Old Street, but more likely since 1930 (Randolph Tax Assessor) with the Charles G. Devine School. The target property appears to have been utilized as a school and associated purposes from at least 1930 through at least 2008, when the school building closed. Randolph considers the use of the Property since 2008 as vacant land. The building appeared to be vacant and deteriorating and the land appeared to have no organized use as of February 4, 2021 (date of site reconnaissance). Therefore, in our opinion, any perceived lack of 5-year intervals of property history back to the property's obvious first developed use or 1940 (whichever is earlier) should not significantly limit this assessment.

Observation of surficial soils was limited due to the presence of buildings and asphalt on the target property. Observation of surficial soils was further limited by the presence of several inches of snow across both the developed and undeveloped portions of the property. This is considered to be a significant data gap; however, based on any anticipated future scope of the project for this target property, it may be expected that geotechnical interpretation and/or geo-environmental soil and groundwater sampling may be completed by Others in support of the potential project. No other limitations, except as noted, imposed by physical obstructions such as adjacent buildings, bodies of water, or other limiting conditions (e.g., rain, wind, etc.) were encountered during the assessment.

An evaluation of the significance of these limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; therefore, such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

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### 1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of TSKP Studio and the Town of Randolph. Use or reliance by any other party is prohibited without the written authorization of TSKP Studio, Town of Randolph, and PEER Consultants, P.C (PEER).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and/or PEER's Agreement for Services. The limitation of liability defined in the proposal and/or Agreement for Services is the aggregate limit of PEER's liability to the client and all relying parties.

Continued viability of this ESA report is subject to ASTM E 1527-13 Sections 4.6 and 4.8. If this ESA will be relied upon by a User, i.e. - third party, other than the User for whom the ESA was originally prepared, then this third party must also satisfy the User's Responsibilities in Section 6 of ASTM E 1527-13.

An Environmental Professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the Environmental Professional.

An environmental site assessment meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction is presumed to be valid. Interviews with owners, operators, and/or occupants occurred on February 4, 2021. Searches for recorded environmental cleanup liens were not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report. Reviews of federal, tribal, state, and local government records occurred on February 4, 2021. Visual inspections of the property and of adjoining properties occurred on February 4, 2021. The declaration by the environmental professional responsible for the environmental site assessment (or update, if applicable) occurred on February 22, 2021.

**Therefore, this ESA may be presumed to be valid until August 20, 2021.**



## 2.0 USER PROVIDED INFORMATION

### 2.1 User Provided Information

Prior to the site visit, the Client was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

#### User Questionnaire Responses

User Questionnaire Item	User Did Not Respond	User's Response	
		Yes	No
<p><i>Environmental liens that are filed or recorded against the property (40 CFR 312.25).</i></p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</p>	√		
<p><i>Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi).</i></p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	√		
<p><i>Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</i></p> <p>Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</p>	√		
<p><i>Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</i></p> <p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	√		

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User Questionnaire Item	User Did Not Respond	User's Response	
		Yes	No
<p><i>Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</i></p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,</p> <p>a. Do you know the past uses of the property?</p> <p>b. Do you know of specific chemicals that are present or once were present at the property?</p> <p>c. Do you know of spills or other chemical releases that have taken place at the property?</p> <p>d. Do you know of any environmental cleanups that have taken place at the property?</p>	√		
<p><i>The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).</i></p> <p>Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?</p>	√		

Notes:

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”), the User must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The User should provide the following information to the Environmental Professional. Failure to conduct these inquiries could result in a determination that “all appropriate inquiries” is not complete.

**The User did not respond to this inquiry to complete the User Questionnaire.**



### 3.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the target property.

#### 3.1 Physical Setting Sources

The sources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a property were reviewed, and are summarized in the following table.

Physical Setting Information		Source
<b>Topography</b> (Refer to Appendix A for an excerpt of the Topographic Map)		
Target Property Elevation	The Property slopes to the east, with an elevation which ranges from approximately 187 feet above mean sea level (msl) along the western portion nearest Flint Locke Road to 167 feet above msl nearest Old Street.	Site Reconnaissance, 2/4/21; EDR Radius Map Report, 2/4/21; MassGIS OLIVER Mapping Tool (accessed 2/18/21)
Surface Runoff/ Topographic Gradient	Visually, stormwater appeared to be both managed and unmanaged. Stormwater which occurs on the northwestern portion of the Property may infiltrate directly into the ground. PEER observed a north to south oriented, approximate 36-inch reinforced concrete pipe, which was discharging water into an open brook, located near 15 Flint Locke Road, at the northwestern edge of parcel 12-B-016.00. This open brook flowed south, then east, before re-entering a subsurface piping conduit located west of 17 Velma Road, at the northeastern edge of parcel 12-B-016.00. PEER observed a catch basin in the grass near this piping conduit. PEER observed a failing (subsiding) catch basin in the parking area west of the Building, and observed several additional catch basins in the gutter line along Old Street and directly east of the Building. The potential interconnection of underground drainage was not further investigated during the reconnaissance portion of this ESA.	
Closest Surface Water	Unnamed open water body, near Ricciardi Reservoir, approximately 1,570 feet east from the eastern edge of the target property.	



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**Soil Characteristics**

Soil Type	The Natural Resource Conservation Service Web Soil Survey lists one major soil type on the target property, and two minor soil types. This includes Udorthents, loamy; Woodbridge-Urban land complex (3 to 15 percent slopes); and Canton-urban land complex (3 to 15 percent slopes).	EDR Radius Map Report, 2/4/21; Natural Resource Conservation Service Web Soil Survey (accessed 2/18/21)
Description	The Udorthents, loam land component consists of excavated and filled coarse-loamy human transported material. The Woodbridge-Urban land complex (3 to 15 percent slopes) land component consists of moderately well drained coarse-loamy lodgment till derived from gneiss, granite, and/or schist; and the Canton-urban land complex (3 to 15 percent slopes) consist of well drained friable coarse-loamy eolian deposits over loose sandy and gravelly ablation till.	

**Geology/Hydrogeology**

Category	Plutonic and Intrusive Rocks	EDR Radius Map Report, 2/4/21
Description	Precambrian Era, Precambrian System, and Z Granitic Rocks Series (Zg)	
Estimated Depth to First Occurrence of Groundwater	As per information obtained based on the soil series associated with this land component, though groundwater depth for Udorthents, loamy is not provided, NRCS estimates that groundwater depth for the other to soil series on the Property may occur at 18 to 30 inches for the Woodbridge-Urban land complex, and may occur at more than 80 inches for the Canton-Urban land complex.	Natural Resource Conservation Service Web Soil Survey (accessed 2/18/21)
*Hydrogeologic Gradient	Based on available file information, a hydrogeologic gradient has not been determined for the target property. However, based on general topography, the overall hydrogeologic gradient may be to the east, toward Ricciardi Reservoir.	

\* Typically, the groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of multiple on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### **3.2 Standard and Additional Environmental Records Sources**

Regulatory database information was provided by Environmental Data Resources Inc. (EDR), a contract information services company. The purpose of the records review was to obtain and review records that will help identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated, and the scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words upgradient, cross gradient and downgradient refer to the topographic gradient in relation to the site. Therefore, for example, a facility listed as "upgradient" may have a topographic contour higher than a topographic contour on the target property. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of a detailed on-site groundwater monitoring well system throughout the target property, and surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### **3.3 Federal and State/Tribal Databases**

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required approximate minimum search distances, measured from the nearest site boundary. The approximate minimum search distance for a particular record may be adjusted at the discretion of the environmental professional. Factors that the environmental professional may consider in adjusting the approximate minimum search distance include: (1) the density (for example, urban, rural, or suburban) of the setting in which the property is located; (2) the distance that the hazardous substances or petroleum products are likely to migrate based on local geologic or hydrogeologic conditions; (3) the property type, (4) existing or past uses of surrounding properties, and (5) other reasonable factors. The justification for each adjustment and the approximate minimum search distance actually used for any particular record, if applicable is explained in the report.

The database report for the approximate target property boundaries was run for the polygon, which included demarcated limits around the individual four (4) parcels selected as part of the 55 Old Street, Randolph, MA assessment, as shown in the EDR database report.

The table below shows database information and radius information based on the entire polygon for the target property. If identified to be present for this specific site, individual parcels which are listed on databases are specifically detailed and further described in the sections below the table. Database definition, descriptions, and the database search report are included in Appendix D.

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**Federal Databases**

Database	Description	Radius (miles)	Listings
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.	1	0
NPL (Delisted)	The NPL (Delisted) refers to facilities that have been removed from the NPL.	0.5	0
CERCLIS	The CERCLIS database is a compilation of facilities which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the CERCLA of 1980.	0.5	0
CERCLIS NFRAP	CERCLIS/NFRAP refers to facilities that have been removed and archived from EPA's inventory of CERCLA sites.	0.5	0
RCRA CORRACTS	The EPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous waste that are undergoing "corrective action." A "corrective action" order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility.	1	0
RCRA-TSDF; RCRA non-CORRACTS TSD	The RCRA Non-CORRACTS/TSD Database is a compilation by the EPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.	0.5	0
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non- acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non- acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.	Property and Adjoining Properties	0

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Database	Description	Radius (miles)	Listings
IC / EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.	Property	0
ERNS	The Emergency Response Notification System (ERNS) is a listing compiled by the EPA on reported releases of petroleum and hazardous substances to the air, soil and/or water.	Property	0

**State/Tribal Databases**

Database	Description	Radius (miles)	Listings
NPL	State and tribal equivalent NPL	1.0	Not searched by EDR
SHWS	State and tribal equivalent CERCLIS. Contains information on releases of oil and hazardous materials that have been reported to DEP.	0.5	13
Landfill/ Solid Waste	State and/or Tribal database of solid waste facilities located within Massachusetts. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.	0.5	0
LUST/LAST	State and/or Tribal database of leaking underground storage tanks in the state of Massachusetts.	0.5	8
UST/AST	State and/or Tribal database of registered storage tanks in the State of Massachusetts which may include the owner and location of the tanks.	Property and Adjoining Properties	0

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Database	Description	Radius (miles)	Listings
IC/EC	Activity and use limitations include both engineering controls and institutional controls. The DEP approves requests to restrict the future use of a property using an enforceable agreement called an environmental real covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.	Property	0
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.	0.5	0
Brownfields	Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous materials to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields.	0.5	0

In addition to the above ASTM-required listings, in order to enhance and supplement the standard environmental record sources, PEER reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The most recent version of the Massachusetts Contingency Plan (MCP), reviewed in conjunction with the development of this ESA, was published on April 25, 2014. Please note that based on 310 CMR 40.1055: Transition Provisions, as of June 20, 2014,

- (1) all Class A-1, A-2 and B-1 Response Action Outcomes (RAO) submitted to the Department prior to June 20, 2014 shall be Permanent Solutions with No Conditions.
- (2) all Class A-3, A-4, B-2 and B-3 RAO submitted to the Department prior to June 20, 2014 shall be Permanent Solutions with Conditions.
- (3) all Class C-1 RAO submitted to the Department prior to June 20, 2014 shall be Temporary Solutions as described in 310 CMR 40.1050(1)(e)1.
- (4) all Class C-2 RAO submitted to the Department prior to June 20, 2014 shall be Temporary Solution as described in 310 CMR 40.1050(1)(e)2.

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Please also note that in considering RECs, specifically Historical RECs versus Controlled RECs, this Environmental Professional based the classification on 310 CMR 40.1041: Categories of Permanent Solutions, which indicates the following:

1. Permanent Solution with No Conditions shall apply to:
  - (a) disposal sites or portions of a disposal site where the requirements of 310 CMR 40.1040(1) have been achieved;
  - (b) disposal sites or portions of a disposal site where oil and/or hazardous material concentrations do not exceed an applicable Upper Concentration Limit in Soil or Groundwater listed at 310 CMR 40.0996(6), unless such levels are consistent with Natural Background;
  - (c) disposal sites or portions of a disposal site where a level of No Significant Risk exists and will be maintained for all current and foreseeable future use of the site without relying upon:
    1. assumed limitations on current or future site activities, uses or conditions, that require an Activity and Use Limitation, as specified in 310 CMR 40.1012(2); or
    2. assumed limitations on current or future site activities, uses or conditions, that do not require an Activity and Use Limitations pursuant to 310 CMR 40.1013; and
  - (d) sites where response actions have eliminated all threats of release and no release of oil and/or hazardous material to the environment has occurred.

In addition, the following link, active at the time of this ESA indicates the Massachusetts Department of Environmental Protection (MADEP) Waste Site / Reportable Releases Look Up Tool - Definitions of Fields Listed in Search Results: [MassDEP Waste Site - Reportable Release Look Up Terms.pdf](#)



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The target property is listed twice on the EDR database report (Asbestos) for the following address: 55 Old Street, Randolph, Massachusetts.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. An additional discussion for selected facilities, based on information obtained from EDR, or from hyperlinks contained within the EDR report to MADEP files, follows the summary table within Appendix D, when applicable.

**Listed Facilities**

<b>Facility Name and Location</b>	<b>Estimated Distance/Direction/Gradient</b>	<b>Database Listings</b>
<b>TARGET PROPERTY</b>		
Devine Early Education Ctr; Charles Devine Early Education Ctr 55 Old Street Randolph, MA 02368	Target Property	ASBESTOS
<b>ADJOINING PROPERTIES</b>		
	No Adjoining Properties on the State and Federal Database	
<b>NEARBY PROPERTIES</b>		
North Randolph Cleaners Inc. 1055 North Main Street Randolph, MA 02368	430 feet / North-northeast / Downgradient	RCRA NonGen / NLR; ICIS; US AIRS; RI MANIFEST; EDR Hist Cleaners; MA Drycleaners; MA HW GEN
Massik Paul MD 999 North Main Street Randolph, MA 02368	365 feet / East / Downgradient	MA HW GEN; RCRA- VSQG; FINDS; ECHO
US Gas; No Location Aid; Top Motors Inc DBA US Gas 954 North Main Street (945 North Main Street) Randolph, MA 02368	800 feet / Southeast / Downgradient	MA AST; MA SHWS; MA LUST; MA RELEASE; MA UST; MA HW GEN; MA LUST; MA ASBESTOS; MA ENF

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**TARGET PROPERTY**

**A1-A2**

**Devine Early Education Ctr**

**Charles Devine Early Education Ctr**

**55 Old Street, Randolph, MA 02368**

The target property is listed within the following regulatory database: ASBESTOS. The ASBESTOS database is not part of the standard ASTM 1527-13 databases searched. In addition, the presence of asbestos is not part of the scope of work under this ESA, and are under the control of other regulatory programs within the Commonwealth of Massachusetts. Therefore, the listing of the target property on this database has not been further reviewed under ASTM 1527-13.

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**ADJOINING PROPERTIES**

No adjoining properties are listed on the State and Federal database.

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**NEARBY PROPERTIES**

**B3-B5:**

**North Randolph Cleaners Inc.**

**1055 North Main Street**

**Randolph, MA 02368**

This nearby facility is listed on the RCRA NonGen / NLR, ICIS, US AIRS, RI MANIFEST, EDR Hist Cleaners, MA Drycleaners, MA HW GEN databases.

In June 1998, this facility had a “Generator Pre-Transport” violation under RCRA, with a written informal enforcement. EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. This database falls within a category of information EDR classifies as “High Risk Historical Records”. This facility has been listed on EDR’s database as “dry cleaning plants, except rugs” from 1969 through 2014. In addition, according to available records, this facility is still in business but not using perchloroethylene.

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Based on the distance and direction of this nearby property, as well as the presumed downgradient status of this facility, this nearby property is not considered to be a REC to the target property.

**C6-C7:**

**Massik Paul MD**

**999 North Main Street**

**Randolph, MA 02368**

This nearby facility is listed on the MA HW GEN, RCRA-VSQG, FINDS, and ECHO databases.

The listing of this “medical doctor” at this facility has no violations found on these databases.

Based on the distance and direction of this nearby property, as well as the presumed downgradient status of this facility, this nearby property is not considered to be a REC to the target property.

**D8-D13:**

**US Gas**

**No Location Aid**

**Top Motors Inc DBA US Gas**

**954 North Main Street**

**(945 North Main Street)**

**Randolph, MA 02368**

This nearby facility is listed on the MA AST, MA SHWS, MA LUST, MA RELEASE, MA UST, MA HW GEN, MA LUST, MA ASBESTOS, and MA ENF databases. There may be an identified inconsistency with the property address listed in the database, as these addresses appear to point to either a residence or a commercial building. According to MassGIS OLIVER, the property address for this facility may be 7 Forrest Street, which occurs horizontally between 954 N Main Street and 945 N Main Street, in Randolph, MA

This facility has submitted a Form C for a tank (underground storage tank) as of 10/9/2019. No additional tank information is presented within the database.

This facility is listed under RTN 4-3022305 for a 2-hour release of oil on 11/13/2002. This facility is also listed under RTN 4-3001524 for a “pipe” release (1,242 parts per million of gasoline) from a LUST on 8/4/1986. Both of these releases are under a Class A2 RAO, which means that a permanent solution has been achieved, but contamination has not been reduced to background.

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This facility is listed as having one 8,000-gallon double-walled metal gasoline tank installed on 8/1/1992 and removed as of 9/26/2014; two 3,000-gallon double-walled metal gasoline tank installed on 8/1/1992 and removed as of 9/26/2014; and one 6,000-gallon double-walled metal gasoline tank installed on 8/1/1992 and removed as of 9/26/2014.

This facility is listed as having one 5,000-gallon double-walled non-corrodible gasoline tank installed on 12/1/2014; one 10,000-gallon double-walled non-corrodible gasoline tank installed on 12/1/2014; and one 5,000-gallon double-walled non-corrodible diesel tank installed on 12/1/2014.

This facility is listed as having one 300-gallon gasoline above ground storage tank.

This facility is listed under RTN 4-0025333 for a 72-hour release of gasoline from a UST on 9/26/2014. This release is under a PSNC, which means a site/release where a Permanent Solution Statement was submitted indicating that response actions were sufficient to achieve a level of No Significant Risk for all current and foreseeable future uses of the site without the need to restrict the use of the property.

Based on the distance and direction of this nearby property, as well as the presumed downgradient status of this facility, this nearby property is not considered to be a REC to the target property.

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Unmapped/orphan facilities are those that do not contain sufficient address or location information to evaluate the site listing locations relative to the target property. The report listed fifteen (15) facilities in the unmapped section. Determining the location of all the unmapped facilities is beyond the scope of this assessment; however, none of these facilities appeared to be located on the target property.

### 3.4 Federal/State/Tribal Records Review Summary

This target property is listed two (2) times on the EDR database report under the addresses of for 55 Old Street, Randolph, Massachusetts for “ASBESTOS”, which is not part of the scope of work under this ESA, and under the control of other regulatory programs within the Commonwealth of Massachusetts. Therefore, the listing of the target property on this database has not been further reviewed under ASTM 1527-13. No adjoining properties occur within the databases reviewed. The listing of nearby properties within the database report have been reviewed in Section 3.3 and the listings were determined to not be considered a REC to the target property.



### 3.5 Historical Topographic Maps

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the site. The environmental professional uses professional judgment and considers the possible releases that might have occurred at a property in light of the historical uses and, in conjunction with other relevant information gathered as part of the ESA process. All obvious uses of the property, as per ASTM E1527-13, shall be identified from the present, back to the property’s first developed use, or back to 1940, whichever is earlier.

Readily available historical United States Geological Survey (USGS) topographic maps were reviewed to evaluate land development in connection with the site. Historical topographic maps are summarized below.

- Blue Hills, 2012, 7.5-Minute
- Norwood, 1985, 7.5-Minute
- Blue Hills, 1979, 7.5-Minute
- Blue Hills, 1971, 7.5-Minute
- Blue Hills, 1958, 7.5-Minute
- Blue Hills, 1954, 7.5-Minute
- Blue Hills, 1946, 7.5-Minute
- Boston, 1943, 30-Minute
- Blue Hills, 1941, 7.5-Minute
- Blue Hills, 1936, 7.5-Minute
- Dedham, 1919, 15-Minute
- Dedham, 1915, 15-Minute
- Dedham, 1894, 15-Minute

#### Historical Topographic Maps

Direction	Description
Target Property (TP)	2012: Details are not provided on topographic map for target property (TP). 1985; 1979: Built-up area. Reverse “L” as school building feature, labeled “Devine Sch”. 1971: Reverse “L” as school building feature, labeled “Devine Sch”. 1958: Reverse “L” as school building feature, labeled “Devine Sch”. Small square structure may occur at end of road (currently known as Velma Road), which extends onto TP west of southwestern edge of school building. 1954; 1946; 1941; 1936: Rectangular (oriented north to south) school building. No label. Small square structure (as described in Year 1958). Note: Due to scale of 1943 map, features are not discernible. 1919; 1915: Scale of map limits features. Suspect tree symbols shown. 1894: Scale of map limits discernible features.

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Direction	Description
North	<p>2012: Details are not provided on topographic map</p> <p>1985: Built-up area, then Reed Street.</p> <p>1979: Built-up area, small square building, then Reed Street.</p> <p>1971: Small square building, built-up area, then Reed Street.</p> <p>1958: Small square building (with additional small square buildings along Old Street), then forested land. Note: Reed Street stops at Mitchell Street.</p> <p>1954: Small square buildings along Old Street), then land. Note: Reed Street an unpaved road nearest High Street.</p> <p>1946; 1941; 1936: Small square buildings along Old Street, then forested land. Note: Due to scale of 1943 map, features are not discernible.</p> <p>1919; 1915: Scale of map limits features. Suspect tree symbols shown.</p> <p>1894: Scale of map limits discernible features.</p>
East	<p>2012: Old Street</p> <p>1985: Built-up area, then Old Street, then east to west oriented rectangular church building.</p> <p>1979, 1971: Built-up area, then Old Street.</p> <p>1958; 1954; 1946; 1941; 1936: Old Street, then land with small square buildings along Main Street (with one square church building) and additional small square buildings on (currently known as) Intervale Terrace. Note: Due to scale of 1943 map, features are not discernible.</p> <p>1919; 1915: Scale of map limits features. Suspect road with suspect square buildings, then land.</p> <p>1894: Scale of map limits discernible features, else suspect road.</p>
West	<p>2012: Details are not provided on topographic map</p> <p>1985; 1979; 1971: Built-up area, then (currently known as) Flint Locke Road.</p> <p>1958: Forested land.</p> <p>1954; 1946; 1941; 1936: Forested land, land, or otherwise undeveloped. Note: Due to scale of 1943 map, features are not discernible.</p> <p>1919; 1915: Scale of map limits features. Suspect tree symbols shown.</p> <p>1894: Scale of map limits discernible features.</p>
South	<p>2012: Details are not provided on topographic map</p> <p>1985; 1979: Built-up area, or (currently known as) Velma Road.</p> <p>1971: Land, or Velma Road.</p> <p>1958: Forested land or Velma Road (with six small square buildings).</p> <p>1954; 1946; 1941; 1936: Forested land, land, Velma Road, or otherwise undeveloped. Note: Due to scale of 1943 map, features are not discernible.</p> <p>1919; 1915: Scale of map limits features. Suspect tree symbols shown.</p> <p>1894: Scale of map limits discernible features.</p>





### 3.6 Historical Aerial Photographs

Selected historical aerial photographs were reviewed at approximately 10-to-15-year intervals, if readily available, to obtain information concerning the history of development on and near the target property. Evaluation of these aerials may be limited by a photograph’s quality and scale. Selected photographs are summarized below.

- 2016, 1"=500' - Flight Year: 2016 USDA/NAIP
- 2012, 1"=500' - Flight Year: 2012 USDA/NAIP
- 2008, 1"=500' - Flight Year: 2008 USDA/NAIP
- 1996, 1"=500' - Acquisition Date: January 1, 1996 USGS/DOQQ
- 1995, 1"=500' - Acquisition Date: January 1, 1995 USGS/DOQQ
- 1985, 1"=500' - Flight Date: April 17, 1985 USDA
- 1978, 1"=500' - Flight Date: April 23, 1978 USGS
- 1970, 1"=500' - Flight Date: October 29, 1970 USDA
- 1969, 1"=500' - Flight Date: April 13, 1969 USGS
- 1960, 1"=500' - Flight Date: December 3, 1960 USGS
- 1957, 1"=500' - Flight Date: April 22, 1957 USGS
- 1952, 1"=500' - Flight Date: August 24, 1952 USDA

#### Historical Aerial Photographs

Direction	Description
Target Property (TP)	<p>2016: Color image. At western target parcels, grassed field along central and northern portion; trees at southern section, with playground (on reflective media) just north of trees. Reverse “L” shaped building with light-colored roof and suspect asphalt-paved areas (no vehicles) along eastern target parcel at Old Street. Above-ground storage tank (AST) location (as observed during site reconnaissance) visible in image.</p> <p>2012: Similar to 2016. However, vegetation with leaf-on may hide view of AST, and vehicles are parked along northern edge of eastern target parcel.</p> <p>2008: Similar to 2012.</p> <p>1996: Black and white image. At western target parcels, grassed field along central and northern portion with three visible suspect baseball diamonds; trees at southern section. Reverse “L” shaped building with light-colored roof on northern (original) building, dark colored roof on southern (addition) building, and suspect vehicles parked to north and east of building along eastern target parcel at Old Street.</p> <p>1995: Similar to 1996, and lighter colored ground reflection from north to south along western property boundary, and then east, directly north of tree area discussed earlier.</p> <p>1985^: Color-infrared image. Similar to 1995; however, asphalt paved areas associated with eastern target parcel are discernible.</p>

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Direction	Description
	<p>1978: Black and white image. At western target parcels, grassed field along central and northern portion with three visible (non-maintained) suspect baseball diamonds; trees at southern section with suspect west to east oriented stream at northern edge of tree area. Reverse “L” shaped building with light gray reflective colored roof on both buildings, and suspect vehicles parked to northwest of building along the eastern target parcel at Old Street.</p> <p>1970: Black and white image. Similar to 1978; however, suspect stream not visible due to tree cover, and reverse “L” shaped building has a light-colored (reflective) roof on northern (original) building, and dark colored roof on southern (addition) building.</p> <p>1969: Black and white image. Similar to 1970; however suspect stream visible, only two suspect baseball diamonds (on west-central property edge) visible, and roof color of reverse “L” shaped buildings appear similar colored.</p> <p>1960: Black and white image. At western target parcels, grassed or sand/gravel field along central and northern portion; trees at southern section. Reverse “L” shaped building with light gray colored roofs along eastern target parcel at Old Street.</p> <p>1957: Black and white image. At western parcel, sand/gravel along central portion with trees along the northern and southern sections. Suspect field stone wall partially separating western target parcels from eastern target parcel. Reverse “L” shaped building with light gray colored roofs present along eastern target parcel at Old Street.</p> <p>1952: Black and white image. At western target parcels, grass and trees generally interspersed along the northern section with a higher density of tree cover along the southern section. Northwest to southeast oriented path along northern section of western target parcels. One site building, a north to south oriented rectangular building (original) on the eastern target parcel, nearest Old Street, with ground area either as grass or as a more reflective sand/gravel/pavement.</p>
North	<p>2016, 2012, 2008, 1996, 1995, 1978, 1970, 1969: From west to east, small building (<i>residential structure built in 1943 according to Vision</i>), then three east to west oriented rectangular buildings (<i>condominium apartments built in 1970 according to Vision</i>) with associated asphalt pavement along Reed Street, then Reed Street; else one parcel with grass, trees, and small building (<i>residential structure built in 1930 according to Vision</i>) and second parcel with grass, trees, and small building (<i>residential structure built in 1800 according to Vision</i>); together “two parcels”, both of which are located north of school building.</p> <p>1960: From west to east, small building, then vacant land with trees, then a suspect unimproved road (currently Reed Street); else two parcels (with house and trees) north of school building.</p> <p>1957: From west to east, small building, then vacant land with trees, then a suspect unimproved road only to the northwest with vegetated areas to the northeast along what eventually becomes Reed Street; else two parcels (with houses, access driveway, and trees) north of school building.</p> <p>1952: From west to east, small building, then path (currently a paper extension of Dow Street), then vacant land with trees, then a path (currently Reed Street); else two</p>

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Direction	Description
	parcels (with houses, grass, and a few trees) north of school building.
East	<p><i>Please note the discussion above (in "North") for aerial information north of the eastern parcel, which contains the building. Please also note the discussion below (in "South") for aerial information south of the eastern parcel, which contains the building.</i></p> <p>2016, 2012, 2008, 1996, 1995, 1978, 1970, 1969: Old Street (paved), then (from north to south along Old Street) one large east-west oriented rectangular building (currently known as church and associated buildings), suspect paved parking area of church with vehicles present or absent from year to year, and house (<i>built in 1925 according to Vision</i>) at Old Street intersection with "Intervale Terrace". <i>Note: Vision indicates that the Church was built in 1900 and transferred to the Roman Catholic Archbishop of Boston in 1958.</i></p> <p>1960: Similar to above however, extent of church parking lot not discernible due to sun angle within aerial photograph.</p> <p>1957: Similar to above; however, southern edge of church parking lot may be vegetated and consist of a small structure (aerial photograph "grainy").</p> <p>1952: Old Street, then (from north to south along Old Street) grassed and vegetated area, then one large east-west oriented rectangular building (currently known as church), then suspect grassed area with access path toward (what is currently known as) 1016 N. Main Street, which Vision indicates was built in 1935, then house at Old Street intersection with "Intervale Terrace".</p>
West	<p>2016, 2012, 2008, 1996, 1995, 1978, 1970, 1969, 1960: From north to south, paper extension of Dow Street, then eight small buildings with grass and/or trees (trees decrease in coverage in 1960-1969 due to the new residential development) (<i>residential structures built in 1960 or 1961 according to Vision</i>), then Flint Locke Road.</p> <p>1957: Undeveloped land (forested) and south to north oriented access path associated with a suspect agricultural field further west.</p> <p>1952: Undeveloped land (forested) and south to north oriented access path associated with agricultural fields further west.</p>
South	<p>2016, 2012, 2008: From west to east, three rectangular buildings with driveway and lawns on cul-de-sac (<i>residential structures built in 2007, 2006, and 2009 according to Vision</i>), with additional residential structures south, then three, square buildings with lawns (<i>residential structures built in 1953, according to Vision</i>), on a side street and nearest Old Street.</p> <p>1996, 1995, 1978, 1970, 1969, 1960, 1957, 1952: From west to east, undeveloped land, with a suspect successional agricultural field reverting back to an agricultural field in older aerial photographs; then three, square buildings with lawns, on a side street and nearest Old Street.</p>

^Color-infrared (CIR) aerial photography--often called "false color" photography because it renders the scene in colors not normally seen by the human eye, and is therefore used for interpretation of natural resources. Live vegetation is almost always associated with red tones. Very intense reds indicate dense, vigorously growing vegetation. As plant vigor decreases, the vegetation appears as lighter shades of red and pink, various shades of

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greens, and possibly tans. Bare soils appear as shades of white, blue, or green in most agricultural regions. In general, darker shades of each color indicate moister soil. Man-made features appear in tones that relate to the materials with which they are made. Asphalt roads, for example, are dark blue or black; gravel or dirt roads are lighter colors depending on their composition; and clean concrete roads are light in tone. The colors of buildings are similarly dependent on the materials used to create them. Water appears as shades of blue, varying from nearly black (clean, clean water) to very pale blue (increasing amounts of sediment). The color of very shallow water is often determined by the material present at the bottom of the water.

### 3.7 Historical Fire Insurance Maps

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. Based upon inquiries to the above-listed Sanborn provider, EDR determined that Sanborn Maps for the Target Property or for portions of the Target Property were not available, as this was an “unmapped property”.

A copy of the Certified Sanborn Map Report – Unmapped Property is provided within Appendix C.

### 3.8 City Directories

City Directories were requested from EDR. The City Directory Report is a screening tool designed to assist Environmental Professionals in evaluating potential liability on a target property resulting from past activities. EDR’s City Directory Report includes a search of available city directory data (EDR Digital Archives, Cole Criss-Cross Directory) at 5-year intervals (where available) for the years 1968, 1971, 1975, 1984, 1989, 1992, 1995, 2000, 2005, 2010, and 2014 for the target property. The “55 Old Street” address was utilized as part of the City Directory search. In addition, nearby addresses along “Flint Locke Road” were also searched for the same years.

#### City Directories

Direction	Description
Target Property	2014: No listing. 2010: Friendly Food Pantry 2005: Charles G Devine Elementary School 2000: Devine Extended Day 1995, 1992, 1989: No listing 1984: “No #” (i.e., no address number) – Rndlph Devne Schl

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Direction	Description
	1975: “No #” (i.e., no address number) – Devine School Dept 1971: No listing. 1968: “No #” (i.e., no address number) – Devine School
Adjoining and/or Nearby Properties	For the adjoining and/or nearby properties, the following odd number addresses were considered on Flint Locke Road: #12 through # 25. Available city directory information for Flint Locke Road only showed residential-type listings for the period. The following information includes non-residential entries for Flint Locke Road, which are suspect of being residential-based business numbers. <b>Flint Locke Road</b> In 2014: on Flint Locke Road, #12 (Physicians Evaluation Network); #13 (Flambo Contracting); #17 (Jim Tempesta Oil / Jack J Tempesta). In 2010: on Flint Locke Road, #12 (Gateway Realty Inc.); #17 (Jim Tempesta Oil / Jack J Tempesta). In 2005, 2000, 1995: not applicable. In 1992: on Flint Locke Road, #17 (Tempesta Bros Oil Co / Jack Tempesta). In 1989, 1984, 1975, 1971, 1968: on Flint Locke Road, #17 (Tempesta Bros Oil / Jack Tempesta).

**3.9 Target Property Ownership**

Based on a review of information obtained from OLIVER: MassGIS' Online Mapping Tool, and the Town of Randolph Vision database, the current target property is comprised of four parcels consisting of two interconnected buildings (considered one building), owned as described in the below table.

Parcel	Address	Current Owner
12-B-017.00	Old Street Off Randolph, MA 02368	Town of Randolph Town Hall – 41 South Mains Street Randolph, MA 02368
12-B-016.00	Old Street Off Randolph, MA 02368	
12-B-028.00	Old Street Randolph, MA 02368	
12-B-029.00	Old Street Randolph, MA 02368	

The Town of Randolph maintains limited information on prior owners within the Vision database. This database indicates that this Property last had a legal reference (Book 0000 / Page 0000) on January 1, 1900, but this legal reference appears to be a “default place holder” within the Vision database. The Vision database indicates that the building on Parcel 12-B-028.00 was

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constructed in 1930, and that the land on Parcel 12-B-029.00 was acquired in 1957. Information on prior owners is stored at the Registry of Deeds by researching property title history. The review of title history at the Registry of Deeds was not included in the scope of this project, and therefore was not reviewed.

### 3.10 Title Search

At the direction of the client, a title search was not included as part of the scope of services. Unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.11 Environmental Liens

Environmental lien records recorded against the target property were not provided by the client. At the direction of the client, performance of a review of these records was not included as part of the scope of services and unless notified otherwise, we assume that the client is evaluating this information outside the scope of this report.

### 3.12 Prior Report Review

The User did not provide PEER with any prior reports which may indicate the presence or absence of a REC for this target property.

Any prior reports related to information obtained through EDR were discussed in Section 3.3 of this report.

### 3.13 Historical Use Information Summary

Based on a review of the historical use information, the eastern portion of the target property has been developed since at least 1936 (Historical Topographic Map), with the Charles G. Devine School, along Old Street, but more likely since 1930 (Randolph Tax Assessor) with the Charles G. Devine School. The target property appears to have been utilized as a school and associated purposes from at least 1930 through at least 2008, when the school building closed. Randolph considers the use of the Property since 2008 as vacant land. The building appeared to be vacant and deteriorating and the land appeared to have no organized use as of February 4, 2021 (date of site reconnaissance). The use of the property for a school building, and/or



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associated purposes from its construction through its closure does not appear in and of itself to represent a REC for the target property.

Historical topographic maps from between 1936 and 1958 appear to identify a small square building near or associated with a currently fenced in area on the property (southwest of the school building), which formerly contained a children's play set. The land surface within this fenced in area contained uneven surfaces. Please refer to Section 7.0 of this Report.

In general, historical aerial photographs and historical topographic maps do not appear to clearly indicate through these historical resources the presence of RECs on adjoining properties.

## 4.0 TARGET PROPERTY RECONNAISSANCE

The objective of the target property reconnaissance was to obtain information indicating the likelihood of identifying RECs in connection with the target property. The target property was visually and/or physically observed and any structure(s) located on the target property, to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles, were observed.

The periphery of the target property was visually and/or physically observed, as well as the periphery of all structures on the target property, and the target property was viewed from all adjacent public thoroughfares. The interior of structures on the target property, accessible common areas expected to be used by occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, if present, was visually and/or physically observed.

### 4.1 General Target Property Information

PEER conducted a visual reconnaissance on the Property on February 4, 2021. Specifically, information contained in this section is based on a visual reconnaissance conducted at the interior and exterior of the following address for the Property: "55 Old Street", Randolph, Massachusetts.

Please note that the four (4) parcels on the Property, have multiple different tax assessor street addresses (as described earlier in this report); however, the Town has indicated that the Property is more commonly known as 55 Old Street, Randolph, MA.

Photo documentation of the target property at the time of the visual reconnaissance is provided in Appendix E. The credentials of the individual who planned and conducted the target property visit are included in Appendix F.



### General Target Property Information

Target Property				
Field Personnel		Dave Gorden (PEER Consultants)		
Reconnaissance Date		February 4, 2021		
Weather Conditions		Mostly Cloudy, 32°F (Approximately 6 inches of snow on the ground)		
Site Contact/Title		Ronald Lum / Randolph Building Commissioner (781-961-0921)		
Building Description				
Building Identification	Building Use	Approximate Construction Date	Number of Stories	Approximate Size (sf)
Building 1 (Connected to Building 2)	Vacant (former school)	1932 (Original Building)	2 **	~7,300 square feet (estimated using MassGIS)
Building 2 (Connected to Building 1)	Vacant (former school)	1952 (as Major Addition Classroom Wing)	2 ***	~18,900 square feet (estimated using MassGIS)
Target Property Utilities				
Drinking Water		Town of Randolph		
Wastewater		Town of Randolph		
Electricity		National Grid		
Natural Gas		Columbia Gas / Eversource		

\*\* Also includes a boiler room in a basement, and includes a soil-based crawl space with debris beneath the building.

\*\*\* Also includes a crawl space pipe run beneath the building.

#### 4.2 Overview of Current Target Property Occupants and Operations

The Property is located at 55 Old Street, Randolph, Norfolk County, Massachusetts. The Property consists of four rectangular-shaped parcels. The northwestern parcel is referred to as “Old Street Off”, and is identified by Map/Parel 12-B-017.00. The southwestern parcel is also referred to as “Old Street Off”, and is identified by Map/Parel 12-B-016.00. A group of two connected buildings on the eastern parcel (“Old Street” / Map/Parcel 12-B-028.00) on the Property has the center global positioning system (GPS) coordinates of approximately 42.18961° N and -71.05950° W. These connected buildings on the Property together comprise the former School. The parcel directly south of the School is also referred to as “Old Street”, and is identified by Map/Parel 12-B-029.00.

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In general, the Property slopes to the east, with an elevation which ranges from approximately 187 feet above msl along the western portion nearest Flint Locke Road to 167 feet above msl nearest Old Street. According to Vision, the 12-B-016.00 portion of the Property consists of 1.62 acres of vacant land; the 12-B-017.00 portion of the Property consists of 4.39 acres of vacant land; and the 12-B-029.00 portion of the Property consists of 0.08 acres of vacant land. According to Vision, the 12-B-028.00 portion of the Property consists of 2.31 acres of land; however, Vision does not provide details on any building attributes.

In general, the interior may consist of plaster ceilings, drywall or plaster walls; and Terrazzo, ceramic tiles, or vinyl resilient floor tiles on concrete or wood flooring. The building envelope may consist of a brick façade with cement/concrete. Exterior environments may consist of asphalt-paved walking and parking areas, curbing, ornamental vegetation, grass, trees, or bare soil areas.

In general, this parcel is bound to the north by Dow Street (paper), the following addresses on Reed Street (#8, #18, #28, #34, #36), and the following addresses on Old Street (#23 Rear, #25); to the east by Old Street or the following addresses on Old Street (#23 Rear, #52), and 1026 North Main Street; to the west by the following address on Flint Locke Road (#11, #13, #15, #17, #19, #21, #23, #25) and by Dow Street (paper); and to the south by the following addresses on Velma Road (#9, #11, #17) and the following addressed on TJ Mullaney Drive (#19, #23, #26); all of which are located in Randolph, Massachusetts.

As of the date of the reconnaissance (February 4, 2021), the Property was vacant and did not appear to have a specific use.

### 4.3 Overview of Past Target Property Occupants and Operations

Information regarding past uses of the target property, which were visually and/or physically observed during the site visit have been included in the historical use section of this report, where applicable. According to a July 6, 2014 Boston Globe article by Ms. Elaine Cushman Carroll, “the original Devine school was a 15,000-square-foot wood-framed structure built in 1929, with a 36,400-square-foot addition from the 1950s, according to Michael Caliri, school maintenance director”. “Interim school Superintendent Steven Moore said that... the property was last used as an early education center in July 2008 and has since housed a police academy and a food pantry.” The link, active as of the date of this report, is provided below.

[ <https://www.bostonglobe.com/metro/regionals/south/2014/07/05/randolph-takes-first-step-toward-redeveloping-devine-school/I0xYokxmD6tyso84B5rqQK/story.html> ]



#### 4.4 Target Property Observations

On a visit to the property (the site visit), the property shall be visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed.

PEER was permitted inside the vacant building. PEER observed that the building appeared dilapidated, with evidence of human caused physical damage to the building and suspect natural (weather-related) damage to the interior of the building. Due to health and safety concerns, PEER did not enter the crawl spaces within the building; therefore, this represents a data gap. The exterior of the building consisted of asphalt areas, fields, and wooded areas. Approximately 6 inches of snow was on the ground at the time of the site visit. Due to the snow cover, PEER was not able to “visually and/or physically” assess the ground surface. This is considered to be a significant data gap.

The following table summarizes either these observations or information obtained during interviews, if applicable. Affirmative responses (designated by a “ ✓ ”) are discussed in more detail following the table.

#### Target Property Characteristics

Category	Description	Observed / Identified
Hazardous Substances and Petroleum Products	In Connection with Identified Uses	✓
Storage Tanks	Above ground storage tanks, or underground storage tanks or vent pipes, fill pipes or access ways indicating underground storage tanks	✓
Odors	Strong, pungent, or noxious odors	✓
Pools of Liquid	Standing surface water, pools, or sumps containing liquids	
Drums	Containers ≥ 5 gallons to 55-gallon drums	
Hazardous Substances and Petroleum Products	Not Necessarily In Connection with Identified Uses	
Hazardous Substances and Petroleum Products	Unidentified Substance Containers	✓
Polychlorinated Biphenyls (PCBs)	Electrical (transformer, capacitors) or hydraulic equipment (elevators, air compressors)	✓
Heating/Cooling	Means of heating/cooling and fuel source including generators	✓
Stains or Corrosion	Stains or corrosion on floors, walls, or ceilings	✓

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Category	Description	Observed / Identified
Drains and Sumps	Floor drains, grease trap, oil/water separator, and sumps	√
Pits, Ponds, Lagoons	On site and adjoining site for waste disposal or waste treatment	
Stained Soil or Pavement	Stained Soil or Pavement	
Stressed Vegetation	Other than from insufficient water	
Solid Waste	Filled or graded by non-natural causes (or filled by fill of unknown origin) suggesting trash construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal	
Wastewater	Wastewater (and water treatment systems) or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to site	√
Wells	Dry wells, irrigation wells, injection wells, abandoned wells, or other wells	
Septic Systems	On-site septic systems or cesspools, leachate, seeps	
Other		√

### **Hazardous Substances and Petroleum Products - In Connection with Identified Uses**

PEER observed one 1-gallon container of Kilz Primer Sealer, eight (8) 1-gallon containers of Promar 200 (paint), and three (3) 1-quart containers of other paint (visible words obscured) in Room 15 of the original building. PEER did not physically touch or move these containers. Though the side of the cans contained suspect product, PEER did not observe evidence of a spill or release to the exposure or migration pathways associated with these suspect hazardous substances. The presence of these items, in connection with identified uses, is not considered to be a REC to the target property.

### **Storage Tanks - above ground storage tanks, or underground storage tanks or vent pipes, fill pipes or access ways indicating underground storage tanks**

PEER observed an AST above asphalt pavement, and surrounded by a chain-link fence on the exterior of the building along its west central side. This AST was showing evidence of oxidation/rusting along its exterior, and contained a clock-style gauge with a small hand on "1", and a big hand on "5". According to the "how to read" sheet for this 6,000-gallon capacity (96-inch x 16-foot horizontal) tank, which was obtained from another Randolph school: 720 gallons of material would be expected within the AST. The piping from this AST appeared to still connect into the site building; however, it would be expected that this AST has not been used since at least 2008, when the school closed.



Snow/ice was present on the ground surface. PEER did not observe evidence of a spill or release to the exposure or migration pathways associated with this AST. PEER notes suspect vandalism on the Property, along with the presence of this unused AST (rusting, with associated piping, and an estimated 720 gallons of material based on the clock-style gauge). With the presence of this AST, under conditions that pose a material threat of a future release to the environment, this AST is considered to be a **Suspect REC** to the target property.

#### **Odors - Strong, pungent, or noxious odors**

PEER observed suspect microbial growth on building materials at the building. PEER noted a “musty smell” within the building. Some compounds produced by molds have strong smells and are volatile and quickly released into the air. These compounds are known as microbial volatile organic compounds (mVOCs). Because mVOCs often have strong or unpleasant odors, they can be the source of the “moldy odor”, or musty smell frequently associated with mold growth. A microbial investigation was not included in this ESA. PEER is noting that the cause of the suspect strong, pungent, or noxious odor is suspected of being associated with molds. The presence of this odor is not considered to be a REC to the target property.

#### **Hazardous Substances and Petroleum Products - Unidentified Substance Containers**

PEER observed several containers in the boiler room or in custodial-type areas. These included approximately eight (8) plastic containers ranging in size from 1 gallon to approximately 5 gallons, which were located on either concrete or on vinyl resilient floor tile. PEER observed the word “caustic” on at least six (6) of these containers. PEER did not physically touch or move these containers. Therefore, it is unknown whether these containers still contained a material, and what that chemical make-up of the material may be. PEER did not specifically observe evidence of a spill or release to the exposure or migration pathways associated with these suspect hazardous substances in unidentified substance containers. The presence of these unidentified substance containers is not considered to be a REC to the target property.

#### **Polychlorinated Biphenyls (PCBs)- Electrical (transformer, capacitors) or hydraulic equipment (elevators, air compressors)**

PEER observed three external transformers mounted on a telephone pole along the eastern edge of the school building, and on Old Street. These transformers were numbered “25”, contained a blue label (which was not readable from the ground surface), and were located on pole with a label of “4A-1; 4-31”. The transformers are likely owned and serviced by National Grid, an electrical utility provider. Some transformers contain mineral oil which may contain PCBs. National Grid maintains responsibility for the transformers, and if the transformers were “PCB contaminated,” the utility company is not required to replace the transformer fluids until a release is identified. PEER did not observe a spill or release to the exposure or migration pathways associated with these transformers. The presence of these transformers is not considered to be a REC to the target property.



### **Heating/Cooling - Means of heating/cooling and fuel source including generators**

In a basement boiler room, located in the original building, PEER observed two HB Smith Boilers (Series 28-14, Model N87 1019). The boiler room was dilapidated; however, PEER did not specifically observe evidence of a spill or release to the exposure or migration pathways associated with these boilers. The presence of these heating/cooling features is not considered to be a REC to the target property.

### **Stains and Corrosion - Stains or corrosion on floors, walls, or ceilings**

PEER observed stains and corrosion on floors, walls, and ceilings located within the building. PEER suspects that the stains and corrosion may be due to weather intrusion into the dilapidated building. The presence of these stains and corrosion on floors, walls, and ceilings is not considered to be a REC to the target property.

### **Drains and Sumps - Floor drains, grease trap, oil/water separator, and sumps**

PEER observed floor drains in the bathrooms and the kitchen of the building, observed a grease trap beneath the sink in the kitchen of the building, and observed a “dry” sump in the concrete floor adjacent to the HB Smith boilers in the boiler room. PEER understands that water service to the building has been shut off, and suspects that portions of the sanitary piping within the building may be compromised. However, PEER presumes that the floor drains, grease trap, and sump were connected to the on-site sanitary sewer system (see “Wastewater” below). The presence of these features is not considered to be a REC to the target property.

### **Wastewater - Wastewater (and water treatment systems) or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to site**

PEER observed a north to south oriented, approximate 36-inch reinforced concrete pipe, which was discharging water into an open brook, located near 15 Flint Locke Road, at the northwestern edge of parcel 12-B-016.00. This open brook flowed south, then east, before re-entering a subsurface piping conduit located west of 17 Velma Road, at the northeastern edge of parcel 12-B-016.00. It is unknown whether any of the building drains, or on-site catch basins which may be present on the target property, are connected to the subsurface piped portion of this brook. It is further unknown whether this brook was part of a former natural brook from undeveloped land areas west of the Property, or whether the brook serves as part of a stormwater management system from now-developed land areas west of the Property. However, with suspect stormwater entering the Property and potentially exposed to soil/sediment on the target property, this stormwater conveyance system/brook may be considered a **de minimis condition**. Please refer to Section 7.0 of this report.

### **Other**

PEER observed one 5-cubic yard Dumpster (Paper Retriever), located on asphalt along the western edge of the original building on the Property. PEER observed that this Dumpster was

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being used for additional disposal items besides “paper”. PEER did not open or enter the Dumpster to investigate disposal items further. The ground was covered with approximately two inches of snow near the Dumpster. PEER understands that the site representative indicated that he was going to have the Dumpster removed from the Property.

PEER observed an Air Centers of Florida (ACF) air compressor in the basement boiler room of the original building. This air compressor appeared to be showing signs of corrosion. PEER did not specifically observe evidence of a spill or release to the exposure or migration pathways associated with this compressor. The presence of this compressor is not considered to be a REC to the target property.

### 4.5 Target Property Reconnaissance Summary

PEER conducted a visual reconnaissance on the target property on February 4, 2021. PEER conducted its visual reconnaissance by viewing the interior and exterior environment associated with the Charles G. Devine Elementary School (former) target property. Based on the information contained in the above paragraphs, and during the reconnaissance, PEER did not identify a REC associated with the target property during the reconnaissance, except for the following:

PEER observed an AST above asphalt pavement, and surrounded by a chain-link fence on the exterior of the building along its west central side. This AST was showing evidence of oxidation/rusting along its exterior, and contained a clock-style gauge, which indicated that 720 gallons of material would be expected within the AST. The piping from this AST appeared to still connect into the site building; however, it would be expected that this AST has not been used since at least 2008, when the school closed. With the presence of this AST, under conditions that pose a material threat of a future release to the environment, this AST is considered to be a **Suspect REC** to the target property.

Observation of surficial soils was limited due to the presence of buildings and asphalt on the target property. Observation of surficial soils was further limited by the presence of several inches of snow across both the developed and undeveloped portions of the property. This is considered to be a significant data gap; however, based on any anticipated future scope of the project for this target property, it may be expected that geotechnical interpretation and/or geo-environmental soil and groundwater sampling may be completed by Others in support of the potential project. No other limitations, except as noted, imposed by physical obstructions such as adjacent buildings, bodies of water, or other limiting conditions (e.g., rain, wind, etc.) were encountered during the assessment.



#### **4.6 Current Uses of Adjoining Properties Reconnaissance**

Visual observations of adjoining properties (from target property boundaries) are summarized below.

##### **Adjoining Properties**

<b>Direction</b>	<b>Description</b>
North	Dow Street (paper), the following residential type addresses on Reed Street (#8, #18, #28, #34, #36), and the following residential type addresses on Old Street (#23 Rear, #25).
East	Old Street or the following residential type addresses on Old Street (#23 Rear, #52), and a church and associated building at 1026 North Main Street.
West	The following residential type addresses on Flint Locke Road (#11, #13, #15, #17, #19, #21, #23, #25) and by Dow Street (paper).
South	The following residential type addresses on Velma Road (#9, #11, #17), and the following residential type addresses on TJ Mullaney Drive (#19, #23, #26).

Separate from any items described and discussed in Section 4.4 of this report, PEER did not observe additional RECs associated with the adjoining properties during the adjoining properties reconnaissance.

#### **4.7 Past Uses of Adjoining Properties Reconnaissance**

Past uses of adjoining properties were not visually and/or physically observed during the target property visit. Information related to likely past uses of adjoining properties may be found in Section 3.7 and Section 3.8 of this report.

#### **4.8 Current or Past Uses of the Surrounding Areas Reconnaissance**

To the extent that the general type of current or past uses (for example, residential, commercial, industrial) of properties surrounding the property are visually and/or physically observed on the site visit or going to or from the property for the site visit, or are identified in the interviews or record review, PEER noted these in the report as applicable, if they were likely to indicate RECs in connection with the property. The general zoning of the surrounding areas include uses such as residential single-family, high density district.



## 5.0 INTERVIEWS

The objective of interviews is to obtain information indicating RECs in connection with the property. Potential individuals, such as past and present owners, operators, and occupants of the property, with current or historical knowledge about the property, may be contacted.

### 5.1 Interviews Regarding Current and Historical Uses

Potential individuals, such as owners, operators, and occupants of the property, when available, with current or historical knowledge about the target property were interviewed.

#### Interviews

Interviewer	Interviewee / Phone #	Title	Property Familiarity	Date / Time
Dave Gorden (PEER)	Ronald Lum / 781-961-0921	Randolph Building Commissioner	60 years (i.e., former school student). Else, 7 years (i.e., Town employee)	2.4.21 / 1015 hours
Dave Gorden (PEER)	Thea Stovell / 781-961-6200	Randolph Public Schools Superintendent	10 years	2.4.21 / 1015 hours

Mr. Ronald Lum, Building Commissioner for the Town of Randolph, was interviewed regarding the 55 Old Street target property. Mr. Lum indicated that the Property is currently vacant, but that it was used previously as a school. Mr. Lum indicated that the Property was also formerly used to park school buses for the district. Mr. Lum indicated that he was aware of a 6,000-gallon AST on the Property, but indicated that the AST was not being used. Mr. Lum indicated that he was not aware of any underground storage tank on the Property.

Ms. Thea Stovell, Superintendent for the Town of Randolph, was present during the interview with Mr. Lum. Ms. Stovell provided no additional information regarding the Property.

Mr. Lum indicated that he was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.



## **5.2 Local Agency Inquiries**

The objective of interviews with state and/or local government officials is to obtain information indicating RECs in connection with the property. A reasonable attempt was made to interview at least one staff member of (any) one of the following types of state and/or local government agencies, such as: local fire department, state and/or local health agency or local/regional office of state health agency, state and/or local agency or local/regional office of state agency having jurisdiction over hazardous waste disposal or other environmental matters, local agencies responsible for the issuance of building permits or groundwater use permits that document the presence of AULs which may identify a recognized environmental condition in the area in which the property is located.

Due to restrictions in place with conducting a file review in person at Town Hall as a result of Coronavirus (COVID-19), through the Randolph Town Planner (Ms. Michelle Tyler), PEER requested that the following Town departments provide PEER with any file information which may identify a REC on the target property or in the area in which the target property is located.

PEER requested this information from the following Departments: Assessor's Office, Building Department, Community Preservation Committee, Conservation Commission, Department of Public Works, Fire Department/Fire Prevention, Health Department / Board of Health, Historical Commission, Inspectional Services, Planning Department / Planning Board, Zoning Board of Appeals.

### **5.2.1 Tax Assessors**

PEER was provided tax assessor cards for two of the parcels associated with the Property. The tax assessor cards were forwarded to PEER by Mr. Sheila Scaduto, Principal Assessor. The tax assessor card for parcel "12/ B/ 28.00/ /" contained building permit record notes including the following:

- 1.11.1993 – Permit to enlarge office
- 7.1.1994 – Permit to repair wall
- 6.1.1996 – Permit for bath
- 6.16.1998 – Permit for reroof and skylight
- 4.20.1999 – Permit to remove wall
- 6.16.2006 – Windows

Additional tax assessor card information may have been incorporated into other sections of this ESA, where applicable.

Ms. Scaduto indicated to PEER that to the best of her knowledge, she was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum

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products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### 5.2.2 Building Department

PEER contacted Mr. Ronald Lum, Building Commissioner. Mr. Lum indicated that he had looked for this information in the past and unfortunately had not found anything related to that property. Mr. Lum further indicated that some of the plans for Randolph's old municipal buildings were located at 1 Turner Drive (in Randolph, MA), and that when that building had a water heater failure, old plans became impacted by water and mold and were tossed out.

### 5.2.3 Community Preservation Committee

PEER contacted Mr. Ronald Lum, Building Commissioner. Please refer to Section 5.2.2 above.

### 5.2.4 Conservation Commission

PEER was electronically informed that Mr. Joe Dunn (Staff), checked Conservation Commission files and found no files relative to the Devine School parcel. Mr. Dunn indicated to PEER that to the best of his knowledge, he was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### 5.2.5 Department of Public Works / Engineering

Through the Town Planner, Ms. Michelle Tyler, PEER contacted the Randolph Department of Public Works / Engineering. PEER has not received a response from this Department within the timeframe of this ESA.

### 5.2.6 Fire Department / Fire Prevention

PEER was provided Fire Department files for the Property from Mr. Marcus Andrews (Fire Lieutenant), Randolph Fire Department, Office of Fire Prevention Division and Code Enforcement.



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The Fire Department files contained the following information:

- For Charles G. Devine School, aboveground storage tank installation bid form (Bid # B-96-36), bid opening dated June 15, 1995. This form indicates that the “project consists of the installation of one 5,000-gallon aboveground storage tank for #2 fuel oil at the Devine School”.
- For “Devine 55 Old St”, application and permit for tank removal and transportation to approved tank yard, for a 6,000-gallon #2 fuel oil tank, by Gill Services, Inc. (N. Kingstown, RI), dated 8/23/99.

Mr. Marcus indicated to PEER that to the best of the his knowledge, he was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### 5.2.7 Health Department / Board of Health

Through the Town Planner, Ms. Michelle Tyler, PEER contacted the Randolph Health Department / Board of Health. PEER has not received a response from this Department within the timeframe of this ESA.

### 5.2.8 Historical Commission

PEER was contacted electronically by Mr. Henry Cooke (Chairman, Historical Commission, Town of Randolph). Mr. Cooke provided PEER a document titled “Insurance Survey and Appraisal, Buildings of the Town of Randolph”, and dated June 1939. This document provides a photograph of the building and identifies the building with the following description:

- Two story brick grade school with partial basement under the southwest corner for the boiler room. Building has five classrooms on each floor.
- Foundation, concrete; walls are hollow tile brick with brick facing.
- Floors are good hardwood; walls and ceilings are flat plastered on what appears to be metal lath
- Roof is flat with tar and gravel covering.
- Plumbing is good with many fixtures. Light is electricity with good fixtures. Heat is steam by soft coal fired boilers in cut-off boiler room

Mr. Cooke also provided PEER a Form B – Building from the Massachusetts Historical Commission. This form indicated the following about the building:

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- The oldest surviving example of 1930s school construction in Randolph, this Colonial Revival-style brick block (1930, John E. Kelley, architect) is two stories with a flat roof, five principal bays across the façade and one bay deep, and was constructed with ten classrooms. Bays on the façade are organized in a 1-4-4-4-1 rhythm, with slightly projecting end-bay entry pavilions framing four-bay groupings of windows.
- Brick walls feature one course of headers capping every five courses of stretchers. In addition to the symmetry of the main block, character-defining features of the 1930 construction include the parapet roof with cast stone cornice, round-arched windows in the end pavilions with stone keystones and decorative bosses, cast stone pilasters framing the north and south entries, and the one-bay by one-bay columned porch with roof balustrade at the north entry (a companion porch was removed from the south entry with the construction of the 1952 addition).
- Also significant is the framed cast stone panel centered over the first story, reading CHARLES GABRIEL DEVINE SCHOOL with flanking bas-relief shields for Federal and state government. Framed cast stone date panels in the parapet walls of the end pavilions read ANNO DOMINI MCMXXX. Windows display brick heads and cast stone sills; double-hung sash have been replaced, along with the original paired doors.
- The Contemporary-style, two-story, flat-roofed addition (1952, Harry J. Korslund, architect) on the south side more than doubled the school's footprint, adding a multi-purpose gymnasium, cafeteria, and auditorium space at its eastern end, closest to Old Street, and twelve classrooms at the rear. The addition is clad in red brick with concrete detailing. A nine-bay wing immediately south of the 1930 block, which connects the original construction to the multi-purpose space, features a stepped-back façade on the second story, and banks of double-hung windows unified with concrete surrounds.
- The original covered walkway on metal posts extends from the south entry of the 1930 block to the entry on the gymnasium-auditorium. Grid-like clerestory windows set in metal frames light the gymnasium-auditorium space on the south elevation. The detailing of classroom windows at the rear is comparable to window detailing on the connector wing facing Old Street.
- Devine School was last occupied in 2007. The school was closed as an elementary school about 2005, but continued to be used for kindergarten and preschool classes.

Mr. Cooke indicated to PEER that to the best of his knowledge, he was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.



### **5.2.9 Inspectional Services**

PEER contacted Mr. Ronald Lum, Building Commissioner. Please refer to Section 5.2.2 above.

### **5.2.10 Planning Department / Planning Board**

PEER contacted Ms. Michelle Tyler (Town Planner). Ms. Tyler informed PER that she checked Planning Department files and found no files relative to the Devine School parcel.

Ms. Tyler indicated to PEER that to the best of the her knowledge, she was not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### **5.2.11 Zoning Board of Appeals**

PEER was electronically informed that Mr. Joe Dunn (Staff), checked Zoning Board of Appeals files and found no files relative to the Devine School parcel.

## **5.3 Local Agency Inquiries Summary**

Through the Town Planner (Ms. Michelle Tyler), PEER requested information of the presence or absence of environmental records or other information which may indicate RECs for the target property. Except where noted above, or where information was not provided to PEER within the timeframe of this report, certain Town officials were not aware of (1) any pending, threatened or past litigation relevant to hazardous substances or petroleum products in, on, or from the property, (2) and pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property, and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Understanding the current restrictions in place due to COVID-19, PEER was not able to directly interview a representative from all relevant Town Departments, and was not able to determine if Town Departments had additional file information relative to the target property. This inability to complete and conduct all relevant interviews at Town Departments such as the Department of Public Works / Engineering and the Health Department / Board of Health may be considered a data gap. However, in consideration of the lack of available information for the Property from

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Town Departments, it may be expected that these two departments may not have files pertaining to RECs that would not have already be requested through other Town Department files.

In a review of information received during the Town interview process, PEER notes that the Historical Commission provided information which indicates that “soft coal” was used to fire the boilers in or about 1939. PEER notes that subsurface exploration of soil on the Property may identify coal or coal ash associated with its historic use on the Property. The presence of coal or coal ash, if present on or beneath the Property, may be considered a **de minimis condition**.

PEER notes that in Fire Department files, a 1995 bid request appears to suggest that a 5,000-gallon AST is scheduled to be installed associated with the building on the Property. Furthermore, an application for tank removal appears to suggest that a 6,000-gallon AST is scheduled for removal in 1999. PEER notes discrepancies related to the tank sizes, concerns related to the potential for the short period of time that this AST may have been in place, and questions related to the observation during the site reconnaissance of an AST still located on the Property. The non-specific history of ASTs, which may have been on the Property over time, adds to the consideration within Section 4.5. This AST has been previously considered a Suspect REC under Section 4.5

## **6.0 EVALUATION**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with PEER Consultant's (PEER) proposal dated January 6, 2021, and was conducted consistent with the procedures included in ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The ESA was conducted under the supervision or responsible charge of Mr. David Gorden, Environmental Professional with PEER. In addition, Mr. Gorden performed the target property reconnaissance on February 4, 2021.

### **6.1 Findings and Opinions**

The target property (the "Property") is located at 55 Old Street, Randolph, Norfolk County, Massachusetts. The Property consists of four rectangular-shaped parcels. The northwestern parcel is referred to as "Old Street Off", and is identified by Map/Parel 12-B-017.00. The southwestern parcel is also referred to as "Old Street Off", and is identified by Map/Parel 12-B-016.00. A group of two connected buildings on the eastern parcel ("Old Street" / Map/Parcel 12-B-028.00) on the Property has the center global positioning system (GPS) coordinates of approximately 42.18961° N and -71.05950° W. These connected buildings on the Property together comprise the former Charles G. Devine Elementary School (the "School"). The parcel directly south of the School is also referred to as "Old Street", and is identified by Map/Parel 12-B-029.00.

In general, the Property slopes to the east, with an elevation which ranges from approximately 187 feet above mean sea level (msl) along the western portion nearest Flint Locke Road to 167 feet above msl nearest Old Street. Vision Government Solutions (Vision) is the host of the Town of Randolph, Massachusetts property data. According to Vision, the 12-B-016.00 portion of the Property consists of 1.62 acres of vacant land; the 12-B-017.00 portion of the Property consists of 4.39 acres of vacant land; and the 12-B-029.00 portion of the Property consists of 0.08 acres of vacant land. According to Vision, the 12-B-028.00 portion of the Property consists of 2.31 acres of land; however, Vision does not provide details on any building attributes.

In general, this parcel is bound to the north by Dow Street (paper), the following addresses on Reed Street (#8, #18, #28, #34, #36), and the following addresses on Old Street (#23 Rear, #25); to the east by Old Street or the following addresses on Old Street (#23 Rear, #52), and 1026 North Main Street; to the west by the following address on Flint Locke Road (#11, #13, #15, #17, #19, #21, #23, #25) and by Dow Street (paper); and to the south by the following addresses on Velma Road (#9, #11, #17) and the following addressed on TJ Mullaney Drive (#19, #23, #26); all of which are located in Randolph, Massachusetts.

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This section identifies known or suspect recognized environmental conditions (RECs), controlled RECs, historical RECs, and de minimis conditions. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as being present with respect to the subject site are referred to as Known RECs. PEER did not identify Known RECs associated with the target property.

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Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as being likely present with respect to the subject site are referred to as Suspect RECs. The following Suspect REC has been identified associated with the target property.

- PEER observed an aboveground storage tank (AST) above asphalt pavement, and surrounded by a chain-link fence on the exterior of the building along its west central side. This AST was showing evidence of oxidation/rusting along its exterior, and contained a clock-style gauge with a small hand on “1”, and a big hand on “5”. According to the “how to read” sheet for this 6,000-gallon capacity (96-inch x 16-foot horizontal) tank, which was obtained from another Randolph school: 720 gallons of material would be expected within the AST. The piping from this AST appeared to still connect into the site building; however, it would be expected that this AST has not been used since at least 2008, when the school closed.

Snow/ice was present on the ground surface. PEER did not observe evidence of a spill or release to the exposure or migration pathways associated with this AST. PEER notes suspect vandalism on the Property, along with the presence of this unused AST (rusting, with associated piping, and an estimated 720 gallons of material based on the clock-style gauge). With the presence of this AST, under conditions that pose a material threat of a future release to the environment, this AST is considered to be a **Suspect REC** to the target property.

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Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with



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hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls, are referred to as Controlled RECs. PEER did not identify Controlled RECs associated with the target property.

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Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, those RECs identified as resulting from a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, are referred to as Historical RECs. PEER did not identify Historical RECs associated with the target property.

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Consistent with ASTM E 1527-13 Section 12.5, and for the purposes of this assessment, de minimis conditions are a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The following de minimis conditions have been identified on or associated with the target property.

- In a review of information received during the Town interview process, PEER notes that the Historical Commission provided information which indicates that “soft coal” was used to fire the boilers in or about 1939. PEER notes that subsurface exploration of soil on the Property may identify coal or coal ash associated with its historic use on the Property. The presence of coal or coal ash, if present on or beneath the Property, may be considered a **de minimis condition**.
- PEER observed a north to south oriented, approximate 36-inch reinforced concrete pipe, which was discharging water into an open brook, located near 15 Flint Locke Road, at the northwestern edge of parcel 12-B-016.00. This open brook flowed south, then east, before re-entering a subsurface piping conduit located west of 17 Velma Road, at the northeastern edge of parcel 12-B-016.00. It is unknown whether any of the building drains, or on-site catch basins which may be present on the target property, are connected to the subsurface piped portion of this brook. It is further unknown whether this brook was part of a former natural brook from undeveloped land areas west of the Property, or whether the brook serves as part of a stormwater management system from now-developed land areas west of the Property. However, with suspect stormwater

## Phase I Environmental Site Assessment

55 Old Street ■ Randolph, Massachusetts

February 22, 2021 ■ PEER Consultants, P.C. Project No. 7517-001



entering the Property and potentially exposed to soil/sediment on the target property, this stormwater conveyance system/brook may be considered a **de minimis condition**.

## 6.2 Conclusions

We have performed a Phase I Environmental Site Assessment for the 55 Old Street, Randolph, Norfolk County, Massachusetts target property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of RECs in connection with the property, except for the following:

### Target Property

- 55 Old Street, Randolph, MA
  - One Suspect REC

## 6.3 Additional Services, Limiting Conditions/Deviations, Data Gaps, Deviations

Should the User determine that the current location of the 55 Old Street, Randolph, Massachusetts target property, or adjoining portions of the target property will be the location for a building demolition and/or new construction, or be utilized for any proposed redevelopment / new construction objectives, which may disturb the soil and/or groundwater at the target property, additional investigations to evaluate the potential for buried anomalies and/or to detect the presence/absence and nature/extent of hazardous substances/petroleum products associated with the exposure and migration pathways, may be warranted.

There does not appear to be significant gaps in the history of usage of the target property back to at least 1930. Based on a review of the historical use information, further detailed below, the eastern portion of the target property has been developed since at least 1936 (Historical Topographic Map), with the Charles G. Devine School, along Old Street, but more likely since 1930 (Randolph Tax Assessor) with the Charles G. Devine School. The target property appears to have been utilized as a school and associated purposes from at least 1930 through at least 2008, when the school building closed. Randolph considers the use of the Property since 2008 as vacant land. The building appeared to be vacant and deteriorating and the land appeared to have no organized use as of February 4, 2021 (date of site reconnaissance). Therefore, in our opinion, any perceived lack of 5-year intervals of property history back to the property's obvious first developed use or 1940 (whichever is earlier) should not significantly limit this assessment.

Observation of surficial soils was limited due to the presence of buildings and asphalt on the target property. Observation of surficial soils was further limited by the presence of several inches of snow across both the developed and undeveloped portions of the property. This is

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considered to be a significant data gap; however, based on any anticipated future scope of the project for this target property, it may be expected that geotechnical interpretation and/or geo-environmental soil and groundwater sampling may be completed by Others in support of the potential project. No other limitations, except as noted, imposed by physical obstructions such as adjacent buildings, bodies of water, or other limiting conditions (e.g., rain, wind, etc.) were encountered during the assessment.

Understanding the current restrictions in place due to COVID-19, PEER was not able to directly interview a representative from all relevant Town Departments, and was not able to determine if Town Departments had additional file information relative to the target property. This inability to complete and conduct all relevant interviews at Town Departments such as the Board of Health / Health Department, Historical Commission, and Zoning Board of Appeals may be considered a data gap. However, it may be expected that these three departments may not have files pertaining to RECs that would not already be available from other Town Department files, which were reviewed.

No other limitations, except as noted, imposed by physical obstructions such as adjacent buildings, bodies of water, or other limiting conditions (e.g., snow, wind, etc.) were encountered during the assessment.

### 6.4 Declaration

I, Dave Gorden, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR § 312” and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the “all appropriate inquiries” in conformance with the standards and practices set forth in 40 CFR Part 312”.



## **7.0 NON-SCOPE SERVICES**

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 this 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, they are beyond the scope of this practice.

Based on the scope of our proposal for this practice, PEER did not include the following 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, lead in drinking water, mold, radon, regulatory compliance, and wetlands.

Recommendations are an additional service that may be useful in the user's analysis of LLPs or business environmental risk. It is the opinion of this Environmental Professional that, at a minimum, the User may desire:

- to evaluate the presence or absence of oil and/or hazardous materials in soil beneath the footprint of any newly proposed school-style building(s) or associated groundwork excavations on the target property, including the fenced-in former children's play set area.
- to evaluate the presence or absence of oil and/or hazardous materials in groundwater beneath the target property,
  - should earth excavations be proposed during any site construction activities at or below the groundwater table, or
  - should proposed occupied functional spaces of any new building or buildings on the target property occur within 15 feet of the groundwater table.
- to evaluate the presence or absence of oil and/or hazardous materials in sediment and surface water entering onto the target property from the open brook portion of the suspect stormwater conveyance system along the southwestern portion of the target property,
- to conduct a ground penetrating radar (GPR) survey in an area near and immediately surrounding the boiler room, including the area of ground subsidence west of the existing aboveground storage tank on the target property - to evaluate the subsurface for any anomalies which may indicate anomalies or a buried underground storage tank.

## **APPENDIX A**

**FIGURE 1 – USGS TOPOGRAPHIC MAP**

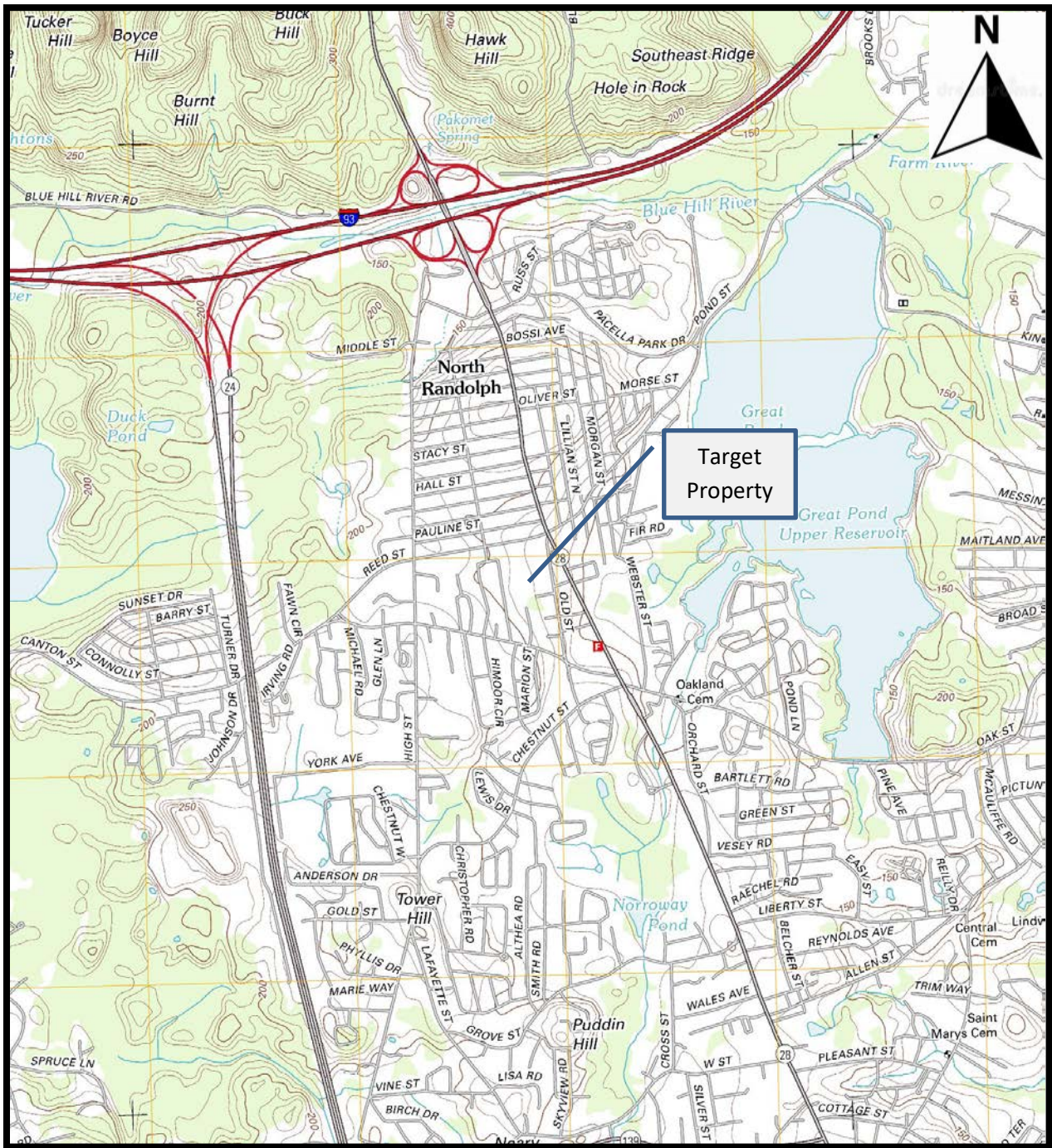
**FIGURE 2 – AERIAL MAP SKETCH**

**FIGURE 3 – SITE DETAIL SKETCH**

**FIGURE 4 – MASSGIS OLIVER TARGET PROPERTY IMAGE**

**FIGURE 5 – MASSGIS OLIVER ADJOINING/NEARBY PROPERTY IMAGE**





**Figure 1**

**USGS Topographic Map**

55 Old Street, Randolph, MA

[Map Parcel ID: 12-B-017.00; 12-B-016.00; 12-B-028.00; 12-B-029.00]

Blue Hills, 2012, 7.5-minute Quadrangle

Scale 1: 24,000







**Figure 2**

**Aerial Map Sketch**

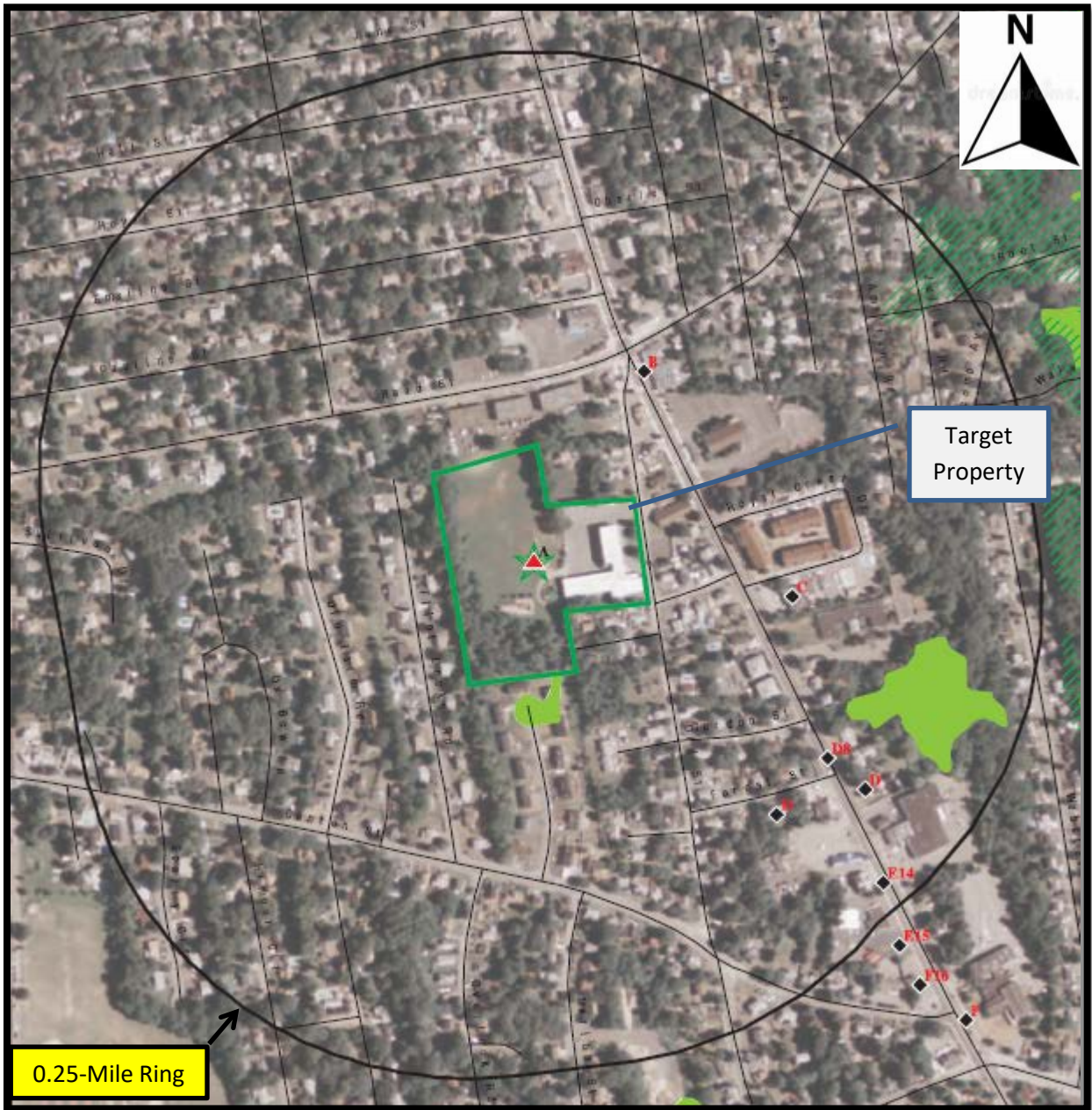
55 Old Street, Randolph, MA

[Map Parcel ID: 12-B-017.00; 12-B-016.00; 12-B-028.00; 12-B-029.00]

USDA/NAIP 2016 Aerial







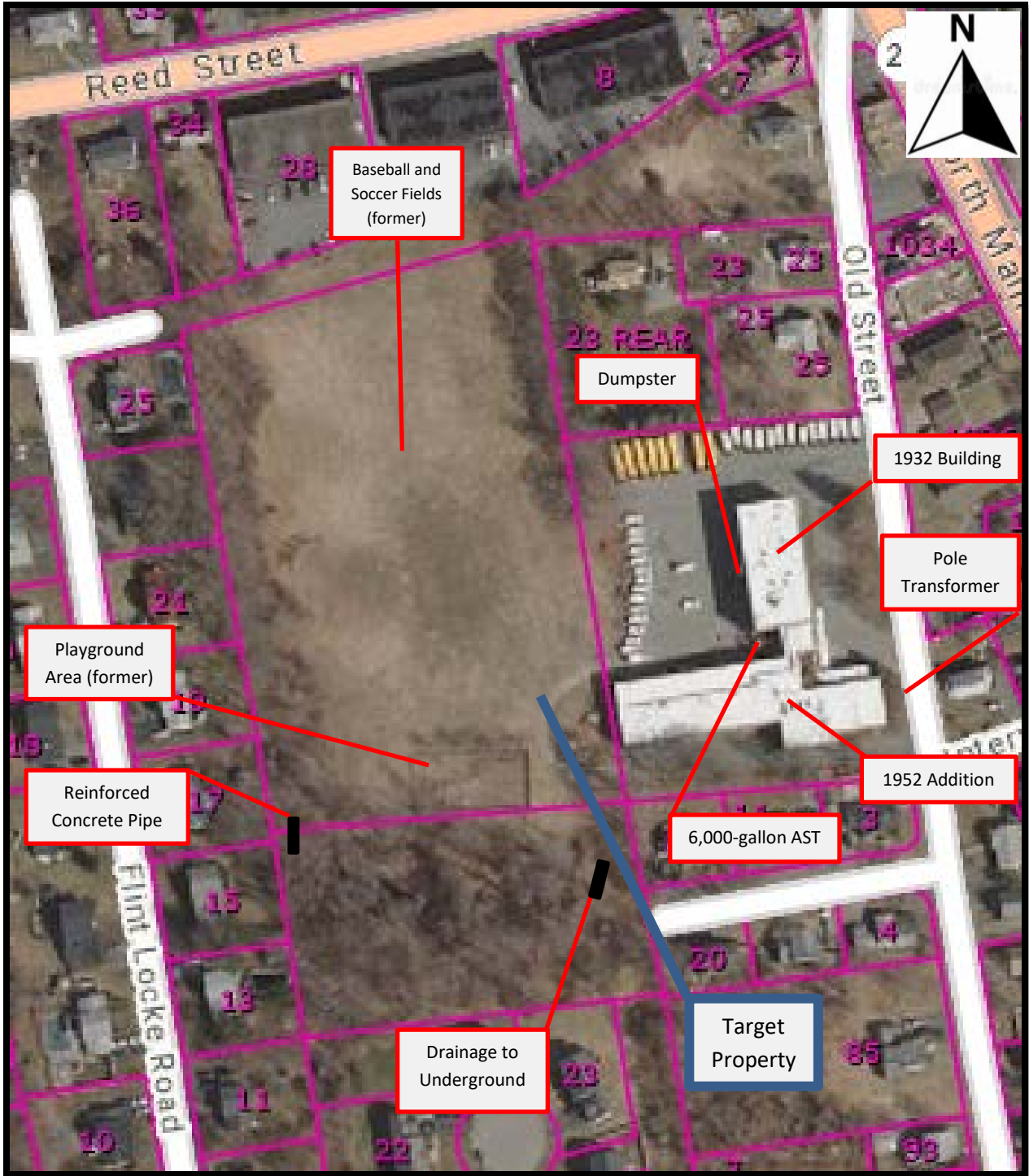
**Figure 3**

**Site Detail Sketch**

55 Old Street, Randolph, MA  
 [Map Parcel ID: 12-B-017.00; 12-B-016.00; 12-B-028.00; 12-B-029.00]  
 USDA/NAIP Aerial Imagery 2016



- ▲ = Database Map Finding (Upgradient of target property)
- ◆ = Database Map Finding (Downgradient of target property)



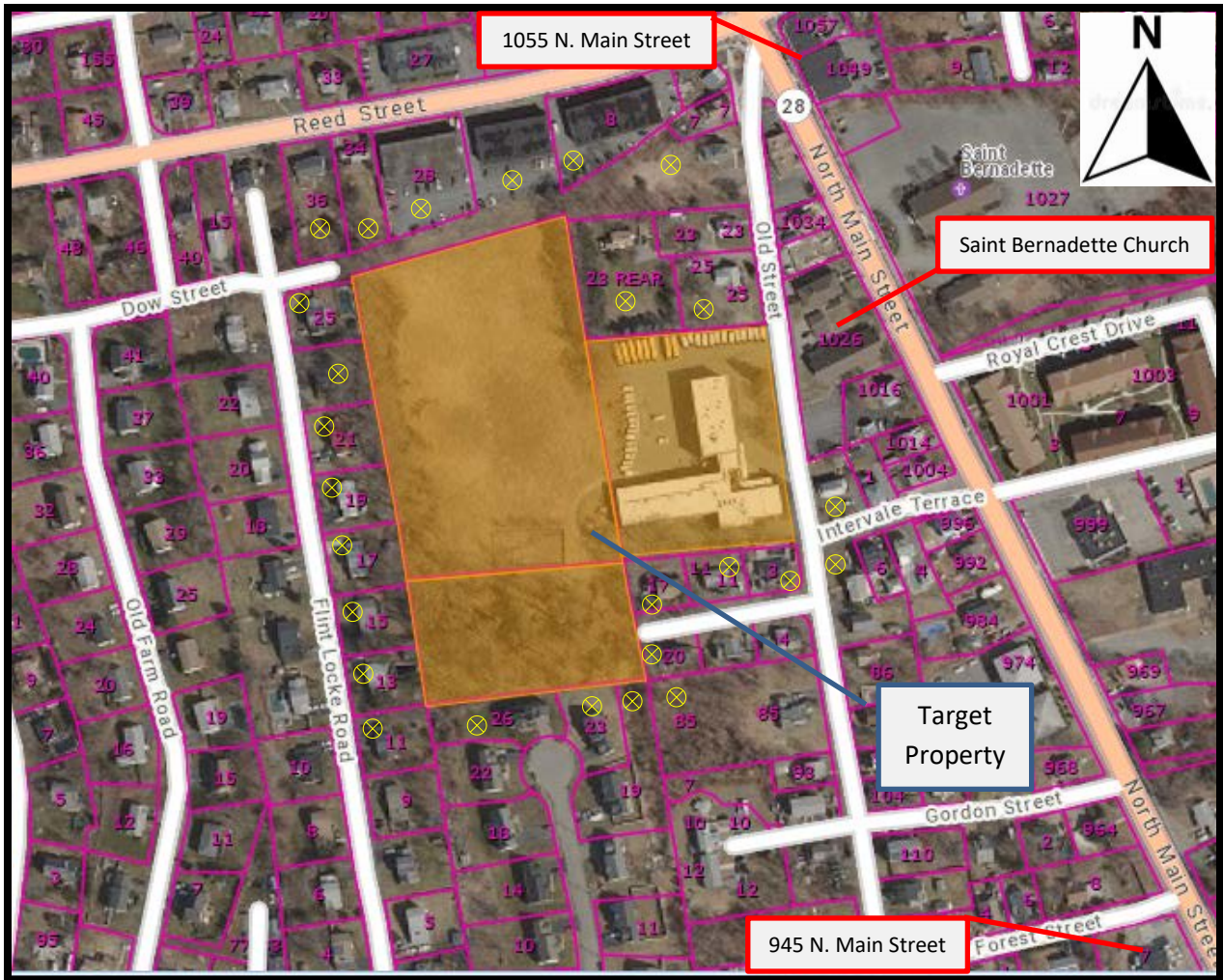
**Figure 4**

**MassGIS OLIVER Target Property Image**

55 Old Street, Randolph, MA  
 [Map Parcel ID: 12-B-017.00; 12-B-016.00; 12-B-028.00; 12-B-029.00]  
 USGS 2019 Color Ortho  
 Scale – (Not to Scale)







**Figure 5**

**MassGIS OLIVER Adjoining/Nearby Property Image**

55 Old Street, Randolph, MA  
 [Map Parcel ID: 12-B-017.00; 12-B-016.00; 12-B-028.00; 12-B-029.00]  
 USGS 2019 Color Ortho  
 Scale - 1:2,257



⊗ = Residential or Apartments

**APPENDIX B**  
**DESCRIPTION OF TERMS AND ACRONYMS**

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g., Massachusetts) define ACM as materials having <math>\geq 1\%</math> asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Above Ground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on-site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally exempt small quantity generators.
CFR	Code of Federal Regulations
DOT	U.S. Department of Transportation



## Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	Description
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
ILP	Innocent Landowner/Operator Program
LQG	Large quantity generators.
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
SDS	Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	National Priorities List, as more particularly described under the Records Review section of this report.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos, but which has not been analyzed to confirm the presence or absence of asbestos.

## Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	Description
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/l	Pico Curies per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.
Radon	A radioactive gas resulting from radioactive decay of naturally occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in Pico Curies per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA generators list is part of the RCRIS database maintained by EPA and lists facilities that generate hazardous waste as part of their normal business operations, as more particularly defined under Section 4.1 of this report.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).

## Description of Selected General Terms and Acronyms (cont.)

Term/Acronym	Description
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean-up activities or is actively pursuing potentially responsible parties for clean-up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small quantity generator.
SWF	Solid Waste Facility
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The Corps of Engineers Wetlands Delineation Manual (Technical Report Y-87-1) and more recent regional manuals define wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates "waters of the US," also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

**APPENDIX C**  
**HISTORICAL DOCUMENTATION**

Charles G Devine Elementary School

55 Old Street

Randolph, MA 02368

Inquiry Number: 6357056.4

February 04, 2021

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

02/04/21

**Site Name:**

Charles G Devine Elementary  
55 Old Street  
Randolph, MA 02368  
EDR Inquiry # 6357056.4

**Client Name:**

PEER Consultants  
67 S. Bedford St, Ste 400 West  
Burlington, MA 01803  
Contact: Dave Gorden



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by PEER Consultants were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	7517-002	<b>Latitude:</b>	42.18974 42° 11' 23" North
<b>Project:</b>	Charles G Devine Elem. Schoc	<b>Longitude:</b>	-71.060488 -71° 3' 38" West
		<b>UTM Zone:</b>	Zone 19 North
		<b>UTM X Meters:</b>	329859.50
		<b>UTM Y Meters:</b>	4672898.26
		<b>Elevation:</b>	181.58' above sea level

**Maps Provided:**

2012	1941
1985	1936
1979	1919
1971	1915
1958	1894
1954	
1946	
1943	

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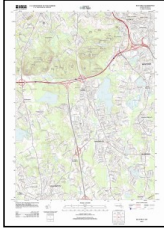
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## **Topo Sheet Key**

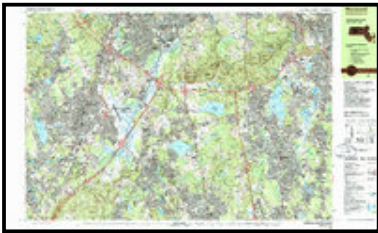
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### **2012 Source Sheets**



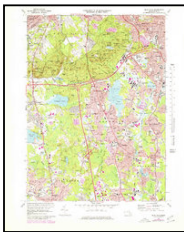
Blue Hills  
2012  
7.5-minute, 24000

### **1985 Source Sheets**



Norwood  
1985  
7.5-minute, 25000  
Aerial Photo Revised 1978

### **1979 Source Sheets**



Blue Hills  
1979  
7.5-minute, 25000  
Aerial Photo Revised 1977

### **1971 Source Sheets**



Blue Hills  
1971  
7.5-minute, 24000  
Aerial Photo Revised 1969

## **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1958 Source Sheets**



Blue Hills  
1958  
7.5-minute, 24000

### **1954 Source Sheets**



Blue Hills  
1954  
7.5-minute, 25000

### **1946 Source Sheets**



Blue Hills  
1946  
7.5-minute, 24000

### **1943 Source Sheets**



Boston  
1943  
30-minute, 125000  
Aerial Photo Revised 1939

## **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1941 Source Sheets**



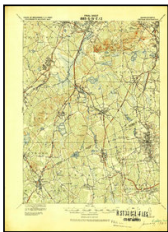
BLUE HILLS  
1941  
7.5-minute, 25000

### **1936 Source Sheets**



Blue Hills  
1936  
7.5-minute, 24000

### **1919 Source Sheets**



Dedham  
1919  
15-minute, 62500

### **1915 Source Sheets**



DEDHAM  
1915  
15-minute, 62500

## ***Topo Sheet Key***

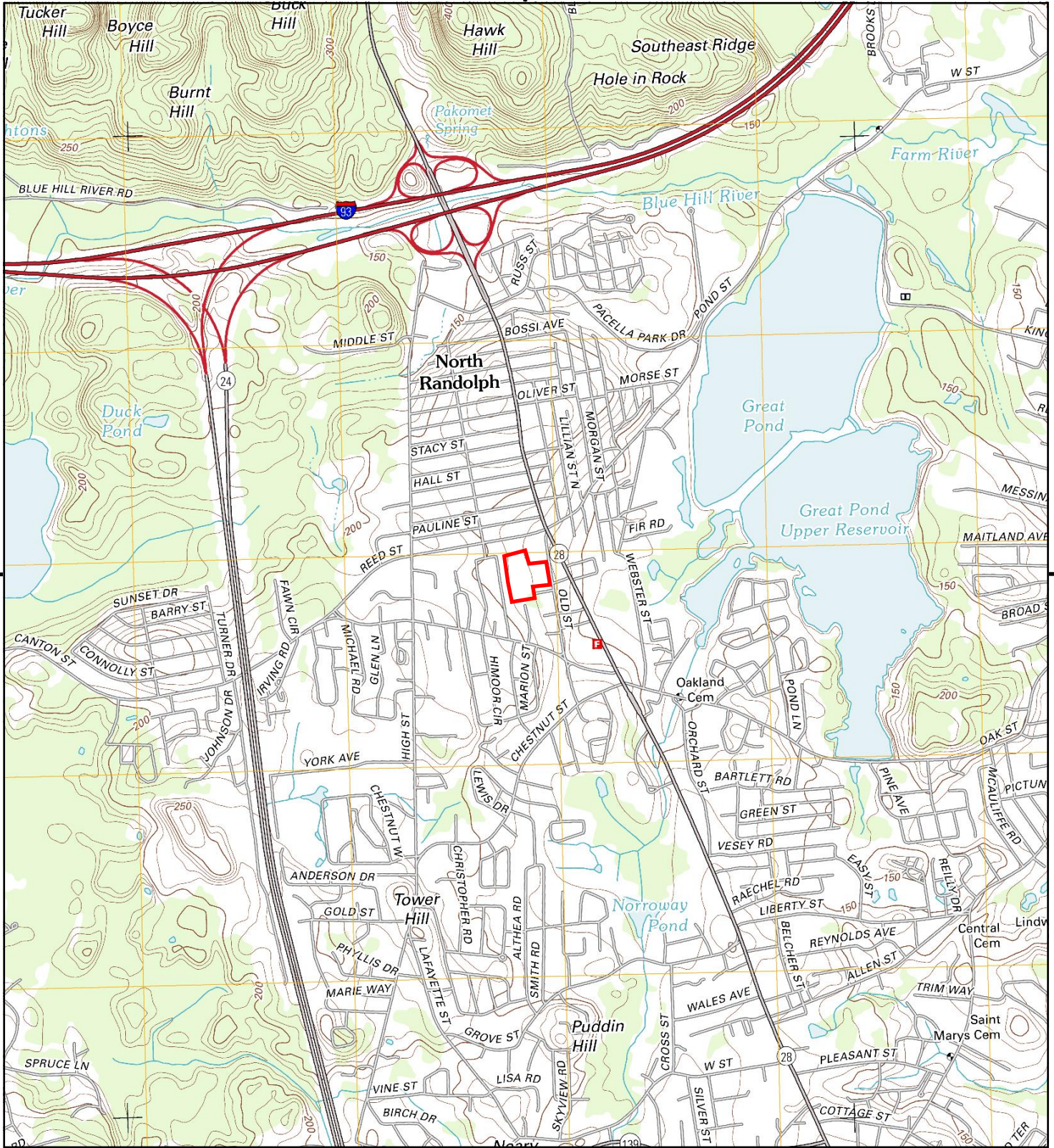
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### **1894 Source Sheets**

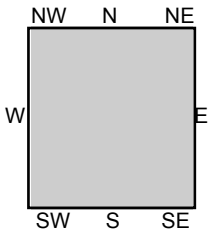
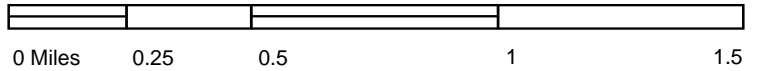


Dedham  
1894  
15-minute, 62500





This report includes information from the following map sheet(s).

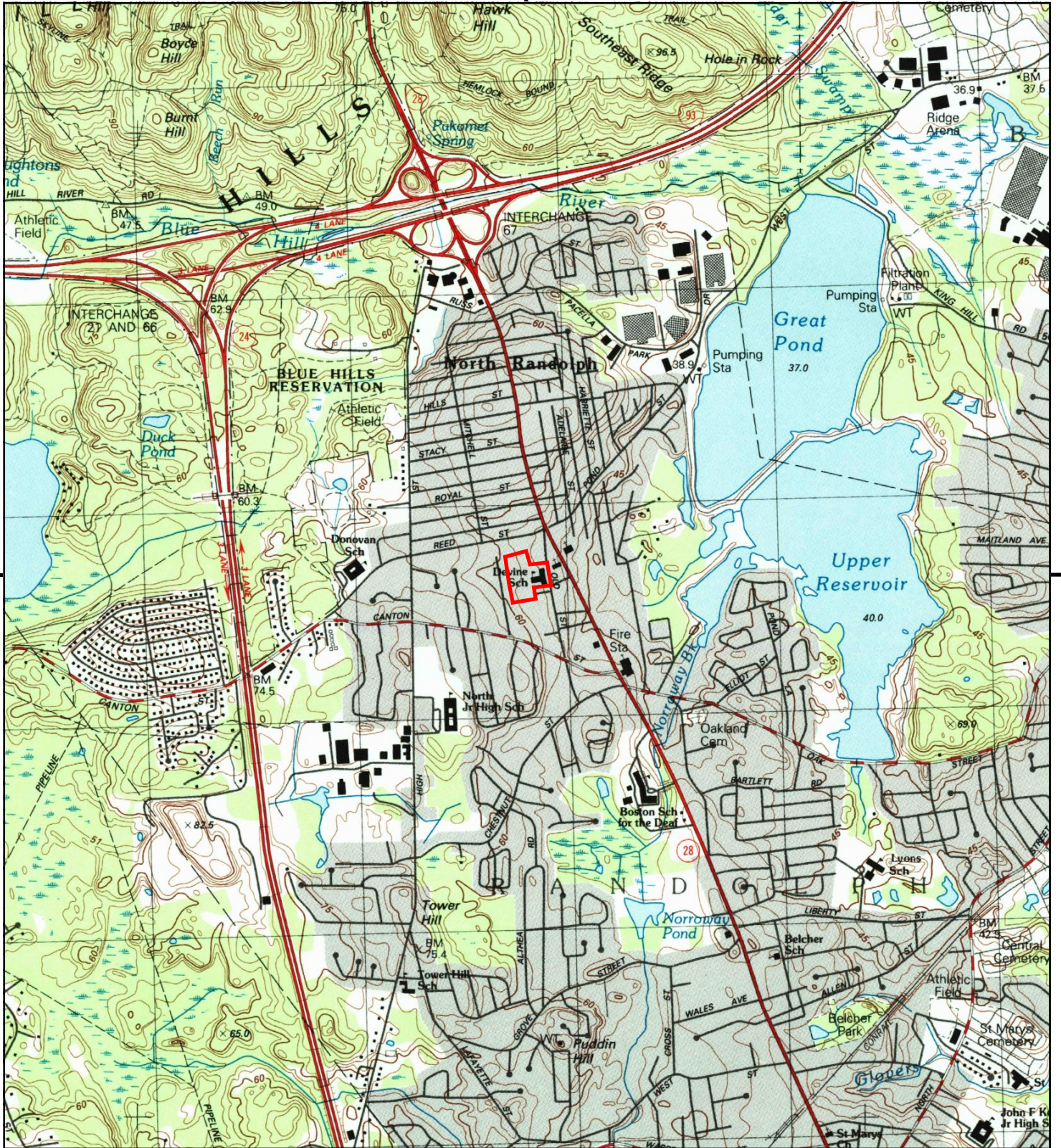


TP, Blue Hills, 2012, 7.5-minute

**SITE NAME:** Charles G Devine Elementary School  
**ADDRESS:** 55 Old Street  
 Randolph, MA 02368  
**CLIENT:** PEER Consultants







This report includes information from the following map sheet(s).

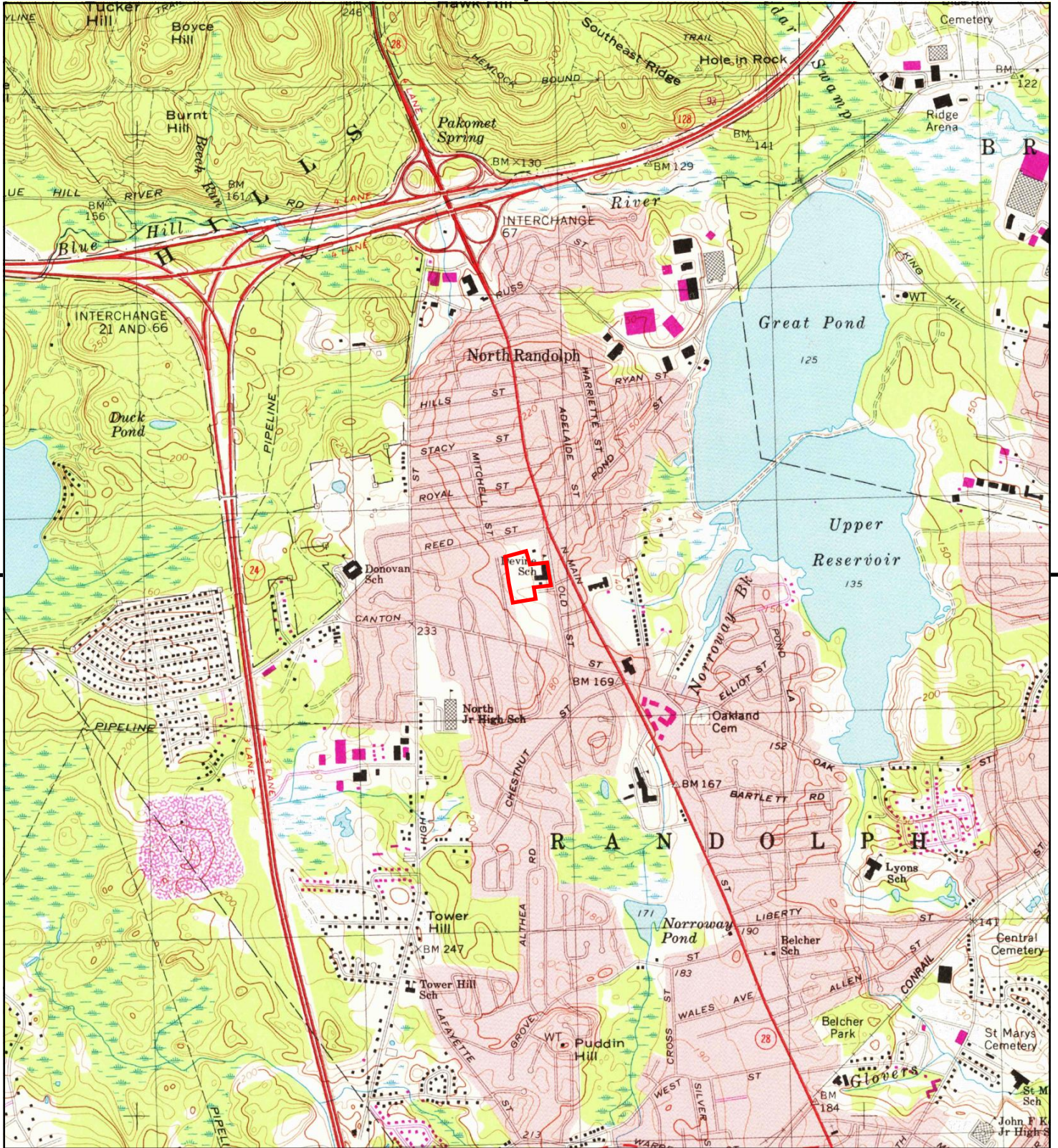


TP, Norwood, 1985, 7.5-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).

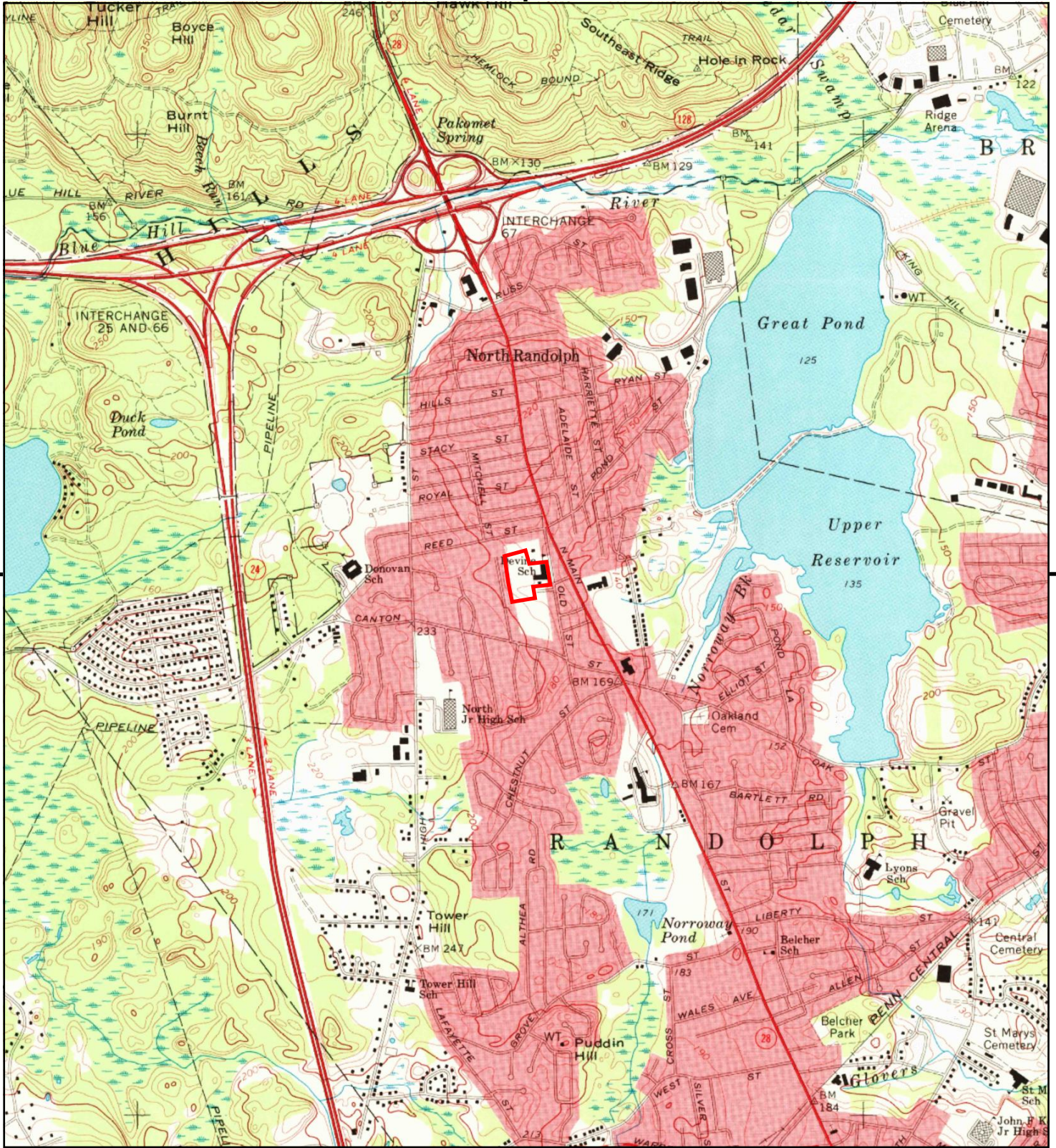


TP, Blue Hills, 1979, 7.5-minute

**SITE NAME:** Charles G Devine Elementary School  
**ADDRESS:** 55 Old Street  
 Randolph, MA 02368  
**CLIENT:** PEER Consultants







This report includes information from the following map sheet(s).

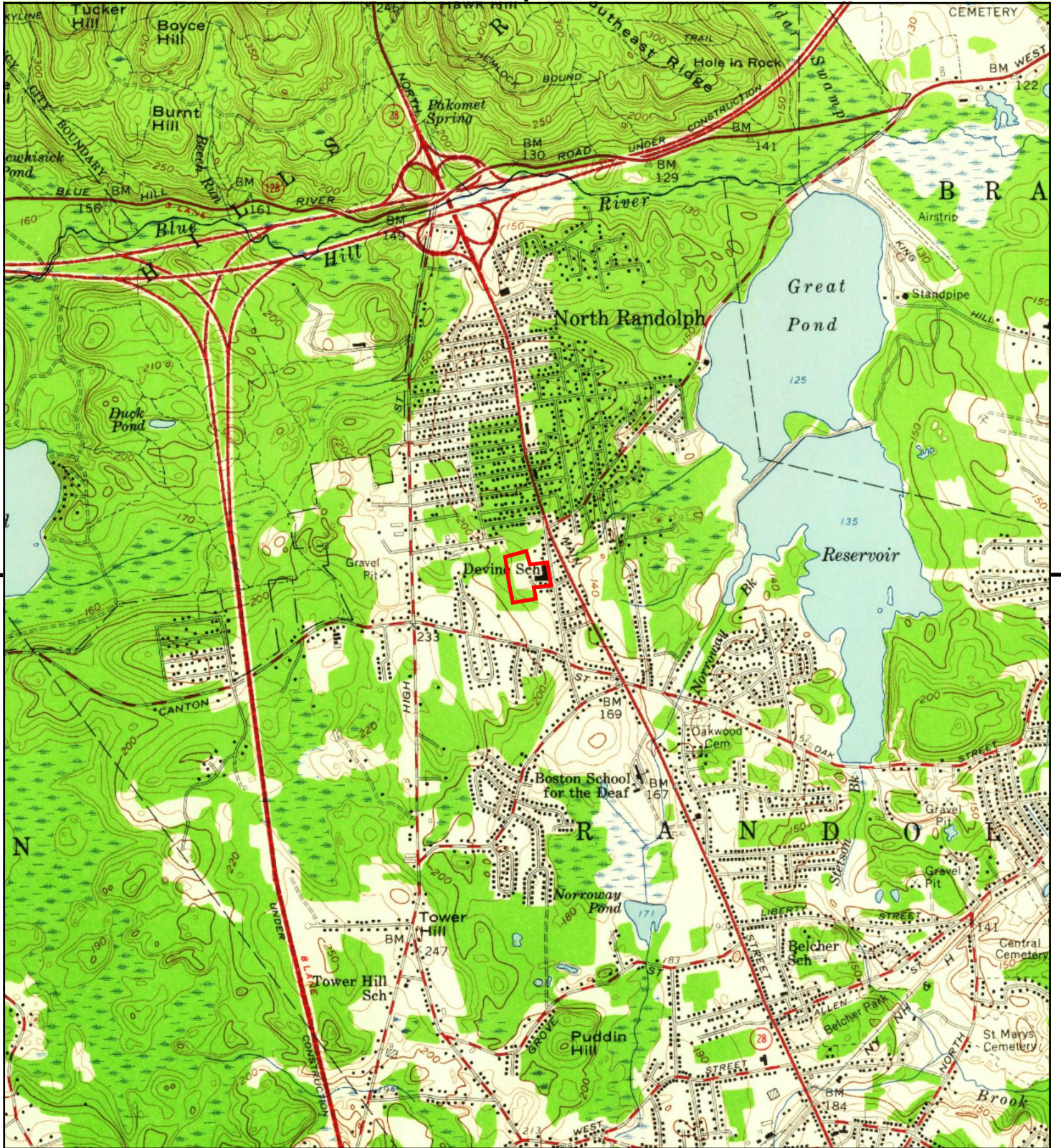


TP, Blue Hills, 1971, 7.5-minute

**SITE NAME:** Charles G Devine Elementary School  
**ADDRESS:** 55 Old Street  
 Randolph, MA 02368  
**CLIENT:** PEER Consultants







This report includes information from the following map sheet(s).

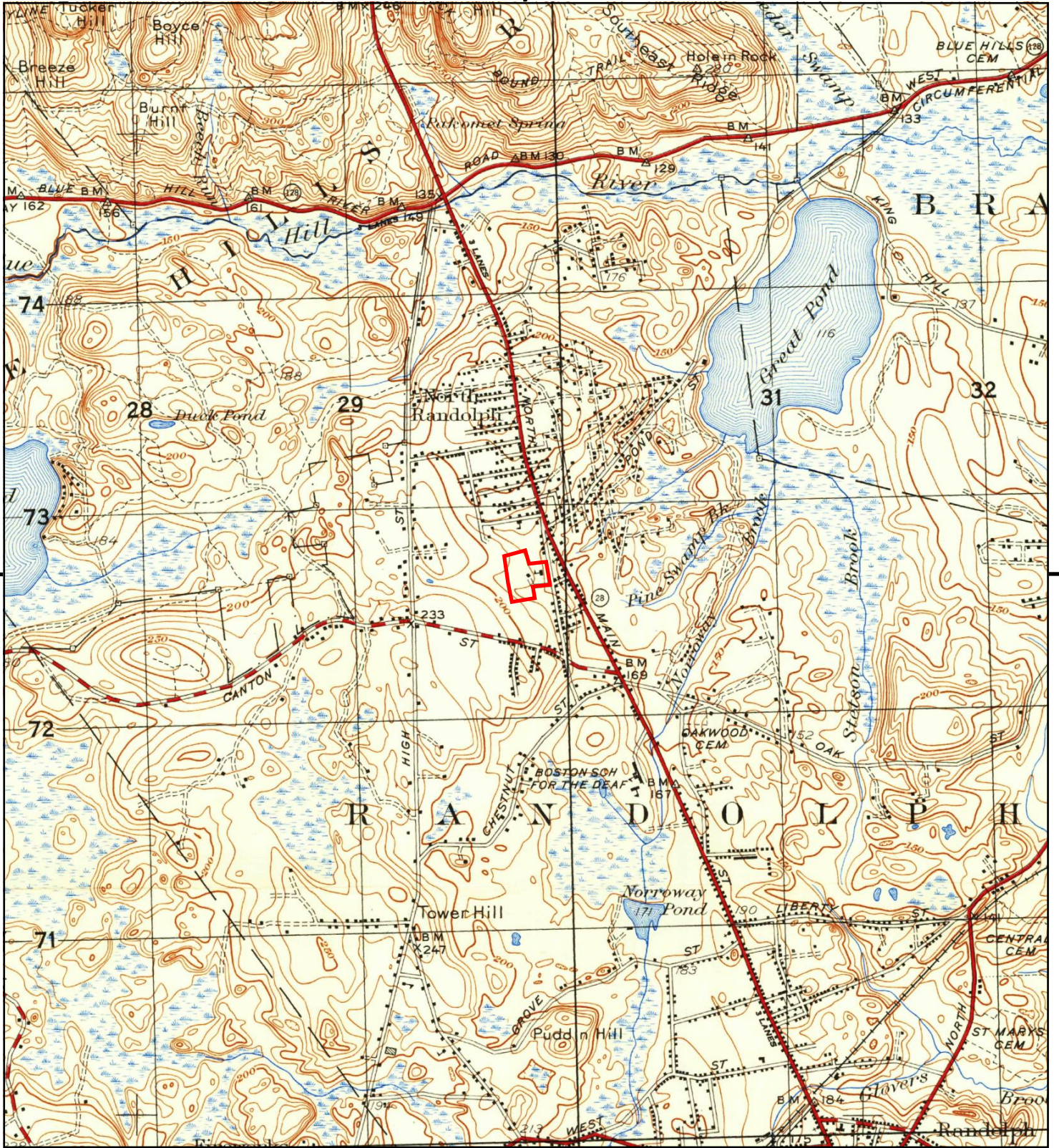


TP, Blue Hills, 1958, 7.5-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).

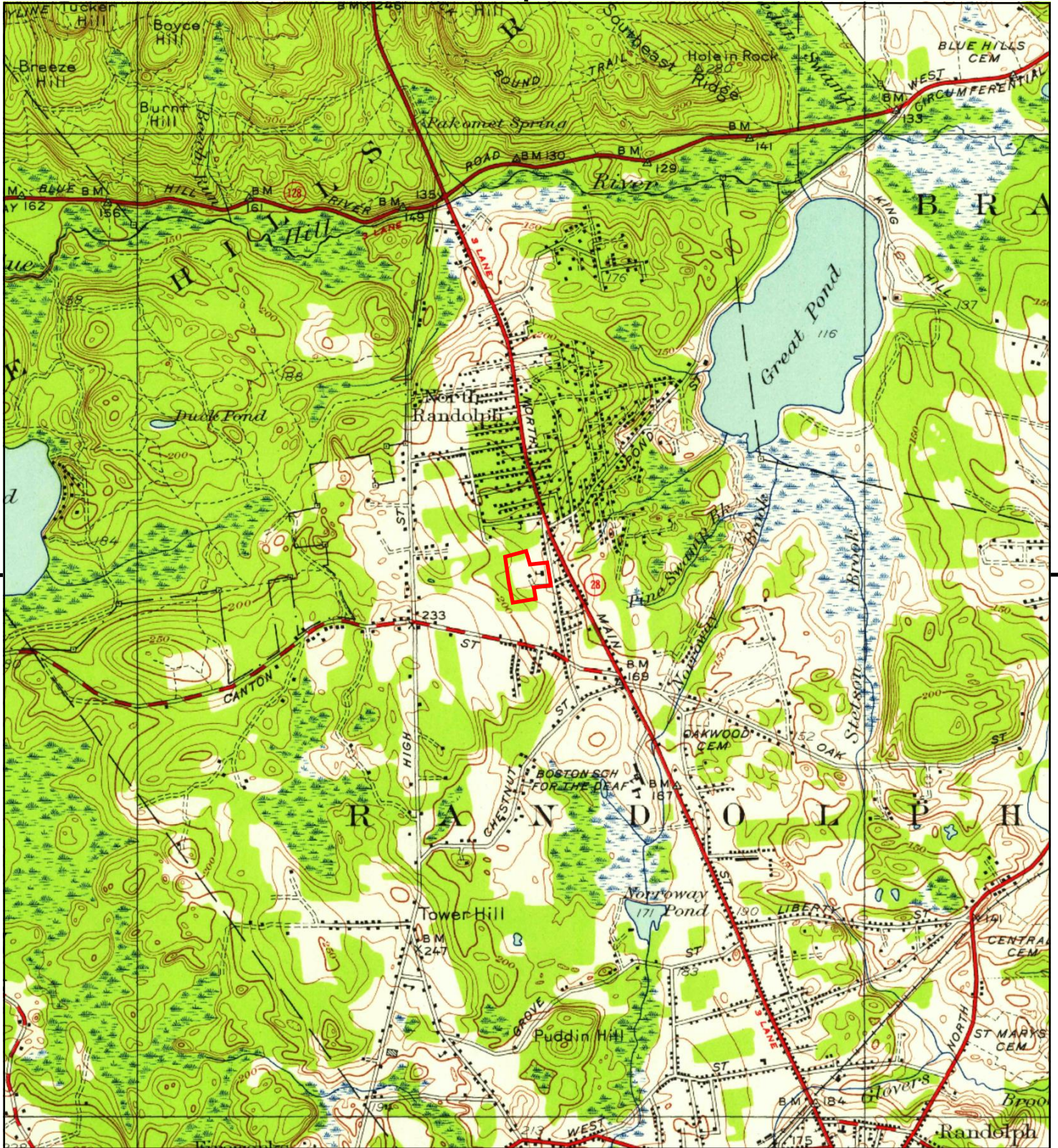


TP, Blue Hills, 1954, 7.5-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).

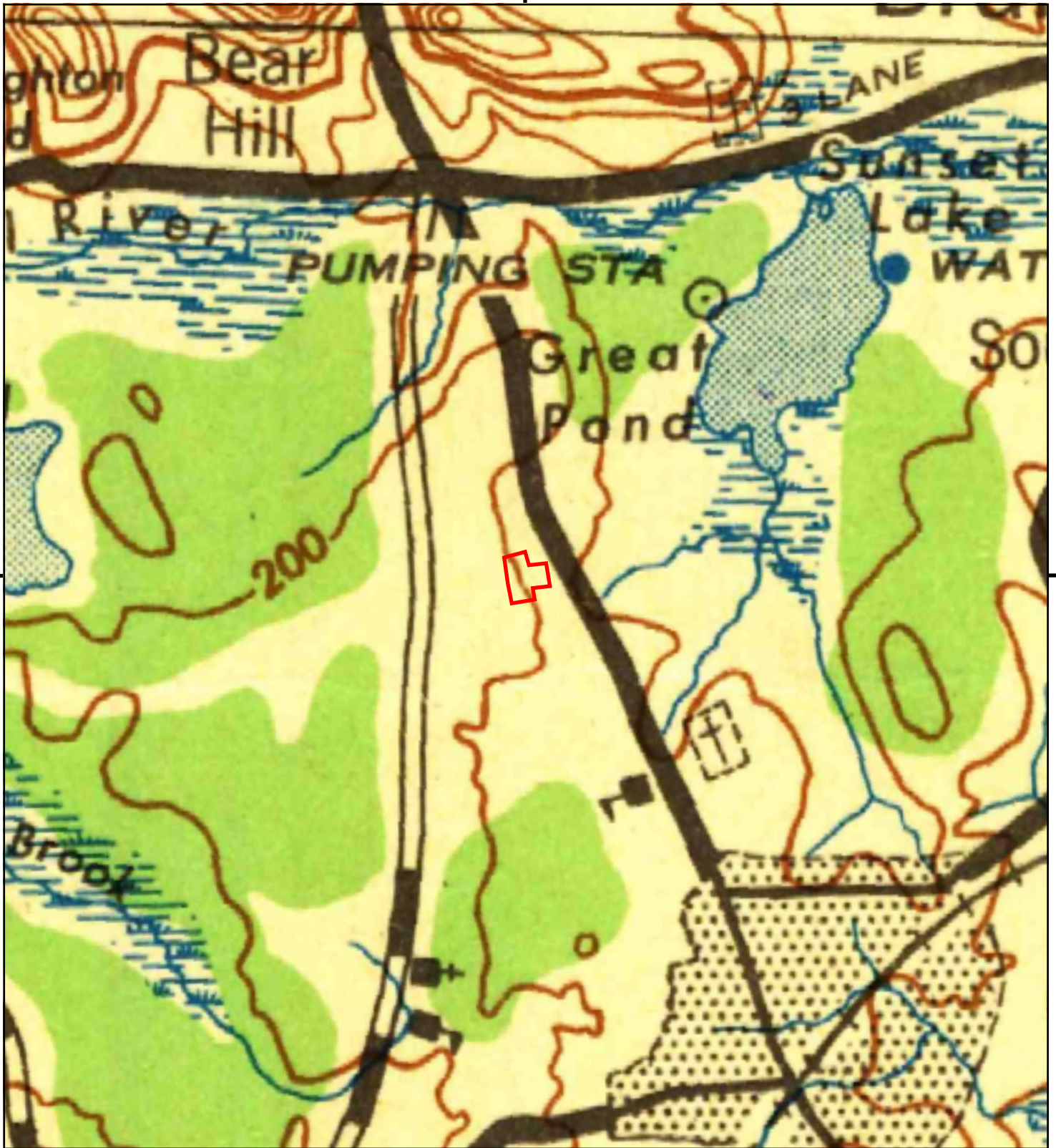


TP, Blue Hills, 1946, 7.5-minute

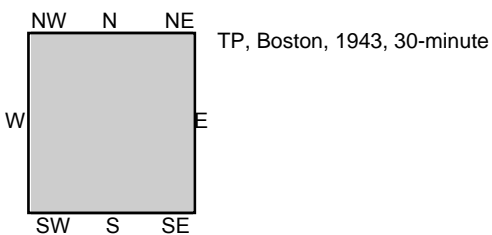
SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).



SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).

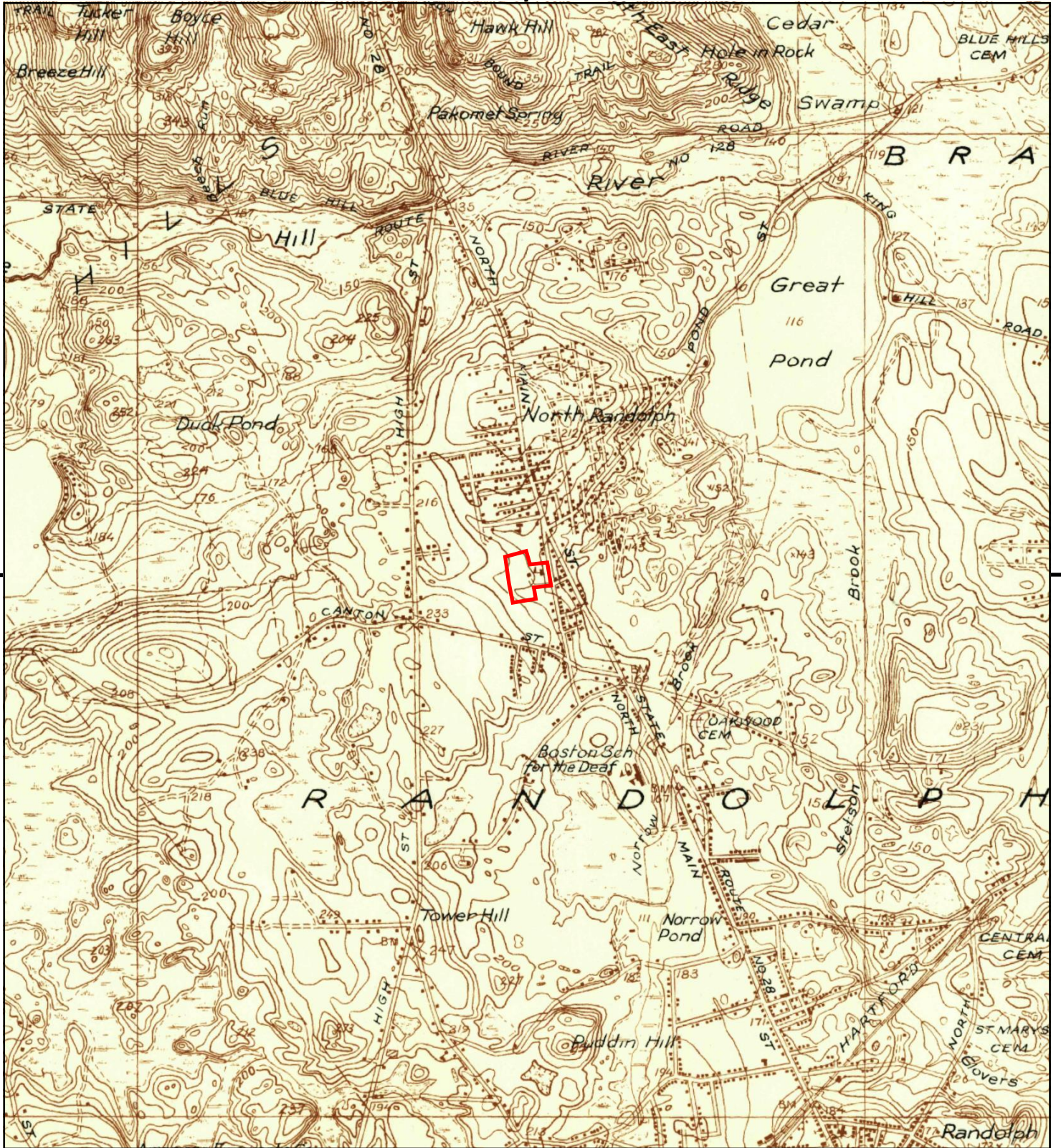


TP, BLUE HILLS, 1941, 7.5-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).



TP, Blue Hills, 1936, 7.5-minute

**SITE NAME:** Charles G Devine Elementary School  
**ADDRESS:** 55 Old Street  
 Randolph, MA 02368  
**CLIENT:** PEER Consultants







This report includes information from the following map sheet(s).

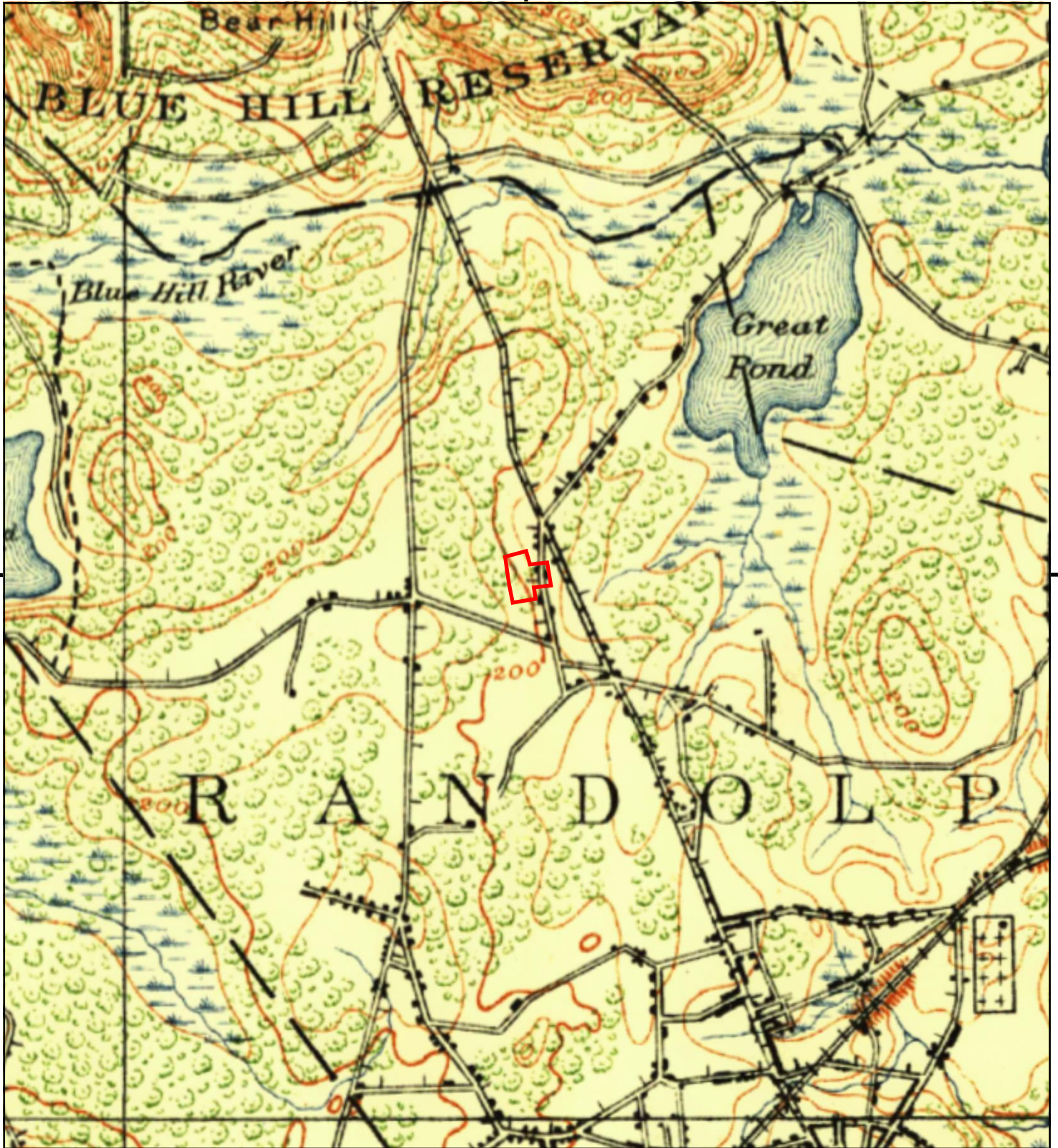


TP, Dedham, 1919, 15-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).

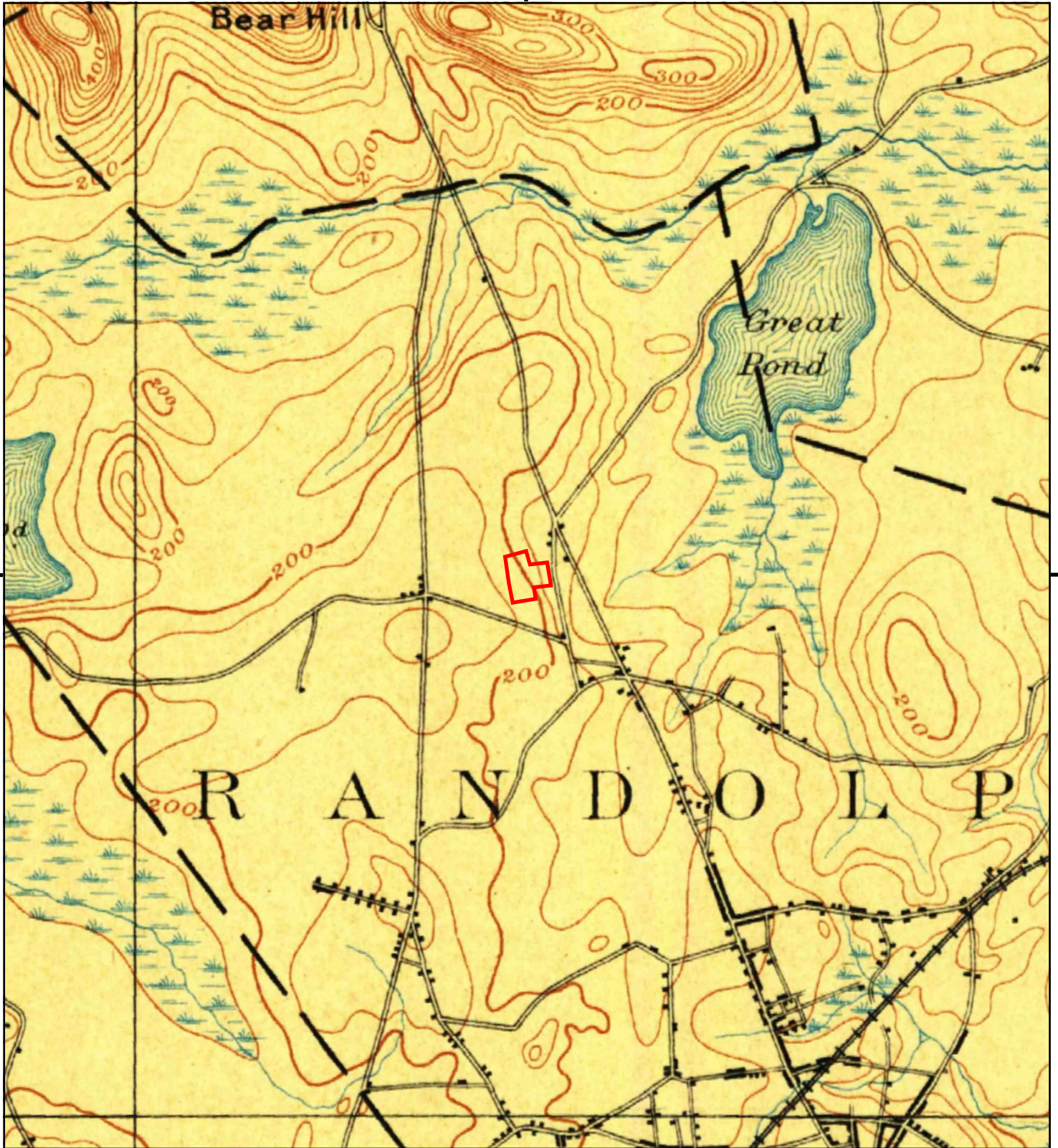


TP, DEDHAM, 1915, 15-minute

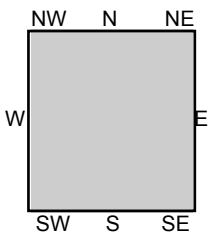
SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants







This report includes information from the following map sheet(s).



TP, Dedham, 1894, 15-minute

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph, MA 02368  
 CLIENT: PEER Consultants





**Charles G Devine Elementary School**

55 Old Street

Randolph, MA 02368

Inquiry Number: 6357056.8

February 04, 2021

# The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# EDR Aerial Photo Decade Package

02/04/21

**Site Name:**

Charles G Devine Elementary  
55 Old Street  
Randolph, MA 02368  
EDR Inquiry # 6357056.8

**Client Name:**

PEER Consultants  
67 S. Bedford St, Ste 400 West  
Burlington, MA 01803  
Contact: Dave Gorden



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
1996	1"=500'	Acquisition Date: January 01, 1996	USGS/DOQQ
1995	1"=500'	Acquisition Date: January 01, 1995	USGS/DOQQ
1985	1"=500'	Flight Date: April 17, 1985	USDA
1978	1"=500'	Flight Date: April 23, 1978	USGS
1970	1"=500'	Flight Date: October 29, 1970	USDA
1969	1"=500'	Flight Date: April 13, 1969	USGS
1960	1"=500'	Flight Date: December 03, 1960	USGS
1957	1"=500'	Flight Date: April 22, 1957	USGS
1952	1"=500'	Flight Date: August 24, 1952	USDA

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INQUIRY #: 6357056.8

YEAR: 2016

— = 500'







INQUIRY #: 6357056.8

YEAR: 2012

— = 500'







INQUIRY #: 6357056.8

YEAR: 2008

— = 500'









UNMAP  
UNMAP  
UNMAP  
UNMAP  
UNMAP



INQUIRY #: 6357056.8

YEAR: 1995

— = 500'







INQUIRY #: 6357056.8

YEAR: 1985

— = 500'







INQUIRY #: 6357056.8

YEAR: 1978

— = 500'







INQUIRY #: 6357056.8

YEAR: 1970

— = 500'







INQUIRY #: 6357056.8

YEAR: 1969

— = 500'







INQUIRY #: 6357056.8

YEAR: 1960

— = 500'







INQUIRY #: 6357056.8

YEAR: 1957

— = 500'







INQUIRY #: 6357056.8

YEAR: 1952

— = 500'



Charles G Devine Elementary School

55 Old Street

Randolph, MA 02368

Inquiry Number: 6357056.3

February 04, 2021

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

02/04/21

**Site Name:**

Charles G Devine Elementary ;  
55 Old Street  
Randolph, MA 02368  
EDR Inquiry # 6357056.3

**Client Name:**

PEER Consultants  
67 S. Bedford St, Ste 400 West  
Burlington, MA 01803  
Contact: Dave Gorden



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by PEER Consultants were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Certification #** 4914-49BE-8948  
**PO #** 7517-002  
**Project** Charles G Devine Elem. School

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 4914-49BE-8948

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**Charles G Devine Elementary School**

55 Old Street  
Randolph, MA 02368

Inquiry Number: 6357056.5  
February 09, 2021

# The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
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with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by

**infoUSA**<sup>®</sup>

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2010	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2005	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1995	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1992	<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
1989	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Criss-Cross Directory
1984	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Criss-Cross Directory
1975	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Criss-Cross Directory
1971	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Criss-Cross Directory
1968	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Criss-Cross Directory

## FINDINGS

### TARGET PROPERTY STREET

55 Old Street  
Randolph, MA 02368

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

### OLD ST

1989	pg A14	Cole Criss-Cross Directory
1989	pg A15	Cole Criss-Cross Directory
1984	pg A17	Cole Criss-Cross Directory
1975	pg A19	Cole Criss-Cross Directory
1971	pg A21	Cole Criss-Cross Directory
1968	pg A23	Cole Criss-Cross Directory

# FINDINGS

## CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

## OLD ST

2014	pg. A2	EDR Digital Archive
2010	pg. A4	EDR Digital Archive
2005	pg. A6	EDR Digital Archive
2000	pg. A8	EDR Digital Archive
1995	pg. A10	EDR Digital Archive
1992	pg. A12	EDR Digital Archive

## FLINT LOCKE RD

2014	pg. A1	EDR Digital Archive
2010	pg. A3	EDR Digital Archive
2005	pg. A5	EDR Digital Archive
2000	pg. A7	EDR Digital Archive
1995	pg. A9	EDR Digital Archive
1992	pg. A11	EDR Digital Archive
1989	pg. A13	Cole Criss-Cross Directory
1984	pg. A16	Cole Criss-Cross Directory
1975	pg. A18	Cole Criss-Cross Directory
1971	pg. A20	Cole Criss-Cross Directory
1968	pg. A22	Cole Criss-Cross Directory



## **City Directory Images**

**FLINT LOCKE RD****2014**

3	LAU, BOR
4	OCCUPANT UNKNOWN,
5	MUI, CHUN C
6	JOHNSON, DARREN L
7	MICHEL, MAXIME
8	GOODSTEIN, CINDY L
9	BOLGER, JANICE C
10	CARDOSO, JOAO J
11	CHERY, MARIE C
	JEAN, N C
12	PHYSICANS EVALUATION NETWORK
	WASHINGTON, JOHNNY A
13	FLAMBO CONTRACTING
	FORD, ALBERT F
14	WALTERS, MICHELLE
15	LAURENT, NORMA J
16	BUSHELL, TATIANA
17	JIM TEMPESTA OIL
	TEMPESTA, JACK J
18	FRANCOIS, CALEB C
19	TEMPESTA, JAMES F
20	BORNSTEIN, GARY
22	ENGLISH, DOMINIC F
23	OCCUPANT UNKNOWN,
24	EKECHUKWU, CHRISTIAN C
25	CHUNG, HAY Y



**FLINT LOCKE RD 2010**

3	LAU, BOR
5	MUI, CHUN C
7	MICHEL, MAXIME
8	GOODSTEIN, DAVID J
9	BOLGER, JANICE C
10	CARDOSO, JOAO J
11	CHERY, JEAN M JEAN, N C
12	GATEWAY REALTY INC WASHINGTON, JOHNNY A
13	THOMAS, DAVID
15	LAURENT, ANTOINE T
17	JIM TEMPESTA OIL TEMPESTA, JACK J
18	FRANCOIS, CALEB C
19	TEMPESTA, JAMES F
20	BORNSTEIN, PAUL W
21	FELDMAN, MARK R
22	ENGLISH, DOMINIC F
23	LURIE, DOUGLAS I
24	EKECHUKWU, CHRISTIAN C
25	YAN, CHUNG H

## OLD ST 2010

7	CARRASCO, ENREQUE MINIHAN, ANN M
15	VU, INGO
23	NEEDHAM, PETER B
25	WEST, ALBERT B
52	BOYKIN, ANDREA M
55	FRIENDLY FOOD PANTRY
80	TRAN, THU S
84	RIDEOUT, DON F
85	DONAHUE, MARK
90	CURLL, STEPHEN V
93	SANTOS, LARRY J
94	FILS, JEAN D
104	DESNOYER, LOUIS J
108	WOJCIK, TERESA
109	WOJCIK, JAN N
110	CHU, TRINH M
118	KOROSIDIS, CHRISTOS S
119	NGUYEN, CUONG V
120	LY, PHUONG K
125	SUMPTION, ALBERT E
127	VIGASIN, HARVEY A
131	CUMBERBATCH, CAVOUR R
132	MENDES, LISA
134	COHEN, MARTIN L
136	BERENGUER, URI
138	OSTIGUY, MICHAEL T
140	ETIENNE, MOLANDER
142	DAVIS, JEREMIAH R
151	SALTZMAN, DAVID R
154	JABOIN, RALPH E ZAMOR, MARIE C
155	KELLY, LEO W
156	HUSSEIN, SYED J
157	TRAN, PHUC
158	PASCARELLI, RIC E
160	LEVITT, RALPH WHEATON, MILAN
165	SALOMON, RAYMOND
166	MONDESIR, LAWRENCE
168	OLI, NNENNA N
169	JOACHIM, FRANCOI
184	FILS, DESLOURDES
189	DELIVA, Y



**FLINT LOCKE RD**

**2005**

- 3 LAU, BOR
- 4 SNEIDER BARRY PLUMBING AND HEATING  
SNEIDER, ARDELLE
- 5 MUI, CHUN C
- 6 BARBOSA, MARCELINO C
- 7 LEIFER, HARVEY R
- 8 GOODSTEIN, CINDY L
- 9 LEVINE, GERTRUDE G
- 10 CARDOSO, JOAO J
- 11 BURCHFIELD, SHEELA  
MCCALL, ANDREA
- 13 VASQUEZ, SARA
- 14 ABRAMS, AUDREY A
- 15 NGUYEN, HOUNG
- 16 JACKMAN, MALCOLM F
- 18 FRANCOIS, CALEB
- 19 TEMPESTA, JAMES
- 20 BORNSTEIN, PAUL W
- 21 FELDMAN, MARK R
- 22 ENGLISH, DOMINIC F
- 23 DEVCO SALES  
LURIE, DOUGLAS I
- 24 EKECHUKWU, CHRISTIAN C  
IMO HEALTH CARE SERVICES INC
- 25 Y AND H ASSOCIATES INC  
YAN, CHUNG H

## OLD ST 2005

5	GRANDE, JILLIAN
7	CARRASCO, N HEISKELL, GREGORY
15	NGUYEN, ELIZABETH T
18	CALIGUIRE, JAMES
23	NEEDHAM, PETER B
25	WEST, ALBERT B
52	BLIGE, WILLIAM H
55	CHARLES G DEVINE ELEMENTARY SCHOOL
80	TRAN, THU S
85	DONAHUE, M
86	MANN, RALPH
90	CURLL, STEPHEN V
93	ASSUNCAO, ROSILDA R
108	WOJCIK, TERESA
109	WOJCIK, JAN
118	KOROSIDIS, CHRISTOS
119	NGUYEN, CUONG V
120	LY, PHUONG K
125	SUMPTION, ALBERT E
127	VIGASIN, HARVEY A
131	PYNE, JOSEPH F
132	MENDES, JOSE G
134	COHEN, MARTIN L
136	RAMOS, DAISY
138	OSTIGUY, MICHAEL T
140	ETIENNE, MOLANDER
142	DAVIS, JEREMIAH R
151	SALTZMAN, DAVID R
154	GIBSON, PAUL A HUYNH, NGOC T NGUYEN, HENRY TRINH, DIANE
155	KELLY, LEO W
156	HUSSAIN, SYED J
157	ROBSON, FREDK A
158	BURNNETT, CAROL
160	LAP, CHO LOBO, DANIEL N
166	MONDESIR, LAWRENCE
168	OLI, BASIL A
169	VO, NAPOLEON
184	FILS, DESLOURDES
189	DELVA, YANICK

**FLINT LOCKE RD**

**2000**

- 5 CHAN, SAMUEL H  
MUI, CHUN C
- 6 BARBOSA, M
- 7 LEIFER, HARVEY
- 8 GOODSTEIN, BLANCHE
- 9 LEVINE, G G  
SURRETTE, V
- 10 BLAIR, A E
- 11 CAMBELL, WM
- 12 COLLINS, JANET M
- 13 GRAMOLINI, K P
- 14 ABRAMS, ROBERT M
- 15 LYSIUS, LUCIE S
- 16 ESTWICK, S
- 17 TEMPESTA, JACK
- 18 GOLDSTEIN, LILLIAN
- 19 TEMPESTA, FRANK
- 20 BORNSTEIN, PAUL W
- 21 FELDMAN, SHARI
- 22 ENGLISH, DOMINIC F
- 23 LURIE, DOUGLAS I
- 24 EKECHUKWU, CHRISTI
- 25 YAN, CHUNG

**OLD ST      2000**

5	BRUNO, FRANCES
7	CARLSON, CARL FLIEFAUF, C VU, P
15	HAHN, STEVEN E
23	NEEDHAM, PETER B WEAVER, D
25	WEAVER, DALE A
52	STOLBA, TYLER E
55	DEVINE EXTENDED DAY
84	WATERS, FRANK
90	CURLL, EVELYN G
94	TRAN, DUNG
104	DESNOYER, M
109	WOJCIK, JAN
110	CONNORS, JAMES
118	KOROSIDIS, CHRIS
119	NGUYEN, CUONG
120	ROYER, KEITH
125	SUMPTION, ALBERT E
127	VIGASIN, HARVEY A
131	PYNE, JOSEPH
134	COHEN, MARTIN L PATTERSON, ARLENE
136	MCDERMOTT, JOHN E
138	OSTIGUY, MICHAEL T
140	ETIENNE, JEAN
142	DAVIS, J R
151	SALTZMAN, DAVID
154	GIBSON, PAUL A
155	BALDINELLI, DAVID C
156	HUSSAIN, RAZIA M
158	WILSON, ROBBIE E
160	CHO, LAP LAP, CHO
165	GABARDI, FELICE R
166	PIARD, EGIDE P
189	WERNIO, WALDEMA

**FLINT LOCKE RD****1995**

4	SNEIDER, BARRY SNEIDER, BARRY-RES SNEIDER, K
5	CHAN, SAML H CHAN, SAMUEL H MUI, CHUN CHUNG
7	LEIFER, HARVEY
8	GOODSTEIN, BLANCHE
9	LEVINE, G LEVINE, JULIUS NOSALEK, EDW A
10	BLAIR, ALEXANDER E
13	GRAMOLINI, KATHERINE P
14	ABRAMS, ROBT M
15	ERNEST, K L & E
16	GERSON, T & R
17	TEMPESTA, JACK
18	GOLDSTEIN, HYMAN
19	TEMPESTA, FRANK
20	BORNSTEIN, PAUL W
21	FELDMAN, MARK & SHARI
22	ENGLISH, DOMINIC F
23	LURIE, D LURIE, DOUGLAS I
24	KOWALCHIK, E KOWALCHIK, ELEANOR & JOHN
25	YAN, CHUNG



## OLD ST 1995

7	SCHULTZ, D M YEN, L
23	GHOSE, BIMAL KANTI & BHARATI GHOSE, DIPANKAR NEEDHAM, PETER B
25	JOHNSON, S L WEST, M J
52	MACDONALD, FRANCES
80	ROBERT, JESULA
84	WATERS, FRANK MR & MRS
85	DONAHUE, JOS
86	MANN, RALPH & ROBT G
90	CURLL, ROBT F
93	BROOKS, PAUL F, JR
94	YEUNG, J
109	BALFE, MICHAEL & KIMBERLY
110	PERRY, CHAS & CLAUDETTE
118	KOROSIDIS, CHRIS
119	OLSEN, RALPH E
120	ROYER, KEITH
125	SUMPTION, ALBERT E, JR
131	PYNE, JOS
132	WASIAK, BARBARA WASIAK, STANISLAW
134	COHEN, MARTIN L PATTERSON, ARLENE
136	MCDERMOTT, JOHN E
138	OSTIGUY, MICHAEL T
140	MCDOUGALL, THOS
151	O'LEARY, JAS
156	HUSSAIN, RAZIA M
157	ROBSON, FREDK A ROBSON, SCOTT
158	WILSON, COREY E WILSON, ROBBIE
160	LAP, CHO
165	GABARDI, FELICE R, JR
168	ZINAN, SAML
184	KELLEY, C
189	WERNIO, WALDEMAR

**FLINT LOCKE RD**

**1992**

- 4 SNEIDER, BARRY  
SNEIDER, BARRY-CHILDRENS TELEPH  
SNEIDER, BARRY-RES
- 5 MUI, CHUN CHUNG
- 7 LEIFER, HARVEY
- 8 GOODSTEIN, BLANCHE
- 9 LEVINE, G  
LEVINE, JULIUS  
LEVINE, JULIUS-CHILDRENS TELEPH
- 10 BLAIR, ALEXANDER E
- 13 GRAMOLINI, KATHERINE P
- 14 ABRAMS, ROBT M
- 15 ERNEST, K L & E
- 16 GERSON, T & R
- 17 TEMPESTA BROS OIL CO  
TEMPESTA, JACK
- 18 GOLDSTEIN, HYMAN
- 19 TEMPESTA, FRANK
- 20 BORNSTEIN, PAUL W
- 21 FELDMAN, MARK & SHARI
- 22 ENGLISH, DOMINIC F
- 23 LURIE, DOUGLAS I
- 24 KOWALCHIK, ELEANOR JOHN
- 25 YAN, CHUNG

## OLD ST 1992

5	FACE OFF CUSTOM SKATE
7	BAXTER, L LYNE, H L SCHULTZ, D M
15	NILSEN, ANDREW
23	GHOSE, BIMAL KANTI & BHARATI NEEDHAM, PETER B
52	MACDONALD, FRANCES
80	GILL, NEIL M
84	HOEY, KEVIN P & DEBORAH F
85	DONAHUE, JOS DONAHUE, MICHAEL W & JOS B
86	MANN, ROBT G & RALPH E
90	CURLL, ROBT F
93	BROOKS, PAUL F, JR
94	LEE, YUET SUN
104	BERRY, EDW F
110	LYNCH, R
119	OLSEN, RALPH E
125	SUMPTION, ALBERT E, JR
131	PYNE, JOS
132	WASIAK, STANISLAW
134	COHEN, MARTIN L PATTERSON, ARLENE
136	MCDERMOTT, JOHN E
138	OSTIGUY, MICHAEL T
140	MCDOUGALL, THOS
151	MACMELVILLE, STANLEY K
155	DEBOER, RICHARD W
156	BRENNER, ROBIN A LITCHFIELD, KIM
157	ROBSON, FREDK A
160	LAP, CHO
165	GABARDI, FELICE R, JR
166	BRADBURY, GLORIA & KENNETH
168	ZINAN, SAML
184	EISENBERG, G KELLEY, C
189	WERMIO, WALDEMAR
500	WILL A A CORP

## FLINT LOCKE RD 1989

31	N St Germain . . . . .	72	963-4364
36	Angelo Costa . . . . .	84	961-3770
40	60 . . . . .	NP	
	13 RESIDENCE		

## ● FLINT LOCKE RD 02368

From 69 Canton Street To Dead End

	1- 99 CT4202	SC..F 2
3	Shuk L Shum . . . . .	87 963-7108
4	Barry Sneider . . . . .	77 961-3297
	Barry Sneider . . . . .	78 961-3298
	Barry Sneider . . . . .	986-7667
5	Chun Chung Mui . . . . .	86 986-5331
7	Harvey Leifer . . . . .	986-6227
8	Blanche Goodstein . . . . .	67 963-8408
9	G Levine . . . . .	83 963-1044
	Julius Levine . . . . .	62 963-1044
	Julius Levine . . . . .	62 961-5078
10	Jayent Dave . . . . .	85 986-6148
11	Paul Vincent Rollo . . . . .	84 986-6256
12	Simkha Rozenvayn . . . . .	83 986-7343
13	L Becovsky . . . . .	82 961-3195
	Melvin Becovsky . . . . .	78 961-3859
14	Robert M Abrams . . . . .	62 963-1226
15	Eliot Furman . . . . .	64 963-8823
16	T Gerson . . . . .	83 986-7316
17	★ Tempesta Bros Oil . . . . .	963-0271
	Jack Tempesta . . . . .	65 963-5966
18	Hyman Goldstein . . . . .	69 963-1346
19	Frank Tempesta . . . . .	62 963-1471
20	Paul W Bornstein . . . . .	81 963-1229
21	Mark Feldman . . . . .	□ 986-2719
22	Dominic F English . . . . .	64 963-0516
23	Douglas I Lurie . . . . .	78 963-6499
24	Murray Cramer . . . . .	73 963-3712
25	Yuen W Shing . . . . .	81 986-4490
	Chung Yan . . . . .	□ 986-2846
	28 RESIDENCE	1 BUSINESS

## ● FOGO RD 02368

**OLD ST 1989**

25	N Passeretti . . . . .	85	963-5495
29	Elliot Schwartz . . . . .	85	963-7181
33	L S Teti . . . . .	87	986-7838
36	Richd J Rychlicki . . . . .	85	986-8242
37	Timothy Convery . . . . .	85	986-7324
40	Leo M McCormick . . . . .	85	963-5619
41		NP	
	14 RESIDENCE		1 BUSINESS

● **OLD MILL LN 02368**

From 9 Darrell Drive To Dead End

1- 199 CT4203 \$C..G 3

3 5 . . . . . NP

7★ Cln&Brght Mbl Wash . □ 961-9900

Marion E Toomey . . . . . □ 963-7025

3 RESIDENCE 1 BUSINESS

● **OLD ST 02368**

From 1036 Main St N To Chestnut St

1- 599 CT4202 \$C..F 2

5★ Multi-Task Wrd PRC . □ 986-1956

7 Glenn H Wilson Jr . . . . . 87 986-1261

15 . . . . . NP

23★

Bimai Kanti Ghose . . . . . 86 961-1709

REAR Peter B Needham . . . . . 78 961-4917

25 . . . . . NP

52 Frances MacDonald . . . . . 80 963-2862

80 Neil M Gill . . . . . 86 961-2256

84 Kevin P Hoey . . . . . 87 986-1578

85 Joseph Donahue . . . . . 84 986-7681

Michael W Donahue . . . . . 84 963-3498

86 Robert G Mann . . . . . 86 963-8136

90 Robert F Curll . . . . . 986-4144

93 P M Schwalm . . . . . 82 963-5937

94 Yuet Sun Lee . . . . . 87 986-1712

104 Edward F Berry . . . . . 66 963-5541

109 Hubert F Wescott . . . . . 67 961-1024

110 John A Lynch Jr . . . . . 986-5417

118 Chris Korosidis . . . . . 87 986-1925

119 Ralph E Olsen . . . . . 62 963-2309

R EXCEPT AS AUTHORIZED BY THE PUBLISHER.

is Business Address



OLD ST 1989

OLD ST

02368

120	123	NP	
125	A E Sumption Jr	.70	963-7343
129		NP	
131	Joseph Pyne		986-5014
132	George A Weigold	.62	963-5232
134	Martin L Cohen		986-4767
	Arlene Patterson	.83	986-4216
136	John E McDermott	.62	963-4734
138	Michael T Ostiguy	.81	961-1086
140	M Erickson	.86	961-3229
142		NP	
151	S K MacMelville	.65	961-1479
154		NP	
155	Richard W Deboer	.62	963-2256
156	Robin A Brenner		986-1153
157	Fredk A Robson	.77	963-0638
158	George H Berman	.82	963-7495
160	Bruce W Levine	.85	961-2499
155	F R Gabardi Jr	.69	963-1913
166	Kenneth Bradbury	.86	963-7740
168	Samuel Zinan		961-5614
189	Dorothy A Stuart	.76	963-2285
	42 RESIDENCE	1	BUSINESS

● OLD ST W

02368

	500- 599 CT4202		\$C..F 2
	500★ A A Will Corp	.86	961-1600
		1	BUSINESS

● OLIVER ST

02368

	From 1209 Main St N		
	1- 99 CT4201		\$D..F 3
9		NP	
10	V H Maitino	.65	963-9282
13	James M Donahoe	.66	963-2627
	James M Donahoe	.66	961-2265
18	Anita Wassersug		986-5491
	Jay H Wassersug	.78	963-8849
21	Mary A Paige	.79	961-2721
22		.64	963-0580

## FLINT LOCKE RD      1984

10 J M McInnes .....77 749-7258  
 J M McInnes .....8 749-7341  
 9 Residence

### FLINT LOCKE RD      RANDLPH From 69 Canton Street To Dead End

..... 02368  
**019420**

3 .....NP  
 4 Barry Sneider .....77 961-3297  
 Barry Sneider .....78 961-3298  
 5 I Stanley Brooks .....69 961-3981  
 Donald B Lipson .....79 963-7886  
 6 .....NP  
 7 Harvey Leifer .....73 986-6227  
 8 Blanche Goodstein .....67 963-8408  
 9 G Levine .....8 963-1044  
 Julius Levine .....62 963-1044  
 Julius Levine ..... 961-5078  
 10 Bernard Spielman .....80 986-4899  
 ★Spielman B Rabbi ..... 963-4371  
 11 M C King .....72 963-7086  
 12 Simkha Rozenvayn .....8 986-7343  
 13 L Becovsky .....82 961-3195  
 Melvin Becovsky .....78 961-3859  
 14 Robert M Abrams .....62 963-1226  
 15 Eliot Furman .....64 963-8823  
 Eliot Furman ..... 963-2229  
 16 T Gerson .....- 986-7316  
 17★Tempesta Bros Oil ..... 963-0271  
 Jack Tempesta .....65 963-5966  
 18 Hyman Goldstein .....69 963-1346  
 19 Frank Tempesta .....62 963-1471  
 20 Paul W Bornstein .....81 963-1229  
 21 Martin L Stone .....62 963-0357  
 22 Dominic F English .....64 963-0516  
 23 Douglas I Lurie .....78 963-6499  
 24 Murray Cramer .....73 963-3712  
 Murray Cramer .....79 986-6239  
 25 Yuen W Shing .....81 986-4490  
 30 Residence                      2 Business

### FLINTLOCK LN      CANTON ..... 02021

**019430**

2 Gintas Banaitis .....79 828-9588  
 3 Roger Falcione .....79 828-1537  
 5 George A Deragon .....82 828-5334  
 George A Deragon .....78 828-5539  
 6 John E Welch .....80 828-0999  
 ★Welch Systems ..... 828-7845  
 7 John J Curley .....79 828-0524  
 8 Michael M Murphy .....80 828-1472  
 11 .....NP  
 8 Residence                      1 Business



**OLD ST 1984**

**OLD ST**

**RANDLPH**

From 1036 No Main  
St To Chestnut  
Street

..... 02368

**039300**

- 5★Dave's Hairstyling ..... 963-3285
- 7 A M Brady .....71 963-5251
- Mrs Alfred Hansen .....64 963-4083
- David L Sorrentino .....80 986-5206
- 15 Amandus V Nilsen .....78 963-4435
- 23 Fitzgerald-Bartel .....81 961-3056
- REAR Peter B Needham ..... 961-4917
- 25 .....NP
- 52 Frances MacDonald .....80 963-2862
- 85 Joseph B Donahue .....68 963-3498
- Paula Donahue .....8 986-7283
- 86 Ralph E Mann .....8 963-2521
- 90 Robert F Curll .....74 986-4144
- 93 P M Schwalm .....82 963-5937
- 94 Saul Parkin .....62 963-1198
- 104 Edward F Berry .....66 963-5541
- 109 Hubert F Wescott .....67 961-1024
- 110 John A Lynch Jr .....78 986-5417
- 120 .....NP
- 123 A E Sumption Jr .....70 963-7343
- 129 Ralph E Olsen .....62 963-2309
- 131 J Pyne .....81 963-3228
- Joseph Pyne .....74 986-5014
- 132 George A Weigold .....62 963-5232
- 134 Martin L Cohen .....77 986-4767
- Arlene Patterson .....8 986-4216
- 136 John E McDermott .....62 963-4734
- 138 Michael T Ostiguy .....81 961-1086
- 140 J J Decourcey Jr .....62 963-5700
- 142 .....NP
- 151 S K MacMelville .....65 961-1479
- 154 .....NP
- 155 Richard W Deboer .....62 963-2256
- 156 Edward Gold .....71 963-0138
- 157 Frederick A Robson .....77 963-0638
- 158 George H Berman .....82 963-7495
- 160 Paul Goldstein .....71 961-3473
- 165 F R Gabardi Jr .....69 963-1913
- 166 Stanley Finkel .....71 963-7740
- 168 Samuel Zinan ..... 961-5614
- 189 Dorothy A Stuart ..... 963-2285
- 500★Metal Services Ctr ..... 961-1170
- No #★Rndph Devne Schl ..... 963-7812
- 40 Residence 3 Business

**OLD VALLEY WY**

**BRAINTR**

..... 02184

**039310**

- 1 Dominic F Diauto .....76 848-4268
- 23 Walter Opanasets .....79 848-4370



FLINT LOCKE RD 1975

NO # DAVID POWELL 2 3267478  
13 RESIDENCE

FLINT LOCKE RIDGE RANDLPH

.....  
STARTS 1 CANTON  
.. NO LISTINGS ..  
.. DEAD END ..

FLINT LOCKE RD RANDLPH

.....  
STARTS 69 CANTON ST

..... 02368  
... 1- END T 4202 \$B..G 7

- 3 HARRY WEINER 0 9632720
- 4 RICHARD I GRAY 5 9632751
- 5 I STANLEY BROOKS 8 9613981
- 6 ALEXANDER MAGNES 9 9636130
- 7 HARVEY LEIFER 3 9866227
- 8 BETH GOODSTEIN 0 9614385
- ROBERT H GOODSTEIN
- 7 9635816
- 9 JULIUS LEVINE 9631044
- JULIUS LEVINE 9615078
- 10 RABBI H J SIMCKES 5 9632383
- MRS H C SIMCKES 9633827
- 11 M C KING 2 9637086
- 12 JOSEPH WOLFE 9634195
- STEPHAN N WOLFE 2 9635788
- 13 MELVIN BECOVSKY 0 9613859
- 14 ROBERT M ABRAMS 9631226
- 15 ELIOT FURMAN 9638823
- ELIOT FURMAN 9632229
- 16 LOUIS ROSENBERG 9634757
- 17\*TEMPESTA BROS OIL 9630271
- JACK TEMPESTA 5 9635966
- 18 HYMAN GOLDSTEIN 9 9631346
- 19 FRANK TEMPESTA 9631471
- 20 CHARLES H JAYES JR 9637315
- 21 MARTIN L STONE 9630357
- MARTIN L STONE 3 9865797
- 22 DOMINIC F ENGLISH 9630516
- 23 IDA CRAMER 9637536
- LOUIS N CRAMER 9637537
- 24 MURRAY CRAMER 3 9633712
- MURRAY CRAMER 3 9866239
- 25 BENJAMIN BELL 9636671

.. DEAD END ..  
31 RESIDENCE 1 BUSINESS

FLINT ST QUINCY

.....  
SEE FLYNT ST

FLORENCE AVE NORWOOD

.....  
STARTS 95 NICHOLS ST

..... 02062  
... 1- END T 4133 \$B..B 7

OLD ST 1975

OLD ST RANDLPH  
 .....  
 STARTS 1036 N MAIN ST  
 ..... 02368  
 ... 1- END T 4202 \$B..G 7  
 3 PETER B NEEDHAM 2 9614917  
 5\*DAVES HAIRSTYG MEN 9619868  
 7 A M BRADY 1 9635251  
 C M BRAGER -9866434  
 MRS ALFRED HANSEN 9634083  
 A NP  
 15 MARIA F FAY 2 9634435  
 23 RALPH B SARGENT -9866920  
 25 RICHARD L HARDY □9635113  
 52 MAYNARD GRAY 9632862  
 80 NP  
 84 NP  
 85 JOSEPH B DONAHUE 8 9633498  
 86 RALPH E MANN 9632521  
 90 ROBERT F CURLL □9864144  
 93 GEORGE F CULLEN 9635937  
 94 SAUL PARKIN 9631198  
 101 NP  
 104 EDWARD F BERRY 9635541  
 109 HUBERT F WESCOTT 7 9611024  
 110 GRACE W YUNDT 9639466  
 118 P A DAVIDSON 1 9612212  
 120 GENEVIEVE M JOYCE 9632746  
 123 A E SUMPTION JR 9637343  
 127 NP  
 129 RALPH E OLSEN 9632309  
 131 JOSEPH PYNE □9865014  
 132 GEORGE A WEIGOLD 9635232  
 134 HENRY GABRIEL 9632894  
 136 JOHN E MCDERMOTT 9634734  
 138 KENNETH M GRAY 9633108  
 140 JAS J DECOURCEY JR 9635700  
 142 ABRAHAM GALER 9639389  
 151 S K MACMELVILLE 5 9611479  
 154 BARRY SNEIDER 1 9613297  
 155 RICHARD W DEBOER 9632256  
 156 EDWARD GOLD 1 9630138  
 157 FELICE GABARDI 9634923  
 158 HARRY SCHNEIDERMAN  
 2 9635941  
 160 PAUL GOLDSTEIN 1 9613473  
 165 F R GABARDI JR 9 9631913  
 166 STANLEY FINKEL 1 9637740  
 168 SAMUEL ZINAN 1 9615614  
 169 NP  
 184 NP  
 189 DOROTHY A STUART 1 9632285  
 M G STUART 1 9612830  
 NO #\*DEVINE SCHOOL DEPT 9637812  
 .. CHESTNUT ST ..  
 .. 46 RESIDENCE 2 BUSINESS

OLD UNION BRAINTR  
 .....  
 STARTS DEAD END  
 ..... 02184  
 NO #\*PENN CEN TRANSPRTN 8431327  
 NO #\*PENN CENTRL TRANSP 8431327  
 STOPS TRACKS



FLINT LOCKE RD 1971

5 RESIDENCE  
● FLINT LOCK LN DEDHAM

.....  
..... 02026

4 THOMAS H NEE 9 3293089  
1 RESIDENCE

● FLINT LOCKE RIDGE RANDLPH

.....  
STARTS 1 CANTON

.. NO LISTINGS ..  
.. DEAD END ..

● FLINTLOCKE RD RANDLPH

.....  
STARTS 69 CANTON ST  
..... 02368

..... 1- END T 4202 \$D..G 7

3 HARRY WEINER □9632720  
4 RICHARD I GRAY 5 9632751  
5 I STANLEY BROOKS 8 9613981  
6 ALEXANDER MAGNES 9 9636130  
7 J FRAWLEY 8 9611262  
8 ROBERT H GOODSTEIN

7 9635816

9 JULIUS LEVINE 9631044

10 RABBI H J SIMCKES 5 9632383

MRS H C SIMCKES 9633827

11 THOMAS G KING 9637086

12 JOSEPH WOLFE 9634195

13 MELVIN BECOVSKY □9613859

14 ROBERT M ABRAMS 9631226

15 ELIOT FURMAN 4 9638823

16 LOUIS ROSENBERG 9634757

17\*TEMPESTA BROS OIL 9630271

JACK TEMPESTA 5 9635966

18 HYMAN GOLDSTEIN 9 9631346

19 FRANK TEMPESTA 9631471

20 CHARLES H JAYES JR 9637315

21 MARTIN L STONE 9630357

22 DOMINIC F ENGLISH4 9630516

23 IDA CRAMER 9637536

LOUIS N CRAMER 9637537

24 NP

25 BENJAMIN BELL 3 9636671

.. DEAD END ..

25 RESIDENCE 1 BUSINESS

● FLINT ST QUINCY

.....  
SEE FLYNT ST

● FLORENCE AVE NORWOOD

.....  
STARTS 95 NICHOLS ST  
..... 02062

..... 1- END T 4133 \$A..B 7

14 GORDON SMITH □7621261

OLD ST 1971

3 1 0 5 3 7	<p>● OLD PASTURE RD COHASSET STARTS 41 CLAYSPRING RD ..... ..... 02025 1- END T 4231 \$A..Q 5 10 DENNIS MAHONEY 8 3830948 11 HERMAN FICHTNER 8 3839443 16 KENNETH A SALESKI 8 3831260 25 JOSEPH M MCCARTHY 8 3830373 33 JAMES J CODY JR 9 3831699 36 H R LEIDHOLT JR 7 3830289 39 JOSEPH T BURBANK 9 3830426 45 GREGORY D PAGE 9 3839578 55 RONALD A MASSA 9 3830490 63 RICHARD A MCCARTHY 7 3831835 72 CAPT J J HEALEY 8 3839258 78 JAMES G ZELLES 8 3830006 84 ANDREW FOSTER 5 3839558 90 MICHL J ABBRUZZESE 3839539 NO # R M CAMPBELL 3831379 NO # ARNE K GJESTEBY 3831614 NO # LLOYD W PRESCOTT 3831814 NO # ROBERT G RIPLEY 3839213 18 RESIDENCE</p> <p>● OLD RANDOLPH CANTON STARTS STOUGHTON TURNPIKE ..... ..... 02021 1- END T 4152 \$C..F 8 2 JAMES P NEVILLE 7 8282589 4 WILLIAM J BRONICK 8 8283684 6 HENRY G POZNYSZ 8 8285913 8 JOSEPH H MALLOY 3 8282178 10 OLIVER R BECKER 8 8282933 12 FRANCES L HUGHES 8 8280806 14 MARY A FLYNN 8 8282211 15 T P KANDIANIS 8 8286287 16 LEO J THORNTON 8 8283046 18 GERALD POWERS -8282519 20 R W WILLIAMS ARTST 8 8282469 22 GEORGE L MANDELL 8 8283122 34 BEATRICE ZOPPA 5 8284612 .. ENDS WASHINGTON .. .. STREET .. 12 RESIDENCE 1 BUSINESS</p> <p>● OLD SCITUATE LIGHTHOUSE SCITUATE ..... ..... 02066 ROBERT F ABELL JR -5450368 1 RESIDENCE</p> <p>● OLD STONE RD WESTWO STARTS OFF CEDAR LN ..... ..... 02090 1- END T 4122 \$A..B 5 20 VYTAUTAS IZBICKAST 3 3267442 29 HERBERT R NELSON 6 3263168 MARILYN C NELSON 3263168 .. DEAD END .. 3 RESIDENCE</p> <p>● OLD ST RANDLPH STARTS 1036 N MAIN ST ..... ..... 02368 1- END T 4202 \$D..G 7 5 TONY'S SALON FOR MENS 9 9619868 7 SHIRLEY SHEPHERD 9 9638227 MRS ALFRED HANSEN 9634083 23 GORDON R TEED 9633452 WILLIAM MACINTYRE 7 9639265 25 ALBERT E JOHNSON 9635113 52 MAYNARD GRAY 9632862 80 NP 84 NP 85 JOSEPH B DONAHUE 8 9633498 86 RALPH E MANN 9632521 90 NP 93 GEORGE F CULLEN 9635937 94 SAUL PARKIN 9631198 101 GEORGE A SHEEHY 9632327 104 EDWARD F BERRY 9635541 109 HUBERT F WESCOTT 7 9611024 110 GRACE W YUNDT 9639466 118 NP 120 GENEVIEVE M JOYCE 9632746 123 A E SUMPTION JR 9637343 127 NP 129 RALPH E OLSEN 9632309 131 MRS JOSEPH WHITE 9635663 132 GEORGE A WEIGOLD 9635232 134 HENRY GABRIEL 4 9632894 136 JOHN E MCDERMOTT 9634734 138 KENNETH M GRAY 3 9633108 140 JAS J DECOURCEY JR 9635700 142 ABRAHAM GALER 9639389 151 S K MACMELVILLE 5 9611479</p>	<p>155 RICHARD W DEBOER 9632256 157 FELICE GABARDI 9634923 165 F R GABARDI JR 9 9631913 169 NP 189 PAUL R STUART 9632285 .. CHESTNUT ST .. 34 RESIDENCE 1 BUSINESS</p> <p>● OLD UNION BRAINTR STARTS DEAD END ..... ..... 02184 NO # PENN GEN TRANSPRTN 8431327 .. STOPS TRACKS .. .. ACROSS ST .. 1 BUSINESS</p> <p>● OLIVER RD WEYMTH STARTS 55 SEAVER RD ..E WEYMOUTH..... 02189 1- END T 4225 \$E..M 6 5 FRED W CLARK 9 3371943 9 WM A EDMANES 3351949 .. ENDS 19 LAKEVIEW .. .. RD .. 2 RESIDENCE</p> <p>● OLIVER ST NORWOOD STARTS 155 ROCK ST ..... ..... 02062 1- END T 4131 \$B..C 7 62 PETER PROCOPIO 7691068 71 NP 80 ROCCO J GRASSO 7624987 .. DEAD END .. 3 RESIDENCE</p> <p>● OLIVER ST QUINCY STARTS 17 HUNT ST ..N QUINCY..... 02171 1- END T 4175 \$D..I 3 5 ROBERT HOTTELMANN 7732464 9 ALBERT F HISTEN JR 9 4710589 12 WILLIAM A SURETTE 4722825 14 S KRAUTHAUSEN 5 4710873 15 DONALD W VICKERY 5 7730719 .. DEAD END .. 5 RESIDENCE</p> <p>● OLIVER ST RANDLPH STARTS 1209 N MAIN ST ..... ..... 02368 1- END T 4201 \$D..H 7 5 RALPH R ANDERSON -9638554 9 DANIEL P CLIFFORDS 9639694 10 V H MAITINO 5 9639282 13 JAMES M DONAHOE 9612265 JOHN P DONAHOE 5 9632627 18 LOUIS C AYERS JR 3 9632332 21 M WYSOKINSKI 4 9636980 23 JOSEPH RUZZO 4 9630589 24 AGNES C FITZGERALD 4 9633215 25 NP 29 GEORGE J DEBLOCK 3 9635248 30 C ALEXOPOULOS 4 9637715 12 RESIDENCE</p> <p>● OLIVER WENTWRTH RD CANTON STARTS OLD RANDOLPH ST ..... ..... 02021 1- END T 4152 \$C..F 8 4 JAMES F OLEARY 8 8284565 NO # ARTHUR F RADDEN 8280995 NO # BARBARA F WALKER 8280995 NO # MARYLEE DAVIS 8284582 .. DEAD END .. 4 RESIDENCE</p> <p>● OLOFSSON ST BRAINTR STARTS 157 WILDWOOD AV ..... ..... 02185 1- END T 4196 \$C..J 8 11 CHRISTINE STENBERG 8436576 12 NP 17 JOSEPH R SOUCY -8432189 18 GERALD C CODY 8480537 23 MRS G M TITUS 8435694 24 F A DEFRANCESCO 8435458 29 THOMAS J MCCARTHY 8430484 30 JOHN A CAMPBELL 8432781 .. ENDS 6 MANN ST .. 8 RESIDENCE</p> <p>● ONEIDA ST QUINCY STARTS 546 SEA ST ..... ..... 02169 1- END T 4178 \$E..K 3 9 NP 12 NP</p>
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OR PHOTOCOPIED. IN ANY MANNER WHATSOEVER EXCEPT AS AUTHORIZED IN WRITING BY THE PUBLISHER.

FLINT LOCKE RD 1968

STARTS 1 CANTON  
..... 1- END T 4202 \$D..G 7  
NO LISTINGS  
.. DEAD END ..

FLINT LOCKE RD RANDLPH

STARTS 69  
CANTON ST

..... 02368  
..... 1- END T 4202 \$D..G 7  
4 RICHARD I GRAY 5 9632751  
5 I STANLEY BROOKS #9613981  
6 N.T.I.A.  
7 J FRAWLEY #9611262  
8 ROBERT H GOODSTEIN 7 9635816  
9 JULIUS LEVINE 9631044  
10 MRS H C SIMCKES 9633827  
RABBI H J SIMCKES 9632383  
11 THOMAS G KING 9637086  
12 JOSEPH WOLFE 9634195  
13 PHILIP A RINTONE 9639340  
14 ROBERT M ABRAMS 9631226  
15 ELIOT FURMAN 4 9638823  
17\*TEMPESTA BROS OIL 9630271  
JACK TEMPESTA 5 9635966  
18 A J REECH 4 9632925  
19 FRANK TEMPESTA 9631471  
20 CHARLES JAYES JR 9637315  
21 MARTIN L STONE 9630357  
22 DOMINIC F ENGLSIH4 9630516  
23 IDA CRAMER 9637536  
LOUIS N CRAMER 9637537  
24 N.T.I.A.  
25 LT COL BENJ BELL 3 9636671  
.. DEAD END ..  
23 RESIDENCE 1 BUSINESS

FLINT ST QUINCY  
SEE FLYNT ST

FLORENCE AVE NORWOOD

STARTS 95  
NICHOLS ST

..... 02062  
..... 1- END T 4132 \$B..B 6  
14 F GORDON SMITH 7621261



**APPENDIX D**  
**ENVIRONMENTAL DATABASE INFORMATION**



**Charles G Devine Elementary School**

55 Old Street

Randolph, MA 02368

Inquiry Number: 06357056.2r

February 04, 2021

**The EDR Radius Map™ Report with GeoCheck®**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

55 OLD STREET  
RANDOLPH, MA 02368

#### COORDINATES

Latitude (North): 42.1897400 - 42° 11' 23.06"  
Longitude (West): 71.0604880 - 71° 3' 37.75"  
Universal Transverse Mercator: Zone 19  
UTM X (Meters): 329854.8  
UTM Y (Meters): 4672684.5  
Elevation: 180 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5644800 BLUE HILLS, MA  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140712, 20140718  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
55 OLD STREET  
RANDOLPH, MA 02368

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	DEVINE EARLY EDUCATI	55 OLD ST	MA ASBESTOS		TP
<a href="#">A2</a>	CHARLES DEVINE EARLY	55 OLD ST	MA ASBESTOS		TP
<a href="#">B3</a>	NORTH RANDOLPH CLEAN	1055 NORTH MAIN ST	RCRA NonGen / NLR, ICIS, US AIRS, RI MANIFEST	Lower	428, 0.081, NNE
<a href="#">B4</a>	NORTH RANDOLPH CLEAN	1055 NORTH MAIN ST	EDR Hist Cleaner	Lower	428, 0.081, NNE
<a href="#">B5</a>	NORTH RANDOLPH CLEAN	1055 NORTH MAIN ST	MA DRYCLEANERS, MA HW GEN	Lower	428, 0.081, NNE
<a href="#">C6</a>	MASSIK PAUL MD	999 NORTH MAIN ST	MA HW GEN	Lower	483, 0.091, East
<a href="#">C7</a>	MASSIK PAUL MD	999 NORTH MAIN ST	RCRA-VSQQ, FINDS, ECHO	Lower	483, 0.091, East
<a href="#">D8</a>	JOHNS AUTO REPAIR IN	900R NORTH MAIN ST	RCRA-VSQQ	Lower	794, 0.150, SE
<a href="#">D9</a>	US GAS	954 NORTH MAIN ST	MA AST	Lower	825, 0.156, SE
<a href="#">D10</a>	NO LOCATION AID	954 NORTH MAIN ST	MA SHWS, MA LUST, MA RELEASE	Lower	825, 0.156, SE
<a href="#">D11</a>	US GAS	954 N MAIN ST	MA UST, MA AST	Lower	825, 0.156, SE
<a href="#">D12</a>	TOP MOTORS INC DBA U	945 NORTH MAIN ST	MA HW GEN	Lower	957, 0.181, SE
<a href="#">D13</a>	US GAS	945 N. MAIN STREET	MA LUST, MA RELEASE, MA ASBESTOS, MA ENF	Lower	957, 0.181, SE
<a href="#">E14</a>	G W CONDON INC	900 N MAIN ST	MA UST	Lower	1223, 0.232, SE
<a href="#">E15</a>	NEAR CANTON ST	892 NORTH MAIN ST	MA SHWS, MA RELEASE	Lower	1419, 0.269, SE
<a href="#">F16</a>	SERVICE STATION	870 NORTH MAIN ST	MA LUST, MA RELEASE, MA HW GEN	Lower	1558, 0.295, SE
<a href="#">17</a>	NO LOCATION AID	24 STACY ST	MA LAST, MA RELEASE	Higher	1623, 0.307, NNW
<a href="#">18</a>	EXPRESS CLEANERS	1157 NORTH MAIN STRE	MA SHWS, MA RELEASE	Higher	1689, 0.320, North
<a href="#">F19</a>	TEMPLE	871 NORTH MAIN ST	MA LUST, MA RELEASE	Lower	1751, 0.332, SE
<a href="#">F20</a>	PAD-MOUNTED TRANSFOR	871 NORTH MAIN STREE	MA SHWS, MA RELEASE	Lower	1751, 0.332, SE
<a href="#">G21</a>	MR CAR WASH	1201 MAIN ST	MA SHWS, MA SPILLS, MA RELEASE	Higher	2030, 0.384, North
<a href="#">22</a>	W OF INTERSECTION OF	32 EDWIN ST	MA SHWS, MA RELEASE	Higher	2119, 0.401, NNW
<a href="#">G23</a>	NO LOCATION AID	RTE 28 AT OLIVER ST	MA SHWS, MA RELEASE	Higher	2271, 0.430, North
<a href="#">H24</a>	1213 NORTH MAIN ST	OLIVER ST	MA SHWS, MA RELEASE	Higher	2327, 0.441, North
<a href="#">H25</a>	@ TILTON ST	OLIVER ST	MA SHWS, MA RELEASE	Higher	2327, 0.441, North
<a href="#">H26</a>	RESIDENTIAL PROPERTY	4 TILTON ST	MA SHWS, MA LAST, MA RELEASE	Higher	2461, 0.466, North
<a href="#">27</a>	RANDOLPH AUTOMOTIVE	1245 NORTH MAIN STRE	MA SHWS, MA LUST, MA RELEASE, MA HW GEN	Higher	2497, 0.473, North
<a href="#">28</a>	PROPERTY	36 MICHAEL ST	MA SHWS, MA RELEASE	Higher	2505, 0.474, SW
<a href="#">29</a>	42-10-58 N 71-03-52	225 HIGH ST	MA SHWS, MA LUST, MA RELEASE	Higher	2596, 0.492, SSW
<a href="#">30</a>	NO LOCATION AID	15 YORK AVE	MA SHWS, MA LUST, MA SPILLS, MA RELEASE, MA HW...	Higher	3006, 0.569, SW
<a href="#">31</a>	NO LOCATION AID	11 UPHAM ST	MA SHWS, MA LAST, MA RELEASE	Higher	3163, 0.599, North
<a href="#">32</a>	J D'AMICO INC	10 YORK AVE	MA SHWS, MA LUST, MA UST, MA RELEASE, MA Financial...	Higher	3257, 0.617, SW
<a href="#">33</a>	ELITE ENVELOPES & GR	280 POND ST	MA SHWS, MA RELEASE, MA ASBESTOS, MA HW GEN	Lower	3476, 0.658, NE
<a href="#">34</a>	RESIDENCE	28 MITCHELL ST	MA SHWS, MA RELEASE	Lower	3529, 0.668, NNW
<a href="#">35</a>	LOT 37	PACELLA PARK DR	MA SHWS, MA LUST, MA INST CONTROL, MA RELEASE, MA.	Lower	3684, 0.698, NNE
<a href="#">36</a>	RANDOLPH HOLBROOK JO	275 POND ST	MA SHWS, MA RELEASE, MA HW GEN	Lower	3796, 0.719, NE
<a href="#">37</a>	PAD MOUNTED ELECTRIC	NEAR 18 CHESTNUT AND	MA SHWS, MA RELEASE	Higher	3846, 0.728, SW
<a href="#">38</a>	PENSKE D/B/A AMI LEA	55 YORK AVE	MA SHWS, MA LUST, MA UST, MA RELEASE, MA HW GEN	Higher	3871, 0.733, SW
<a href="#">39</a>	CATCH BASIN IN FRONT	THAYER RD	MA SHWS, MA RELEASE	Higher	3894, 0.738, South

**MAPPED SITES SUMMARY**

Target Property Address:  
 55 OLD STREET  
 RANDOLPH, MA 02368

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">I40</a>	TEXACO FACILITY	1370 NORTH MAIN ST	MA SHWS, MA LUST, MA RELEASE, MA HW GEN	Lower	3908, 0.740, North
<a href="#">I41</a>	SHELL GASOLINE STATI	1370 NORTH MAIN ST	MA SHWS, MA LUST, MA RELEASE	Lower	3908, 0.740, North
<a href="#">J42</a>	PAD-MOUNTED TRANSFOR	15 PACELLA PARK DRIV	MA SHWS, MA RELEASE	Lower	3967, 0.751, NNE
<a href="#">J43</a>	COX ENGINEERING COMP	21 PACELLA PARK DR	MA SHWS, MA INST CONTROL, MA RELEASE, MA HW GEN	Lower	3967, 0.751, NNE
<a href="#">J44</a>	OFF POND ST SCHMIDT	55 PACELLA PARK DR	MA SHWS, MA RELEASE	Lower	3975, 0.753, NNE
<a href="#">45</a>	ROADWAY	CHESTNUT STREET AND	MA SHWS, MA RELEASE	Higher	4222, 0.800, SSW
<a href="#">46</a>	NO LOCATION AID	SCANLON DR AND HIGH	MA SHWS, MA RELEASE	Lower	4242, 0.803, NNW
<a href="#">47</a>	PRIORITY FREIGHT SYS	99 YORK AVENUE	MA SHWS, MA RELEASE, MA ENF	Higher	4379, 0.829, SW
<a href="#">48</a>	1.3 MILES S OF RTE 9	RTE 24 N	MA SHWS, MA RELEASE	Higher	4799, 0.909, SW
<a href="#">49</a>	NO LOCATION AID	RTES 128S AND RTE 28	MA SHWS, MA RELEASE	Lower	5144, 0.974, North



# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
DEVINE EARLY EDUCATI 55 OLD ST RANDOLPH, MA	MA ASBESTOS	N/A
CHARLES DEVINE EARLY 55 OLD ST RANDOLPH, MA	MA ASBESTOS	N/A

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

## EXECUTIVE SUMMARY

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROLS..... Institutional Controls Sites List

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State and tribal landfill and/or solid waste disposal site lists***

MA SWF/LF..... Solid Waste Facility Database/Transfer Stations

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

MA BROWNFIELDS..... Completed Brownfields Covenants Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
IHS OPEN DUMPS..... Open Dumps on Indian Land

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL..... Delisted National Clandestine Laboratory Register  
US CDL..... National Clandestine Laboratory Register

## EXECUTIVE SUMMARY

MA PFAS..... PFAS Contaminated Sites Listing

### **Local Land Records**

MA LIENS..... Liens Information Listing  
LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
MA SPILLS 90..... SPILLS 90 data from FirstSearch  
MA SPILLS 80..... SPILLS 80 data from FirstSearch

### **Other Ascertainable Records**

FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US MINES..... Mines Master Index File  
ABANDONED MINES..... Abandoned Mines  
UXO..... Unexploded Ordnance Sites  
DOCKET HWC..... Hazardous Waste Compliance Docket Listing  
FUELS PROGRAM..... EPA Fuels Program Registered Listing  
MA AIRS..... Permitted Facilities Listing  
MA GWDP..... Ground Water Discharge Permits  
MA MERCURY..... Mercury Product Recycling Drop-Off Locations Listing  
MA NPDES..... NPDES Permit Listing  
MA TSD..... TSD Facility  
MA UIC..... Underground Injection Control Listing  
MINES MRDS..... Mineral Resources Data System

# EXECUTIVE SUMMARY

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

EDR MGP..... EDR Proprietary Manufactured Gas Plants  
EDR Hist Auto..... EDR Exclusive Historical Auto Stations

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

MA RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List  
MA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal RCRA generators list***

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 2 RCRA-VSQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>MASSIK PAUL MD</i></b> EPA ID:: MAD982203754	<b><i>999 NORTH MAIN ST</i></b>	<b><i>E 0 - 1/8 (0.091 mi.)</i></b>	<b><i>C7</i></b>	<b><i>27</i></b>
JOHNS AUTO REPAIR IN EPA ID:: MAD981896756	900R NORTH MAIN ST	SE 1/8 - 1/4 (0.150 mi.)	D8	30

## EXECUTIVE SUMMARY

### **State- and tribal - equivalent CERCLIS**

MA SHWS: Contains information on releases of oil and hazardous materials that have been reported to DEP.

A review of the MA SHWS list, as provided by EDR, and dated 01/11/2021 has revealed that there are 33 MA SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>EXPRESS CLEANERS</b> Release Tracking Number: 4-0028467 Current Status: UNCLSS	<b>1157 NORTH MAIN STRE</b>	<b>N 1/4 - 1/2 (0.320 mi.)</b>	<b>18</b>	<b>64</b>
<b>MR CAR WASH</b> Release Tracking Number: 4-3004290 Current Status: RAO	<b>1201 MAIN ST</b>	<b>N 1/4 - 1/2 (0.384 mi.)</b>	<b>G21</b>	<b>69</b>
<b>W OF INTERSECTION OF</b> Release Tracking Number: 4-3015689 Current Status: RAO	<b>32 EDWIN ST</b>	<b>NNW 1/4 - 1/2 (0.401 mi.)</b>	<b>22</b>	<b>71</b>
<b>NO LOCATION AID</b> Release Tracking Number: 4-3019361 Current Status: RAO	<b>RTE 28 AT OLIVER ST</b>	<b>N 1/4 - 1/2 (0.430 mi.)</b>	<b>G23</b>	<b>72</b>
<b>1213 NORTH MAIN ST</b> Release Tracking Number: 4-3015925 Current Status: RAO	<b>OLIVER ST</b>	<b>N 1/4 - 1/2 (0.441 mi.)</b>	<b>H24</b>	<b>74</b>
<b>@ TILTON ST</b> Release Tracking Number: 4-3015163 Current Status: RAO	<b>OLIVER ST</b>	<b>N 1/4 - 1/2 (0.441 mi.)</b>	<b>H25</b>	<b>75</b>
<b>RESIDENTIAL PROPERTY</b> Release Tracking Number: 4-0025095 Current Status: TIER1D	<b>4 TILTON ST</b>	<b>N 1/4 - 1/2 (0.466 mi.)</b>	<b>H26</b>	<b>77</b>
<b>RANDOLPH AUTOMOTIVE</b> Release Tracking Number: 4-0025466 Current Status: PSNC	<b>1245 NORTH MAIN STRE</b>	<b>N 1/4 - 1/2 (0.473 mi.)</b>	<b>27</b>	<b>81</b>
<b>PROPERTY</b> Release Tracking Number: 4-3006012 Current Status: RAO	<b>36 MICHAEL ST</b>	<b>SW 1/4 - 1/2 (0.474 mi.)</b>	<b>28</b>	<b>87</b>
<b>42-10-58 N 71-03-52</b> Release Tracking Number: 4-3022550 Current Status: RAO	<b>225 HIGH ST</b>	<b>SSW 1/4 - 1/2 (0.492 mi.)</b>	<b>29</b>	<b>88</b>
<b>NO LOCATION AID</b> Release Tracking Number: 4-3017998 Current Status: RAO	<b>15 YORK AVE</b>	<b>SW 1/2 - 1 (0.569 mi.)</b>	<b>30</b>	<b>91</b>
<b>NO LOCATION AID</b> Release Tracking Number: 4-3023785 Current Status: RAO	<b>11 UPHAM ST</b>	<b>N 1/2 - 1 (0.599 mi.)</b>	<b>31</b>	<b>103</b>
<b>J D'AMICO INC</b> Release Tracking Number: 4-0028486 Release Tracking Number: 4-3019122 Current Status: UNCLSS Current Status: RAONR	<b>10 YORK AVE</b>	<b>SW 1/2 - 1 (0.617 mi.)</b>	<b>32</b>	<b>108</b>
<b>PAD MOUNTED ELECTRIC</b>	<b>NEAR 18 CHESTNUT AND</b>	<b>SW 1/2 - 1 (0.728 mi.)</b>	<b>37</b>	<b>136</b>



## EXECUTIVE SUMMARY

Release Tracking Number: 4-3023422 Current Status: RAO				
<b>PENSKE D/B/A AMI LEA</b>	<b>55 YORK AVE</b>	<b>SW 1/2 - 1 (0.733 mi.)</b>	<b>38</b>	<b>139</b>
Release Tracking Number: 4-3024958 Current Status: RAONR				
<b>CATCH BASIN IN FRONT</b>	<b>THAYER RD</b>	<b>S 1/2 - 1 (0.738 mi.)</b>	<b>39</b>	<b>146</b>
Release Tracking Number: 4-3010867 Current Status: RAO				
<b>ROADWAY</b>	<b>CHESTNUT STREET AND</b>	<b>SSW 1/2 - 1 (0.800 mi.)</b>	<b>45</b>	<b>184</b>
Release Tracking Number: 4-3024461 Current Status: RAO				
<b>PRIORITY FREIGHT SYS</b>	<b>99 YORK AVENUE</b>	<b>SW 1/2 - 1 (0.829 mi.)</b>	<b>47</b>	<b>187</b>
Release Tracking Number: 4-0024938 Current Status: TIER1D				
<b>1.3 MILES S OF RTE 9</b>	<b>RTE 24 N</b>	<b>SW 1/2 - 1 (0.909 mi.)</b>	<b>48</b>	<b>189</b>
Release Tracking Number: 4-3019668 Current Status: RAO				
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
<b>NO LOCATION AID</b>	<b>954 NORTH MAIN ST</b>	<b>SE 1/8 - 1/4 (0.156 mi.)</b>	<b>D10</b>	<b>33</b>
Release Tracking Number: 4-3022305 Release Tracking Number: 4-3001524 Current Status: RAO				
<b>NEAR CANTON ST</b>	<b>892 NORTH MAIN ST</b>	<b>SE 1/4 - 1/2 (0.269 mi.)</b>	<b>E15</b>	<b>55</b>
Release Tracking Number: 4-3023280 Current Status: DPS				
<b>PAD-MOUNTED TRANSFOR</b>	<b>871 NORTH MAIN STREE</b>	<b>SE 1/4 - 1/2 (0.332 mi.)</b>	<b>F20</b>	<b>68</b>
Release Tracking Number: 4-0027984 Current Status: TIERII				
<b>ELITE ENVELOPES &amp; GR</b>	<b>280 POND ST</b>	<b>NE 1/2 - 1 (0.658 mi.)</b>	<b>33</b>	<b>117</b>
Release Tracking Number: 4-0021524 Current Status: DPS				
<b>RESIDENCE</b>	<b>28 MITCHELL ST</b>	<b>NNW 1/2 - 1 (0.668 mi.)</b>	<b>34</b>	<b>120</b>
Release Tracking Number: 4-3023757 Current Status: DEPMOU				
<b>LOT 37</b>	<b>PACELLA PARK DR</b>	<b>NNE 1/2 - 1 (0.698 mi.)</b>	<b>35</b>	<b>122</b>
Release Tracking Number: 4-3023897 Current Status: PSC				
<b>RANDOLPH HOLBROOK JO</b>	<b>275 POND ST</b>	<b>NE 1/2 - 1 (0.719 mi.)</b>	<b>36</b>	<b>134</b>
Release Tracking Number: 4-0028088 Current Status: PSNC				
<b>TEXACO FACILITY</b>	<b>1370 NORTH MAIN ST</b>	<b>N 1/2 - 1 (0.740 mi.)</b>	<b>I40</b>	<b>148</b>
Release Tracking Number: 4-3010331 Release Tracking Number: 4-3022832 Current Status: RAO Current Status: RAONR				
<b>SHELL GASOLINE STATI</b>	<b>1370 NORTH MAIN ST</b>	<b>N 1/2 - 1 (0.740 mi.)</b>	<b>I41</b>	<b>168</b>
Release Tracking Number: 4-0024769 Current Status: PSNC				
<b>PAD-MOUNTED TRANSFOR</b>	<b>15 PACELLA PARK DRIV</b>	<b>NNE 1/2 - 1 (0.751 mi.)</b>	<b>J42</b>	<b>174</b>

## EXECUTIVE SUMMARY

Release Tracking Number: 4-0024867  
Current Status: TIERII

<b>COX ENGINEERING COMP</b> Release Tracking Number: 4-3010716 Current Status: PSC	<b>21 PACELLA PARK DR</b>	<b>NNE 1/2 - 1 (0.751 mi.)</b>	<b>J43</b>	<b>176</b>
<b>OFF POND ST SCHMIDT</b> Release Tracking Number: 4-3011871 Current Status: RAO	<b>55 PACELLA PARK DR</b>	<b>NNE 1/2 - 1 (0.753 mi.)</b>	<b>J44</b>	<b>182</b>
<b>NO LOCATION AID</b> Release Tracking Number: 4-3018701 Current Status: RAO	<b>SCANLON DR AND HIGH</b>	<b>NNW 1/2 - 1 (0.803 mi.)</b>	<b>46</b>	<b>185</b>
<b>NO LOCATION AID</b> Release Tracking Number: 4-3011112 Current Status: RAO	<b>RTES 128S AND RTE 28</b>	<b>N 1/2 - 1 (0.974 mi.)</b>	<b>49</b>	<b>191</b>

### State and tribal leaking storage tank lists

MA LAST: The Leaking Aboveground Storage Tanks database

A review of the MA LAST list, as provided by EDR, and dated 01/11/2021 has revealed that there are 2 MA LAST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 4-3010369 / RAO	<b>24 STACY ST</b>	<b>NNW 1/4 - 1/2 (0.307 mi.)</b>	<b>17</b>	<b>61</b>
<b>RESIDENTIAL PROPERTY</b> Release Tracking Number / Current Status: 4-0025095 / TIER1D	<b>4 TILTON ST</b>	<b>N 1/4 - 1/2 (0.466 mi.)</b>	<b>H26</b>	<b>77</b>

MA LUST: Sites within the Releases Database that have a UST listed as its source.

A review of the MA LUST list, as provided by EDR, and dated 01/11/2021 has revealed that there are 6 MA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>RANDOLPH AUTOMOTIVE</b> Release Tracking Number / Current Status: 4-0025466 / PSNC	<b>1245 NORTH MAIN STRE</b>	<b>N 1/4 - 1/2 (0.473 mi.)</b>	<b>27</b>	<b>81</b>
<b>42-10-58 N 71-03-52</b> Release Tracking Number / Current Status: 4-3022550 / RAO	<b>225 HIGH ST</b>	<b>SSW 1/4 - 1/2 (0.492 mi.)</b>	<b>29</b>	<b>88</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NO LOCATION AID</b> Release Tracking Number / Current Status: 4-3001524 / RAO	<b>954 NORTH MAIN ST</b>	<b>SE 1/8 - 1/4 (0.156 mi.)</b>	<b>D10</b>	<b>33</b>
<b>US GAS</b> Release Tracking Number / Current Status: 4-0025333 / PSNC	<b>945 N. MAIN STREET</b>	<b>SE 1/8 - 1/4 (0.181 mi.)</b>	<b>D13</b>	<b>45</b>
<b>SERVICE STATION</b> Release Tracking Number / Current Status: 4-3000082 / RAO	<b>870 NORTH MAIN ST</b>	<b>SE 1/4 - 1/2 (0.295 mi.)</b>	<b>F16</b>	<b>57</b>
<b>TEMPLE</b>	<b>871 NORTH MAIN ST</b>	<b>SE 1/4 - 1/2 (0.332 mi.)</b>	<b>F19</b>	<b>65</b>

## EXECUTIVE SUMMARY

Release Tracking Number / Current Status: 4-3015234 / RAO

### **State and tribal registered storage tank lists**

MA UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection's Summary Listing of all the Tanks Registered in the State of Massachusetts.

A review of the MA UST list, as provided by EDR, and dated 09/30/2020 has revealed that there are 2 MA UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>US GAS</b> Tank Status: Tank Removed Tank Status: In Use Facility Id: 12578	<b>954 N MAIN ST</b>	<b>SE 1/8 - 1/4 (0.156 mi.)</b>	<b>D11</b>	<b>40</b>
G W CONDON INC Tank Status: Tank Removed Facility Id: 12564	900 N MAIN ST	SE 1/8 - 1/4 (0.232 mi.)	E14	54

MA AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Protection's Summary Listing of all the Tanks Registered in the State of Massachusetts.

A review of the MA AST list, as provided by EDR, has revealed that there are 2 MA AST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
US GAS Database: AST, Date of Government Version: 09/24/2020	954 NORTH MAIN ST	SE 1/8 - 1/4 (0.156 mi.)	D9	32
<b>US GAS</b> Database: AST, Date of Government Version: 09/24/2020 Release Tracking Number: 12578	<b>954 N MAIN ST</b>	<b>SE 1/8 - 1/4 (0.156 mi.)</b>	<b>D11</b>	<b>40</b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Other Ascertainable Records**

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/14/2020 has revealed that

## EXECUTIVE SUMMARY

there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NORTH RANDOLPH CLEAN</b> EPA ID:: MAD019586312	<b>1055 NORTH MAIN ST</b>	<b>NNE 0 - 1/8 (0.081 mi.)</b>	<b>B3</b>	<b>10</b>

MA DRYCLEANERS: A listing of Department of Environmental Protection regulated drycleaning facilities that use perchloroethylene under the Environmental Results Program.

A review of the MA DRYCLEANERS list, as provided by EDR, and dated 09/29/2020 has revealed that there is 1 MA DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NORTH RANDOLPH CLEAN</b> Facility Id: 405257	<b>1055 NORTH MAIN ST</b>	<b>NNE 0 - 1/8 (0.081 mi.)</b>	<b>B5</b>	<b>26</b>

MA HW GEN: Permanent generator identification numbers for all Massachusetts generators of hazardous waste and waste oil that have registered with or notified MassDEP of their hazardous waste activities.

A review of the MA HW GEN list, as provided by EDR, and dated 09/18/2020 has revealed that there are 3 MA HW GEN sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NORTH RANDOLPH CLEAN</b> EPA Id: MV7819633130	<b>1055 NORTH MAIN ST</b>	<b>NNE 0 - 1/8 (0.081 mi.)</b>	<b>B5</b>	<b>26</b>
MASSIK PAUL MD EPA Id: MAD982203754	999 NORTH MAIN ST	E 0 - 1/8 (0.091 mi.)	C6	27
TOP MOTORS INC DBA U State Generator Status: SQG-MA EPA Id: MV7819865659	945 NORTH MAIN ST	SE 1/8 - 1/4 (0.181 mi.)	D12	45

RI MANIFEST: Hazardous waste manifest information

A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2018 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>NORTH RANDOLPH CLEAN</b> EPA Id: MAD019586312 Manifest Document Number: RIG0205663	<b>1055 NORTH MAIN ST</b>	<b>NNE 0 - 1/8 (0.081 mi.)</b>	<b>B3</b>	<b>10</b>

### EDR HIGH RISK HISTORICAL RECORDS

#### **EDR Exclusive Records**

## EXECUTIVE SUMMARY

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NORTH RANDOLPH CLEAN	1055 NORTH MAIN ST	NNE 0 - 1/8 (0.081 mi.)	B4	25

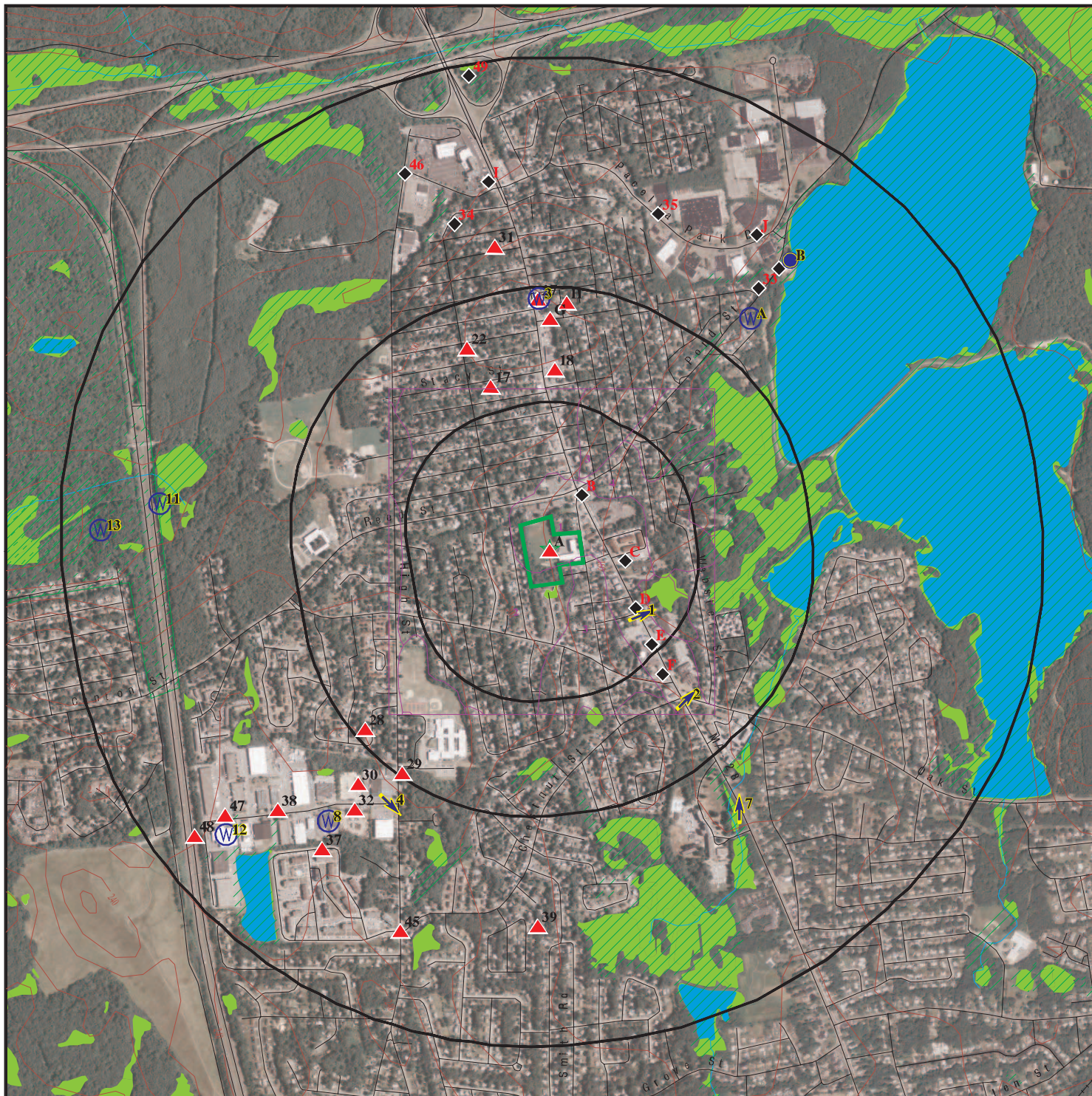


## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 15 records.

<u>Site Name</u>	<u>Database(s)</u>
FORMER NIKE MISSILE SITE	MA SHWS, MA RELEASE, MA ASBESTOS
SHEEN FROM UNKNOWN SOURCE	MA SHWS, MA RELEASE
POLE 5	MA SHWS, MA RELEASE
WEYMOUTH FORE RIVER BASIN	MA SHWS, MA RELEASE
PAD-MOUNTED ELECTRICAL TRANSFORMER	MA SHWS, MA RELEASE
POLE #1	MA SHWS, MA RELEASE
POLE 42	MA SHWS, MA RELEASE
POLE NO 96	MA SHWS, MA RELEASE
HYDRAULIC OIL RELEASE	MA SHWS, MA RELEASE
769 AT RTE 28	MA SHWS, MA RELEASE
FORMER NIKE MISSILE SITE	MA SHWS, MA LUST, MA RELEASE
POLE MOUNTED TRANSFORMER RELEASE	MA SHWS, MA RELEASE
LOT 42	MA SHWS, MA RELEASE
LOT 37 / RGP-8	MA SHWS, MA RELEASE
HARRY KOURAFAS	MA SHWS, MA RELEASE, MA ENF

# OVERVIEW MAP - 06357056.2R



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Critical Environmental Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.


SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph MA 02368  
 LAT/LONG: 42.18974 / 71.060488


CLIENT: PEER Consultants  
 CONTACT: Dave Gorden  
 INQUIRY #: 06357056.2r  
 DATE: February 04, 2021 5:33 pm




# DETAIL MAP - 06357056.2R



 Target Property

 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 Sensitive Receptors

 National Priority List Sites

 Dept. Defense Sites



 Indian Reservations BIA

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

 Areas of Critical Environmental Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph MA 02368  
 LAT/LONG: 42.18974 / 71.060488

CLIENT: PEER Consultants  
 CONTACT: Dave Gorden  
 INQUIRY #: 06357056.2r  
 DATE: February 04, 2021 5:35 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	1	NR	NR	NR	2
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
MA SHWS	1.000		0	1	12	20	NR	33
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
MA SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
MA LAST	0.500		0	0	2	NR	NR	2
MA LUST	0.500		0	2	4	NR	NR	6
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MA UST	0.250		0	2	NR	NR	NR	2
MA AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
MA INST CONTROL	0.500		0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
MA BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
MA PFAS	0.500		0	0	0	NR	NR	0
<b>Local Land Records</b>								
MA LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
MA RELEASE	TP		NR	NR	NR	NR	NR	0
MA SPILLS	TP		NR	NR	NR	NR	NR	0
MA SPILLS 90	TP		NR	NR	NR	NR	NR	0
MA SPILLS 80	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
MA AIRS	TP		NR	NR	NR	NR	NR	0
MA ASBESTOS	TP	2	NR	NR	NR	NR	NR	2
MA DRYCLEANERS	0.250		1	0	NR	NR	NR	1
MA ENF	TP		NR	NR	NR	NR	NR	0
MA Financial Assurance	TP		NR	NR	NR	NR	NR	0
MA GWDP	TP		NR	NR	NR	NR	NR	0
MA HW GEN	0.250		2	1	NR	NR	NR	3
RI MANIFEST	0.250		1	0	NR	NR	NR	1
MA MERCURY	0.500		0	0	0	NR	NR	0
MA NPDES	TP		NR	NR	NR	NR	NR	0
MA TIER 2	TP		NR	NR	NR	NR	NR	0
MA TSD	0.500		0	0	0	NR	NR	0
MA UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
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## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
<b><u>EDR RECOVERED GOVERNMENT ARCHIVES</u></b>								
<b><i>Exclusive Recovered Govt. Archives</i></b>								
MA RGA HWS	TP		NR	NR	NR	NR	NR	0
MA RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		2	7	9	18	20	0	56

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**DEVINE EARLY EDUCATION CTR (Continued)**

**S119810852**

Final Site: 47  
Certified Name: CHRISTOPHER THOMPSON  
Cert Sign Date: 05/23/2006  
Certified Company: AIR QUALITY EXPERTS  
Certified Phone: 6038946465  
Entered\_by: Not reported

**A2  
Target  
Property**

**CHARLES DEVINE EARLY EDUCATION CTR  
55 OLD ST  
RANDOLPH, MA**

**MA ASBESTOS S119810841  
N/A**

**Site 2 of 2 in cluster A**

**Actual:  
180 ft.**

**ASBESTOS:**  
Name: CHARLES DEVINE EARLY EDUCATION CTR  
Address: 55 OLD ST  
City,State,Zip: RANDOLPH, MA  
Notification: Not reported  
DEP Region: Not reported  
Notifiers Name: Not reported  
Start Date: 06/19/2006  
End Date: 07/09/2006  
Date Entered: Not reported  
Entry Date: 05/23/2006  
Quantity Material Removed SF: .00  
Quantity Material Removed LF: 1656.00  
Project Description: Trns  
AR Tracking ID: 68289  
Super Lic Number: AS032579  
Monitor Lic Number: Not reported  
Lab Lic Number: Not reported  
Year: 2006  
Sticker Number: 100033180  
Form Type: ANF-001  
Fee Status: Exempt  
Facility Phone: 7819616200  
Sub Town: Not reported  
Worksite: OUTSIDE  
Occupied: -1  
Contractor: AC000167  
Contract Type: WRITTEN  
Hours: Week days: 7AM-5PM Week end:  
Project Type: Renv  
Abatement Process: WHOLE PIECE,WRAP  
Location: Not reported  
Decon Process: N/A  
Disposal Methods: N/A  
Facility Usage: SCHOOL  
Waiver Given: Not reported  
DEP Waiver Number: Not reported  
DLWD Waiver Number: Not reported  
Small Owner Occ: 5  
Owner Name: RANDOLPH PUBLIC SCHOOLS  
Owner Address: 40 HIGHLAND AVE  
Owner City: RANDOLPH  
Owner State: MA  
On Site Manager Name: Not reported  
On Site Manager Phone: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHARLES DEVINE EARLY EDUCATION CTR (Continued)**

**S119810841**

Ins Comp: Not reported  
Policy Number: Not reported  
EXP Date: Not reported  
Facility Size: Not reported  
Transporter Name: AIR QUALITY EXPERTS  
Transporter Address: Not reported  
Transporter City: Not reported  
Transporter State: Not reported  
Final Site: 47  
Certified Name: CHRISTOPHER THOMPSON  
Cert Sign Date: 05/23/2006  
Certified Company: AIR QUALITY EXPERTS  
Certified Phone: 6038946465  
Entered\_by: Not reported

**B3**  
**NNE**  
**< 1/8**  
**0.081 mi.**  
**428 ft.**

**NORTH RANDOLPH CLEANERS INC**  
**1055 NORTH MAIN ST**  
**RANDOLPH, MA 02368**  
**Site 1 of 3 in cluster B**

**RCRA NonGen / NLR**  
**ICIS**  
**US AIRS**  
**RI MANIFEST**

**1001404795**  
**MAD019586312**

**Relative:**  
**Lower**  
**Actual:**  
**172 ft.**

RCRA NonGen / NLR:  
Date Form Received by Agency: 2004-03-08 00:00:00.0  
Handler Name: NORTH RANDOLPH CLEANERS INC  
Handler Address: 1055 NORTH MAIN ST  
Handler City,State,Zip: RANDOLPH, MA 02368  
EPA ID: MAD019586312  
Contact Name: UNKNOWN UNKNOWN  
Contact Address: 1055 NORTH MAIN ST  
Contact City,State,Zip: RANDOLPH, MA 02368-0000  
Contact Telephone: 999-999-9999  
Contact Fax: Not reported  
Contact Email: Not reported  
Contact Title: Not reported  
EPA Region: 01  
Land Type: Private  
Federal Waste Generator Description: Not a generator, verified  
Non-Notifier: Not reported  
Biennial Report Cycle: Not reported  
Accessibility: Not reported  
Active Site Indicator: Not reported  
State District Owner: MA  
State District: S  
Mailing Address: 1055 N MAIN ST  
Mailing City,State,Zip: RANDOLPH, MA 02368-0000  
Owner Name: NORTH RANDOLPH CLEANERS  
Owner Type: Private  
Operator Name: NORTH RANDOLPH CLEANERS  
Operator Type: Private  
Short-Term Generator Activity: No  
Importer Activity: No  
Mixed Waste Generator: No  
Transporter Activity: No  
Transfer Facility Activity: No  
Recycler Activity with Storage: No  
Small Quantity On-Site Burner Exemption: No  
Smelting Melting and Refining Furnace Exemption: No  
Underground Injection Control: No



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2017-10-20 14:10:44.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NORTH RANDOLPH CLEANERS
Legal Status:	Private

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Date Became Current:	1990-03-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1055 NORTH MAIN ST
Owner/Operator City,State,Zip:	RANDOLPH, MA 02368-0000
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	NORTH RANDOLPH CLEANERS
Legal Status:	Private
Date Became Current:	1990-03-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	1055 NORTH MAIN ST
Owner/Operator City,State,Zip:	RANDOLPH, MA 02368-0000
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	NORTH RANDOLPH CLEANERS
Legal Status:	Private
Date Became Current:	1990-03-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2004-03-08 00:00:00.0
Handler Name:	NORTH RANDOLPH CLEANERS INC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	MA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1983-03-01 00:00:00.0
Handler Name:	NORTH RANDOLPH CLEANERS INC
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	MA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Non Storage Recycler Activity: Not reported  
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 81232  
 NAICS Description: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violation:

Found Violation: Yes  
 Agency Which Determined Violation: State  
 Violation Short Description: Generators - Pre-transport  
 Date Violation was Determined: 1998-06-26 00:00:00.0  
 Actual Return to Compliance Date: 1998-12-02 00:00:00.0  
 Return to Compliance Qualifier: Observed  
 Violation Responsible Agency: State  
 Scheduled Compliance Date: 1998-11-26 00:00:00.0  
 Enforcement Identifier: 000  
 Date of Enforcement Action: 1998-10-23 00:00:00.0  
 Enforcement Responsible Agency: State  
 Enforcement Docket Number: NE-98-9154-27H  
 Enforcement Attorney: R1  
 Corrective Action Component: No  
 Appeal Initiated Date: Not reported  
 Appeal Resolution Date: Not reported  
 Disposition Status Date: Not reported  
 Disposition Status: Not reported  
 Disposition Status Description: Not reported  
 Consent/Final Order Sequence Number: Not reported  
 Consent/Final Order Respondent Name: Not reported  
 Consent/Final Order Lead Agency: Not reported  
 Enforcement Type: WRITTEN INFORMAL  
 Enforcement Responsible Person: JMMA  
 Enforcement Responsible Sub-Organization: NE  
 SEP Sequence Number: Not reported  
 SEP Expenditure Amount: Not reported  
 SEP Scheduled Completion Date: Not reported  
 SEP Actual Date: Not reported  
 SEP Defaulted Date: Not reported  
 SEP Type: Not reported  
 SEP Type Description: Not reported  
 Proposed Amount: Not reported  
 Final Monetary Amount: Not reported  
 Paid Amount: Not reported  
 Final Count: Not reported  
 Final Amount: Not reported

Found Violation: Yes  
 Agency Which Determined Violation: State  
 Violation Short Description: Generators - Pre-transport  
 Date Violation was Determined: 1998-06-26 00:00:00.0  
 Actual Return to Compliance Date: 1998-12-02 00:00:00.0  
 Return to Compliance Qualifier: Observed  
 Violation Responsible Agency: State  
 Scheduled Compliance Date: 1998-11-26 00:00:00.0  
 Enforcement Identifier: 000  
 Date of Enforcement Action: 1998-10-23 00:00:00.0

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Enforcement Responsible Agency: State  
Enforcement Docket Number: NE-98-9154-27H  
Enforcement Attorney: R1  
Corrective Action Component: No  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: WRITTEN INFORMAL  
Enforcement Responsible Person: JMMA  
Enforcement Responsible Sub-Organization: NE  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported  
SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

**Evaluation Action Summary:**

Evaluation Date: 1998-06-26 00:00:00.0  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Evaluation Responsible Person Identifier: JMMA  
Evaluation Responsible Sub-Organization: NE  
Actual Return to Compliance Date: 1998-12-02 00:00:00.0  
Scheduled Compliance Date: 1998-11-26 00:00:00.0  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 1998-06-26 00:00:00.0  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Evaluation Responsible Person Identifier: JMMA  
Evaluation Responsible Sub-Organization: NE  
Actual Return to Compliance Date: 1998-12-02 00:00:00.0  
Scheduled Compliance Date: 1998-11-26 00:00:00.0  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

ICIS:

Enforcement Action ID: MA000A0000251190023000011  
FRS ID: 110001943247  
Action Name: NORTH RANDOLPH CLEANER 251190023000011  
Facility Name: NORTH RANDOLPH CLEANER  
Facility Address: 1055 NORTH MAIN STREET  
RANDOLPH, TOWN OF, MA 023683002  
Enforcement Action Type: Notice of Violation  
Facility County: NORFOLK  
Program System Acronym: AIR  
Enforcement Action Forum Desc: Administrative - Informal  
EA Type Code: NOV  
Facility SIC Code: 7216  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 42.19235  
Longitude in Decimal Degrees: -71.05969  
Permit Type Desc: Not reported  
Program System Acronym: MA0000002511900230  
Facility NAICS Code: 812320  
Tribal Land Code: Not reported

Enforcement Action ID: MA000A0000251190023000009  
FRS ID: 110001943247  
Action Name: NORTH RANDOLPH CLEANER 251190023000009  
Facility Name: NORTH RANDOLPH CLEANER  
Facility Address: 1055 NORTH MAIN STREET  
RANDOLPH, TOWN OF, MA 023683002  
Enforcement Action Type: Notice of Violation  
Facility County: NORFOLK  
Program System Acronym: AIR  
Enforcement Action Forum Desc: Administrative - Informal  
EA Type Code: NOV  
Facility SIC Code: 7216  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 42.19235  
Longitude in Decimal Degrees: -71.05969  
Permit Type Desc: Not reported  
Program System Acronym: MA0000002511900230  
Facility NAICS Code: 812320  
Tribal Land Code: Not reported

Enforcement Action ID: MA000A0000251190023000004  
FRS ID: 110001943247  
Action Name: NORTH RANDOLPH CLEANER 251190023000004  
Facility Name: NORTH RANDOLPH CLEANER  
Facility Address: 1055 NORTH MAIN STREET  
RANDOLPH, TOWN OF, MA 023683002  
Enforcement Action Type: Notice of Violation  
Facility County: NORFOLK  
Program System Acronym: AIR  
Enforcement Action Forum Desc: Administrative - Informal  
EA Type Code: NOV  
Facility SIC Code: 7216  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 42.19235  
Longitude in Decimal Degrees: -71.05969  
Permit Type Desc: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Program System Acronym: MA0000002511900230  
Facility NAICS Code: 812320  
Tribal Land Code: Not reported  
  
Enforcement Action ID: MA000A0000251190023000003  
FRS ID: 110001943247  
Action Name: NORTH RANDOLPH CLEANER 251190023000003  
Facility Name: NORTH RANDOLPH CLEANER  
Facility Address: 1055 NORTH MAIN STREET  
RANDOLPH, TOWN OF, MA 023683002  
  
Enforcement Action Type: Notice of Violation  
Facility County: NORFOLK  
Program System Acronym: AIR  
Enforcement Action Forum Desc: Administrative - Informal  
EA Type Code: NOV  
Facility SIC Code: 7216  
Federal Facility ID: Not reported  
Latitude in Decimal Degrees: 42.19235  
Longitude in Decimal Degrees: -71.05969  
Permit Type Desc: Not reported  
Program System Acronym: MA0000002511900230  
Facility NAICS Code: 812320  
Tribal Land Code: Not reported

**US AIRS MINOR:**

Envid: 1001404795  
Region Code: 01  
Programmatic ID: AIR MA0000002511900230  
Facility Registry ID: 110001943247  
D and B Number: Not reported  
Primary SIC Code: 7216  
NAICS Code: 812320  
Default Air Classification Code: MIN  
Facility Type of Ownership Code: POF  
Air CMS Category Code: Not reported  
HPV Status: Not reported

**RI MANIFEST:**

EPA Id: MAD019586312  
GEN Cert Date: 1/8/2003  
Manifest Document Number: RIG0205663  
Waste Description: RQ WASTE TETRACHLOROETHYLENE  
TSDF Id: RID084802842  
TSDF Name: Chem-Pak Corporation  
Qty: 150  
WT/Vol Units: P  
TSDF Date: 1/8/2003  
Transporter 2 Id: Not reported  
Item Number: a  
Transporter 2 Name: Not reported  
Transporter Name 2: CYCLE SOLVE CORPORATION  
Transporter EPAID: RID982194987  
Transporter Receipt Date: 1/8/2003  
Number Of Containers: 0  
Container Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Waste Code1:	F002, ,
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Fee Exempt Code:	4
Comment:	Not reported
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
Quarter:	Not reported
Transporter Contact Name:	Not reported
Transporter Contact Email:	Not reported
Filing Date:	Not reported
Total Fee:	Not reported
Billing Name:	Not reported
Paid Date:	Not reported
Paid Time:	Not reported
Facility Receipt Date:	Not reported
Fee:	Not reported
Manifest Created Date:	Not reported
Manifest Updated Date:	Not reported
<b>RI MANIFEST:</b>	
Transporter Receipt Date:	4/14/2008
Number Of Containers:	1
Container Type:	DM
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	SAFETY-KLEEN SYSTEMS, INC
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	000109698UIS
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	SAFETY-KLEEN SYSTEMS INC
Billing Name:	Not reported
Transporter EPA ID:	TXR000050930
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/14/2008

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/15/2008
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	4/14/2008
Number Of Containers:	1
Container Type:	DM
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	SAFETY-KLEEN SYSTEMS, INC
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	000109698UIS
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	SAFETY-KLEEN SYSTEMS INC
Billing Name:	Not reported
Transporter EPA ID:	TXR000050930
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	4/14/2008
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	4/15/2008
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	9/11/2007
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	000070792UIS
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	9/11/2007
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	9/11/2007
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	2/23/2007
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	000008396UIS
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	2/23/2007
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	2/23/2007
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	12/20/2007
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	SAFETY-KLEEN SYSTEMS, INC.
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	000092477UIS
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	SAFETY-KLEEN SYSTEMS, INC.
Billing Name:	Not reported
Transporter EPA ID:	TXR000050930
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	12/20/2007
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	12/21/2007
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Transporter Receipt Date: 9/11/2007  
Number Of Containers: 1  
Container Type: DF  
Waste Code1: F002  
Waste Code2: Not reported  
Waste Code3: Not reported  
Waste Code4: Not reported  
Waste Code5: Not reported  
Waste Code6: Not reported  
Comment: Not reported  
Fee Exempt Code: Not reported  
TSDf Name: United Oil Recovery Inc  
TSDf Id: RID084802842  
Transporter Name 2: Not reported  
Company Permit Number: Not reported  
Year: Not reported  
EPA ID: MAD019586312  
Manifest Docket Number: 000070792UIS  
Quarter: Not reported  
Waste Description: RQ WASTE TETRACHLOROETHYLENE  
Transporter Contact Name: Not reported  
Quantity: 150  
Transporter Contact Email: Not reported  
WT/Vol Units: P  
Filing Date: Not reported  
Total Fee: Not reported  
Item Number: a  
Transporter Name: CYCLE SOLVE CORPORATION  
Billing Name: Not reported  
Transporter EPA ID: RID982194987  
Date Paid: Not reported  
Time Paid: Not reported  
GEN Cert Date: 9/11/2007  
Facility Receipt Date: Not reported  
Fee: Not reported  
Transporter 2 Receipt Date: Not reported  
Manifest Created Date: Not reported  
TSDf Receipt Date: 9/11/2007  
Transporter 2 ID: Not reported  
Manifest Updated Date: Not reported

Transporter Receipt Date: 2/23/2007  
Number Of Containers: 1  
Container Type: DF  
Waste Code1: F002  
Waste Code2: Not reported  
Waste Code3: Not reported  
Waste Code4: Not reported  
Waste Code5: Not reported  
Waste Code6: Not reported  
Comment: Not reported  
Fee Exempt Code: Not reported  
TSDf Name: United Oil Recovery Inc  
TSDf Id: RID084802842  
Transporter Name 2: Not reported  
Company Permit Number: Not reported  
Year: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

EPA ID: MAD019586312  
Manifest Docket Number: 000008396UIS  
Quarter: Not reported  
Waste Description: RQ WASTE TETRACHLOROETHYLENE  
Transporter Contact Name: Not reported  
Quantity: 150  
Transporter Contact Email: Not reported  
WT/Vol Units: P  
Filing Date: Not reported  
Total Fee: Not reported  
Item Number: a  
Transporter Name: CYCLE SOLVE CORPORATION  
Billing Name: Not reported  
Transporter EPA ID: RID982194987  
Date Paid: Not reported  
Time Paid: Not reported  
GEN Cert Date: 2/23/2007  
Facility Receipt Date: Not reported  
Fee: Not reported  
Transporter 2 Receipt Date: Not reported  
Manifest Created Date: Not reported  
TSDf Receipt Date: 2/23/2007  
Transporter 2 ID: Not reported  
Manifest Updated Date: Not reported

Transporter Receipt Date: 12/20/2007  
Number Of Containers: 1  
Container Type: DF  
Waste Code1: F002  
Waste Code2: Not reported  
Waste Code3: Not reported  
Waste Code4: Not reported  
Waste Code5: Not reported  
Waste Code6: Not reported  
Comment: Not reported  
Fee Exempt Code: Not reported  
TSDf Name: SAFETY-KLEEN SYSTEMS, INC.  
TSDf Id: RID084802842  
Transporter Name 2: Not reported  
Company Permit Number: Not reported  
Year: Not reported  
EPA ID: MAD019586312  
Manifest Docket Number: 000092477UIS  
Quarter: Not reported  
Waste Description: RQ WASTE TETRACHLOROETHYLENE  
Transporter Contact Name: Not reported  
Quantity: 150  
Transporter Contact Email: Not reported  
WT/Vol Units: P  
Filing Date: Not reported  
Total Fee: Not reported  
Item Number: a  
Transporter Name: SAFETY-KLEEN SYSTEMS, INC.  
Billing Name: Not reported  
Transporter EPA ID: TXR000050930  
Date Paid: Not reported  
Time Paid: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

GEN Cert Date:	12/20/2007
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	12/21/2007
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	2/13/2006
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	United Oil Recovery Inc
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	RIG0279346
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	2/13/2006
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	2/13/2006
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	7/14/2006
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	RIG0282675
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported
WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	7/14/2006
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDf Receipt Date:	7/14/2006
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	7/14/2006
Number Of Containers:	1
Container Type:	DF
Waste Code1:	F002
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDf Name:	United Oil Recovery Inc
TSDf Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	MAD019586312
Manifest Docket Number:	RIG0282675
Quarter:	Not reported
Waste Description:	RQ WASTE TETRACHLOROETHYLENE
Transporter Contact Name:	Not reported
Quantity:	150
Transporter Contact Email:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1001404795**

WT/Vol Units:	P
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	a
Transporter Name:	CYCLE SOLVE CORPORATION
Billing Name:	Not reported
Transporter EPA ID:	RID982194987
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	7/14/2006
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	7/14/2006
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported

[Click this hyperlink](#) while viewing on your computer to access  
 46 additional RI\_MANIFEST: record(s) in the EDR Site Report.

**B4**  
**NNE**  
 < 1/8  
 0.081 mi.  
 428 ft.

**NORTH RANDOLPH CLEANERS INC**  
**1055 NORTH MAIN ST**  
**RANDOLPH, MA 02368**  
**Site 2 of 3 in cluster B**

**EDR Hist Cleaner 1018790268**  
**N/A**

**Relative:**  
**Lower**

EDR Hist Cleaner

**Actual:**  
 172 ft.

Year:	Name:	Type:
1969	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1970	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1971	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1972	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1973	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1974	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1975	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1976	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1977	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1978	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1979	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1980	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1982	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1983	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1985	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1986	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1987	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1988	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1989	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1990	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1991	NORTH RANDOLPH CLEANERS INC	Drycleaning Plants, Except Rugs
1992	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1993	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1994	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1995	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1996	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1997	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NORTH RANDOLPH CLEANERS INC (Continued)**

**1018790268**

1998	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
1999	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2000	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2001	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2002	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2003	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2004	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2005	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2006	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2007	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2008	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2009	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2010	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2011	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2012	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2013	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs
2014	NORTH RANDOLPH CLEANERS	Drycleaning Plants, Except Rugs

**B5**  
**NNE**  
**< 1/8**  
**0.081 mi.**  
**428 ft.**

**NORTH RANDOLPH CLEANERS**  
**1055 NORTH MAIN ST**  
**RANDOLPH, MA 02368**

**MA DRYCLEANERS S106488721**  
**MA HW GEN N/A**

**Site 3 of 3 in cluster B**

**Relative:**  
**Lower**  
**Actual:**  
**172 ft.**

**DRYCLEANERS:**

Name: NORTH RANDOLPH CLEANERS  
Address: 1055 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 023680000  
City,State,Zip: RANDOLPH, MA 023680000  
Facility ID: 405257  
Classification Type: Non-applicability classification--still in business but not using perc  
Reg Obj Contact: Anh The Nguyen  
Reg Obj Mail Address: Not reported  
Mail Town Name: Not reported  
Mail Zip Code: Not reported  
DEP Region Code: SE  
Mailing State: Not reported  
Reg Obj Phone: 7819633130

**HW GEN:**

Name: NORTH RANDOLPH CLEANERS  
Address: 1055 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-3002  
EPA Id: MV7819633130  
RCRA Generator Status: VSQG  
State Generator Status: Not reported

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

<b>C6</b> East < 1/8 0.091 mi. 483 ft.	<b>MASSIK PAUL MD</b> <b>999 NORTH MAIN ST</b> <b>RANDOLPH, MA 02368</b>  <b>Site 1 of 2 in cluster C</b>	<b>MA HW GEN</b>	<b>S112553188</b> <b>N/A</b>
<b>Relative:</b> <b>Lower</b>	HW GEN: Name: MASSIK PAUL MD Address: 999 NORTH MAIN ST City,State,Zip: RANDOLPH, MA 02368 EPA Id: MAD982203754 RCRA Generator Status: VSQG State Generator Status: Not reported		
<b>Actual:</b> <b>149 ft.</b>			

<b>C7</b> East < 1/8 0.091 mi. 483 ft.	<b>MASSIK PAUL MD</b> <b>999 NORTH MAIN ST</b> <b>RANDOLPH, MA 02368</b>  <b>Site 2 of 2 in cluster C</b>	<b>RCRA-VSQG</b> <b>FINDS</b> <b>ECHO</b>	<b>1004717433</b> <b>MAD982203754</b>
<b>Relative:</b> <b>Lower</b>	RCRA-VSQG: Date Form Received by Agency: 1987-02-19 00:00:00.0 Handler Name: MASSIK PAUL MD Handler Address: 999 NORTH MAIN ST Handler City,State,Zip: RANDOLPH, MA 02368 EPA ID: MAD982203754 Contact Name: PAUL MASSIK MD Contact Address: 999 N MAIN ST Contact City,State,Zip: RANDOLPH, MA 02368 Contact Telephone: 617-961-2340 Contact Fax: Not reported Contact Email: Not reported Contact Title: Not reported EPA Region: 01 Land Type: Private Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator Non-Notifier: Not reported Biennial Report Cycle: Not reported Accessibility: Not reported Active Site Indicator: Handler Activities State District Owner: MA State District: S Mailing Address: 999 N MAIN ST Mailing City,State,Zip: RANDOLPH, MA 02368 Owner Name: PAUL MASSIK MD Owner Type: Private Operator Name: MASSIK PAUL MD Operator Type: Private Short-Term Generator Activity: No Importer Activity: No Mixed Waste Generator: No Transporter Activity: No Transfer Facility Activity: No Recycler Activity with Storage: No Small Quantity On-Site Burner Exemption: No Smelting Melting and Refining Furnace Exemption: No Underground Injection Control: No Off-Site Waste Receipt: No Universal Waste Indicator: No Universal Waste Destination Facility: No		
<b>Actual:</b> <b>149 ft.</b>			

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MASSIK PAUL MD (Continued)**

**1004717433**

Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2017-10-20 14:15:54.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D011
Waste Description:	SILVER

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MASSIK PAUL MD
Legal Status:	Private
Date Became Current:	1991-12-08 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	999 N MAIN ST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MASSIK PAUL MD (Continued)**

**1004717433**

Owner/Operator City,State,Zip: RANDOLPH, MA 02368  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: PAUL MASSIK MD  
Legal Status: Private  
Date Became Current: 2004-10-16 00:00:00.  
Date Ended Current: Not reported  
Owner/Operator Address: 999 N MAIN ST  
Owner/Operator City,State,Zip: RANDOLPH, MA 02368  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:  
Receive Date: 1987-02-19 00:00:00.0  
Handler Name: MASSIK PAUL MD  
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator  
State District Owner: MA  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:  
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:  
Violations: No Violations Found

Evaluation Action Summary:  
Evaluations: No Evaluations Found

FINDS:  
Registry ID: 110003480634

Click Here:

Environmental Interest/Information System:  
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.  
MA-EPICS - Massachusetts Environmental Protection Integrated Computer

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**MASSIK PAUL MD (Continued)**

**1004717433**

System

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1004717433  
 Registry ID: 110003480634  
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110003480634>  
 Name: MASSIK PAUL MD  
 Address: 999 NORTH MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368

**D8  
 SE  
 1/8-1/4  
 0.150 mi.  
 794 ft.**

**JOHNS AUTO REPAIR INC  
 900R NORTH MAIN ST  
 RANDOLPH, MA 02368**

**RCRA-VSQG 1004717144  
 MAD981896756**

**Site 1 of 6 in cluster D**

**Relative:  
 Lower**

RCRA-VSQG:

**Actual:  
 142 ft.**

Date Form Received by Agency: 1986-10-15 00:00:00.0  
 Handler Name: JOHNS AUTO REPAIR INC  
 Handler Address: 900R NORTH MAIN ST  
 Handler City,State,Zip: RANDOLPH, MA 02368-3063  
 EPA ID: MAD981896756  
 Contact Name: JOHN OSTERBERG JR  
 Contact Address: 900R N MAIN ST  
 Contact City,State,Zip: RANDOLPH, MA 02368  
 Contact Telephone: 617-963-3844  
 Contact Fax: Not reported  
 Contact Email: Not reported  
 Contact Title: Not reported  
 EPA Region: 01  
 Land Type: Private  
 Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator  
 Non-Notifier: Not reported  
 Biennial Report Cycle: Not reported  
 Accessibility: Not reported  
 Active Site Indicator: Handler Activities  
 State District Owner: MA  
 State District: S  
 Mailing Address: 900R N MAIN ST  
 Mailing City,State,Zip: RANDOLPH, MA 02368  
 Owner Name: OSTERBERG JOHN JR  
 Owner Type: Private  
 Operator Name: JOHNS AUTO REPAIR INC  
 Operator Type: Private  
 Short-Term Generator Activity: No  
 Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility Activity: No  
 Recycler Activity with Storage: No  
 Small Quantity On-Site Burner Exemption: No  
 Smelting Melting and Refining Furnace Exemption: No  
 Underground Injection Control: No  
 Off-Site Waste Receipt: No  
 Universal Waste Indicator: No



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**JOHNS AUTO REPAIR INC (Continued)**

**1004717144**

Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2017-10-20 14:15:22.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	OSTERBERG JOHN JR
Legal Status:	Private
Date Became Current:	2004-10-16 00:00:00.
Date Ended Current:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**JOHNS AUTO REPAIR INC (Continued)**

**1004717144**

Owner/Operator Address: 900R N MAIN ST  
Owner/Operator City,State,Zip: RANDOLPH, MA 02368  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: JOHNS AUTO REPAIR INC  
Legal Status: Private  
Date Became Current: 1991-12-08 00:00:00.  
Date Ended Current: Not reported  
Owner/Operator Address: 900R N MAIN ST  
Owner/Operator City,State,Zip: RANDOLPH, MA 02368  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:  
Receive Date: 1986-10-15 00:00:00.0  
Handler Name: JOHNS AUTO REPAIR INC  
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator  
State District Owner: MA  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:  
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:  
Violations: No Violations Found

Evaluation Action Summary:  
Evaluations: No Evaluations Found

**D9 US GAS MA AST A100464383**  
**SE 954 NORTH MAIN ST N/A**  
**1/8-1/4 RANDOLPH, MA 02368**  
**0.156 mi. Site 2 of 6 in cluster D**  
**825 ft.**

**Relative: AST:**  
**Lower** Name: US GAS  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368  
Owner Name: TOP MOTORS INC  
Tank Type: UST  
Class: STG1

**Actual:**  
**148 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**A100464383**

Stage I Type: Dual Point  
CARB # or System Type: Pre-EVR/EVR  
Test Cycle: Annual  
Date Form Mailed: 10/09/2019  
Test Date: 01/03/2020  
Postmark Date: 01/09/2020  
Due Date: 02/16/2020  
Form: FormC  
Form Rcvd and Complete?: Complete  
Facility ID: 370648  
Tank ID: Not reported  
Serial Number: Not reported  
Tank Status: Not reported  
Capacity: Not reported  
Contents: Not reported  
Tank Use: Not reported  
Tank Material: Not reported  
Tank Construction: Not reported  
Tank Leak Detection: Not reported  
Pipe Material: Not reported  
Pipe Construction: Not reported  
Pipe Leak Detection: Not reported  
Aboveground: Not reported

**D10  
SE  
1/8-1/4  
0.156 mi.  
825 ft.**

**NO LOCATION AID  
954 NORTH MAIN ST  
RANDOLPH, MA 02368  
Site 3 of 6 in cluster D**

**MA SHWS S100831334  
MA LUST N/A  
MA RELEASE**

**Relative:  
Lower  
Actual:  
148 ft.**

**SHWS:**  
Name: NO LOCATION AID  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3022305  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 11/13/2002  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 11/10/2003  
Phase: Not reported  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Name: CITGO SERVICE STATION  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3001524  
Source Type: PIPE  
Release Town: RANDOLPH  
Notification Date: 08/04/1986  
Category: NONE  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 03/19/2013  
Phase: PHASE IV

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Response Action Outcome: A2  
Oil Or Haz Material: Not reported

LUST:

Facility:

Name: CITGO SERVICE STATION  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3001524 / RAO  
Status Date: 03/19/2013  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 08/04/1986  
Category: NONE  
Associated ID: Not reported  
Phase: PHASE IV  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Not reported  
Location Type: GASSTATION  
Source: PIPE  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: UNKNOWN  
Quantity: Not reported

Actions:

Action Type: TREGS  
Action Status: WAVSIG  
Action Date: 1/18/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVACC  
Action Date: 2/24/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 2/9/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 3/19/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NO LOCATION AID (Continued)

S100831334

reduced to background.

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 3/23/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 3  
Action Status: Completion Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2  
Action Status: Completion Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 4/30/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 6/22/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 6/28/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVREC  
Action Date: 7/30/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 8/31/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Action Status: Tier 2 Extension  
Action Date: 8/31/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/4/1986  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 8/4/1986  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Release:  
Name: CITGO SERVICE STATION  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3001524 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 08/04/1986  
Category: NONE  
Status Date: 03/19/2013  
Phase: PHASE IV  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:  
Action Type: TREGS  
Action Status: WAVSIG  
Action Date: 1/18/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVACC  
Action Date: 2/24/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 2/9/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Action Date: 3/19/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 3/23/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 3  
Action Status: Completion Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2  
Action Status: Completion Statement Received  
Action Date: 4/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 4/30/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 6/22/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 6/28/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVREC  
Action Date: 7/30/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 8/31/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 8/31/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/4/1986  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 8/4/1986  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: UNKNOWN  
Quantity: Not reported  
Location Type: GASSTATION  
Source: PIPE  
Source: UST

Name: NO LOCATION AID  
Address: 954 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3022305 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 11/13/2002  
Category: TWO HR  
Status Date: 11/10/2003  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:  
Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/10/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 1/21/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Action Date: 11/10/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 11/10/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 11/12/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/13/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 11/13/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: FLDISS  
Action Date: 11/13/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/13/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/19/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 11/25/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: GASOLINE  
Quantity: 1242 parts per million  
Chemical: GASOLINE  
Quantity: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NO LOCATION AID (Continued)**

**S100831334**

Chemical: PETROLEUM  
 Quantity: Not reported  
 Location Type: COMMERCIAL  
 Source: UNKNOWN

**D11**  
**SE**  
**1/8-1/4**  
**0.156 mi.**  
**825 ft.**

**US GAS**  
**954 N MAIN ST**  
**RANDOLPH, MA 02368**  
**Site 4 of 6 in cluster D**

**MA UST** **U003287394**  
**MA AST** **N/A**

**Relative:**  
**Lower**  
**Actual:**  
**148 ft.**

UST:  
 Facility:  
 Name: US GAS  
 Address: 954 N MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368  
 Facility ID: 12578  
 Owner Id: 15558  
 Owner: SECOND REALTY TRUST  
 Owner Address: 954 N MAIN ST  
 Owner City,St,Zip: RANDOLPH, MA 02368  
 Telephone: 7819865659  
 Description: Retail Motor Vehicle Fuel  
 Facility address 2: Not reported  
 Owner address 2: Not reported  
 Latitude: 42.18747  
 Longitude: -71.05691  
 Contact name: Taan H. Succar  
 Contact address1: 954 N Main St  
 Contact address2: Not reported  
 Contact city: Randolph  
 Contact state: MA  
 Contact zip: 02368  
 Contact email: rhodysuccar@hotmail.com  
 Update: 2017-11-17 00:00:00  
 Update by: Taan H. Succar  
 Fac status: OPEN

Tank ID: 1  
**Tank Status: Tank Removed**  
 Status Date: 09/26/2014  
 Date Installed: 08/01/1992  
 Capacity: 8000.00000  
 Contents: Gasoline  
 Tank Usage: Motor Vehi  
 Tank Leak Detection: Continuous Interstitial Monitoring  
 Pipe Leak Detection: Annual Automatic Line Leak Detection Test  
 Latitude: Not reported  
 Longitude: Not reported  
 Tank construct: Double-walled metal tank (cathodic protection required)  
 Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
 Ptype: Not reported  
 Number of compartment: Not reported  
 Pipe install date: Not reported  
 Pipe leak install date: Not reported  
 Submersible sump: N



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US GAS (Continued)

U003287394

Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 2  
**Tank Status: Tank Removed**  
Status Date: 09/26/2014  
Date Installed: 08/01/1992  
Capacity: 3000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Annual Automatic Line Leak Detection Test  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Double-walled metal tank (cathodic protection required)  
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 3  
**Tank Status: Tank Removed**  
Status Date: 09/26/2014  
Date Installed: 08/01/1992  
Capacity: 6000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Annual Automatic Line Leak Detection Test  
Latitude: Not reported  
Longitude: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US GAS (Continued)

U003287394

Tank construct: Double-walled metal tank (cathodic protection required)  
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 4  
**Tank Status: Tank Removed**  
Status Date: 09/26/2014  
Date Installed: 08/01/1992  
Capacity: 3000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Annual Automatic Line Leak Detection Test  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Double-walled metal tank (cathodic protection required)  
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 5  
**Tank Status: In Use**  
Status Date: Not reported  
Date Installed: 12/01/2014

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

US GAS (Continued)

U003287394

Capacity: 5000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Continuous Interstitial Space Monitoring  
Latitude: 42.18761  
Longitude: -71.05686  
Tank construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)  
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
Ptype: Pressurized piping system with mechanical automatic line leak detection  
Number of compartment: Not reported  
Pipe install date: 12/01/2014  
Pipe leak install date: 12/01/2014  
Submersible sump: Y  
Submersible sump install date: 12/01/2014  
Turbine sump: Y  
Turbine sump sensor: Y  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: 12/01/2014  
Spill bucket sensor: N  
Overfill protect install: 12/01/2014  
Overfill protect type: Automatic shut-off valve  
Automatic line leak detect: 12/01/2014  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 5  
**Tank Status: In Use**  
Status Date: Not reported  
Date Installed: 12/01/2014  
Capacity: 10000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Continuous Interstitial Space Monitoring  
Latitude: 42.18761  
Longitude: -71.05686  
Tank construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)  
Pipe construct: Double-walled non-corrodible material (No corrosion protection required)  
Ptype: Pressurized piping system with mechanical automatic line leak detection  
Number of compartment: Not reported  
Pipe install date: 12/01/2014  
Pipe leak install date: 12/01/2014  
Submersible sump: Y  
Submersible sump install date: 12/01/2014  
Turbine sump: Y  
Turbine sump sensor: Y  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: 12/01/2014  
Spill bucket sensor: N  
Overfill protect install: 12/01/2014  
Overfill protect type: Automatic shut-off valve  
Automatic line leak detect: 12/01/2014  
Tank corrosion type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**U003287394**

Leak corrosion type: Not reported

Tank ID: 5

**Tank Status: In Use**

Status Date: Not reported

Date Installed: 12/01/2014

Capacity: 5000.00000

Contents: Diesel

Tank Usage: Motor Vehi

Tank Leak Detection: Continuous Interstitial Monitoring

Pipe Leak Detection: Continuous Interstitial Space Monitoring

Latitude: 42.18761

Longitude: -71.05686

Tank construct: Double-walled non-corrodible (including "composite") material (cathodic protection not required)

Pipe construct: Double-walled non-corrodible material (No corrosion protection required)

Ptype: Pressurized piping system with mechanical automatic line leak detection

Number of compartment: Not reported

Pipe install date: 12/01/2014

Pipe leak install date: 12/01/2014

Submersible sump: Y

Submersible sump install date: 12/01/2014

Turbine sump: Y

Turbine sump sensor: Y

Intermediate sump: N

Intermediate sump sensor: N

Spill bucket installed date: 12/01/2014

Spill bucket sensor: N

Overfill protect install: 12/01/2014

Overfill protect type: Automatic shut-off valve

Automatic line leak detect: 12/01/2014

Tank corrosion type: Not reported

Leak corrosion type: Not reported

**AST:**

Name: Not reported

Address: Not reported

City,State,Zip: MA

Owner Name: Not reported

Tank Type: Not reported

Class: Not reported

Stage I Type: Not reported

CARB # or System Type: Not reported

Test Cycle: Not reported

Date Form Mailed: Not reported

Test Date: Not reported

Postmark Date: Not reported

Due Date: Not reported

Form: Not reported

Form Rcvd and Complete?: Not reported

Facility ID: 12578

Tank ID: 5

Serial Number: Not reported

Tank Status: In Use

Capacity: 300

Contents: Gasoline

Tank Use: MV

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**US GAS (Continued)**

**U003287394**

Tank Material:	Not reported
Tank Construction:	Not reported
Tank Leak Detection:	Interstitial Monitoring
Pipe Material:	Not reported
Pipe Construction:	Not reported
Pipe Leak Detection:	Interstitial Space Monitor
Aboveground:	Y

**D12**  
**SE**  
 1/8-1/4  
 0.181 mi.  
 957 ft.

**TOP MOTORS INC DBA US GAS**  
**945 NORTH MAIN ST**  
**RANDOLPH, MA 02368**  
**Site 5 of 6 in cluster D**

**MA HW GEN**    **S112559750**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**143 ft.**

HW GEN:	
Name:	TOP MOTORS INC DBA US GAS
Address:	945 NORTH MAIN ST
City,State,Zip:	RANDOLPH, MA 02368
EPA Id:	MV7819865659
RCRA Generator Status:	Not reported
State Generator Status:	SQG-MA

**D13**  
**SE**  
 1/8-1/4  
 0.181 mi.  
 957 ft.

**US GAS**  
**945 N. MAIN STREET**  
**RANDOLPH, MA 02368**  
**Site 6 of 6 in cluster D**

**MA LUST**    **S117277556**  
**MA RELEASE**    **N/A**  
**MA ASBESTOS**  
**MA ENF**

**Relative:**  
**Lower**  
**Actual:**  
**143 ft.**

LUST:	
Facility:	
Name:	US GAS
Address:	945 N. MAIN STREET
City,State,Zip:	RANDOLPH, MA 02368-0000
<b>Current Status:</b>	<b>RANDOLPH, MA 02368-0000</b>
Release Tracking Number/Current Status:	4-0025333 / PSNC
Status Date:	10/16/2017
Source Type:	UST
Release Town:	RANDOLPH
Notification Date:	09/26/2014
Category:	72 HR
Associated ID:	Not reported
Phase:	Not reported
Response Action Outcome:	PN - PN
Oil Or Haz Material:	Oil
Location Type:	COMMERCIAL
Source:	UST
Source:	USTOTHER

Click here to access the MA DEP site for this facility:

Chemicals:	
Chemical:	GASOLINE



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Quantity:	Not reported
Actions:	
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	10/16/2017
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	10/22/2014
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	10/8/2014
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	12/1/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	2/6/2015
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/6/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Penalty Assessment Notice Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Unilateral Order Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	6/8/2016
Response Action Outcome:	PN

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 7/23/2015  
Response Action Outcome: PN

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Enforcement Conference  
Action Date: 9/13/2016  
Response Action Outcome: PN

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 9/13/2016  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 9/26/2014  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/26/2014  
Response Action Outcome: PN

Facility:

Name: US GAS  
Address: 945 N. MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-0025333 / PSNC  
Status Date: 10/16/2017  
Source Type: USTOTHER  
Release Town: RANDOLPH  
Notification Date: 09/26/2014  
Category: 72 HR  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil Or Haz Material: Oil

Location Type: COMMERCIAL  
Source: UST  
Source: USTOTHER

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: GASOLINE  
Quantity: Not reported

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Action Date:	10/16/2017
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	10/22/2014
Response Action Outcome:	PN
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	10/8/2014
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	12/1/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	2/6/2015
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/6/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Penalty Assessment Notice Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Unilateral Order Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	6/8/2016
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	7/23/2015
Response Action Outcome:	PN

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Enforcement Conference  
Action Date: 9/13/2016  
Response Action Outcome: PN

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 9/13/2016  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 9/26/2014  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/26/2014  
Response Action Outcome: PN

Release:

Name: US GAS  
Address: 945 N. MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0025333 / PSNC  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 09/26/2014  
Category: 72 HR  
Status Date: 10/16/2017  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 10/16/2017  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/22/2014  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/8/2014  
Response Action Outcome: PN

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 12/1/2015

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Non-Compliance Issued
Action Date:	2/6/2015
Response Action Outcome:	PN
Action Type:	RNFE
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	3/6/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	4/15/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Penalty Assessment Notice Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Unilateral Order Issued
Action Date:	4/27/2017
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	6/8/2016
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Level I - Technical Screen Audit
Action Date:	7/23/2015
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Notice of Enforcement Conference
Action Date:	9/13/2016
Response Action Outcome:	PN
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	9/13/2016
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	9/26/2014
Response Action Outcome:	PN



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/26/2014  
Response Action Outcome: PN

Chemicals:  
Chemical: GASOLINE  
Quantity: Not reported  
Location Type: COMMERCIAL  
Source: UST  
Source: USTOTHER

**ASBESTOS:**

Name: RESIDENCE  
Address: 945 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA  
Notification: Not reported  
DEP Region: Not reported  
Notifiers Name: Not reported  
Start Date: 10/16/2019  
End Date: 10/18/2019  
Date Entered: Not reported  
Entry Date: 09/27/2019  
Quantity Material Removed SF: 425  
Quantity Material Removed LF: 0  
Project Description: OTHER TILE AND MASTIC  
AR Tracking ID: 329627  
Super Lic Number: AS034956  
Monitor Lic Number: AM034533  
Lab Lic Number: AA000238  
Year: 2019  
Sticker Number: 100316792  
Form Type: ANF-001  
Fee Status: EXEMPT  
Facility Phone: 5083603025  
Sub Town: Not reported  
Worksite: BASEMENT  
Occupied: -1  
Contractor: AC000884  
Contract Type: WRITTEN  
Hours: 6AM-6PM  
Project Type: Repr  
Abatement Process: Fcontain  
Location: INDOORS  
Decon Process: 3 CHAMBERS  
Disposal Methods: WASTE WILL REMAIN WET AT ALL TIMES PLACED IN DOUBLE 6 MIL LABELED POLY BAGS  
Facility Usage: RESIDENCE  
Waiver Given: Not reported  
DEP Waiver Number: Not reported  
DLWD Waiver Number: Not reported  
Small Owner Occ: -1  
Owner Name: GEORGE CONDON  
Owner Address: 945 NORTH MAIN STREET  
Owner City: RANDOLPH  
Owner State: MA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

On Site Manager Name: NA  
On Site Manager Phone: 0000000000  
Ins Comp: LM INS CORP  
Policy Number: WC531S609690026  
EXP Date: 9/1/2020  
Facility Size: 0  
Transporter Name: BANNER ENVIRONMENTAL SERVICES INC  
Transporter Address: 31 HAYWARD STREET SUITE 2A-205  
Transporter City: FRANKLIN  
Transporter State: MA  
Final Site: Not reported  
Certified Name: KYM MAHONEY  
Cert Sign Date: 09/27/2019  
Certified Company: BANNER ENVIRONMENTAL SERVICES  
Certified Phone: 7819346873  
Entered\_by: BETHMCK

**ENFORCEMENT:**

Name: SECOND REALTY TRST/US GAS  
Address: 945 N. MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3t  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-0025333  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 09/13/2016  
ENF #: IDL-RTN-4-0025333  
Document Type: IDL  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: T

Name: SECOND REALTY TRST/US GAS  
Address: 945 N. MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3t  
DEP Bureau: BWSC  
Program: BWSC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**US GAS (Continued)**

**S117277556**

Program Id: 4-0025333  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 12/01/2015  
ENF #: NON-SE-15-3T-106  
Document Type: NON  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMM\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: SECOND REALTY TRUST  
Address: 945 N. MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3r  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-0025333  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 02/06/2015  
ENF #: NON-SE-15-3R-024  
Document Type: NON  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMM\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: T

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

E14  
SE  
1/8-1/4  
0.232 mi.  
1223 ft.

G W CONDON INC  
900 N MAIN ST  
RANDOLPH, MA 02368  
Site 1 of 2 in cluster E

MA UST U000229782  
N/A

Relative:  
Lower

UST:

Actual:  
149 ft.

Facility:

Name: G W CONDON INC  
Address: 900 N MAIN ST  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 12564  
Owner Id: 2566  
Owner: G W CONDON INC  
Owner Address: 900 NORTH ST  
Owner City,St,Zip: RANDOLPH, MA 02368  
Telephone: Not reported  
Description: Not reported  
Facility address 2: Not reported  
Owner address 2: Not reported  
Latitude: 42.18632  
Longitude: -71.05585  
Contact name: Not reported  
Contact address1: Not reported  
Contact address2: Not reported  
Contact city: Not reported  
Contact state: Not reported  
Contact zip: Not reported  
Contact email: Not reported  
Update: 1997-03-12 00:00:00  
Update by: Not reported  
Fac status: CLOSED

Tank ID: 1  
**Tank Status:** Tank Removed  
Status Date: 01/01/1975  
Date Installed: 04/30/1966  
Capacity: 1000.00000  
Contents: Gasoline  
Tank Usage: Not reported  
Tank Leak Detection: Not reported  
Pipe Leak Detection: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Not reported  
Pipe construct: Not reported  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**G W CONDON INC (Continued)**

**U000229782**

Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 2  
**Tank Status: Tank Removed**  
Status Date: 09/23/1986  
Date Installed: 04/30/1973  
Capacity: 1000.00000  
Contents: Gasoline  
Tank Usage: Not reported  
Tank Leak Detection: Not reported  
Pipe Leak Detection: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Not reported  
Pipe construct: Not reported  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

**E15 NEAR CANTON ST**  
**SE 892 NORTH MAIN ST**  
**1/4-1/2 RANDOLPH, MA 02368**  
**0.269 mi.**  
**1419 ft. Site 2 of 2 in cluster E**

**MA SHWS S106030358**  
**MA RELEASE N/A**

**Relative:** SHWS:  
**Lower** Name: NEAR CANTON ST  
**Actual:** Address: 892 NORTH MAIN ST  
**154 ft.** City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3023280  
Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 10/02/2003  
Category: 120 DY  
Associated ID: Not reported  
Current Status: DPS  
Status Date: 11/21/2003  
Phase: Not reported  
Response Action Outcome: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NEAR CANTON ST (Continued)**

**S106030358**

Oil Or Haz Material: Oil and Hazardous Material

Release:

Name: NEAR CANTON ST  
Address: 892 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3023280 / DPS  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 10/02/2003  
Category: 120 DY  
Status Date: 11/21/2003  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Oil and Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 10/2/2003  
Response Action Outcome: Not reported

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 10/2/2003  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/21/2003  
Response Action Outcome: Not reported

Action Type: Downgradient Property Status  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 11/21/2003  
Response Action Outcome: Not reported

Action Type: Downgradient Property Status  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 2/4/2004  
Response Action Outcome: Not reported

Action Type: Downgradient Property Status  
Action Status: Level I - Technical Screen Audit  
Action Date: 5/14/2008  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 5/19/2004  
Response Action Outcome: Not reported

Chemicals:

Chemical: C5 THRU C8 ALIPHATIC HYDROCARBONS

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

NEAR CANTON ST (Continued)

S106030358

Quantity: 3000 micrograms per liter  
Chemical: TRICHLOROETHYLENE  
Quantity: 1160 micrograms per liter

F16  
SE  
1/4-1/2  
0.295 mi.  
1558 ft.

SERVICE STATION  
870 NORTH MAIN ST  
RANDOLPH, MA 02368

MA LUST  
MA RELEASE  
MA HW GEN

S100831333  
N/A

Site 1 of 3 in cluster F

Relative:  
Lower

LUST:

Actual:  
158 ft.

Facility:

Name: SERVICE STATION  
Address: 870 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3000082 / RAO  
Status Date: 11/24/2000  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 01/15/1987  
Category: NONE  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil  
Location Type: GASSTATION  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: WASTE OIL  
Quantity: Not reported

Actions:

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 1/15/1987  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 11/24/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/24/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SERVICE STATION (Continued)**

**S100831333**

Action Type: Release Abatement Measure  
Action Status: Modified Revised or Updated Plan Received  
Action Date: 2/18/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/18/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVSIG  
Action Date: 3/25/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 5/10/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVACC  
Action Date: 5/10/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 5/28/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 5/28/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 6/15/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVREC  
Action Date: 6/9/1992  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 7/1/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SERVICE STATION (Continued)**

**S100831333**

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 7/1/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

**Release:**

Name: SERVICE STATION  
Address: 870 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3000082 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 01/15/1987  
Category: NONE  
Status Date: 11/24/2000  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 1/15/1987  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 11/24/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/24/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Modified Revised or Updated Plan Received  
Action Date: 2/18/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/18/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SERVICE STATION (Continued)**

**S100831333**

reduced to background.

Action Type: TREGS  
Action Status: WAVSIG  
Action Date: 3/25/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 5/10/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVACC  
Action Date: 5/10/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 5/28/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 5/28/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 6/15/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVREC  
Action Date: 6/9/1992  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 7/1/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Extension  
Action Date: 7/1/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SERVICE STATION (Continued)**

**S100831333**

Chemicals:  
Chemical: WASTE OIL  
Quantity: Not reported  
Location Type: GASSTATION  
Source: UST

HW GEN:  
Name: SUNOCO SERVICE STA 4376349  
Address: 870 MAIN ST  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000014787  
RCRA Generator Status: VSQG  
State Generator Status: Not reported

17  
NNW  
1/4-1/2  
0.307 mi.  
1623 ft.

**NO LOCATION AID  
24 STACY ST  
RANDOLPH, MA 02368**

**MA LAST S102085083  
MA RELEASE N/A**

**Relative:  
Higher  
Actual:  
213 ft.**

LAST:  
Name: NO LOCATION AID  
Address: 24 STACY ST  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3010369 / RAO  
Source Type: AST  
Release Town: RANDOLPH  
Notification Date: 12/29/1993  
Category: TWO HR  
Associated ID: Not reported  
Status Date: 04/28/1994  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Oil Or Haz Material: Oil

Chemicals:  
Chemical: #2 FUEL OIL  
Quantity: 100 gallons  
Chemical: #2 FUEL OIL  
Quantity: 200 gallons  
Location Type: RESIDENTIAL  
Source: AST

Actions:  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S102085083**

Action Status: Oral Approval of Plan or Action  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 12/31/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/23/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 2/28/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 3/16/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Written Approval of Plan  
Action Date: 3/7/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/28/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Release:  
Name: NO LOCATION AID  
Address: 24 STACY ST  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3010369 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/29/1993  
Category: TWO HR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S102085083**

Status Date: 04/28/1994  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/29/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 12/31/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/23/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 2/28/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 3/16/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S102085083**

Action Type: Immediate Response Action  
Action Status: Written Approval of Plan  
Action Date: 3/7/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/28/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
Chemical: #2 FUEL OIL  
Quantity: 100 gallons  
Chemical: #2 FUEL OIL  
Quantity: 200 gallons  
Location Type: RESIDENTIAL  
Source: AST

18  
North  
1/4-1/2  
0.320 mi.  
1689 ft.

**EXPRESS CLEANERS**  
**1157 NORTH MAIN STREET**  
**RANDOLPH, MA 02368**

**MA SHWS S126985086**  
**MA RELEASE N/A**

**Relative:**  
**Higher**  
**Actual:**  
**217 ft.**

SHWS:  
Name: EXPRESS CLEANERS  
Address: 1157 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-0028467  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 08/17/2020  
Category: 120 DY  
Associated ID: Not reported  
Current Status: UNCLSS  
Status Date: 08/17/2020  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Not reported

Release:  
Name: EXPRESS CLEANERS  
Address: 1157 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0028467 / UNCLSS  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 08/17/2020  
Category: 120 DY  
Status Date: 08/17/2020  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**EXPRESS CLEANERS (Continued)**

**S126985086**

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
 Action Date: 10/2/2020  
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure  
 Action Status: Written Plan Received  
 Action Date: 11/2/2020  
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure  
 Action Status: Fee Received - FMCRA Use Only  
 Action Date: 11/5/2020  
 Response Action Outcome: Not reported

Action Type: Release Abatement Measure  
 Action Status: Level I - Technical Screen Audit  
 Action Date: 11/6/2020  
 Response Action Outcome: Not reported

Action Type: RNFE  
 Action Status: Transmittal, Notice, or Notification Received  
 Action Date: 8/17/2020  
 Response Action Outcome: Not reported

Action Type: Release Disposition  
 Action Status: Reportable Release under MGL 21E  
 Action Date: 8/17/2020  
 Response Action Outcome: Not reported

**Chemicals:**

Chemical: Not reported  
 Quantity: Not reported  
 Location Type: COMMERCIAL  
 Source: UNKNOWN

**F19**  
**SE**  
 1/4-1/2  
 0.332 mi.  
 1751 ft.

**TEMPLE**  
**871 NORTH MAIN ST**  
**RANDOLPH, MA 02368**  
 Site 2 of 3 in cluster F

**MA LUST** **S102618588**  
**MA RELEASE** **N/A**

**Relative:**  
**Lower**

LUST:

**Actual:**  
**161 ft.**

Facility:

Name: TEMPLE  
 Address: 871 NORTH MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
 Release Tracking Number/Current Status: 4-3015234 / RAO  
 Status Date: 10/08/1997  
 Source Type: UST  
 Release Town: RANDOLPH  
 Notification Date: 06/20/1997



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TEMPLE (Continued)

S102618588

Category: 72 HR  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil and Hazardous Material  
Location Type: TEMPLE  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: FUEL OIL #2  
Quantity: 2500 parts per million  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 13 parts per million  
Chemical: FUEL OIL #2  
Quantity: 150 parts per million

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 10/8/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/20/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/20/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 7/15/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 7/22/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 8/25/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TEMPLE (Continued)

S102618588

reduced to background.

Release:

Name: TEMPLE  
Address: 871 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3015234 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 06/20/1997  
Category: 72 HR  
Status Date: 10/08/1997  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil and Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 10/8/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/20/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/20/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 7/15/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 7/22/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 8/25/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TEMPLE (Continued)

S102618588

Chemicals:  
Chemical: FUEL OIL #2  
Quantity: 2500 parts per million  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 13 parts per million  
Chemical: FUEL OIL #2  
Quantity: 150 parts per million  
Location Type: TEMPLE  
Source: UST

F20 PAD-MOUNTED TRANSFORMER #99-5  
SE 871 NORTH MAIN STREET  
1/4-1/2 RANDOLPH, MA 02368  
0.332 mi.  
1751 ft. Site 3 of 3 in cluster F

MA SHWS S107395152  
MA RELEASE N/A

Relative: SHWS:  
Lower Name: PAD-MOUNTED TRANSFORMER #99-5  
Actual: Address: 871 NORTH MAIN STREET  
161 ft. City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-0027984  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 10/03/2019  
Category: 120 DY  
Associated ID: Not reported  
Current Status: TIERII  
Status Date: 10/05/2020  
Phase: PHASE II  
Response Action Outcome: Not reported  
Oil Or Haz Material: Not reported

Release:  
Name: PAD-MOUNTED TRANSFORMER #99-5  
Address: 871 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0027984 / TIERII  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 10/03/2019  
Category: 120 DY  
Status Date: 10/05/2020  
Phase: PHASE II  
Response Action Outcome: -  
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

Actions:  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/11/2019  
Response Action Outcome: Not reported  
  
Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PAD-MOUNTED TRANSFORMER #99-5 (Continued)**

**S107395152**

Action Date: 10/3/2019  
 Response Action Outcome: Not reported

Action Type: Release Disposition  
 Action Status: Reportable Release under MGL 21E  
 Action Date: 10/3/2019  
 Response Action Outcome: Not reported

Action Type: Tier Classification  
 Action Status: Tier 2 Classification  
 Action Date: 10/5/2020  
 Response Action Outcome: Not reported

Action Type: Tier Classification  
 Action Status: Transmittal, Notice, or Notification Received  
 Action Date: 10/5/2020  
 Response Action Outcome: Not reported

Action Type: Phase 1  
 Action Status: Completion Statement Received  
 Action Date: 10/5/2020  
 Response Action Outcome: Not reported

Action Type: Tier Classification  
 Action Status: Legal Notice Published  
 Action Date: 12/4/2020  
 Response Action Outcome: Not reported

Chemicals:  
 Chemical: Not reported  
 Quantity: Not reported  
 Source: UNKNOWN

**G21**  
**North**  
**1/4-1/2**  
**0.384 mi.**  
**2030 ft.**

**MR CAR WASH**  
**1201 MAIN ST**  
**RANDOLPH, MA 02368**  
**Site 1 of 2 in cluster G**

**MA SHWS** **S101043522**  
**MA SPILLS** **N/A**  
**MA RELEASE**

**Relative:**  
**Higher**  
**Actual:**  
**224 ft.**

SHWS:  
 Name: MR CAR WASH  
 Address: 1201 MAIN ST  
 City, State, Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3004290  
 Source Type: Not reported  
 Release Town: RANDOLPH  
 Notification Date: 07/15/1993  
 Category: NONE  
 Associated ID: Not reported  
 Current Status: RAO  
 Status Date: 11/15/1994  
 Phase: Not reported  
 Response Action Outcome: A2  
 Oil Or Haz Material: Not reported

MA Spills:  
 Facility ID: 3-4290                      Spill ID: N92-0986

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

MR CAR WASH (Continued)

S101043522

Staff Lead:	STEWART, B	Date Entered:	19940128
Last Entered:	19940128	First Response:	19920804
Spill Date:	19920804	Spill Time:	Not reported
Report Date:	19920804	Report Time:	01:40
Case Closed:	YES	Mat Type:	PETROLEUM
Virgin Waste:	-----	Contam Soil:	Not reported
Env Impact:	SOIL	Other Impact:	Not reported
Material:	GASOLINE	Other Material:	Not reported
Qty Reported:	51-100	Qty Actual:	-----
Qty Reported:	CUBIC YDS	Qty Actual:	CUBIC YDS
CAS No:	Not reported	PCB Lev (ppm):	-----
Source:	U.S.T.	Other Source:	Not reported
Incident:	TANK REMOVAL	Other Incdnt:	Not reported
Cleanup Type:	---	Contractor:	NOT USED
Referral:	SA	LUST Elig:	NO
Report Prep:	Not reported	Category:	Not reported
Notifier:	J O'BRIAN/NE TANK		
Notif Tel:	Not reported		
Days/Close:	0		

Release:

Name:	MR CAR WASH
Address:	1201 MAIN ST
City,State,Zip:	RANDOLPH, MA 02368-0000
Release Tracking Number/Current Status:	4-3004290 / RAO
Primary ID:	Not reported
Official City:	RANDOLPH
Notification:	07/15/1993
Category:	NONE
Status Date:	11/15/1994
Phase:	Not reported
Response Action Outcome:	A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type:	Not reported

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	11/15/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	7/15/1993
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical:	UNKNOWN
Quantity:	Not reported
Location Type:	CAR WASH
Location Type:	GASSTATION



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

22  
NNW  
1/4-1/2  
0.401 mi.  
2119 ft.

W OF INTERSECTION OF MAIN AND EDWIN STS  
32 EDWIN ST  
RANDOLPH, MA 02368

MA SHWS S103546000  
MA RELEASE N/A

Relative:  
Higher

SHWS:

Actual:  
219 ft.

Name: W OF INTERSECTION OF MAIN AND EDWIN STS  
Address: 32 EDWIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3015689  
Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 11/03/1997  
Category: 120 DY  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 11/16/1998  
Phase: Not reported  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Release:

Name: W OF INTERSECTION OF MAIN AND EDWIN STS  
Address: 32 EDWIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3015689 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 11/03/1997  
Category: 120 DY  
Status Date: 11/16/1998  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/16/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 11/18/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/3/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**W OF INTERSECTION OF MAIN AND EDWIN STS (Continued)**

**S103546000**

Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	11/3/1997
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	3/26/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	7/13/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	7/14/1998
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Chemicals:	
Chemical:	#2 FUEL OIL
Quantity:	12700 milligrams per kilogram

**G23**  
**North**  
**1/4-1/2**  
**0.430 mi.**  
**2271 ft.**

**NO LOCATION AID**  
**RTE 28 AT OLIVER ST**  
**RANDOLPH, MA 02368**  
**Site 2 of 2 in cluster G**

**MA SHWS** **S104562441**  
**MA RELEASE** **N/A**

**Relative:**  
**Higher**  
**Actual:**  
**225 ft.**

SHWS:	
Name:	NO LOCATION AID
Address:	RTE 28 AT OLIVER ST
City,State,Zip:	RANDOLPH, MA 02368-0000
Facility ID:	4-3019361
Source Type:	TRAILER
Release Town:	RANDOLPH
Notification Date:	03/14/2000
Category:	TWO HR
Associated ID:	Not reported
Current Status:	RAO
Status Date:	05/18/2000
Phase:	Not reported
Response Action Outcome:	A2
Oil Or Haz Material:	Oil

Release:	
Name:	NO LOCATION AID
Address:	RTE 28 AT OLIVER ST
City,State,Zip:	RANDOLPH, MA 02368-0000
Release Tracking Number/Current Status:	4-3019361 / RAO
Primary ID:	Not reported
Official City:	RANDOLPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S104562441**

Notification: 03/14/2000  
Category: TWO HR  
Status Date: 05/18/2000  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 3/14/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 3/14/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 4/11/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 5/11/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 5/18/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical: DIESEL  
Quantity: 100 gallons  
Chemical: DIESEL FUEL  
Quantity: 75 gallons  
Location Type: ROADWAY  
Source: TRAILER

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**H24**  
**North**  
**1/4-1/2**  
**0.441 mi.**  
**2327 ft.**  
**Site 1 of 3 in cluster H**

**MA SHWS** **S103043371**  
**MA RELEASE** **N/A**

**Relative:**  
**Higher**  
**Actual:**  
**221 ft.**

**SHWS:**  
Name: 1213 NORTH MAIN ST  
Address: OLIVER ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3015925  
Source Type: PIPE  
Release Town: RANDOLPH  
Notification Date: 01/21/1998  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 02/24/1998  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil

**Release:**  
Name: 1213 NORTH MAIN ST  
Address: OLIVER ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3015925 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 01/21/1998  
Category: TWO HR  
Status Date: 02/24/1998  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/21/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 1/21/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 1/21/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

1213 NORTH MAIN ST (Continued)

S103043371

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 2/24/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/24/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
Chemical: DIESEL  
Quantity: 100 gallons  
Chemical: DIESEL FUEL  
Quantity: 100 gallons  
Location Type: ROADWAY  
Source: PIPE

H25  
North  
1/4-1/2  
0.441 mi.  
2327 ft.

@ TILTON ST  
OLIVER ST  
RANDOLPH, MA 02368

MA SHWS S102618547  
MA RELEASE N/A

Site 2 of 3 in cluster H

Relative:  
Higher  
Actual:  
221 ft.

SHWS:  
Name: @ TILTON ST  
Address: OLIVER ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3015163  
Source Type: PIPE  
Release Town: RANDOLPH  
Notification Date: 06/03/1997  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 09/29/2000  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil

Name: @ TILTON ST  
Address: OLIVER ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3015163  
Source Type: VEHICLE  
Release Town: RANDOLPH  
Notification Date: 06/03/1997  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 09/29/2000  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

@ TILTON ST (Continued)

S102618547

Release:

Name: @ TILTON ST  
Address: OLIVER ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3015163 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 06/03/1997  
Category: TWO HR  
Status Date: 09/29/2000  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 11/22/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 6/25/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/3/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/3/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: FLDISS  
Action Date: 6/4/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 6/4/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

@ TILTON ST (Continued)

S102618547

Action Date: 8/24/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RAO - DEP Lead  
Action Status: RAO Statement Received  
Action Date: 9/29/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
Chemical: DIESEL FUEL  
Quantity: 100 gallons  
Location Type: ROADWAY  
Source: PIPE  
Source: VEHICLE

H26  
North  
1/4-1/2  
0.466 mi.  
2461 ft.

RESIDENTIAL PROPERTY  
4 TILTON ST  
RANDOLPH, MA  
Site 3 of 3 in cluster H

MA SHWS S116687277  
MA LAST N/A  
MA RELEASE

Relative:  
Higher  
Actual:  
219 ft.

SHWS:  
Name: RESIDENTIAL PROPERTY  
Address: 4 TILTON ST  
City,State,Zip: RANDOLPH, MA  
Facility ID: 4-0025095  
Source Type: LINE  
Release Town: RANDOLPH  
Notification Date: 04/24/2014  
Category: TWO HR  
Associated ID: Not reported  
Current Status: TIER1D  
Status Date: 05/01/2015  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Oil

LAST:  
Name: RESIDENTIAL PROPERTY  
Address: 4 TILTON ST  
City,State,Zip: RANDOLPH, MA  
Release Tracking Number/Current Status: 4-0025095 / TIER1D  
Source Type: AST  
Release Town: RANDOLPH  
Notification Date: 04/24/2014  
Category: TWO HR  
Associated ID: Not reported  
Status Date: 05/01/2015  
Phase: Not reported  
Response Action Outcome: -  
Oil Or Haz Material: Oil

Chemicals:  
Chemical: #2 FUEL OIL  
Quantity: 250 gallons

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RESIDENTIAL PROPERTY (Continued)**

**S116687277**

Location Type:	RESIDENTIAL
Source:	LINE
Source:	AST
Actions:	
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/15/2020
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/20/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/22/2016
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/23/2019
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	NOAPP
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDD1U
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	4/30/2014
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	5/10/2019
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	5/24/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	5/5/2014

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RESIDENTIAL PROPERTY (Continued)**

**S116687277**

Response Action Outcome: Not reported

Action Type: FTLI  
Action Status: APPREC  
Action Date: 5/7/2018  
Response Action Outcome: Not reported

Action Type: FTLI  
Action Status: APPACC  
Action Date: 6/13/2018  
Response Action Outcome: Not reported

Action Type: FTLI  
Action Status: APPACC  
Action Date: 6/8/2016  
Response Action Outcome: Not reported

Action Type: FTLI  
Action Status: APPACC  
Action Date: 7/6/2020  
Response Action Outcome: Not reported

Action Type: FTLI  
Action Status: APPACC  
Action Date: 8/11/2014  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/28/2014  
Response Action Outcome: Not reported

Release:  
Name: RESIDENTIAL PROPERTY  
Address: 4 TILTON ST  
City,State,Zip: RANDOLPH, MA  
Release Tracking Number/Current Status: 4-0025095 / TIER1D  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 04/24/2014  
Category: TWO HR  
Status Date: 05/01/2015  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:  
Action Type: FTLI  
Action Status: APPREC  
Action Date: 4/15/2020  
Response Action Outcome: Not reported

Action Type: FTLI

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RESIDENTIAL PROPERTY (Continued)**

**S116687277**

Action Status:	APPREC
Action Date:	4/20/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/22/2016
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	4/23/2019
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	NOAPP
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDD1U
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	4/24/2014
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	4/30/2014
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	5/10/2019
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	5/24/2017
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	5/5/2014
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPREC
Action Date:	5/7/2018
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	6/13/2018



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**RESIDENTIAL PROPERTY (Continued)**

**S116687277**

Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	6/8/2016
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	7/6/2020
Response Action Outcome:	Not reported
Action Type:	FTLI
Action Status:	APPACC
Action Date:	8/11/2014
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	8/28/2014
Response Action Outcome:	Not reported
Chemicals:	
Chemical:	#2 FUEL OIL
Quantity:	250 gallons
Location Type:	RESIDENTIAL
Source:	LINE
Source:	AST

**27**  
**North**  
**1/4-1/2**  
**0.473 mi.**  
**2497 ft.**

**RANDOLPH AUTOMOTIVE SERVICENTER**  
**1245 NORTH MAIN STREET**  
**RANDOLPH, MA 02368**

**MA SHWS S112554155**  
**MA LUST N/A**  
**MA RELEASE**  
**MA HW GEN**

**Relative:**  
**Higher**  
**Actual:**  
**227 ft.**

SHWS:	
Name:	RANDOLPH AUTOMOTIVE SERVICENTER
Address:	1245 NORTH MAIN STREET
City,State,Zip:	RANDOLPH, MA 02368-0000
Facility ID:	4-0025466
Source Type:	UNKNOWN
Release Town:	RANDOLPH
Notification Date:	02/05/2015
Category:	120 DY
Associated ID:	Not reported
Current Status:	PSNC
Status Date:	01/11/2016
Phase:	Not reported
Response Action Outcome:	PN
Oil Or Haz Material:	Oil
Name:	RANDOLPH AUTOMOTIVE SERVICENTER
Address:	1245 NORTH MAIN STREET
City,State,Zip:	RANDOLPH, MA 02368-0000
Facility ID:	4-0025466
Source Type:	TANK
Release Town:	RANDOLPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH AUTOMOTIVE SERVICENTER (Continued)**

**S112554155**

Notification Date: 02/05/2015  
Category: 120 DY  
Associated ID: Not reported  
Current Status: PSNC  
Status Date: 01/11/2016  
Phase: Not reported  
Response Action Outcome: PN  
Oil Or Haz Material: Oil

**LUST:**

**Facility:**

Name: RANDOLPH AUTOMOTIVE SERVICENTER  
Address: 1245 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-0025466 / PSNC  
Status Date: 01/11/2016  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 02/05/2015  
Category: 120 DY  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil Or Haz Material: Oil

Source: TANK  
Source: UST  
Source: UNKNOWN  
Source: USTOTHER

[Click here to access the MA DEP site for this facility:](#)

**Chemicals:**

Chemical: NAPHTHALENE  
Quantity: 4.99 milligrams per kilogram  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 6.75 milligrams per kilogram  
Chemical: C5 THRU C8 ALIPHATIC HYDROCARBONS  
Quantity: 216 milligrams per kilogram

**Actions:**

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH AUTOMOTIVE SERVICENTER (Continued)**

**S112554155**

Action Date: 2/5/2015  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/5/2015  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 2/5/2016  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 3/20/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 7/13/2015  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 7/15/2015  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 8/13/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Level I - Technical Screen Audit  
Action Date: 8/4/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/6/2015  
Response Action Outcome: PN

Facility:

Name: RANDOLPH AUTOMOTIVE SERVICENTER  
Address: 1245 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-0025466 / PSNC  
Status Date: 01/11/2016  
Source Type: USTOTHER  
Release Town: RANDOLPH  
Notification Date: 02/05/2015  
Category: 120 DY  
Associated ID: Not reported  
Phase: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH AUTOMOTIVE SERVICENTER (Continued)**

**S112554155**

Response Action Outcome: PN - PN  
Oil Or Haz Material: Oil  
  
Source: TANK  
Source: UST  
Source: UNKNOWN  
Source: USTOTHER

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: NAPHTHALENE  
Quantity: 4.99 milligrams per kilogram  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 6.75 milligrams per kilogram  
Chemical: C5 THRU C8 ALIPHATIC HYDROCARBONS  
Quantity: 216 milligrams per kilogram

Actions:

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/5/2015  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/5/2015  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 2/5/2016  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 3/20/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 7/13/2015  
Response Action Outcome: PN

Action Type: BOL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH AUTOMOTIVE SERVICENTER (Continued)**

**S112554155**

Action Status: Transmittal, Notice, or Notification Received  
Action Date: 7/15/2015  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 8/13/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Level I - Technical Screen Audit  
Action Date: 8/4/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/6/2015  
Response Action Outcome: PN

Release:

Name: RANDOLPH AUTOMOTIVE SERVICENTER  
Address: 1245 NORTH MAIN STREET  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0025466 / PSNC  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 02/05/2015  
Category: 120 DY  
Status Date: 01/11/2016  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 1/11/2016  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/5/2015  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/5/2015  
Response Action Outcome: PN



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH AUTOMOTIVE SERVICENTER (Continued)**

**S112554155**

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 2/5/2016  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 3/20/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 7/13/2015  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 7/15/2015  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 8/13/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Level I - Technical Screen Audit  
Action Date: 8/4/2015  
Response Action Outcome: PN

Action Type: Release Abatement Measure  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/6/2015  
Response Action Outcome: PN

Chemicals:  
Chemical: NAPHTHALENE  
Quantity: 4.99 milligrams per kilogram  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 6.75 milligrams per kilogram  
Chemical: C5 THRU C8 ALIPHATIC HYDROCARBONS  
Quantity: 216 milligrams per kilogram  
Source: TANK  
Source: UST  
Source: UNKNOWN  
Source: USTOTHER

HW GEN:  
Name: RANDOLPH AUTOMOTIVE SERVICENTER INC  
Address: 1245 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000015123  
RCRA Generator Status: Not reported  
State Generator Status: LQG-MA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

28  
SW  
1/4-1/2  
0.474 mi.  
2505 ft.

PROPERTY  
36 MICHAEL ST  
RANDOLPH, MA 02368

MA SHWS S107343637  
MA RELEASE N/A

Relative:  
Higher

SHWS:

Actual:  
218 ft.

Name: PROPERTY  
Address: 36 MICHAEL ST  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 4-3006012  
Source Type: PIPE  
Release Town: RANDOLPH  
Notification Date: 01/31/1994  
Category: NONE  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 01/31/1995  
Phase: Not reported  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Release:

Name: PROPERTY  
Address: 36 MICHAEL ST  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3006012 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 01/31/1994  
Category: NONE  
Status Date: 01/31/1995  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 1/31/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 1/31/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 1/31/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**PROPERTY (Continued)**

**S107343637**

Action Type: Response Action Outcome - RAO  
 Action Status: RAO Statement Received  
 Action Date: 1/31/1995  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
 Action Status: Completion Statement Received  
 Action Date: 1/31/1995  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
 Chemical: PETROLEUM  
 Quantity: Not reported  
 Location Type: RESIDENTIAL  
 Source: PIPE

**29**  
**SSW**  
**1/4-1/2**  
**0.492 mi.**  
**2596 ft.**

**42-10-58 N 71-03-52 W**  
**225 HIGH ST**  
**RANDOLPH, MA 02368**

**MA SHWS S105810721**  
**MA LUST N/A**  
**MA RELEASE**

**Relative:**  
**Higher**  
**Actual:**  
**229 ft.**

SHWS:  
 Name: 42-10-58 N 71-03-52 W  
 Address: 225 HIGH ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3022550  
 Source Type: PIPE  
 Release Town: RANDOLPH  
 Notification Date: 02/07/2003  
 Category: TWO HR  
 Associated ID: Not reported  
 Current Status: RAO  
 Status Date: 04/08/2003  
 Phase: Not reported  
 Response Action Outcome: A2  
 Oil Or Haz Material: Oil

Name: 42-10-58 N 71-03-52 W  
 Address: 225 HIGH ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3022550  
 Source Type: TANKER  
 Release Town: RANDOLPH  
 Notification Date: 02/07/2003  
 Category: TWO HR  
 Associated ID: Not reported  
 Current Status: RAO  
 Status Date: 04/08/2003  
 Phase: Not reported  
 Response Action Outcome: A2  
 Oil Or Haz Material: Oil

LUST:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

42-10-58 N 71-03-52 W (Continued)

S105810721

Facility:

Name: 42-10-58 N 71-03-52 W  
Address: 225 HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3022550 / RAO  
Status Date: 04/08/2003  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 02/07/2003  
Category: TWO HR  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil  
Location Type: SCHOOL  
Source: TANKER  
Source: UST  
Source: PIPE

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: TPH  
Quantity: 8200 milligrams per kilogram  
Chemical: FUEL OIL #2  
Quantity: 15 gallons  
Chemical: FUEL OIL #2  
Quantity: 20 gallons

Actions:

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 2/25/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.  
Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 2/7/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.  
Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/7/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.  
Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**42-10-58 N 71-03-52 W (Continued)**

**S105810721**

reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 4/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Imminent Hazard Evaluation Received  
Action Date: 4/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Release:  
Name: 42-10-58 N 71-03-52 W  
Address: 225 HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3022550 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 02/07/2003  
Category: TWO HR  
Status Date: 04/08/2003  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 2/25/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 2/7/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/7/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**42-10-58 N 71-03-52 W (Continued)**

**S105810721**

Action Type: Immediate Response Action  
 Action Status: Completion Statement Received  
 Action Date: 4/8/2003  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
 Action Status: Reportable Release under MGL 21E  
 Action Date: 4/8/2003  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
 Action Status: RAO Statement Received  
 Action Date: 4/8/2003  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
 Action Status: Imminent Hazard Evaluation Received  
 Action Date: 4/8/2003  
 Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
 Chemical: TPH  
 Quantity: 8200 milligrams per kilogram  
 Chemical: FUEL OIL #2  
 Quantity: 15 gallons  
 Chemical: FUEL OIL #2  
 Quantity: 20 gallons  
 Location Type: SCHOOL  
 Source: TANKER  
 Source: UST  
 Source: PIPE

**30**  
**SW**  
**1/2-1**  
**0.569 mi.**  
**3006 ft.**  
  
**Relative:**  
**Higher**  
  
**Actual:**  
**213 ft.**

**NO LOCATION AID**  
**15 YORK AVE**  
**RANDOLPH, MA 02368**

SHWS:  
 Name: NO LOCATION AID  
 Address: 15 YORK AVE  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3017998  
 Source Type: Not reported  
 Release Town: RANDOLPH  
 Notification Date: 02/12/1999  
 Category: 120 DY  
 Associated ID: Not reported  
 Current Status: RAO  
 Status Date: 11/29/2002  
 Phase: PHASE II  
 Response Action Outcome: B1

**MA SHWS** S101022866  
**MA LUST** N/A  
**MA SPILLS**  
**MA RELEASE**  
**MA HW GEN**  
**MA TIER 2**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Oil Or Haz Material: Hazardous Material

LUST:

Facility:

Name: NO LOCATION AID  
Address: 15 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3017088 / RAO  
Status Date: 11/29/2002  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 07/24/1998  
Category: 72 HR  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: B1 - Remedial actions have not been conducted because a level of No Significant Risk exists.  
Oil Or Haz Material: Oil

Location Type: COMMERCIAL  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: GASOLINE  
Quantity: 800 parts per million

Actions:

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 1/12/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 1/12/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/29/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 12/2/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Action Type: Compliance and Enforcement Action  
Action Status: Penalty Assessment Notice Issued  
Action Date: 2/19/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 2/9/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Not Required - Fee Credited-FMCRA Use Only  
Action Date: 4/14/2004  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 7/24/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Immediate Response Action  
Action Status: IRA Assessment Only  
Action Date: 7/24/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 8/27/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: Penalty Assessment Notice Issued  
Action Date: 8/28/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: ACO  
Action Date: 9/17/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Facility:  
Name: RYDER STUDENT TRANSPORTATION  
Address: 15 YORK AVE  
City, State, Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3002433 / RAO  
Status Date: 09/08/1994  
Source Type: UST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Release Town: RANDOLPH  
Notification Date: 01/15/1990  
Category: NONE  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil  
Location Type: FORMER  
Location Type: COMMERCIAL  
Location Type: REPAIRYARD  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:  
Chemical: WASTE OIL  
Quantity: Not reported

Actions:  
Action Type: TREGS  
Action Status: WAVACC  
Action Date: 12/12/1989  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVSIG  
Action Date: 12/7/1989  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 9/22/1989  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: WAVREC  
Action Date: 9/22/1989  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 9/8/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

MA Spills:  
Facility ID: 3-2433  
Staff Lead: FAGAN, J

Spill ID: N89-0697  
Date Entered: 19890620

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Last Entered:	19940113	First Response:	19890503
Spill Date:	19890503	Spill Time:	Not reported
Report Date:	19890503	Report Time:	12:45PM
Case Closed:	YES	Mat Type:	PETROLEUM
Virgin Waste:	VIRGIN	Contam Soil:	Not reported
Env Impact:	SOIL	Other Impact:	Not reported
Material:	GASOLINE	Other Material:	Not reported
Qty Reported:	-----	Qty Actual:	-----
Qty Reported:	-----	Qty Actual:	-----
CAS No:	Not reported	PCB Lev (ppm):	-----
Source:	OTHER SOURCE >	Other Source:	FUELING OPN'S
Incident:	-----	Other Incdnt:	Not reported
Cleanup Type:	---	Contractor:	NOT USED
Referral:	SA	LUST Elig:	NO
Report Prep:	Not reported	Category:	Not reported
Notifier:	TODD ALVING		
Notif Tel:	Not reported		
Days/Close:	0		

**Release:**

Name:	RYDER STUDENT TRANSPORTATION
Address:	15 YORK AVE
City,State,Zip:	RANDOLPH, MA 02368-0000
Release Tracking Number/Current Status:	4-3002433 / RAO
Primary ID:	Not reported
Official City:	RANDOLPH
Notification:	01/15/1990
Category:	NONE
Status Date:	09/08/1994
Phase:	Not reported
Response Action Outcome:	A2 - A permanent solution has been achieved. Contamination has not been reduced to background.
Oil / Haz Material Type:	Oil

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type:	TREGS
Action Status:	WAVACC
Action Date:	12/12/1989
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type:	TREGS
Action Status:	WAVSIG
Action Date:	12/7/1989
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type:	Release Disposition
Action Status:	Valid Transition Site
Action Date:	9/22/1989
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type:	TREGS
--------------	-------

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Action Status: WAVREC  
Action Date: 9/22/1989  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 9/8/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

**Chemicals:**

Chemical: WASTE OIL  
Quantity: Not reported  
Location Type: FORMER  
Location Type: COMMERCIAL  
Location Type: REPAIRYARD  
Source: UST

Name: NO LOCATION AID  
Address: 15 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3017088 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 07/24/1998  
Category: 72 HR  
Status Date: 11/29/2002  
Phase: Not reported  
Response Action Outcome: B1 - Remedial actions have not been conducted because a level of No Significant Risk exists.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 1/12/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 1/12/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/29/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Action Date: 12/2/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: Penalty Assessment Notice Issued  
Action Date: 2/19/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 2/9/2001  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Not Required - Fee Credited-FMCRA Use Only  
Action Date: 4/14/2004  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 7/24/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Immediate Response Action  
Action Status: IRA Assessment Only  
Action Date: 7/24/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 8/27/1998  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: Penalty Assessment Notice Issued  
Action Date: 8/28/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: ACO  
Action Date: 9/17/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Chemicals:  
Chemical: GASOLINE  
Quantity: 800 parts per million  
Location Type: COMMERCIAL  
Source: UST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Name: NO LOCATION AID  
Address: 15 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3017998 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 02/12/1999  
Category: 120 DY  
Status Date: 11/29/2002  
Phase: PHASE II  
Response Action Outcome: B1 - Remedial actions have not been conducted because a level of No Significant Risk exists.  
Oil / Haz Material Type: Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/29/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 11/29/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 12/2/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/12/1999  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/12/1999  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Not Required - Fee Credited-FMCRA Use Only  
Action Date: 4/14/2004  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Action Type: Compliance and Enforcement Action  
Action Status: ACO  
Action Date: 9/17/2002  
Response Action Outcome: Remedial actions have not been conducted because a level of No Significant Risk exists.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Significant Risk exists.

Chemicals:

Chemical: DIBENZ[A,H]ANTHRACENE  
Quantity: 1.5 milligrams per kilogram

HW GEN:

Name: FIRST STUDENT INC 11907  
Address: 15 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000515221  
RCRA Generator Status: Not reported  
State Generator Status: SQG-MA

Name: FIRST STUDENT INC 11907  
Address: 15 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MV7819613824  
RCRA Generator Status: VSQG  
State Generator Status: SQG-MA

TIER 2:

Name: FIRST STUDENT; INC. #11907  
Address: 15 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02368  
Report Year: 2016  
Facility Id: FATR2016000000026964  
Facility Dept: Not reported  
Latitude: 42.18220  
Longitude: -71.06950  
Mailing Address: 110 Perimeter Park; Suite E  
Mailing City/State/Zip: 37922-922-  
Mailing Country: United States  
Notes: Not reported  
All Chemicals Same As Last Yr: Not reported  
Date Signed: 01/19/2017  
Dike Or Other Safeguard: F  
Failed Validation: Not reported  
Date Modified: 08/08/2017  
Fees Total: Not reported  
Num Of Employees: 75  
Site Coord Abbreviated?: F  
Site Map: F  
State Label Code: Not reported  
Submitted By: Nan Cutshall  
Validation Report: Not reported  
Fire District: Not reported  
Latlong Location Description: Not reported  
Latlong Method: Not reported

Record Key: FDTR201600000004005  
Id: Not reported  
Type: RMP  
Description: RMP  
Last Modified: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Record Key: FDTR2016000000004006  
Id: Not reported  
Type: State ID  
Description: State ID  
Last Modified: Not reported

Record Key: FDTR2016000000004007  
Id: Not reported  
Type: TRI  
Description: TRI  
Last Modified: Not reported

Record Key: FDTR2016000000004008  
Id: 175905488  
Type: DUN & BradStreet  
Description: DUN & BradStreet  
Last Modified: Not reported

Record Key: FDTR2016000000004009  
Id: 4151  
Type: SIC  
Description: SIC  
Last Modified: Not reported

Record Key: FDTR2016000000004010  
Id: 48541  
Type: NAICS  
Description: Not reported  
Last Modified: Not reported

Record Key: FDTR2016000000004011  
Id: 592364035  
Type: EIN  
Description: EIN  
Last Modified: Not reported

Contact:  
Report Year: 2016  
Contact Record Id: CTTR2016248217P26964  
Title: Not reported  
Contact Name: America  
Contact Email: susan.kirkpatrick@firstgroup.com  
Contact Mail Address: 600 Vine Street; Suite 1400  
Contact Mail City: Cincinnati  
Contact Mail State: OH  
Contact Mail Zip: 45202  
Contact Mail Country: US  
Contact1 Type: Owner / Operator  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:  
Report Year: 2016

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Contact Record Id: CTTR2016248220P26964  
Title: Not reported  
Contact Name: Not reported  
Contact Email: barbie.nee@firstgroup.com  
Contact Mail Address: 15 York Avenue  
Contact Mail City: Randolph  
Contact Mail State: MA  
Contact Mail Zip: 02368  
Contact Mail Country: US  
Contact1 Type: Other  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:  
Report Year: 2016  
Contact Record Id: CTTR2016248221P26964  
Title: Authorized Representative  
Contact Name: Cutshall  
Contact Email: firstgroup@strataenv.com  
Contact Mail Address: Not reported  
Contact Mail City: Not reported  
Contact Mail State: Not reported  
Contact Mail Zip: Not reported  
Contact Mail Country: Not reported  
Contact1 Type: Tier II Information Contact  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:  
Report Year: 2016  
Contact Record Id: CTTR2016248218P26964  
Title: Not reported  
Contact Name: Not reported  
Contact Email: Not reported  
Contact Mail Address: Not reported  
Contact Mail City: Not reported  
Contact Mail State: Not reported  
Contact Mail Zip: Not reported  
Contact Mail Country: Not reported  
Contact1 Type: Billing  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:  
Report Year: 2016  
Contact Record Id: CTTR2016102953P26964  
Title: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Contact Name: O'Leary  
Contact Email: Not reported  
Contact Mail Address: 176 Centre St.  
Contact Mail City: Holbrook  
Contact Mail State: MA  
Contact Mail Zip: 02343  
Contact Mail Country: Not reported  
Contact1 Type: Carrier Contact  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:

Report Year: 2016  
Contact Record Id: CTTR2016248216P26964  
Title: Not reported  
Contact Name: America  
Contact Email: susan.kirkpatrick@firstgroup.com  
Contact Mail Address: 600 Vine Street; Ste. 1400  
Contact Mail City: Cincinnati  
Contact Mail State: OH  
Contact Mail Zip: 45202  
Contact Mail Country: US  
Contact1 Type: Parent Company  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:

Report Year: 2016  
Contact Record Id: CTTR2016248222P26964  
Title: Location Manager  
Contact Name: Nee  
Contact Email: barbie.nee@firstgroup.com  
Contact Mail Address: Not reported  
Contact Mail City: Not reported  
Contact Mail State: Not reported  
Contact Mail Zip: Not reported  
Contact Mail Country: Not reported  
Contact1 Type: Emergency Contact  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

Contact:

Report Year: 2016  
Contact Record Id: CTTR2016248223P26964  
Title: Service Manager  
Contact Name: Drouid  
Contact Email: gaston.drouid@firstgroup.com



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S101022866**

Contact Mail Address: Not reported  
Contact Mail City: Not reported  
Contact Mail State: Not reported  
Contact Mail Zip: Not reported  
Contact Mail Country: Not reported  
Contact1 Type: Emergency Contact  
Contact2 Type: Not reported  
Contact3 Type: Not reported  
Contact4 Type: Not reported  
Modification Date: Not reported

31  
North  
1/2-1  
0.599 mi.  
3163 ft.

**NO LOCATION AID**  
**11 UPHAM ST**  
**RANDOLPH, MA 02368**

**MA SHWS S106344227**  
**MA LAST N/A**  
**MA RELEASE**

**Relative:**  
**Higher**  
**Actual:**  
**200 ft.**

SHWS:  
Name: NO LOCATION AID  
Address: 11 UPHAM ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3023785  
Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 04/23/2004  
Category: 120 DY  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 04/14/2005  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Not reported

LAST:  
Name: NO LOCATION AID  
Address: 11 UPHAM ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3024155 / RAO  
Source Type: AST  
Release Town: RANDOLPH  
Notification Date: 08/17/2004  
Category: 72 HR  
Associated ID: Not reported  
Status Date: 04/14/2005  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil Or Haz Material: Oil

Chemicals:  
Chemical: #2 FUEL OIL  
Quantity: Not reported  
Location Type: RESIDENTIAL  
Source: AST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S106344227**

Actions:

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 10/26/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 10/28/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 12/21/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 2/25/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/14/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/14/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 4/19/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 8/17/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 8/17/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S106344227**

Action Date: 9/16/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 9/8/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 9/9/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of a Modified Plan  
Action Date: 9/9/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

**Release:**

Name: NO LOCATION AID  
Address: 11 UPHAM ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3023785 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 04/23/2004  
Category: 120 DY  
Status Date: 04/14/2005  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 10/26/2004  
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 2/25/2005  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 2/25/2005  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S106344227**

Action Status:	RAO Statement Received
Action Date:	4/14/2005
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	4/19/2005
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	4/23/2004
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	4/23/2004
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	DEPRET
Action Date:	5/10/2005
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	5/21/2004
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	8/3/2004
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	8/9/2004
Response Action Outcome:	Not reported
Chemicals:	
Chemical:	EPH & VPH
Quantity:	7000 milligrams per kilogram
Name:	NO LOCATION AID
Address:	11 UPHAM ST
City,State,Zip:	RANDOLPH, MA 02368-0000
Release Tracking Number/Current Status:	4-3024155 / RAO
Primary ID:	Not reported
Official City:	RANDOLPH
Notification:	08/17/2004
Category:	72 HR
Status Date:	04/14/2005
Phase:	Not reported
Response Action Outcome:	A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.
Oil / Haz Material Type:	Oil

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S106344227**

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 10/26/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 10/28/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 12/21/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 2/25/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/14/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 4/14/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 4/19/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 8/17/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 8/17/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**NO LOCATION AID (Continued)**

**S106344227**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
 Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
 Action Date: 9/16/2004  
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
 Action Status: FOLOFF  
 Action Date: 9/8/2004  
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
 Action Status: FLDD1A  
 Action Date: 9/9/2004  
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
 Action Status: Oral Approval of a Modified Plan  
 Action Date: 9/9/2004  
 Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
 Chemical: #2 FUEL OIL  
 Quantity: Not reported  
 Location Type: RESIDENTIAL  
 Source: AST

32  
 SW  
 1/2-1  
 0.617 mi.  
 3257 ft.

**J D'AMICO INC  
 10 YORK AVE  
 RANDOLPH, MA 02368**

**MA SHWS U002010424  
 MA LUST N/A  
 MA UST  
 MA RELEASE  
 MA Financial Assurance  
 MA HW GEN**

**Relative:  
 Higher  
 Actual:  
 212 ft.**

SHWS:  
 Name: PROPERTY  
 Address: 10 YORK AVENUE  
 City,State,Zip: RANDOLPH, MA 02308-0000  
 Facility ID: 4-0028486  
 Source Type: UNKNOWN  
 Release Town: RANDOLPH  
 Notification Date: 09/24/2020  
 Category: 120 DY  
 Associated ID: Not reported  
 Current Status: UNCLSS  
 Status Date: 09/24/2020  
 Phase: Not reported  
 Response Action Outcome: Not reported  
 Oil Or Haz Material: Not reported

Name: HIGH ST  
 Address: 10 YORK AVE  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3019122



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

J D'AMICO INC (Continued)

U002010424

Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 12/23/1999  
Category: 120 DY  
Associated ID: Not reported  
Current Status: RACNR  
Status Date: 12/23/1999  
Phase: PHASE II  
Response Action Outcome: Not reported  
Oil Or Haz Material: Oil

LUST:

Facility:

Name: NO LOCATION AID  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3017749 / RAO  
Status Date: 12/21/2000  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 12/17/1998  
Category: 72 HR  
Associated ID: Not reported  
Phase: PHASE II  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: DIESEL FUEL  
Quantity: 290 parts per million  
Chemical: DIESEL  
Quantity: 280 parts per million

Actions:

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 1/8/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.  
  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 1/8/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.  
  
Action Type: Immediate Response Action  
Action Status: Completion Statement Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Action Date: 10/18/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 10/5/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: IRA Assessment Only  
Action Date: 12/17/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/17/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 12/21/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 12/21/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/23/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2  
Action Status: Scope of Work Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 2/9/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 4/16/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

UST:

Facility:

Name: J D'AMICO INC  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 12563  
Owner Id: 3245  
Owner: J D'AMICO INC  
Owner Address: 10 YORK AVE  
Owner City,St,Zip: RANDOLPH, MA 02368  
Telephone: Not reported  
Description: Commercial  
Facility address 2: Not reported  
Owner address 2: Not reported  
Latitude: 42.18119  
Longitude: -71.06867  
Contact name: Not reported  
Contact address1: Not reported  
Contact address2: Not reported  
Contact city: Not reported  
Contact state: Not reported  
Contact zip: Not reported  
Contact email: Not reported  
Update: 1999-01-27 00:00:00  
Update by: Not reported  
Fac status: CLOSED

Tank ID: 1  
**Tank Status: Tank Removed**  
Status Date: 03/10/1984  
Date Installed: 05/07/1968  
Capacity: 6600.00000  
Contents: Diesel  
Tank Usage: Not reported  
Tank Leak Detection: Not reported  
Pipe Leak Detection: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

J D'AMICO INC (Continued)

U002010424

Latitude: Not reported  
Longitude: Not reported  
Tank construct: Not reported  
Pipe construct: Not reported  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 2  
**Tank Status: Tank Removed**  
Status Date: 03/07/1983  
Date Installed: 05/07/1968  
Capacity: 3000.00000  
Contents: Gasoline  
Tank Usage: Not reported  
Tank Leak Detection: Not reported  
Pipe Leak Detection: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Not reported  
Pipe construct: Not reported  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Tank ID: 3  
**Tank Status: Tank Removed**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Status Date: 12/17/1998  
Date Installed: 03/10/1984  
Capacity: 3000.00000  
Contents: Gasoline  
Tank Usage: Motor Vehi  
Tank Leak Detection: Manual Tank Gauging (1,000G or more capacity tank)  
Pipe Leak Detection: Not reported  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Double-walled metal tank (cathodic protection required)  
Pipe construct: Single-walled metal (Corrosion protection required)  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

**Release:**

Name: PROPERTY  
Address: 10 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02308-0000  
Release Tracking Number/Current Status: 4-0028486 / UNCLSS  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 09/24/2020  
Category: 120 DY  
Status Date: 09/24/2020  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Release Abatement Measure  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 11/18/2020  
Response Action Outcome: Not reported

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 11/9/2020  
Response Action Outcome: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Action Type: Release Abatement Measure  
Action Status: Level I - Technical Screen Audit  
Action Date: 12/4/2020  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/24/2020  
Response Action Outcome: Not reported

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 9/24/2020  
Response Action Outcome: Not reported

Chemicals:

Chemical: Not reported  
Quantity: Not reported  
Source: UNKNOWN

Name: NO LOCATION AID  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3017749 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/17/1998  
Category: 72 HR  
Status Date: 12/21/2000  
Phase: PHASE II  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 1/8/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 1/8/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 10/18/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Action Status: Written Plan Received  
Action Date: 10/5/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: IRA Assessment Only  
Action Date: 12/17/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/17/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 12/21/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 12/21/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/23/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2  
Action Status: Scope of Work Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 12/23/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 2/9/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 4/16/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: DIESEL FUEL  
Quantity: 290 parts per million  
Chemical: DIESEL  
Quantity: 280 parts per million  
Source: UST

Name: HIGH ST  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3019122 / RAONR  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/23/1999  
Category: 120 DY  
Status Date: 12/23/1999  
Phase: PHASE II  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:  
Action Type: RAO Not Required  
Action Status: Linked to a Tier Classified Site  
Action Date: 12/23/1999  
Response Action Outcome: Not reported  
  
Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/23/1999  
Response Action Outcome: Not reported  
  
Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/23/1999  
Response Action Outcome: Not reported  
  
Action Type: Phase 2  
Action Status: Scope of Work Received  
Action Date: 12/23/1999  
Response Action Outcome: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**J D'AMICO INC (Continued)**

**U002010424**

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 12/23/1999  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/24/2000  
Response Action Outcome: Not reported

Chemicals:  
Chemical: C9 THRU C10 AROMATIC HYDROCARBONS  
Quantity: 1460 milligrams per kilogram  
Chemical: C5 THRU C8 ALIPHATIC HYDROCARBONS  
Quantity: 540 milligrams per kilogram  
Chemical: C9 THRU C12 ALIPHATIC HYDROCARBONS  
Quantity: 1040 milligrams per kilogram

MA Financial Assurance 2:  
Name: J D'AMICO INC  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
Facility Id: 12563  
Description: Private

HW GEN:  
Name: J D AMICO INC  
Address: 10 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MV7819613700  
RCRA Generator Status: Not reported  
State Generator Status: VQG-MA

33  
NE  
1/2-1  
0.658 mi.  
3476 ft.

**ELITE ENVELOPES & GRAPHICS**  
**280 POND ST**  
**RANDOLPH, MA 02368**

**MA SHWS S109489590**  
**MA RELEASE N/A**  
**MA ASBESTOS**  
**MA HW GEN**

**Relative:** SHWS:  
**Lower** Name: NO LOCATION AID  
Address: 280 POND ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-0021524  
Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 09/25/2008  
Category: 120 DY  
Associated ID: Not reported  
Current Status: DPS  
Status Date: 09/25/2008  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Hazardous Material

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ELITE ENVELOPES & GRAPHICS (Continued)**

**S109489590**

Release:

Name: NO LOCATION AID  
Address: 280 POND ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0021524 / DPS  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 09/25/2008  
Category: 120 DY  
Status Date: 09/25/2008  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/25/2008  
Response Action Outcome: Not reported

Action Type: Downgradient Property Status  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 9/25/2008  
Response Action Outcome: Not reported

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/25/2008  
Response Action Outcome: Not reported

Action Type: Downgradient Property Status  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 9/26/2008  
Response Action Outcome: Not reported

Chemicals:

Chemical: TETRACHLOROETHYLENE  
Quantity: 6 micrograms per liter

ASBESTOS:

Name: ELITE ENVELOPE  
Address: 280 POND ST  
City,State,Zip: RANDOLPH, MA  
Notification: Not reported  
DEP Region: Not reported  
Notifiers Name: Not reported  
Start Date: 10/08/2008  
End Date: 10/15/2008  
Date Entered: Not reported  
Entry Date: 09/09/2008  
Quantity Material Removed SF: 7310.00  
Quantity Material Removed LF: Not reported  
Project Description: VAT,MASTIC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ELITE ENVELOPES & GRAPHICS (Continued)**

**S109489590**

AR Tracking ID: 103681  
Super Lic Number: AS071933  
Monitor Lic Number: AA000006  
Lab Lic Number: AA000006  
Year: 2008  
Sticker Number: 306040  
Form Type: ANF-001  
Fee Status: F  
Facility Phone: (781) 843-3993  
Sub Town: Not reported  
Worksite: 1ST FLRFRONT & SIDE OFCS ARA, CAFETERIA,RECEIVING AREAS  
Occupied: 0  
Contractor: AC000035  
Contract Type: Not reported  
Hours: 8-330  
Project Type: Not reported  
Abatement Process: Not reported  
Location: Not reported  
Decon Process: 3 CHAMBER  
Disposal Methods: WET 2 PLY POLY BAG  
Facility Usage: Not reported  
Waiver Given: Not reported  
DEP Waiver Number: Not reported  
DLWD Waiver Number: Not reported  
Small Owner Occ: Not reported  
Owner Name: ELITE ENVELOPE  
Owner Address: 280 POND ST  
Owner City: RANDOLPH  
Owner State: MA  
On Site Manager Name: Not reported  
On Site Manager Phone: Not reported  
Ins Comp: Not reported  
Policy Number: Not reported  
EXP Date: Not reported  
Facility Size: Not reported  
Transporter Name: SERVICE TRANS  
Transporter Address: 58 PYLES LN  
Transporter City: NEW CASTLE  
Transporter State: DE  
Final Site: 39  
Certified Name: ADAM GIRARD  
Cert Sign Date: Not reported  
Certified Company: Not reported  
Certified Phone: Not reported  
Entered\_by: mmitchell

**HW GEN:**

Name: ELITE ENVELOPES & GRAPHICS  
Address: 280 POND ST  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000515817  
RCRA Generator Status: SQG  
State Generator Status: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

34  
NNW  
1/2-1  
0.668 mi.  
3529 ft.

**RESIDENCE**  
**28 MITCHELL ST**  
**RANDOLPH, MA 02368**

**MA SHWS S106512880**  
**MA RELEASE N/A**

**Relative:**  
**Lower**

**SHWS:**  
Name: RESIDENCE  
Address: 28 MITCHELL ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3023757  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 05/13/2004  
Category: TWO HR  
Associated ID: Not reported  
Current Status: DEPMOU  
Status Date: 08/24/2005  
Phase: PHASE II  
Response Action Outcome: Not reported  
Oil Or Haz Material: Hazardous Material

**Actual:**  
**155 ft.**

**Release:**  
Name: RESIDENCE  
Address: 28 MITCHELL ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3023757 / DEPMOU  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 05/13/2004  
Category: TWO HR  
Status Date: 08/24/2005  
Phase: PHASE II  
Response Action Outcome: -  
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 3/9/2005  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 5/13/2004  
Response Action Outcome: Not reported

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 5/13/2004  
Response Action Outcome: Not reported

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 5/20/2005  
Response Action Outcome: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RESIDENCE (Continued)**

**S106512880**

Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	5/20/2005
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	5/20/2005
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	6/1/2004
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	6/17/2004
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	7/12/2004
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	7/12/2004
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Approval of Plan
Action Date:	8/13/2004
Response Action Outcome:	Not reported
Action Type:	RAO Not Required
Action Status:	Related to Site with MOU or Other Written Agreement
Action Date:	8/24/2005
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Status or Interim Report Received
Action Date:	9/17/2004
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/20/2005
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	9/20/2005
Response Action Outcome:	Not reported

Chemicals:

Chemical: CHLOROFORM

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

RESIDENCE (Continued)

S106512880

Quantity: 0.75 micrograms per liter  
Chemical: MTBE  
Quantity: 0.71 micrograms per liter  
Chemical: 1,1,1-TRICHLOROETHANE  
Quantity: 0.61 parts per billion  
Chemical: ETHANE, 1,1-DICHLORO-  
Quantity: 0.64 micrograms per liter  
Chemical: METHYL TERT-BUTYL ETHER  
Quantity: 0.71 parts per billion  
Chemical: CHLOROFORM  
Quantity: 0.75 parts per billion  
Chemical: 1,1-DICHLOROETHYLENE  
Quantity: 0.64 parts per billion  
Location Type: RESIDENTIAL  
Source: UNKNOWN

35  
NNE  
1/2-1  
0.698 mi.  
3684 ft.

LOT 37  
PACELLA PARK DR  
RANDOLPH, MA 02368

MA SHWS S100829547  
MA LUST N/A  
MA INST CONTROL  
MA RELEASE  
MA ENF

Relative:  
Lower  
Actual:  
175 ft.

SHWS:  
Name: LOT 37  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3023897  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 05/21/2004  
Category: 120 DY  
Associated ID: 4-3023897  
Current Status: PSC  
Status Date: 12/14/2017  
Phase: PHASE II  
Response Action Outcome: PC  
Oil Or Haz Material: Oil and Hazardous Material

LUST:

Facility:  
Name: PACELLA PARK  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
**Current Status: RANDOLPH, MA 02368**  
Release Tracking Number/Current Status: 4-3000419 / DEPNTA  
Status Date: 10/22/1985  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 01/15/1987  
Category: NONE  
Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: -  
Oil Or Haz Material: Hazardous Material  
  
Location Type: INDUSTRIAL  
Source: UST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: LEAD  
Quantity: Not reported

Actions:

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 10/22/1985  
Response Action Outcome: Not reported

Action Type: TREGS  
Action Status: DEPNTA  
Action Date: 10/22/1985  
Response Action Outcome: Not reported

Action Type: TREGS  
Action Status: REMSIT  
Action Date: 7/23/1993  
Response Action Outcome: Not reported

INST CONTROL:

Name: LOT 37  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number: 4-3023897  
Action Type: AUL  
Action Stat: RECPT  
Action Date: 06/23/2004  
Response Action Outcome: PC - PC

Name: LOT 37  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number: 4-3023897  
Action Type: AUL  
Action Stat: SNAUDI  
Action Date: 04/22/2011  
Response Action Outcome: PC - PC

Name: LOT 37  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number: 4-3023897  
Action Type: AUL  
Action Stat: TERMIN  
Action Date: 01/12/2015  
Response Action Outcome: PC - PC

Release:

Name: PACELLA PARK  
Address: PACELLA PARK DR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3000419 / DEPNFA  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 01/15/1987  
Category: NONE  
Status Date: 10/22/1985  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 10/22/1985  
Response Action Outcome: Not reported

Action Type: TREGS  
Action Status: DEPNFA  
Action Date: 10/22/1985  
Response Action Outcome: Not reported

Action Type: TREGS  
Action Status: REMSIT  
Action Date: 7/23/1993  
Response Action Outcome: Not reported

**Chemicals:**

Chemical: LEAD  
Quantity: Not reported  
Location Type: INDUSTRIAL  
Source: UST

Name: LOT 37  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3023897 / PSC  
Primary ID: 4-3023897  
Official City: RANDOLPH  
Notification: 05/21/2004  
Category: 120 DY  
Status Date: 12/14/2017  
Phase: PHASE II  
Response Action Outcome: PC - PC  
Oil / Haz Material Type: Oil and Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Activity and Use Limitation  
Action Status: Action Status or AUL Terminated  
Action Date: 1/12/2015  
Response Action Outcome: PC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	1/28/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	1/6/2017
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	10/11/2016
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	10/21/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	10/9/2015
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	10/9/2015
Response Action Outcome:	PC
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	11/21/2012
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	11/30/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	12/11/2017
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	12/11/2017
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	12/14/2015
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Modified Revised or Updated Plan Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Date: 12/14/2015  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: RMRINI  
Action Date: 12/14/2015  
Response Action Outcome: PC

Action Type: Response Action Outcome - RAO  
Action Status: PSCRCD  
Action Date: 12/14/2017  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: Modified Revised or Updated Plan Received  
Action Date: 12/17/2015  
Response Action Outcome: PC

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 12/17/2015  
Response Action Outcome: PC

Action Type: Response Action Outcome - RAO  
Action Status: Submittal Retracted  
Action Date: 12/23/2014  
Response Action Outcome: PC

Action Type: An activity type that is related to an Audit  
Action Status: Audit Follow-up Completion Statement Received  
Action Date: 12/23/2014  
Response Action Outcome: PC

Action Type: Compliance and Enforcement Action  
Action Status: Amendment Received or Issued  
Action Date: 12/3/2012  
Response Action Outcome: PC

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/17/2016  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/19/2016  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: Modified Revised or Updated Plan Received  
Action Date: 2/19/2016  
Response Action Outcome: PC

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 2/24/2014  
Response Action Outcome: PC



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Type:	Compliance and Enforcement Action
Action Status:	Amendment Received or Issued
Action Date:	3/11/2014
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	SHPFAC
Action Date:	3/16/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	RMRINT
Action Date:	3/25/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Modified Revised or Updated Plan Received
Action Date:	3/25/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	3/25/2016
Response Action Outcome:	PC
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	4/13/2011
Response Action Outcome:	PC
Action Type:	Activity and Use Limitation
Action Status:	Level II - Audit Inspection
Action Date:	4/22/2011
Response Action Outcome:	PC
Action Type:	An activity type that is related to an Audit
Action Status:	Notice of Non-compliance related to an Audit
Action Date:	4/22/2011
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	4/25/2016
Response Action Outcome:	PC
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	4/26/2017
Response Action Outcome:	PC
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	4/26/2017
Response Action Outcome:	PC
Action Type:	Tier Classification
Action Status:	RTN Linked to TCLASS Via Tier Classification Submittal

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Date: 4/26/2017  
Response Action Outcome: PC

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 4/26/2017  
Response Action Outcome: PC

Action Type: Tier Classification  
Action Status: Legal Notice Published  
Action Date: 5/10/2017  
Response Action Outcome: PC

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 5/11/2018  
Response Action Outcome: PC

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 5/18/2016  
Response Action Outcome: PC

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 5/21/2004  
Response Action Outcome: PC

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 5/21/2004  
Response Action Outcome: PC

Action Type: Compliance and Enforcement Action  
Action Status: Interim Deadline Letter Issued  
Action Date: 5/31/2012  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: Modified Revised or Updated Plan Received  
Action Date: 6/13/2016  
Response Action Outcome: PC

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 6/2/2016  
Response Action Outcome: PC

Action Type: Release Abatement Measure  
Action Status: Level I - Technical Screen Audit  
Action Date: 6/2/2016  
Response Action Outcome: PC

Action Type: Compliance and Enforcement Action  
Action Status: ACO  
Action Date: 6/22/2012  
Response Action Outcome: PC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Type:	Activity and Use Limitation
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	6/23/2004
Response Action Outcome:	PC
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	6/23/2004
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	6/23/2016
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	6/28/2016
Response Action Outcome:	PC
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	6/30/2004
Response Action Outcome:	PC
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.
Action Date:	6/9/2004
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	6/9/2016
Response Action Outcome:	PC
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Not Required - Fee Refunded-FMCRA Use Only
Action Date:	7/12/2004
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/20/2016
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/26/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Level I - Technical Screen Audit
Action Date:	7/27/2016
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

Action Date:	7/29/2015
Response Action Outcome:	PC
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/29/2015
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	RMRWPR
Action Date:	7/29/2015
Response Action Outcome:	PC
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	7/29/2015
Response Action Outcome:	PC
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	7/29/2015
Response Action Outcome:	PC
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	7/5/2016
Response Action Outcome:	PC
Action Type:	Compliance and Enforcement Action
Action Status:	Interim Deadline Letter Issued
Action Date:	9/11/2013
Response Action Outcome:	PC
Action Type:	Compliance and Enforcement Action
Action Status:	Amendment Received or Issued
Action Date:	9/19/2013
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	9/19/2017
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	RMRFIN
Action Date:	9/19/2017
Response Action Outcome:	PC
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	9/19/2017
Response Action Outcome:	PC
Action Type:	Tier Classification
Action Status:	Legal Notice Published
Action Date:	9/9/2015
Response Action Outcome:	PC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LOT 37 (Continued)

S100829547

Chemicals:

Chemical: C11 THRU C22 AROMATIC HYDROCARBONS  
Quantity: 1660 milligrams per kilogram  
Chemical: LEAD  
Quantity: 2200 milligrams per kilogram  
Chemical: PHENANTHRENE  
Quantity: 350 milligrams per kilogram  
Location Type: RESIDENTIAL  
Source: UNKNOWN

ENFORCEMENT:

Name: LOT 37 PACELLA PARK DRIVE  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: RTN 4-3023897  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 12/12/2012  
ENF #: IDL-RTN-4-3023897-Q2  
Document Type: IDL  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: LOT 37 PACELLA PARK DRIVE  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-3023897  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 11/21/2012

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LOT 37 (Continued)

S100829547

ENF #: IDL-RTN-4-3023897-Q1  
Document Type: IDL  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EM\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Not reported

Name: PACELLA PARK DRIVE  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-3023897  
High Or Low Level Enforcement: LLE  
FMF #: 0

Comptroller Billing Name: Not reported  
Town Where Violation Occurred: Not reported  
Date Executed: 05/31/2012  
ENF #: IDL-RTN-4-3023897-Q3  
Document Type: IDL  
AG Ref (Y/N): Not reported  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EM\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: LEVINE, DONALD A  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-3023897



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOT 37 (Continued)**

**S100829547**

High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 02/24/2014  
ENF #: IDL-RTN-4-3023897-Q5  
Document Type: IDL  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): NO  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: EQUITY INDUSTRIAL RANDOLPH IV, LLC  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-3023897

High Or Low Level Enforcement: HLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 09/19/2013  
ENF #: ACO-SE-12-3A-008-AMEND#2  
Document Type: AMEND  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: EQUITY INDUSTRIAL RANDOLPH IV, LLC  
Address: PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

LOT 37 (Continued)

S100829547

DEP Region: SERO  
DEP Program: 3a  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-3023897  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 09/11/2013  
ENF #: IDL-RTN-4-3023897-Q4  
Document Type: IDL  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

36  
NE  
1/2-1  
0.719 mi.  
3796 ft.

RANDOLPH HOLBROOK JOINT WATER BOARD  
275 POND ST  
RANDOLPH, MA 02368

MA SHWS S123811354  
MA RELEASE N/A  
MA HW GEN

Relative:  
Lower

SHWS:  
Name: DIESEL FUEL RELEASE  
Address: 275 POND STREET  
City,State,Zip: RANDOLPH, MA  
Facility ID: 4-0028088  
Source Type: FUEL TANK  
Release Town: RANDOLPH  
Notification Date: 11/10/2019  
Category: TWO HR  
Associated ID: Not reported  
Current Status: PSNC  
Status Date: 03/09/2020  
Phase: Not reported  
Response Action Outcome: PN  
Oil Or Haz Material: Not reported

Actual:  
128 ft.

Release:  
Name: DIESEL FUEL RELEASE  
Address: 275 POND STREET  
City,State,Zip: RANDOLPH, MA  
Release Tracking Number/Current Status: 4-0028088 / PSNC  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 11/10/2019

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH HOLBROOK JOINT WATER BOARD (Continued)**

**S123811354**

Category: TWO HR  
Status Date: 03/09/2020  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 1/10/2020  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 1/10/2020  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 1/22/2020  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: NOAPP  
Action Date: 11/10/2019  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/10/2019  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: PRPMTG  
Action Date: 11/11/2019  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 11/11/2019  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/11/2019  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 11/13/2019  
Response Action Outcome: PN

Action Type: Compliance and Enforcement Action  
Action Status: ACOP  
Action Date: 12/3/2020

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**RANDOLPH HOLBROOK JOINT WATER BOARD (Continued)**

**S123811354**

Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 3/9/2020  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 4/6/2020  
Response Action Outcome: PN

Chemicals:  
Chemical: Not reported  
Quantity: Not reported  
Location Type: MUNICIPAL  
Location Type: WATER TREA  
Source: FUEL TANK

HW GEN:  
Name: RANDOLPH HOLBROOK JOINT WATER BOARD  
Address: 275 POND ST  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000556076  
RCRA Generator Status: SQG  
State Generator Status: VQG-MA

37  
SW  
1/2-1  
0.728 mi.  
3846 ft.

**PAD MOUNTED ELECTRICAL TRANSFORMER  
NEAR 18 CHESTNUT AND WEST ST  
RANDOLPH, MA 02368**

**MA SHWS S106343991  
MA RELEASE N/A**

**Relative:  
Higher  
Actual:  
216 ft.**

SHWS:  
Name: PAD MOUNTED ELECTRICAL TRANSFORMER  
Address: NEAR 18 CHESTNUT AND WEST ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3023422  
Source Type: TRANSFORM  
Release Town: RANDOLPH  
Notification Date: 12/08/2003  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 11/03/2006  
Phase: PHASE II  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Release:  
Name: PAD MOUNTED ELECTRICAL TRANSFORMER  
Address: NEAR 18 CHESTNUT AND WEST ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3023422 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PAD MOUNTED ELECTRICAL TRANSFORMER (Continued)**

**S106343991**

Notification: 12/08/2003  
Category: TWO HR  
Status Date: 11/03/2006  
Phase: PHASE II  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 10/4/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 11/21/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/3/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Legal Notice Published  
Action Date: 12/10/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 12/18/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 12/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/8/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 12/8/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PAD MOUNTED ELECTRICAL TRANSFORMER (Continued)**

**S106343991**

reduced to background.

Action Type: Phase 2  
Action Status: Scope of Work Received  
Action Date: 12/8/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 12/8/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 12/8/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 2/4/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 2/4/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 4/5/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/5/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Imminent Hazard Evaluation Received  
Action Date: 4/5/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: TRANSFORMER OIL  
Quantity: 152 gallons  
Chemical: NON-PCB MINERAL OIL DIELECTRIC FLUID  
Quantity: 100 gallons  
Source: TRANSFORM



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

38  
SW  
1/2-1  
0.733 mi.  
3871 ft.

**PENSKE D/B/A AMI LEASING**  
55 YORK AVE  
RANDOLPH, MA 02368

MA SHWS  
MA LUST  
MA UST  
MA RELEASE  
MA HW GEN

U003655716  
N/A

Relative:  
Higher  
Actual:  
216 ft.

SHWS:  
Name: FORMER AMI LEASING FACILITY  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3024958  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 06/17/2005  
Category: 72 HR  
Associated ID: Not reported  
Current Status: RAONR  
Status Date: 11/19/2005  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Oil

LUST:

Facility:  
Name: NO LOCATION AID  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
Release Tracking Number/Current Status: 4-3024401 / RAO  
Status Date: 03/15/2006  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 11/12/2004  
Category: 72 HR  
Associated ID: 4-3024401  
Phase: PHASE II  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil Or Haz Material: Oil  
Location Type: COMMERCIAL  
Source: UST

[Click here to access the MA DEP site for this facility:](#)

Chemicals:  
Chemical: TOTAL VOCS  
Quantity: 100 parts per million  
Chemical: DIESEL FUEL  
Quantity: 127 parts per million

Actions:  
Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 1/13/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Legal Notice Published  
Action Date: 11/23/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 12/10/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Action Status: Reportable Release under MGL 21E  
Action Date: 12/22/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 3/15/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 3/15/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 3/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 9/19/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

UST:

Facility:

Name: PENSKE D/B/A AMI LEASING  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 40026  
Owner Id: 95200  
Owner: PENSKE TRUCK LEASING CO LP  
Owner Address: RTE 10 / GREEN HILLS  
Owner City,St,Zip: READING, PA 19603  
Telephone: Not reported  
Description: Non-Retail Motor Vehicle  
Facility address 2: Not reported  
Owner address 2: PO BOX 7635  
Latitude: 42.18180  
Longitude: -71.06921  
Contact name: Rita Trupp  
Contact address1: Route 10, Green Hills  
Contact address2: P O Box 7635  
Contact city: Reading  
Contact state: PA  
Contact zip: 19603  
Contact email: rita.trupp@penske.com  
Update: 2006-02-02 00:00:00  
Update by: Not reported  
Fac status: CLOSED

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Name: PENSKE D/B/A AMI LEASING  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 40026  
Owner Id: 95200  
Owner: PENSKE TRUCK LEASING CO LP  
Owner Address: RTE 10 / GREEN HILLS  
Owner City,St,Zip: READING, PA 19603  
Telephone: Not reported  
Description: Non-Retail Motor Vehicle  
Facility address 2: Not reported  
Owner address 2: PO BOX 7635  
Latitude: 42.18180  
Longitude: -71.06921  
Contact name: Rita Trupp  
Contact address1: Route 10, Green Hills  
Contact address2: P O Box 7635  
Contact city: Reading  
Contact state: PA  
Contact zip: 19603  
Contact email: rita.trupp@penske.com  
Update: 2006-02-02 00:00:00  
Update by: Not reported  
Fac status: CLOSED

Tank ID: 1  
**Tank Status: Tank Removed**  
Status Date: 11/08/2004  
Date Installed: 01/01/1988  
Capacity: 10000.00000  
Contents: Diesel  
Tank Usage: Motor Vehi  
Tank Leak Detection: Continuous Interstitial Monitoring  
Pipe Leak Detection: Quarterly visual inspection and annual product line tightness test  
Latitude: Not reported  
Longitude: Not reported  
Tank construct: Double-walled metal tank (cathodic protection required)  
Pipe construct: Single-walled non-corrodible material (No corrosion protection required)  
Ptype: Not reported  
Number of compartment: Not reported  
Pipe install date: Not reported  
Pipe leak install date: Not reported  
Submersible sump: N  
Submersible sump install date: Not reported  
Turbine sump: N  
Turbine sump sensor: N  
Intermediate sump: N  
Intermediate sump sensor: N  
Spill bucket installed date: Not reported  
Spill bucket sensor: N  
Overfill protect install: Not reported  
Overfill protect type: Not reported  
Automatic line leak detect: Not reported  
Tank corrosion type: Not reported  
Leak corrosion type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Release:

Name: NO LOCATION AID  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3024401 / RAO  
Primary ID: 4-3024401  
Official City: RANDOLPH  
Notification: 11/12/2004  
Category: 72 HR  
Status Date: 03/15/2006  
Phase: PHASE II  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 1/13/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 11/12/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 11/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Legal Notice Published  
Action Date: 11/23/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 12/10/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/22/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 3/15/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 3/15/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 3/18/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 9/19/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: TOTAL VOCS  
Quantity: 100 parts per million  
Chemical: DIESEL FUEL  
Quantity: 127 parts per million



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Location Type: COMMERCIAL  
Source: UST  
  
Name: FORMER AMI LEASING FACILITY  
Address: 55 YORK AVE  
City, State, Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3024958 / RAONR  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 06/17/2005  
Category: 72 HR  
Status Date: 11/19/2005  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 10/14/2005  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal  
Action Date: 11/18/2005  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 11/18/2005  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 11/18/2005  
Response Action Outcome: Not reported

Action Type: RAO Not Required  
Action Status: Linked to a Tier Classified Site  
Action Date: 11/19/2005  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Legal Notice Published  
Action Date: 11/23/2005  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/17/2005  
Response Action Outcome: Not reported

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/17/2005

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PENSKE D/B/A AMI LEASING (Continued)**

**U003655716**

Response Action Outcome: Not reported

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/29/2005  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/10/2005  
Response Action Outcome: Not reported

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 8/16/2005  
Response Action Outcome: Not reported

Chemicals:  
Chemical: NAPL  
Quantity: 0.5 inches  
Chemical: PETROLEUM BASED OIL  
Quantity: 4.44 inches  
Location Type: COMMERCIAL  
Source: UNKNOWN

HW GEN:  
Name: TRUCKLEASE CORP  
Address: 55 YORK AVE  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAD981204860  
RCRA Generator Status: VSQG  
State Generator Status: SQG-MA

39  
South  
1/2-1  
0.738 mi.  
3894 ft.

**CATCH BASIN IN FRONT OF HOUSE AT #33  
THAYER RD  
RANDOLPH, MA 02368**

**MA SHWS S103811463  
MA RELEASE N/A**

**Relative:** SHWS:  
**Higher** Name: CATCH BASIN IN FRONT OF HOUSE AT #33  
**Actual:** Address: THAYER RD  
**187 ft.** City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 4-3010867  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 04/17/1994  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 12/12/1994  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Oil

Release:

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CATCH BASIN IN FRONT OF HOUSE AT #33 (Continued)**

**S103811463**

Name: CATCH BASIN IN FRONT OF HOUSE AT #33  
Address: THAYER RD  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3010867 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 04/17/1994  
Category: TWO HR  
Status Date: 12/12/1994  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/22/1994  
Response Action Outcome: Not reported

Action Type: RAO - DEP Lead  
Action Status: RAO Statement Received  
Action Date: 12/12/1994  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 4/17/1994  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 4/17/1994  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 4/18/1994  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 4/19/1994  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 4/25/1994  
Response Action Outcome: Not reported

**Chemicals:**

Chemical: FUEL OIL  
Quantity: Not reported  
Location Type: WATERBODY  
Source: UNKNOWN

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**I40**  
**North**  
**1/2-1**  
**0.740 mi.**  
**3908 ft.**  
**Site 1 of 2 in cluster I**

**MA SHWS**  
**MA LUST**  
**MA RELEASE**  
**MA HW GEN**  
**1000445202**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**159 ft.**

**SHWS:**  
 Name: TEXACO FACILITY  
 Address: 1370 NORTH MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3010331  
 Source Type: UNKNOWN  
 Release Town: RANDOLPH  
 Notification Date: 12/21/1993  
 Category: TWO HR  
 Associated ID: Not reported  
 Current Status: RAO  
 Status Date: 03/23/2012  
 Phase: PHASE IV  
 Response Action Outcome: Not reported  
 Oil Or Haz Material: Oil

Name: N MAIN ST AND SCANLON DRIVE  
 Address: 1370 NORTH MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
 Facility ID: 4-3022832  
 Source Type: Not reported  
 Release Town: RANDOLPH  
 Notification Date: 05/02/2003  
 Category: 120 DY  
 Associated ID: Not reported  
 Current Status: RAONR  
 Status Date: 04/28/2004  
 Phase: Not reported  
 Response Action Outcome: Not reported  
 Oil Or Haz Material: Hazardous Material

**LUST:**

**Facility:**  
 Name: TEXACO GASOLINE STATION  
 Address: 1370 NORTH MAIN ST  
 City,State,Zip: RANDOLPH, MA 02368-0000  
**Current Status: RANDOLPH, MA 02368-0000**  
 Release Tracking Number/Current Status: 4-3002996 / RAO  
 Status Date: 03/23/2012  
 Source Type: UST  
 Release Town: RANDOLPH  
 Notification Date: 10/01/1993  
 Category: NONE  
 Associated ID: 4-3002996  
 Phase: PHASE V  
 Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
 Oil Or Haz Material: Oil

Location Type: GASSTATION  
 Source: UST

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

[Click here to access the MA DEP site for this facility:](#)

Chemicals:

Chemical: VOCS  
Quantity: Not reported

Actions:

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 1/18/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 10/1/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/16/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/16/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 10/17/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/18/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/18/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/22/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/22/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/24/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/24/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/25/2010  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/25/2010  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 10/27/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/27/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/27/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/27/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/28/2005



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 11/20/2003

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: Inspection and Monitoring Report Received  
Action Date: 12/12/2000

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 2  
Action Status: Scope of Work Received  
Action Date: 12/18/1996

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: Inspection and Monitoring Report Received  
Action Date: 12/9/2002

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/14/1996

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/19/1997

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: LSPFA  
Action Date: 2/23/1995

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/24/1995

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/24/1995

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 2/24/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 3/23/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 4/14/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/25/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 4/25/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/27/2006  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 4/27/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/27/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/27/2010  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 4/27/2010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal  
Action Date: 4/28/2004

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/28/2004

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/28/2011

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 4/28/2011

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/29/2005

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: RMRINT  
Action Date: 4/9/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/9/2007

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 5/2/2011

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 5/2/2011

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	5/29/2003
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 5
Action Status:	Inspection and Monitoring Report Received
Action Date:	6/17/2002
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 5
Action Status:	Inspection and Monitoring Report Received
Action Date:	6/7/2000
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	7/10/2012
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	7/25/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	TREGS
Action Status:	LSPFA
Action Date:	7/25/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	8/1/1994
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	8/1/2003
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	9/14/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Tier Classification
Action Status:	Tier 2 Transfer
Action Date:	9/15/1998

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 9/22/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Approval of Plan  
Action Date: 9/22/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 9/7/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

**Release:**

Name: TEXACO GASOLINE STATION  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3002996 / RAO  
Primary ID: 4-3002996  
Official City: RANDOLPH  
Notification: 10/01/1993  
Category: NONE  
Status Date: 03/23/2012  
Phase: PHASE V  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.

Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 1/18/2013  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Valid Transition Site  
Action Date: 10/1/1993  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/16/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been

MAP FINDINGS

TEXACO FACILITY (Continued)

1000445202

reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/16/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 10/17/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/18/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/18/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/22/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/22/2009  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/24/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/24/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/25/2010  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Status:	Inspection and Monitoring Report Received
Action Date:	10/25/2010
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	10/27/1997
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/27/2004
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/27/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	10/27/2006
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/28/2005
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	11/20/2003
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 5
Action Status:	Inspection and Monitoring Report Received
Action Date:	12/12/2000
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 2
Action Status:	Scope of Work Received
Action Date:	12/18/1996
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been reduced to background.
Action Type:	Phase 5
Action Status:	Inspection and Monitoring Report Received
Action Date:	12/9/2002
Response Action Outcome:	A permanent solution has been achieved. Contamination has not been

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TEXACO FACILITY (Continued)

1000445202

reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/14/1996  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/19/1997  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: LSPFA  
Action Date: 2/23/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 2/24/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/24/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 2/24/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 3/23/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 4/14/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/25/2008  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO

MAP FINDINGS

**TEXACO FACILITY (Continued)**

**1000445202**

<p>Action Status:          Action Date:          Response Action Outcome:</p>	<p>RMRINT          4/25/2008          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          Inspection and Monitoring Report Received          4/27/2006          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          RMRINT          4/27/2009          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          Inspection and Monitoring Report Received          4/27/2009          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          Inspection and Monitoring Report Received          4/27/2010          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          RMRINT          4/27/2010          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Tier Classification          RTN Linked to TCLASS Via Tier Classification Submittal          4/28/2004          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          Inspection and Monitoring Report Received          4/28/2004          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          Inspection and Monitoring Report Received          4/28/2011          A permanent solution has been achieved. Contamination has not been reduced to background.</p>
<p>Action Type:          Action Status:          Action Date:          Response Action Outcome:</p>	<p>Response Action Outcome - RAO          RMRINT          4/28/2011          A permanent solution has been achieved. Contamination has not been reduced to background.</p>

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/29/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: RMRINT  
Action Date: 4/9/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 4/9/2007  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 5/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 5/2/2011  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 5/29/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: Inspection and Monitoring Report Received  
Action Date: 6/17/2002  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Phase 5  
Action Status: Inspection and Monitoring Report Received  
Action Date: 6/7/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 7/10/2012  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Status: Written Plan Received  
Action Date: 7/25/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: TREGS  
Action Status: LSPFA  
Action Date: 7/25/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/1/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 8/1/2003  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 9/14/2010  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Tier Classification  
Action Status: Tier 2 Transfer  
Action Date: 9/15/1998  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 9/22/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Written Approval of Plan  
Action Date: 9/22/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 9/7/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:  
Chemical: VOCS  
Quantity: Not reported  
Location Type: GASSTATION

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Source: UST  
Name: TEXACO FACILITY  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3010331 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/21/1993  
Category: TWO HR  
Status Date: 03/23/2012  
Phase: PHASE IV  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 1/31/1995  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/31/1995  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/16/2008  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/16/2008  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 10/17/2012  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/18/2007  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/18/2007  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/22/2009  
Response Action Outcome: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/22/2009  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/24/2011  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/24/2011  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/25/2010  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT  
Action Date: 10/25/2010  
Response Action Outcome: Not reported

Action Type: Phase 2  
Action Status: Completion Statement Received  
Action Date: 10/27/1997  
Response Action Outcome: Not reported

Action Type: Phase 3  
Action Status: Completion Statement Received  
Action Date: 10/27/1997  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 10/27/1997  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Passive O&M and/or Monitoring  
Action Date: 10/27/1997  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/27/2004  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: Inspection and Monitoring Report Received  
Action Date: 10/27/2006  
Response Action Outcome: Not reported

Action Type: Response Action Outcome - RAO  
Action Status: RMRINT

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Date:	10/27/2006
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	10/28/2005
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	11/20/2003
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLFLD
Action Date:	12/21/1993
Response Action Outcome:	Not reported
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	12/21/1993
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	2/21/1995
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Imminent Hazard Evaluation Received
Action Date:	2/21/1995
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Status or Interim Report Received
Action Date:	2/24/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Tier 2 Classification
Action Date:	2/24/1995
Response Action Outcome:	Not reported
Action Type:	Tier Classification
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/24/1995
Response Action Outcome:	Not reported
Action Type:	Phase 1
Action Status:	Completion Statement Received
Action Date:	2/24/1995
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	3/23/2012
Response Action Outcome:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	3/29/1995
Response Action Outcome:	Not reported
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	3/29/1995
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/25/2008
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/25/2008
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/27/2006
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/27/2009
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/27/2009
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/27/2010
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/27/2010
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/28/2004
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	4/28/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Date:	4/28/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/29/2005
Response Action Outcome:	Not reported
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	4/5/1994
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	4/9/2007
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	5/2/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	RMRINT
Action Date:	5/2/2011
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Inspection and Monitoring Report Received
Action Date:	5/29/2003
Response Action Outcome:	Not reported
Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	7/10/2012
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	7/25/1994
Response Action Outcome:	Not reported
Action Type:	RNF
Action Status:	Reportable Release under MGL 21E
Action Date:	7/28/1994
Response Action Outcome:	Not reported
Action Type:	Immediate Response Action
Action Status:	Written Plan Received
Action Date:	7/28/1994
Response Action Outcome:	Not reported
Action Type:	Release Abatement Measure
Action Status:	Fee Received - FMCRA Use Only
Action Date:	8/1/1994
Response Action Outcome:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 9/14/2010  
Response Action Outcome: Not reported

Action Type: Release Abatement Measure  
Action Status: Status or Interim Report Received  
Action Date: 9/7/1995  
Response Action Outcome: Not reported

Chemicals:

Chemical: GASOLINE  
Quantity: Not reported  
Chemical: UNKNOWN CHEMICAL OF UNKNOWN TYPE  
Quantity: Not reported  
Location Type: RESIDENTIAL  
Source: UNKNOWN

Name: N MAIN ST AND SCANLON DRIVE  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3022832 / RAONR  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 05/02/2003  
Category: 120 DY  
Status Date: 04/28/2004  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

Actions:

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 2/24/1995  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: RTN Linked to TCLASS Via Tier Classification Submittal  
Action Date: 4/28/2004  
Response Action Outcome: Not reported

Action Type: RAO Not Required  
Action Status: Linked to a Tier Classified Site  
Action Date: 4/28/2004  
Response Action Outcome: Not reported

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 5/2/2003  
Response Action Outcome: Not reported

Action Type: RNF  
Action Status: Reportable Release under MGL 21E

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TEXACO FACILITY (Continued)**

**1000445202**

Action Date: 5/2/2003  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Tier 2 Transfer  
Action Date: 9/15/1998  
Response Action Outcome: Not reported

Chemicals:  
Chemical: PROPANE, 2-METHOXY-2-METHYL-  
Quantity: 61000 micrograms per liter

HW GEN:  
Name: SHELL BRANDED SERVICE STATION  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000510164  
RCRA Generator Status: VSQG  
State Generator Status: VQG-MA

**I41**  
**North**  
**1/2-1**  
**0.740 mi.**  
**3908 ft.**

**SHELL GASOLINE STATION**  
**1370 NORTH MAIN ST**  
**RANDOLPH, MA**  
**Site 2 of 2 in cluster I**

**MA SHWS** **S114004875**  
**MA LUST** **N/A**  
**MA RELEASE**

**Relative:**  
**Lower**  
**Actual:**  
**159 ft.**

SHWS:  
Name: SHELL GASOLINE STATION  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA  
Facility ID: 4-0024769  
Source Type: TANK  
Release Town: RANDOLPH  
Notification Date: 09/10/2013  
Category: 72 HR  
Associated ID: Not reported  
Current Status: PSNC  
Status Date: 08/01/2014  
Phase: Not reported  
Response Action Outcome: PN  
Oil Or Haz Material: Not reported

LUST:

Facility:  
Name: SHELL GASOLINE STATION  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA  
**Current Status: RANDOLPH, MA**  
Release Tracking Number/Current Status: 4-0024769 / PSNC  
Status Date: 08/01/2014  
Source Type: UST  
Release Town: RANDOLPH  
Notification Date: 09/10/2013  
Category: 72 HR  
Associated ID: Not reported  
Phase: Not reported



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Response Action Outcome: PN - PN  
Oil Or Haz Material: Not reported

Location Type: COMMERCIAL  
Source: UST  
Source: USTOTHER  
Source: TANK

[Click here to access the MA DEP site for this facility:](#)

**Chemicals:**

Chemical: SOIL HEADSPACE  
Quantity: 3067 parts per million

**Actions:**

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 1/8/2014  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/10/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/15/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/18/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 11/14/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: SHPFAC  
Action Date: 12/10/2013  
Response Action Outcome: PN

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Action Type:	Response Action Outcome - RAO
Action Status:	Level I - Technical Screen Audit
Action Date:	3/13/2017
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Imminent Hazard Evaluation Received
Action Date:	4/18/2014
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Completion Statement Received
Action Date:	4/18/2014
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	PSNRCD
Action Date:	8/1/2014
Response Action Outcome:	PN
Action Type:	Response Action Outcome - RAO
Action Status:	Fee Received - FMCRA Use Only
Action Date:	8/19/2014
Response Action Outcome:	PN
Action Type:	Immediate Response Action
Action Status:	Oral Approval of Plan or Action
Action Date:	9/10/2013
Response Action Outcome:	PN
Action Type:	Release Disposition
Action Status:	Reportable Release under MGL 21E
Action Date:	9/10/2013
Response Action Outcome:	PN
Action Type:	BOL
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	9/13/2013
Response Action Outcome:	PN
Action Type:	RLFA
Action Status:	FOLOFF
Action Date:	9/25/2013
Response Action Outcome:	PN

**Facility:**

Name:	SHELL GASOLINE STATION
Address:	1370 NORTH MAIN ST
City, State, Zip:	RANDOLPH, MA
<b>Current Status:</b>	<b>RANDOLPH, MA</b>
Release Tracking Number/Current Status:	4-0024769 / PSNC
Status Date:	08/01/2014
Source Type:	USTOTHER
Release Town:	RANDOLPH
Notification Date:	09/10/2013
Category:	72 HR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Associated ID: Not reported  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil Or Haz Material: Not reported

Location Type: COMMERCIAL  
Source: UST  
Source: USTOTHER  
Source: TANK

[Click here to access the MA DEP site for this facility:](#)

**Chemicals:**

Chemical: SOIL HEADSPACE  
Quantity: 3067 parts per million

**Actions:**

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 1/8/2014  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/10/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/15/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/18/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 11/14/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: SHPFAC  
Action Date: 12/10/2013

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 3/13/2017  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Imminent Hazard Evaluation Received  
Action Date: 4/18/2014  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/18/2014  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 8/1/2014  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/19/2014  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 9/10/2013  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/10/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 9/13/2013  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 9/25/2013  
Response Action Outcome: PN

Release:  
Name: SHELL GASOLINE STATION  
Address: 1370 NORTH MAIN ST  
City,State,Zip: RANDOLPH, MA  
Release Tracking Number/Current Status: 4-0024769 / PSNC  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 09/10/2013  
Category: 72 HR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Status Date: 08/01/2014  
Phase: Not reported  
Response Action Outcome: PN - PN  
Oil / Haz Material Type: Not reported

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Immediate Response Action  
Action Status: Status or Interim Report Received  
Action Date: 1/8/2014  
Response Action Outcome: PN

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/10/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/15/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/18/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Written Plan Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 10/29/2013  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Level I - Technical Screen Audit  
Action Date: 11/14/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: SHPFAC  
Action Date: 12/10/2013  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 3/13/2017  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Imminent Hazard Evaluation Received  
Action Date: 4/18/2014  
Response Action Outcome: PN

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHELL GASOLINE STATION (Continued)**

**S114004875**

Action Type: Immediate Response Action  
Action Status: Completion Statement Received  
Action Date: 4/18/2014  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: PSNRCD  
Action Date: 8/1/2014  
Response Action Outcome: PN

Action Type: Response Action Outcome - RAO  
Action Status: Fee Received - FMCRA Use Only  
Action Date: 8/19/2014  
Response Action Outcome: PN

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 9/10/2013  
Response Action Outcome: PN

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 9/10/2013  
Response Action Outcome: PN

Action Type: BOL  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 9/13/2013  
Response Action Outcome: PN

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 9/25/2013  
Response Action Outcome: PN

Chemicals:  
Chemical: SOIL HEADSPACE  
Quantity: 3067 parts per million  
Location Type: COMMERCIAL  
Source: UST  
Source: USTOTHER  
Source: TANK

**J42**  
**NNE**  
**1/2-1**  
**0.751 mi.**  
**3967 ft.**

**PAD-MOUNTED TRANSFORMER MODF RELEASE**  
**15 PACELLA PARK DRIVE**  
**RANDOLPH, MA 02368**  
**Site 1 of 3 in cluster J**

**MA SHWS** **S114965584**  
**MA RELEASE** **N/A**

**Relative:**  
**Lower**  
**Actual:**  
**147 ft.**

SHWS:  
Name: PAD-MOUNTED TRANSFORMER MODF RELEASE  
Address: 15 PACELLA PARK DRIVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-0024867  
Source Type: UNKNOWN  
Release Town: RANDOLPH  
Notification Date: 11/04/2013



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PAD-MOUNTED TRANSFORMER MODF RELEASE (Continued)**

**S114965584**

Category: 120 DY  
Associated ID: Not reported  
Current Status: TIERII  
Status Date: 11/03/2014  
Phase: PHASE II  
Response Action Outcome: Not reported  
Oil Or Haz Material: Oil

Release:

Name: PAD-MOUNTED TRANSFORMER MODF RELEASE  
Address: 15 PACELLA PARK DRIVE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0024867 / TIERII  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 11/04/2013  
Category: 120 DY  
Status Date: 11/03/2014  
Phase: PHASE II  
Response Action Outcome: -  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Phase 2  
Action Status: Notice of Delay in Meeting RA Deadline Received  
Action Date: 11/2/2017  
Response Action Outcome: Not reported

Action Type: Phase 3  
Action Status: Notice of Delay in Meeting RA Deadline Received  
Action Date: 11/2/2018  
Response Action Outcome: Not reported

Action Type: Phase 4  
Action Status: Notice of Delay in Meeting RA Deadline Received  
Action Date: 11/2/2018  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 11/3/2014  
Response Action Outcome: Not reported

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 11/3/2014  
Response Action Outcome: Not reported

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 11/3/2014  
Response Action Outcome: Not reported

Action Type: Release Disposition

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PAD-MOUNTED TRANSFORMER MODF RELEASE (Continued)**

**S114965584**

Action Status: Reportable Release under MGL 21E  
Action Date: 11/4/2013  
Response Action Outcome: Not reported

Action Type: RNFE  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 11/4/2013  
Response Action Outcome: Not reported

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 3/26/2014  
Response Action Outcome: Not reported

Chemicals:  
Chemical: C11 THRU C22 AROMATIC HYDROCARBONS  
Quantity: 27400 milligrams per kilogram  
Chemical: C9 THRU C18 ALIPHATIC HYDROCARBONS  
Quantity: 33700 milligrams per kilogram  
Chemical: C19 THRU C36 ALIPHATIC HYDROCARBONS  
Quantity: 32200 milligrams per kilogram  
Source: UNKNOWN

J43  
NNE  
1/2-1  
0.751 mi.  
3967 ft.

**COX ENGINEERING COMPANY**  
**21 PACELLA PARK DR**  
**RANDOLPH, MA 02368**  
**Site 2 of 3 in cluster J**

**MA SHWS S101419157**  
**MA INST CONTROL N/A**  
**MA RELEASE**  
**MA HW GEN**

Relative:  
Lower  
Actual:  
147 ft.

SHWS:  
Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 4-3010716  
Source Type: Not reported  
Release Town: RANDOLPH  
Notification Date: 01/28/1994  
Category: 120 DY  
Associated ID: Not reported  
Current Status: PSC  
Status Date: 07/26/2016  
Phase: PHASE II  
Response Action Outcome: PA  
Oil Or Haz Material: Hazardous Material

INST CONTROL:  
Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: AMEND  
Action Date: 12/11/2020  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COX ENGINEERING COMPANY (Continued)**

**S101419157**

City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: DEDNOT  
Action Date: 04/30/2020  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: EVALCH  
Action Date: 05/01/2020  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: LEGNOT  
Action Date: 08/11/2016  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: LEGNOT  
Action Date: 08/22/2016  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: LEGNOT  
Action Date: 12/16/2020  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: RECPT  
Action Date: 02/10/1998  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COX ENGINEERING COMPANY (Continued)**

**S101419157**

Action Stat: RECPT  
Action Date: 08/11/2016  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: SNAUDI  
Action Date: 06/28/2011  
Response Action Outcome: PA - PA

Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number: 4-3010716  
Action Type: AUL  
Action Stat: TERMIN  
Action Date: 08/11/2016  
Response Action Outcome: PA - PA

Release:  
Name: PACELLA INDUSTRIAL PARK  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3010716 / PSC  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 01/28/1994  
Category: 120 DY  
Status Date: 07/26/2016  
Phase: PHASE II  
Response Action Outcome: PA - PA  
Oil / Haz Material Type: Hazardous Material

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: Phase 1  
Action Status: Completion Statement Received  
Action Date: 1/27/1995  
Response Action Outcome: PA

Action Type: Tier Classification  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 1/27/1995  
Response Action Outcome: PA

Action Type: Tier Classification  
Action Status: Tier 2 Classification  
Action Date: 1/27/1995  
Response Action Outcome: PA

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COX ENGINEERING COMPANY (Continued)**

**S101419157**

Action Date: 1/28/1994  
Response Action Outcome: PA

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/28/1994  
Response Action Outcome: PA

Action Type: Response Action Outcome - RAO  
Action Status: Level I - Technical Screen Audit  
Action Date: 10/11/2001  
Response Action Outcome: PA

Action Type: An activity type that is related to an Audit  
Action Status: NAFVIO  
Action Date: 10/11/2001  
Response Action Outcome: PA

Action Type: Release Abatement Measure  
Action Status: Written Plan Received  
Action Date: 10/14/1997  
Response Action Outcome: PA

Action Type: Tier Classification  
Action Status: Tier 2 Transfer  
Action Date: 10/22/1997  
Response Action Outcome: PA

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 11/19/1999  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Amendment Received or Issued  
Action Date: 12/11/2020  
Response Action Outcome: PA

Action Type: Response Action Outcome - RAO  
Action Status: PSAREV  
Action Date: 12/16/2020  
Response Action Outcome: PA

Action Type: Release Abatement Measure  
Action Status: Completion Statement Received  
Action Date: 12/16/2020  
Response Action Outcome: PA

Action Type: Partial RAO for this RTN  
Action Status: PSCREV  
Action Date: 12/16/2020  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Legal Notice Published  
Action Date: 12/16/2020  
Response Action Outcome: PA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COX ENGINEERING COMPANY (Continued)**

**S101419157**

Action Type:	Response Action Outcome - RAO
Action Status:	RAO Statement Received
Action Date:	2/10/1998
Response Action Outcome:	PA
Action Type:	Partial RAO for this RTN
Action Status:	RAO Statement Received
Action Date:	2/10/1998
Response Action Outcome:	PA
Action Type:	Release Abatement Measure
Action Status:	Completion Statement Received
Action Date:	2/10/1998
Response Action Outcome:	PA
Action Type:	Activity and Use Limitation
Action Status:	Transmittal, Notice, or Notification Received
Action Date:	2/10/1998
Response Action Outcome:	PA
Action Type:	A Notice sent to a Potentially Responsible Party (PRP)
Action Status:	A MassDEP piece of correspondence was issued (approvals, NORs, etc.)
Action Date:	3/28/1994
Response Action Outcome:	PA
Action Type:	Activity and Use Limitation
Action Status:	DEDNOT
Action Date:	4/30/2020
Response Action Outcome:	PA
Action Type:	Release Abatement Measure
Action Status:	Written Plan Received
Action Date:	5/1/2020
Response Action Outcome:	PA
Action Type:	Activity and Use Limitation
Action Status:	Evaluation of Changes in Land Uses/Site Conditions after RAO
Action Date:	5/1/2020
Response Action Outcome:	PA
Action Type:	An activity type that is related to an Audit
Action Status:	NAFNVD
Action Date:	6/28/2011
Response Action Outcome:	PA
Action Type:	Activity and Use Limitation
Action Status:	Level II - Audit Inspection
Action Date:	6/28/2011
Response Action Outcome:	PA
Action Type:	RLFA
Action Status:	FLDRUN
Action Date:	6/8/2011
Response Action Outcome:	PA
Action Type:	Phase 2
Action Status:	Scope of Work Received



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COX ENGINEERING COMPANY (Continued)**

**S101419157**

Action Date: 7/23/1996  
Response Action Outcome: PA

Action Type: Response Action Outcome - RAO  
Action Status: PSARCD  
Action Date: 7/26/2016  
Response Action Outcome: PA

Action Type: Response Action Outcome - RAO  
Action Status: Submittal Retracted  
Action Date: 7/26/2016  
Response Action Outcome: PA

Action Type: An activity type that is related to an Audit  
Action Status: NOA  
Action Date: 7/27/1999  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Legal Notice Published  
Action Date: 8/11/2016  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Action Status or AUL Terminated  
Action Date: 8/11/2016  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Transmittal, Notice, or Notification Received  
Action Date: 8/11/2016  
Response Action Outcome: PA

Action Type: Activity and Use Limitation  
Action Status: Legal Notice Published  
Action Date: 8/22/2016  
Response Action Outcome: PA

Chemicals:

Chemical: LEAD  
Quantity: 370000 parts per million  
Chemical: PYRENE  
Quantity: 2700 parts per million  
Chemical: FLUORANTHENE  
Quantity: 2100 parts per million  
Chemical: NAPHTHALENE, BETA-CHLORO  
Quantity: 2100 parts per million  
Chemical: CHRYSENE  
Quantity: 500 parts per million  
Chemical: PHENANTHRENE  
Quantity: 6600 parts per million  
Chemical: 2-METHYLNAPHTHALENE  
Quantity: 3400 parts per million  
Chemical: 9H-FLUORENE  
Quantity: 2600 parts per million  
Location Type: INDUSTRIAL

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

COX ENGINEERING COMPANY (Continued)

S101419157

HW GEN:

Name: COX ENGINEERING COMPANY  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368  
EPA Id: MAR000528000  
RCRA Generator Status: Not reported  
State Generator Status: VQG-MA

Name: SEARS 0008449  
Address: 21 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-1755  
EPA Id: MAD001409770  
RCRA Generator Status: SQG  
State Generator Status: LQG-MA

J44  
NNE  
1/2-1  
0.753 mi.  
3975 ft.

OFF POND ST SCHMIDT CO  
55 PACELLA PARK DR  
RANDOLPH, MA 02368

MA SHWS S102086233  
MA RELEASE N/A

Site 3 of 3 in cluster J

Relative:  
Lower  
Actual:  
150 ft.

SHWS:

Name: OFF POND ST SCHMIDT CO  
Address: 55 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3011871  
Source Type: FUEL TANK  
Release Town: RANDOLPH  
Notification Date: 11/18/1994  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 01/17/1995  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil

Name: OFF POND ST SCHMIDT CO  
Address: 55 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3011871  
Source Type: VEHICLE  
Release Town: RANDOLPH  
Notification Date: 11/18/1994  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 01/17/1995  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil

Release:

Name: OFF POND ST SCHMIDT CO  
Address: 55 PACELLA PARK DR  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3011871 / RAO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OFF POND ST SCHMIDT CO (Continued)**

**S102086233**

Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 11/18/1994  
Category: TWO HR  
Status Date: 01/17/1995  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/17/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 1/17/1995  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/18/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 11/18/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 11/18/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 12/16/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:

Chemical: DIESEL FUEL  
Quantity: 10 gallons  
Chemical: DIESEL FUEL  
Quantity: 20 gallons  
Location Type: COMMERCIAL  
Source: VEHICLE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

OFF POND ST SCHMIDT CO (Continued)

S102086233

Source: FUELTANK

45  
SSW  
1/2-1  
0.800 mi.  
4222 ft.

ROADWAY  
CHESTNUT STREET AND HIGH ST  
RANDOLPH, MA 02368

MA SHWS S106775836  
MA RELEASE N/A

Relative:  
Higher  
Actual:  
204 ft.

SHWS:  
Name: ROADWAY  
Address: CHESTNUT STREET AND HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3024461  
Source Type: VEHICLE  
Release Town: RANDOLPH  
Notification Date: 12/03/2004  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 02/02/2005  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Oil

Release:  
Name: ROADWAY  
Address: CHESTNUT STREET AND HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3024461 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/03/2004  
Category: TWO HR  
Status Date: 02/02/2005  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Oil

Click here to access the MA DEP site for this facility:

Actions:  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 1/10/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
  
Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 1/31/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
  
Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 12/3/2004

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ROADWAY (Continued)**

**S106775836**

Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/3/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 12/3/2004  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 2/2/2005  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
Chemical: DIESEL FUEL  
Quantity: 30 gallons  
Location Type: ROADWAY  
Source: VEHICLE

46  
NNW  
1/2-1  
0.803 mi.  
4242 ft.

**NO LOCATION AID  
SCANLON DR AND HIGH ST  
RANDOLPH, MA 02368**

**MA SHWS S104179846  
MA RELEASE N/A**

**Relative:  
Lower  
Actual:  
151 ft.**

SHWS:  
Name: NO LOCATION AID  
Address: SCANLON DR AND HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3018701  
Source Type: TRANSFORM  
Release Town: RANDOLPH  
Notification Date: 08/30/1999  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 11/05/1999  
Phase: Not reported  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Release:  
Name: NO LOCATION AID  
Address: SCANLON DR AND HIGH ST  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3018701 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 08/30/1999

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S104179846**

Category: TWO HR  
Status Date: 11/05/1999  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

**Actions:**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 10/5/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 11/5/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 11/5/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 8/30/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 8/30/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RLFA  
Action Status: FOLOFF  
Action Date: 9/1/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 9/1/1999  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

**Chemicals:**

Chemical: TRANSFORMER FLUID  
Quantity: 19 gallons  
Chemical: MODF



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S104179846**

Quantity: 19.3 gallons  
Location Type: INDUSTRIAL  
Source: TRANSFORM

**47  
SW  
1/2-1  
0.829 mi.  
4379 ft.**

**PRIORITY FREIGHT SYSTEMS  
99 YORK AVENUE  
RANDOLPH, MA 02368**

**MA SHWS S114965607  
MA RELEASE N/A  
MA ENF**

**Relative:  
Higher**

**SHWS:**

**Actual:  
216 ft.**

Name: PRIORITY FREIGHT SYSTEMS  
Address: 99 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-0024938  
Source Type: VEHICLE  
Release Town: RANDOLPH  
Notification Date: 12/30/2013  
Category: TWO HR  
Associated ID: Not reported  
Current Status: TIER1D  
Status Date: 01/06/2015  
Phase: Not reported  
Response Action Outcome: Not reported  
Oil Or Haz Material: Not reported

**Release:**

Name: PRIORITY FREIGHT SYSTEMS  
Address: 99 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-0024938 / TIER1D  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 12/30/2013  
Category: TWO HR  
Status Date: 01/06/2015  
Phase: Not reported  
Response Action Outcome: -  
Oil / Haz Material Type: Not reported

Click here to access the MA DEP site for this facility:

**Actions:**

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 1/14/2014  
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 1/15/2015  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FLDD1A  
Action Date: 12/30/2013  
Response Action Outcome: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIORITY FREIGHT SYSTEMS (Continued)**

**S114965607**

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 12/30/2013  
Response Action Outcome: Not reported

Action Type: Compliance and Enforcement Action  
Action Status: Notice of Non-Compliance Issued  
Action Date: 8/14/2015  
Response Action Outcome: Not reported

Action Type: RLFA  
Action Status: FLDRUN  
Action Date: 9/8/2014  
Response Action Outcome: Not reported

Chemicals:

Chemical: DIESEL FUEL ENGINE OIL MIX  
Quantity: 40 gallons  
Location Type: INDUSTRIAL  
Source: VEHICLE

ENFORCEMENT:

Name: PRIORITY FRIEGHT SYSTEMS  
Address: 99 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02368-0000  
Region: SERO  
DEP Region: SERO  
DEP Program: 3r  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-0024938  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 08/14/2015  
ENF #: NON-SE-15-3R-086  
Document Type: NON  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EM\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

Name: PRIORITY FRIEGHT SYSTEMS  
Address: 99 YORK AVENUE  
City,State,Zip: RANDOLPH, MA 02368-0000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PRIORITY FREIGHT SYSTEMS (Continued)**

**S114965607**

Region: SERO  
DEP Region: SERO  
DEP Program: 3r  
DEP Bureau: BWSC  
Program: BWSC  
Program Id: 4-0024938  
High Or Low Level Enforcement: LLE  
FMF #: 0  
Comptroller Billing Name: Not reported  
Town Where Violation Occurred: RANDOLPH  
Date Executed: 01/15/2015  
ENF #: NON-SE-15-3R-005  
Document Type: NON  
AG Ref (Y/N): NO  
Doc Archived (Y/N): Not reported  
EJ Community (Y/N): YES  
Regional Comment: Not reported  
Final Payment Due Date: Not reported  
ACOP \$: Not reported  
PAN \$: Not reported  
EMS (Y/N): Not reported  
EMS\$: Not reported  
SEP (Y/N): Not reported  
SEP \$: Not reported  
Demand \$: Not reported  
Suspended \$: Not reported  
Ownership: Commercially Owned

48  
SW  
1/2-1  
0.909 mi.  
4799 ft.

**1.3 MILES S OF RTE 93 MERGE  
RTE 24 N  
RANDOLPH, MA 02368**

**MA SHWS S104562669  
MA RELEASE N/A**

**Relative:  
Higher  
Actual:  
224 ft.**

SHWS:  
Name: 1.3 MILES S OF RTE 93 MERGE  
Address: RTE 24 N  
City,State,Zip: RANDOLPH, MA 02368-0000  
Facility ID: 4-3019668  
Source Type: VEHICLE  
Release Town: RANDOLPH  
Notification Date: 06/28/2000  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 09/13/2000  
Phase: Not reported  
Response Action Outcome: A2  
Oil Or Haz Material: Oil

Release:  
Name: 1.3 MILES S OF RTE 93 MERGE  
Address: RTE 24 N  
City,State,Zip: RANDOLPH, MA 02368-0000  
Release Tracking Number/Current Status: 4-3019668 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

1.3 MILES S OF RTE 93 MERGE (Continued)

S104562669

Notification: 06/28/2000  
Category: TWO HR  
Status Date: 09/13/2000  
Phase: Not reported  
Response Action Outcome: A2 - A permanent solution has been achieved. Contamination has not been reduced to background.  
Oil / Haz Material Type: Oil

[Click here to access the MA DEP site for this facility:](#)

Actions:

Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/28/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Immediate Response Action  
Action Status: Oral Approval of a Modified Plan  
Action Date: 6/28/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/28/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 8/16/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.)  
Action Date: 8/2/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 9/13/2000  
Response Action Outcome: A permanent solution has been achieved. Contamination has not been reduced to background.

Chemicals:

Chemical: DIESEL FUEL  
Quantity: 50 gallons  
Chemical: DIESEL  
Quantity: 50 gallons  
Location Type: ROADWAY  
Source: VEHICLE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

49  
North  
1/2-1  
0.974 mi.  
5144 ft.

**NO LOCATION AID  
RTES 128S AND RTE 28  
RANDOLPH, MA 02368**

**MA SHWS S102085647  
MA RELEASE N/A**

**Relative:  
Lower  
Actual:  
149 ft.**

**SHWS:**  
Name: NO LOCATION AID  
Address: RTES 128S AND RTE 28  
City,State,Zip: RANDOLPH, MA 02368  
Facility ID: 4-3011112  
Source Type: CONTAINERS  
Release Town: RANDOLPH  
Notification Date: 06/09/1994  
Category: TWO HR  
Associated ID: Not reported  
Current Status: RAO  
Status Date: 08/23/1994  
Phase: Not reported  
Response Action Outcome: A1  
Oil Or Haz Material: Hazardous Material

**Release:**  
Name: NO LOCATION AID  
Address: RTES 128S AND RTE 28  
City,State,Zip: RANDOLPH, MA 02368  
Release Tracking Number/Current Status: 4-3011112 / RAO  
Primary ID: Not reported  
Official City: RANDOLPH  
Notification: 06/09/1994  
Category: TWO HR  
Status Date: 08/23/1994  
Phase: Not reported  
Response Action Outcome: A1 - A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
Oil / Haz Material Type: Hazardous Material

Click here to access the MA DEP site for this facility:

**Actions:**  
Action Type: A Notice sent to a Potentially Responsible Party (PRP)  
Action Status: A MassDEP piece of correspondence was issued (approvals, NORs, etc.  
Action Date: 6/17/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
  
Action Type: RLFA  
Action Status: FOLFLD  
Action Date: 6/9/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.  
  
Action Type: Immediate Response Action  
Action Status: Oral Approval of Plan or Action  
Action Date: 6/9/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**NO LOCATION AID (Continued)**

**S102085647**

Action Type: Release Disposition  
Action Status: Reportable Release under MGL 21E  
Action Date: 6/9/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: RNF  
Action Status: Reportable Release under MGL 21E  
Action Date: 7/14/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Action Type: Response Action Outcome - RAO  
Action Status: RAO Statement Received  
Action Date: 8/23/1994  
Response Action Outcome: A permanent solution has been achieved. Contamination has been reduced to background or a threat of release has been eliminated.

Chemicals:  
Chemical: SODIUM HYPOCHLORITE  
Quantity: 800 gallons  
Chemical: HYPOCHLOROUS ACID, SODIUM SALT  
Quantity: Not reported  
Location Type: ROADWAY  
Source: CONTAINERS



Count: 15 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BRAINTREE	S123244520	SHEEN FROM UNKNOWN SOURCE	FORE RIVER		MA SHWS, MA RELEASE
BRAINTREE	S109489694	POLE 5	GARDEN PARK		MA SHWS, MA RELEASE
BRAINTREE	S110125039	WEYMOUTH FORE RIVER BASIN	OFF MAIN ST		MA SHWS, MA RELEASE
RANDOLPH	S107678312	PAD-MOUNTED ELECTRICAL TRANSFORMER	ADJACENT TO 22 CHESTNUT W S	02368	MA SHWS, MA RELEASE
RANDOLPH	S108034573	POLE #1	EMELINE ST	02368	MA SHWS, MA RELEASE
RANDOLPH	S109146533	POLE 42	HIGH ST		MA SHWS, MA RELEASE
RANDOLPH	S101033101	POLE NO 96	HIGH ST	02368	MA SHWS, MA RELEASE
RANDOLPH	S122833086	HYDRAULIC OIL RELEASE	IVO 478 SOUTH MAIN		MA SHWS, MA RELEASE
RANDOLPH	S105596474	769 AT RTE 28	NORTH MAIN ST	02368	MA SHWS, MA RELEASE
RANDOLPH	S108858878	FORMER NIKE MISSILE SITE	MIDDLE ST	02368	MA SHWS, MA LUST, MA RELEASE
RANDOLPH	S109546124	FORMER NIKE MISSILE SITE	MIDDLE ST	02368	MA SHWS, MA RELEASE, MA ASBES
RANDOLPH	S118947498	POLE MOUNTED TRANSFORMER RELEASE	NEAR 1169 NO. MAIN ST		MA SHWS, MA RELEASE
RANDOLPH	S117552836	LOT 42	PACELLA PARK DR	02368	MA SHWS, MA RELEASE
RANDOLPH	S118421896	LOT 37 / RGP-8	PACELLA PARK DR	02368	MA SHWS, MA RELEASE
RANDOLPH	S113411803	HARRY KOURAFAS	18-26 REAR HIGH ST		MA SHWS, MA RELEASE, MA ENF

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## **STANDARD ENVIRONMENTAL RECORDS**

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: N/A
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991  
Date Data Arrived at EDR: 02/02/1994  
Date Made Active in Reports: 03/30/1994  
Number of Days to Update: 56

Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

## ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: EPA  
Telephone: N/A  
Last EDR Contact: 01/14/2021  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019  
Date Data Arrived at EDR: 04/05/2019  
Date Made Active in Reports: 05/14/2019  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 12/23/2020  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 01/14/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Quarterly

## ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020	Source: EPA
Date Data Arrived at EDR: 11/05/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020	Source: EPA
Date Data Arrived at EDR: 12/17/2020	Telephone: 800-424-9346
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (888) 372-7341
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (888) 372-7341
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (888) 372-7341
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

## RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (888) 372-7341
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020	Source: Department of the Navy
Date Data Arrived at EDR: 08/21/2020	Telephone: 843-820-7326
Date Made Active in Reports: 11/11/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

### US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-0695
Date Made Active in Reports: 11/18/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **Federal ERNS list**

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020  
Date Data Arrived at EDR: 12/15/2020  
Date Made Active in Reports: 12/22/2020  
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 12/15/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Quarterly

## **State- and tribal - equivalent CERCLIS**

### SHWS: Site Transition List

Contains information on releases of oil and hazardous materials that have been reported to DEP.

Date of Government Version: 01/11/2021  
Date Data Arrived at EDR: 01/12/2021  
Date Made Active in Reports: 01/14/2021  
Number of Days to Update: 2

Source: Department of Environmental Protection  
Telephone: 617-292-5990  
Last EDR Contact: 01/12/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly

## **State and tribal landfill and/or solid waste disposal site lists**

### SWF/LF: Solid Waste Facility Database/Transfer Stations

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/14/2020  
Date Data Arrived at EDR: 04/03/2020  
Date Made Active in Reports: 06/18/2020  
Number of Days to Update: 76

Source: Department of Environmental Protection  
Telephone: 617-292-5989  
Last EDR Contact: 12/30/2020  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Annually

### LF PROFILES: Landfill Profiles Listing

This spreadsheet describes landfills that have actively accepted waste or have closed under MassDEP Solid Waste Regulations first adopted in 1971 (310 CMR 16.00 and 310 CMR 19.00). The list does not include landfills that closed before 1971 (and which never had a MassDEP permit or approval), or for which agency data is incomplete.

Date of Government Version: 07/01/2015  
Date Data Arrived at EDR: 10/27/2015  
Date Made Active in Reports: 12/14/2015  
Number of Days to Update: 48

Source: Department of Environmental Protection  
Telephone: 617-292-5868  
Last EDR Contact: 12/23/2020  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Varies

## **State and tribal leaking storage tank lists**

### LAST: Leaking Aboveground Storage Tank Sites

Sites within the Releases Database that have a AST listed as its source.

Date of Government Version: 01/11/2021  
Date Data Arrived at EDR: 01/12/2021  
Date Made Active in Reports: 01/14/2021  
Number of Days to Update: 2

Source: Department of Environmental Protection  
Telephone: 617-292-5500  
Last EDR Contact: 01/12/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LUST: Leaking Underground Storage Tank Listing

Sites within the Leaking Underground Storage Tank Listing that have a UST listed as its source.

Date of Government Version: 01/11/2021	Source: Department of Environmental Protection
Date Data Arrived at EDR: 01/12/2021	Telephone: 617-292-5990
Date Made Active in Reports: 01/14/2021	Last EDR Contact: 01/12/2021
Number of Days to Update: 2	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Quarterly

## INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 05/20/2020	Telephone: 312-886-7439
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020	Source: EPA Region 4
Date Data Arrived at EDR: 05/26/2020	Telephone: 404-562-8677
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/20/2020	Telephone: 415-972-3372
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020	Source: EPA Region 8
Date Data Arrived at EDR: 05/20/2020	Telephone: 303-312-6271
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2020	Telephone: 913-551-7003
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020	Source: EPA Region 1
Date Data Arrived at EDR: 05/20/2020	Telephone: 617-918-1313
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020	Source: EPA Region 10
Date Data Arrived at EDR: 05/20/2020	Telephone: 206-553-2857
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 12/16/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/03/2021
	Data Release Frequency: Varies

### **State and tribal registered storage tank lists**

#### FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020	Source: FEMA
Date Data Arrived at EDR: 09/03/2020	Telephone: 202-646-5797
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/04/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

#### UST: Summary Listing of all the Tanks Registered in the State of Massachusetts

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/30/2020	Source: Department of Fire Services, Office of the Public Safety
Date Data Arrived at EDR: 10/09/2020	Telephone: 617-556-1035
Date Made Active in Reports: 12/31/2020	Last EDR Contact: 01/11/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Quarterly

#### AST 2: Aboveground Storage Tanks

Aboveground storage tanks

Date of Government Version: 10/08/2020	Source: Department of Fire Services
Date Data Arrived at EDR: 10/09/2020	Telephone: 978-567-3181
Date Made Active in Reports: 12/31/2020	Last EDR Contact: 01/11/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Varies

#### AST: Aboveground Storage Tank Database

Registered Aboveground Storage Tanks.

Date of Government Version: 09/24/2020	Source: Department of Public Safety
Date Data Arrived at EDR: 10/13/2020	Telephone: 617-556-1035
Date Made Active in Reports: 01/04/2021	Last EDR Contact: 01/13/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: No Update Planned

#### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/08/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 7  
Telephone: 913-551-7003  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/13/2020  
Number of Days to Update: 85

Source: EPA Region 8  
Telephone: 303-312-6137  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020  
Date Data Arrived at EDR: 05/26/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 78

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/14/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 12/16/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020  
Date Data Arrived at EDR: 05/20/2020  
Date Made Active in Reports: 08/12/2020  
Number of Days to Update: 84

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 12/15/2020  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## ***State and tribal institutional control / engineering control registries***

### INST CONTROL: Sites With Activity and Use Limitation

Activity and Use Limitations establish limits and conditions on the future use of contaminated property, and therefore allow cleanups to be tailored to these uses.

Date of Government Version: 01/11/2021  
Date Data Arrived at EDR: 01/12/2021  
Date Made Active in Reports: 01/14/2021  
Number of Days to Update: 2

Source: Department of Environmental Protection  
Telephone: 617-292-5990  
Last EDR Contact: 01/12/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly

## ***State and tribal voluntary cleanup sites***

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008  
Date Data Arrived at EDR: 04/22/2008  
Date Made Active in Reports: 05/19/2008  
Number of Days to Update: 27

Source: EPA, Region 7  
Telephone: 913-551-7365  
Last EDR Contact: 04/20/2009  
Next Scheduled EDR Contact: 07/20/2009  
Data Release Frequency: Varies

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015  
Date Data Arrived at EDR: 09/29/2015  
Date Made Active in Reports: 02/18/2016  
Number of Days to Update: 142

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 12/15/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Varies

## ***State and tribal Brownfields sites***

### BROWNFIELDS: Completed Brownfields Covenants Listing

Under Massachusetts law, M.G.L. c. 21E is the statute that governs the cleanup of releases of oil and/or hazardous material to the environment. The Brownfields Act of 1998 amended M.G.L. c. 21E by establishing significant liability relief and financial incentives to spur the redevelopment of brownfields, while ensuring that the Commonwealth's environmental standards are met. Most brownfields are redeveloped with the benefit of liability protections that operate automatically under M.G.L. c. 21E.

Date of Government Version: 04/05/2017  
Date Data Arrived at EDR: 08/03/2017  
Date Made Active in Reports: 10/10/2017  
Number of Days to Update: 68

Source: Office of the Attorney General  
Telephone: 617-963-2423  
Last EDR Contact: 01/29/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## BROWNFIELDS 2: Potential Brownfields Listing

A listing of potential brownfields site locations in the state.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 07/31/2019  
Date Made Active in Reports: 09/25/2019  
Number of Days to Update: 56

Source: Department of Environmental Protection  
Telephone: 617-556-1007  
Last EDR Contact: 01/29/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Varies

## ADDITIONAL ENVIRONMENTAL RECORDS

### *Local Brownfield lists*

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020  
Date Data Arrived at EDR: 09/15/2020  
Date Made Active in Reports: 12/10/2020  
Number of Days to Update: 86

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 12/11/2020  
Next Scheduled EDR Contact: 03/29/2021  
Data Release Frequency: Semi-Annually

### *Local Lists of Landfill / Solid Waste Disposal Sites*

#### INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 01/25/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Varies

#### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/19/2021  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: No Update Planned

#### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 01/29/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020  
Date Data Arrived at EDR: 03/19/2020  
Date Made Active in Reports: 06/09/2020  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
Data Release Frequency: No Update Planned

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020  
Date Data Arrived at EDR: 03/19/2020  
Date Made Active in Reports: 06/09/2020  
Number of Days to Update: 82

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 11/16/2020  
Next Scheduled EDR Contact: 03/08/2021  
Data Release Frequency: Quarterly

### PFAS: PFAS Contaminated Sites Listing

Detection of Per- and Polyfluoroalkyl Substances (PFAS) in drinking water.

Date of Government Version: 09/28/2020  
Date Data Arrived at EDR: 09/29/2020  
Date Made Active in Reports: 12/14/2020  
Number of Days to Update: 76

Source: Department of Environmental Protection  
Telephone: 617-292-6770  
Last EDR Contact: 12/23/2020  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Varies

## **Local Land Records**

### LIENS: Liens Information Listing

A listing of environmental liens.

Date of Government Version: 03/07/2018  
Date Data Arrived at EDR: 03/09/2018  
Date Made Active in Reports: 06/21/2018  
Number of Days to Update: 104

Source: Department of Environmental Protection  
Telephone: 617-292-5628  
Last EDR Contact: 11/11/2020  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Varies

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 01/14/2021  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020  
Date Data Arrived at EDR: 09/22/2020  
Date Made Active in Reports: 12/14/2020  
Number of Days to Update: 83

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 12/17/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Quarterly

### MA SPILLS: Historical Spill List

The Spills Database was the release notification tracking system for spills that occurred prior to October 1, 1993. This information should be considered to be primarily of historical interest since all of the listed spills have either been cleaned up or assigned new tracking numbers and moved to the Reportable Releases or Sites Transition List databases.

Date of Government Version: 09/30/1993  
Date Data Arrived at EDR: 12/03/2003  
Date Made Active in Reports: 12/31/2003  
Number of Days to Update: 28

Source: Department of Environmental Protection  
Telephone: 617-292-5720  
Last EDR Contact: 12/03/2003  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### RELEASE: Reportable Releases

Contains information on all releases of oil and hazardous materials that have been reported to DEP

Date of Government Version: 01/11/2021  
Date Data Arrived at EDR: 01/12/2021  
Date Made Active in Reports: 01/14/2021  
Number of Days to Update: 2

Source: Department of Environmental Protection  
Telephone: 617-292-5990  
Last EDR Contact: 01/12/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly

### SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/11/2012  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/08/2013  
Number of Days to Update: 36

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### SPILLS 80: SPILLS80 data from FirstSearch

Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 03/10/1998  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 03/05/2013  
Number of Days to Update: 61

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/17/2020	Telephone: (888) 372-7341
Date Made Active in Reports: 12/22/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 5	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Quarterly

## FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 09/29/2020	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 11/17/2020	Telephone: 202-528-4285
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 11/17/2020
Number of Days to Update: 69	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 01/15/2021
Number of Days to Update: 62	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Semi-Annually

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 01/07/2021
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: N/A

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 11/09/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/21/2020  
Date Data Arrived at EDR: 09/22/2020  
Date Made Active in Reports: 12/14/2020  
Number of Days to Update: 83

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 12/17/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 02/02/2021  
Next Scheduled EDR Contact: 05/17/2021  
Data Release Frequency: Quarterly

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 05/08/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 73

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 11/06/2020  
Next Scheduled EDR Contact: 02/15/2021  
Data Release Frequency: Varies

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 06/17/2020  
Date Made Active in Reports: 09/10/2020  
Number of Days to Update: 85

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 12/18/2020  
Next Scheduled EDR Contact: 03/29/2021  
Data Release Frequency: Every 4 Years

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 08/14/2020  
Date Made Active in Reports: 11/04/2020  
Number of Days to Update: 82

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 02/02/2021  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Annually

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2020  
Date Data Arrived at EDR: 10/19/2020  
Date Made Active in Reports: 01/04/2021  
Number of Days to Update: 77

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 01/21/2021  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Annually

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020  
Date Data Arrived at EDR: 11/05/2020  
Date Made Active in Reports: 11/25/2020  
Number of Days to Update: 20

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 01/14/2021  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Annually

## RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2020  
Date Data Arrived at EDR: 11/12/2020  
Date Made Active in Reports: 01/25/2021  
Number of Days to Update: 74

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 01/19/2021  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Varies

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020  
Date Data Arrived at EDR: 05/06/2020  
Date Made Active in Reports: 06/09/2020  
Number of Days to Update: 34

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 01/14/2021  
Next Scheduled EDR Contact: 02/15/2021  
Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/09/2019  
Date Data Arrived at EDR: 10/11/2019  
Date Made Active in Reports: 12/20/2019  
Number of Days to Update: 70

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 01/08/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016  
Date Data Arrived at EDR: 11/23/2016  
Date Made Active in Reports: 02/10/2017  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/30/2020  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly

**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020  
Date Data Arrived at EDR: 08/10/2020  
Date Made Active in Reports: 10/08/2020  
Number of Days to Update: 59

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 01/19/2021  
Next Scheduled EDR Contact: 05/03/2021  
Data Release Frequency: Quarterly

## COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 12/04/2019  
Date Made Active in Reports: 01/15/2020  
Number of Days to Update: 42

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 12/01/2020  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Varies

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2017  
Date Data Arrived at EDR: 03/05/2019  
Date Made Active in Reports: 11/11/2019  
Number of Days to Update: 251

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 11/30/2020  
Next Scheduled EDR Contact: 03/15/2021  
Data Release Frequency: Varies

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019  
Date Data Arrived at EDR: 11/06/2019  
Date Made Active in Reports: 02/10/2020  
Number of Days to Update: 96

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 11/06/2021  
Next Scheduled EDR Contact: 02/15/2021  
Data Release Frequency: Varies

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019  
Date Data Arrived at EDR: 07/01/2019  
Date Made Active in Reports: 09/23/2019  
Number of Days to Update: 84

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 01/08/2021  
Next Scheduled EDR Contact: 04/12/2021  
Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020  
Date Data Arrived at EDR: 01/28/2020  
Date Made Active in Reports: 04/17/2020  
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 01/27/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Quarterly



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 10/08/2020	Telephone: Varies
Date Made Active in Reports: 01/04/2021	Last EDR Contact: 01/04/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017	Source: EPA/NTIS
Date Data Arrived at EDR: 06/22/2020	Telephone: 800-424-9346
Date Made Active in Reports: 11/20/2020	Last EDR Contact: 12/23/2020
Number of Days to Update: 151	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Biennially

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 01/08/2021
Number of Days to Update: 546	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually

## FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017	Source: Department of Energy
Date Data Arrived at EDR: 09/11/2018	Telephone: 202-586-3559
Date Made Active in Reports: 09/14/2018	Last EDR Contact: 02/02/2021
Number of Days to Update: 3	Next Scheduled EDR Contact: 05/17/2021
	Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 11/20/2020
Number of Days to Update: 74	Next Scheduled EDR Contact: 03/01/2021
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/05/2020	Telephone: 703-603-8787
Date Made Active in Reports: 11/25/2020	Last EDR Contact: 01/14/2021
Number of Days to Update: 20	Next Scheduled EDR Contact: 04/12/2021
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/03/2020	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 11/23/2020	Telephone: 303-231-5959
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 11/23/2020
Number of Days to Update: 63	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Semi-Annually

## MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/24/2020	Source: DOL, Mine Safety & Health Admi
Date Data Arrived at EDR: 11/30/2020	Telephone: 202-693-9424
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 11/24/2020
Number of Days to Update: 56	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Quarterly

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020	Source: USGS
Date Data Arrived at EDR: 05/27/2020	Telephone: 703-648-7709
Date Made Active in Reports: 08/13/2020	Last EDR Contact: 11/25/2020
Number of Days to Update: 78	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 11/25/2020
Number of Days to Update: 97	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

## ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/16/2020	Source: Department of Interior
Date Data Arrived at EDR: 09/17/2020	Telephone: 202-208-2609
Date Made Active in Reports: 12/10/2020	Last EDR Contact: 12/10/2020
Number of Days to Update: 84	Next Scheduled EDR Contact: 03/22/2021
	Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/04/2020	Source: EPA
Date Data Arrived at EDR: 12/01/2020	Telephone: (617) 918-1111
Date Made Active in Reports: 01/25/2021	Last EDR Contact: 12/01/2020
Number of Days to Update: 55	Next Scheduled EDR Contact: 03/15/2021
	Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 01/15/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Varies

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 11/17/2020
Number of Days to Update: 71	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/03/2020  
Date Data Arrived at EDR: 10/06/2020  
Date Made Active in Reports: 01/04/2021  
Number of Days to Update: 90

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 01/08/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Quarterly

## FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/13/2020  
Date Data Arrived at EDR: 11/13/2020  
Date Made Active in Reports: 01/25/2021  
Number of Days to Update: 73

Source: EPA  
Telephone: 800-385-6164  
Last EDR Contact: 11/13/2020  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Quarterly

## AIRS: Permitted Facilities Listing

A listing of Air Quality permit applications.

Date of Government Version: 10/09/2020  
Date Data Arrived at EDR: 10/09/2020  
Date Made Active in Reports: 12/31/2020  
Number of Days to Update: 83

Source: Department of Environmental Protection  
Telephone: 617-292-5789  
Last EDR Contact: 01/11/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Varies

## ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 08/14/2020  
Date Data Arrived at EDR: 08/19/2020  
Date Made Active in Reports: 11/09/2020  
Number of Days to Update: 82

Source: Department of Environmental Protection  
Telephone: 617-292-5982  
Last EDR Contact: 11/30/2020  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Varies

## DRYCLEANERS: Regulated Drycleaning Facilities

A listing of Department of Environmental Protection regulated drycleaning facilities that use perchloroethylene under the Environmental Results Program.

Date of Government Version: 09/29/2020  
Date Data Arrived at EDR: 10/09/2020  
Date Made Active in Reports: 12/31/2020  
Number of Days to Update: 83

Source: Department of Environmental Protection  
Telephone: 617-292-5633  
Last EDR Contact: 01/11/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Varies

## ENFORCEMENT: Enforcement Action Cases

A listing of enforcement action cases tracked by Department of Environmental Protection programs, including Solid Waste and Hazardous Waste.

Date of Government Version: 10/20/2020  
Date Data Arrived at EDR: 10/22/2020  
Date Made Active in Reports: 01/13/2021  
Number of Days to Update: 83

Source: Department of Environmental Quality  
Telephone: 617-292-5979  
Last EDR Contact: 01/25/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

Information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/01/2010  
Date Data Arrived at EDR: 12/23/2010  
Date Made Active in Reports: 02/03/2011  
Number of Days to Update: 42

Source: Department of Environmental Protection  
Telephone: 617-292-5970  
Last EDR Contact: 12/02/2020  
Next Scheduled EDR Contact: 03/22/2021  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tanks. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 09/30/2020  
Date Data Arrived at EDR: 10/09/2020  
Date Made Active in Reports: 12/31/2020  
Number of Days to Update: 83

Source: Office of State Fire Marshal  
Telephone: 978-567-3100  
Last EDR Contact: 01/11/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Varies

## Financial Assurance 3: Financial Assurance Information listing

Information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 01/16/2018  
Date Data Arrived at EDR: 04/17/2018  
Date Made Active in Reports: 06/15/2018  
Number of Days to Update: 59

Source: Department of Environmental Protection  
Telephone: 617-292-5970  
Last EDR Contact: 01/04/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Varies

## GWDP: Ground Water Discharge Permits

The Ground Water Discharge Permits datalayer (formerly known as Groundwater Discharge Points) is a statewide point dataset containing approximate locations of permitted discharges to groundwater.

Date of Government Version: 04/01/2020  
Date Data Arrived at EDR: 04/28/2020  
Date Made Active in Reports: 07/14/2020  
Number of Days to Update: 77

Source: MassGIS  
Telephone: 617-556-1150  
Last EDR Contact: 01/27/2021  
Next Scheduled EDR Contact: 05/10/2021  
Data Release Frequency: Varies

## HW GEN: List of Massachusetts Hazardous Waste Generators

Permanent generator identification numbers for all Massachusetts generators of hazardous waste and waste oil that have registered with or notified MassDEP of their hazardous waste activities.

Date of Government Version: 09/18/2020  
Date Data Arrived at EDR: 09/22/2020  
Date Made Active in Reports: 12/11/2020  
Number of Days to Update: 80

Source: Department of Environmental Protection  
Telephone: 617-292-5500  
Last EDR Contact: 12/17/2020  
Next Scheduled EDR Contact: 04/05/2021  
Data Release Frequency: Semi-Annually

## MERCURY: Mercury Product Recycling Drop-Off Locations Listing

A listing of locations, collecting and recycling for mercury-added products. Mercury is toxic to the human nervous system, as well as fish and animals. Mercury can enter the body either through skin absorption or through inhalation of mercury vapors. At room temperature, small beads of mercury will vaporize.

Date of Government Version: 05/07/2018  
Date Data Arrived at EDR: 05/25/2018  
Date Made Active in Reports: 06/25/2018  
Number of Days to Update: 31

Source: Department of Environmental Protection  
Telephone: 617-292-5632  
Last EDR Contact: 11/11/2020  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## NPDES: NPDES Permit Listing

Listing of treatment plants in Massachusetts that hold permits to discharge to groundwater.

Date of Government Version: 01/07/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 02/11/2020	Telephone: 508-767-2781
Date Made Active in Reports: 04/21/2020	Last EDR Contact: 11/13/2020
Number of Days to Update: 70	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

## TIER 2: Tier 2 Information Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report

Date of Government Version: 12/31/2018	Source: Massachusetts Emergency Management Agency
Date Data Arrived at EDR: 04/25/2019	Telephone: 508-820-2019
Date Made Active in Reports: 07/16/2019	Last EDR Contact: 01/11/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/26/2021
	Data Release Frequency: Annually

## TSD: TSD Facility

List of Licensed Hazardous Waste Treatment, Storage Disposal Facilities (TSDFs) in Massachusetts.

Date of Government Version: 09/21/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 09/23/2020	Telephone: 617-292-5580
Date Made Active in Reports: 12/14/2020	Last EDR Contact: 12/17/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/05/2021
	Data Release Frequency: Varies

## UIC: Underground Injection Control Listing

A list of UIC registration data and their locations

Date of Government Version: 08/05/2020	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/05/2020	Telephone: 617-566-1172
Date Made Active in Reports: 10/26/2020	Last EDR Contact: 11/05/2020
Number of Days to Update: 82	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: Varies

## MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 11/25/2020
Number of Days to Update: 3	Next Scheduled EDR Contact: 03/08/2021
	Data Release Frequency: Varies

## PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/30/2020
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Varies

## PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 01/04/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Semi-Annually



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011  
Date Data Arrived at EDR: 08/05/2011  
Date Made Active in Reports: 09/29/2011  
Number of Days to Update: 55

Source: EPA, Office of Water  
Telephone: 202-564-2496  
Last EDR Contact: 01/04/2021  
Next Scheduled EDR Contact: 04/19/2021  
Data Release Frequency: Semi-Annually

## **EDR HIGH RISK HISTORICAL RECORDS**

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

#### RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Massachusetts.

Date of Government Version: N/A	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/24/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 176	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

#### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Massachusetts.

Date of Government Version: N/A	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/01/2013	Telephone: N/A
Date Made Active in Reports: 12/24/2013	Last EDR Contact: 06/01/2012
Number of Days to Update: 176	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 10/20/2020	Telephone: 860-424-3375
Date Made Active in Reports: 11/02/2020	Last EDR Contact: 11/09/2020
Number of Days to Update: 13	Next Scheduled EDR Contact: 02/22/2021
	Data Release Frequency: No Update Planned

#### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 01/08/2021
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/19/2021
	Data Release Frequency: Annually

#### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 04/29/2020	Telephone: 518-402-8651
Date Made Active in Reports: 07/10/2020	Last EDR Contact: 01/29/2021
Number of Days to Update: 72	Next Scheduled EDR Contact: 05/10/2021
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/11/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 10/02/2019  
Date Made Active in Reports: 12/10/2019  
Number of Days to Update: 69

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 11/11/2020  
Next Scheduled EDR Contact: 03/01/2021  
Data Release Frequency: Annually

## VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 10/28/2019  
Date Data Arrived at EDR: 10/29/2019  
Date Made Active in Reports: 01/09/2020  
Number of Days to Update: 72

Source: Department of Environmental Conservation  
Telephone: 802-241-3443  
Last EDR Contact: 01/11/2021  
Next Scheduled EDR Contact: 04/26/2021  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 12/03/2020  
Next Scheduled EDR Contact: 03/22/2021  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

## Electric Power Transmission Line Data

Source: Endeavor Business Media

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

## AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

## Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers for Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

**State Wetlands Data:** Wetland Inventory

Source: MassDEP

Telephone: 617-292-5907

**Current USGS 7.5 Minute Topographic Map**

Source: U.S. Geological Survey

### **STREET AND ADDRESS INFORMATION**

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

CHARLES G DEVINE ELEMENTARY SCHOOL  
55 OLD STREET  
RANDOLPH, MA 02368

### **TARGET PROPERTY COORDINATES**

Latitude (North):	42.18974 - 42° 11' 23.06"
Longitude (West):	71.060488 - 71° 3' 37.76"
Universal Transverse Mercator:	Zone 19
UTM X (Meters):	329854.8
UTM Y (Meters):	4672684.5
Elevation:	180 ft. above sea level

### **USGS TOPOGRAPHIC MAP**

Target Property Map:	5644800 BLUE HILLS, MA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

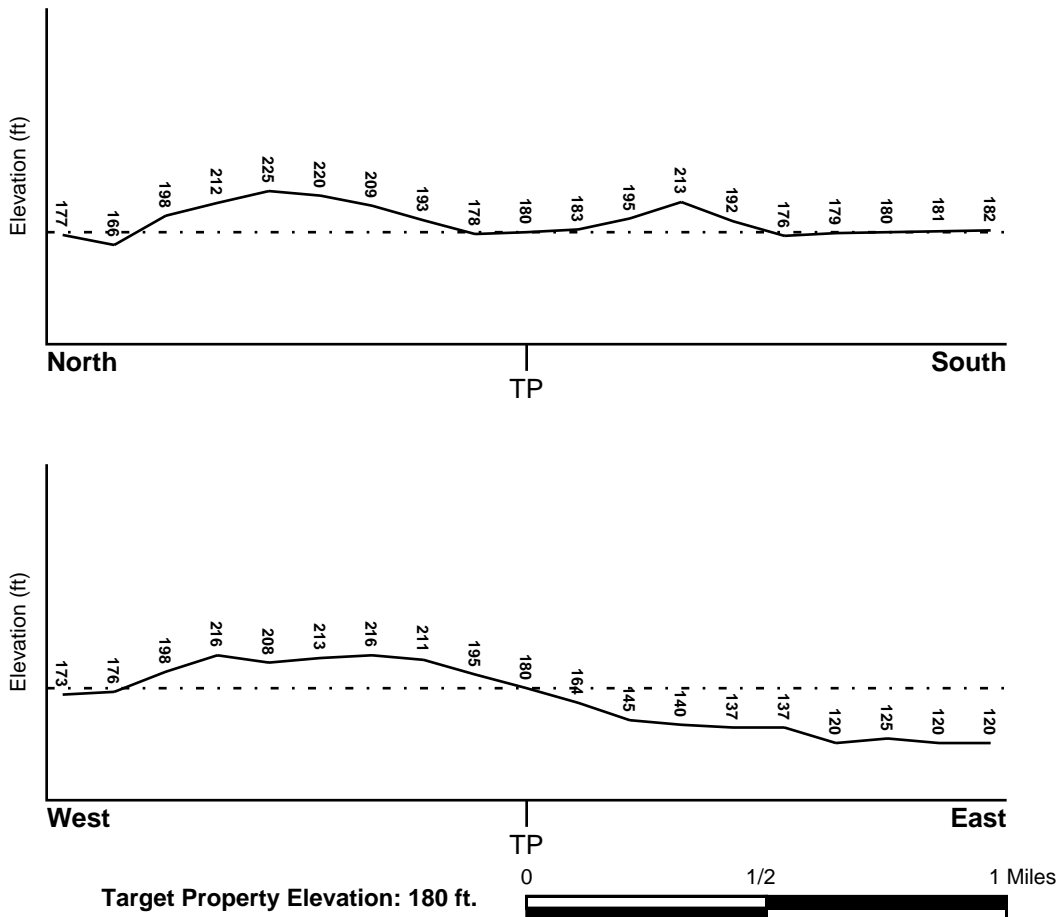
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
25021C0208E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
25021C0204E	FEMA FIRM Flood data
25021C0212E	FEMA FIRM Flood data
25021C0216E	FEMA FIRM Flood data

## **NATIONAL WETLAND INVENTORY**

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
BLUE HILLS	YES - refer to the Overview Map and Detail Map

## **HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## **AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
1	1/8 - 1/4 Mile SE	ENE
2	1/4 - 1/2 Mile SE	NE
4	1/2 - 1 Mile SSW	SE
7	1/2 - 1 Mile SE	N
1G	1/8 - 1/4 Mile SE	ENE
2G	1/4 - 1/2 Mile SE	NE
3G	1/2 - 1 Mile SSW	SE
4G	1/2 - 1 Mile SE	N

For additional site information, refer to Physical Setting Source Map Findings.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

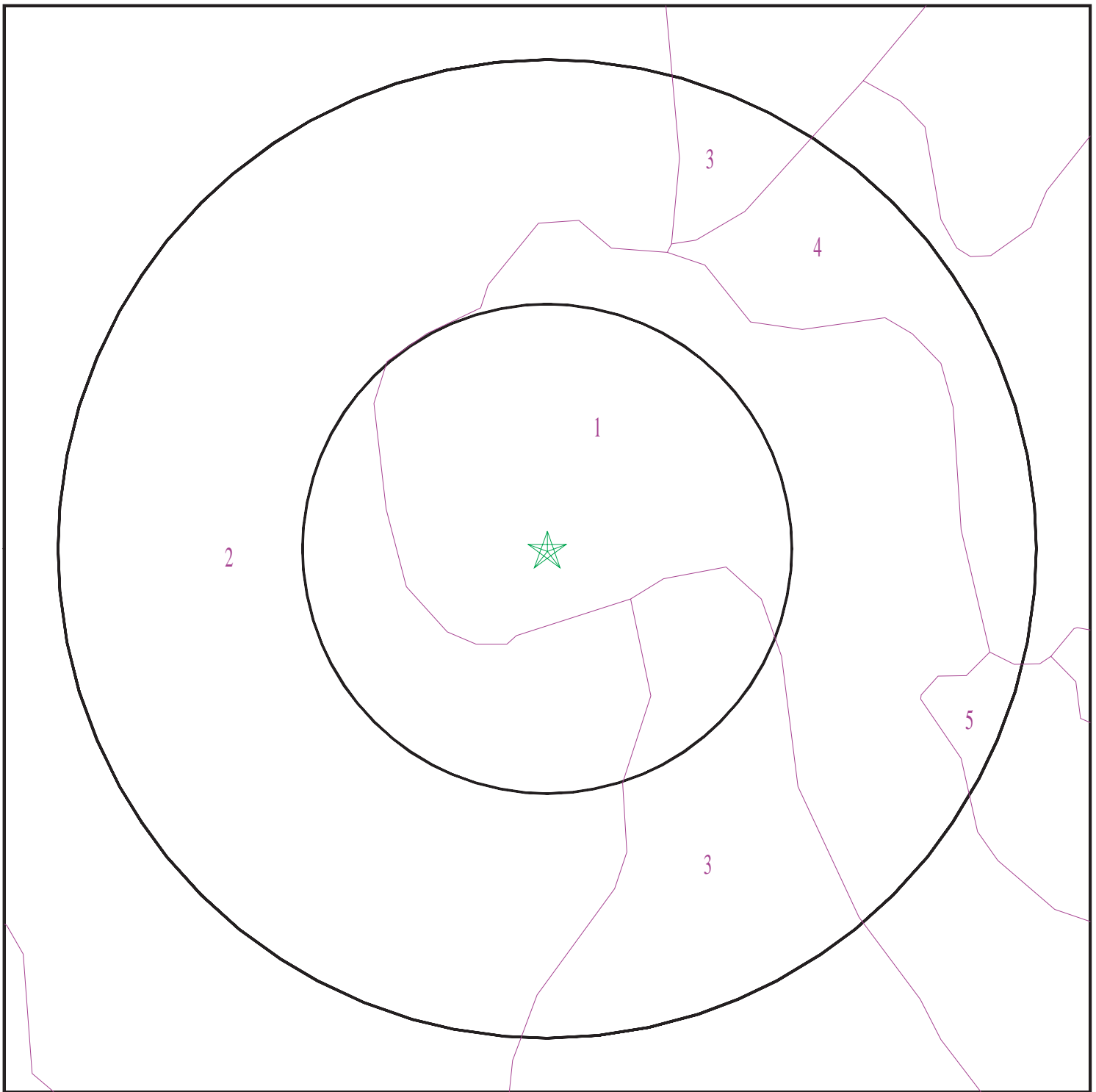
Era: Precambrian  
System: Precambrian  
Series: Z gneissic rocks  
Code: Zg *(decoded above as Era, System & Series)*

#### **GEOLOGIC AGE IDENTIFICATION**

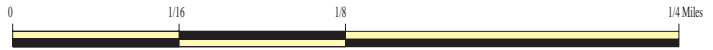
Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 06357056.2r



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Charles G Devine Elementary School  
ADDRESS: 55 Old Street  
Randolph MA 02368  
LAT/LONG: 42.18974 / 71.060488

CLIENT: PEER Consultants  
CONTACT: Dave Gorden  
INQUIRY #: 06357056.2r  
DATE: February 04, 2021 5:36 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

Soil Component Name: Udorthents

Soil Surface Texture: variable

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:  
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	variable	Not reported	Not reported	Max: 141.14 Min: 0.42	Max: Min:
2	5 inches	59 inches	variable	Not reported	Not reported	Max: 141.14 Min: 0.42	Max: Min:

### Soil Map ID: 2

Soil Component Name: Woodbridge

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
2	7 inches	25 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5
3	25 inches	59 inches	fine sandy loam	Not reported	Not reported	Max: 1.41 Min: 0	Max: 6 Min: 4.5

### Soil Map ID: 3

Soil Component Name: Canton

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	fine sandy loam	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	18 inches	fine sandy loam	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	18 inches	59 inches	gravelly loamy sand	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

### Soil Map ID: 4

Soil Component Name: Windsor

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	loamy fine sand	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5
2	3 inches	18 inches	loamy sand	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5
3	18 inches	59 inches	sand	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5

### Soil Map ID: 5

Soil Component Name: Walpole

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Poorly drained



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	sandy loam	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 7.3 Min: 4.5
2	9 inches	12 inches	sandy loam	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 7.3 Min: 4.5
3	12 inches	59 inches	stratified coarse sand to loamy fine sand	Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 7.3 Min: 4.5

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A5	USGS40000469547	1/2 - 1 Mile NE
A6	USGS40000469532	1/2 - 1 Mile NE
B9	USGS40000469621	1/2 - 1 Mile NE
11	USGS40000469335	1/2 - 1 Mile West
13	USGS40000469289	1/2 - 1 Mile West

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-------------------------

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

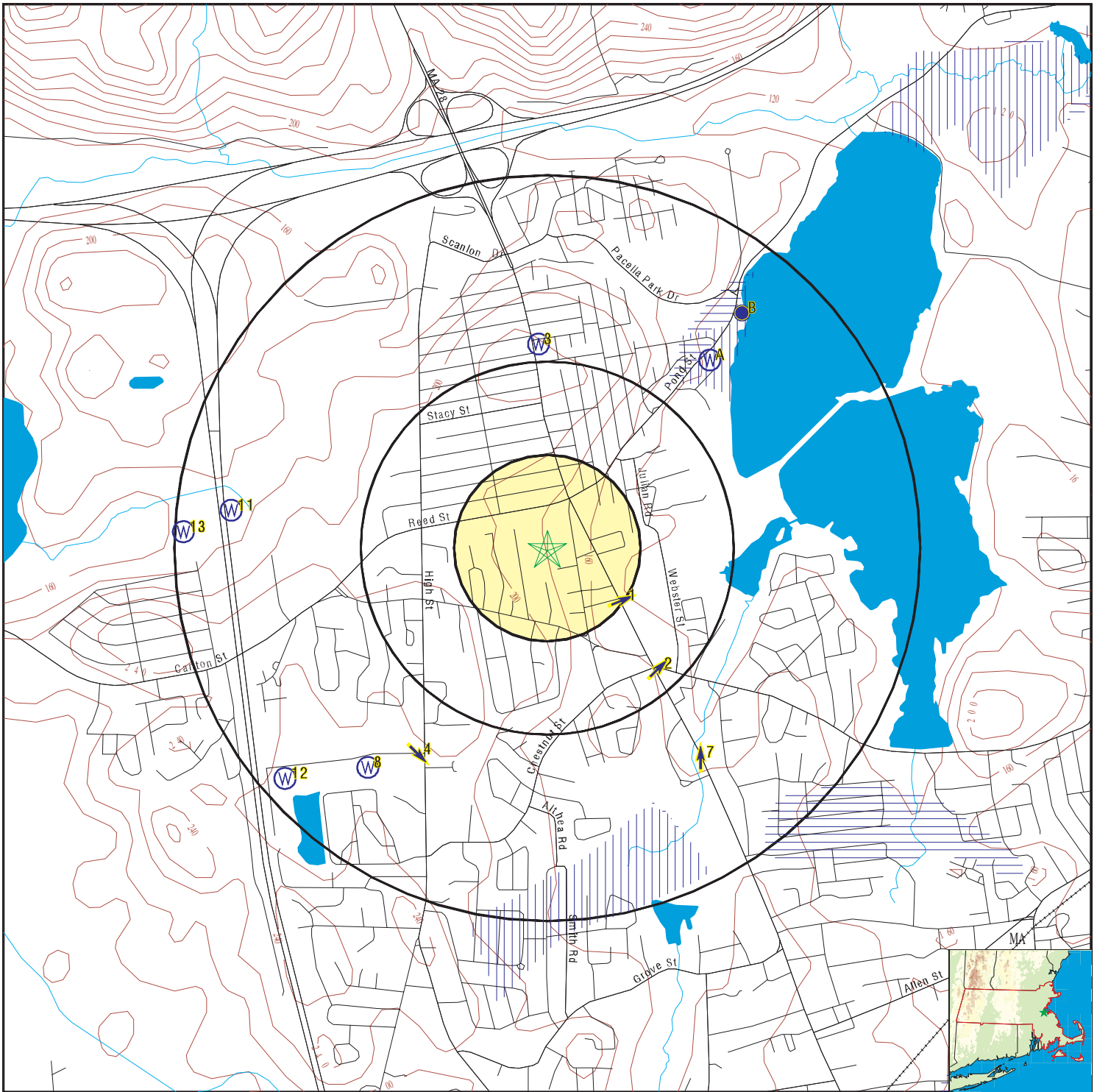
Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	MA9000000005084	1/2 - 1 Mile North
8	MA9000000005464	1/2 - 1 Mile SW
B10	MA9000000002254	1/2 - 1 Mile NE
12	MA9000000005653	1/2 - 1 Mile SW

## OTHER STATE DATABASE INFORMATION

# PHYSICAL SETTING SOURCE MAP - 06357056.2r



- |  |  |                                     |                                 |
|--|--|-------------------------------------|---------------------------------|
| County Boundary                            | 0 1/4 1/2 1 Miles                          | Groundwater Flow Direction          | Potentially Productive Aquifers |
| Major Roads                                | Indeterminate Groundwater Flow at Location | Not Potentially Productive Aquifers |                                 |
| Contour Lines                              | Groundwater Flow Varies at Location        | DEP Approved Zone IIs               |                                 |
| Earthquake epicenter, Richter 5 or greater |  | EPA Designated Sole Src. Aq.        |                                 |
| Water Wells                                |  |                                     |                                 |
| Public Water Supply Wells                  |  |                                     |                                 |
| Cluster of Multiple Icons                  |  |                                     |                                 |

SITE NAME: Charles G Devine Elementary School  
 ADDRESS: 55 Old Street  
 Randolph MA 02368  
 LAT/LONG: 42.18974 / 71.060488

CLIENT: PEER Consultants  
 CONTACT: Dave Gorden  
 INQUIRY #: 06357056.2r  
 DATE: February 04, 2021 5:36 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

<b>1</b> <b>SE</b> <b>1/8 - 1/4 Mile</b> <b>Lower</b>	Site ID: 3-0001524 Groundwater Flow: ENE Water Table Depth: Shallowest: 2.74 ft. Deepest: 4.90 ft. Date: Not Reported	<b>AQUIFLOW</b>	<b>4899</b>
--	--	-----------------	-------------

<b>2</b> <b>SE</b> <b>1/4 - 1/2 Mile</b> <b>Lower</b>	Site ID: 3-0000082 Groundwater Flow: NE Water Table Depth: Shallowest: 5.67 ft. Deepest: 7.25 ft. Date: 05/28/87	<b>AQUIFLOW</b>	<b>4898</b>
--	---	-----------------	-------------

<b>3</b> <b>North</b> <b>1/2 - 1 Mile</b> <b>Higher</b>		<b>MA WELLS</b>	<b>MA9000000005084</b>
--	--	-----------------	------------------------

PWS ID: Not Reported	Site Name: Not Reported
Type: Not Reported	
Facility Name: RANDOLPH AUTOMOTIVE SERVICE CENTER INC	
SubBasin: BOSTON HARBOR	

Basemap: DOQ	Accuracy Estimate (ft): 16
Feature Type: CB	Location Method: PHO
Primary Location Source: AP_DOQ	Secondary Location Source: KNOW
Tertiary Location Source: DD_PAR	UST ID: 12581
Date Mapped: 18-NOV-99	

<b>4</b> <b>SSW</b> <b>1/2 - 1 Mile</b> <b>Higher</b>	Site ID: 3-0002433 Groundwater Flow: SE Water Table Depth: Shallowest: 8.0 ft. Deepest: 9.0 ft. Date: 05/05/89	<b>AQUIFLOW</b>	<b>4900</b>
--	---	-----------------	-------------

<b>A5</b> <b>NE</b> <b>1/2 - 1 Mile</b> <b>Lower</b>		<b>FED USGS</b>	<b>USGS40000469547</b>
---	--	-----------------	------------------------

Organization ID: USGS-MA	
Organization Name: USGS Massachusetts Water Science Center	
Monitor Location: MA-Q2W 12	Type: Well
Description: Not Reported	HUC: 01090001
Drainage Area: Not Reported	Drainage Area Units: Not Reported
Contrib Drainage Area: Not Reported	Contrib Drainage Area Unts: Not Reported
Aquifer: Not Reported	Formation Type: Not Reported
Aquifer Type: Not Reported	Construction Date: 1956
Well Depth: 74	Well Depth Units: ft
Well Hole Depth: Not Reported	Well Hole Depth Units: Not Reported

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**A6**  
**NE**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS      USGS40000469532**

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-Q2W 16	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1956
Well Depth:	44	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

**7**  
**SE**  
**1/2 - 1 Mile**  
**Lower**

Site ID:	3-0000421	<b>AQUIFLOW</b>	<b>4897</b>
Groundwater Flow:	N		
Water Table Depth:	Shallowest: 4.17 ft. Deepest: 10.2 ft.		
Date:	07/18/86		

**8**  
**SW**  
**1/2 - 1 Mile**  
**Higher**

**MA WELLS      MA9000000005464**

PWS ID:	Not Reported	Site Name:	Not Reported
Type:	Not Reported	Facility Name:	EMERSON & CUMING MICRO
SubBasin:	BOSTON HARBOR		
Basemap:	DOQ	Accuracy Estimate (ft):	100
Feature Type:	CB	Location Method:	PHO
Primary Location Source:	KNOW	Secondary Location Source:	AP_DOQ
Tertiary Location Source:	Not Reported	UST ID:	0
Date Mapped:	24-APR-07		

**B9**  
**NE**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS      USGS40000469621**

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-Q2W 6	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1956
Well Depth:	43	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**B10**  
**NE**  
**1/2 - 1 Mile**  
**Lower**

**MA WELLS      MA9000000002254**

PWS ID:	4244001	Site Name:	GREAT POND
Type:	Community Surface Water Source		
Facility Name:	Not Reported	SubBasin:	BOSTON HARBOR

Basemap:	NA	Accuracy Estimate (ft):	100
Feature Type:	SW	Location Method:	GP_6
Primary Location Source:	SV	Secondary Location Source:	Not Reported
Tertiary Location Source:	Not Reported		

Source ID:	4244001-01S	PWS Name:	RANDOLPH/HOLBROOK WATER BOARD
Source Name:	GREAT POND	PWS Status:	A
Source Status:	A	PWS Class:	COM
Source Availability:	ACTIVE		

**11**  
**West**  
**1/2 - 1 Mile**  
**Lower**

**FED USGS      USGS40000469335**

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	MA-Q2W 3	Type:	Well
Description:	Not Reported	HUC:	01090001
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	1959
Well Depth:	21	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

**12**  
**SW**  
**1/2 - 1 Mile**  
**Higher**

**MA WELLS      MA9000000005653**

PWS ID:	Not Reported	Site Name:	Not Reported
Type:	Not Reported	Facility Name:	MD STETSON CO
SubBasin:	BOSTON HARBOR		

Basemap:	DOQ	Accuracy Estimate (ft):	100
Feature Type:	CB	Location Method:	MAP
Primary Location Source:	DS_GPS	Secondary Location Source:	Not Reported
Tertiary Location Source:	Not Reported	UST ID:	0
Date Mapped:	Not Reported		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

<b>13</b> <b>West</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Database: <b>FED USGS</b> EDR ID Number: <b>USGS40000469289</b>
---	--

Organization ID:	USGS-MA	
Organization Name:	USGS Massachusetts Water Science Center	
Monitor Location:	MA-Q2W 2	Type: Well
Description:	Not Reported	HUC: 01090001
Drainage Area:	Not Reported	Drainage Area Units: Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units: Not Reported
Aquifer:	Not Reported	Formation Type: Not Reported
Aquifer Type:	Not Reported	Construction Date: 1959
Well Depth:	24	Well Depth Units: ft
Well Hole Depth:	Not Reported	Well Hole Depth Units: Not Reported

<b>1G</b> <b>SE</b> <b>1/8 - 1/4 Mile</b> <b>Lower</b>	Site ID: 3-0001524 Groundwater Flow: ENE Water Table Depth: Shallowest: 2.74 ft. Deepest: 4.90 ft. Date: Not Reported	<b>AQUIFLOW</b>	<b>4899</b>
---	--	-----------------	-------------

<b>2G</b> <b>SE</b> <b>1/4 - 1/2 Mile</b> <b>Lower</b>	Site ID: 3-0000082 Groundwater Flow: NE Water Table Depth: Shallowest: 5.67 ft. Deepest: 7.25 ft. Date: 05/28/87	<b>AQUIFLOW</b>	<b>4898</b>
---	---	-----------------	-------------

<b>3G</b> <b>SSW</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 3-0002433 Groundwater Flow: SE Water Table Depth: Shallowest: 8.0 ft. Deepest: 9.0 ft. Date: 05/05/89	<b>AQUIFLOW</b>	<b>4900</b>
--	---	-----------------	-------------

<b>4G</b> <b>SE</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 3-0000421 Groundwater Flow: N Water Table Depth: Shallowest: 4.17 ft. Deepest: 10.2 ft. Date: 07/18/86	<b>AQUIFLOW</b>	<b>4897</b>
---	--	-----------------	-------------

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance

Database EDR ID Number

---

MA\_ACECS\_ID 22

---

MA\_ACECS\_ID 22

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: MA Radon

### Radon Test Results

County	% of sites > 4 pCi/L	Median
NORFOLK	21	1.9

Federal EPA Radon Zone for NORFOLK County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level  $\geq$  2 pCi/L and  $\leq$  4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 02368

Number of sites tested: 6

Area	Average Activity	% < 4 pCi/L	% 4-20 pCi/L	% > 20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.383 pCi/L	100%	0%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: MassDEP

Telephone: 617-292-5907

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Massachusetts Geographic Information System (MassGIS) Datalayers

Source: Executive Office of Environmental Affairs

Telephone:

#### Public Water Supply Database

Telephone:

The Public Water Supply datalayer contains the locations of public community surface and groundwater supply sources and public non-community supply sources as defined in 310 CMR 22.00.

#### Areas of Critical Environmental Concern

Telephone:

The Areas of Critical Environmental Concern (ACEC) datalayer shows the location of areas that have been designated ACECs by the Secretary of Environmental Affairs. ACEC designation requires greater environmental review of certain kinds of proposed development under state jurisdiction within the ACEC boundaries. The ACEC Program is administered by the Department of Environmental Management (DEM) on behalf of the Secretary of Environmental Affairs. The Massachusetts Coastal Zone Management (MCZM) Office managed the original Coastal ACEC Program from 1978 to 1993, and continues to play a key role in monitoring coastal ACECs. Procedures for ACEC designation and the general policies governing the effects of designation are contained in the ACEC regulations (301 CMR 12.00). The ACEC datalayer has been compiled by MCZM and DEM and includes both coastal and inland areas.

#### EPA Designated Sole Source Aquifers

Telephone:

The Sole Source Aquifer datalayer was compiled by the Department of Environmental Protection (DEP) Division of Water Supply (DWS). Seven Sole Source Aquifers have been designated by the US Environmental Protection Agency (EPA) for Massachusetts. A Sole Source Aquifer (SSA) is an aquifer designated by US EPA as the sole or principal source of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50% or more of the drinking water for that area and for which there are no reasonably available alternative sources should that aquifer become contaminated. The aquifers were defined by an EPA hydrogeologist.

#### Aquifers

Telephone:

MassGIS produced an aquifer datalayer composed of 20 individual panels, generally based on the boundaries of the major drainage basins. Areas of high and medium yield were mapped. This datalayer includes polygon attribute coding to help in the identification of areas in which cleanup of hazardous waste sites must meet drinking water standards, as defined in the Massachusetts Contingency Plan (MCP) (310 CMR 40.00000).

#### Non-Potential Drinking Water Source Areas

Telephone:

Non-Potential Drinking Water Source Areas (NPDWSA) are regulatory in nature representing one of many considerations used in determining the standards to which ground water must be cleaned in the event of a release of oil or hazardous material. NPDWSAs are not based on existing water quality and do not indicate poor ambient conditions.

#### DEP Approved Zone IIs

Telephone:

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## OTHER STATE DATABASE INFORMATION

### RADON

State Database: MA Radon  
Source: Department of Health  
Telephone: 413-586-7525  
Radon Test Results

### Area Radon Information

Source: USGS  
Telephone: 703-356-4020  
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

### EPA Radon Zones

Source: EPA  
Telephone: 703-356-4020  
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

## STREET AND ADDRESS INFORMATION

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**APPENDIX E**  
**SITE PHOTOGRAPHS**



**Photo 1:** View of 2<sup>nd</sup> floor classroom (typical) in original section of building on the target property (TP).



**Photo 2:** View of stairwell (typical) in original section of building on the TP.



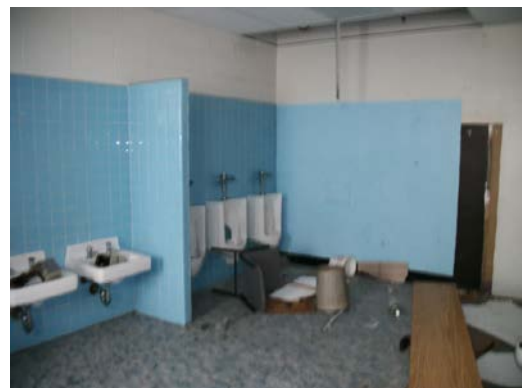
**Photo 3:** View of circuit breaker (typical) in original section of building on the TP.



**Photo 4:** View of 1<sup>st</sup> floor classroom (typical) in original section of building on the TP.



**Photo 5:** View of closet with 1-gallon cans of paint in 1<sup>st</sup> floor classroom in original section of building on the TP.



**Photo 6:** View of bathroom (typical) in original section of building on the TP.



**Photo 7:** View of ACF Compressor in boiler room basement in original building on the TP.



**Photo 8:** View of hot water tank in boiler room basement in original building on TP.



**Photo 9:** View north from the boiler room beneath the crawl space of the original building on the TP.



**Photo 10:** View of HB Smith Boiler (Series 28-1; N87 1019) in the boiler room of the original building on the TP.



**Photo 11:** View of crawl space from 1<sup>st</sup> floor surface entryway within the original building on the TP.



**Photo 12:** View of a 1<sup>st</sup> floor classroom (typical) within the classroom wing addition to the building on the TP.





**Photo 13:** View of crawl space from 1<sup>st</sup> floor entryway within the classroom wing addition to the building on the TP.



**Photo 14:** View of kitchen (former) within the classroom wing addition to the building on the TP.



**Photo 15:** View of lunchroom (former) within the classroom wing addition to the building on the TP.



**Photo 16:** View of gymnasium (former) within the classroom wing addition to the building on the TP.



**Photo 17:** View southeast of subsidence near a catch basin (orange barrel) and with 6,000-gallon AST in distance at original / addition to building on TP.



**Photo 18:** View southeast of 6,000-gallon AST at original / classroom wing addition to building on TP.





**Photo 19:** View west of open brook / suspect stormwater conveyance channel on southwestern parcel of TP.



**Photo 20:** View of fenced-in area west of school building, which formerly contained a children's playset on TP.



**Photo 21:** View northeast across snow-covered suspect grass playing fields on the TP.



**Photo 22:** View south across field stone wall, toward building, at grassed field/paved parking lot portion on the TP.



**Photo 23:** View north-northeast from Old Street of building on the TP.



**Photo 24:** View south-southwest from Old Street of building on the TP.

**APPENDIX F  
CREDENTIALS**





**PEER**  
CONSULTANTS, P.C.

**David Gorden, CWS, CPSS**  
*Senior Environmental Scientist*

**EDUCATION**

M.S. Plant & Soil Science, 1994  
B.S. Environmental Science and Management, 1991

**LICENSES**

Asbestos Inspector (MA #AI900459)  
Asbestos Designer (MA #AD900373)  
Asbestos Management Planner (MA #AP900468)  
Lead Inspector MA #I-4057  
Certified Wetland Scientist  
Certified Professional Soil Scientist  
Residential Radon Measurement Hazard Ranking System Training

**YEARS OF EXPERIENCE**

Total: 27 PEER: 8 Years

Mr. Gorden is a reliable, efficient, and focused Environmental Professional with a Master of Science degree, professional licenses and certifications, and 27 years of strategic experience with industry leading firms in the environmental, engineering, industrial hygiene, and natural resource fields. He effectively collaborates with key market-sector clients on sensitive projects by successfully combining his proven expertise in Clean Energy, Environmental Science, Natural Resources, Wetlands, & Wildlife, Site Investigation, Characterization, and Remediation, Transportation Design/Build Projects, Solar PV, and Civil Engineering Support Services. He is a leader and an achiever. Mr. Gorden has been the recipient of the Environmental Business Council's (EBC) Committee Leadership Award, is a graduate of the Emerging Leaders program and has successfully organized professional networking events/seminars and held board positions for the EBC Young Environmental Professionals, and other professional organizations.

**SELECTED EXPERIENCE**

**Hannigan School, Environmental, MCP, and Hazardous Material Support, New Bedford, MA**

PEER's Phase 2 soil sampling investigation was undertaken in response to the results of our Phase I ESA report, which identified several recognized environmental conditions (RECs) including former USTs and other adjoining hazardous materials concerns. Our investigation was based on advanced remediation planning at the abandoned school prior to its demolition and redevelopment. The investigation was conducted to determine the presence or absence of indicator contaminants associated with the RECs identified by the Phase I ESA.

**Union Square Utility & Roadway Improvements, Somerville, MA**

Project Manager responsible for conducting Phase 1 and Phase 2 Environmental Site Assessments along utility rights of way in Union Square to assess environmental issues related to the release/presence of oil and other hazardous materials. Phase 1 site assessment tasks included historical and public records review, site reconnaissance, and identification of environmental characteristics and special resources. Phase 2 included field observations of borings, soil vapor monitoring, soil sample collection and analysis.

**Capen Reynolds Farm, Stoughton, MA**

Project Manager responsible for hazardous material inspection and natural resource site review services for proposed renovation / demolition activities on this historical farm property. Inspected interior and exterior constructs, finishes, and other materials that may contain asbestos, PCBs, mold, oil and hazardous materials, and/or lead paint.

**North University Drive Parking Lot Improvement, University Of Massachusetts, Amherst, MA**

Project Manager responsible for wetland delineation and all natural resource permitting activities to support existing parking lot improvements between Stadium Drive and N. University Drive on the campus of UMASS Amherst. Highlights: Wetland delineation, local Conservation Commission permitting

**Keolis Commuter Services, LLC, Boston, MA**

Project Manager responsible for all natural resource permitting activities to support existing culvert rehabilitation design approvals and upgrades to the MBTA commuter rail system. Highlights: Wetland delineation, hydrology analysis, field survey for permitting plan development and approvals; implementation of BMP's to mitigate environmental impact, management of erosion controls and water remediation during construction activities required to meet specifications per Order of Conditions issued by local Conservation Commissions, MADEP, and/or Army Corp of Engineers.

**Medway High School Athletic Fields, Medway, MA**

Project Manager for wetland delineation and permitting support under the Massachusetts Wetlands Protection Act for a project which included new, multi-purpose, synthetic turf athletic fields, the renovation of an existing natural turf softball field, athletic field lighting, a new parking lot, multi-use trail extension, sidewalks, landscaping, irrigation, fencing, drainage and related amenities.

**Millbrook Meadow and Mill Pond, Rockport, MA**

Project Manager for a Natural Resource Delineation, Wetlands Protection Act, Limited Environmental Site Assessment (ESA), and Phase II sediment investigation related to the proposed improvement to a Town-owned property, formerly occupied by an industrial mill.

**Cambridge Housing Authority – Woodrow Wilson Court, Cambridge, MA**

Provided environmental due diligence services for a one-acre housing complex. Services included database review, historical and physical records review, interviews, and visual inspection of the site and adjoining properties. A Phase 1 ESA report was produced documenting findings on the site. Also provided hazardous material inspection support services for modernization including window and roof replacement, ADA improvements, mechanical, electrical and plumbing upgrades. Services included inspection and analysis of materials that may be affected by the project and that may contain asbestos and/or lead paint. Asbestos abatement specifications were prepared. Radon testing and reporting in the basement of three buildings was also performed.

**Dedham Combined Town Hall and Senior Center, Dedham, MA**

Provided environmental services for site selection and design including Phase I ESA, ground penetrating radar survey, soil sampling investigation and hazardous materials investigation. Hazardous materials services included inspection, sampling and analysis for asbestos, lead and PCBs. Design services included abatement specifications, universal waste specification, submittal review and oversight during construction.

**Springfield Police Headquarters, Springfield, MA**

Environmental services for site selection and design including Phase I ESA and hazardous materials investigation of the existing station including sampling and analysis of suspect materials, technical report preparation, abatement cost estimate, and abatement specifications.

**Cold Spring Brook, Ashland Reservoir, Ashland MA**

Project Manager responsible for stream characterization work including water quality testing services, physiochemical assessment and characterization of the biological and ecological health along Cold Spring Brook, upstream and downstream of the Ashland Reservoir.

**BWSC A04 Excavated Soil Management Plan, Boston, MA**

Assisted with the preparation of a revised BWSC A04 Excavated Soil Management Plan. The plan clarified current conditions which impact future soil disposal and provided procedures and requirements for excavated soil and groundwater management. The plan covered handling, stockpiling, characterization, off-site transportation of contaminated soils for reuse, disposal or treatment; handling, storage and disposal of solid waste material; handling and disposal of pumped groundwater; dust control measures and contingencies.

# SECTION 6.5 SURVEY