

Feasibility Study
Middle School to Elementary School
Abigail Adams Middle School
Town of Weymouth
A/E Project No. 19005.00

prepared by

McKinnell McKinnell & Taylor Inc.
164 Washington Street
Norwell, MA 02061

July 13, 2019

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FEASIBILITY STUDY

PROJECT

Middle School to Elementary School
Abigail Adams Middle School
Town of Weymouth
89 Middle Street
East Weymouth, MA 02189
A/E Project No. 19005.00

EXECUTIVE SUMMARY

McKinnell McKinnell & Taylor Inc. (MMT) was commissioned to investigate the feasibility of converting Weymouth's Abigail Adams Middle School into an elementary school. MMT visited the site on June 31, 2019. The Director of Asset Management/Chief Procurement Officer John MacLeod, Superintendent of Schools Jennifer Curtis-Whipple, Assistant Superintendent Brian Smith, Assistant Superintendent of Instructional Services Mary Ann Bryan, and Secretary of the Superintendent Eileen Pitts were present. MMT visited the site again on July 8, 2019, John MacLeod and Deputy Director of Central Maintenance John Barker attended.

As a result of this investigation, MMT believes that the conversion of the middle school into an elementary school is feasible at an estimated construction cost of \$5,546,800.00.

A construction cost estimate, study sketches, and code review are included in the appendix of this study.

Scope of work items that were discussed in the initial meeting that have not been included in the cost estimate are listed below. Should funding be available these costs could be added to the total construction cost estimate:

New Auditorium House Lighting	\$25,000.00
New Auditorium Theatrical Lighting	\$98,000.00
New Auditorium Seating	\$385,000.00
New Library Carpet	<u>\$42,000.00</u>
Subtotal	\$550,000.00

SCOPE OF WORK

The middle school is a two-story brick building of approximately 110,000 square feet. Since it is currently an educational use group, there will be no change of use in changing the school to serve an elementary school age group.

In areas not requiring changes to suit the new programing, the mechanical, plumbing, fire protection, electrical, fire alarm, tele/data, and master clock systems will remain as they are. Other than the master clock system that will not be extended into the kindergarten rooms, these systems will be modified in areas of construction to conform to the requirements of the spaces.

The required renovation is broken into four parts: Kindergarten renovation, first floor upgrades, second floor upgrades, and exterior upgrades.

KINDERGARTEN

In order to include the kindergarten age group into this building, an existing area of classrooms will need to be completely renovated to provide classrooms with required toilet facilities. This area will also house four staff offices, three of which are existing.

This portion of the building will require one new egress and will otherwise tie into the existing corridors providing a layout that meets accessibility codes.

The existing HVAC system consists of packaged air handlers and finned tube radiation that are served from an HVAC plant that was renovated in 2016. The air handlers will be removed, and a new variable refrigerant flow (VRF) system with ceiling cassette units will be installed. The perimeter finned tube radiation will be replaced in kind to suit the new layout of the classrooms.

There are currently no toilet facilities in this part of the building. The plumbing system will be extended to add two new toilet rooms for each of the four classrooms. The fire protection system will be modified to suit the new layout.

The electrical system will require the addition of new panelboards, lighting, exit signage, and receptacles throughout this portion of the building. A new fire alarm system will be installed and will tie into the existing system that was upgraded in 2016. The tele/data system and public address systems will also be extended into this area.

FIRST FLOOR

The existing toilet rooms for students and faculty do not meet codes for accessibility. These toilet room groups will be upgraded to provide full compliance. Adjacent classroom space will be utilized to expand the rooms to make this possible. Plumbing fixture counts will be increased to serve the proposed occupancy of 300 students per floor.

The cost estimate includes the painting of the classrooms and offices throughout this level. It does not include painting of the gymnasium, auditorium, cafeteria, band room, chorus room, locker rooms, or hallways.

The existing hand and guardrails on the stairs that connect the first and second floors do not meet the current code for providing fall protection. Modifying the handrails in all six stairs is included as part of the scope of work.

SECOND FLOOR

As on the first floor, the existing toilet rooms for students and faculty do not meet codes for accessibility. These toilet room groups will also be upgraded to provide full compliance in the same manner as the first floor.

The second floor currently houses the school's science rooms. These rooms will be turned into standard classrooms for this conversion to an elementary school. This renovation will include the removal of all casework, sinks, gas connections, and cabinets. There are currently preparation rooms between the classrooms. These will also be eliminated. These changes will require the patching of the walls, floors, and ceiling finishes.

The cost estimate includes the painting of the classrooms and offices throughout this level. It does not include painting of the hallways.

EXTERIOR

The original front entrance to the building is a split entry and it is not technically feasible for it to be renovated to provide an entrance that meets the codes for accessibility. MMT recommends that a new main entrance be provided off of Academy Avenue.

This entrance would require a new parking area, ramp, and entrance at the existing Academy Avenue door. Access to this new parking area would be by the existing parking lot between the school and Town Hall.

COST ESTIMATES

McKINNELL McKINNELL & TAYLOR INC.

164 WASHINGTON STREET - STE 201
NORWELL, MA 02061
TEL: 781-878-6223
FAX: 781-878-8920

CLIENT: Town of Weymouth
PROJECT LOCATION: Abigail Adams Middle School
PROJECT NAME: Feasibility Study
A/E PROJECT NO.: 19005.00

DATE: 7/12/19
BY: RNM

LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
	ARCHITECTURAL							2,881,930.00
	FIRE PROTECTION							69,000.00
	PLUMBING							272,200.00
	MECHANICAL							205,775.00
	ELECTRICAL							238,393.00
	SUBTOTAL							3,667,298.00
	25% OVERHEAD AND PROFIT							916,824.50
	SUBTOTAL							4,584,122.50
	10% G.C. COMMISSION							458,412.25
	SUBTOTAL							5,042,534.75
	10% CONTINGENCY							504,253.48
	SUBTOTAL							5,546,788.23
	CONSTRUCTION ESTIMATE							5,546,800.00
	CONSTRUCTION DURATION 90 DAYS							

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				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	ARCHITECTURAL							
2								
3	Mobilization	LS	1			10,000.00	10,000.00	10,000.00
4	Supervision	WK	8			2,500.00	20,000.00	20,000.00
5	Disposal	LS	1			10,000.00	10,000.00	10,000.00
6	Abatement Contingency	LS	1			100,000.00	100,000.00	100,000.00
7	Kindergarten Renovation							
8	Buildout of Classrooms	SF	7500	25.00	187,500.00	30.00	225,000.00	412,500.00
9	Restrooms	SF	800	100.00	80,000.00	140.00	112,000.00	192,000.00
10	Office Area Buildout	SF	1050	20.00	21,000.00	27.00	28,350.00	49,350.00
11	New Exterior Door	LS	1	3,000.00	3,000.00	5,000.00	5,000.00	8,000.00
12	First Floor Renovation							
13	Restroom Renovations	SF	3000	100.00	300,000.00	140.00	420,000.00	720,000.00
14	Library Rug	SY	350	70.00	24,500.00	10.00	3,500.00	28,000.00
15	Painting of Classrooms	SF	39000	0.15	5,850.00	0.62	24,180.00	30,030.00
16	Stair Handrail Guardrail Modifications	LF	210	100.00	21,000.00	275.00	57,750.00	78,750.00
17	Misc. Accessibility Upgrades	LS	1	20,000.00	20,000.00	20,000.00	20,000.00	40,000.00
18	Second Floor Renovations							
19	Restroom Renovations	SF	2800	100.00	280,000.00	140.00	392,000.00	672,000.00
20	Classroom Renovation to Remove Science Lab	SF	13000	2.00	26,000.00	4.00	52,000.00	78,000.00
21	Patch Flooring	SF	5000	1.54	7,700.00	2.00	10,000.00	17,700.00
22	Eliminate Science Prep Room	SF	1500	5.00	7,500.00	10.00	15,000.00	22,500.00
23	Painting of Classrooms	SF	30000	0.15	4,500.00	0.62	18,600.00	23,100.00
24	Exterior							
25	New Accessible Entrance	LS	1	5,000.00	5,000.00	5,000.00	5,000.00	10,000.00
26	Ramp	LS	1	100,000.00	100,000.00	120,000.00	120,000.00	220,000.00
27	Parking and Site work	LS	1	60,000.00	60,000.00	40,000.00	40,000.00	100,000.00
28	Misc. Accessibility Upgrades	LS	1	20,000.00	20,000.00	20,000.00	20,000.00	40,000.00
29								
30	SUBTOTAL							2,881,930.00

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PROJECT LOCATION: Abigail Adams Middle School
PROJECT NAME: Feasibility Study
A/E PROJECT NO.: 19005.00

DATE: 7/12/19
BY: MT

LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	FIRE PROTECTION							
2								
3	Remove and Relocate Heads	LS	1	69,000.00	69,000.00			69,000.00
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29	SUBTOTAL							69,000.00
30								

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DATE: 7/12/19
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LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	PLUMBING							
2								
3	Removal							
4	Fixture and Pipe Branch Removal	LS	1	20,000.00	20,000.00			20,000.00
5								
6								
7	New Work							
8	Lavs	EA	16	1,500.00	24,000.00	700.00	11,200.00	35,200.00
9	WC's	EA	31	2,500.00	77,500.00	550.00	17,050.00	94,550.00
10	Urinals	EA	10	1,300.00	13,000.00	625.00	6,250.00	19,250.00
11	Water Fountains	EA	6	2,900.00	17,400.00	450.00	2,700.00	20,100.00
12	Janitor Sinks	EA	2	2,200.00	4,400.00	850.00	1,700.00	6,100.00
13	Carrier and Supports	LS	1	21,000.00	21,000.00			21,000.00
14	Piping Water (Main)	LF	300	30.00	9,000.00	15.00	4,500.00	13,500.00
15	Piping DWV (Main)	LF	500	45.00	22,500.00	22.00	11,000.00	33,500.00
16	Piping Insulation	LF	500	4.00	2,000.00	5.00	2,500.00	4,500.00
17	New Ball Valves	EA	30	108.00	3,240.00	42.00	1,260.00	4,500.00
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29	SUBTOTAL							272,200.00
30								

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PROJECT LOCATION: Abigail Adams Middle School
DATE: 7/12/19 PROJECT NAME: Feasibility Study
BY: MT A/E PROJECT NO.: 19005.00

LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	MECHANICAL							
2								
3	Removal							
4	Air Handling Units	EA	3					
5	Ductwork	LS	1	15,000.00	15,000.00	1,425.00	4,275.00	4,275.00
6	Finned Tube Radiation	EA	1			6,000.00	6,000.00	15,000.00
7	Controls	LS	1	3,000.00	3,000.00			6,000.00
8	Exhaust Fan Removal	EA	5			1,000.00	5,000.00	3,000.00
	New Work							5,000.00
9	VRF System (20-25 Tons)	LS	1	100,000.00	100,000.00			100,000.00
10	ERV Unit	EA	1	8,000.00	8,000.00	2,400.00	2,400.00	10,400.00
11	Exhaust Fans	EA	6	1,600.00	9,600.00	300.00	1,800.00	11,400.00
12	Controls	LS	1	10,000.00	10,000.00	3,500.00	3,500.00	13,500.00
13	Finned Tube Radiation and Piping	LF	400	43.00	17,200.00	50.00	20,000.00	37,200.00
14								
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								
26								
27								
28								
29	SUBTOTAL							205,775.00
30								

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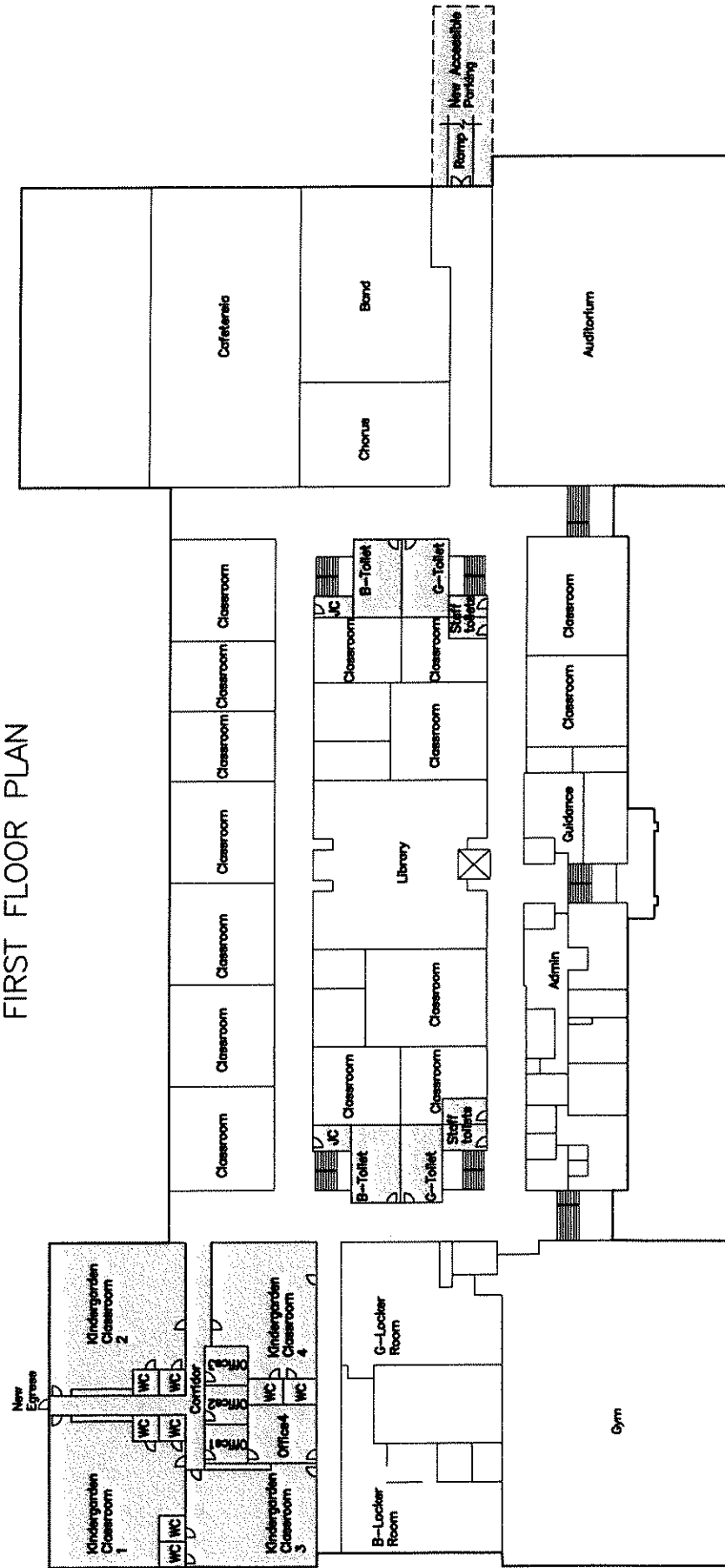
CLIENT: Town of Weymouth
PROJECT LOCATION: Abigail Adams Middle School
PROJECT NAME: Feasibility Study
A/E PROJECT NO.: 19005.00

DATE: 7/12/19
BY: BMM

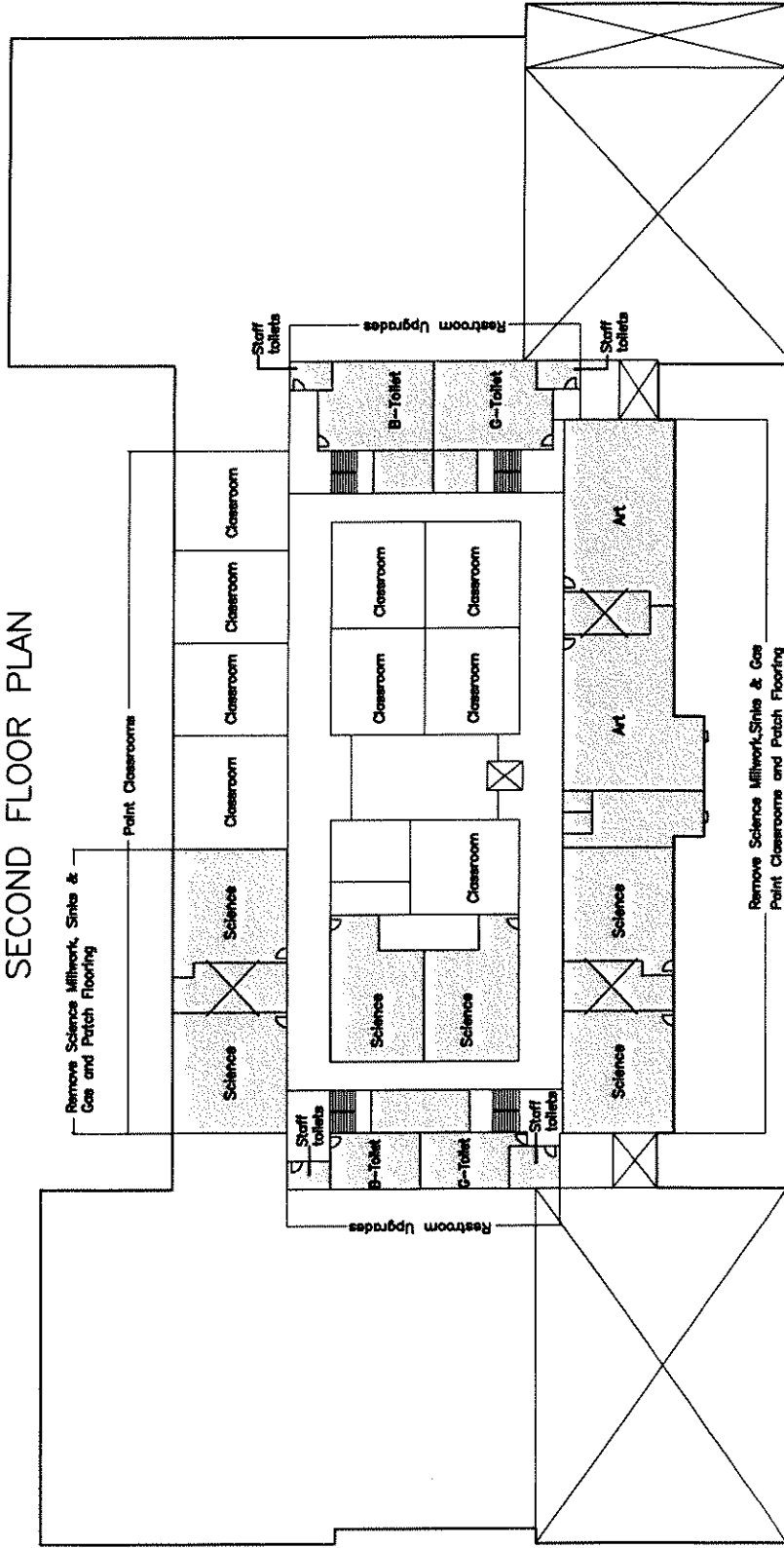
LINE NO	ITEM DESCRIPTION	UNIT	QTY	MATERIALS		LABOR		TOTAL COST
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	
1	ELECTRICAL							
2								
3	Demolition	SF	15850			5.00	79,250.00	79,250.00
4								
5	Panelboard, 208Y/120V, 100A	EA	1	1,800.00	1,800.00	1,200.00	1,200.00	3,000.00
6	Feeder, 100A	LF	100	9.50	950.00	21.00	2,100.00	3,050.00
7	Receptacle, Duplex, Tamperproof	EA	38	68.00	2,584.00	275.00	10,450.00	13,034.00
8	Receptacle, Duplex, Tamperproof, GFCI	EA	18	90.00	1,620.00	275.00	4,950.00	6,570.00
9	Luminaire, LED, 2x4	EA	66	200.00	13,200.00	98.00	6,468.00	19,668.00
10	Luminaire, LED, 1x4	EA	21	310.00	6,510.00	98.00	2,058.00	8,568.00
11	Luminaire, LED, Exterior	EA	2	425.00	850.00	98.00	196.00	1,046.00
12	Occupancy Sensor, Ceiling	EA	13	150.00	1,950.00	75.00	975.00	2,925.00
13	Occupancy Sensor, Wall	EA	10	75.00	750.00	45.00	450.00	1,200.00
14	Emergency Relay	EA	6	150.00	900.00	75.00	450.00	1,350.00
15	Branch Circuit Wiring	SF	15850	0.75	11,887.50	2.85	45,172.50	57,060.00
16	Fire Alarm Power Booster / Sync Module	EA	1	800.00	800.00	200.00	200.00	1,000.00
17	Fire Alarm A/V Appliance	EA	15	150.00	2,250.00	95.00	1,425.00	3,675.00
18	Fire Alarm Visual-Only Strobe Appliance	EA	9	120.00	1,080.00	75.00	675.00	1,755.00
19	Fire Alarm Pull Station	EA	1	75.00	75.00	75.00	75.00	150.00
20	Smoke Detector	EA	16	225.00	3,600.00	95.00	1,520.00	5,120.00
21	Fire Alarm Cabling	CLF	5	250.00	1,250.00	80.00	400.00	1,650.00
22	Speaker, PA	EA	25	175.00	4,375.00	95.00	2,375.00	6,750.00
23	Cabling, PA System	CLF	5	15.00	75.00	75.00	375.00	450.00
24	Tel/Data Outlet	EA	12	26.00	312.00	15.00	180.00	492.00
25	Cat 5e Cabling, Plenum-Rated	CLF	6	25.00	150.00	80.00	480.00	630.00
26	Miscellaneous	LS						20,000.00
27								
28								
29	SUBTOTAL							238,393.00
30								

STUDY SKETCHES

FIRST FLOOR PLAN



SECOND FLOOR PLAN



CODE REVIEW

McKINNELL McKINNELL & TAYLOR INC.

PROJECT NAME: Abigail Adams Elementary School Feasibility Study

CLIENT: Town of Weymouth

PROJECT ADDRESS: 89 Middle Street, Weymouth MA

A/E PROJECT NO.: 19005.00

DATE: 7/12/19

Scope: Feasibility study to convert the Middle School into an Elementary School

SECTION	REFERENCE PG #
CHAPTER 1	
SCOPE AND ADMINISTRATION	
101.1 Replace as follows: Adoption and Title - the board of building regulations adopts and incorporates by reference, the International Building Code 2015 including appendices A through J.	780 CMR - 9th pg 11
101.2 Scope. The code applies to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or attaches to such buildings or structures.	IBC 2015 pg 1
101.4.6 Energy: For energy efficiency refer to 780 CMR13	780 CMR - 9th pg 12
101.4.7 Existing Buildings. IEBC applies to materials governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.	IBC 2015 pg 1
IEBC - 2015	
SECTION 101 GENERAL	
101.4 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy	IEBC 2015 pg 1
101.4.2 Buildings Previously Occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the <i>International Fire Code</i> , or the <i>International Property Maintenance Code</i> , or as is deemed necessary by the code official for the general safety and welfare of the occupants and the public.	IEBC 2015 pg 1
Changing from a Middle School to an Elementary school does not constitute a change of use.	
101.7 Correction of violations of other codes. Repairs and alterations mandated by any property, housing or fire safety maintenance code or mandated by any licensing rule or ordinance adopted pursuant to law shall conform only to the requirements of that code, rule or ordinance and shall not be required to conform with this code requiring such repair or alteration so provides.	IEBC 2015 pg 1
105.1 Required. Any owner or authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system , the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the code official and obtain the required permit.	IEBC 2015 pg 3
105.2 Work Exempt from permit. Refer to this section for areas of work that are exempt from needing a building permit.	IEBC 2015 pg 3
2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.	
SECTION 202 DEFINITIONS	IEBC 2015 pg 11
Addition. An Extension of increase in floor area, number of stories or height of a building or structure.	
Alteration. Any construction or renovation to an existing structure other than a <i>repair</i> or <i>addition</i> . Alterations are classified as Level 1, Level 2, and Level 3.	
Work area. That portion or portions of a building consisting of reconfigured spaces indicated on the construction documents. Work area excludes other portions of the building where incidental work entailed by the intended work must be performed and portions of the building where work not initially intended by the owner is specifically required by this code.	
SECTION 301 PROVISIONS FOR ALL COMPLAINEE METHODS	

301.1	General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with one of the methods listed in 301.1.1 through 301.1.3 [these sections shall not be applied in combination with each other]. [] consideration of seismic force-resisting system shall be based on 301.1.4 regardless of compliance method used.	IEBC 2015	pg. 13
301.1.2	Work Compliance Method. Comply with the applicable requirements of Chapt. 5 through 13	IEBC 2015	pg. 13
301.1.4	Seismic evaluation and design procedures. The seismic evaluation and design shall be based on the procedures specified in the <i>International Building Code (IBC)</i> or ASCE 41.	IEBC 2015	pg. 13
302	General Provisions		
302.2	Additional codes. [] Where provisions of other codes conflict with provisions of this code, the provisions of this code shall take precedence.	IEBC 2015	pg. 14
302.3	Existing Materials. Materials already in compliance with the code at the time of erection or installation shall be permitted to remain.	IEBC 2015	pg. 14
302.4	New and Replacement Materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used.	IEBC 2015	pg. 14
SECTION 401 PRESCRIPTIVE COMPLIANCE METHOD		IEBC 2015	pg. 15
403.1	General. Alterations must comply with the code of new construction.	IEBC 2015	pg. 16
407.1	Change of Occupancy, Conformance.	IEBC 2015	pg. 20
	No Change of Use		

IBC 2015

CHAPTER 3 USE OR OCCUPANCY

305.1	Group E, Educational	IBC 2015	pg. 42
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CHAPTER 4 SPECIAL USE AND OCCUPANCY

N/A

CHAPTER 5 GENERAL BUILDING LIMITATIONS

N/A

CHAPTER 6 TYPES OF CONSTRUCTION

602.3	Type IIB	IBC 2015	pg. 113
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CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

N/A

CHAPTER 8 INTERIOR FINISHES

803.11	Interior finish requirements based on group. Refer to table 803.11	IBC 2015	pg. 204
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CHAPTER 9 FIRE PROTECTION SYSTEMS

N/A

CHAPTER 10 MEANS OF EGRESS

1003.6	Means of Egress continuity. The path of egress shall not be interrupted by a building element other than a means of egress component. Obstructions shall not be placed in the required width	IBC 2015	pg. 250
table 1004.1.2	Maximum Floor Area Allowances per Occupant		
	USE Group E: Floor area 20 sq/ft Net in Classrooms.	IBC 2015	pg. 251
1006.2.1	Two exits or exist access doorways from any space shall be provided where the design occupant load or common path of travel distance exceeds the values listed in Table 1006.2.1.	IBC 2015	pg. 253

SECTION 1015 GUARDS

1014.2	Height. 34" to 48"		
1015.2	Where Required. Guards shall be located along open-sided walking surfaces, including...stairs,...and landings that are located more than 30 inches...to the floor or grade below...	IBC 2015	pg. 274
1015.3	Guards. Height. Min. 42"	IBC 2015	pg. 274

CHAPTER 11 ACCESSIBILITY

1101.1	Replace as follows:	780 CMR - 9th	pg. 71
	Scope. In accordance with MGL c 22 section 13A all public buildings shall be designed		
1101.1	to be accessible to and functional and safe for the use by, physically disabled persons,	780 CMR - 9th	pg. 71

CHAPTER 12	INTERIOR ENVIRONMENT		
	N/A		
CHAPTER 13	ENERGY CONSERVATION		
	The provisions of the IECC, 2015 with Mass Amendments shall apply to all matters governing the design and construction of buildings for energy efficiency.	780 CMR - 9th	pg. 75
CHAPTER 14	EXTERIOR WALLS		
	N/A		
CHAPTER 15	ROOF ASSEMBLIES AND ROOFTOP STRUCTURES		
	N/A		
CHAPTER 16	STRUCTURAL LOADS		
	N/A		
CHAPTER 24	GLASS AND GLAZING		
	N/A		
CHAPTER 27	ELECTRICAL SYSTEMS		
	N/A		
CHAPTER 28	MECHANICAL SYSTEMS		
	N/A		
CHAPTER 29	PLUMBING SYSTEMS		
	2901.1 Replace as follows:	780 CMR - 9th	pg. 133
	Scope. The provisions of 248 CMR shall govern the erection, installation, alteration repairs... of plumbing systems.	780 CMR - 9th	pg. 133
	10.01 Scope and Jurisdiction - 1. 248 CMR chapter 10 governs the requirements for the installation, alteration, removal, replacement, repair or construction of all plumbing.	248 CMR	pg 81
Table 1	Fixture count per floor, Elementary: 5 F Toilets, 3 M Toilets, 3 Urinal, 3 F Lav., 3 F Lav, 4 Water Fountains, 1 Jan. Sink.	248 CMR	pg 136
Table 1	Fixture count per classroom, Kindergarten: 1 F Toilets, 1 M Toilets, 0 Urinal, 1 F Lav., 1 F Lav		pg 136
Table 1	Fixture count Kindergarten: 2 Water Fountains, 1 Jan. Sink.		pg 136
CHAPTER 34	EXISTING STRUCTURES		
	101.2 Replace as follows:	780 CMR - 9th	pg. 147
	Scope. The provisions of the IEBC 2015 shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.		

2010 ADA/521CMR

CHAPTER 3	JURISDICTION		
	3.3.1 Assessed Building Value = \$18,000,000.00		
	30% Accessibility Trigger for this project = \$5,400,000.00	521CMR	
	Work Exceeds \$100,000.00. An accessible entrance, restrooms, drinking fountains shall be provided.		
	202.3 ALTERATIONS		
	Work affects the Primary Function Area. Path of travel, restrooms and drinking fountains need to meet ADA requirements.	2010 ADA	