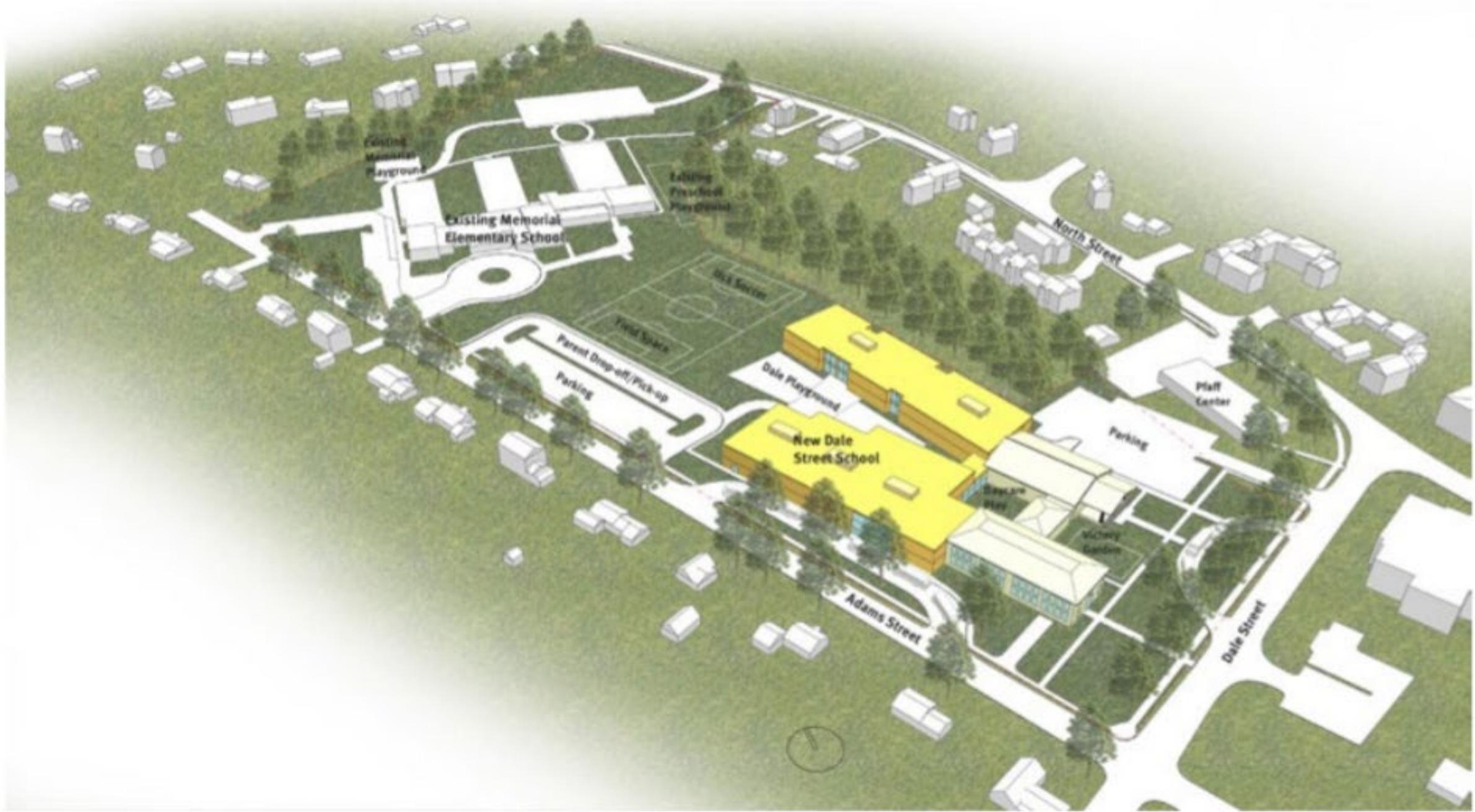




ALTERNATIVE A MASSING VIEW



ALTERNATIVE E1 MASSING VIEW



ALTERNATIVE B1 MASSING VIEW

Discussion of swing space,  
use of modularity and cost  
comparisons

---

# Swing Space Analysis

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## **TEMPORARY SWING SPACE DURING CONSTRUCTION**

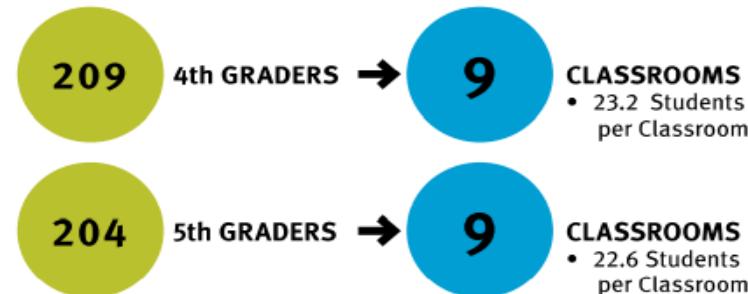
### **QUESTION:**

During construction, could the Dale students be temporarily housed at the Wheelock School and Blake Middle School during the approximately two to three years that would take to replace or renovate the Dale Street building?

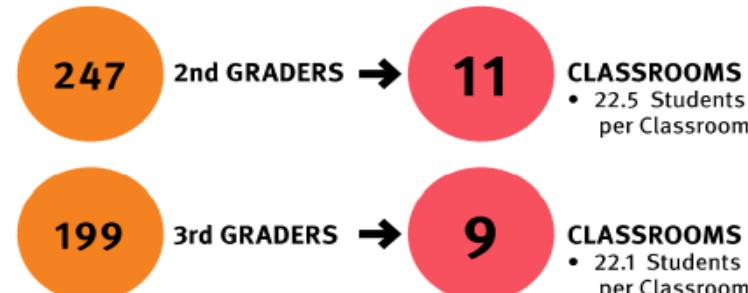
## TEMPORARY SWING SPACE DURING CONSTRUCTION

Projected Student Enrollment for 2023 / 2024 School Year (per latest NESDEC projections)

### DALE STREET SCHOOL GRADES 4-5



### WHEELOCK SCHOOL GRADES 2-3



## TEMPORARY SWING SPACE DURING CONSTRUCTION

### EXISTING WHEELOCK SCHOOL

**28**

### EXISTING CLASSROOMS

#### GRADES 2-3

**247**

2nd GRADERS



**11**

CLASSROOMS

- 22.5 Students per Classroom

**199**

3rd GRADERS



**9**

CLASSROOMS

- 22.1 Students per Classroom

#### GRADE 4

**209**

4th GRADERS



**9**

CLASSROOMS

- 23.2 Students per Classroom

#### SPECIALTY CLASSROOMS

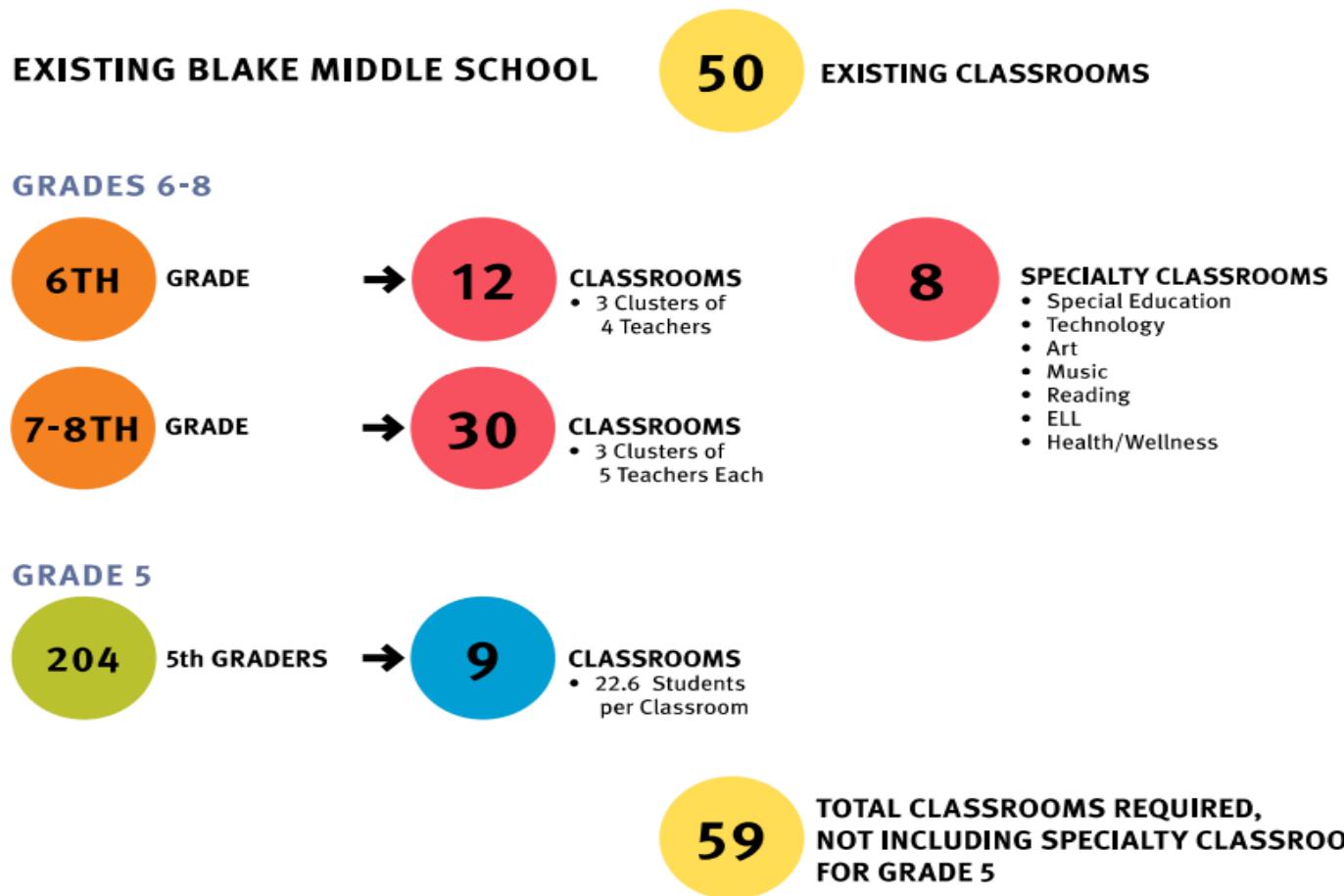
**8**

- 4 SPECIAL EDUCATION CLASSROOMS
- 1 ART ROOM
- 1 MUSIC ROOM
- 2 FLEX CLASSROOMS FOR ELL, SMALL GROUP READING & MATH, & WORLD LANGUAGE

**37**

TOTAL CLASSROOMS REQUIRED,  
NOT INCLUDING SPECIALTY CLASSROOMS  
FOR GRADE 4

## TEMPORARY SWING SPACE DURING CONSTRUCTION

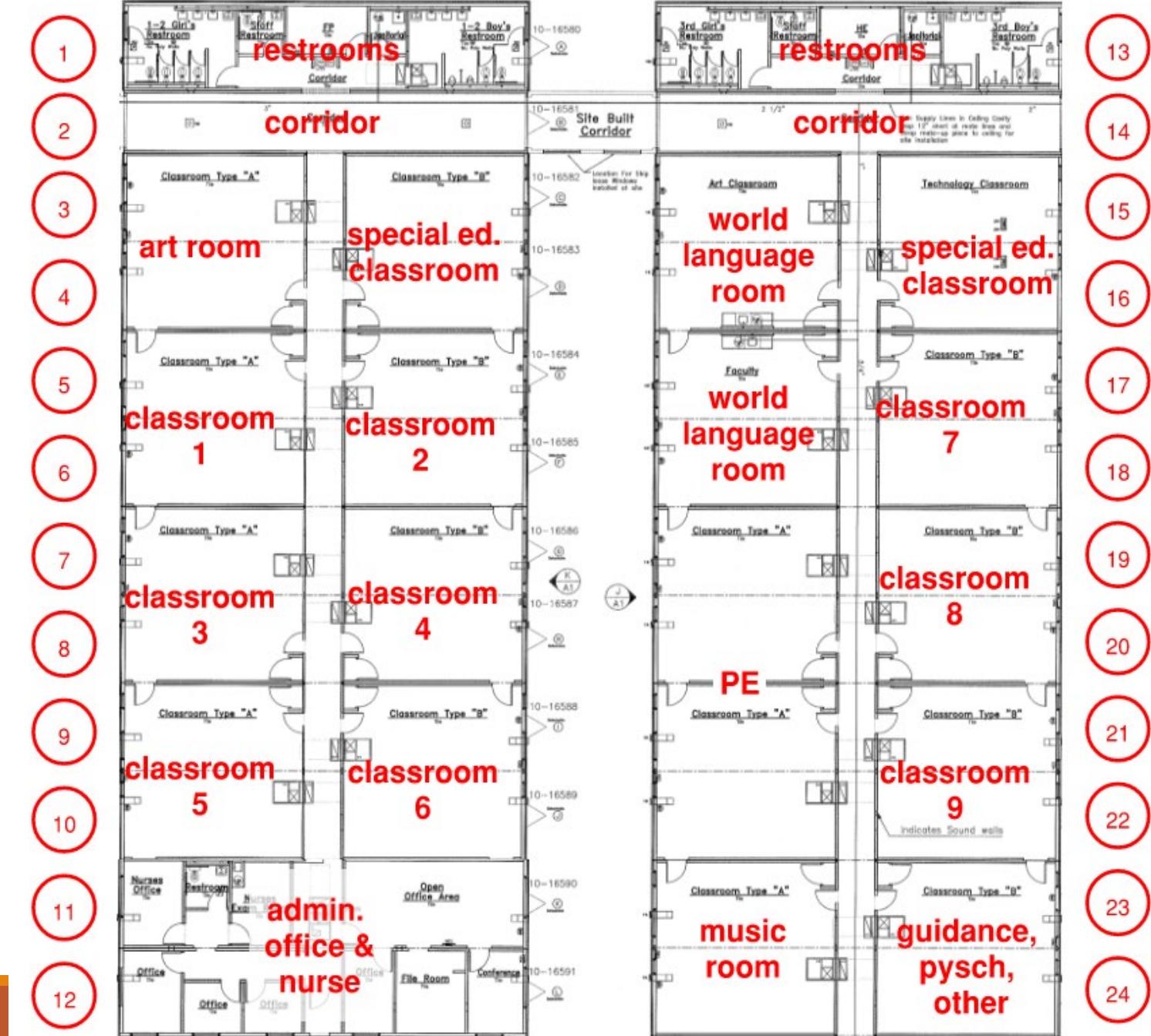


# Use of Modulars

---

# Arrowstreet Sample Modular Layout

- Sample modular layout for **one** grade.
- Two of these would be needed (Blake and Wheelock sites)
- Sample only, SBC did not explore the design of this modular school.
- Site costs at each location would include sidewalks, stairs and ramps, plumbing, electrical service, etc.



# Arrowstreet Estimated Modular Costs Assumptions

---

- Site work required at each site, including paving, grading, utilities (water, power, tel/com, fire alarm, etc.)
- Need 9 core classrooms at each school plus some additional classrooms for specials.
- Assumes Dale students can share Wheelock/Blake cafeterias and gyms, or go without for 30-36 months
- Anticipates needing 20-25 modulars at each location, which would provide core classrooms and some admin space. Assumes there would need to be some type of enclosed walkway to get from the modulars to Wheelock/Blake for shared resources.
- Following construction of new Dale, there would be site work to restore existing conditions at both Wheelock and Blake

# Arrowstreet Estimated Modular Costs for Dale @ Dale Options

---

Based on estimated  
Triumph modular cost  
detail and Arrowstreet  
site cost detail

	LOW RANGE	HIGH RANGE
Total modular costs for Blake and Wheelock (20-25 modulars at each site)	\$4,200,000	\$6,500,000
Site work and restoration costs	\$1,500,000	\$2,000,000
Total costs	\$5,700,000	\$8,500,000

# Cost Comparisons of Options

---

## Dale @ Dale New Construction with demo of Dale Building

Option assumes New Construction at Dale and complete Demo of entire Dale School. Assumes Dale students can share Wheelock/Blake cafeterias and gyms, or go without for 30-36 months. Modulars needed to meet educational programing needs for gaps in available space.

Subtotal Construction Costs Option E1 from the PSR	\$	48,390,392
LESS:		
Demolish 1962 Bldg & Modular	\$	(183,280) Back out partial demo costs - full costs added back later
Abatement	\$	(340,560) Back out partial abatement - full costs added back later
Phasing	\$	(690,624) Assuming not needed if Demo of complete Dale Building
ADD:		
Abatement and Demo of entire Dale Building	\$	1,886,741 Source: PSR alternate cost
Net change of deletions and additions	\$	672,277
Revised subtotal	\$	49,062,669
General Conditions, Overhead & Profit	\$	6,759,896
Temporary Modular Costs	\$	5,700,000 Used low estimate from Arrowstreet of \$5.7 million for 20 modulars at Blake and 20 modulars at Wheelock
Subtotal	\$	61,522,565
CMR (5%)	\$	3,076,128
Estimate Project Cost 25%	\$	16,149,673
Revised Dale @ Dale New Constr with Demo of Dale Building	\$	80,748,367
Estimated MSBA Reimbursement	\$	PSR of \$17,700,000 plus additional \$300,000 for demo per (18,000,000) Mike Q. (not all asbestos abatement is reimbursable)
Project Cost to Medfield	\$	62,748,367

## Dale @ Dale Add/Reno Option.

Assume add/reno of Dale building and students leave building at start of construction. Assumes Dale students can share Wheelock/Blake cafeterias and gyms, or go without for 30-36 months. Modulars needed to meet educational programing needs for gaps in available space.

Subtotal Const Costs - PSR Option B1	\$ 52,886,248
Less: Phasing Costs	\$ (1,124,511) Deduct phasing costs
	\$ 51,761,737
General Conditions, Overhead & Profit	\$ 7,398,944
Subtotal	\$ 59,160,681
Less: Temporary Module from PSR	\$ (1,016,400) Deduct temporary modules (10 modulars)
	Use the low estimate from Arrowstreet of \$5.7 million for 20 modulars at Blake and 20 modulars at Wheelock
Plus: New Revised Module Costs	\$ 5,700,000
Subtotal	\$ 63,844,281
CMR (5%)	\$ 3,192,214
Est Project Cost (25%)	\$ 16,759,124
Revised Add/Reno total cost	\$ 83,795,619
Estimated MSBA Reimbursement	\$ (20,500,000)
Project Cost to Medfield	\$ 63,295,619

## COMPARISON OF PSR COST OPTIONS WITH DALE @ DALE OPTIONS

NOTE: All numbers are based on PSR estimates

	PSR Total Cost Estimate	MSBA	Estimated total Project Cost to Reimbursement Medfield
<b>Wheelock Site</b>			
PSR New Construction at Wheelock Option G1 (1)(3)	\$ 78,283,301	\$ (17,900,000)	\$ 60,383,301
<b>Dale Site Add/Reno</b>			
PSR Add/Reno Option B1	\$ 80,443,903	\$ (20,500,000)	\$ 59,943,903
Dale @ Dale Add/Reno (2)	\$ 83,795,619	\$ (20,500,000)	\$ 63,295,619
<b>Dale Site New Construction</b>			
PSR New Construction at Dale Option E1	\$ 72,384,752	\$ (17,700,000)	\$ 54,684,752
Dale @ Dale New Construction with Demo of Dale (2)(4)	\$ 80,748,367	\$ (18,000,000)	\$ 62,748,367

## COMPARISON OF PSR COST OPTIONS WITH DALE @ DALE OPTIONS

NOTE: All numbers are based on PSR estimates

(1) Includes PSR G1 cost of \$77,331,308 plus cost of grass field for \$951,993

(2) Assumes low end of range for modular costs based on Arrowstreet e-mail.

(3) Full cost of existing Wheelock parking lot stormwater upgrade included - \$2,163,319. Town cost regardless of site selection.

(4) Assumes \$17,700,000 from PSR, plus \$300,000 for demo costs (not all asbestos abatement costs are reimbursable)

# Comparison of Costs

## Including additional costs planned in the town

- The Five Year Capital Plan includes one new building: Park & Rec
- The Wheelock parking lot requires upgrading to meet current stormwater best practices
- The Dale building has maintenance requirements if is reused without a major renovation.

From Townwide Master Plan Volume II issued in March 2020:

**A Community Recreation Center should be developed.** Considering the market supply and demand for a recreation facility in Medfield, a new facility will accommodate recreation and fitness demands of Medfield that are currently not accommodated. This includes Parks and Recreation programs that are currently hindered by the size of the Pfaff Center, as well as sports and other activities that are currently leaving Medfield or not offered due to the lack of a facility in the market.

**The Pfaff Center is inadequate.** Both the size and quality of the Pfaff Center are not up to par with the expectations of the local community and the demand for recreation. In addition to physical deterioration, the building presents a variety of safety and functionality issues.

- The existing Parks and Recreation Department building, the Hannah Adams Pfaff Center, is in a state of decline, and a new facility is needed.

- Priority capital expenditures:
  - New Dale School
  - Old Dale School Reuse
  - Parks & Rec building
  - Water Treatment Plant construction
  - State Hospital Re-use

- When vacated the existing **Dale Street School** may be reused to fulfill a number of Town needs. A Reuse Plan is needed.

*Note: It is recognized that if Park & Rec relocated to Dale, that means a decision then has to be made about the future of the Pfaff. However, we have chosen to only include the comparison to Park & Rec moving into Dale versus Park & Rec having a new building due to the statement in the Master Plan that given the state of the building a new facility is needed.*

# Comparison of Costs

## Including Park & Rec and Dale costs from Five Year Capital Plan

	Add Reno		New Construction		Elm Campus	
	PSR B1	Dale @ Dale	PSR E1	Dale @ Dale	PSR G1	
<b>Total PSR</b>	\$ 80,443,903	\$ 83,795,619	\$ 72,384,752	\$ 80,748,367	\$ 78,283,301	
Reimbursement	\$ (20,500,000)	\$ (20,500,000)	\$ (17,700,000)	\$ (18,000,000)	\$ (17,900,000)	
<b>Cost to Medfield</b>	\$ 59,943,903	\$ 63,295,619	\$ 54,684,752	\$ 62,748,367	\$ 60,383,301	
 <b>Existing Wheelock School Parking Lot and Stormwater System</b>	\$ 2,168,319	\$ 2,168,319	\$ 2,168,319	\$ 2,168,319	\$ 2,168,319	included
<b>SUBTOTAL Including Wheelock Site Work</b>	\$ 62,112,222	\$ 65,463,938	\$ 56,853,071	\$ 64,916,686	\$ 60,383,301	
 <b>Park &amp; Rec Building Need</b>						
Deferred Maintenance from Capital Plan (thru 2023)			\$ 3,084,000			\$ 3,084,000
New Building per 5 Year Capital Plan	\$ 16,000,000	\$ 16,000,000		\$ 16,000,000		
Maintenance Costs from Capital Plan (2024 - 2029)			\$ 8,138,000			\$ 8,138,000
 <b>Total with P&amp;R option</b>	\$ 78,112,222	\$ 81,463,938	\$ 68,075,071	\$ 80,916,686	\$ 71,605,301	

Note:

- Wheelock site work to upgrade the existing parking lot is rolled into the G1 option and if the town chose a build at Dale that work still needs to be completed.
- The 5 Year Capital Plan numbers regarding Dale maintenance are as reported in the 2017 Facilities plan and not adjusted for inflation.
- The \$16M value for a Park & Rec building are the carrying value numbers for a Feasibility Study and new build as shown in the 5 Year Plan.

# Final Schematic Design Plan

## Including Park & Rec and Dale costs from Five Year Capital Plan

Elm Campus	
SD Final	
<b>Total SD Project Costs</b>	\$ 81,893,664
Reimbursement	\$ (19,599,995)
<b>Cost to Medfield</b>	\$ 62,293,669
<b>Existing Wheelock School Parking Lot and Stormwater System</b>	included
<b>Park &amp; Rec Building Need</b>	
Deferred Maintenance from Capital Plan (thru 2023)	\$ 3,084,000
New Building per 5 Year Capital Plan	
Maintenance Costs from Capital Plan (2024 - 2029)	\$ 8,138,000
<b>Total with P&amp;R option</b>	\$ 73,515,669

### Key Changes from PSR submission

- Geothermal HVAC alternative added
- Square footage change
- Construction costs increases from June 2020 PSR estimates
- Value engineering changes
- MSBA Increase in reimbursement rate

# Operating Costs

As shown in [PSR](#) on page 245

As reported on the school district's most recent three end of year information, please update to the 3 latest fiscal year periods and complete the fields below.													
Category	216-2017			2017-2018			2018-2019			Post-Construction Budget 2024 Projected Enrollment 548 Students	New Facility vs. Current Staff (FTE)      Budget		
	FY2017			FY2018			FY2019						
	Staff (FTE)	Budget		Staff (FTE)	Budget		Staff	Budget					
<b>Facility Costs &amp; Capital Improvements</b>													
<b>Facility Costs</b>													
Custodial Supplies		13,882			15,679		15,501			25,000	9,499		
Electricity		53,722			32,121		44,963			82,537	37,574		
Heating Oil		-			-		-			-	-		
Maintenance													
Building Security Maintenance		-			-		-			5,000	5,000		
Elevator		-			-		-			2,000	2,000		
Equipment Maintenance		1,467			2,243		5,420			3,000	(2,420)		
Exterminating		-			-		-			10,000	10,000		
Facility Maintenance		41,286			23,939		20,357			98,258	77,901		
Fire Alarm		3,768			3,768		3,768			5,000	1,232		
Fire Extinguisher Inspection		500			500		500			1,000	500		
Generator		1,000			1,000		1,000			2,000	1,000		
HVAC Maintenance		10,000			10,000		5,000			53,059	48,059		
Other		19,145			13,126		9,882			15,000	5,118		
Site Maintenance (Grounds)		-			-		-			-	-		
Technology		-			-		-			-	-		
Trash Removal		6,036			6,036		6,036			8,000	1,964		
Natural Gas		36,660			45,843		39,309			23,582	(15,727)		
Snow Removal		-			-		-			-	-		
Telephone		6,412			7,082		6,375			12,000	5,625		
Water/Sewer		13,539			9,048		6,994			20,000	13,006		
<b>Total Facility Costs</b>		<b>207,416</b>			<b>170,385</b>		<b>165,107</b>			<b>365,436</b>	<b>200,329</b>		
<b>Custodians/Maintenance Staff</b>	3.00	117,479	3.00	142,835	3.00	155,827	4.00	215,000	1.00	59,173			

Operating Facilities Cost of the Dale Building was \$165,107 in the last non-COVID year. It would increase by \$200,329 to a total of \$365,436 in the larger building. In addition due to the extra square footage another Custodian/Maintenance Staff must be added immediately upon school opening. Any additional staff is tied to enrollment and programming not square footage.

# BUDGET PRICING

DALE STREET SCHOOL, MEDFIELD, MA

10/13/2021

## 48 MODULARS<sup>1</sup> (24 Modulars at each site)

3-YEAR LEASE, TEMPORARY MODULAR CLASSROOMS

SWING SPACE FOR ENTIRE DALE STREET SCHOOL, 24 MODULARS PER GRADE

Scenario for a new construction school at the Dale Street School

2 Sites (Wheelock and Blake) to accommodate all 4th and 5th graders in temporary modular classrooms

1. Requirement at each site: 9 classrooms to serve approx. 200 students per grade, administrative office, nurse's office, guidance, special education classrooms, music room, art room, PE space, restrooms, storage,
2. Information based on manufacturer Triumph Modular
3. Number of Modulars: Total 48 or 24 modulars at 2 sites (14' x 66' each, typ.)
4. 3-year lease for 30-36 months construction duration
5. Includes standard interior finishes (floors, ceilings, wall finishes)
6. Includes standard light fixtures
7. Includes standard plumbing fixtures (sinks in classrooms, restrooms) and drinking fountains
10. Includes entry vestibule
11. Includes ramps, stairs, landings
12. Includes HVAC



	Standard Type Modulars		
Number of Modulars (per site)	24		
Total Area (SF), approx. (per site)	22,176		
Cost range			
Installation Cost <sup>2</sup> (per site) \$32-62/sf	\$ 709,632	- \$	1,374,912
Removal Cost (per site) \$18-20/sf	\$ 399,168	- \$	443,520
3-Year Lease (per site) \$15-22/sf standard modulars <sup>3</sup>	\$ 997,920	- \$	1,463,616
Modulars Est. Subtotal <sup>4</sup> (per site)	\$ 2,106,720	- \$	3,282,048
2 Sites (Wheelock and Blake)	\$ 4,213,440	- \$	6,564,096
Estimated cost for site work and restoration	\$ 1,500,000	- \$	2,000,000
Total Cost for 2 sites, total of 48 modulars	\$ 5,713,440	- \$	8,564,096

### Footnotes:

1. All costs per SF information is from Triumph. Site work estimate from Arrowstreet.
2. Triumph installation cost: Estimates to install and remove depend on many factors including, but not limited to; foundation systems, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connections on site, prevailing wages, and other site specific issues. Assumes a flat site. Triumph installation cost does not include other sitework, which includes but limited to soil test, soil bearing capacity, grading the site, stormwater management, clearing the site, landscaping and paving. If required, does not include any utilities to the site area. Does not include sprinkler design and installation. Does not include fire alarm design and installation is not included.
3. Rates depend highly on availability, term of lease and custom features if any.
4. Cost of lease for total 3 years (billed monthly).
5. Does not include any general contractor markups

Examples of Triumph Classroom Modulars (colors and exterior finish can be customized)



## 24-Modular Setup for each location or per grade

We can probably fit the modulars behind Wheelock without too much impact and stage drop-off/pick-up from the existing bus loop on the side of the building.

At Blake, we'd likely need to take over the baseball field near the front of the school to maintain reasonable access for drop-off and pick-up.

### Required spaces per grade:

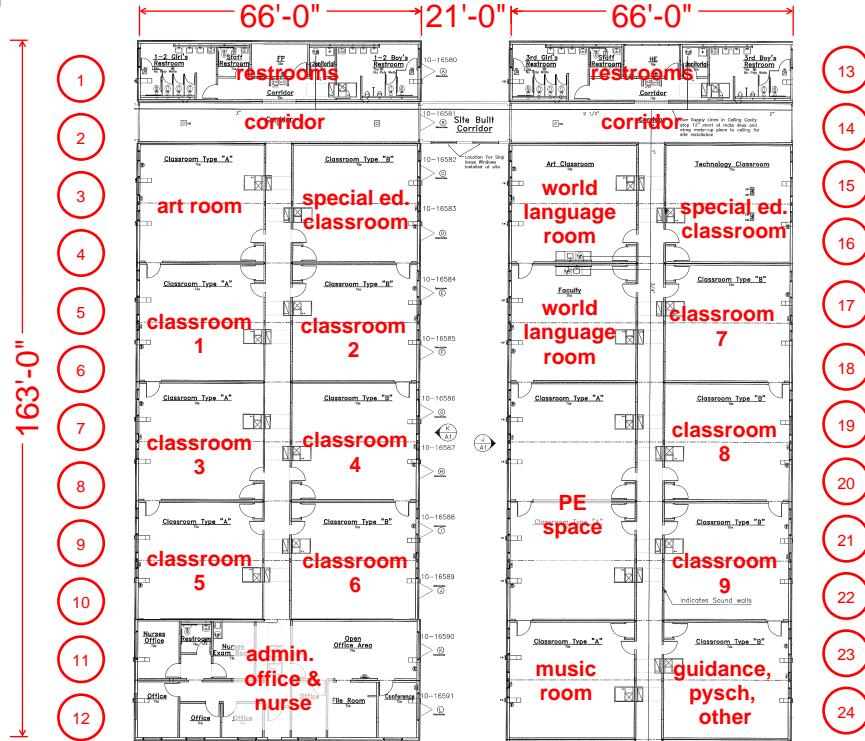
9 classrooms  
2 special education classrooms  
2 world language classrooms  
1 art room  
1 music room  
PE space  
office suite  
nurse  
instrument space  
guidance space

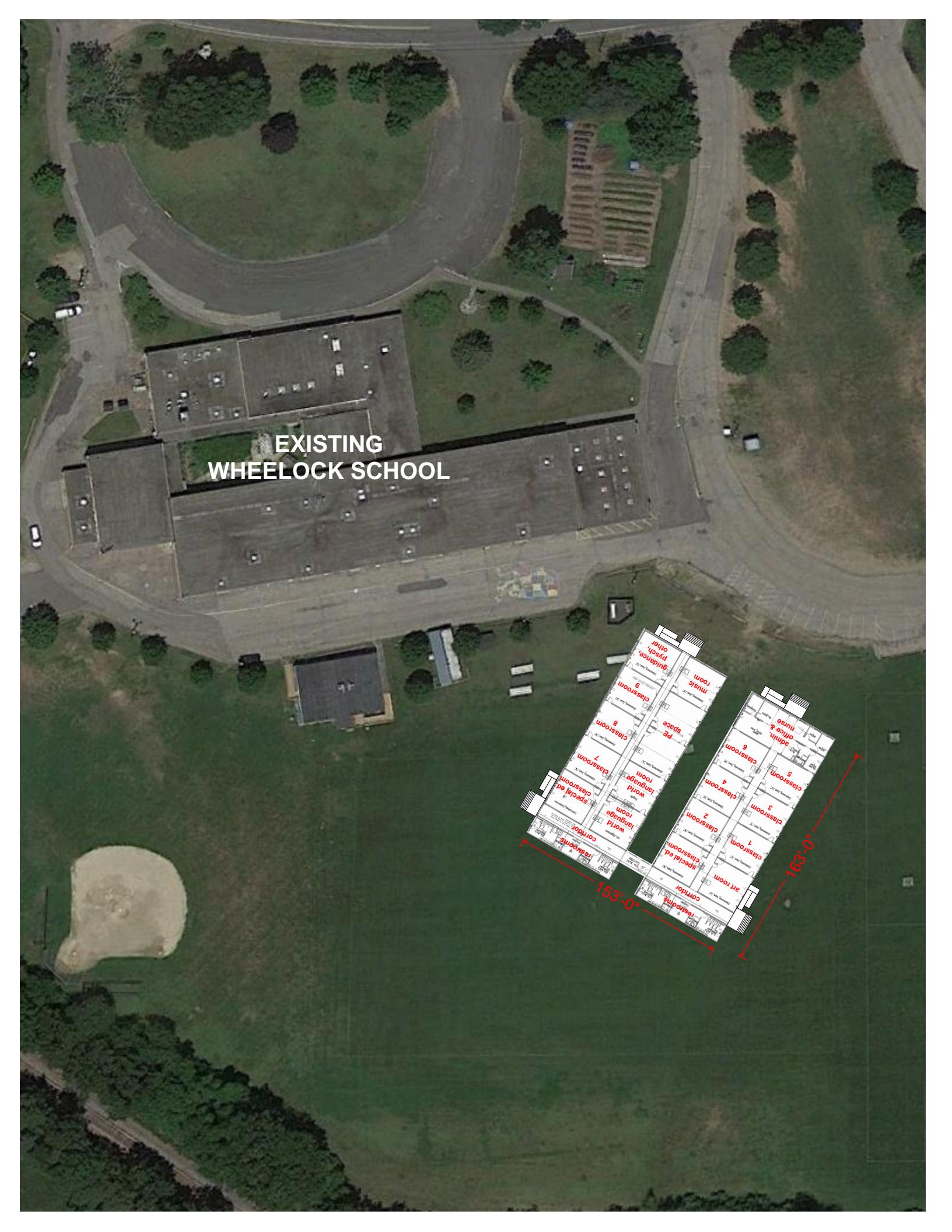
Assumes Dale students can share Wheelock/Blake cafeterias and gyms, or go without for 30-36 months.

We're anticipating needing 24 modulars at each location. We also assume there would need to be some type of enclosed walkway to get from the modulars to Wheelock/Blake for shared resources.

Site Work: includes but not limited to misc. site preparation, grading, foundation/footings, paving for walkways from driveways/sidewalks to the modulars, walkways around the modulars for egress path, lighting, utilities (water, power, tel/com, fire alarm, etc.). Following construction of new Dale, there would be site work to restore existing conditions at both Wheelock and Blake.

### Example of a Triumph Temporary Classroom Modulars, 24 modular setup





EXISTING  
WHEELOCK SCHOOL







Redefining Modular™



Building Systems

Budgetary Guidance



## Silverline Modular Building System

### Silverline buildings grow with your needs.

Predesigned, pre-engineered, and stackable, Triumph's Silverline system provides the ultimate in flexibility for a variety of uses, locations, and surfaces.

#### FEATURES - Designed for business and educational use

- Architectural Corrugated Steel Siding
- Large operable ENERGY STAR® rated windows - *ample fresh air circulation*
- Split light glass exterior doors - *provides even more natural light*
- Pendant LED lighting - with motion sensor interior and exterior functionality
- Keyless entry locks
- Drywall finish interior
- Exposed ceilings
- Wood-composite plank flooring
- Exterior lights meet Dark Sky Initiative
- HVAC units compatible with MERV "X" filters

#### OPTIONS

- Modular Exterior Partitioning
- ADA Compliant Bathrooms
- Custom Cabinetry - hand washing or kitchenettes

Can be  
completely  
customized to  
fit!

#### MEASUREMENTS

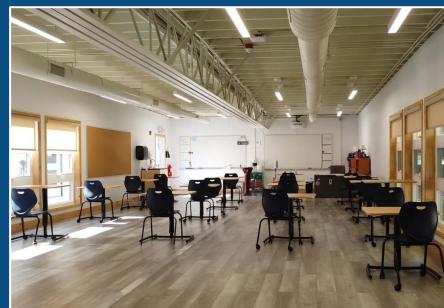
- 12' wide x 60' long, 8' tall ceiling height, Spacious 720 sq feet (per unit)
- Open floor plan



Sales 800-257-2536  
[triumphmodular.com](http://triumphmodular.com)

Triumph Modular | 194 Ayer Rd. Littleton, MA 01460

Quickly expand your space with a modular building system that can adapt to a variety of needs without sacrificing comfort.



Examples of custom buildout

Lease and buy options.

 **Triumph**

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Over 38 years of experience delivering award-winning, modern modular solutions.

## Silverline Modular Building System

These buildings are used when higher aesthetics are required for particular uses such as Class A Office, Laboratory, Child Care, Educational, etc. These buildings include higher efficiency HVAC systems, better acoustics, superior insulation values and air barriers.

- Near infinite configuration options from single wide to multiplex.
- Improved air quality/ventilation, thermal, noise & moisture control.
- Excellent lighting & views.

### Cost

- **Lease:** Pricing depends on the term, but is higher than traditional “portables.” Costs range from \$28 - \$48 per square foot per year, not including installation and removal.
- **Installation:** Costs depend on many factors including, but not limited to foundation systems, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connection on site, prevailing wages, and other site specific issues. Buildings with longer lives tend to involve more permanent site related features. An example of basic Scope of Work is included herein, provided for discussion.

*A more detailed estimate and proposal for your project can be provided following a site visit. Triumph offers pre-construction services that allow clients to ascertain a realistic estimate of costs and project scope.*

	Standard Services	Enhanced Services		
Building Size (\$/sq ft)	Installation (\$/sq ft)	Installation (\$/sq ft)	Removal (\$/sq ft)	Lease
1,000 - 2,500	\$40	\$65	\$25	\$28 - \$48
2,500 - 5,000	\$35	\$62	\$20	\$28 - \$48
5,000 - and up	\$32	\$60	\$18	\$28 - \$48

### How to Calculate Project Costs:

1 Number of Modular Units **x** 720 Sq Ft **= Building Size**

2 Building Size **x** Lease/SF **x** Install **x** Removal **x** Lease



## Professional Modular Building System

### Code compliant, affordable solutions.

Our multi-piece, building block system configuring 12' x 60' modular buildings create larger spaces.

### FEATURES - Designed for business and educational use

- Resilient T-111 Wood Siding
- Large operable Double Paned Lowe E Vinyl windows
- Metal exterior doors with vision kit
- Washable Vinyl Covered Interior wall finish
- Commercial grade door hardware
- 2x2 acoustical ceiling tiles
- HVAC units compatible with 2" MERV 13 Filters
- Energy efficient LED lighting w/occupancy sensors
- Bright white VCT flooring

### OPTIONS

- Modular Exterior Partitioning
- ADA Compliant Bathrooms
- Custom Cabinetry - hand washing or kitchenettes

Can be  
completely  
customized to  
fit!

### MEASUREMENTS

- 12' wide x 60' long, 8' tall ceiling height, Spacious 720 sq feet (per unit)
- Open floor plan

Quickly expand your space with a modular building system to serve your short term needs.



Lease and Buy options.

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Over 38 years of experience delivering award-winning, modern modular solutions.

## Professional Modular Building System

*Code Compliant/Standard Finishes/Standard Window Selection*

This option incorporates standard features and specifications including:

- T1-11 exterior siding
- Vinyl Covered Gypsum interior
- VCT / Carpet flooring
- Suspended ceiling with concealed systems

*This type of space is typically in existing inventory and ready to deploy quickly.*

### Cost

- **Lease:** Annual costs (billed monthly) generally range between \$15 - \$22 per square foot per year (PFPY) but rates depend highly on availability, term of lease and custom features if any.
- **Installation:** Estimates to install and remove depend on many factors including, but not limited to; foundation systems, extent of engineering, connectors, sprinklers, extent of electrical and plumbing connections on site, prevailing wages, and other site specific issues. However, an example of a Basic Scope of Work is included herein.

	Standard Services	Enhanced Services		
Building Size (\$/sq ft)	Installation (\$/sq ft)	Installation (\$/sq ft)	Removal (\$/sq ft)	Lease
1,000 - 2,500	\$40	\$65	\$25	\$15 - \$22
2,500 - 5,000	\$35	\$62	\$20	\$15 - \$22
5,000 - and up	\$32	\$60	\$18	\$15 - \$22

How to Calculate Project Costs:

1 Number of Modular Units **x** 720 Sq Ft **= Building Size**

2 Building Size **x** Lease/SF **x** Install **x** Removal **x** Lease

## Standard Services Scope of Work

### DIVISION 1- General Conditions

#### Building Code and Permitting Clarifications

This agreement is based on Triumph providing the modular building which meets the labeling requirements of the State of Massachusetts, Department of Public Safety's Board of Building Regulations and Standards (BBRS).

Triumph will make application for a building permit with local building inspector for the modular building and provide the building plans as detailed below with the initial application. Customer will pay the General Building Permit Fee, or prove an exemption from the City, Triumph will get the permit.

Triumph will procure the Occupancy permit.

Triumph will obtain all over the road transportation permits and required escorts for module delivery including local police escort if required. Triumph will procure permits and pay associated fees for its mechanical, electrical and plumbing connections within the modular building footprint, with the building department and fire department for the Certificate of Occupancy.

Triumph will provide consistent project management on site, safety signage, temporary lighting, portable restrooms and dumpsters.

Modular building component plans will be sealed by Professional Engineer (PE) with appropriate licensure and approved and labeled by the State of Massachusetts. Blocking points and foundation plan detail, including stamped PE foundation and anchoring plan designed by a licensed PE or registered architect per local soil and climate conditions showing foundation loads and support locations as required.

“Construction Control” affidavits: Any PE “Affidavits” or construction review related to site Fire Protection Systems, Mechanical, Electrical, and Plumbing systems will be provided, if required by a PE for each local trade.

## Standard Services Scope of Work

**DIVISIONS 2 - Site Work, 3 - Concrete, 4 - Masonry, 5 -Metals, 6 - Wood and Plastic, 7 - Thermal Moisture Protection, 13 (a)**

### Delivery, Set Up and Construction Services, at Installation

**Triumph will provide the following as required:**

- General Conditions including: Adequate project management on site, safety signage, temporary lighting, portable restrooms, dumpsters and broom cleaning as required.
- Provide an appropriate foundation system of Solid Dry stack block on ABS pads with tie downs.
- Transport the modular units to the site, including route survey [if required], escort car (1) and State highway permits as required, included.
- Local police escorts, and special permits are included.
- Removal and disposal of shipping walls and materials from modular units, preparation for set up on foundation, furnish of rigging equipment to set modular units on foundation specified, level and bolt buildings together and make weather tight at all mate-lines.
- Placement of the modules by track machines. Crane is not included
- Anchoring of the building per PE design
- Furnishing and installation of white vinyl skirting materials around building perimeter and provide appropriate access and ventilation as required.
- Installation of 2 sets of OSHA compliant stairs.
- Check structure for all possible weather intrusions, caulk and fill as necessary. Flashing as required, install flashing between ramp, decks and modular building.

**Triumph Assumes the Following:**

- All underground obstructions and/or utilities, if any, within the building footprint are to be located and clearly marked by the Customer and appropriate utility companies. Customer is to provide a site survey to Triumph, when requested. Customer will designate building location and ensure compliance with zoning and setback requirements. Triumph will not be responsible for any unknown utilities beneath this structure.
- A soil bearing capacity of 2500 psf will be provided by others. If a soil test is required by dictate of local building official, the cost of the soil test and any foundation design changes resulting from the report will be the responsibility of Customer. Testing, removal and disposal of unsuitable materials and import of clean fill is not included in this proposal.
- A site with an approximate level grade not to exceed (+/-4 inches) across building footprint but that allows for drainage from beneath and away from the unit. Any remedial drainage issues following the building installation if required will be on the site contractor or Owner.
- A level grade building finish floor height not to exceed 30”.
- Unobstructed and clear access to the site for trucking of the selected modules to the designated location.
- Demolition and removal of any site elements of any kind, e.g. buildings, trees, lamp posts, benches etc., if and when required, by others.
- A project site clear of obstructions and interference including other trades at the time of delivery.
- Landscaping, as required, by others.
- Paving of any kind, including curb cuts, sidewalks, striping etc., if required, by others.
- Storm water management, if required, by others.
- Vapor barrier / gravel cover beneath building if required, by others.

## Standard Services Scope of Work

**DIVISIONS 8 – Doors/Windows, 9 - Finishes, 10 - Specialties, 11 - Equipment, 12 - Furnishings, 13 - Modular Building, 13 (b) - Modular Removal, 14 -Conveying Systems (if applicable)**

Modular building plans will be sealed by a MA PE and approved and labeled by the State of MA  
They will include if applicable:

1. Cover page
  - 1.1. Mfg info
  - 1.2. Design loads
  - 1.3. Envelope
  - 1.4. Building Specification summary
2. Building Elevations
3. Production Floor Plan
  - 3.1. Door and Window Schedule
  - 3.2. Rated assembly details
4. Production Electrical Plan
  - 4.1. Wire size chart
  - 4.2. Lighting control detail
  - 4.3. Electrical riser diagram
  - 4.4. Total load, Panel load AMPS
5. Plumbing Schematic
  - 5.1. Drain, Waste and Water notes
  - 5.2. Fresh water supply notes
6. Production Mechanical Plan
  - 6.1. Duct legend
  - 6.2. Diffuser Detail
7. Building Cross Section
8. Steel Frame Plan
9. Floor Frame Plan
10. Roof Framing Plan
11. Blocking points and Foundation plan detail, Including Tie Downs
  - 11.1. MFG suggested min. foundation loads and support locations, min. crawl space access and assumed soil bearing provided by modular manufacturer.

## Standard Services Scope of Work

Modular Building Removal services (if applicable)

- Complete disassembly of the modular units and removal from site by Triumph
- Removal of all building blocks, site built elements, and debris from the site by Triumph
- Disconnect from all utilities is by the customer, external and internal

### DIVISION 15 - Mechanical / Plumbing / Sprinkler

- Heating and Cooling System: Triumph to assure working condition, start up, field test and comfort balance system.
- Customer will be responsible to manifold in all water and sewer line to underground utility sources or to make provisions for water and sewer as required by code. Triumph will provide guidance for sizing and locations these utility connections. Additional plumbing services such as testing and sterilization of water are not included in this proposal.
- Sprinkler design and installation is not included. Fire watches, fire pumps, excess pressure pumps, if required, by others.

### DIVISION 16 - Electrical

- Triumph will provide Information with regard to size of electrical service required to power the building.
- It is the Customers responsibility to bring adequate power feeds to all electrical panel locations within the modular building.
- Each modular unit has a sub panel which needs to be fed from a source provided by Customer.
- All electrical connections within the building for power and lighting, switches and outlets, and testing are by Triumph.
- This proposal assumes that the power source is single phase. Meters, meter boxes, masts, and or a "main" distribution panels as required are by Customer.
- Telephone and data conduit and back boxes at locations as specified on the plan are included.
- All wiring, final connections and cross patching of telephone and data is assumed by client.
- Fire alarm design and installation are not included

## Standard Services Scope of Work

### DIVISION 17 - Miscellaneous

1. Data back boxes provided per modular plan, on site wiring of systems and devices not included.
2. Telephone back boxes per modular plan, on-site system wiring and devices by others.
3. Intercom (if applicable) per modular plan, on-site wiring and devices by others.
4. Security systems (if applicable) per modular plan, on-site wiring and devices by others.
5. Furniture and fixtures by others. Window Treatments have not been included.
6. Proposal is based on non-union, non-prevailing wage rates.
7. Shut down of any existing systems or any associated fee(s) if applicable, by others.
8. Final clean will be considered 'construction clean' and includes broom clean / vacuuming of floors, wiping down of wall surfaces and interior and exterior cleaning of windows.
9. Pricing does not include sales, use, personal or real property taxes if applicable.
10. Axles and hitches remain on the modular building unless dictated by local official, tires to be left under the building , if tires are removed for any reason or if unusable at lease end the cost of replacements are not included "
11. The MA licensed PE that stamps and approves the Modular Building plans will not provide any site related or other project related affidavits other than those required for the modular building components.
12. Proposal is based upon acceptance of Triumph's standard Terms and Conditions (sample attached).

## Enhanced Services Scope of Work

Standard and be somewhat limited in the services provided, which can work well for many types of clientele; those with ample construction experience, those with active General Contractor's on site or whom they have deep connections with, or larger school districts with in house project managers. But for those who are seeing more all-encompassing services, a one stop shop, the level of services in Enhanced may be the right fit for you.

**Tier 2 Services will include the following in addition to all Standard service previously described:**

- Adequate Project management required to contact local building departments and compile required documentation required to acquire building permit and final occupancy permit for all services required
- Permanent in ground concrete pier foundation system required for more long-term leases
- Supply of ADA compliant means of egress for all doorways into your leased building
- Connection of all major utilities within and below modular building
  - Electrical: From customer supplied main disconnect Triumph will provide a main distribution panel, fed all sub panels located in the modular building and will make all required interior cross connections
  - Plumbing: From a customer supplied water and sewer service Triumph will make all required connection below and within the modular building and protect all services below the building as required for colder months
- Triumph will design and install a code compliant stand-alone fire alarm system

**Additional services that can provided in addition to Enhanced service can include but are not limited to:**

- Complete architectural and engineering service to generate all required permit documentation
- Various types of foundation systems to best suit customer needs
- Deliver all required utilities services from source to the modular building
- Site improvements, landscaping and hardscaping services

## Inclusions and Exclusions Narrative

Thank you for inquiring about the cost of using Triumph Modular buildings for your upcoming project needs.

With early inquiries we like to be clear about the inclusions and exclusions in the budget provided. As you might imagine, there are many variables to a building project, often requiring research with permitting officials to arrive at final requirements. In order to place clear parameters around our proposal we offer the following for your consideration:

We have included procuring the Building and Occupancy permit with the Building Department. However, any requirements of agencies such as local Planning and Zoning, Board of Appeals, Land Use, Water and Sewer, Environmental have not been included at this time. Other typical project related items not yet included at this early stage are:

- Civil engineering drawings for example: Site Plan or “Survey Plans” showing legal boundaries, adjoining property owners, setbacks and any easements. “Locus” or “Massing” plans siting the building on your property.
- Utility Plans, including availability and capacity of required utilities
- Wetland boundaries
- Site Electrical Plan
- Fresh Water Plan or Wastewater Plan
- Parking Impact Plan or pavement design
- Storm water management design and plan
- Erosion control or subsurface soil investigation or plans pertaining to, identify soil bearing capacity, suitability of site soils for fill, etc. Geotechnical engineering services. Hazardous material identification, handling or removal.
- Environmental restrictions, Identification of endangered species etc.
- Landscape development plan, including planting areas, plant species, retaining walls.
- Irrigation concepts and other water efficiency strategies
- Proximity of adjacent building snow loads etc.
- Site lighting
- Impact Statements (e.g. Traffic, Fiscal, Community)
- Total Occupancy plan or max capacity plan, evacuation route plan, or egress plans.
- Elevation drawings of exterior Stair and or ADA Ramps.

For this early pricing guidance, we have also assumed that any and all underground obstructions and/or utilities, if any, within the building footprint have been marked. A soil bearing capacity of 2500 psf is assumed, if the soils will bear less weight the size and depth of our assumed foundation “footings” may increase. If a soil test is required by dictate of a third-party engineer or local building official, the cost of the soil test is not included.

## Inclusions and Exclusions Narrative

The proposal assumes a relatively “flat site”, a level grade not to exceed (+/-4 inches) across building footprint for us to deliver and set the building upon. For example, a paved parking lot. This allows for the type and size of the foundation quoted as well as a single ADA ramp and a single set of stairs. We assume our modular building finish floor height not to exceed 30”. Final grade of modular location may impact foundation and access details.

Other assumptions include an unobstructed and clear access to the site for trucking of the selected modules to the designated location, clear of obstructions such as trees, lamp posts, benches, play structures, etc. There has not been any finished landscaping included in this proposal. Therefore, no new sidewalks, curb cuts, or parking spots have been included.

Storm water drainage is another important issue that should be addressed, new drainage systems for the site have not been included.

We hope to have an opportunity to review “a laundry list” of things to consider with you and also the relative costs of professional services that might be deployed to help us in making your project a seamless one, with a clear scope of work and budget.

We hope you find this early information helpful.

## Fully Custom Leased Buildings

Contact us today to learn more about custom modular buildings and available leases.



**Park Ave School**  
Webster, MA  
*3 year lease*



**Sprout Space**  
Washington, DC  
*2 year lease*



**Tufts**  
Somerville, MA  
*10 year lease*



**Newman Elementary**  
Needham, MA  
*2.5 year lease*



**Belmont Hill**  
Belmont, MA  
*2 year lease*



**Oak Hill Middle School**  
Newton, MA  
*3.5 year lease*



**Boston Renaissance Charter School**  
Hyde Park, MA  
*8 year lease*



**Harvard Yard Childcare**  
Cambridge, MA  
*4 year lease*