TOWN OF CHESHIRE

80 CHURCH STREET | CHESHIRE, MASSACHUSETTS 01225
PHONE (413) 743-1690 | FAX (413) 743-0389

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OFFICE OF THE BOARD OF SELECTMEN

Meeting Minutes – September 6, 2022

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Board of Selectmen was held in person at 191 Church St (Cheshire Elementary School) on Tuesday September 6, 2022, at 6:30 PM.

Board of Selectmen Members Present: Michelle Francesconi, Chair
Jason Levesque
Ray Killeen (arrived at 7:00 p.m.)
Ron DeAngelis

Board of Selectmen Members Absent: Shawn McGrath, Vice Chair

Others Present: Jennifer Morse, Town Administrator; Tom Francesconi, Fire Chief; Michael Alibozek, Police Chief; Peter Traub; Lynn Melchiori, Gary Trudeau

Summary of Votes Taken:

Vote to approve the consent agenda except for the August 25, 2022, minutes	3-0
Vote to approve utilizing ARPA funds in the amount of $5,829.68 to purchase department issued firearms to the Police Department	3-0
Vote to approve utilizing ARPA funds in the amount of $821 for Police Department Bridge Academy Training	3-0
Vote to approve utilizing ARPA funds in the amount of $4200 for EMT Training for three fire fighters	3-0
• M. Francesconi recused herself for the EMT Training Vote left the room – re-entering at the end of the vote.	
Vote to approve the Minutes of August 25, 2022,	3-0-1

Michelle Francesconi called the meeting of the Board of Selectmen to order at 6:33 p.m.

Tax Classification Hearing- Tabled to September 20, 2022, due to a question about the Excess Capacity number. The Town Administrator believes the excess capacity number is a little more than $225,000 taking into consideration the new growth and local receipts number. There was a brief discussion about having a Special Town Meeting prior to the setting of the tax rate due to the amount of large projects that need to be completed by winter including the heat at the Elementary School and Fire Station, a meeting has been posted for Thursday evening and the excess capacity issues should be resolved by Wednesday.

Youth Center Executive Session – Tabled to October 4, 2022, at the request of the Youth Center

Building Commissioner re: Request for Cap - Withdrawn at the request of the Building Commissioner

Consent Agenda
A motion was made by M. Francesconi and seconded by J. Levesque to approve the consent agenda except for the Minutes of August 25, 2022.
Roll Call Vote: Ron DeAngelis – Yes, J. Levesque – Yes, M. Francesconi – Yes
Motion Carries: 3-0

~~*Minutes – August 25, 2022*~~
Warrants – PR23-05-; AP23-06
1st Annual Bill Lewis Memorial Bass Fishing Tournament – Special Permit Application
One Day Liquor License – Cheshire Fire Department – October 2, 2022
Cheshire Community Association – Clean Up Day – Special Permit Application
Department Updates – Highway

Discussion/Decision Items
Agenda (d) Leland Park Update - M. Francesconi shared that the stumps have been removed and a meeting was had with a concrete contractor for the sidewalk work estimates. Whitney's will be doing the plantings. R. DeAngelis asked for a legal opinion regarding the removal of the driveway that runs from the neighbor's house through the property. M. Francesconi shared that the donor had passed away and the project will need to be completed by the town after the initiative funds have been exhausted.

Agenda (c) ARPA Funds for Police Training and Police Equipment - Chief Alibozek joined the board to discuss the duty weapons quote which would provide town purchased guns to all officers. The lowest quote received was for $5,829.68. There was discussion regarding the type of gun, ammunition and holsters being purchased. M. Francesconi stated that department issued firearms is way overdue**.**
A motion was made by M. Francesconi and seconded by R. DeAngelis to use ARPA funds to purchase department issued firearms for the police department totaling $5,829.68
Roll Call Vote: Ron DeAngelis – Yes, J. Levesque – Yes, M. Francesconi – Yes
Motion Carries: 3-0

The Town Administrator reminded the board that the previous Chief had requested the use of ARPA funds to pay for bridge academy training of officer. Currently one officer has a class set up for the third week in September, this is the third class the officer's needs. The total cost is $821.
A motion was made by M. Francesconi and seconded by R. DeAngelis to use ARPA funds to cover Bridge Academy expenses for Officer Goodell.
Roll Call Vote: Ron DeAngelis – Yes, J. Levesque – Yes, M. Francesconi – Yes
Motion Carries: 3-0

There was discussion about including training needs into the Police Department budget for Fiscal Year 2024.

R. Killeen joined the meeting at 7:00 p.m.

Police Grant – Body Camera's written by Officer Alvarez – Chief Alibozek shared that Officer Alvarez wrote a body camera grant which was submitted last week in the amount for $32,000 which would provide body camera technology to the town, it is a reimbursable grant.

Fire Chief re: Fire Station Assessment/Cost Estimate & ARPA EMT Training Funds - Chief Francesconi
Chief Francesconi started the conversation by sharing information regarding the radio communications at the Fire Department. He obtained a quote for 18 new radios, chargers, programming, and installation. Chief explained that the current radios are a "hodge podge" of radio's that are twelve years old and are now obsolete and non-serviceable. NFPA requires that each apparatus have radios, SCBA's and flashlights for the number of seats per apparatus. This is a personal safety and liability issues by not equipping the fire fighters with the equipment needed. R. DeAngelis asked the Town Administrator to provide a detail expense report of ARPA funds used and earmarked. The total estimated cost of the radio upgrades is $66,242. The discussion was tabled to the next meeting when more information regarding ARPA funds is available.

Fire Station Assessment - EDM was contracted by the Town to provide an assessment and cost estimate of the Fire Station. The Chief reviewed the outcome of the report noting that the total to do repairs is $1,330,561. Discussion on the finding of the report and the next steps resulted in the Town Administrator investigating a feasibility study of the current location and possible options for the Fire Station moving forward. Chief shared that a few options had been tossed around including removing the training room and building up and installing a "metal" building on a different site.

M. Francesconi shared that she is attending a meeting at Adams Ambulance with Rep. Barrett on Wednesday evening as they continue to struggle financially. She will update the board regarding the meeting. There was discussion regarding regionalization and the Town Administrator commended the Chief for being open to discussions sharing with the board that he is working on a meeting between Savoy, Adams, and Cheshire soon.

ARPA funds request for EMT Training - M. Francesconi recused herself and left the room, Chief Francesconi stayed and provided information as needed. The Town Administrator shared that three firefighters are currently participating in the EMT course offered through Northern Berkshire Ambulance. Two of the firefighters are also town employees and have been certified EMT's in the past, the third is a younger member all of whom are dedicated to the town. Discussion regarding the Town utilizing ARPA funds to pay for the EMT course, board members felt confident that this was a good investment and J. Levesque asked the Chief to build at least two courses into his Fiscal Year 2024 training budget.
A motion was made by R. DeAngelis and seconded by R. Killeen to utilize ARPA funds in the amount of $4,200 to pay for the three fire fighters EMT course through Northern Berkshire Ambulance Services
Roll Call Vote (called by J. Leveque in the absence of the chair): R. DeAngelis – Yes, R. Killeen – Yes, J. Levesque – Yes.
Motion Carries: 3-0

M. Francesconi re-entered the room

The Town Administrator asked the Fire Chief about the Highway and Facilities Manager response to daytime calls and how it was working - he felt it was going extremely well.

Chief Francesconi shared that the Juniors Program is already up to six members.

Minutes – August 25, 2022
A motion was made by J. Levesque and seconded by R. DeAngelis to approve the minutes of August 25, 2022
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, J. Levesque – Yes, M. Francesconi – Abstain
Motion Carries: 4-0

Discussion/ Decision Items

Agenda (a) Change order – Water Project – Withdrawn as the project of looping Mill Hill Road to Prospect Street is not feasible.

Agenda (b) Former Cheshire Elementary School use - R. DeAngelis asked that this item be tabled to a time where it was the only item on the agenda as it is a bigger discussion.

Town Administrator Updates

Route 116 Guardrail Bid Package - J. Morse shared that the bid package is complete with a bid opening date of September 28, 2022, this will allow for time to do the project prior to the winter. The project will be the removal of and installation of 2200 feet of guardrail on the upper section of Route 116 from Stewart White Road and is estimated to be $99,000.

MVP/HMP Listening Session- Two listening sessions are scheduled for the community to review the top priorities after the workshop held during the summer. The first one will be at the Community Center on Wednesday September 14th at 12:30 p.m. with the second one being held remotely on Wednesday September 21st at 7:00 p.m.

Announcements from Board Members

R. Killen shared that he is playing phone tag with the Ethics Commission regarding his appointment as Representative to the Berkshire Regional Transit Authority.

M. Francesconi noted that the September/October edition of the Cheshire Chatter looked good, and the Town Administrator credited the new editor Faye Williamson for the layout work.

J. Levesque noted that the Cheshire Community Association Clean Up day was scheduled for Saturday September 17, 2022, from 9 a.m. – 1 p.m. meeting in the morning at the Father Tom Campsite.

Public Comments

Gary Trudeau asked the board to investigate the Hoosac Valley Regional School District Budget and large percentage difference between what Adams and Cheshire pay per student. Mr. Trudeau contact the Department of Secondary Education and was told that the formulas are set by the school district not the state, he shared his frustration over the school district agreement between the two towns as well. J. Morse will investigate the formulas and will report back to the board and Mr. Trudeau.

Adjournment: *A motion was made by M. Francesconi and seconded by J. Levesque to adjourn the meeting at 8:01 p.m.*
Roll Call Vote: R. DeAngelis – Yes, R. Killeen- Yes, J. Levesque – Yes, M. Francesconi- Yes
Motion Carries: 4-0

Respectfully Submitted.
Jennifer Morse
September 8, 2022

Document List :

- Agenda September 6, 2022
- LA4 Comparison – Tax Classification Hearing
- Draft Minutes – August 25, 2022
- Special Event Application - 1st Annual Bill Lewis Memorial Bass Fishing Tournament
- One Day Liquor License - 1st Annual Bill Lewis Memorial Bass Fishing Tournament
- Special Event Application - Cheshire Community Association Clean Up Day
- Highway Department Report - September 2, 2022
- Duty Weapon Purchase Program
- HMP/MVP Listening Session Flyers
- Fire Station Assessment

Approved: September 20, 2022

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OFFICE OF THE BOARD OF SELECTMEN

Board of Selectmen

Meeting Agenda – September 6, 2022
6:30 PM

Cheshire Elementary School – Cafeteria

1. *Open Regular Meeting, Introductions, Pledge of Allegiance*
2. *Tax Classification Hearing –Meeting with Board of Assessors* *6:30 p.m.*
3. *Fire Chief re: Fire Station Assessment/Cost Estimate & ARPA EMT Training Funds* *7:00 p.m.*
4. ~~*Executive Session – M.G.L. Chapter 30A, Section 21(a), Reason 6 to consider the purchase, exchange, lease, or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. – Youth Center Lease.*~~ *Removed 9/1/22*
5. ~~*Youth Center Building Projects and Possible Lease Vote*~~ *Removed 9/1/22*
6. *Building Commissioner re: Request for Cap.* *7:30 p.m.*
7. *Consent Agenda*

Minutes – August 25, 2022
Warrants - PR23-05-; AP23-06
1st Annual Bill Lewis Memorial Bass Fishing Tournament – Special Permit Application
One Day Liquor License - Cheshire Fire Department – October 2, 2022
Cheshire Community Association – Clean Up Day – Special Permit Application
Department Updates - Highway

8. *Board of Selectmen Discussion/Decision Items*
   - ***a.*** *Change Order- Water Project (Added 9/1/22)*
   - ***b.*** *Former Cheshire Elementary School Use for future*
   - ***c.*** *ARPA- Funds for Police Training & Police Equipment*
   - ***d.*** *Leland Park Update*
9. *Town Administrator Updates*
   - ***a.*** *Police Grant - Body Camera's written by Officer Alvarez*
   - ***b.*** *Route 116 Guardrail Bid Package*
   - ***c.*** *MVP Listening Session - September 14th and September 21st*
10. *Announcements from Board Members*
11. *Public Comment*
12. *Any other business not reasonably anticipated 48 hours prior to the meeting.*

Submitted by: Jennifer Morse – Town Administrator Posted: 8/31/22 at 1:30 p.m. Revised: 9/1/22 at 9:10 a.m.

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25.

MASSACHUSETTS DEPARTMENT OF REVENUE

DIVISION OF LOCAL SERVICES

BUREAU OF LOCAL ASSESSMENT

Cheshire

TOWN

LA4 Comparison Report - Fiscal Year 2023

Small PP Exemption:	10,000	**Certification Year:**	2020
Billing Cycle:	Semi-Annually	**BLA Advisor:**	Sandra Bruso
Chapter 653:	No		

Property Type	Description	FY 2022 Parcel Count		FY 2022 Assessed Value	FY 2023 Parcel Count		FY 2023 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
101	Single Family		1,136	266,581,300		1,138	309,718,400	2	0.2%	43,137,100	16.2%
102	Condominiums		0	0		0	0	0		0	
MISC 103,109	Miscellaneous Residential		89	14,163,100		90	14,114,800	1	1.1%	-48,300	-0.3%
104	Two - Family		39	8,142,000		40	8,881,700	1	2.6%	739,700	9.1%
105	Three - Family		8	1,656,700		8	1,650,800	0		-5,900	-0.4%
111-125	Apartment		7	1,531,600		7	1,566,500	0		34,900	2.3%
130-32,106	Vacant / Accessory Land		187	10,834,600		185	9,841,900	-2	-1.1%	-992,700	-9.2%
200-231	Open Space		0	0		0	0	0		0	
300-393	Commercial		30	11,922,400		31	11,989,100	1	3.3%	66,700	0.6%
400-442	Industrial		13	1,350,700		12	1,104,900	-1	-7.7%	-245,800	-18.2%
450-452	Industrial Power Plant		1	239,300		1	227,900	0		-11,400	-4.8%
CH 61 LAND	Forest	2	1	117,320	4	0	106,475	1	33.3%	-10,845	-9.2%
CH 61A LAND	Agriculture	31	51	532,858	33	53	566,503	4	4.9%	33,645	6.3%
CH 61B LAND	Recreational	1	2	91,627	1	2	87,263	0		-4,364	-4.8%
012-043	Multi-use - Residential		18	10,073,886		16	10,897,559	-2	-11.1%	823,673	8.2%
012-043	Multi-use - Open Space		0	0		0	0	0		0	
012-043	Multi-use - Commercial		0	9,844,924		0	9,582,526	0		-262,398	-2.7%
012-043	Multi-use - Industrial		0	440,890		0	439,815	0		-1,075	-0.2%
501	Individuals / Partnerships / Associations / Trusts / LLC		13	231,273		29	483,306	16	123.1%	252,033	109.0%
502	Corporations		13	4,362,545		12	4,059,206	-1	-7.7%	-303,339	-7.0%
503	Manufacturing		0	0		0	0	0		0	
504	Public Utilities		4	9,193,117		4	6,297,459	0		-2,895,658	-31.5%
505	Centrally Valued Telephone		1	898,800		1	864,200	0		-34,600	-3.8%

LA4 Comparison Report - Fiscal Year 2023

Property Type	Description	FY 2022 Parcel Count	FY 2022 Assessed Value	FY 2023 Parcel Count	FY 2023 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
506	Centrally Valued Pipelines	1	787,400	1	788,000	0		600	0.1%
508	Wireless Telephone	2	435,347	2	324,404	0		-110,943	-25.5%
550-552	Electric Generating Plant	2	1,280,400	2	1,449,100	0		168,700	13.2%
EXEMPT VALUE	Exempt Property	117	61,083,700	117	60,471,400	0		-612,300	-1.0%

LA4 Comparison Report - Fiscal Year 2023

Small PP Exemption:	10,000	**Certification Year:**	2020
Billing Cycle:	Semi-Annually	**BLA Advisor:**	Sandra Bruso
Chapter 653:	No		

Property Type	Description	FY 2022 Parcel Count	FY 2022 Assessed Value	FY 2023 Final Parcel Count	FY 2023 Assessed Value	Parcel Difference	Parcel % Difference	Assessed Value Difference	Assessed Value % Difference
Total Class 1	TOTAL RESIDENTIAL	1,484	312,983,186	1,484	356,671,659	0		43,688,473	14.0%
Total Class 2	TOTAL OPEN SPACE	0	0	0	0	0		0	
Total Class 3	TOTAL COMMERCIAL	118	22,509,129	124	22,331,867	6	5.1%	-177,262	-0.8%
Total Class 4	TOTAL INDUSTRIAL	14	2,030,890	13	1,772,615	-1	-7.1%	-258,275	-12.7%
Total Class 5	TOTAL PERSONAL PROPERTY	36	17,188,882	51	14,265,675	15	41.7%	-2,923,207	-17.0%
Total Taxable	TOTAL REAL & PERSONAL	1,652	354,712,087	1,672	395,041,816	20	1.2%	40,329,729	11.4%

LA4 Reviewer:	Sandra Bruso	**Approval Date:**	08/29/2022

Edits :

LA4002 | Residential Class values changed more than 10% from previous year

LA4004 | Total values changed more than 10% from previous year

LA4010 | 505 LA4 Value does not equal DOR Growth and Utility Value

Comments

No comments to display.

Documents

No documents have been uploaded.

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OFFICE OF THE BOARD OF SELECTMEN

Meeting Minutes – August 25, 2022

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Board of Selectmen was held in person at 191 Church St (Cheshire Elementary School) on Thursday August 25, 2022, at 6:30 PM.

Board of Selectmen Members Present: Shawn McGrath – Vice Chair
Jason Levesque
Ray Killeen
Ron DeAngelis
Board of Selectmen Members Absent: Michelle Francesconi - Chair

Others Present: Jennifer Morse, Town Administrator; Corey McGrath, Facilities Maintenance; Peter Traub, Jess Cooley, Berkshire County Action; I Berkshires

Shawn McGrath called the meeting of the Board of Selectmen to order at 6:30 p.m.

Summary of Votes Taken:

Vote to approve the consent agenda except for the cap on building permits	4-0
Vote to approve Weatherization and Installation of Heat Pumps at the Police Station and Annex	4-0
Vote to approve the use of WRAP and Chapter 90 funds for the Route 116 Guardrail Project	4-0
Vote to approve the employee evaluation forms	4-0
Vote to appoint Ray Killen as the BRTA Representative	3-0-1
Vote to appoint Jennifer DeGrenier & Joseph Prince to the Historical Commission and Corey McGrath as Alternate	3-01
Vote to approve one day liquor licenses for the Cheshire Rod & Gun Club	3-0-1
Vote to enter executive session at 7:38 p.m. and not to re-enter into regular session	4-0

Jess Cooley: BCAC Weatherization Projects for Cheshire Residents

Jess Cooley from Berkshire County Action joined the meeting to discuss the W.R.A.P. (Weather Remediation Assistance Program) which is a county wide program. She explained that ten households in Cheshire are on the waiting list for repair projects that must be done prior to weatherization. She shared that they are working with the legislators, local leaders, and federal government to find funding for these projects. S. McGrath suggested a letter from the Board of Selectmen to Representative Barrett and Senator Hinds in hopes of funding in the fall supplemental bill. J. Levesque asked if they had contacted BRPC for assistant since it is a regional effort, she has spoken with Pat Mullins.

Consent Agenda

Minutes – August 9, 2022
Warrants - PR23-04-; AP23-05
NBSWMD Appointment – Joyce Gallup
Department Reports – Council on Aging, Highway
~~*Building Commissioner – Building Permit Fee Cap*~~
Crack Sealing – Contract

A motion was made by S. McGrath and seconded by J. Levesque to approve the Consent Agenda except for the Building Commissioner request to cap building permit fees.

Discussion regarding Building Permit Fee Cap: R. DeAngelis did not feel that capping the permit fee made sense, asking what other towns do. There was general discussion on the current permit fees and the total cost to construct a home as well as the revenue received from permits. It was agreed by the board to not cap at this time. J. Morse asked if they would like for the Building Commissioner to come to a meeting with explanation, none felt it was necessary at this time.

Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 4-0

Board of Selectmen Discussion/Decision Items
Green Communities Grant Funds – Police Station Weatherization/Heat Pumps, Annex Weatherization
J. Morse updated the board on the proposals from Guardian for the Green Community Funds. This project will utilize the designation funds and covers weatherization at the Annex and Police Station as well as new heat pumps at the Police Station. The total cost for the weatherization at the Annex is $18,233 and the total cost for weatherization/heat pumps at the Police Station is $93,817 after rebates.
A motion was made by J. Levesque and seconded by R. Killeen to move forward with the proposal from Guardian to do weatherization in the Annex and weatherization and heat pumps in the Police Station.
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 4-0

Former Cheshire Elementary School Use for Future – Tabled to September 6, 2022, meeting

Fire Station Assessment & Cost Estimate – Tabled to September 6, 2022, meeting

WRAP Funds – Guardrails Route 116
J. Morse shared that after the Crack Sealing project there is approximately $82,000 remaining, the guardrails on the upper section of Route 116 are failing and are a liability to the town. The economic revitalization bill is stalled in the senate so funds have not been released, if funds are released the remainder of Route 116 can be resurfaced with attention put on Stafford Hill if the town was to move forward with guardrails with WRAP and some Chapter 90 funds.
A motion was made by S. McGrath and seconded by J. Levesque to utilize the remaining WRAP funds and Chapter 90 funds for the Route 116 Guardrail removal and replacement.

Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 4-0

R. DeAngelis asked that the highway superintendent be reminded to address the Route 116 drainage issues around Maple Drive.

Employee Evaluation Forms - Forms were reviewed and approved. Manager evaluations forms will be mailed to the employee's house with a return envelope to keep them confidential. Job descriptions will be provided to employees along with the evaluation form so employees can do a self-evaluation prior to the meeting with their department head. J. Morse intends on presenting to every employee and department in advance for explanation on the process.
A motion was made by S. McGrath and seconded by J. Levesque to move forward with the employee evaluations.
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 4-0

Berkshire Regional Transit Authority Representative - *A motion was made by S. McGrath and seconded by R. DeAngelis to appoint Ray Killeen as the representative to the Berkshire Regional Transit Authority.*
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Abstain, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 3-0-1

Historical Commission Appointments - *A motion was made by J. Levesque and seconded by R. Killeen to appoint Jennifer DeGrenier and Joseph Prince to the Historical Commission and Corey McGrath as Alternate to the Historical Commission.*
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Abstain J. Levesque – Yes
Motion Carries: 3-0-1

Cheshire Rod & Gun Club One Day Liquor Licenses – September 2, 4,10, 17, 24
A motion was made by S. McGrath and seconded by R. Killeen to approve the one-day liquor licenses and presented.
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Abstain
Motion Carries: 3-0-1

Town Administrator Updates
Tag Sale Bylaw - Discussion on the DRAFT tag sale bylaw that will be placed on the Annual Town Meeting warrant. Questions to be addressed include the permit fee and enforcement of the bylaw.
Notch Road - J. Morse shared that she had received a complaint regarding Notch Road and the shimming work done by the highway department. Discussion on larger projects of this type and the need to get information prior on the total cost. Members of the board felt that patching could have been a solution until the road could be resurfaced.
Cemetery Update- J. Morse and S. McGrath met with the Cemetery Superintendent and Richie Francesconi regarding the cemetery laborers workload due to the drought. The Cemetery Superintendent explained the work done by laborers in the West Mountain Cemetery and outlying cemetery requesting the hiring of a fourth laborer for fall leaf cleanup. S. McGrath shared with the board members that he suggested they wait to see what the workload will be in the next few weeks before hiring on a fourth person.
Water Project- The Water Project on Depot St/ Mill Hill Rd/ Railroad Street started earlier than expected and they are already to the end of Railroad Street.
Route 116 Signs/Speed Trailer - J. Morse received notification that Route 116 was on a list of roads to have signage updated and a speed trailer put into place. Work and funds will be provided by MassDOT.

Announcement from Board Members
S. McGrath shared that the Dam Committee met with state officials last week reviewing the recent dam inspections and will reconvene again in October to formalize issues including dam responsibilities and measurement devices.

Public Comments – None

Executive Session: A motion was made by J. Levesque and seconded by R. DeAngelis at 7:38 p.m.to enter *Executive Session – M.G.L. Chapter 30A, Section 21(a), Reason 6 to consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. – Youth Center Lease.*
Roll Call Vote: R. DeAngelis – Yes, R. Killeen – Yes, S. McGrath – Yes, J. Levesque – Yes
Motion Carries: 4-0

Respectfully Submitted.
Jennifer Morse
August 29, 2022

Document List :

- Agenda – August 25, 2022
- BCA – WRAP Pilot Program information from Jess Cooley
- Minutes – August 9, 2022
- COA Monthly Report – July 2022
- Highway Report – 8/19/22
- Building Commissioner email re: Permit Fees
- Crack Sealing Contract with Indus
- TH Annex and PD Weatherization Information
- Employee Evaluation Forms
- Draft Tag Sale Bylaw

Approved:

TOWN OF CHESHIRE SPECIAL EVENT PERMIT APPLICATION

APPLICANT INFORMATION

Organization: CHESHIRE FIRE DEPT Date: 8/22/2022

Name: Cj GARNER Phone #: 413-281-5020

Address:
29 SOUTH ST. CHESHIRE, MA 01225

Email: CGARNERCHESHIREBOH.@GMAIL.COM

Name of Event: 1ST ANNUAL BILL LEWIS MEMORIAL BASS FISHING TOURNAMENT

Type of Event: FISHING TOURNAMENT + PICNIC

Event Location: 1ST + 2ND LAKES, PICNIC ON CAUSEWAY

Event Date: 10/2/2022 Start Time: 7:00 AM End Time: 5:00 PM

Proposed Rain Date: — Number of People: 100+

Please answer the following:

1. Clearly describe your event (Please attach letter if more space is required)

BASS FISHING TOURNAMENT ON BOTH LAKES FROM 7:00 AM TO 1:00 PM FOLLOWED BY AWARDS AND PICNIC AT 1:30 ON THE CAUSEWAY WITH FOOD PROVIDED BY THE CHESHIRE FIRE DEPT. AND BEER BY B.B.C.

2. Please attached an event map and site plan with the following indicated:
   - Detailed event layout/route with directional arrows and street names
   - Identify and road or sidewalks that will be blocked or closed.
   - Placement of collection of signage, traffic control devices, barricades
   - Location of event staff, volunteers along the proposed locations where police details are required, emergency medical stations, food service, port-a potties, etc.
   - Trash generated by the event must be removed immediately after the event. Event signage, port-a potties, and all other equipment should be removed within 48 hours.

3. Insurance Information: _____

   Issuing Company: _____

   Public Liability Coverage: _____

APPLICATION CERTIFICATION

The applicant certifies that he/she has read and examined this application and agrees to comply with the terms and conditions contained herein.

Signature of Applicant: _____

Date: 8/22/2022

***PUBLIC SAFETY SIGNATURES ***

Signature of Police Chief or Deputy Police Chief **(Mandatory)**
Conditions:

Signature of Fire Chief or Deputy Fire Chief **(Mandatory)**
Conditions:

Signature from Highway/DPW Department **(Mandatory)**
Conditions:

Signature from Board of Health **(Mandatory)**
Conditions:

FINAL APPROVAL

BOARD OF SELECTMEN/TOWN ADMINISTRATOR

Complete Application (●) Yes ( ) No **Date Available** (●) Yes ( ) No

Indemnification (if required) ( ) Yes ( ) No **Intended Route** ( ) Yes ( ) No

Comments/Conditions: CJ was contacting DCR.

Select Board Approval: _____ Date: _____
(Board of Selectmen Chair)

NOTICE OF APPROVAL OF ONE DAY LIQUOR LICENSE

The Local Licensing authorities of the within named city or town have approved, pursuant to the provisions of Chapter 138 Section 14, issuance of a Special License as described herein:

City/Town:	**Cheshire, MA**
Date of Local Authority Approval:	September 6, 2022
Name of Licensee:	Cheshire Fire Department
Address of Licensee:	29 South Street
Effective Date or Dates of License:	October 2, 2022
Authorized Hours of Sale:	1 p.m. – 5 p.m.
Description of the Licensed Premises:	Causeway
License is for Sale of:	Beer by BBC

All Alcoholic Beverages:	☐
Wines & Malt Beverages Only:	☐
Wines Only:	☐
Malt Beverages Only:	☒

The Licensed Activity or Enterprise is:

For Profit	☐
Non Profit	☒

Restrictions attached to the license by the Local Authority: None

THE LOCAL LICENSING AUTHORITIES

BY:

_____

_____

_____

_____

_____

Cheshire Board of Selectmen

TOWN OF CHESHIRE SPECIAL EVENT PERMIT APPLICATION

APPLICANT INFORMATION

Organization: Cheshire Community Assoc Date: 8.31.22

Name: Jill Reynolds Phone #: (413) 743-7828

Address: P.O. Box 56, Cheshire, Ma 01225

Email: Jill@cheshireglassworks.com

Name of Event: The Town of Cheshire's 7th Annual Clean up Day

Type of Event: Trash Clean up

Event Location: We will meet at the Father Tom Campsite
Trash pick up will take place at various locations around town *See attached list

Event Date: 9.17.22 Start Time: 9am End Time: 1pm

Proposed Rain Date: 9.18.22 Number of People: 50

Please answer the following:

1. Clearly describe your event (Please attach letter if more space is required)

Annual trash clean up day. We will meet in the morning to have coffee and get clean up assignments. People will disperse to different locations in town to pick up trash. All trash bags will be gathered and brought to transfer station. We will offer lunch to participants. We will provide safety vests and clean up tools. Also we have waivers that everyone will sign.

2. Please attached an event map and site plan with the following indicated:
   - Detailed event layout/route with directional arrows and street names
   - Identify and road or sidewalks that will be blocked or closed.
   - Placement of collection of signage, traffic control devices, barricades
   - Location of event staff, volunteers along the proposed locations where police details are required, emergency medical stations, food service, port-a potties, etc.
   - Trash generated by the event must be removed immediately after the event. Event signage, port-a potties, and all other equipment should be removed within 48 hours.

3. Insurance Information: _____

   Issuing Company: _____

   Public Liability Coverage: _____

APPLICATION CERTIFICATION

The applicant certifies that he/she has read and examined this application and agrees to comply with the terms and conditions contained herein.

Signature of Applicant: Jill Reynolds

Date: 8.31.22

***PUBLIC SAFETY SIGNATURES ***

_____

Signature of Police Chief or Deputy Police Chief **(Mandatory)**
Conditions:

_____

Signature of Fire Chief or Deputy Fire Chief **(Mandatory)**
Conditions:

_____

Signature from Highway/DPW Department **(Mandatory)**
Conditions:

_____

Signature from Board of Health **(Mandatory)**
Conditions:

FINAL APPROVAL

BOARD OF SELECTMEN/TOWN ADMINISTRATOR

Complete Application ◯ **Yes** ◯ **No** **Date Available** ◯ **Yes** ◯ **No**

Indemnification (if required) ◯ **Yes** ◯ **No** **Intended Route** ◯ **Yes** ◯ **No**

Comments/Conditions: _____

_____

Select Board Approval: _____ Date: _____
(Board of Selectmen Chair)

Town of Cheshire



7TH CLEAN-UP day

FREE RAFFLE for all Volunteers

Saturday, Sept. 17, 2022
9am-1pm

(Rain Date, Sept 18)

Meet at the Father Tom Campsite (next to Transfer Station)

Schedule:

9-9:15 - Sign-in w/Coffee & Doughnuts

9:30-12:00pm - Join a clean-up work crew

12:00-1:00pm - Lunch at the campsite

What to Bring:

- The Kids - Great fun & learning
- Hat
- Sunscreen
- Work Gloves



Keep Cheshire Beautiful and Build Community Pride
"Cheshire Proud"

Adams COMMUNITY BANK

For more info contact: Jill or Rick
jill@cheshireglassworks.com
rickydarellbarton@verizon.net

Clean Up Locations

School Grounds & Parking Lots

Cheese Press / School St. / Railroad & Rich

Main St. – Flaherty Rd. – East Main St. up to Notch Rd.

Depot / Dean / Richmond / Church St.

West Mountain Rd.

Causeway / Rail Trail / Boat Launch

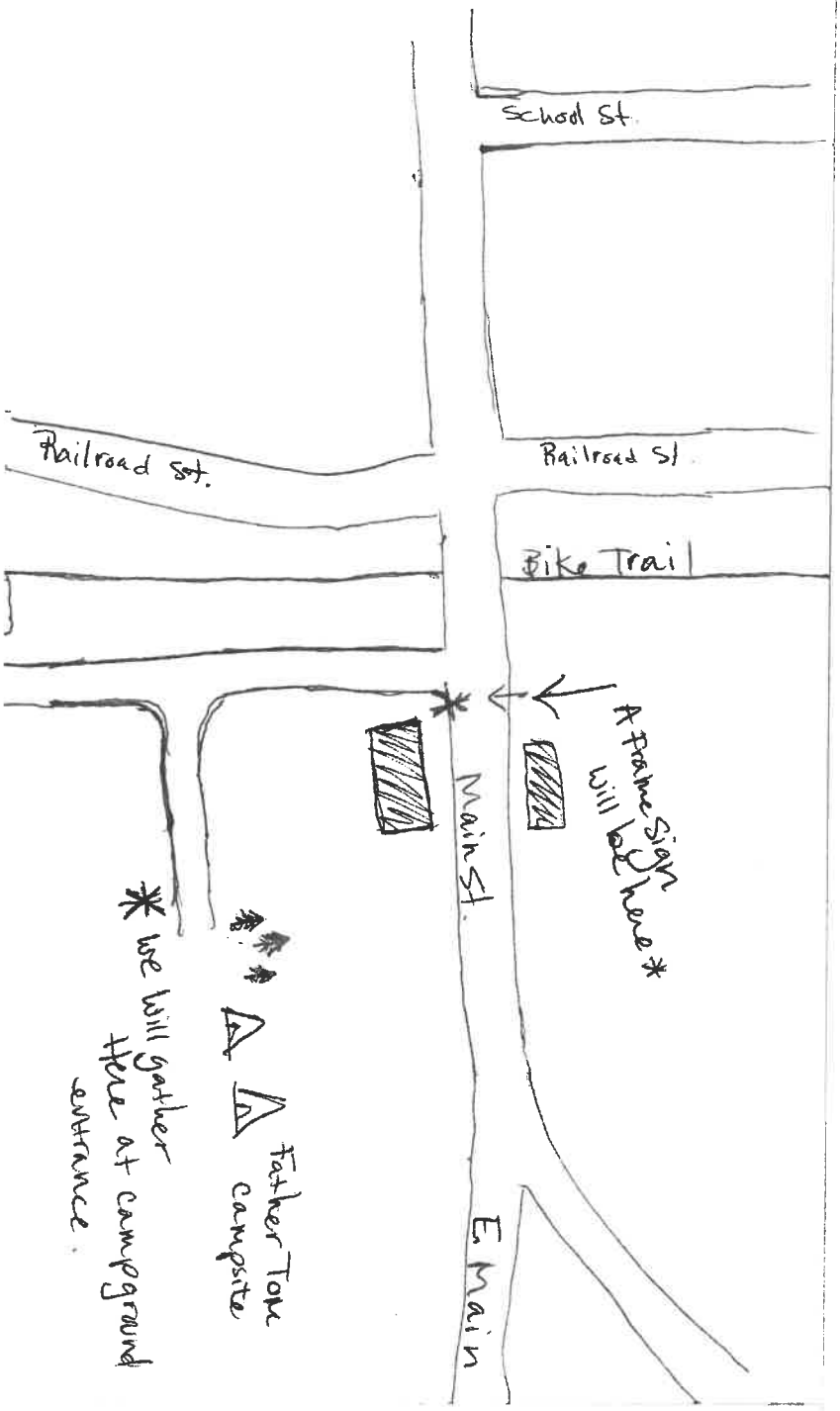
Notch Rd. & Trailhead & Windsor Rd.

Wells Rd from Jenks to Rte 116

Wells Road up to Jenks Rd

Stafford Hill & Monument, Windsor Rd.

Sandmill Rd



Highway Report 9-2-2022

Still out roadside mowing, working on getting secondary roads cleared now.

All of the gravel roads have been treated due to dry conditions to keep dust to a minimum.

The small section on Arnold Court that wasn't paved last year has been paved, as well as edges filled in and seeded so to finally call project completed.

The culvert on West Mountain was changed last week as well as road patched this week.

A double catch basin as well as a single catch basin on Ingles rd were rebuilt and patched back in as well as the one that was falling in on Church street by the police station.

With productive last couple weeks we were still able to do some driver training with our new employee by hauling some of the clean fill to some residents that have requested it.

Respectfully submitted

Robert Navin

Highway Superintendent

Cheshire Police Department

CHIEF MICHAEL J. ALIBOZEK
90 Church Street
Cheshire, MA 01225
413 743-1501 • fax 413 743-1944
cpd@cheshire-ma.gov

Duty Weapon Purchase Program

AmChar Wholesale Inc.		
7 Glock 45 Gen 5 9mm	$ 428.50	$ 2,999.50
7 - Streamlight Duty Weapon Lights	$ 132.05	$ 924.35
Shipping:		$ 35.00
Total:		$ 3,958.85
Jurek Brothers Inc.		
7 - Safariland Duty Holster	$ 99.47	$ 696.29
7 - Safariland Off Duty Holster	$ 44.08	$ 308.56
3 - Training 9mm 147gr (500/case)*	$ 131.58	$ 394.74
3 - Duty 9mm 147gr (500/case)*	$ 157.08	$ 471.24
		$ 1,870.83
Program Total:		$ 5,829.68

* Jurek Brother will take back unopened cases of ammo which will reduce this cost.

AMCHAR WHOLESALE INC.
WWW.AMCHAR.COM 800-333-0695

Quotation

100 Airpark Dr
Rochester, NY 14624
Phone: (800) 333-0695
Fax: (585) 328-4406

DATE: 08/30/2022

Quotation Fc Cheshire Police Dept
Attention Cody Alvarez
calvarez@cheshire-ma.gov
150 Meadowview Dr
Cheshire, MA 01225
Phone Phone: (413) 743-1501

Quote is Valid For 30 Days

Prepared by Jason Johnson Mobile - (603)213-1342 - Email - jason.johnson@amchar.com

SALES PERSON	CUSTOMER ID	SHIP DATE	SHIP VIA	FOB POINT	TERMS
Jason Johnson		TBD	FedEx		Net 30

QUANTITY	DESCRIPTION	UNIT PRICE		DISCOUNT	AMOUNT
7	GLOGLAWPA455S302AB GLOCK 45 G45 GEN 5 HGA 9MM 4.0 IN BBL AMG BOLD BLACK 3 17RD MAGS 5LB TRIGGER FRONT SERRATIONS	$ 428.50			$ 2,999.50
7	STR69260 STREAMLIGHT TLR-1 HL WEAPON LIGHT	$ 132.05			$ 924.35
					$ -

We may need a exemption certificate so we can send you this product federal excise tax exempt.

SUBTOTAL	$ 3,923.85
SHIPPING	35.00
Total	**3,958.85**

All Quotes subject to factory price stability and may change without notice. Prices quoted are contingent to signed acceptance of this quotation

To accept this quotation, sign below and return with a PURCHASE ORDER to sharon@amchar.com

X _____

THANK YOU FOR YOUR BUSINESS

JUREK BROTHERS INC.

EST. 1928

59 SCHOOL STREET – P.O. BOX 408

GREENFIELD, MA. 01301

LAW ENFORCEMENT DISTRIBUTORS
OF QUALITY POLICE EQUIPMENT

PHONE: (800) 628-8498
(413) 774-2784
FAX: (413) 772-2988
E-MAIL: info@jurekbrothers.com
Web: www.jurekbrothers.com

AUGUST 30, 2022

QUOTE

MASS. CONTRACT #PSE01

CHESHIRE POLICE DEPT.
CHESHIRE, MA.
ATTN: PO CODY ALVAREZ

ITEM 1 – SAFARILAND #6360 NET PRICE EACH $99.47 7 = $696.29
DESCRIPTION: ALS DUTY HOLSTER, STX TACTICAL FINISH, WITH LIGHT FOR GLOCK 45/19

ITEM 2 – SAFARILAND #6378 NET PRICE EACH $44.08 7 = $308.56
DESCRIPTION: ALS CONCEALMENT HOLSTER, STX TACTICAL FINISH, WITH LIGHT FOR GLOCK 45/19

ITEM 3 – STREAMLIGHT #69260 NET PRICE EACH $144.95 7 = $1,014.65
DESCRIPTION: TLR-1 HL, 1,000 LUMEN TACTICAL WEAPON LIGHT ----------

TOTAL $2,019.50

THANK YOU FOR YOUR INTEREST IN OUR PRODUCTS. IF WE CAN BE OF FURTHER ASSISTANCE PLEASE DON'T HESITATE TO CONTACT US. (800) 628-8498.

SINCERELY
GREG JUREK

JUREK BROTHERS INC.

EST. 1928

59 SCHOOL STREET – P.O. BOX 408

GREENFIELD, MA. 01301

LAW ENFORCEMENT DISTRIBUTORS
OF QUALITY POLICE EQUIPMENT

PHONE: (800) 628-8498
(413) 774-2784
FAX: (413) 772-2988
E-MAIL: info@jurekbrothers.com
Web: www.jurekbrothers.com

(MA2022)
04-01-2022

DEAR PURCHASING AGENT/ARMORER,

JUREK BROTHERS INC. IS PLEASED TO OFFER MASSACHUSETTS LAW ENFORCEMENT AGENCIES THE FOLLOWING PRICE SHEET FOR WINCHESTER AMMUNITION.

THE PRICING IS NET PER CASE AND SHIPPING IS FREE ON ALL AMMUNITION ORDERS.

CENTERFIRE HANDGUN AMMUNITION

TRAINING AMMUNITION

Q4206	380 AUTO 95GR. FMJ (500/CASE)	$131.22 PER CASE
Q4171	38 SPEC. 130GR. FMJ (500/CASE)	$146.98 PER CASE
Q4172	9MM 115GR. FMJ (500/CASE)	$112.61 PER CASE
USA9MM	9MM 124GR. FMJ (500/CASE)	$114.60 PER CASE
RA9124N	9MM NATO 124GR. FMC (500/CASE)	$122.35 PER CASE
USA9MM1	9MM 147GR. FMJ (500/CASE)	$131.58 PER CASE
USA40SW	40S&W 165GR. FMJ (500/CASE)	$130.36 PER CASE
WC401	40S&W 165GR. BEB, WINCLEAN (500/CASE)	$148.41 PER CASE
Q4238	40S&W 180GR. FMJ (500/CASE)	$136.17 PER CASE
WC402	40S&W 180GR. BEB, WINCLEAN (500/CASE)	$148.41 PER CASE
Q4170	45 AUTO 230GR. FMJ (500/CASE)	$157.39 PER CASE
WC452	45 AUTO 230GR. BEB, WINCLEAN (500/CASE)	$171.51 PER CASE

DUTY AMMUNITION

RA380T	380 AUTO 95GR. JHP, "T" SERIES (500/CASE)	$187.32 PER CASE
RA9124TP	9MM 124GR. JHP +P, "T" SERIES (500/CASE)	$160.14 PER CASE
RA9TA	9MM 127GR. JHP +P+, "T" SERIES (500/CASE)	$160.96 PER CASE
RA9T	9MM 147GR. JHP, "T" SERIES (500/CASE)	$157.08 PER CASE
RA9B1	9MM 147GR. RANGER ONE, BONDED (500/CASE)	$235.11 PER CASE
RA40TA	40S&W 165GR. JHP, "T" SERIES (500/CASE)	$174.73 PER CASE
RA40T	40S&W 180GR. JHP, "T" SERIES (500/CASE)	$175.03 PER CASE
RA45T	45 AUTO 230GR. JHP, "T" SERIES (500/CASE)	$204.82 PER CASE
RA45TP	45 AUTO 230GR. JHP +P, "T" SERIES (500/CASE)	$214.56 PER CASE
RA45B1	45 AUTO 230GR. RANGER ONE, BONDED (500/CS.)	$303.45 PER CASE

CONTINUED NEXT PAGE

HAZARD MITIGATION & MVP PLAN

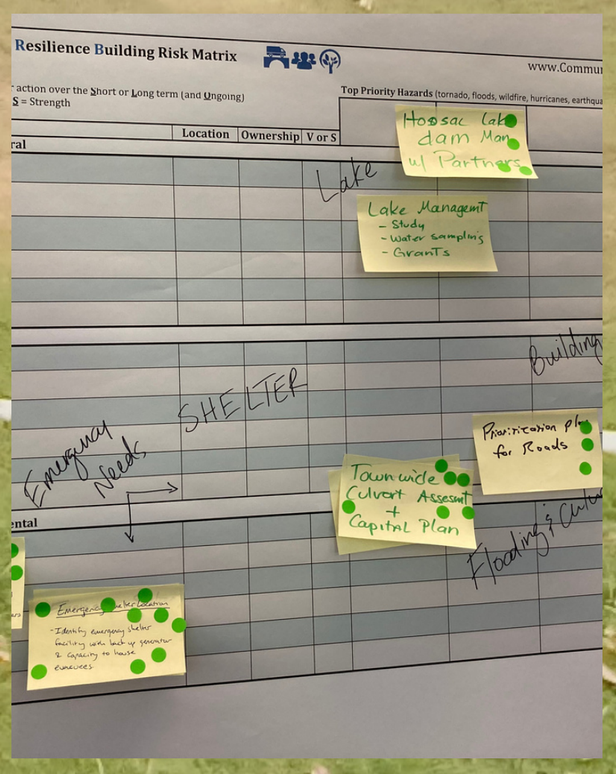
PUBLIC LISTENING SESSION

Learn about the Hazard Mitigation & Municipal Vulnerability Preparedness planning process, and weigh in on priority resiliency actions selected.









<u>In-Person Listening Session</u>:

Wednesday, September 14th @ 12:30 p.m. at Cheshire Senior Center

or

<u>Virtual Listening Session</u>:

Wednesday, September 21st @ 7:00 p.m. via Zoom

Register at tinyurl.com/CheshireListen

Email Courteny Morehouse at cmorehouse@berkshireplanning.org for questions

CHESHIRE, MASSACHUSETTS

Attend the Listening Session

Hazard Mitigation & MVP Plan



Hear about updates to Hazard Mitigation/MVP planning process and weigh in on priority actions selected.

<u>In-Person Public Listening Session</u>:
Wednesday, 9/14/22 @ 12:30 p.m. at the Senior Center (119 School Street).

<u>Virtual Public Listening Session</u>:
Wednesday, 9/21/22 @ 7:00 p.m. via Zoom. Register at tinyurl.com/CheshireListen.



architecture ● engineering ● management

pittsfield, ma unionville, ct troy, ny

888-336-6500

cheshire fire station
building condition assesment

cheshire
ma

tch-6090

: 15 august 2022

existing building report

code

Stories:	Single story; partial mechanical basement
Gross Building Area:	6,800 +/- square feet (per property card)
Occupancy	B – Business, S2 – Storage, A3 – Assembly (Non-separated)
Sprinklered	No

---

building description

The building is a single story building approximately 6,800 S.F. currently occupied as the Town of Cheshire volunteer fire department. The structure appears to be an original garage building with several additions. The construction dates of the original building and additions are unknown.

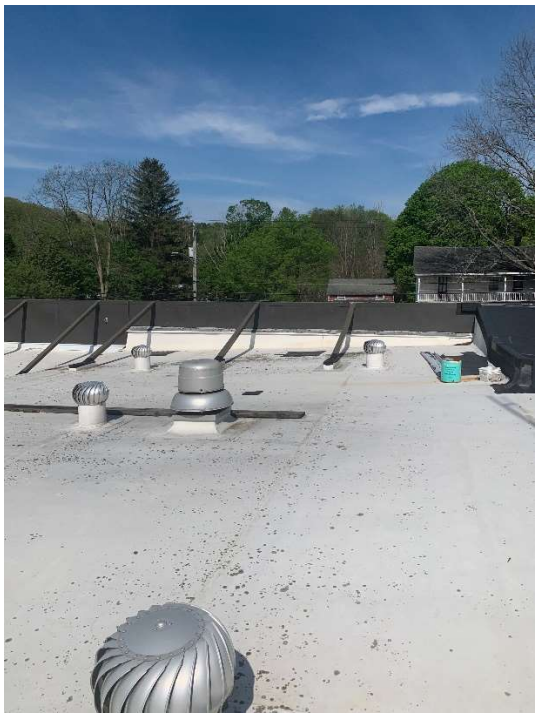
The building consists of a four bay apparatus room, two offices, two toilet/shower rooms, a day room, a kitchen, a large training room and ancillary storage rooms. There is an exterior access to a small basement mechanical room on the north side and small plywood storage room on the east side of the building

The exterior façade is brick veneer on the street (west) elevation and vinyl siding and horizontal corrugated metal panel on the balance of the building. There are 4 overhead doors into the apparatus room on the west elevation and one overhead door into the apparatus room on the east side. The main entrance is a hollow metal door (with vision lite) on the west elevation adjacent to the apparatus bay overhead doors.

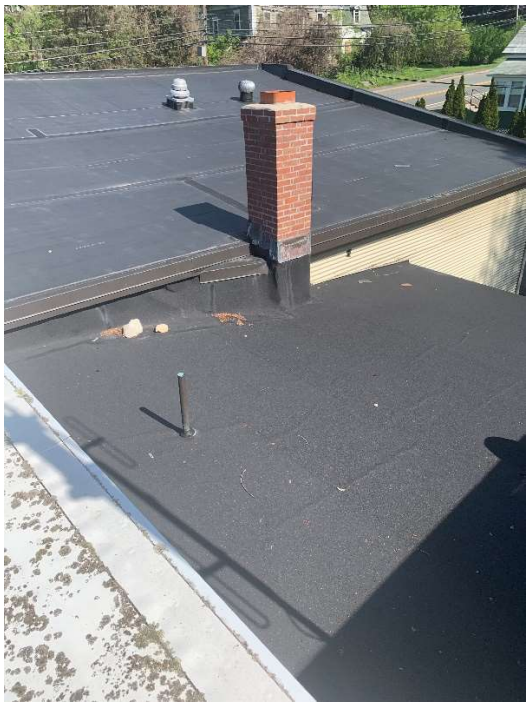
The roof is single ply membrane of various ages and small areas of granular roll roofing and standing seam metal roofing.



Street (west) elevation



Membrane Roofing



Membrane and Roll Roofing

code review

It is undetermined whether the construction type is Type 5A or Type 5B. If the construction type is 5B then the building is potentially too large in area for a mixed use group that includes an A3 occupancy.

The main entrance to the building is not handicap accessible.

The ramp between the office area and the apparatus bay is not ADA compliant

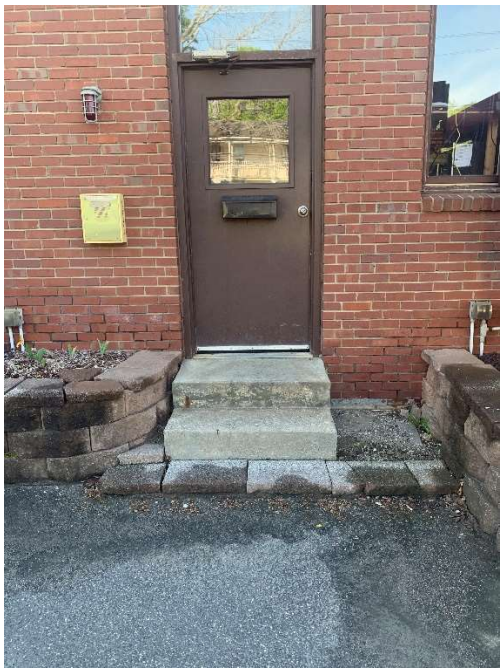
The landing and railing on exterior door on the north side west corner is not code compliant

The showers in the Men's Room are not handicap accessible

There are no showers provided in the Women's Room

The basement furnace room ceiling room nor code compliant

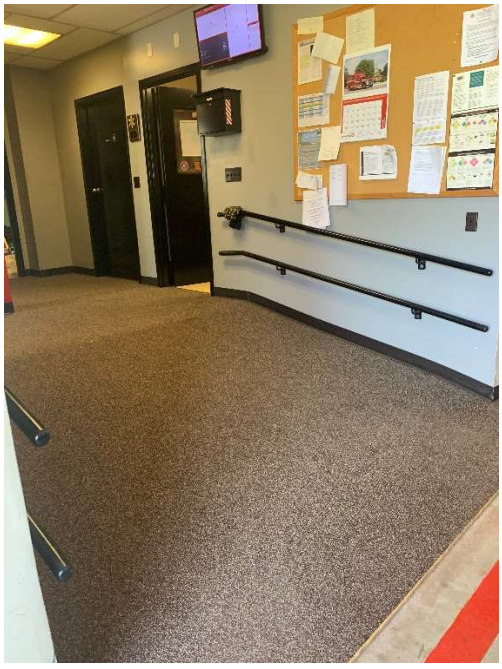
If the Construction Classification is 5A the furnace room ceiling is required to be 1 hour rated



Main Entry



Door at Northwest corner



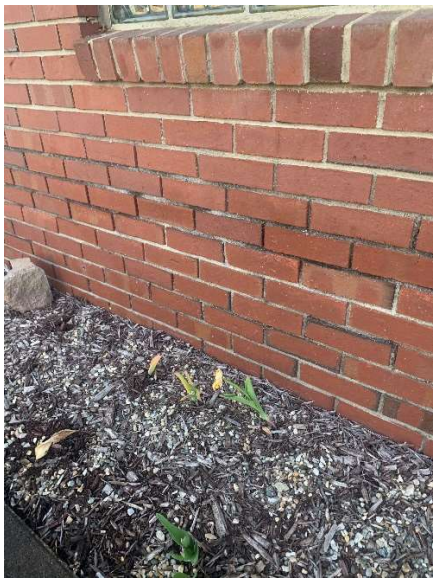
Ramp to Offices

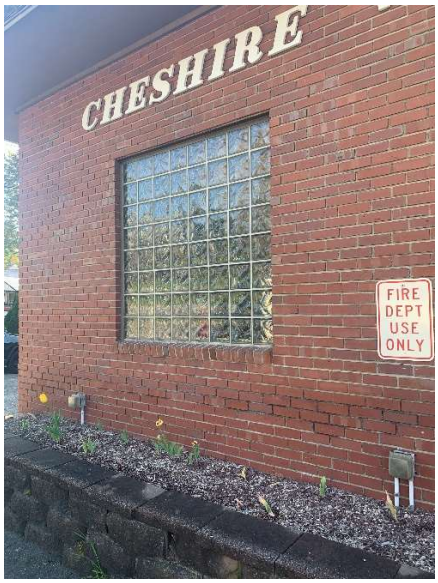


Basement Ceiling

Building enclosure -

The brick veneer is showing signs of water infiltration and pulling away from the substrate (see structutal report)





The storage shed in the southeast corner is in disrepair and should be demolished and replaced.



The metal siding is in moderate to poor condition and should be replaced within 5 years.





The foundation has settlement cracks in two locations and the Training room floor is sagging (see structural report)

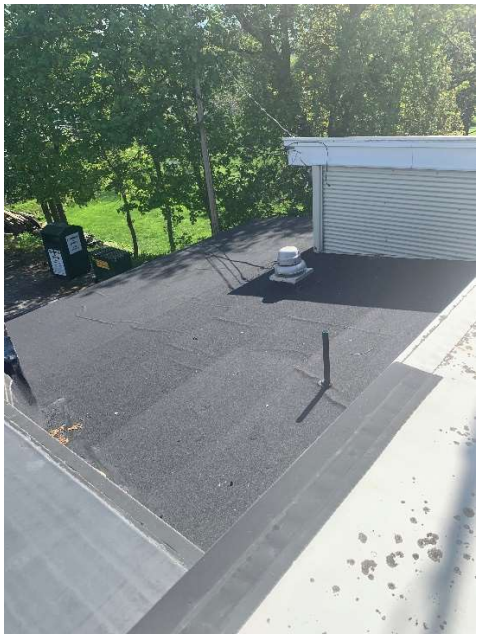




The white mebrance roof is in poor condition and requires replacement. The black membrane roof is in fair conditon and does not require immediate replacement. The roll roofing is intended for temporary roofs and should be replaced with membrane roofing.All metal fascias are in poor condition and require replacement.









end of architectural assesment

structural systems

The building structure of the Cheshire fire Station has been evaluated based on a visual observation investigation, no destructive or internal investigations have been performed.

Additionally, conversations with both the Fire Chief and Cheshire Building Official discussing known issues with the Cheshire Fire Station Structure.

The building was originally constructed in the 30's as a gas station/repair facility consisting of two (2) repair bays and an office. In the 70's the gas pumps were removed. In 1988 the structure was remodeled from a garage to its present use.

Base on the visual observations and conservations the following structural issues were observed during the visual observations.

observations

- Settlement was easily observed at the Northeast corner of the Training Room. A previous foundation crack had been repaired, although additional cracks were observed in this area. See the pictures below:



Previously Repaired Crack North Side Training Room Associated with Northeast Corner Settlement



Previously Repaired Crack East Side Training Room Associated with Northeast Corner Settlement

- On further observation it was noted the entire East side of the Training Room exhibited a previous settlement. Cracking of the foundation along this area was also observed. See the picture below:



Typical Crack Along Training Room

- Cracks along other areas of the foundation were observed. See the pictures below:



Foundation Crack South Side Apparatus Bays



Foundation Crack South Side Apparatus Bays



Foundation Crack North Side Day Room



Foundation Crack and Cold Seam North Side Day Room

- Mortar joint erosion and top of foundation erosion was observed along the West side of the structure. See the pictures below:



Mortar Joint Erosion West Wall Day Room



Mortar joint Erosion and Foundation Erosion West Wall Apparatus Bays

- The slab condition in the Apparatus Bays was noted to be inconsistent with areas where the slab is in good condition and areas where the slab is severely cracked and in poor condition. Additionally, it was noted the areas of the slab had settled forming an uneven surface. See the pictures below:



Newer Slab Area Adjacent to a Severely Cracked Slab Area



Cracked Slab

- The ceiling suspension system support in the Day Room was observed to be in failure. See the picture below:



Suspended Ceiling Suspension Support Failure

- The slab in the Training Room is cracked in the North South orientation. See the picture below:



Crack in Slab – Training Room

- A crack was observed in the floor finish between the Kitchen and Kitchen Storeroom. See the picture below:



Crack in Floor Finish

- Floor Sheathing in Kitchen Storeroom was observed to have been water damaged. See the picture below:



Water Damaged Floor Sheathing

additional items discussed

- A lath and paster ceiling failure had previously occurred in the Apparatus Bay. This was repaired by installing a layer of gypsum board over the lath and paster and securing the gypsum board to the ceiling above.
- An area of roofing and framing failed and was repaired above the Day Room.
- It was indicated that oil seeps through the floor of the Training Room.

Recommendations – observed items

- Training Room foundation settlement – Due to the severity and continued settlement of the foundation it is recommended that subsurface investigation be performed to determine the cause of the settlement. The repair requirements could vary from do nothing option, to a subsurface soil improvement and a new foundation system under the Training Room.
- Foundations cracks in areas other than the Training Room – These cracks were observed and were noted not to be severe enough to require any foundation repairs.

- Mortar joint erosion – It is recommended that the eroded mortar joints be cleaned and repointed. After the repointing is complete the brick masonry should be coated with a waterproof agent to assist in delaying future repointing requirements.
- Apparatus Bay slab – The slab in the Apparatus by is a patchwork of damaged slab areas and previous patches, it is recommended this slab be removed and replaced with a new 6: thick reinforced concrete slab.
- Suspended ceiling system support failure – The failure of the suspended ceiling system support in the Day Room should be investigate as to the cause of the failure, repairing damaged elements that contributed to the failure and re-supporting the suspended ceiling system.
- Floor crack in the Training Room – The floor crack should be addressed as part of Training Room foundation repair. See Training Room foundation settlement above.
- Crack in the floor finish between the Kitchen and the Storeroom – The area of the crack is located at change of support for the floor from a concrete slab to a wood framed floor. The floor finish crack is most likely due a differential finished floor elevation and/or floor movement differential between the slab on grade and the wood floor. The wood floor framing shall be investigated to determine if it adequate for the loads applied to the floor and if not adequate reinforced to carry the existing floor loads. Particular attention should be given to settlement and movement dur the present potential loads.
- Water damaged floor sheathing – The water damaged sheathing in the Kitchen Storeroom shall be scheduled for replacement.

Recommendations – additional discussed items

- Lath and plaster failure in the Apparatus Bay – If installed as described by installing gypsum board directly over the failing lath and paster ceiling without any additional reinforcement it is recommended that both the gypsum board and lath and paster ceilings be removed and replaced with a new fully support ceiling system.
- Roofing and framing failure – No recommendations.
- Oil seepage through the Training Room Floor – It is recommended that an environmental investigation of the site be performed, and a remediation be performed to the address the source of the oil that is seeping the floor of the Training Room.

conclusion

The building structure of the Cheshire fire Station is fair condition with area maintenance requirements have been minimally addressed or neglected.

The unforeseen issue is the foundation issue in the Training Room area and the oil seepage in the Training Room area.

These factors may make it advantageous to seek an alternate site with a new structure.

existing building assessment

general

The existing Cheshire Fire Station mechanical and plumbing systems were visually reviewed by edm on May 16, 2022. No destructive investigations, testing, opening of enclosures nor adjustments were made by, or in the presence of edm, and as such, actual operating capacity functionality, performance abilities and useful life expectancies are based solely on the visually observed conditions of the equipment and their distribution. This mechanical and plumbing assessment does not address potential future upgrades, renovations and/or additions, which could be a later phase of construction. No drawings, specifications or reports of the mechanical and plumbing systems were available for use with this assessment.

codes

The heating, ventilation, and air conditioning as well as plumbing system codes that are applicable for this assessment project is based upon the applicable portions of the following codes and referenced standards therein as they relate to continued use and maintenance of existing buildings:

Massachusetts ninth edition of the MA State Building Code, 780 CMR
Massachusetts Comprehensive Fire Safety Code 527 CMR 1.00
Massachusetts General Laws.
2015 International Building Code, as amended by Massachusetts
2015 International Existing Building Code, as amended by Massachusetts
2015 Mechanical Code of Massachusetts (adopting without amendments, 2015 International Mechanical Code) for fuel oil
2018 IECC Base Code with Massachusetts amendments
2014 NFPA 58, Liquefied Petroleum Gas Code
2016 ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality
248 CMR 10.00 Massachusetts Uniform State Plumbing Code

mechanical systems

There is an abundant amount of deferred maintenance mechanical items requiring immediate mitigation or repair/replacement within the next 3-5 years, or sooner, as noted below. The heating plant consists of a natural gas fired (formerly oil) H.B. Smith Series 8 Cast Iron Sectional Atmospheric boiler-burner unit located in the basement mechanical room along with the water service entry. Besides the zone pumps controllers, a Tekmar boiler control system was observed. A B&G compression tank was noted tucked in the rafters and piped to the heating distribution accordingly. Fresh water makeup with a pressure reducing valve and backflow preventer was observed. We were advised that the existing hydronic boiler was formerly in operation at the town hall and brought over to the fire station. Further, we were told that upon annual startup, the hot water supply and return heating distribution system is always air bound and requires purging every year. Several signs of deterioration, internal and external rust were observed. The heating plant has exceeded its useful life and while it may be continued in use, higher operating costs, repair costs and the likelihood of failure is increasing day by day. The boiler-burner, pumps, accessories, and appurtenances should be replaced in years 1-3, but as soon as possible.

The basement mechanical room did not appear to include combustion air intake (ducted to within 18” of the finished floor per NFPA 54) and combustion air relief (ducted to within 18” of finished ceiling per NFPA 54) ductwork nor equipment. While details of design would be included in the next phase, where an NFPA 54 unconfined area does not exist with the mechanical room door closed, either combustion air intake and relief systems would have to be added or applicable non-atmospheric direct vent boiler and water heater or similar equipment would have to be added.

There is flue venting with a barometric damper from the boiler to the existing chimney that appears in good condition that can remain in operation until the boiler is replaced. There is also flue venting from the water heater draft diverter through an unsealed hole in the Mechanical Room wall and through an unsealed hole in the adjacent room used as storage. This water heater flue should be enclosed to separate the flue from the storage room it runs through, and the flue modified to meet manufacturer recommendations. This water heater flue appears in good condition that can remain in operation until the water heater is replaced.

From the boiler plant, hot water heating piping distributes to baseboard radiation, wall convectors, Modine unit heaters and other terminal units throughout the fire station from zone pumps next to the boiler-burner. The Day Room includes slanted top convectors surrounding the exterior wall. The Men’s and Women’s Rooms include slant top convectors on the end wall of the water closet enclosure. The large meeting assembly room also includes slant top convectors surrounding the exterior perimeter. The apparatus bays are heated with Modine hot water unit heaters aiming airflow to the overhead doors.

The terminals and distribution appear to be the age of each addition where they are located and while the terminals could continue to be in operation from 5-10 years, given the annual startup air binding of the system noted above, they should be upgraded/replaced when the heating plant is replaced. Different vintages of thermostats exist in the building and when the terminal units and/or controls are added, modern, matching thermostats should change out the existing. Similarly, we were advised that the carbon monoxide system and heat detection systems are inoperative; these should be replaced immediately.



Observed rust at front boiler section



Observed rust at integral exchanger

The former #2 fuel oil system that used to serve the boiler-burner has some clipped lines that are abandoned in place; these should be removed and properly disposed of. In reply

to an edm inquiry about the storage of prior fuel oil and whether there still exists a buried fuel oil tank, fill, vent, piping, valving and fittings on site, the owner was not certain of the final disposition about any buried fuel oil tank and systems remaining on site, although no fills nor vents were observed. If any fuel oil system remnants exist, they should all be investigated by a Licensed Site Professional (LSP) and be removed and properly disposed of (including hazardous waste manifest meeting EPA, MassDEP, state and local DOT recommendations) in year 1.



#2 fuel oil abandoned remnants

The kitchen includes a ducted hood that did not have a posted listing, did not include a fire suppression system, and did have cleanable filters. The hood has a 10/18/18 “Certification of Performance” by Advanced Air Quality, Inc. that expired on 10/18/19; another deferred maintenance item. While the hood appears to be in good condition, it should be fully investigated (including the ductwork and exhaust fan with modifications as needed), have a fire suppression system added and either certified in place, replaced with a listed hood to the requirements of the listing, or obtain direction and approval from all Authorities Having Jurisdiction in year 1.

There are 8 wind turbine gravity roof vents and 4 mechanical exhaust fans on the roof. We were told that the rotating-top gravity ventilation units serve the attic areas. The mechanical exhaust fans appear designed to serve occupied areas, and we were told that of the four rooftop exhaust fans, only one is in operation. Apparatus Bay ceiling exhaust grilles exist, however, most of them are inoperative. These mechanical exhaust fans should be serviced and where impractical to repair, replaced in year 1.



Roof view of turbine & EF



Another roof view of turbines & EF

While we did see some insulation with fitting covers on elbows, valves and tees on the existing supply distribution near the zone pumps, insulation on almost all of the water piping, fittings, valves, etc. was virtually non-existent. Insulation retrofitting should be provided in the first five years.

There is an abundant amount of deferred maintenance plumbing items requiring immediate mitigation or repair/replacement within the next 3-5 years, or sooner, as noted below. The existing Cheshire Fire Station plumbing systems potable city water originates in the basement boiler room and includes an iron OS&Y valve, strainer (to capture city water system debris), backflow prevention with OS&Y valves and a water meter with remote reader at the ceiling. Beneath the backflow prevention is a pit (filled with sand), cover and a portable yard hose inside the basin.



Domestic Cold Water Service Entry



Sump pit with cover, filled in

The cold water service entry from the public utility connects to the plumbing fixtures throughout as well as to the existing 40 MBH natural gas-fired 40 gallon storage American Water Heater Company model BFG6140S403NOHV atmospheric water heater. The water heater includes a Therm-X-Trol diaphragm expansion tank. Domestic hot water distributes from the water heater and extends to the plumbing fixtures along with the cold water distribution.

There exists a water-cooled Scotsman CME256AE-1C ice machine with a portable sump pump on the floor behind the ice maker, which discharges to the Janitor's Service Sink. While this ice machine appears to be in operating condition, given water conservation desires in states and towns, its continued use shall be verified with the Authorities Having Jurisdiction.

Truck water filling is facilitated by two supplies. A larger-size cold water main located between a pair of front overhead doors with a stub to the outside (with a ball valve) and an interior hose-end drain to prevent freezing of the exterior fill. Another truck fill standpipe is in the rear of an apparatus bay with an isolation ball valve. The piping close to overhead doors should be insulated and protected from freezing. As freeze-ups have not occurred, insulation could be performed in the next 3 years.



Apparatus Bay Fill #1



Apparatus Bay Fill #2

The kitchen includes a 10-burner natural gas-fired stove with double door oven, double-bowl, undercounter, deep pot sink with spray hose. Other plumbing fixtures include 2 wall-hung, tank type water closets, wall hung urinal, 2 wheelchair lavatories,

approximately 5 floor drain (the adjacent floor finishes require repair and resealing), commercial washer/extractor, a pair of showers, a wall hung Janitor's Service Sink, a wall hung porcelain classroom style drinking fountain (that we were told is not used any more), and hose bibbs scattered around the perimeter. Plumbing fixture upgrading could be expedited in the next year or two.

While we did see some insulation with fitting covers on elbows and tees on the existing water heater, insulation on almost all the water piping, fittings, valves, etc. was virtually non-existent. Insulation retrofitting should be provided in the first five years.

Four large capacity drainage pits with heavy grating set flush with the finished floor exists in the apparatus bays, along with a diamond plate floor grating of what was described as the filled-in hole from the original hydraulic lift piston; as the owner was not certain where these drains and floor access discharge, these drains need to be serviced, cleaned and investigated as to where they drain to. Given that the drains are in the apparatus bay with diesel and other vehicles, this report recommends a LSP Recommendation be obtained and pursued in year 1.



Apparatus Bay H.D. Grating



Apparatus Bay Diamond Plate Grating

The kitchen with the two-bay undercounter pot sink should be run through a grease interceptor. As none was observed, there was a question about where the kitchen sink and other sanitary drains discharge to. The owner advised that they did not know. An allowance for a Big Dipper Automatic Grease Removal Unit if no interceptor exists, or remove the pot sinks in year 1.



Kitchen sink and faucet

In reply to another edm inquiry about whether there is a septic tank, distribution box and leeching field, or does the sanitary leaving the building connect to a city sewer elsewhere on site, the owner did not know. As the commercial cooking equipment could generate an abundance of Fats, Oils and Grease (FOG), this report also recommends that the drainage system be investigated and a LSP Recommendation be obtained and pursued in year 1.

End of Mechanical and Plumbing Assessment

existing building evaluation

site

The Fire Station is located on State Rd in Cheshire, MA. The building is used by the town fire department. Currently the Main electric service is located in a Storage room located on the first floor. Building is served from (1) electric meters rated at 120/208V, 3 Phase, 200A.

Representatives of **edm** toured the building to evaluate the existing condition of the building in order to understand its current use, and propose potential options for improvement and expansion.

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code

Electric Service:	120/208V, 3 Phase, 200A
Meter location:	North side of building.
Stories:	1 floor, slab on grade

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lighting:

Light fixtures located on the exterior of the building consist of recessed down lights, and led floodlights. The fixtures look to be in good condition. Fixtures could be replaced or additional fixtures installed if more light is desired.



Figure 1 exterior lighting



Figure 2 exterior lighting

Interior lighting consists, primarily of recessed 2x4 fluorescent fixtures with what appears to be t-8 lamps. These are effective in their application and are reasonably efficient.



Figure 3 Fluorescent lighting



Figure 4 shop/BOH lighting

Emergency egress lighting is provide by means of emergency lighting units (ELU's), remote heads, illuminated exit signage, combination exit sign/ELU. These do not appear to be in working order. There operation should be checked regularly.



Figure 5 emergency lighting unit-ELU



Figure 6 combination exit sign and ELU



Figure 7 remote head



Figure 8 remote head

power:

The Main Electric service is 120/208V, 3 Phase, 200A. It is served from pole mounted utility transformers located across the street in front of the building. The service comes into the building overhead through a line voltage meter also located on the north side of the building(or left side if facing the building).



Figure 9 pole mounted transformers



Figure 10 electric meter

From the meter, the service is brought in to the building through what appears to be a service entrance rated transfer switch. From the transfer switch, power is brought into panelboard PP-1. At this point power is distributed out to the rest of the building in form of branch circuits and a feed to an additional panelboard PP-2 that is located on the west side of the building. Additional branch circuits are distributed out into the building from there.



Figure 11 transfer switch and panelboard



Figure 12 panelboard

There is a 20kW natural gas standby generator on site. The generator provides back-up power to the building. Due to the size of the generator, only a portion of the buildings electric power is able to be powered. Edm was not able to determine what type of load shedding is used to protect the

generator from overload. The generator, wiring and transfer switch all appear to be in good condition and should be able to continue to be used.



Figure 13 generator



Figure 14 generator

During the walk thru some wiring, issues were found. These include wires spliced outside of a junction box and junction boxes with no covers. Grounding may be insufficient as there was no jumper across the water meter



Figure 15 wiring code violation



Figure 16 wiring code violation



Figure 17 grounding electrode conductor



Figure 18 grounding electrode conductor

There does not appear to be a fire alarm system. There is two heat detectors. On is located in the center of each truck bay. They are connected to an abandoned control panel that is not connected to an alarm system



Figure 19 heat detector



Figure 20 control panel

Recommendation:

The Electric Service, Panelboards, and interior wiring are sufficient at this time. If renovations are to be performed, the branch circuits may be replaced where necessary but the service should be able to remain, unless the renovation includes a significant increase in electric load.

Interior lighting should be replaced with energy efficient LED fixtures. LED fixtures consume a fraction of the power used by traditional Fluorescent and incandescent lighting. This will lead to lower utility costs and will comply with National, State and local energy conservation codes. In addition, all new lighting shall be controlled with new equipment designed for new LED fixtures. This will include occupancy sensors that turn off lighting when a space is unoccupied, daylight sensors that will dim fixtures when less light is needed due to the amount of natural ambient light. In addition, new fixtures shall be manually dimmable. These new lighting controls are now required by national and local energy codes that have been adopted by the state of Massachusetts. Lighting fixture layout will comply with energy code power density limits.

The electrical service grounding conductors should be inspected to verify the conductor's integrity and that the building is properly grounded. By not jumping the water meter, the buildings water piping may not be protected

An electrical contractor should inspect existing branch circuit wiring and correct any code violations, such as found above. All new receptacles, lighting, and mechanical equipment shall be served with new wiring.

As stated above edm was unable to ascertain if any form of load shedding is employed. Edm strongly suggests that the style of load shedding be verified so that the generator is protected from overload. Overloading the generator can have serious and adverse effects on the continued operation of the generator.

Equipment such as emergency lighting units and exit signage should be checked regularly for proper operation and have maintenance performed as needed. The same holds true for all electrical equipment such as the generator. Regular maintenance can prolong the equipment's normal life span.

Study
Estimate

Cheshire Fire Station
Improvements
Cheshire, MA

PM&C LLC
20 Downer Ave, Suite 1C
Hingham, MA 02043

(T) 781-740-8007
(F) 781-740-1012

Prepared for:

EDM

July 29, 2022

PM&C

Cheshire Fire Station
Improvements
Cheshire, MA

29-Jul-22

Study

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
TRADE COSTS				
Building Improvements	Jul-23	6,800	$126.39	$859,430
HazMat removals at existing building				NIC
Sitework - Trade Costs	Jul-23			$0
SUBTOTAL TRADE COSTS		6,800	$126.39	$859,430
Design and Estimating Contingency	15.0%			$128,915
Escalation Allowance	4.0%			$34,377
SUBTOTAL INCLUDING CONTINGENCIES				**$1,022,722**
Subcontractor Bonds				In rates
General Conditions	15.0%			$153,408
General Requirements	3.0%			$30,682
Winter Conditions				excl
Insurances - GLI/Builders Risk	1.40%			$14,318
Bond	0.70%			$7,159
Building Permit				Waived
Overhead & Profit	10.0%			$102,272
TOTAL ESTIMATED CONSTRUCTION COST		**6,800**	**$196**	**$1,330,561**

Cheshire Fire Station
Improvements
Cheshire, MA

29-Jul-22

Study

BASIS OF ESTIMATE

This Study cost estimate was produced from drawings and specifications prepared by EDM and their design team dated June 20, 2022. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under:
Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.
If a CM at risk CH149a procurement is used costs will increase from the costs presented in this report.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Building Permit costs
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. draperies, furniture and equipment)
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction or occupancy phasing or off hours' work, (except as noted in this estimate)

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Cheshire Fire Station Improvements
Cheshire, MA

29-Jul-22

Study GFA 6,800

CONSTRUCTION COST SUMMARY

Building Detail

BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*
SUMMARY ALL BUILDINGS			
A10	**FOUNDATIONS**		**$130,945**
A1010	Standard Foundations	$30,945	
A1020	Special Foundations	$0	
A1030	Lowest Floor Construction	$100,000	
B20	**EXTERIOR CLOSURE**		**$218,160**
B2010	Exterior Walls	$218,160	
B2020	Windows	$0	
B2030	Exterior Doors	$0	
C30	**INTERIOR FINISHES**		**$81,300**
C3010	Wall Finishes	$12,000	
C3020	Floor Finishes	$10,500	
C3030	Ceiling Finishes	$58,800	
D20	**PLUMBING**		**$43,000**
D2000	Plumbing	$43,000	
D30	**HVAC**		**$128,700**
D3000	HVAC	$128,700	
D40	**FIRE PROTECTION**		**$0**
D4000	Fire Protection	$0	
D50	**ELECTRICAL**		**$233,525**
D5010	Service & Distribution	$14,800	
D5020	Lighting & Power	$119,100	
D5030	Communication & Security Systems	$80,925	
D5040	Other Electrical Systems	$18,700	
F20	**HAZMAT REMOVALS**		**$23,800**
F2010	Building Elements Demolition	$23,800	
F2020	Hazardous Components Abatement	$0	
TOTAL DIRECT COST (Trade Costs)			**$859,430**

CODE		DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
		Building Detail						
		GROSS FLOOR AREA CALCULATION						
		Ground Level	**6,800**	sf				
		TOTAL GROSS FLOOR AREA (GFA)				**6,800** ***sf***		
	A10	***FOUNDATIONS***						
	A1010	**STANDARD FOUNDATIONS**						
	033000	*CONCRETE*						
		New Foundation wall footings @ Training Room North East, allow 60 LF	**7**	cy	1,200.00	8,400		
		Foundation wall @ Training Room North East, allow 60 LF	**10**	cy	1,800.00	18,000		
	312000	*EARTHWORK*						
		E/B at foundation wall	**101**	cy	45.00	4,545		
A1010		SUBTOTAL					**$ 30,945**	
	A1020	**SPECIAL FOUNDATIONS**						
		CONCRETE						
		Placing concrete						
A1020		SUBTOTAL					**$** -	
	A1030	**LOWEST FLOOR CONSTRUCTION**						
	033000	*CONCRETE*						
		Patch slab @ Training Room, allow 1000 sf	**1,000**	sf	10.00	10,000		
		Remove/replace slab at apparatus bay, allow 50' x 60' area	**3,000**	sf	25.00	75,000		
	061000	*ROUGH CARPENTRY*						
		Modifications to extg Kitchen & Storeroom wood framed floor to adjust elevation height	**1**	ls	15,000.00	15,000		
		Replace water damaged sheathing @ Kitchen & Storeroom				Included above		
A1030		SUBTOTAL					**100,000**	
		TOTAL - FOUNDATIONS						**$130,945**
	B20	***EXTERIOR CLOSURE***						
	B2010	**EXTERIOR WALLS**	*720*	*sf*				
	040001	*MASONRY*						
		Remove/reinstall masonry for new foundation work. Replace new as req'd, allow 60 lf	**720**	sf	30.00	21,600		
		Temp shoring as req'd	**60**	lf	200.00	12,000		
		Repoint extg brick masonry veneer, assume perimeter 380 lf at 12'H	**4,560**	sf	40.00	182,400		
	052000	*MISC. METALS*	**720**	sf	2.00	1,440		
	070001	*WATERPROOFING, DAMPPROOFING AND CAULKING*	**720**	sf	1.00	720		
B2010		SUBTOTAL					$ 218,160	
	B2020	**WINDOWS**						
		No Work in this section						
B2020		SUBTOTAL					$ -	
	B2030	**EXTERIOR DOORS**						
		No Work in this section		ea				
B2030		SUBTOTAL					$ -	
		TOTAL - EXTERIOR CLOSURE						**$218,160**
	C30	***INTERIOR FINISHES***						
	C3010	**WALL FINISHES**						
	090007	*PAINTING*						
		Paint & refinish work area	**4,000**	gsf	3.00	12,000		

	CODE		DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Building Detail								
063	C3010		SUBTOTAL					$ 12,000	
064									
065		**C3020**	**FLOOR FINISHES**						
066		*090005*	*RESILIENT FLOORS*						
067			Patch floor of work area, Training Room	**1,000**	sf	8.00	8,000		
068			Patch floor of work area, Kitchen	**1**	ls	2,500.00	2,500		
069	C3020		SUBTOTAL					$ 10,500	
070									
071		**C3030**	**CEILING FINISHES**						
072									
073		*064020*	*INTERIOR ARCHITECTURAL WOODWORK*						
074			No Work in this section		sf				
075									
076		*090003*	*ACOUSTICAL TILE*						
077			Repair/re-support suspended ceiling system @ Day Room	**400**	sf	12.00	4,800		
078									
079		*092900*	*GYPSUM BOARD ASSEMBLIES*						
080			Gypsum board and lath and plaster ceilings be removed and replaced with a new fully support ceiling system @ Apparatus Bay	**3000**	sf	18.00	54,000		
081									
082	C3030		SUBTOTAL					$ 58,800	
083									
084			***TOTAL - INTERIOR FINISHES***						**$81,300**
085									
086									
087		***D20***	***PLUMBING***						
088									
089		**D2000**	**PLUMBING, GENERALLY**						
090			Demolition						
091			Remove existing fixtures	**8**	ea	250.00	2,000		
092			Equipment						
093			Domestic water service, meter and BFP - existing				ETR		
094			Water heating equipment - existing				ETR		
095			New grease interceptor at existing pot sink	**1**	ea	8,000.00	8,000		
096			Plumbing Fixtures & Specialties						
097			Replace existing plumbing fixtures	**8**	ea	2,500.00	20,000		
098			Floor drain - existing				ETR		
099			Piping						
100			Domestic water piping - existing				ETR		
101			Sanitary waste and vent - existing				ETR		
102			Insulate existing domestic water piping	**1**	ls	7,500.00	7,500		
103			Natural Gas Piping						
104			Natural gas piping - existing				ETR		
105			Miscellaneous						
106			Coordination & management	**1**	ls	5,000.00	5,000		
107			Fees & permits	**1**	ls	500.00	500		
108	D2000		SUBTOTAL					$ 43,000	
109									
110			***TOTAL - PLUMBING***						**$43,000**
111									
112		***D30***	***HVAC***						
113									
114		**D3000**	**HVAC, GENERALLY**						
115			Demolition						
116			Remove existing boiler, pumps and accessories	**1**	ls	2,500.00	2,500		
117			Remove existing fuel oil tank and piping - excluded				NIC		
118			Remove existing terminal heating devices	**1**	ls	1,500.00	1,500		
119			Remove existing fan / roof ventilator	**12**	ea	200.00	2,400		
120			Equipment						
121			New gas-fired atmospheric boiler, 300 mbh	**1**	ea	12,000.00	12,000		
122			Circulating pump, inline	**2**	ea	4,500.00	9,000		
123			Expansion tank	**1**	ea	3,500.00	3,500		
124			Air separator, 2"	**1**	ea	2,000.00	2,000		
125			Replace existing HW heating devices	**1**	ls	10,000.00	10,000		
126			Replace existing general exhaust fans	**4**	ea	3,500.00	14,000		
127			Exhaust fan for range hood	**1**	ea	3,000.00	3,000		
128			Replace existing turbine ventilators	**8**	ea	750.00	6,000		

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Building Detail						
	New range hood with fire suppression	**1**	ea	10,000.00	10,000		
	HVAC Pipe						
	Heating hot water distribution piping - existing to remain				ETR		
	Tie new boiler and pumps into existing mains	**1**	ls	3,000.00	3,000		
	Insulate existing hot water piping	**1**	ls	7,500.00	7,500		
	Sheet metal & Accessories						
	Misc. duct modifications	**1**	ls	5,000.00	5,000		
	Boiler flue - connect to existing chimney	**1**	ls	4,000.00	4,000		
	Controls						
	Controls for new equipment (non DDC)	**1**	ls	10,000.00	10,000		
	Balancing						
	System testing & balancing	**1**	ls	5,000.00	5,000		
	Miscellaneous						
	Coordination & management	**1**	ls	10,000.00	10,000		
	Coring, sleeves & fire stopping	**1**	ls	2,500.00	2,500		
	Equipment startup	**1**	ls	1,500.00	1,500		
	Rigging & equipment rental	**1**	ls	3,000.00	3,000		
	Fees & permits	**1**	ls	1,300.00	1,300		
D3000	SUBTOTAL					$ 128,700	
	TOTAL - HVAC						**$128,700**
	D40 FIRE PROTECTION						
	D4000 FIRE PROTECTION, GENERALLY						
	Fire Protection Equipment						
	No work in this section				NIC		
D4000	SUBTOTAL					$ -	
	TOTAL - FIRE PROTECTION						
	D50 ELECTRICAL						
	D5010 SERVICE & DISTRIBUTION						
	200A panelboard				ETR		
	Modify existing panelboard	**1**	ls	4,000.00	4,000		
	Overhead service is ETR				ETR		
	20KW emergency generator				ETR		
	Equipment Wiring						
	Boiler feed and connection	**1**	ea	1,750.00	1,750		
	Pump feed and connection	**2**	ea	1,750.00	3,500		
	Hood feed and connection	**1**	ea	1,500.00	1,500		
	DDC feed and connection	**1**	ea	650.00	650		
	Misc. feed and connections	**6,800**	sf	0.50	3,400		
D5010	SUBTOTAL					$ 14,800	
	D5020 LIGHTING & POWER						
	Lighting & Power						
	Replace LED lighting	**6,800**	sf	8.00	54,400		
	Exit and emergency lighting	**6,800**	sf	0.50	3,400		
	Exterior building lighting	**1**	ls	3,500.00	3,500		
	Lighting controls with switches and sensors	**6,800**	sf	1.50	10,200		
	Branch Power						
	Duplex and GFI receptacle	**6,800**	sf	1.00	6,800		
	Branch circuitry	**6,800**	sf	6.00	40,800		
D5020	SUBTOTAL					$ 119,100	
	D5030 COMMUNICATION & SECURITY SYSTEMS						
	Fire Alarm						
	Control panel with testing & programming	**1**	ls	8,500.00	8,500		
	Beacon	**1**	ea	225.00	225		
	FA devices and circuitry	**6,800**	sf	4.00	27,200		
	Telecommunications						
	MDF Closet	**1**	ls	3,500.00	3,500		

PM&C

Cheshire Fire Station Improvements
Cheshire, MA

29-Jul-22

Study GFA 6,800

	CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
		Building Detail						
194		Devices and cabling	**6,800**	sf	1.50	10,200		
195		Rough-in	**6,800**	sf	0.50	3,400		
196		Alert Response System						
197		Alert Response System	**1**	ls	7,500.00	7,500		
198		Security System						
199		Security System (NIC per DW)	**6,800**	sf	3.00	20,400		
200	D5030	SUBTOTAL					$ 80,925	
201								
202		**D5040 OTHER ELECTRICAL SYSTEMS**						
203		Demolition work	**1**	ls	5,000.00	5,000		
204		Temp power and lighting	**1**	ls	5,000.00	5,000		
205		Coordination, BIM	**1**	ls	5,500.00	5,500		
206		Permits and fees	**1**	ls	3,200.00	3,200		
207	D5040	SUBTOTAL					$ 18,700	
208								
209		***TOTAL - ELECTRICAL***						**$233,525**
210								
211		***F20 SELECTIVE BUILDING DEMOLITION***						
212								
213		**F2010 BUILDING ELEMENTS DEMOLITION**						
214		Misc. selective demolition for new work, allowance	**6,800**	gsf	1.00	6,800		
215		Demo extg foundations	**1**	ls	12,000.00	12,000		
216		Site demolition as req'd for foundation wotk	**1**	ls	5,000.00	5,000		
217	F2010	SUBTOTAL					$ 23,800	
218								
219		**F2020 HAZARDOUS COMPONENTS ABATEMENT**						
220		See main summary for HazMat allowance				See Summary		
221	F2020	SUBTOTAL					$ -	
222								
223		***TOTAL - SELECTIVE BUILDING DEMOLITION***						**$23,800**