

Mount Greylock Regional School District School Committee

Location: MGRS Meeting Room A109
1781 Cold Spring Road Williamstown, MA 01267

Thursday, May 23, 2019
6:00 PM

Open and Executive Session Agenda

- I. Call to order
- II. Reorganization of committee for temporary period of time
 - A. Vice Chair **VOTE**
 - B. Subcommittees **VOTE**
- III. Public Comment
- IV. Approval of Minutes **VOTE**
 - A. April 30, 2019
 - B. May 15, 2019
- V. Circulate Warrants
- VI. MGRSD news and notes from Superintendent
- VII. School Choice Review Kindergarten only **VOTE**
- VIII. Tuition agreement for student from Clarksburg **VOTE**
- IX. Tuition agreement for New Ashford and Hancock. **VOTE**
- X. Capital Gift Phase I Update
- XI. Capital Gift Phase II Update and bid request. **VOTE**
- XII. Other business not reasonably anticipated by the chair within 48 hours
- XIII. Motion to move into Executive Session with no intent to return to open session for the following purposes:
Per MGL Chapter 30A Section 21(a)(2) to conduct a strategy session in preparation for contract negotiations with non-union personnel (Superintendent, Business Manager) as an open meeting would have a detrimental effect on the bargaining of the committee and the chair so declares
- XIV. Motion to Adjourn

Mt. Greylock Regional School District
School Committee Open Session Minutes

Date: Tuesday, April 30, 2019

Location: LES Conference Room

Start: 4:00 PM

188 Summer Street, Lanesborough, MA 01237

Adjourn: 4:09 PM

In Attendance :

Committee Members:

Joe Bergeron, Regina DiLego, Al Terranova, Christina Conry, Dan Caplinger

Also Present: Kim Grady; Superintendent

- I. Call to Order: Joe Bergeron called the meeting to order at 4:00 pm.
- II. FY20 Budget
 - A. Discuss revised use of WES School Choice funds for FY20: due to a formula miscalculation the budget amount requested from WES needs to be adjusted – the recommendation is to use choice funds to cover this so as to not change the amount requested from the town – agreed by all
 - B. FY20 Net Budget Subject to Appropriation: Terranova moves, DiLego seconds, to appropriate \$17,883,013 for FY20 to cover the budget needs of the District. Terranova – aye, DiLego-aye, Caplinger- aye, Conry- aye, Bergeron – aye
- III. Motion to adjourn: moved by Caplinger, seconded by DiLego at 4:09 pm. All in favor

Respectfully submitted by Regina DiLego

School Committee Open Session 5/15/19

Present: Al, Ali, Christina, Regina, Steve, Dan; Kim Absent: Joe

Start at 4pm, Steve moves we go to Executive Session, Ali seconds, passes unanimously. Roll call vote in.

Return to open session at 5:29pm

Building Project Update: Kim:

Small fire, working to resolve. All of the carpet tiles in the building will need to come out and be replaced, starting June 24, Connors Brothers will be coming in and taking out stuff in several room. Product with a product back in 2016, we are the first of this matter to happen in North America, all costs in replacement will be covered. Will take about 5 days per room and several rooms. Team working on this. Also defective slabs outside our exit. Some of the emergency egresses. Those will come out as well. Fault of installation, causing lots of heaves. Will address pieces in the front that heaved. This will be an active work site over the summer month for this and other punch list items still outstanding.

Electrical issue that happened: had a group meeting with Turner construction. Building commissioner, inspector, ..., additional testing required, people here till midnight working on things. Checking all lights that need to be replaced. Still do not have our paper certificate of occupancy; need for closeout purposes.

Next piece is the creation of a finance subcommittee. Problem with the school building committee in getting a quorum, need to keep bills moving. Spoke to MSBA about how to do. In the beginning of the project there was a finance group. Hugh Daley and Steve Wentworth were there, form a subcommittee with Kim and Mark Schiek can call in, but even if don't have a quorum bills can go forward. This committee is responsible for slate. Will still try to schedule regular building committee moves. Dan moves. Steve seconds. Will have to post sub-committee meetings. Kim and Steve Miller are still the signing authorities. Passes unanimously.

Regina: Policy:

Moved protocols to next meeting. Steve requests verification on acceptance of remote participation at meetings.

Dorothy Presser came and talked, in particular about how documents are handled. Reviewed process - evidence binder available at the trailer after Wednesday of next week. Need a timeline - deadline to have evaluations in is June 3rd so they can be collated and summarized for the meeting June 9th. Nothing electronic - physically deliver to the trailer.

Steve moves to adjourn, Adjourn, Ali seconds, passes unanimously at 6:46 pm

Tuition Agreement between the Mount Greylock School Committee and the Hancock School Committee

The Mount Greylock Regional School District (hereafter "The District") and the Hancock School Committee (hereafter "The Town") hereby agree to the following terms, conditions and understandings for the three (3) year term of FY19, FY20 and FY21:

1. The Town does not maintain a public school for grades 7-12.
2. The District agrees to provide education to students in grades 7-12 of The Town.
3. The District will provide the required number of seats for all relevant students of The Town, in accordance with the terms of this agreement.
4. The tuition rate for FY19 (2018-2019 school year) shall be \$14,477 per student.
5. The tuition rate for subsequent years shall be set at the rate of the most recent DESE published per pupil rate for the Mount Greylock Regional School District as of January preceding the school year, less transportation and special education costs per pupil that are included in the DESE published figure but born directly by The Town.
6. In addition to this base rate, The Town will be required to pay 100% of special education costs for students on IEPs, 100% of disability accommodation costs for 504 Plans that require services and equipment above and beyond what is on hand at the district (e.g. FM systems or standers adaptive devices) and 100% of costs associated with services, staffing or equipment that are purchased as a result of needs of student(s) of The Town and where associated costs would not otherwise be incurred by the District. Billings to The Town for reimbursement will be based on services provided by the District as outlined in service/staff/equipment contracts or invoices. Other services that will result in additional billing include, but are not limited to, one-to-one paraprofessional assignments (hired by The District), occupational and physical therapy services, speech and language services and any other special education services as required if increased staffing hours are needed. Any special education costs which require direct billing shall be directly billed to The Town.
7. Notwithstanding Items #2 & #3 of this Agreement, if the District determines that a student's special education needs require placement in a program which cannot be provided under the District's existing programs (such as requiring the creation of a substantially separate program, or placement in a residential program), the District will not provide a seat under this Tuition Agreement. The Town will be directly responsible and shall directly pay for all services and costs, including the total cost of the out-of-district placement and transportation. The Town shall also be responsible for participation in Team meetings. The District shall refund any paid tuition for the balance of the year in the event that a student requires placement outside of the District during a school year.
8. The Town is responsible for the transportation of their students.
9. The term of this agreement shall automatically extend for an additional year at the close of each fiscal year, unless either The District or The Town elects to not extend the agreement and notices the other party in writing on or before March 1st of the end of that fiscal year. i.e. The agreement shall extend through FY22 unless either party has opted out of the extension on or before March 1, ~~2019~~. In any given year, this agreement shall be in effect contingent upon budget approval at The Town's town meeting. 2021

This agreement shall be binding upon the parties for the term of the agreement and enforced under applicable laws of the state of Massachusetts. There are no other understandings, either verbal or written, between the parties regarding the subject matter of this agreement.

For the Mount Greylock Regional School District:

For the Hancock School Committee:



Tuition Agreement between the Mount Greylock School Committee and the New Ashford School Committee

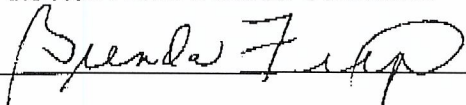
The Mount Greylock Regional School District (hereafter "The District") and the New Ashford School Committee (hereafter "The Town") hereby agree to the following terms, conditions and understandings for the three (3) year term of FY19, FY20 and FY21:

1. The Town does not maintain a public school for grades K-12.
2. The District agrees to provide education to students in grades K-12 of The Town.
3. The District will provide the required number of seats at Lanesborough Elementary School for grades K-6 and Mount Greylock Regional School for grades 7-12 for all relevant students of The Town, in accordance with the terms of this agreement.
4. The tuition rate K-6 for FY19 (2018-2019 school year) shall be \$12,477 per student and the tuition rate K-6 for FY20 shall be \$14,442 per student. In subsequent years, the tuition rate per student shall be set at the most recent DESE published per pupil rate for Mount Greylock Regional School District as of January preceding the school year, less transportation and special education costs per pupil that are included in the DESE published figure but born directly by The Town.
5. The tuition rate for 7-12 for FY19 (2018-2019 school year) shall be \$14,477 per student. The tuition rate for 7-12 for subsequent years shall be set at the rate of the most recent DESE published per pupil rate for the Mount Greylock Regional School District as of January preceding the school year, less transportation and special education costs per pupil that are included in the DESE published figure but born directly by The Town.
6. In addition to this base rate, The Town will be required to pay 100% of special education costs for students on IEPs, 100% of disability accommodation costs for 504 Plans that require services and equipment above and beyond what is on hand at the district (e.g. FM systems or standers adaptive devices) and 100% of costs associated with services, staffing or equipment that are purchased as a result of needs of student(s) of The Town and where associated costs would not otherwise be incurred by the District. Billings to The Town for reimbursement will be based on services provided by the District as outlined in service/staff/equipment contracts or invoices. Other services that will result in additional billing include, but are not limited to, one-to-one paraprofessional assignments (hired by The District), occupational and physical therapy services, speech and language services and any other special education services as required if increased staffing hours are needed. Any special education costs which require direct billing shall be directly billed to The Town.
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8. The Town is responsible for the transportation of their students.
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For the Mount Greylock Regional School District:

For the New Ashford School Committee:



Phase I Capital Gift

Revisiting Taconic as an option.

Health concerns in basement. Much repair/cleaning needed besides the work that would be required to turn it into office space.

There is also no cell service at that location.

Vigiard, Stacie

From: Sheila Hebert <srphebert@gmail.com>
Sent: Thursday, April 18, 2019 3:31 PM
To: Grady, Kimberley-WES
Cc: Ryan Contenta; Joe Bergeron; Chris S. Dodig; Jason Hoch; Regina Dilego; Vigiard, Stacie; Nopper, Jonathan
Subject: Re: Admin building

All,
The recollection of conversations concerning an administration building, for a permanent site, were centered on having administration being taken care of right away, because there would be no place to house them during a certain point of the build project. All off-site options were explored to no avail, so conversations centered around building on site. With that being said conversations consisted of housing administration temporarily until a permanent building was constructed on-site. At that point we discussed constructing the fields/administration building at the same time, due to the fact that it would be less expensive to have construction crew onsite to do the work for both projects. Former committee discussions were to have administration in a temporary building for a short period of time. I hope this helps. Sheila Hebert, former school committee member.

On Fri, Apr 12, 2019 at 9:54 AM Kim Grady <kgrady@williamstownelementary.org> wrote:
Good morning,

I am reaching out to all that helped me assess spaces for an admin space well over a year ago.

Last night's 5 1/2 hour meeting with still no moment for admin acceptable space was truly disheartening.

Chris and Sheila some are forcing the fields first and want to keep admin in a trailer for 1-2 more years to let the fund grow. Can you please remind some of the early decisions that were made.

Ryan, we looked at a few places and there was water damage, mold or just out right out of code.

Jason, we did the library and last night they asked about the police station you are in now

My trailer is not open to the public so parents and staff can't access district office forcing us out in all kinds of elements to walk through an unsteady path often not shoveled to the main building.

I have attached pictures of what my husband, Rob and I had to do Saturday to disinfect the trailer as we can't open windows with the dirt that flies in. I have spared you the filthy single bathroom area

I am asking that you can all share the history of what a legacy committee the original group who received the funds discussed

Thank you in advance for all your support

Kim

--



Kim Grady <kgrady@williamstownelementary.org>

Admin building

Jason Hoch <jhoch@williamstownma.gov>
To: Kim Grady <kgrady@williamstownelementary.org>

Tue, Apr 16, 2019 at 12:27 PM

Kim -

On my piece - I believe you had the preliminary numbers for library. I agreed when the idea was dropped since it appeared to not be a meaningful cost savings after the needed renovations were completed. My sense is that after the District moved on that the Friends of Library have occupied more of that space, so even if the numbers were somehow competitive, the space may not be available.

Re the soon to be vacated Police Station. We are leaving for many reasons among them safety and accessibility. The space would not be at all compliant with accessibility requirements for a District Office. Furthermore, any renovations beyond a coat of paint of the walls would likely push us over the cost threshold that triggers an overall renovation of the whole building. That is why, when the Police Department moves out, the only likely uses will be storage and those can use "as is." The Town is not in a position to be considering renovation of the Town office side of the building and that isn't on the likely radar screen for several years at the very least, while the community sorts through more pressing capital needs like Fire Department. Our underutilized offices around the remainder of the building don't provide enough space to support the District's needs programmatically in terms of total space as well as function as the few offices are on scattered throughout the building.

Jason

*Jason Hoch
Town Manager
Town of Williamstown
31 North Street
Williamstown, MA 01267
413.458.3500
jhoch@williamstownma.gov*

[Quoted text hidden]

Vacation Village Lanesborough



Vacation Village Lanesborough



Vacation Village Lanesborough






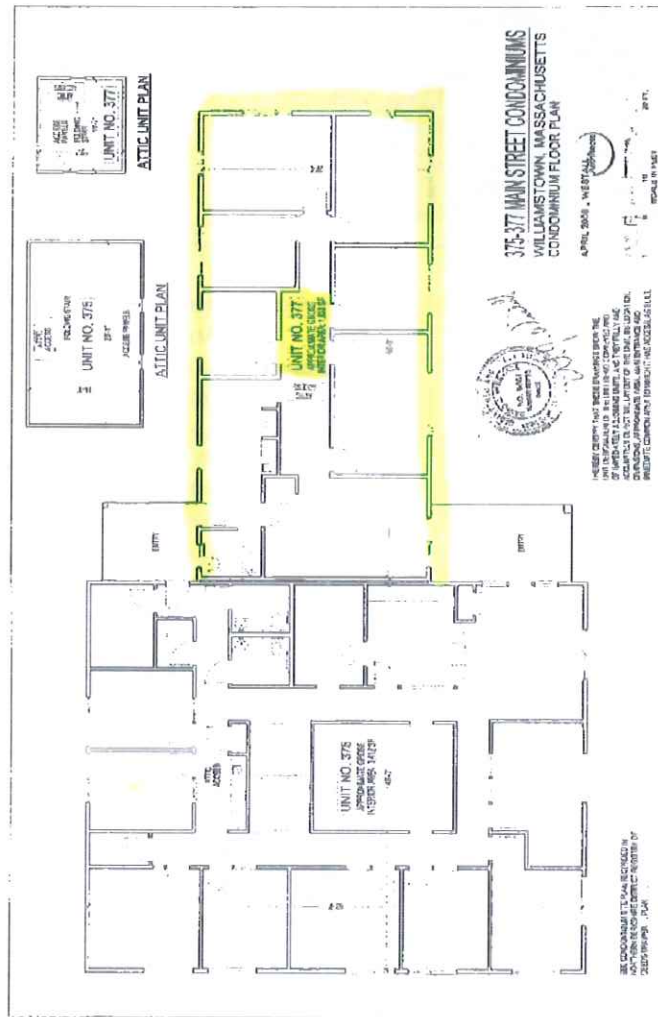
77 Water Street, Williamstown, MA 01267
413-458-8366
Fax 413-458-9638
www.altonwestall.com

MATTHEW CHOW
mchow@altonwestall.com

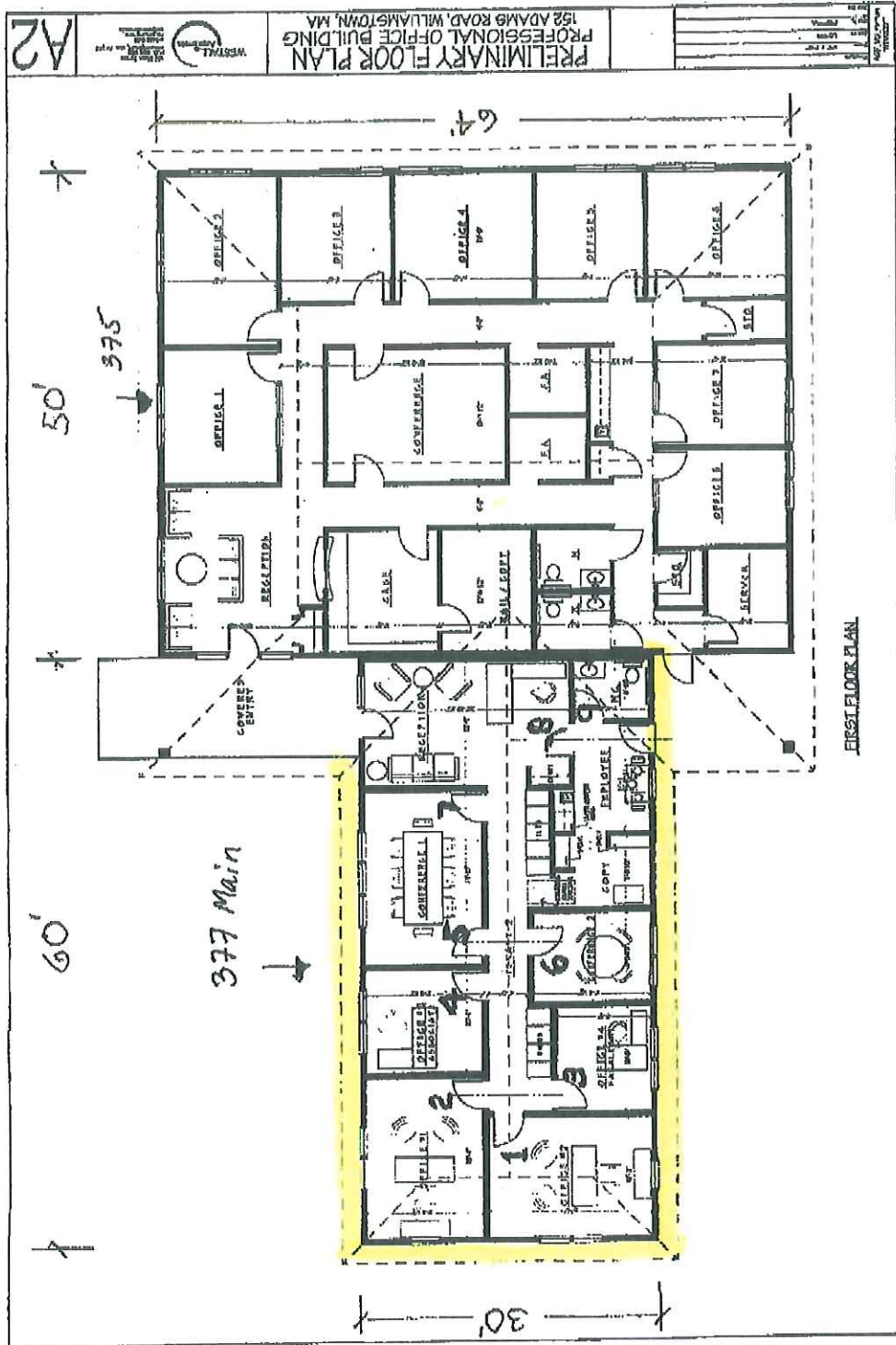
Cell: (413) 841-0168

Commercial		MLS# 221774	Status: Active	List Price: 275,000
 <p>BerkshireMLS</p>		Address: 377 Main St, Williamstown, MA 01267 Agent Interest: None Agent Days On Market: 344 Region: Berkshire - North Village: Zoning: Business Book: 1328 Page: 681 Map Ref: map 121, block 906, lot 377 Tax Year: 2018 Taxes: 4,313		
		Business Type: Professional/Office Lease Term Length: Other Lease Term Pricing: Lease Terms: Possession: negotiable Lot Square Footage: 32670 Sq Ft Avail: 1,833 Sq Ft Source: Other List Price Sqft: 150.03 Total Bathrooms: 1 Total Full Baths: Total 3/4 Baths: Total Half Baths: 1 Acres Apx: 0.39 Parking Spaces: 20 Parking Spaces Type: Off Street Garage Stalls: Assess Amt: 253,100 Assessed Year: 2018 Betterment: Unknown Year Built: 2007 Year Built Source: Assessor Yr Blt Description: Telephone Pole Coord:		
Traffic Count: Construction: Metal Roof: Membrane Basement: Slab Features: Attic Heat/Cool: Central AC; Forced Air Fuel: Nat Gas Hot Water: Nat Gas Insulation: Blown In Energy Features: Program Thermostat Electric Type: Other Accessibility: Handicap Access; Handicap Design; Handrails; Meets ADA; Ramp; Wheelchair Access; Wide Doorways Interior Amenities: Air Cond; Emp Break Room; Emp Kitchen; Handicap Access; High Speed Wiring Exterior Amenities: Building Info: Electric Meters #: 1; Fuel Usage/Yr: 2017-\$1174 gas; Heating Sys #: 1; Hot Wtr Sys #: 1; Offices #: 5 Unit Details:		Lot Description: Interior Land Use: Right to Farm Comm: Yes Curb Cuts: Curb Cuts: 1 Underground Oil Tank: No Water: Public Well Detail: Sewer: Public Lead Paint: No Seller Disc: No Seller Terms:		Public Remarks: Price reduced on this exceptional ADA compliant, professional/office space condo now available for sale or long-term lease. Approximately 1,833 sq.ft of office space comprising of 5 offices, one conference room, kitchen, 1/2 bath and rear patio. Great visibility with ample off-street parking. Monthly condo fee of \$ 400.00 covers snow plowing, grass mowing, landscaping, and insurance. Marketing/Headline: Highly-Visible Commercial Professional/Office Space for Sale or Lease Directions: Located on Main Street/Rt.2 in Williamstown near Dunkin Donuts.
Agent Days On Market: 344		Status Change Date: 01/20/2018		Org. Price: 290,000

Information is deemed to be reliable, but is not guaranteed. © 2018 MLS and FBS. Prepared by Matthew Chow on Friday, December 28, 2018 2:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



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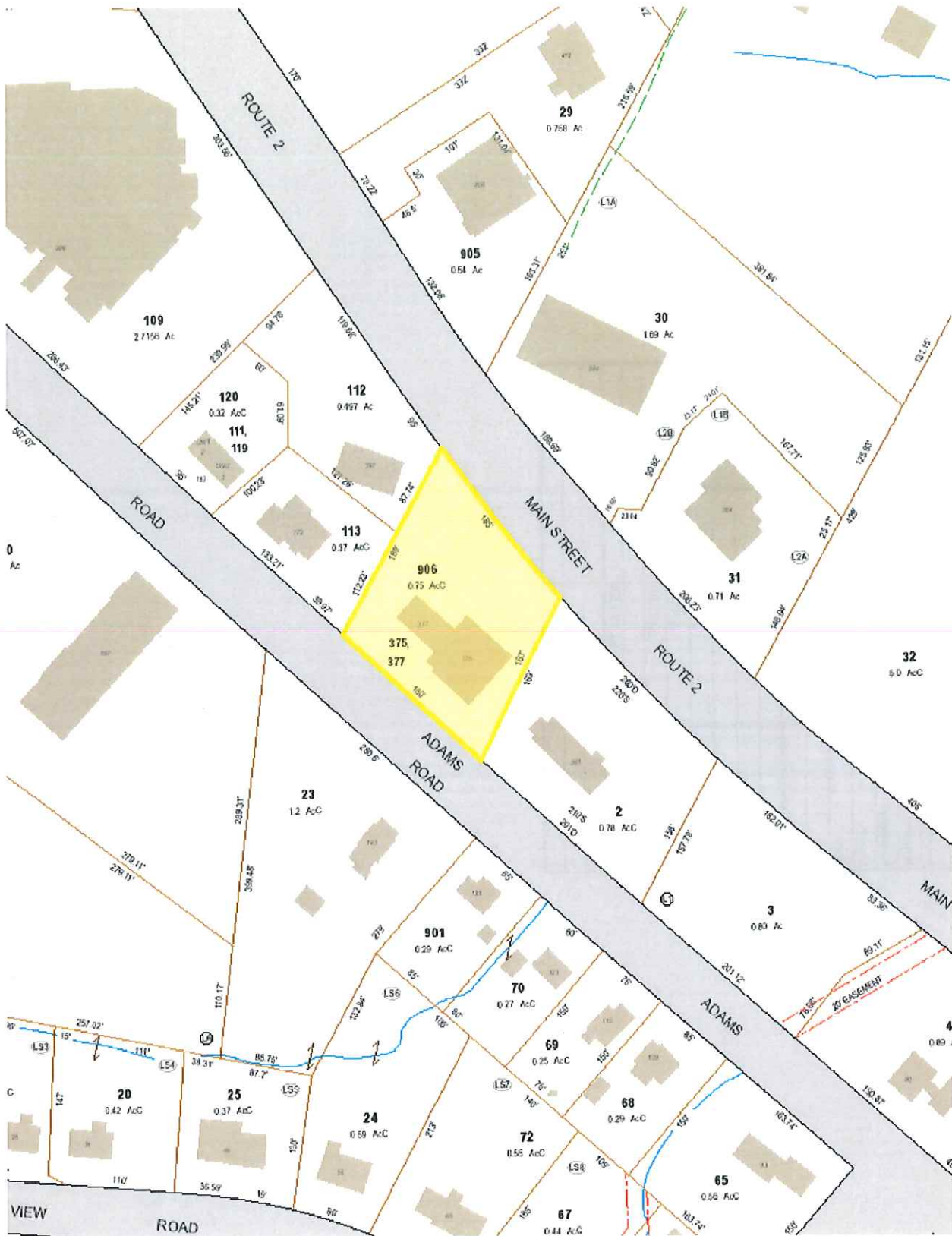


Feb. 28 2008 12:06AM P2

PHONE NO. :

FROM : SCARFONI REALTY





Williamstown Office - Gas & Electric Expenses 2017		
	Gas	Electric
January	\$185.85	\$55.89
February	\$197.19	\$141.81
March	\$188.78	\$148.92
April	\$226.83	\$158.48
May	\$71.75	\$136.77
June	\$34.14	\$142.94
July	\$17.62	\$183.42
August	\$12.51	\$184.23
September	\$12.51	\$157.15
October	\$14.47	\$139.75
November	\$40.08	\$124.95
December	\$172.80	\$157.38
2017 Total	\$1,174.53	\$1,731.69

	Williamstown Office 377 Main Street		
	2015	2016	2017
			Through
			8/31
Condo Fees	\$2,614	\$3,739	\$2,273
Utilities	\$3,331	\$2,624	\$2,087
Real Estate tax	\$4,200	\$4,853	\$2,270
Cost	\$10,145	\$11,216	\$6,630

Current condo fee for this unit: ~~\$262.79~~ Revised condo fee now \$400.00/month

Condo fee for 375 Main Street paid by Scarafoni Associates: \$488.04

We set the condo fee in cooperation with D Carver. It covers snow plowing, grass mowing and landscaping services and the insurance for the condo and all units.

We have gas heat and central air conditioning. There is existing fiber optic connection and cable. The unit is wired for internet and phone in all rooms, and changes involve just switching stuff up in the little attic and no rewiring required to change connections. Construction was completed in 2008.

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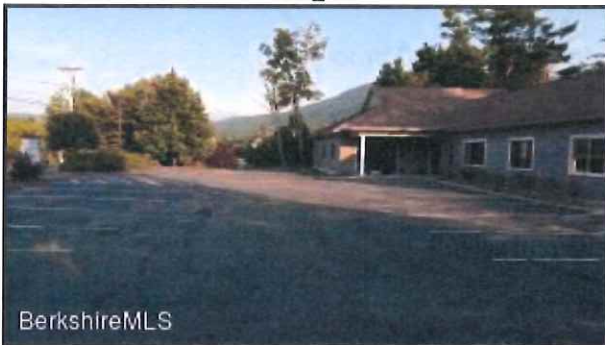
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20180731_190411



20180731_190447



20180731_190510



20180731_190536



IMG_6087



Front Desk/Lobby Area

IMG_6089



Front Desk/Lobby Area

IMG_6086



Office space

IMG_6085



Smaller conference room or another office

IMG_6084



Office space in west end

IMG_6082



West view of hallway

IMG_6078



East view of hallway

IMG_6081



Office

IMG_6080



Main conference room:-eastern side

IMG_6079



Main conference room:-western side

IMG_6077



Storage area & Kitchenette

IMG_6074



Eastern view of storage & Kitchenette

IMG_6076



Half bathroom

182 Adams Road – Unit 1: Lower Level

Lessor: Legend Interests, Inc.

Lease term: 18 months (under condition that purchase occurs within 18 months of lease start date).

Lease type: Triple Net

Lease amount: \$1,500/Mos

Estimated Sq. Feet: 1196

Sales price: \$175,000.00

Utilities:

National Grid – Electric

Berkshire Gas – Heat

Lease MLS# 225671 Status: Active

List Price: 2,495



Address: 26 water St,
Williamstown, MA
01267

Business Type: Professional/Office;
Retail

Agent Interest: None

Agent Days On Market: 684

Region: Berkshire - North

Village:

Possession: signed lease

Lease Term Length:

Lease Term Price Per Sq Ft Pricing:

Lease Terms: Other

Book: 795

Page: 801

Map Ref: 120:235:260

Contingent:

Contingent Remarks:

Fallthrough Date:

Sq Ft Avail: 2,161

Bsmt Incl Sq Ft: No

Sq Ft Basement:

Sq Ft Source: Owner

List Price Sqft: 1.15

Total Bathrooms: 2

Total Full Baths: 0

Total 3/4 Baths:

Total Half Baths: 2

Parking Spaces:

Parking Spaces Type: Off Street

Garage Stalls:

Taxes: 0

Tax Year: 2019

Ceiling Height: 15' to 17'

Drive-in Doors:

Loading Docks:

OH Door Height:

Telephone Pole Coord:

Interior Amenities: Air Cond

Exterior Amenities:

Building Info: Ceiling Height: 15' to 17'; Electric Meter #: 2; Floor #: 1; Heating System #: 2; Hot Water System #: 2; Storefronts #: 2

Construction: Masonry

Roof: Membrane

Basement: None; Slab

Heat/Cool: Central AC; Forced Air

Fuel: Nat Gas

Hot Water: Electric

Insulation: Unknown

Features: Natural Gas; Town Sewer Avail; Town Water Avail; Visibility

Seller Terms:

Lease Info: Rent/Sq Ft: 13.85; Rent/Month: \$2,495; Date Available: Now

Energy Features:

Accessibility: Handicap Access; Wheelchair Access

Zoning: Business; Other: Village Business

Right to Farm: Yes

Comm:

Public Remarks: Formerly known as the Water Street Bookstore near the commerce center of Williamstown, this prime commercial/retail space is now available for occupancy with a two-year lease or more. Natural lighting, high ceilings, and open space make this a perfect store for most commercial/retail uses. Parking is available in front and rear.

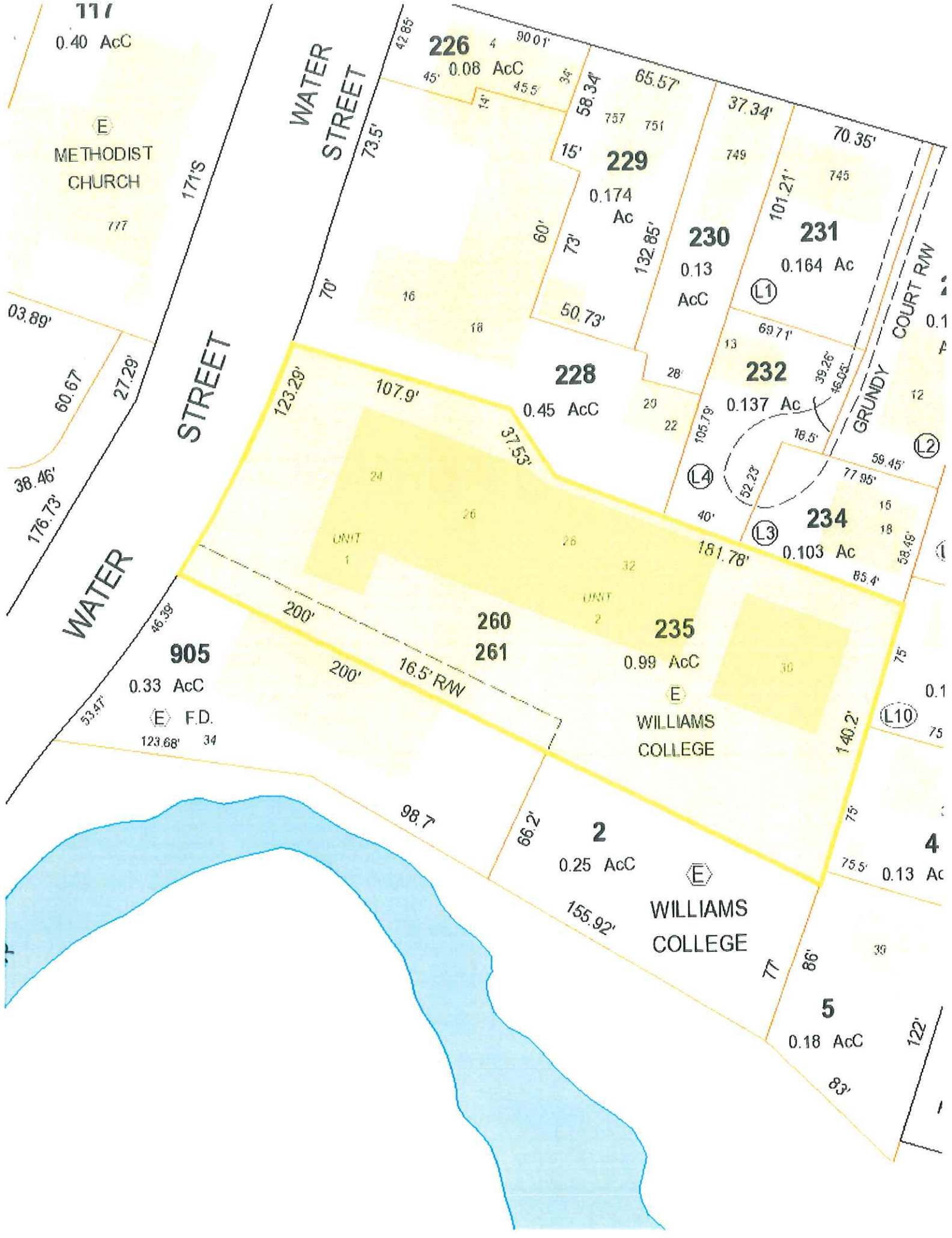
Marketing/Headline: Exceptional commercial/retail property in Williamstown! Great location and lots of possibilities.

Directions: Just before intersection of Main Street and Water Street, near the Williamstown Fire Department.

Agent Days On Market: 684

Status Change Date: 01/04/2019

Org. Price: 2,495



26 WATER STREET EXPENSES

January 1, 2018 to December 31, 2018

Prepared 2/18/19

Yearly expenses cost

Electric	\$1,288.79
Gas	\$1,011.88
Water	\$91.64
Year total	\$2,392.31

Share with other tenant the cost of exterior lighting

Exterior lighting	\$120.85
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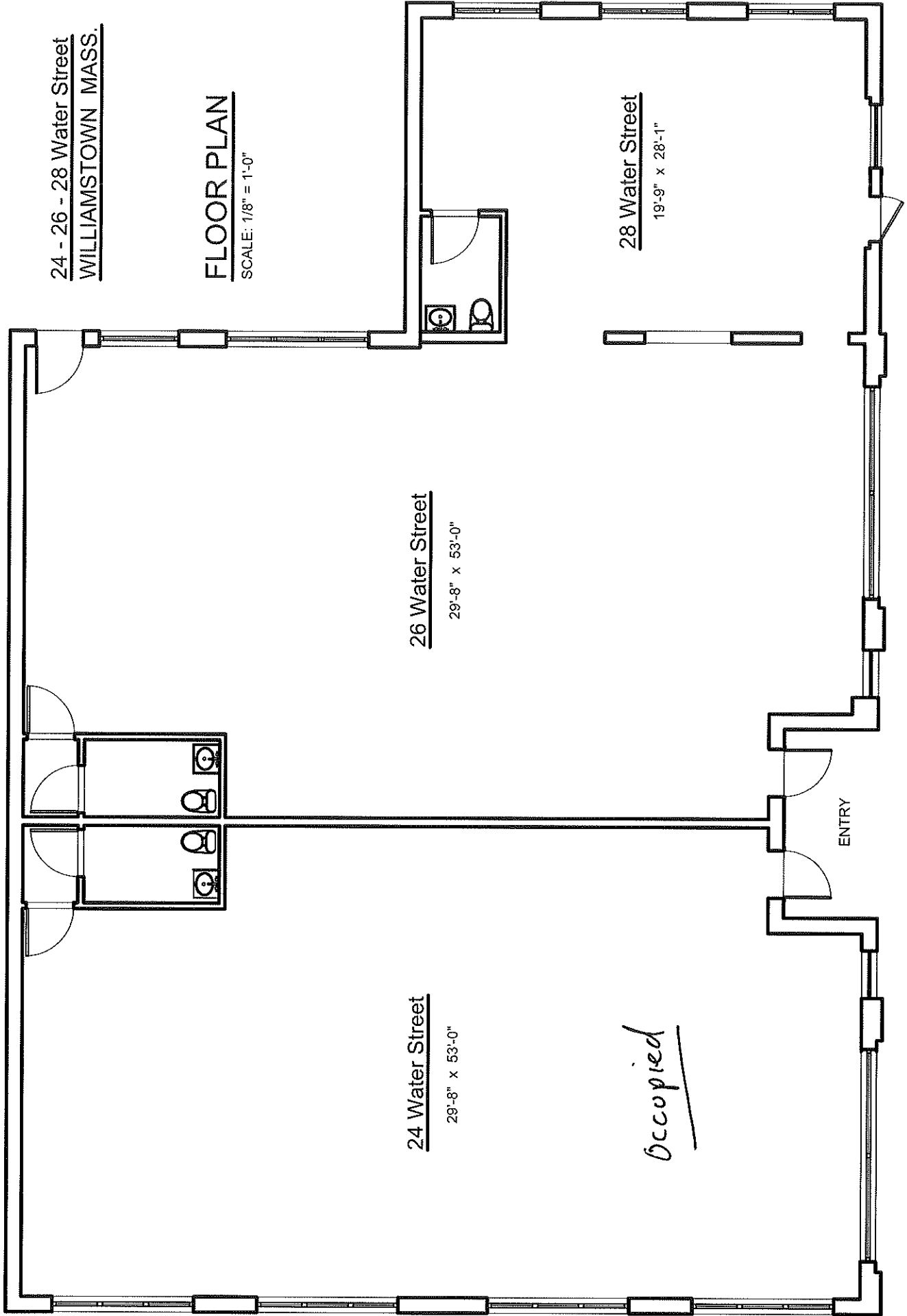
Ext. Water 140 -

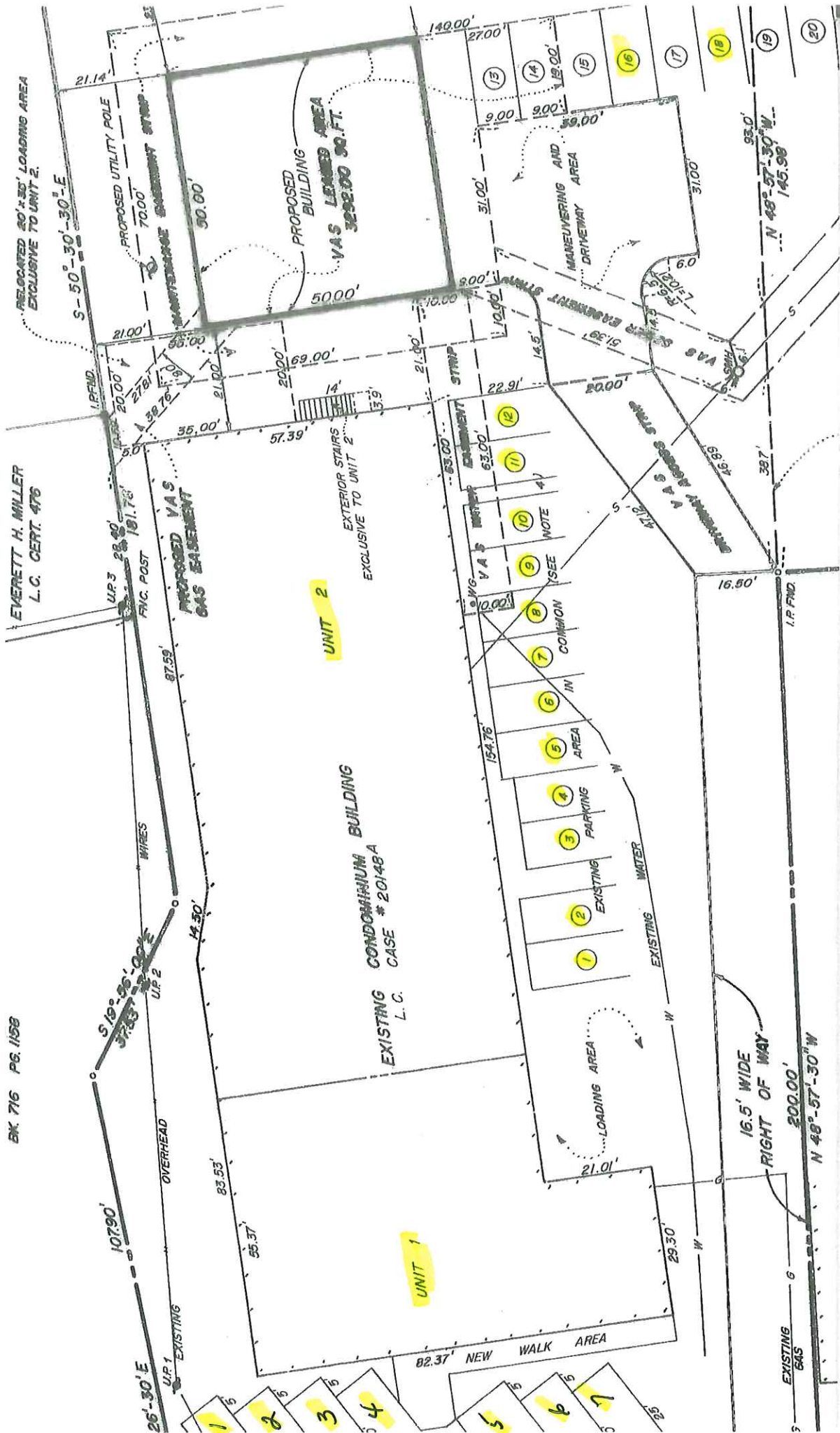
Garbage removal responsibility of the tenant

24 - 26 - 28 Water Street
WILLIAMSTOWN MASS.

FLOOR PLAN

SCALE: 1/8" = 1'-0"





1. VERIFY THE ROOM SIZE AND LOCATION
 IN CONFORMANCE WITH THE RULES AND REGULATIONS
 OF THE BOARD OF HEALTH OF THE CITY OF
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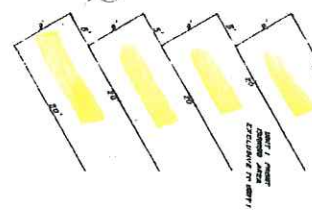
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THE 24 WATER STREET CO-OPERATIVE
 FIRST FLOOR PLAN
 WATER STREET
 SCALE: 1/8" = 1'-0"
 PROJECT 5, 1978
 ROBERT & SUELEEN R.L.S.
 CLARKSON, MAE
 DATE: JANUARY 1978



"GENERAL NOTES"

1. PARKING SPACES #13 & 14 ARE EXCLUSIVE TO THE VILLAGE AMBULANCE SERVICE (V.A.S.).
2. PARKING SPACES #15, 17, 19, & 20 ARE EXCLUSIVE FOR UNIT 2.
3. PARKING SPACES # 16 & 18 ARE EXCLUSIVE FOR UNIT 1.
4. PARKING SPACES #1-12 INCLUSIVE ARE FOR COMMON USE OF UNITS 1 & 2.

5. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS BY

Robert J. Saulnier 4-30-93
REG. LAND SURVEYOR DATE

6. SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, LEASES, EASEMENTS, ENCUMBRANCES, AND APPURTENANCES OF RECORD.

7. I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES OF EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Robert J. Saulnier 4-30-93
REG. LAND SURVEYOR DATE

**PLAN OF LAND
IN WILLIAMSTOWN**

THE 24 WATER STREET CONDOMINIUM

WATER STREET (RTE. 43)

WILLIAMSTOWN, MA.

SCALE: 1"=20'

AUGUST 25, 1992

ROBERT J. SAULNIER, R.L.S.

CLARKSBURG, MA.



In terms of counting parking spaces and keeping them straight, it's important to note the following:

There are three (3) areas identified on the plans:

"Unit 1" - which belongs to you, and is at the front of the main building;

"Unit 2" which belongs to the College is in the rear of the main building; and

"The Village Ambulance Building" which is on the same lot, but located in a stand-alone building at the rear of the property.

It's also important to keep in mind that your "Unit 1" is divided into two (2) separate rental areas (and can be divided into three (3) separate rental areas). Unit 1 consists of the Neely Investment space, the "main" area of the former bookstore space, and the smaller side-space at the front of the building at the south end (the former children's book room).

There are no parking spaces reserved exclusively for the Neely space alone, or the main area of the former bookstore alone, or the small side space alone. All the tenants of your Unit 1 share spaces. They share nine (9) spaces among themselves, and they **also** share another twelve (12) spaces among themselves and also with the tenants of the College's Unit 2. Finally, there are some spaces that are off limits to your Unit 1 tenants, because they are exclusive to Unit 2 or exclusive to the Village Ambulance building. The language below expresses how the various spaces are shared. The "Lessee" would refer to the lessee's of your currently vacant space (i.e. the part of Unit 1 which is not currently rented by Neely).

3. Lessee has the following parking rights, **in all cases in common with others**, as specified below. Unit 1, Unit 2, and the various parking spaces referred to below are shown on a plan entitled "Plan of Land In Williamstown, The 24 Water Street Condominium, by Robert J. Saulnier, August 25, 1992, which is recorded in the Northern Berkshire Registry of Deeds in Land Court Plan Book C-1, Drawer 2 (the "1992 Plan"):

a. **Lessee has the right to share the use of the following nine (9) parking spaces** with the current and future owner(s) or tenant(s) and/or the visitors and/or employees of such owner(s) or tenants of Unit 1. Unit 1 is currently divided into two (2) rental premises, the Premises leased to Lessee and the adjacent premises currently occupied by the business known as "Neely Investments":

i. seven (7) parking spaces along the front (northwesterly) side of the Building labeled on the 1992 Plan as "Exclusive Front Parking for Unit 1"; and

ii. two (2) spaces numbered 16 and 18 on the 1992 Plan.

b. **Lessee has the right to share the use of the following twelve (12) parking spaces** with the current and future owner(s) or tenant(s) and/or the visitors and/or employees of such owner(s) or tenants of **Unit 1 and Unit 2** (and Lessor reserves the right to change tenants and further divide Unit 1 and Lessor makes no representation regarding the rights of the owner of Unit 2 to do likewise): the twelve (12) parking spaces labeled on the 1992 Plan as, "Existing Parking Area in Common (See Note 4) [which reads] Parking Spaces #1-12 inclusive are for **common use of Units 1 & 2.**"

c. Lessee acknowledges that it has no right to use the:

i. four (4) parking spaces labeled #15, 17, 19 & 20 on the 1992 plan, which are for the exclusive use of Unit 2; or

ii. two (2) parking spaces labeled #13 & 14 on the 1992 Plan, which are for the exclusive use of Village Ambulance Service.

d. Lessee acknowledges that other than the seven (7) parking spaces listed in Section 3(a)(i) above, the location, but not the number, of parking spaces may be relocated from time to time.

Lease

MLS# 216953

Status: Active

List Price: 10



Address: 25 Main St,
Williamstown, MA
01267

Business Type: Other;
Professional/Office
Agent Interest: None
Agent Days On Market: 952
Region: Berkshire - North
Village:
Possession: immediate
Lease Term Length: Negotiable
Lease Term Pricing: Price Per Sq Ft
Lease Terms:
Book: 1578
Page: 423
Map Ref: M:102.0 B:0014

Contingent:
Contingent Remarks:
Fallthrough Date:
Sq Ft Avail: 8,000
Bsmt Incl Sq Ft: Yes
Sq Ft Basement: 2,820
Sq Ft Source: Owner
List Price Sqft: 0
Total Bathrooms: 5
Total Full Baths: 0
Total 3/4 Baths:
Total Half Baths: 5
Parking Spaces: 20
Parking Spaces Type: Off Street
Garage Stalls:
Taxes: 9,356
Tax Year: 2016
Ceiling Height:
Drive-in Doors:
Loading Docks:
OH Door Height:
Telephone Pole Coord:

Interior Amenities: Air Cond; Emp Kitchen
Exterior Amenities: Bus-Public
Building Info: Electric Meter #: 1; Floor #: 3; Heating System #: 1; Hot Water System #: 1; Office #: 5
Construction: Post/Beam; Wood Frame
Roof: Asphalt/Fiberglass
Basement: Concrete Floor; Finished-Partially; Full; Interior Access
Heat/Cool: Central AC; Furnace; Hot Water; Multizone; Suspended Heater
Fuel: Electric; Oil
Hot Water: Oil
Insulation: Fiberglass
Features: Visibility
Seller Terms:
Lease Info: Date Available: immediate; Vacant/Yes
Energy Features:
Accessibility: Handrails; Ramp; Wide Doorways
Zoning: Other: Business professions; Residential
Right to Farm Comm: Yes

Public Remarks: New base rents range from \$6 to 10.50 per sq.ft. Check out this fantastic commercial building for your professional and office needs. There are currently 5 commercial office spaces available that are well suited for business/professional arts, and fitness occupations. High visibility, and plenty of off-street parking in a peaceful setting. Office spaces range in size from 900 to 2800 sq.ft. For more information on rents and cam expenses, 413 458-8366 or agent at 413 841-0168.

Marketing/Headline: Prime office space in various sizes perfect for the business professional category.

Directions: Located at the Williamstown/North Adams border on Rt. 2 or Main Street, east of the old Spruce Mobile home park.

Agent Days On Market: 952

Status Change Date: 09/09/2016

Org. Price: 12

IMG_1445 - Copy



25 Main Street, Williamstown,MA (west side of building)

IMG_1450 - Copy



Brick patio with southern view of mountains in a park like setting

IMG_1442 - Copy



Office - 900 sq.ft. (west side of building) level 1.5

20160815_132725 - Copy



Main Office - Level 2, 2,100 sq.ft

20160815_132718 - Copy



Main Office - Level 2, 2,100 sq.ft

IMG_1437 - Copy



Main Office - Level 2, 2,100 sq.ft

IMG_1451



BerkshireMLS

Office in Attic - Level 3, 1,944 sq.ft

IMG_1453 - Copy



BerkshireMLS

Open Space in Attic: perfect for artists, high tech, business professional. 1,944 sq.ft

IMG_1459



BerkshireMLS

Gym office #1; (total office spaces with gym is 398 sq.ft) Level 1, access to handicap ramp on west side.

20160830_101300



BerkshireMLS

Off-street parking for 20 + vehicles

IMG_1460



BerkshireMLS

Gym office #2; (total office spaces with gym is 398 sq.ft)

Office or Gym- 1st level



BerkshireMLS

Office or Gym: east view

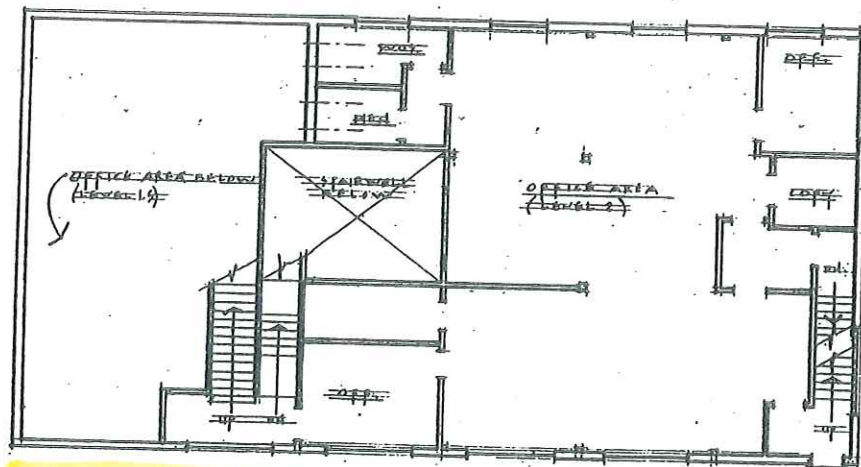
Hallway- 1st level



Office or Gym: 1st level



Office or Gym: mirror, floor mat; other uses -physical therapy, chiropractic, business



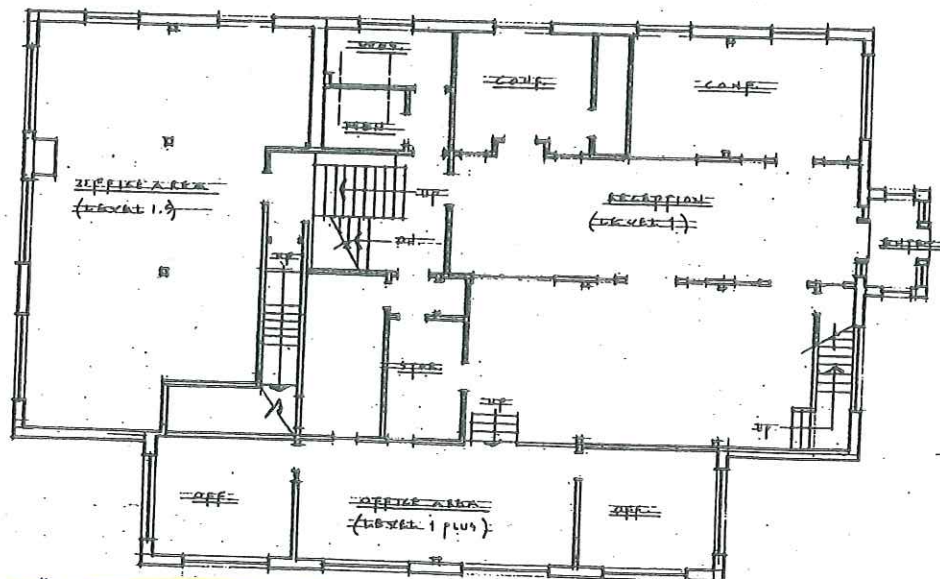
LEVEL 2 PLAN

EXISTING FLOOR PLANS

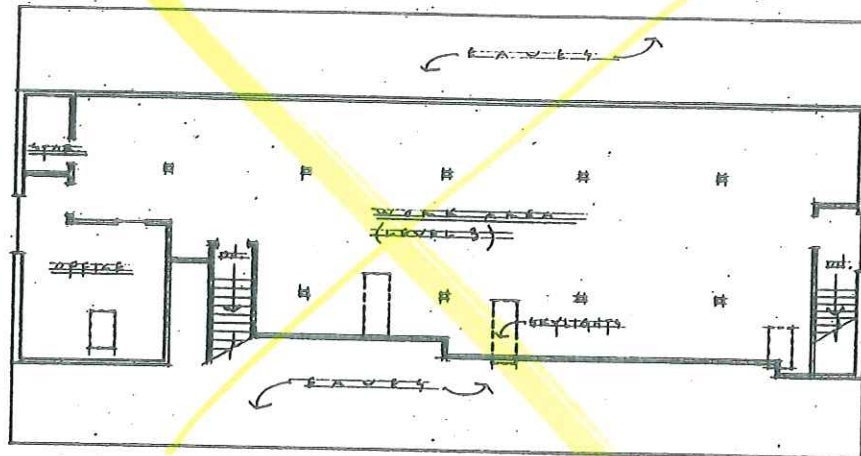
15 MAIN ST. • WILLIAMSTOWN, MA

1/8" = 1'-0" JULY 2014

1/8" = 1'-0"



LEVEL 1 PLAN



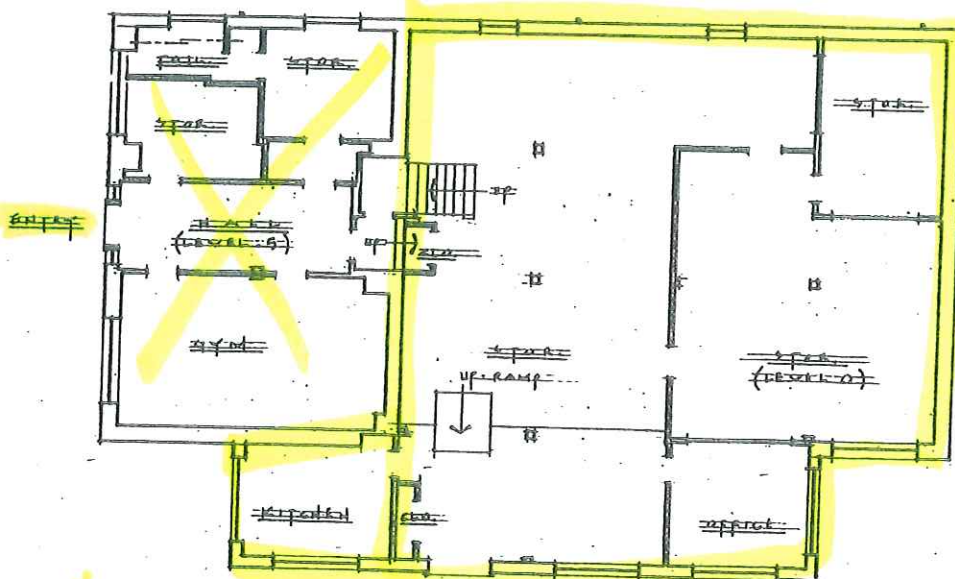
LEVEL 3 PLAN

EXISTING FLOOR PLANS

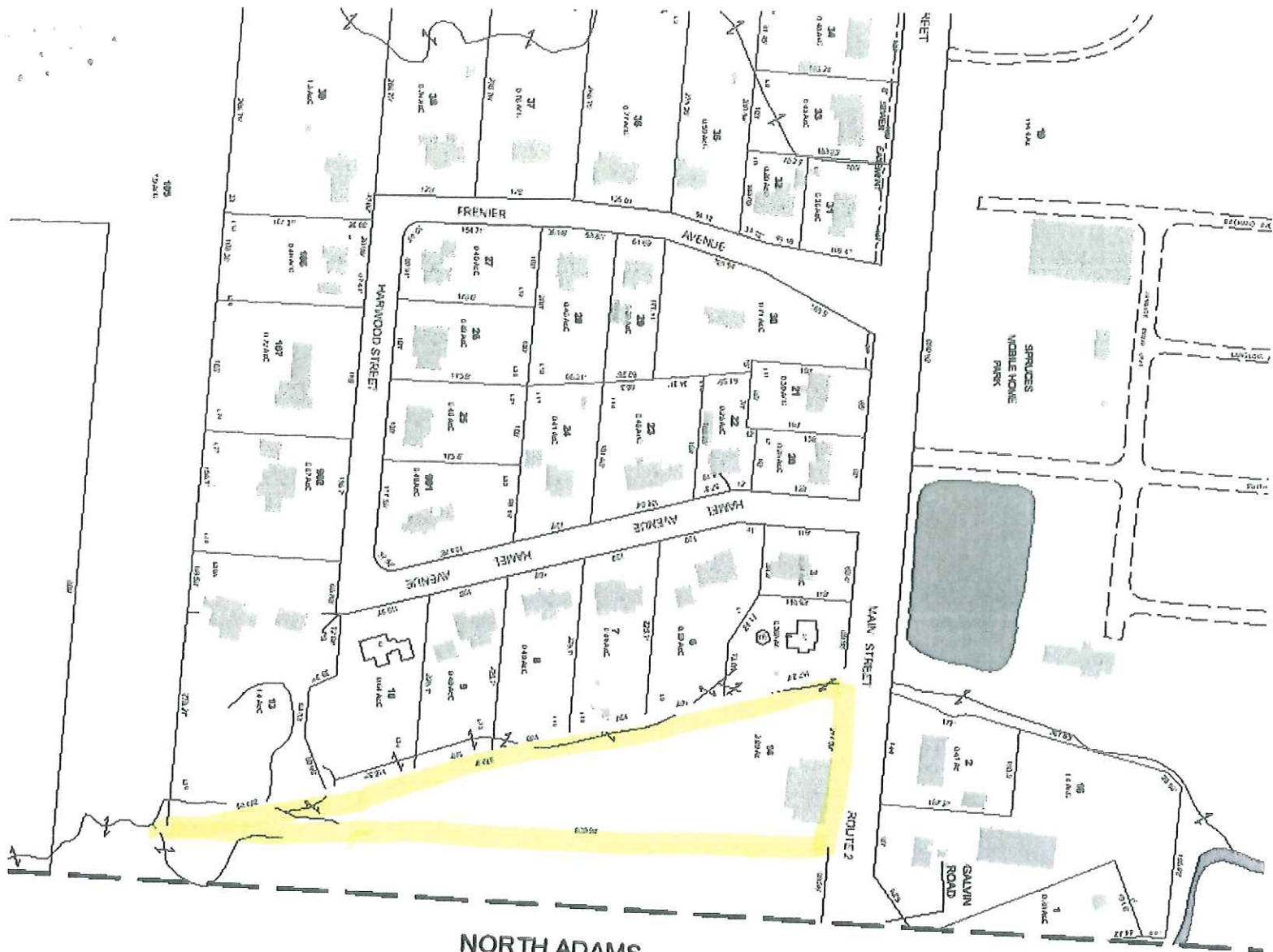
25 MAIN ST. - WILLIAMSTOWN, MA

1/6" = 1'-0" - JULY 2014

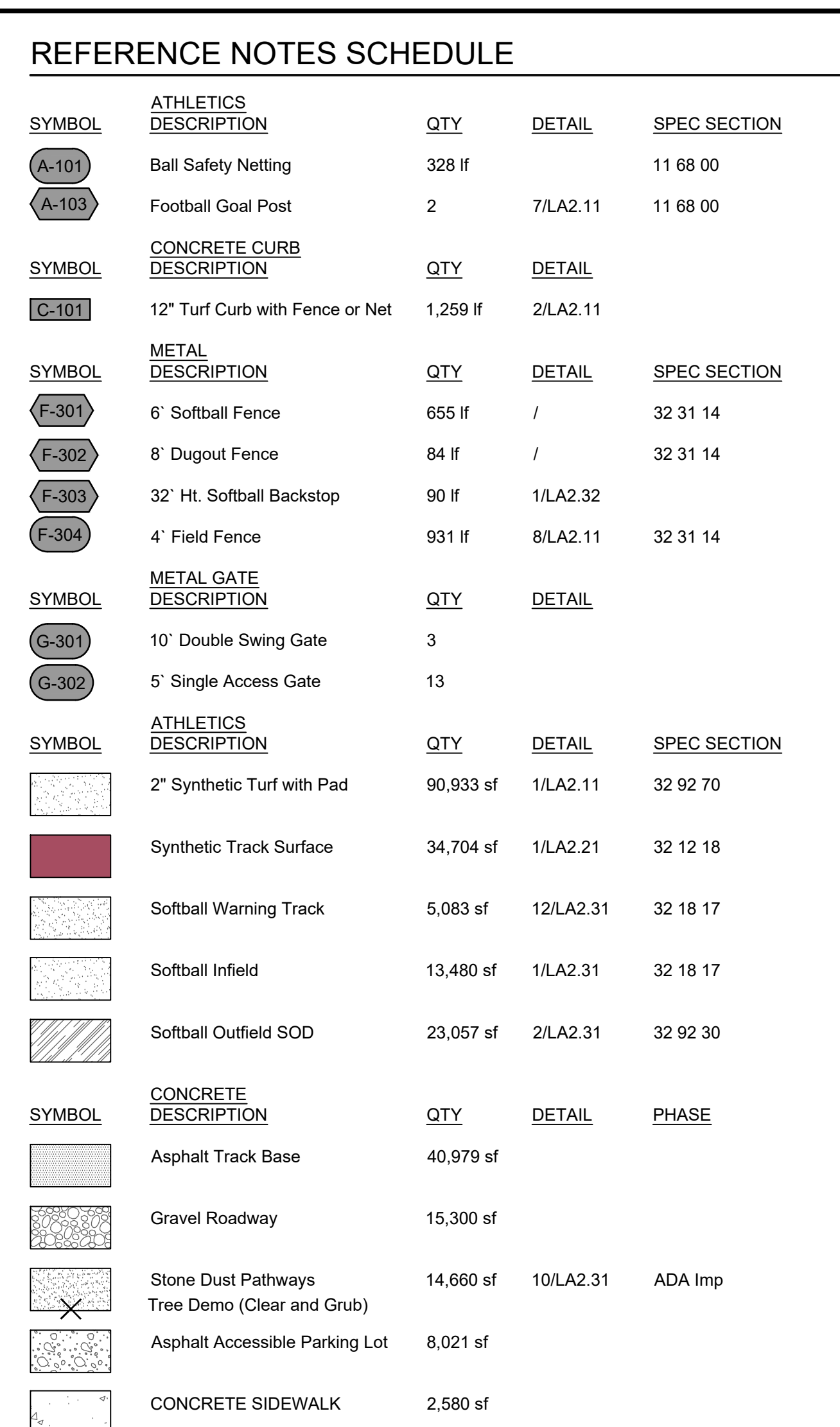
Basement area roughly
3000
sq ft













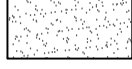

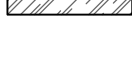
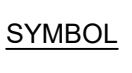






LEVEL 0 & 1 PLAN



NORTH ADAMS



REFERENCE NOTES SCHEDULE				
<u>SYMBOL</u>	<u>ATHLETICS DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>SPEC SECTION</u>
	Ball Safety Netting	328 lf		11 68 00
	Football Goal Post	2	7/LA.21	11 68 00
<u>SYMBOL</u>	<u>CONCRETE CURB DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	
	12" Turf Curb with Fence or Net	1,259 lf	2/LA.21	
<u>SYMBOL</u>	<u>METAL DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>SPEC SECTION</u>
	6' Softball Fence	655 lf	/	32 31 14
	8' Dugout Fence	84 lf	/	32 31 14
	32" Ht. Softball Backstop	90 lf	1/LA.32	
	4' Field Fence	931 lf	8/LA.21	32 31 14
<u>SYMBOL</u>	<u>METAL GATE DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	
	10' Double Swing Gate	3		
	5' Single Access Gate	13		
<u>SYMBOL</u>	<u>ATHLETICS DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>SPEC SECTION</u>
	2" Synthetic Turf with Pad	90,933 sf	1/LA.21	32 92 70
	Synthetic Track Surface	34,704 sf	1/LA.21	32 12 18
	Softball Warning Track	5,083 sf	12/LA.31	32 18 17
	Softball Infield	13,480 sf	1/LA.31	32 18 17
	Softball Outfield SOD	23,057 sf	2/LA.31	32 92 30
<u>SYMBOL</u>	<u>CONCRETE DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>	<u>PHASE</u>
	Asphalt Track Base	40,979 sf		
	Gravel Roadway	15,300 sf		
	Stone Dust Pathways	14,660 sf	10/LA.31	ADA Imp
	Tree Demo (Clear and Grub)			
	Asphalt Accessible Parking Lot	8,021 sf		
	CONCRETE SIDEWALK	2,580 sf		

[illegible]

SEAL

KEY PLAN

Owner:
MT. GREYLOCK REGIONAL SCHOOL DISTRICT
 1781 COLD SPRING ROAD
 WILLIAMSTOWN, MA 01267

Civil / Site:
DOUCET & ASSOCIATES
123 UNION STREET, SUITE 302
EASTHAMPTON, MA 01027
T. +1 413 203 2349S

Landscape:
TRAVERSE
150 CHESTNUT STREET, 4TH FLOOR
PROVIDENCE, RI 02903
T. +1 401 383 4950

Structural:
GIRAD AND COMPANY, LLP
10 WATERCHASE DRIVE Waterchase ROCKY
HILL, CT 06067
T. +1 860 563 3820

Mechanical & Plumbing:
RWH CONSULTING ENGINEERS, INC
540 MEADOW STREET EXT.
AGAWAM, MA 01001
T. +1 413 789 0960

Electrical:
RWH CONSULTING ENGINEERS, INC
540 MEADOW STREET EXT.
AGAWAM, MA 01001
T. +1 413 789 0960

Specifications:
LUND ASSOCIATES
 51 MONUMENT STREET
 WENHAM, MA 01984
 T. +1 978 468 5141

PROJECT TITLE:

MOUNT GREYLOCK
REGIONAL SCHOOL
ATHLETIC
IMPROVEMENTS

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

DRAWING TITLE:

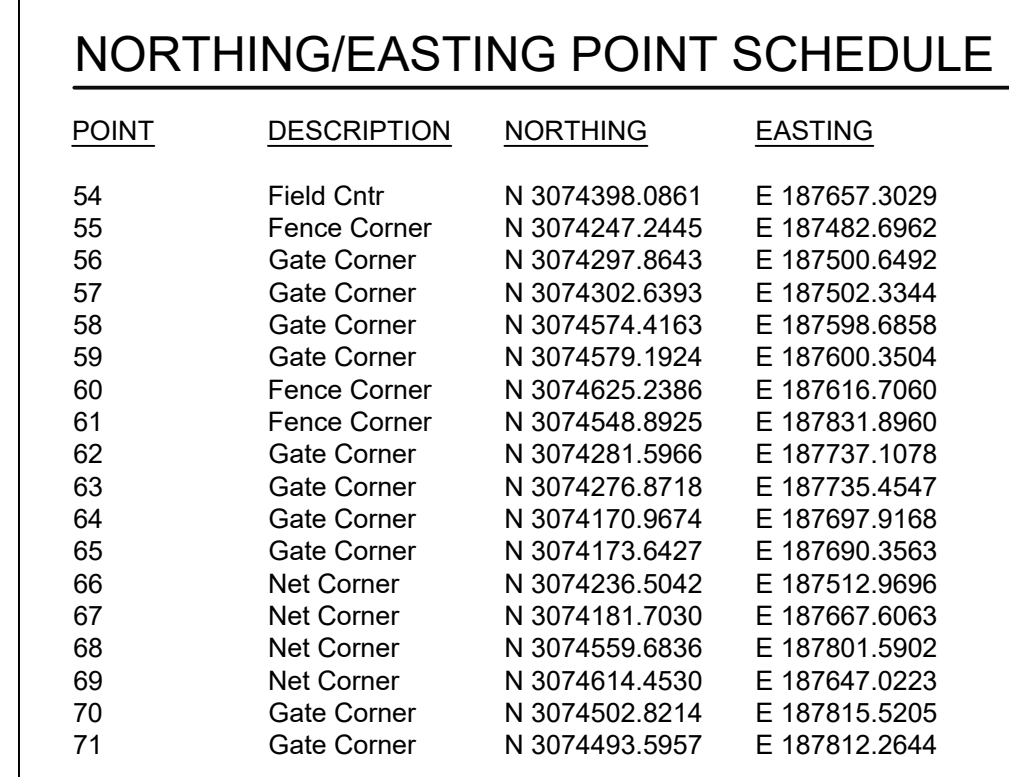
OVERALL LANDSCAPE ATHLETIC PLAN

SCALE: 1"=80'-0"

LA-1.01

DRAFT 90% CONSTRUCTION
DOCUMENTS

04/25/2019

[illegible]

SEAL

KEY PLAN

Owner:
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1781 COLD SPRING ROAD
WILLIAMSTOWN, MA 01267

Civil / Site:
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540 MEADOW STREET EXT.
AGAWAM, MA 01001
T. +1.413.799.0960

Electrical:
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540 MEADOW STREET EXT.
AGAWAM, MA 01001

Specifications:
LUND ASSOCIATES
 51 MONUMENT STREET
 WILMINGTON, DE 19801

PROJECT TITLE:

MOUNT GREYLOCK REGIONAL SCHOOL ATHLETIC IMPROVEMENTS

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

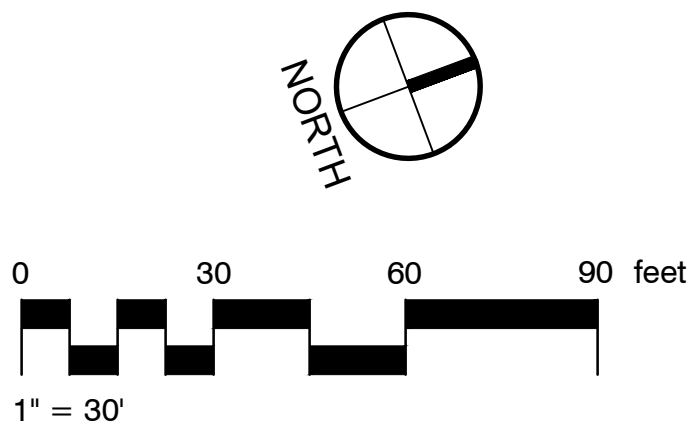
DRAWING TITLE:
LANDSCAPE
ATHLETIC PLAN
SYNTHETIC TURF
MULTI-USE FIELD

SCALE: 1"=80'-0"

LA-1.11

DRAFT 90% CONSTRUCTION
DOCUMENTS

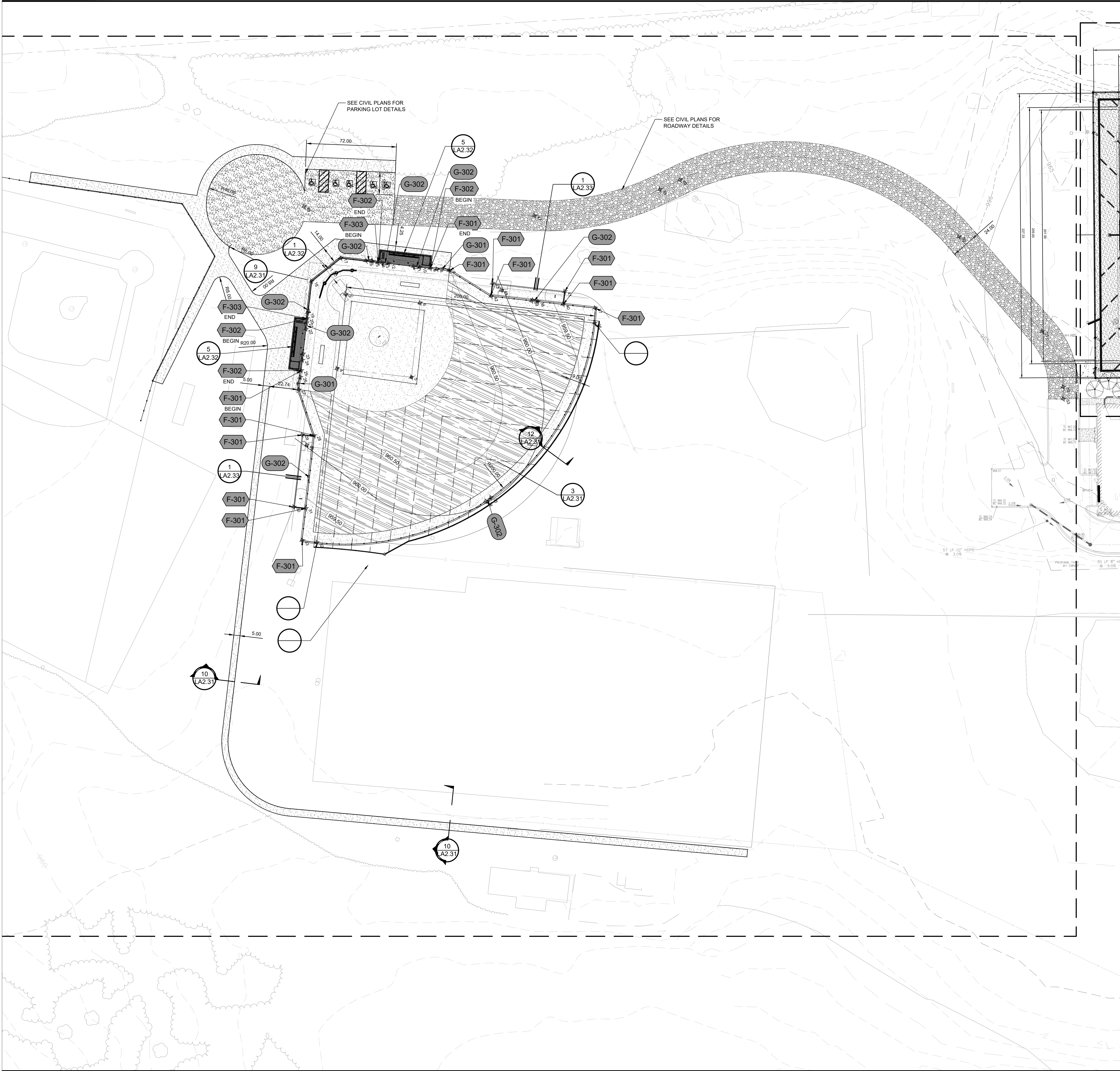
04/25/2019



<u>POINT</u>	<u>DESCRIPTION</u>	<u>NORTHING</u>	<u>EASTING</u>
1	Radius Pnt	N 3074957.6569	E 187492.3820
2	Radius Pnt	N 3075267.6759	E 187599.7445

[illegible]

04/25/2019



REFERENCE NOTES SCHEDULE PHASE III					NO.	DATE	ISSUE
SYMBOL	METAL DESCRIPTION	QTY	DETAIL	SPEC SECTION			
F-301	6' Softball Fence	655 lf	/	32 31 14			
F-302	8' Dugout Fence	84 lf	/	32 31 14			
F-303	32' Ht. Softball Backstop	90 lf	1/LA2.32				
SYMBOL	METAL GATE DESCRIPTION	QTY	DETAIL				
G-301	10' Double Swing Gate	2					
G-302	5' Single Access Gate	9					
SYMBOL	ATHLETICS DESCRIPTION	QTY	DETAIL	SPEC SECTION			
	Softball Warning Track	5,083 sf	12/LA2.31	32 18 17			
	Softball Infield	13,480 sf	1/LA2.31	32 18 17			
	Softball Outfield SOD	23,057 sf	2/LA2.31	32 92 30			
SYMBOL	CONCRETE DESCRIPTION	QTY	DETAIL	PHASE			
	Gravel Roadway	15,300 sf					
	Stone Dust Pathways	12,667 sf	10/LA2.31	ADA Imp			
	Asphalt Accessible Parking Lot	8,021 sf					
	CONCRETE SIDEWALK	221 sf					



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	Apex Home Plate	N 3073630.1702	E 187429.7858
2	First Base Corner	N 3073603.2928	E 187483.4137
3	Second Base Cntr	N 3073556.9269	E 187510.3096
4	Third Base Corner	N 3073683.7981	E 187456.6632
5	Gate Corner	N 3073714.6281	E 187440.4694
6	Gate Corner	N 3073705.7102	E 187436.0056
7	Fence Corner	N 3073700.8840	E 187433.5615
8	Gate Corner	N 3073693.3489	E 187429.6222
9	Gate Corner	N 3073698.8873	E 187427.5901
10	Gate Corner	N 3073670.8195	E 187416.5282
11	Gate Corner	N 3073666.3209	E 187416.2781
12	Fence Corner	N 3073663.3723	E 187414.7533
13	Gate Corner	N 3073659.2024	E 187412.4367
14	Gate Corner	N 3073654.7385	E 187410.1842
15	Backstop Corner	N 3073636.5282	E 187401.3328
16	Backstop Corner	N 3073608.0566	E 187410.7862
17	Gate Corner	N 3073596.5349	E 187433.2506
18	Fence Corner	N 3073594.5610	E 187437.5490
19	Gate Corner	N 3073593.0917	E 187440.5668
20	Gate Corner	N 3073590.8490	E 187445.1338
21	Gate Corner	N 3073581.8460	E 187463.0863
22	Gate Corner	N 3073579.5768	E 187467.5750
23	Fence Corner	N 3073575.8891	E 187475.0957
24	Gate Corner	N 3073573.4141	E 187479.9085
25	Gate Corner	N 3073568.9404	E 187488.8600
26	Fence Corner	N 3073567.9174	E 187527.5146
27	Fence Corner	N 3073558.9675	E 187523.6532
28	Fence Corner	N 3073532.9024	E 187575.6007
29	Fence Corner	N 3073541.6172	E 187579.9734
30	Foul Pole	N 3073540.5584	E 187608.5867
31	Fence Corner	N 3073530.1374	E 187602.9353
32	Gate Corner	N 3073679.9359	E 187623.7879
33	Gate Corner	N 3073683.6744	E 187622.4601
34	Foul Pole	N 3073809.4180	E 187519.6217
35	Fence Corner	N 3073814.0172	E 187508.5004
36	Gate Corner	N 3073772.6493	E 187487.8505
37	Gate Corner	N 3073768.1642	E 187485.7036
38	Fence Corner	N 3073790.9491	E 187497.0530
39	Fence Corner	N 3073795.5973	E 187487.7294
40	Fence Corner	N 3073739.0385	E 187471.1559
41	Fence Corner	N 3073743.5829	E 187461.7981
42	Apex Home Plate	N 3073748.3096	E 187469.4159
43	Apex Home Plate	N 3073559.7547	E 187532.5937
44	Road Cntr	N 3073622.8423	E 187352.5193
45	Road EOR	N 3073793.6262	E 187422.3750
46	Road EOR	N 3073895.1222	E 187437.0886
47	Road EOR	N 3073912.9174	E 187435.2970
48	Road EOR	N 3074107.0200	E 187554.3497
49	Road EOR	N 3074143.5620	E 187648.5346
50	Road EOR	N 3074144.2235	E 187695.9490
51	Road Cntr	N 3074141.0435	E 187704.8771

Owner:
MT. GREYLOCK REGIONAL SCHOOL DISTRICT
1781 COLD SPRING ROAD
WILLIAMSTOWN, MA 01267

Civil / Site:
DOUCET & ASSOCIATES
123 UNION STREET, SUITE 302
EASTHAMPTON, MA 01027
T. +1 413 203 2549S

Landscape:
TRAVERSE
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PROVIDENCE, RI 02903
T. +1 401 383 4960

Structural:
GRAD AND COMPANY, LLP
10 WATERCHASE DRIVEWaterchase ROCKY
HILL, CT 06067
T. +1 860 563 3820

Mechanical & Plumbing:
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PROJECT TITLE:
MOUNT GREYLOCK
REGIONAL SCHOOL
ATHLETIC
IMPROVEMENTS

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

DRAWING TITLE:

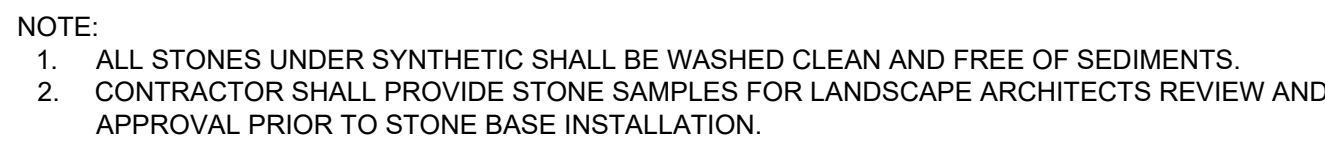
LANDSCAPE
ATHLETIC
SOFTBALL PLAN

SCALE: 1"=30'-0"

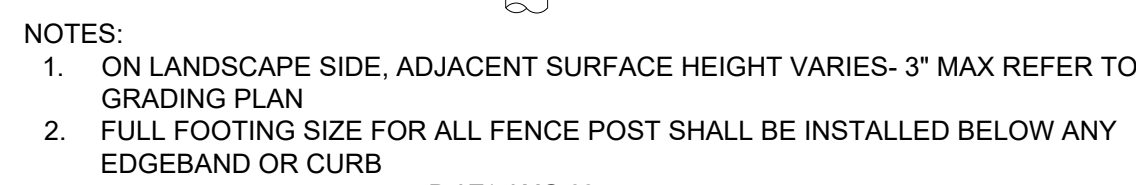
LA-1.31

DRAFT 90% CONSTRUCTION
DOCUMENTS

04/25/2019



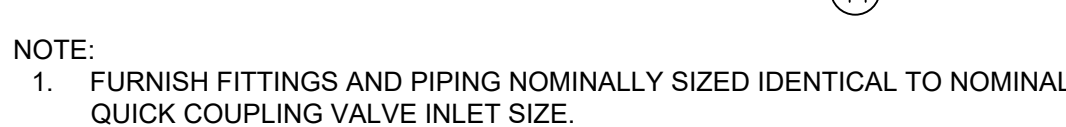
$1^* \equiv 1' - 0^*$



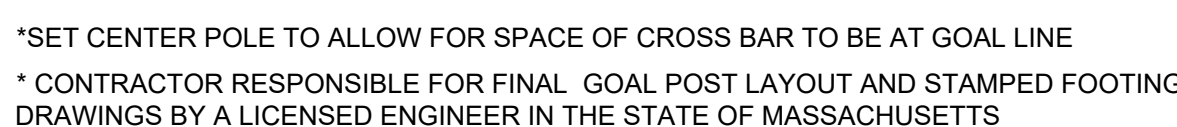
2 ————— 1 1/2" = 1'-0"



3 ————— $3/4" = 1'-0"$

 $1^{\circ} = 1'-0''$ 

6' ————— 1/8" = 1'-0"



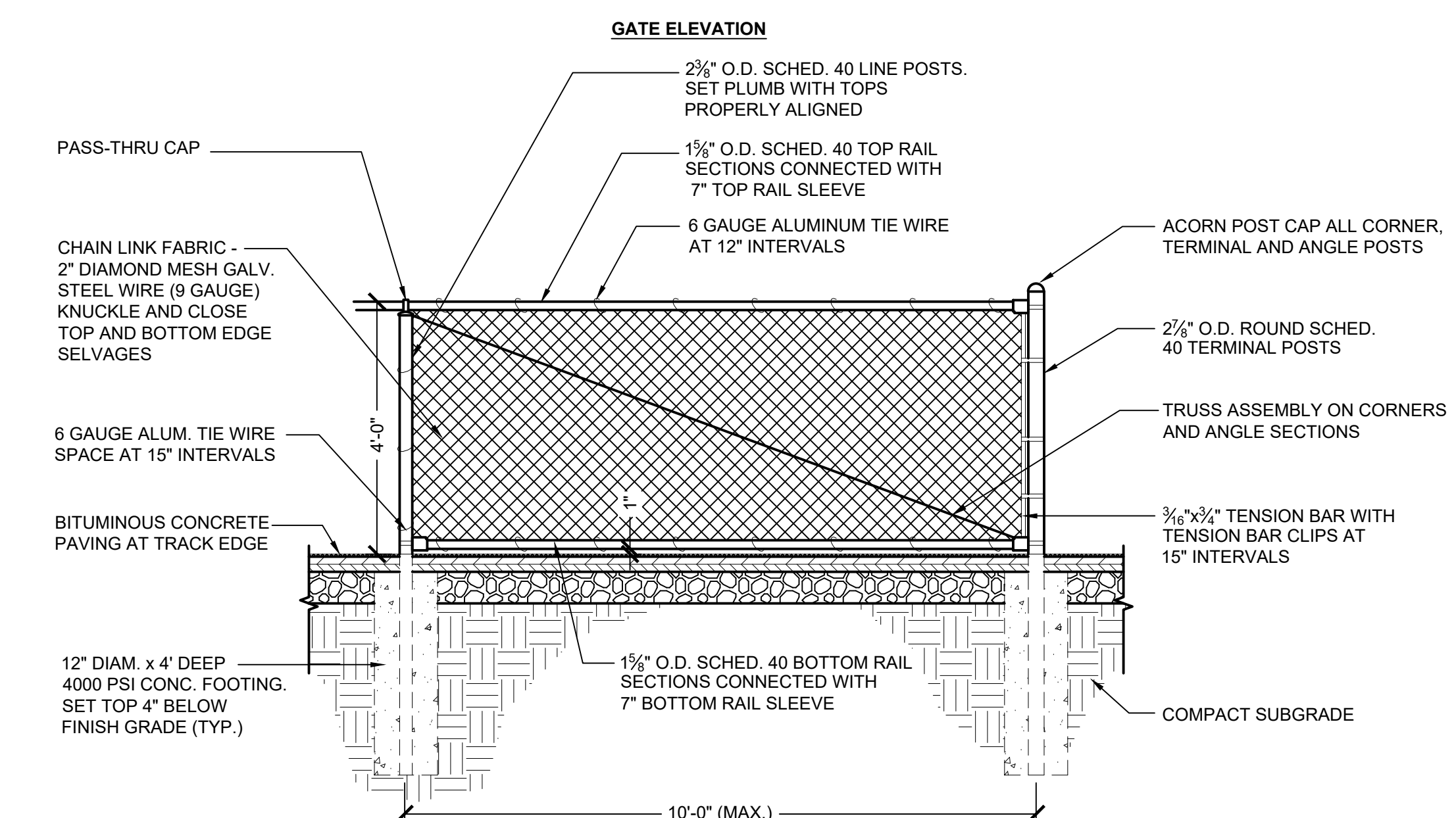
1/2" = 1'-0"

GATE POST SCHEDULE			
DESCRIPTION	HEIGHT	GATE WIDTH	PIPE SIZE
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4' AND UNDER	2 1/2" OD
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4'-10'	3" OD
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4'-18"	4" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	6' AND UNDER	3" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	6'-12'	4" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	12'-18"	6 5/8" OD

④ $3^{\circ} = 1^{\circ} - 0^{\circ}$

GATE POST SCHEDULE			
DESCRIPTION	HEIGHT	GATE WIDTH	PIPE SIZE
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4' AND UNDER	2 1/2" OD
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4'-10'	3" OD
BLACK VINYL CHAIN LINK FENCE	6' AND UNDER	4'-18"	4" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	6' AND UNDER	3" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	6'-12'	4" OD
BLACK VINYL CHAIN LINK FENCE	8'-12'	12'-18"	6 5/8" OD

④ $3^{\circ} = 1^{\circ} - 0^{\circ}$



8 — 1/2" = 1'-0"



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Structural:

Mechanical & Plumbing

Electrical:
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PROJECT TITLE:

MOUNT GREYLOCK
REGIONAL SCHOOL
ADMIN BUILDING

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

DRAWING TITLE

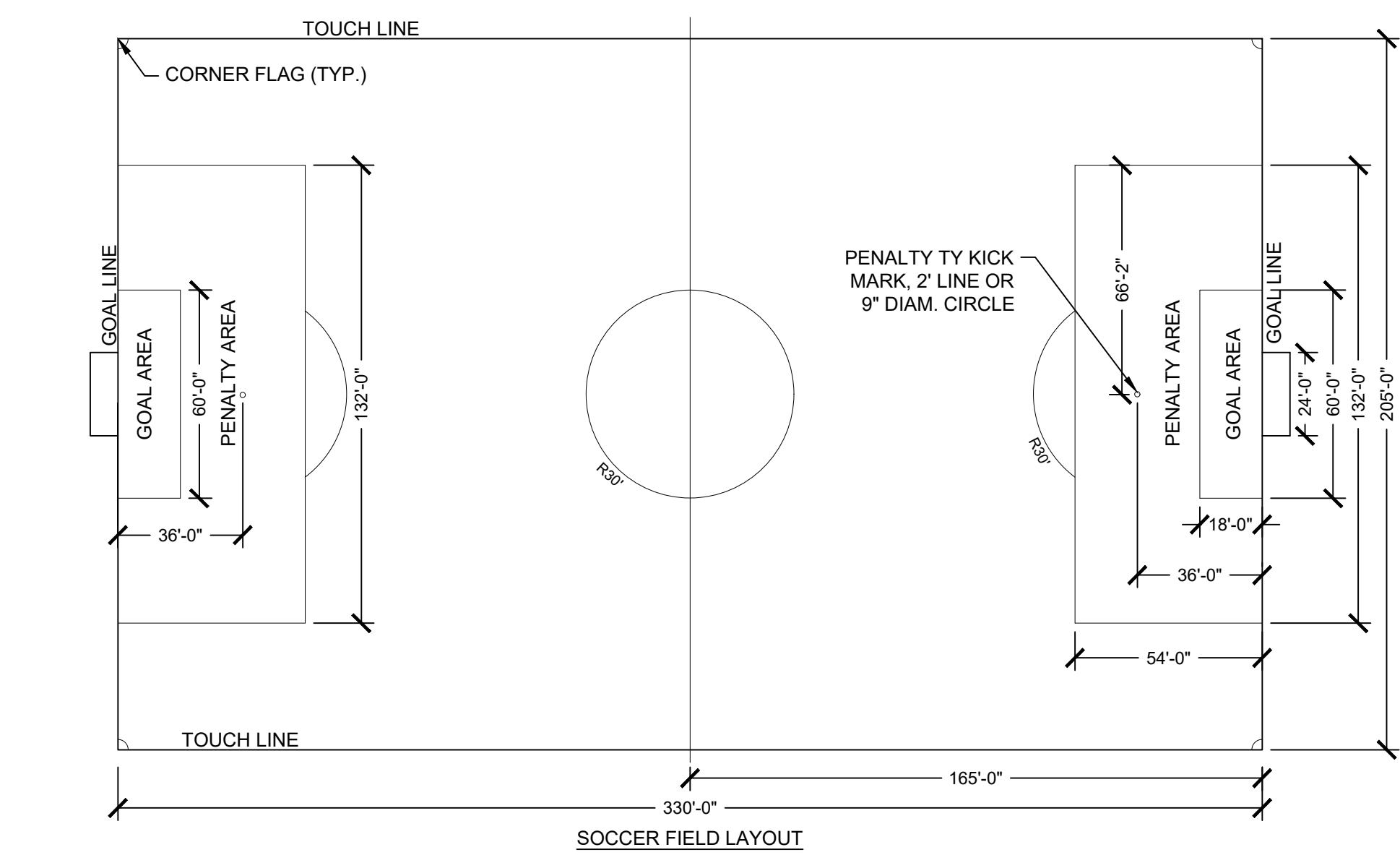
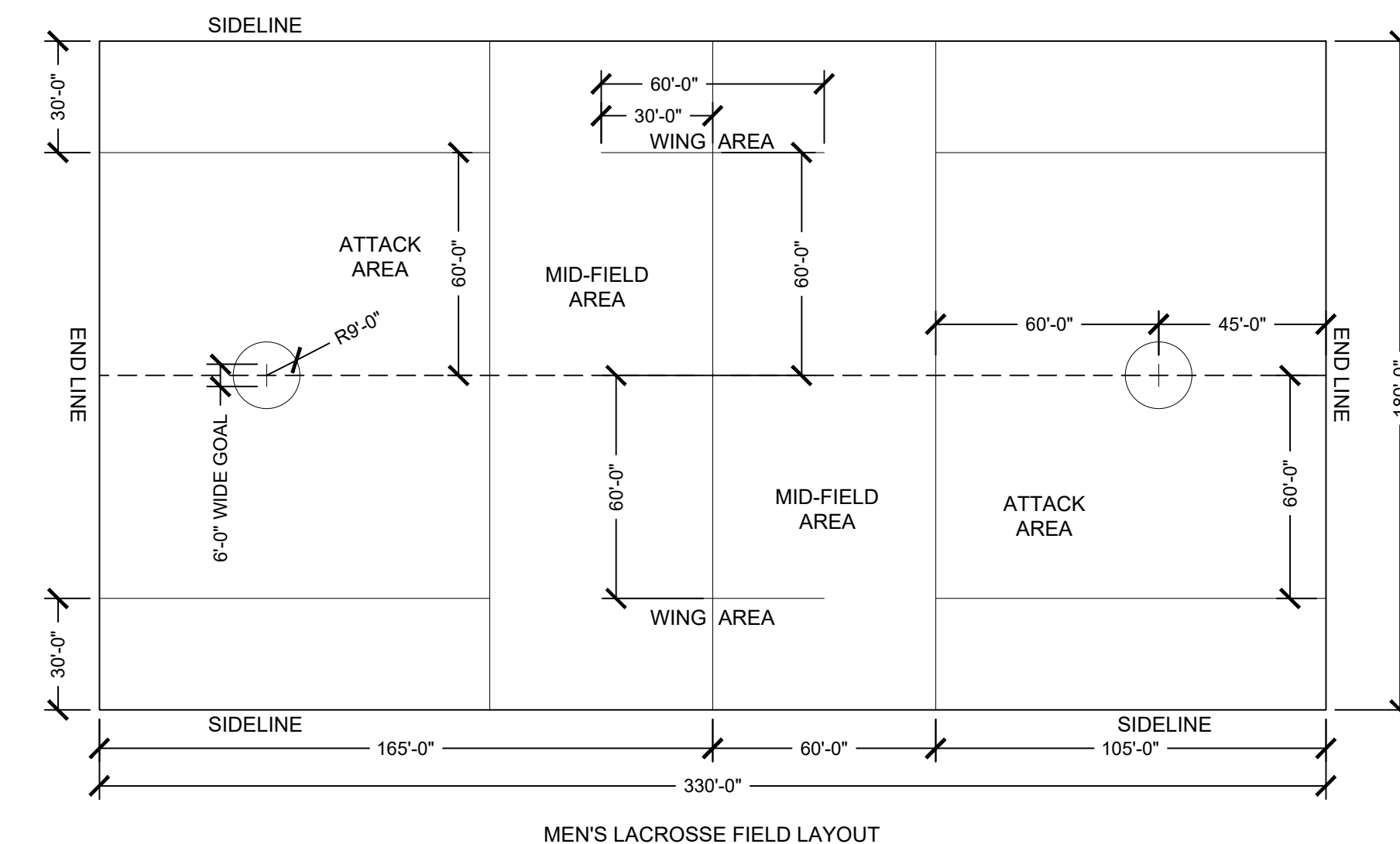
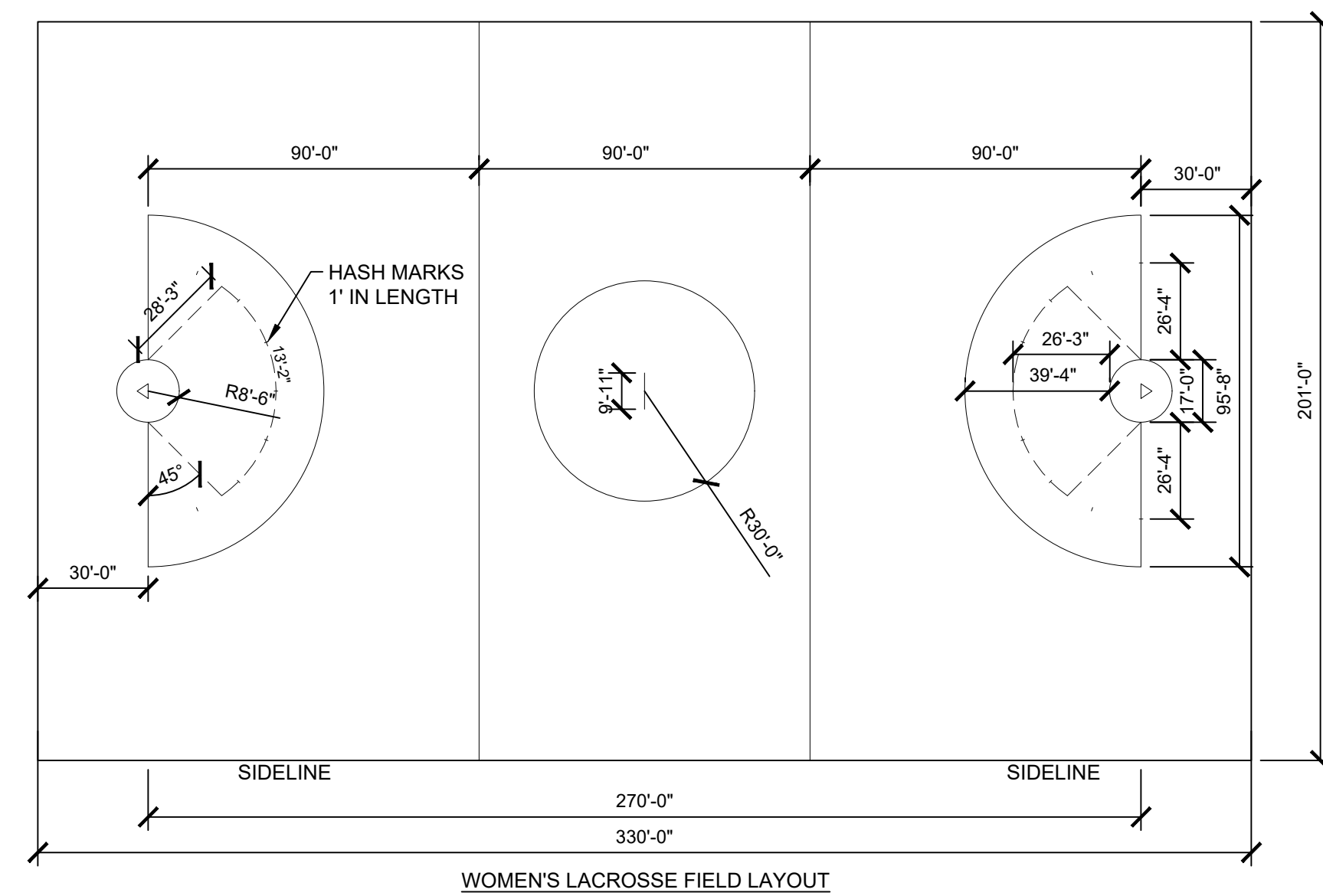
LANDSCAPE
ATHLETIC DETAILS

SCALE: 1"=80'-0"

LA-2.11

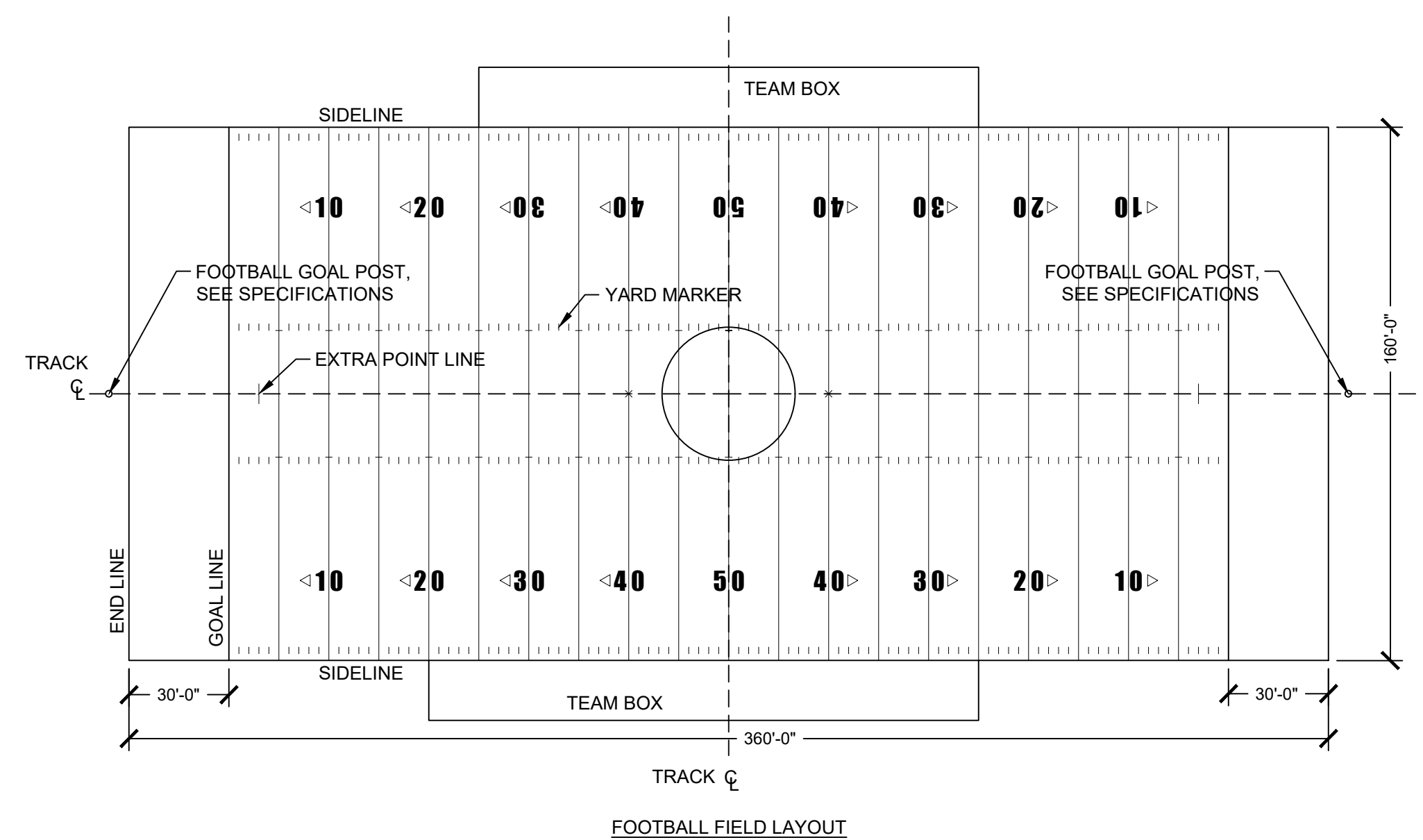
CONSTRUCTION DOCUMENTS

1/17/2019



- NOTES:
1. CENTERLINES OF SPORTS FIELDS SHALL BE LOCATED AT CENTERLINES OF TRACK
 2. REFER TO SPECIFICATION SECTION 32 92 30 FOR FIELD MARKING INFORMATION.

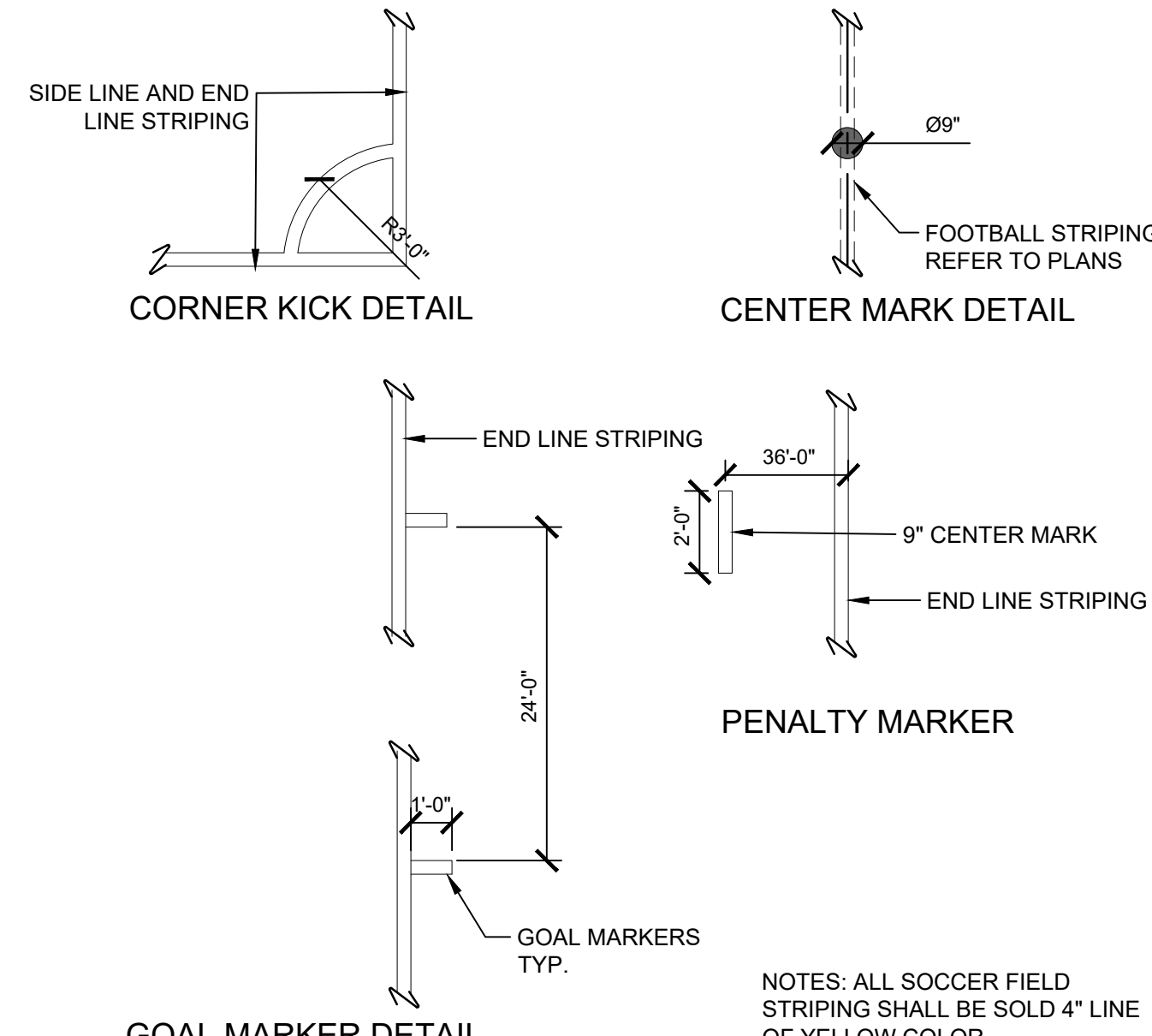
1 WOMEN'S LACROSSE FIELD LAYOUT

 $1'' = 40'$ 

1 HIGH SCHOOL FOOTBALL FIELD LAYOUT

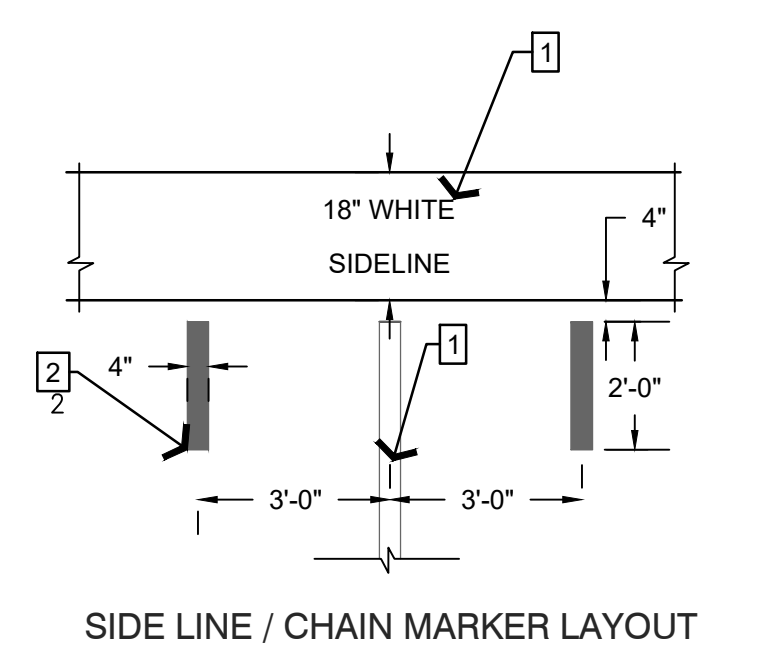
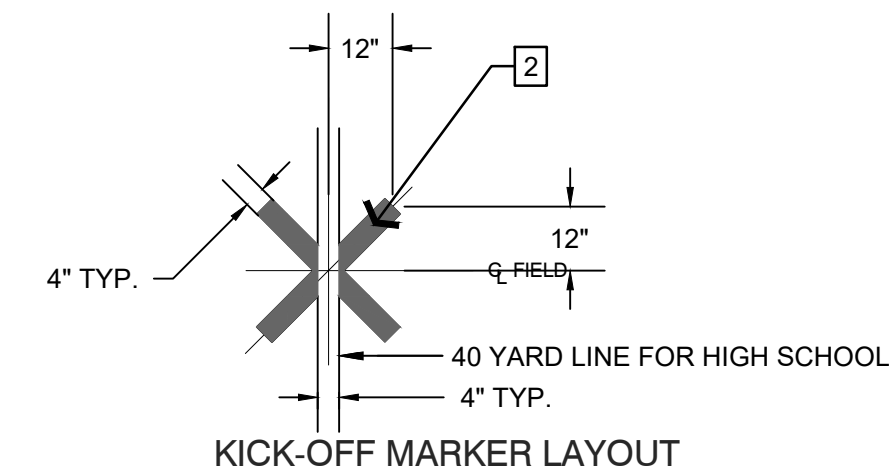
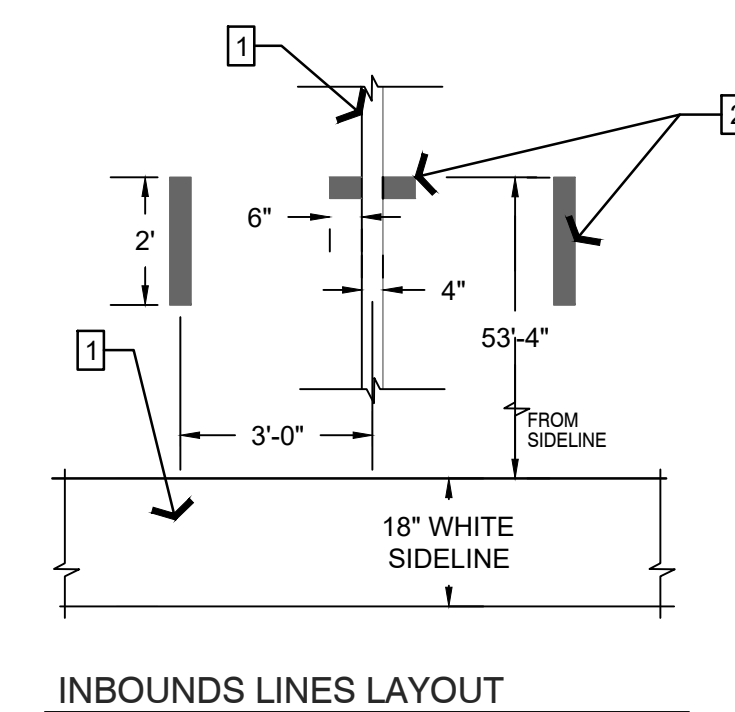
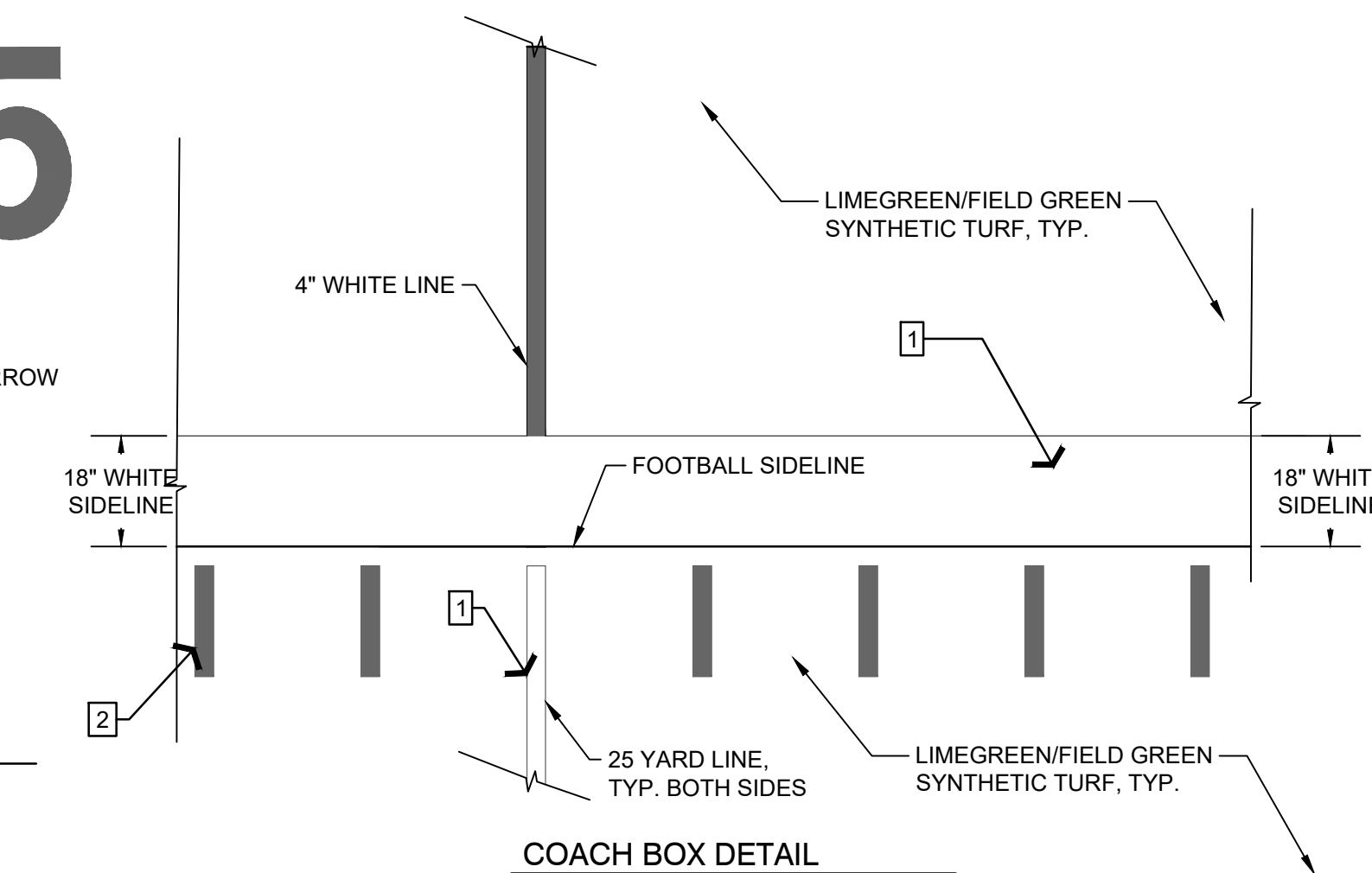
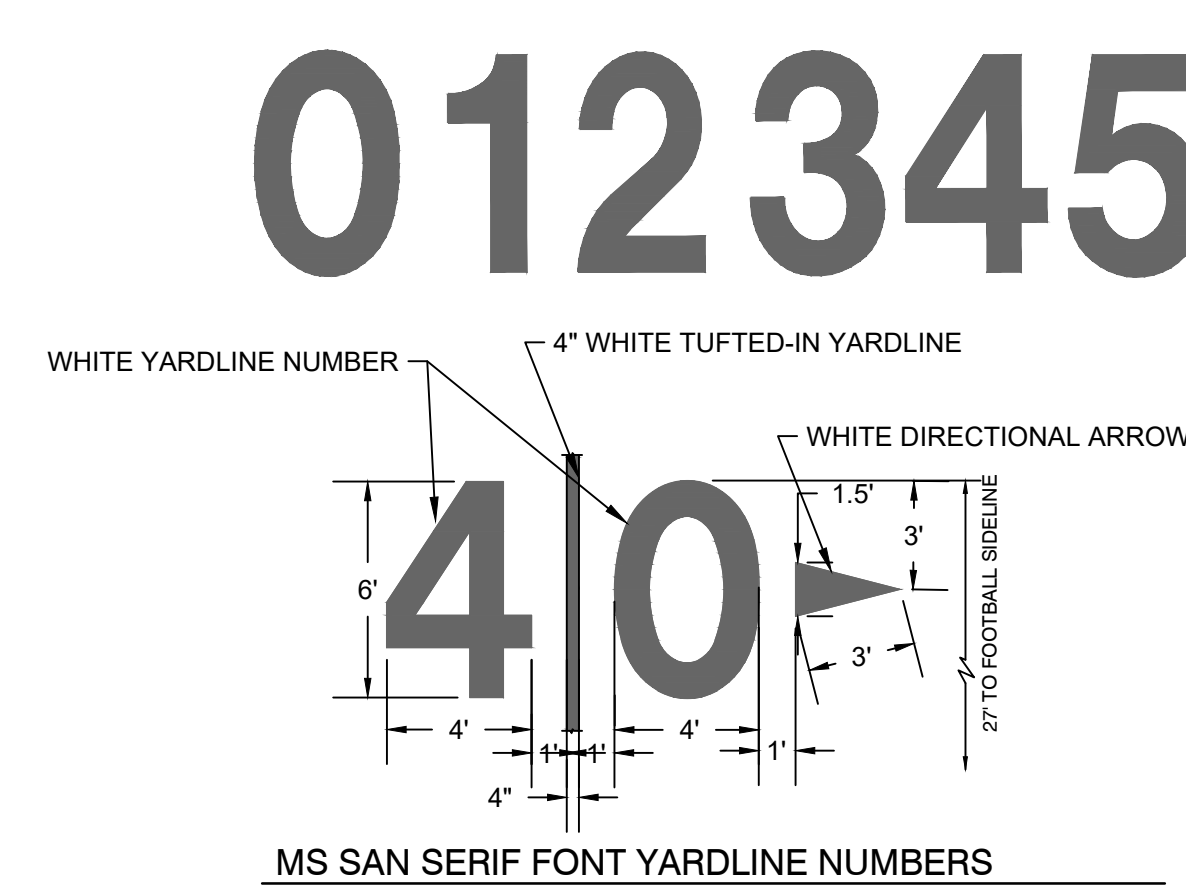
1" = 40'

2 MENS LACROSSE FIELD LAYOUT

 $1^{\circ} = 40'$ 

SOCCER MARKINGS

1/4" = 1'-0"



6 TYPICAL SYNTHETIC TURF MARKING DETAILS

$$\frac{3}{4}'' = 1'-0''$$

FOOTBALL AND SOCCER LAYOUT NOTES:

- 1 SIDELINES, YARDLINES, PERIMETER BORDER ARE TUFTED-IN WHITE LINES (FOOTBALL), TUFTED-IN GREEN END ZONE AREA, YELLOW LINES (SOCCER) SIDE LINES, MIDFIELD LINE AND GOAL BOX SHALL BE TUFTED PER DETAILS. 9" DIAMETER YELLOW INLAID SPOT AT SOCCER MIDFIELD, TWO PENALTY KICK SPOTS AND FOUR CORNER KICK RADII SHALL BE INLAID. SEE LAYOUT CONTRACTOR TO SUBMIT COLOR SAMPLES.
- 2 YARDLINE NUMBERS, DIRECTIONAL ARROWS INBOUND LINES, SHORT YARD MARKERS, KICK-OFF AND EXTRA POINT MARKERS, OUTLINE AT PLAYER TEAM BOXES, ARE WHITE INLAID TURF. (FOOTBALL).
- 3 FOLLOW SYNTHETIC TURF MANUFACTURER'S RECOMMENDATION FOR PAINTING OF MENS AND WOMENS LACROSSE AND FIELD HOCKEY.

P-AT1-AMG-37

[illegible]

SEAL

KEY PLAN



Owner:
MT. GREYLOCK REGIONAL SCHOOL DISTRICT
 1781 COLD SPRING ROAD
 WILLIAMSTOWN, MA 01267

Civil / Site:
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Mechanical & Plumbing

Electrical:
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PROJECT TITLE:

MOUNT GREYLOCK
REGIONAL SCHOOL
ADMIN BUILDING

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

DRAWING TITLE

LANDSCAPE
ATHLETIC DETAILS

SCALE: NTS

LA-2.12

CONSTRUCTION DOCUMENTS

1/17/2019



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PROJECT TITLE:

MOUNT GREYLOCK
REGIONAL SCHOOL
ADMIN BUILDING

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

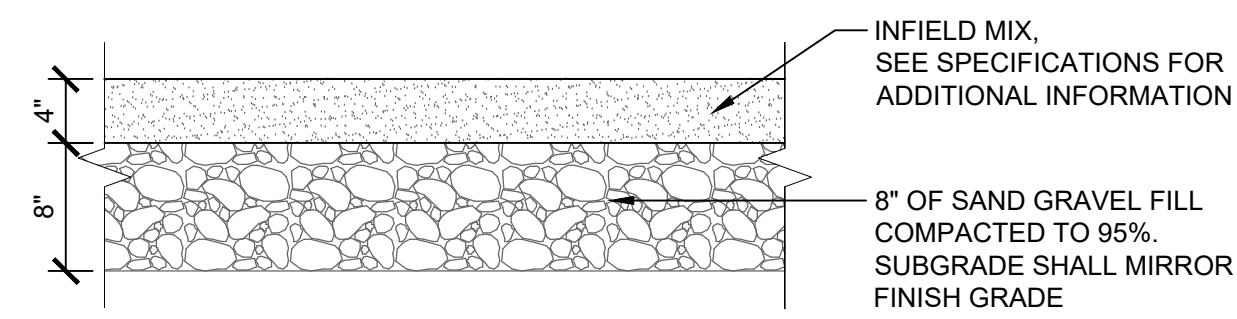
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LANDSCAPE
ATHLETIC DETAILS

SCALE:

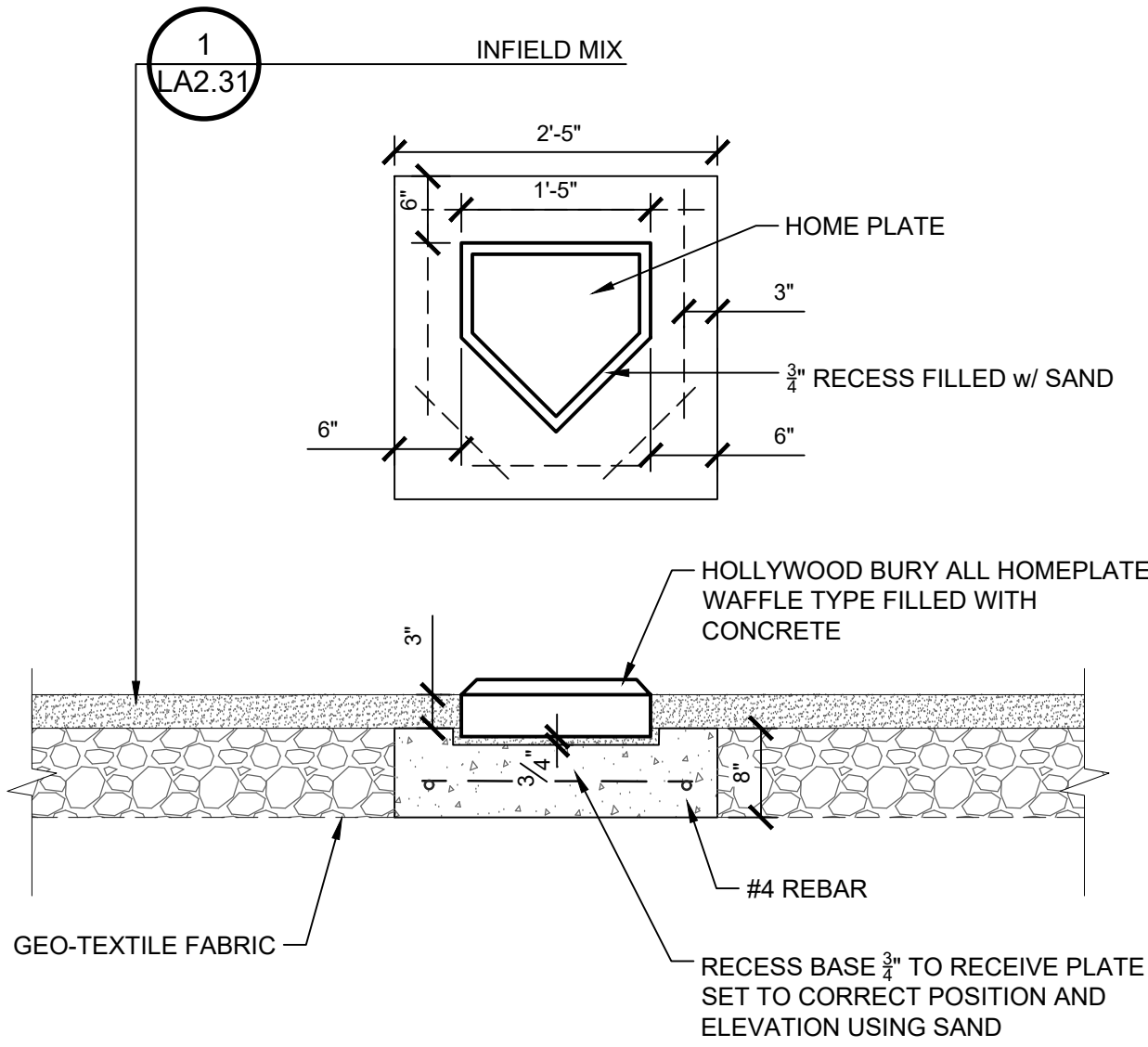
LA-2.21
CONSTRUCTION DOCUMENTS

1/17/2019



1 INFIELD MIX

1" = 1'-0"



5 HOME PLATE BASE ANCHOR SYSTEM

3/4" = 1'-0"

- NOTES:
1. ALL CHAIN LINK FENCE FABRIC SHALL BE FASTENED ON THE INSIDE OF THE POSTS THROUGHOUT THE SOFTBALL FACILITY
 2. 4" O.D. YELLOW PROTECTIVE FENCE GUARD SHALL BE INSTALLED ON ALL 6' AND LOWER CHAIN LINK FENCING ALONG BALLFIELD TO LIMITS SHOWN ON PLANS INCLUDING REMOVABLE FENCING.

- 1 Softball Pitchers Circle
- 2 Double First Base with Anchor System
- 3 Single Base with Anchor System
- 4 Home Plate
- 5 Infield Mix Shall Extend 8" Beyond the Fence line to Exterior Side of the Fence

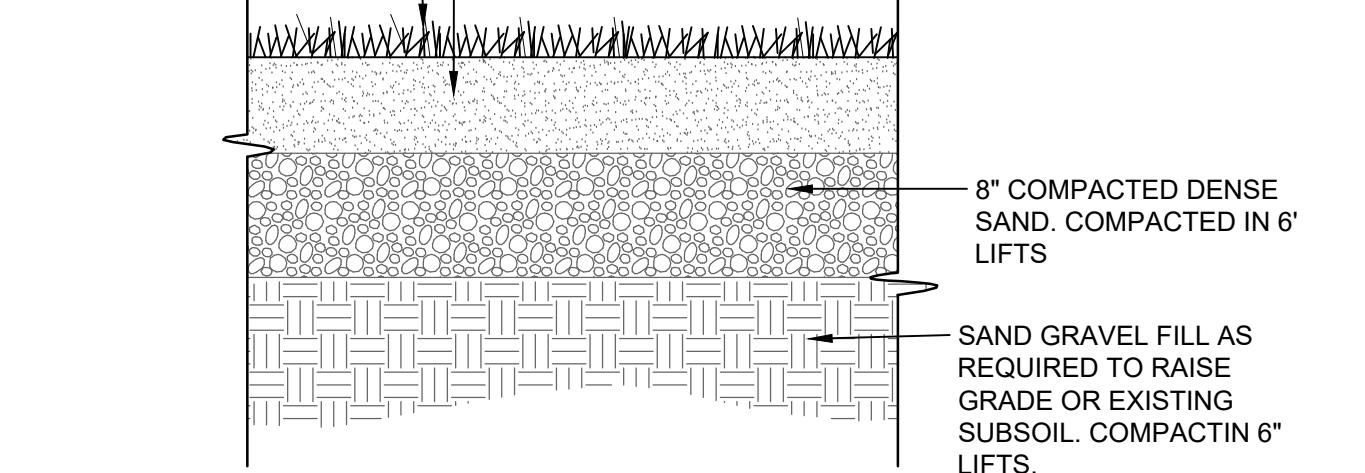
9 SOFTBALL NATURAL TURF INFIELD LAYOUT

1" = 20'

SAND BASE SPECIFICATIONS		
SIEVE SIZE	TYLER STD. SCREEN US EQUIV. NO.	PARTICLES PASSING PERCENTAGE
8"	3 1/2"	100
4"	1 1/2"	80-100
2"	3/8"	75-100
0.2500"	60	0-100
0.1500"	100	0-15
0.1000"	140	0-10
0.0750"	200	0-5

PROVIDE MIN.-6" SANDY LOAM ATHLETIC FIELD ROOTZONE MIX. REFER TO SPECIFICATIONS FOR ATHLETIC FIELDS 32 92 10

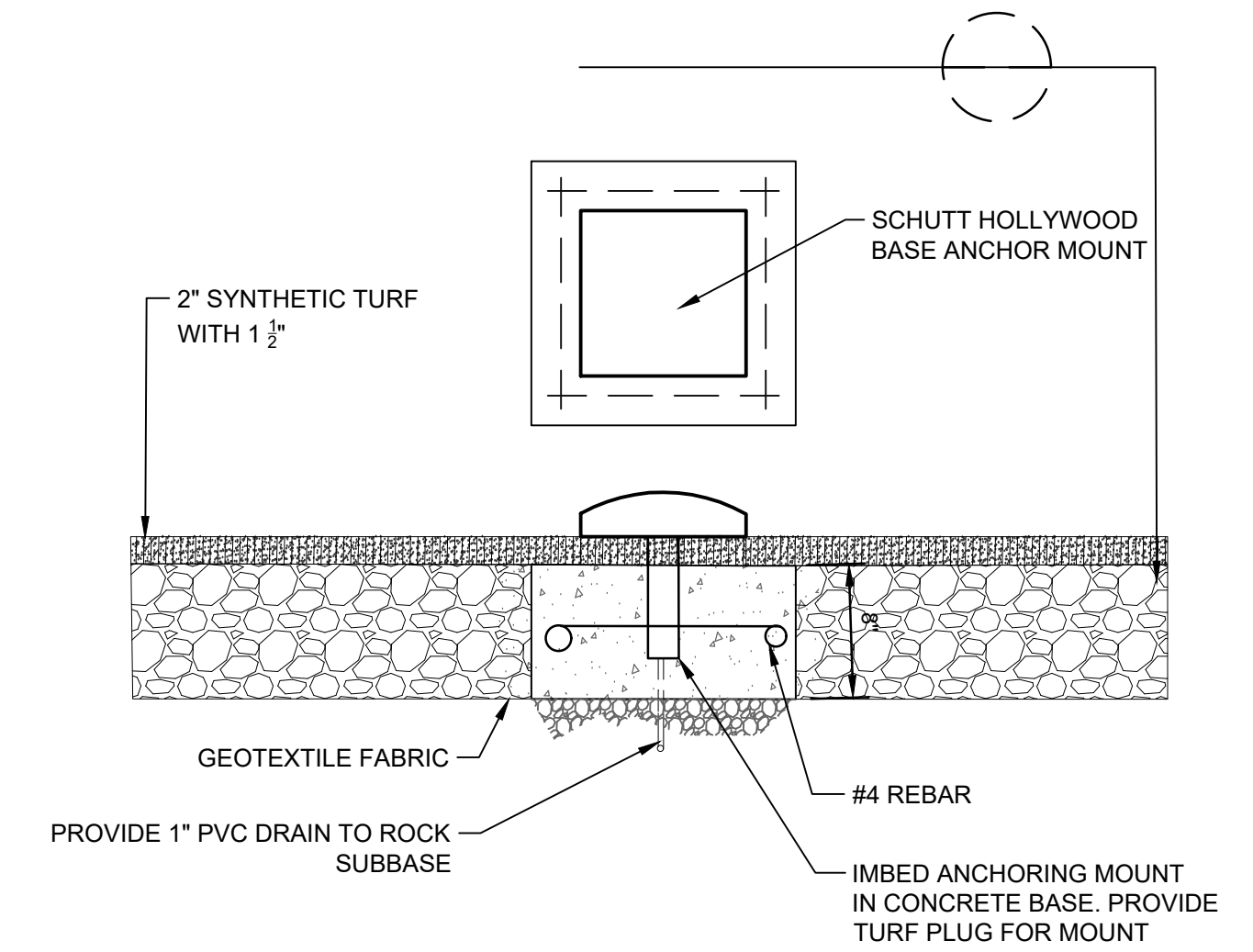
SEE SPECIFICATION FOR SOD 32 92 30



2 NATURAL GRASS ATHLETIC FIELD PROFILE

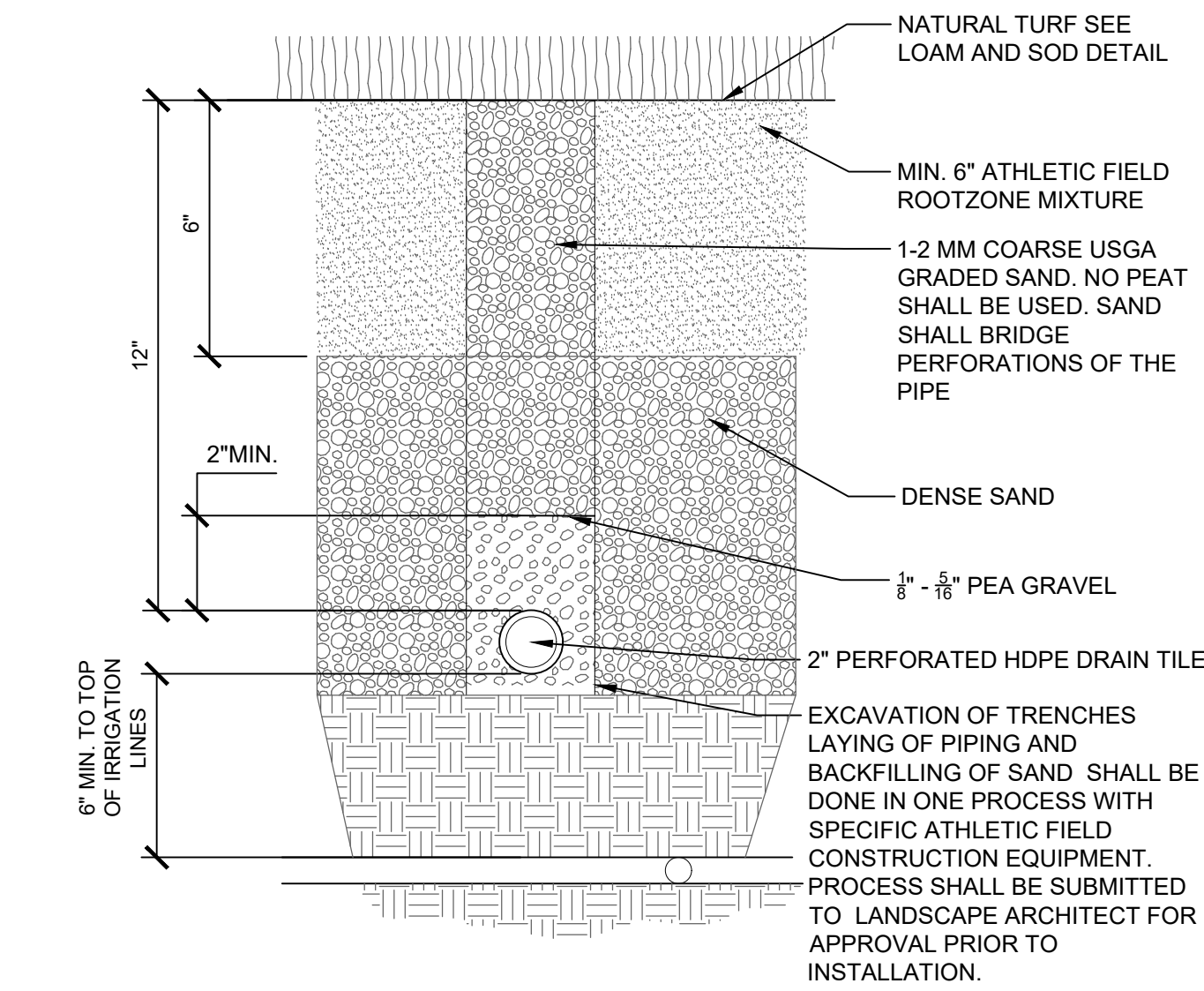
1" = 1'-0"

P-AT1-AMG-44



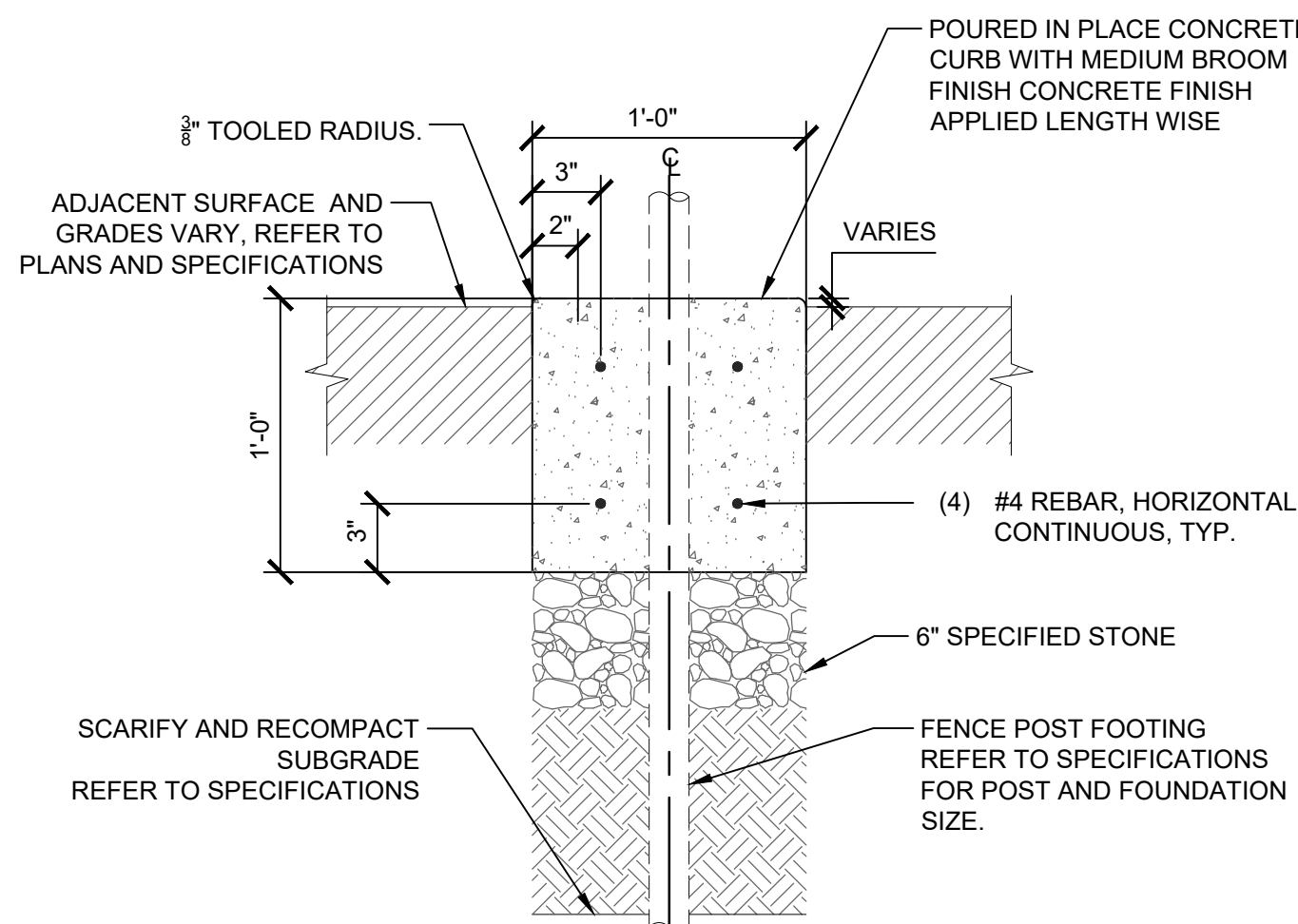
6 BASE ANCHOR SYSTEM

3/4" = 1'-0"



3 2" SAND SLIT LATERAL DRAIN FOR ATHLETIC FIELD

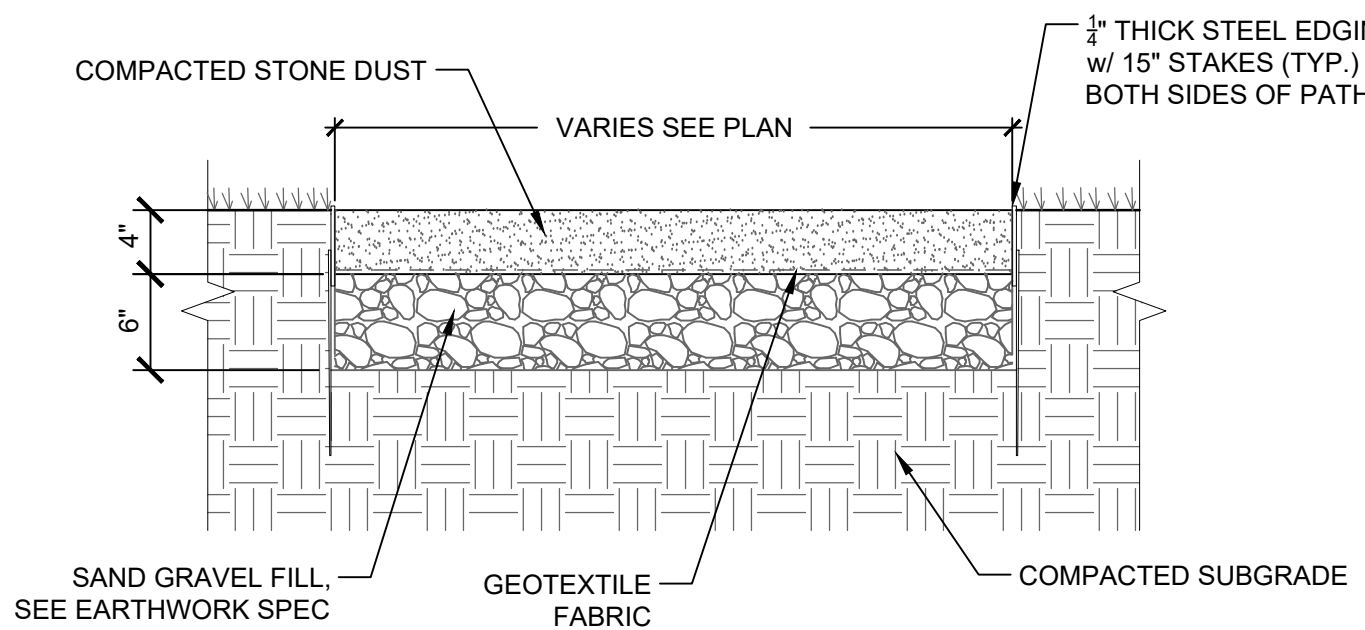
3" = 1'-0"



- NOTES:
1. ON LANDSCAPE SIDE, ADJACENT SURFACE HEIGHT VARIES- 3" MAX REFER TO GRADING PLAN
 2. FULL FOOTING SIZE FOR ALL FENCE POST SHALL BE INSTALLED BELOW ANY EDGE BAND OR CURB

7 12" CURB WITH FENCE

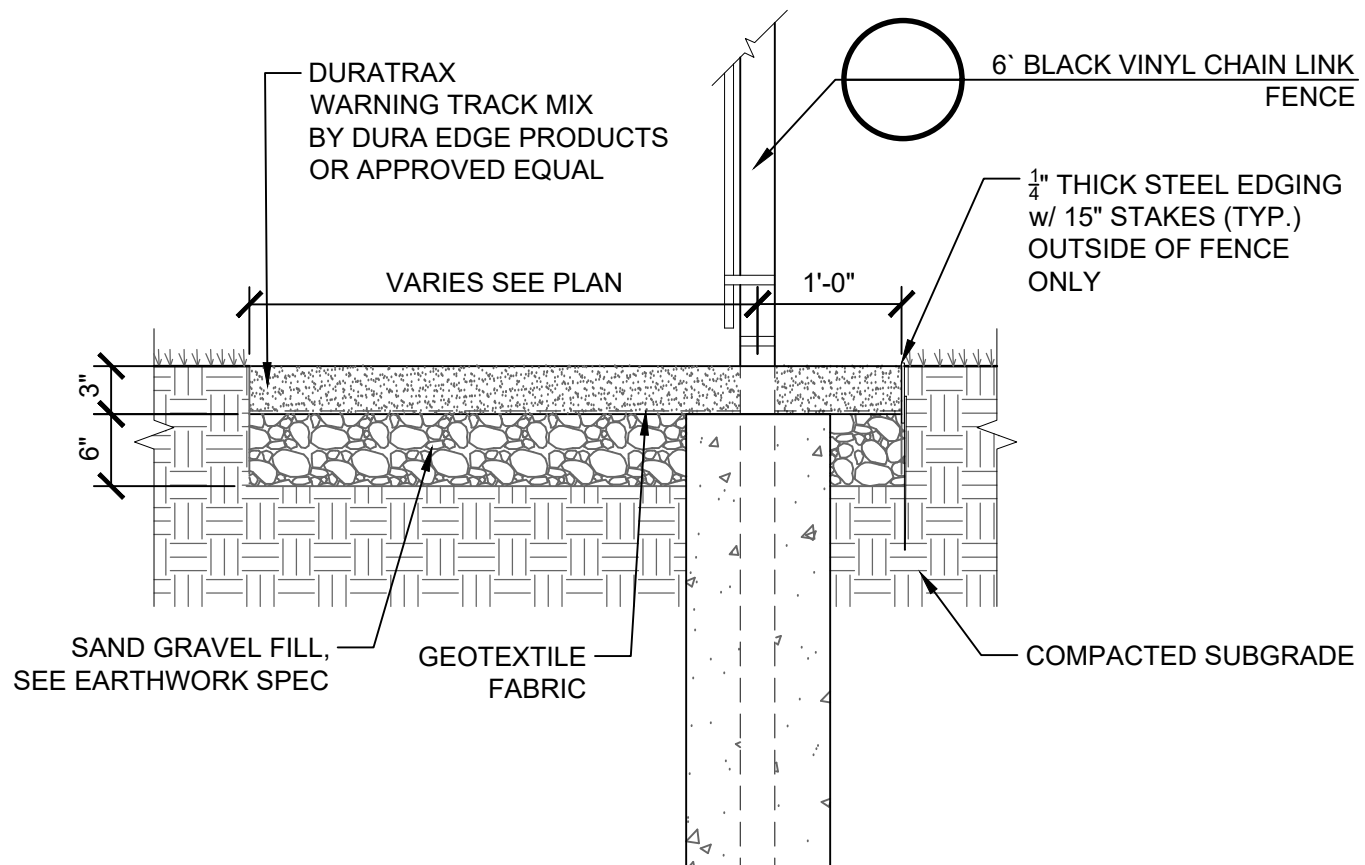
1 1/2" = 1'-0"



- NOTES:
1. STONE DUST SHALL BE FROM CRUSHED GRANITE. STONE DUST SHALL BE ANGULAR, COLOR GRANITE GRAY WITH ADDED STABILIZER.
 2. GEOTEXTILE SHALL BE NON-WOVEN POLYPROPYLENE FABRIC

10 STONE DUST PATH

1" = 1'-0"

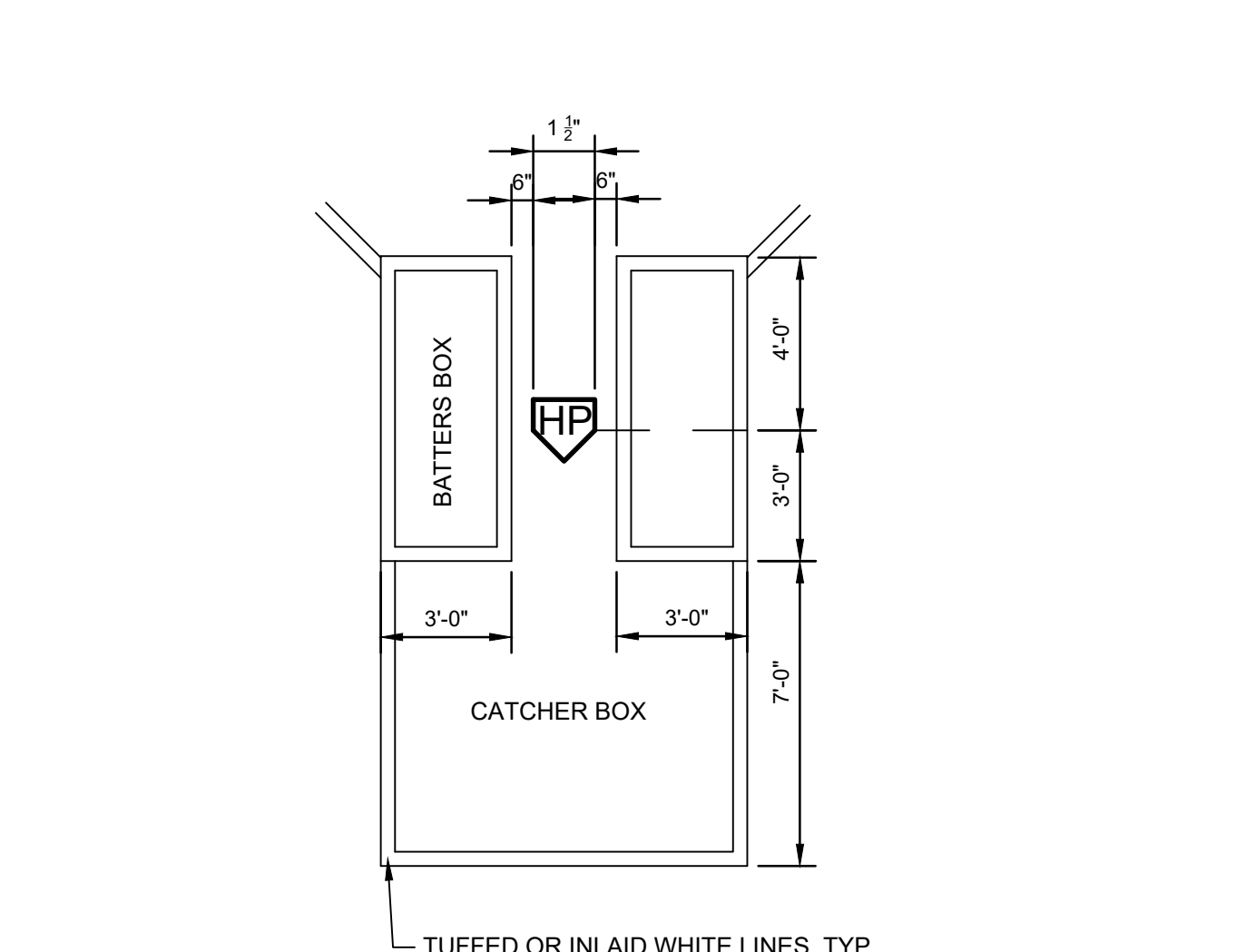


- NOTES:
1. GEOTEXTILE SHALL BE NON-WOVEN POLYPROPYLENE FABRIC

12 WARNING TRACK SECTION

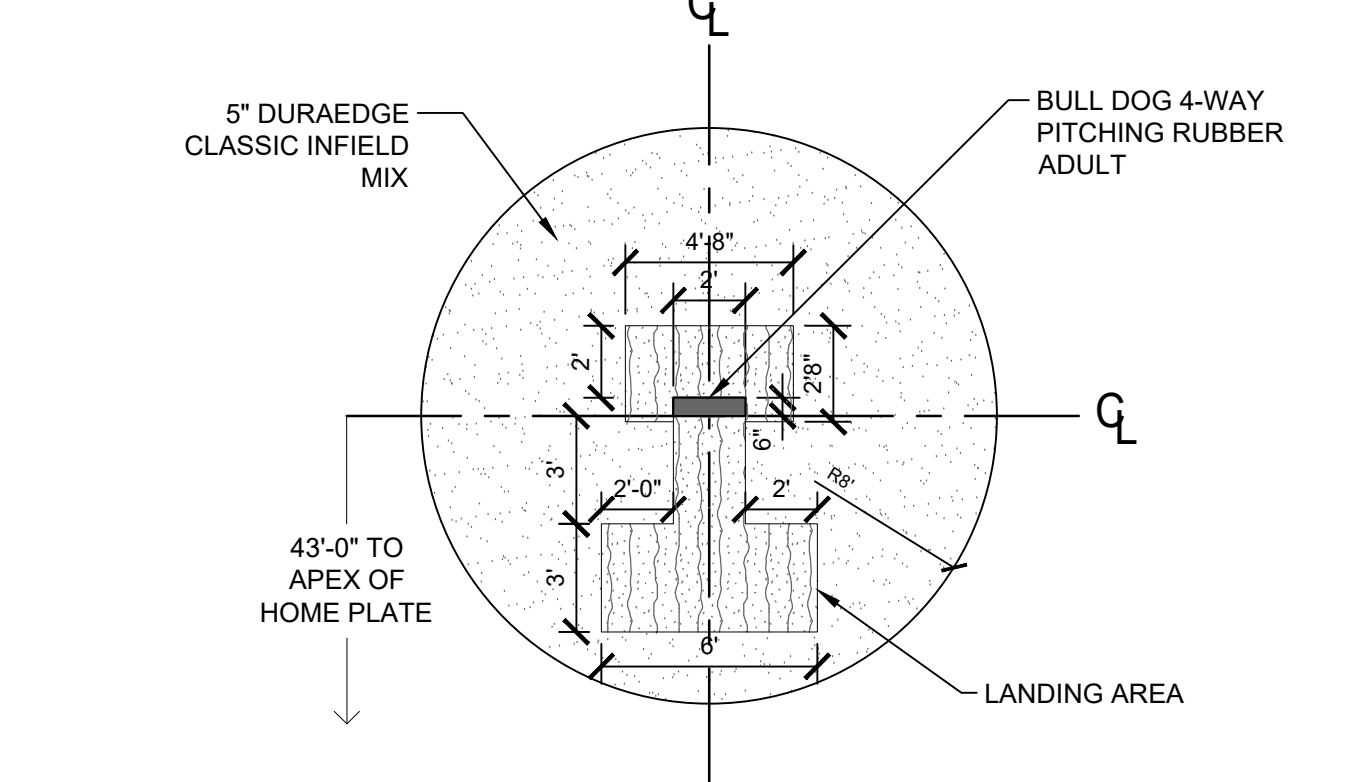
3/4" = 1'-0"

P-AT1-AMG-49



4 SOFTBALL BATTERS BOX DETAIL

1/4" = 1'-0"

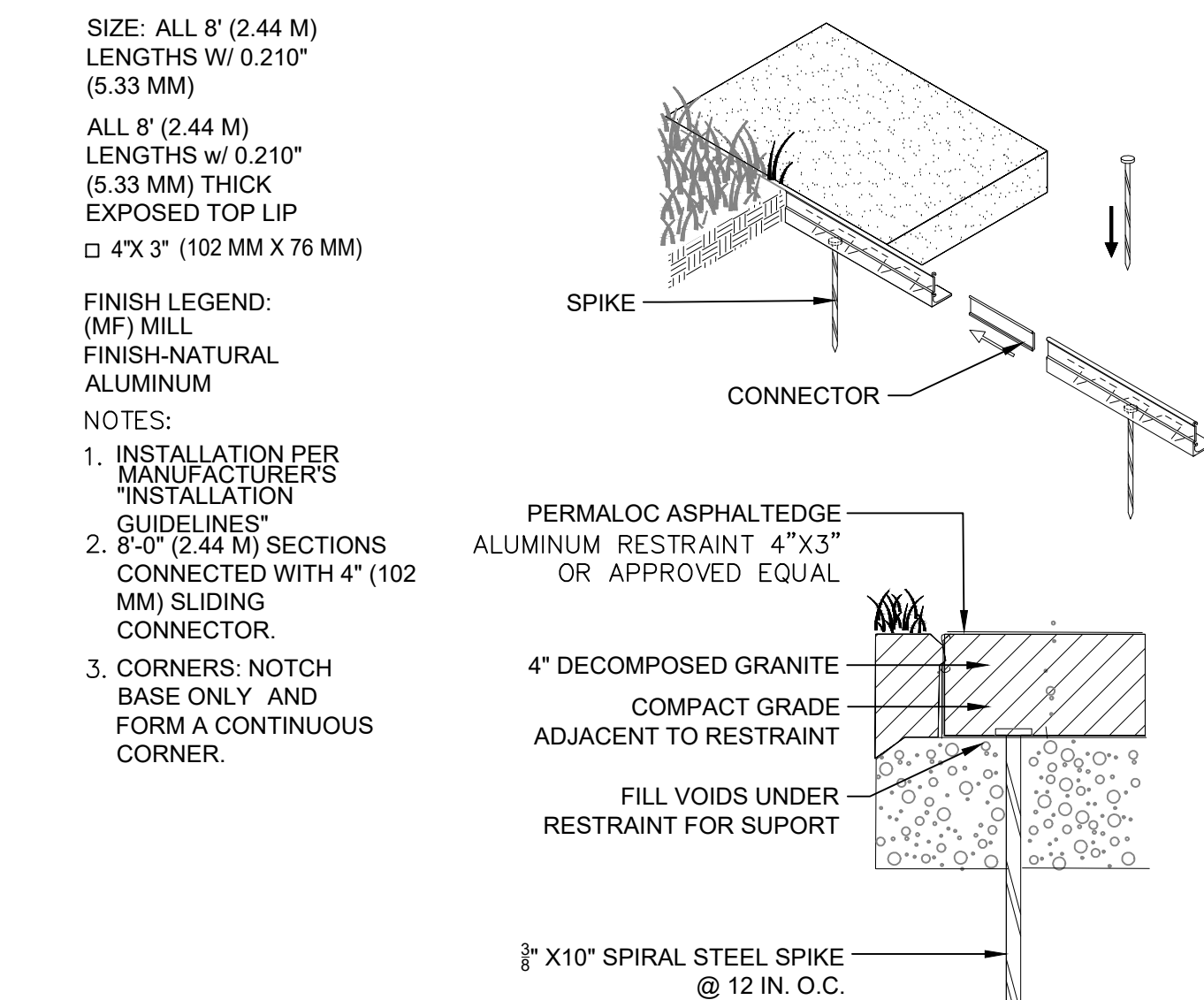


- NOTES:
1. OUTLINE AREAS AROUND PITCHERS MOUND AND BATTERS BOX AS SHOWN ABOVE.
 2. EXCAVATE AREAS 5\"/>
 3. PLACE PITCHING CLAY IN EXCAVATED AREAS AS SHOWN ABOVE. PACKING CLAY SHOULD BE 1/2\"/>
 4. WATER THOROUGHLY SEVERAL TIMES. TAMP FIRMLY BETWEEN WATERINGS.
 5. SMOOTH SURFACE. MOISTEN AND TAMP.
 6. PLACE INFELD MIX OVER CLAY TO BRING TO FINISHED GRADE AND RAKE.
 7. COVER THE ENTIRE PITCHERS MOUND AND HOME PLATE CIRCLE WITH PLASTIC TARP TO HOLD MOISTURE. CONTRACTOR TO PROVIDE 18oz. VINYL OR APPROVED PITCHERS MOUND - 8\"/>

8 SOFTBALL PITCHERS CIRCLE

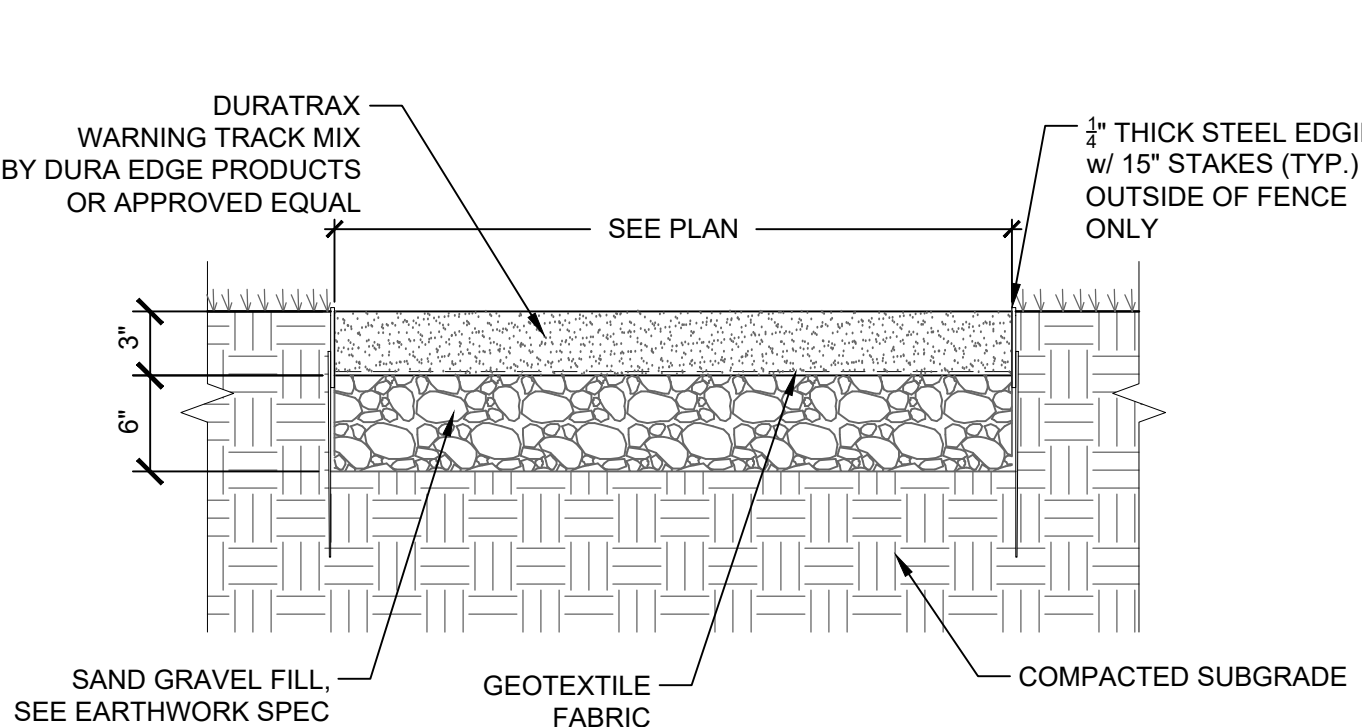
3/16" = 1'-0"

P-AT1-AMG-43



11 EDGE AT DECOMPOSED GRANITE PAVING

1 1/2" = 1'-0"



- NOTES:
1. GEOTEXTILE SHALL BE NON-WOVEN POLYPROPYLENE FABRIC

13 WARNING TRACK SECTION

1" = 1'-0"

NO. DATE ISSUE

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PROJECT TITLE:

MOUNT GREYLOCK
REGIONAL SCHOOL
ATHLETIC
IMPROVEMENTS

1781 COLD SPRING ROAD
WILLIAMSTOWN, MA

PROJECT No: 65011

DRAWING TITLE:

LANDSCAPE
ATHLETIC DETAILS

SCALE:

LA-2.31

DRAFT 90% CONSTRUCTION
DOCUMENTS

04/25/2019



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04/25/2019

