

TOWN OF WAYLAND
CABLE ADVISORY COMMITTEE
BUSINESS PLAN
August 2020

About Wayland

On account of its high caliber public school system, abundant conservation space, natural beauty, and relative close commuting proximity to Boston, the Town of Wayland is a highly sought after community located in the MetroWest area of Massachusetts, situated midway between the cities of Boston and Worcester. While Wayland is located in an area that provides easily accessible shopping, sightseeing, dining and entertainment, the Town itself remains a quiet bedroom community in a semi-rural setting with little industrial or commercial base. The Town is complemented by a civically engaged community and a vibrant, active school system that provides a rigorous and stimulating academic environment.

About Wayland's Public, Educational and Government Access Station

The Town of Wayland has a cable television subscriber base of approximately 2,300 households serviced by two cable providers, Comcast and Verizon. Subscribers are provided with Public, Educational, and Governmental (PEG) access channels via Wayland Community Access and Media, Inc. (WayCAM). WayCAM is a 501(c)(3), non-profit corporation, with an underlying purpose of providing non-commercial public and educational cable access and related technology services to the residents, schools, businesses, and other institutions of Wayland.

The mission of WayCAM is to provide a non-profit, electronic forum for the free exchange of information and ideas which reflect the talents, skills, interests, concerns, and diversity of the Wayland community.

In pursuit of this mission, WayCAM:

- Manages facilities for community access television programming on the PEG access channels of the Wayland cable television system;
- Provides access to and training in telecommunications and/or computer technology, including video production and computer communications; and,
- Serves as a catalyst to facilitate and stimulate community discourse and provide leadership in the uses of telecommunications technology.

WayCAM – Past, Present, and Going Forward

Being cognizant that technology is ever evolving and that the ultimate needs of the residents will change, the focus of our plan is to reinforce our impact on the community and to continue to support the community's needs.

The following is a summary of WayCAM's objectives in its efforts to better support the Town of Wayland.

There is a strong interest in and appreciation of PEG Access and WayCAM in the Town of Wayland. As noted, by consultant Chuck Sherwood of Community Media Visioning in 2010:

“.... The residents, nonprofit organizations, community, civic and service groups, local government and the school system of the Town of Wayland all realize that the PEG Access channel... is an incredibly valuable community communications resource that needs to be valued and utilized during the period of the next ten year license with Comcast. There is the sense that the whole community is willing to support it on every level.”

These words are even more relevant today than they were a decade ago. There is also a cable-related community need and interest in improving and expanding public, educational and governmental access operations and programming, including upgrading its operational public, educational and government access facilities. As noted by Jim Mullane, WayCAM’s Executive Director:

“The past ten years shows us that once WayCAM invested in its community, that the PEG programs created here and cablecast, increased greatly in the past 10 years. In September 2010, before we signed our last contract, the PEG programs produced that year were 469. Our theory was that there was a need from the community to expand the amount of PEG programming being created for cable casting. WayCAM’s way to test this theory was to invest in our facility, equipment, satellite studios, staffing; and educating the community on Access, to determine if we would see an increase in PEG programs being created by the community and for the community. This past September 2019, we proved this theory. 898 PEG programs were produced in a 12-month period of time, almost doubling the productions from 10 years ago.”

By giving the community the tools to create and broadcast their own PEG programs, we were able to expand our outreach and training, as well as production by individuals, community groups, nonprofit organizations and local businesses.”

In order to be able to provide services and expanded PEG access programming, there is a need to increase the paid and volunteer staff. That requires a larger operating budget. *See Attachment A for an outline of the fiscal year 2021 operating budget.*

Along with replacing, upgrading and expanding the PEG production equipment with a larger capital budget, there is the need for additional live origination locations from which we can live broadcast, for the benefit of Wayland.

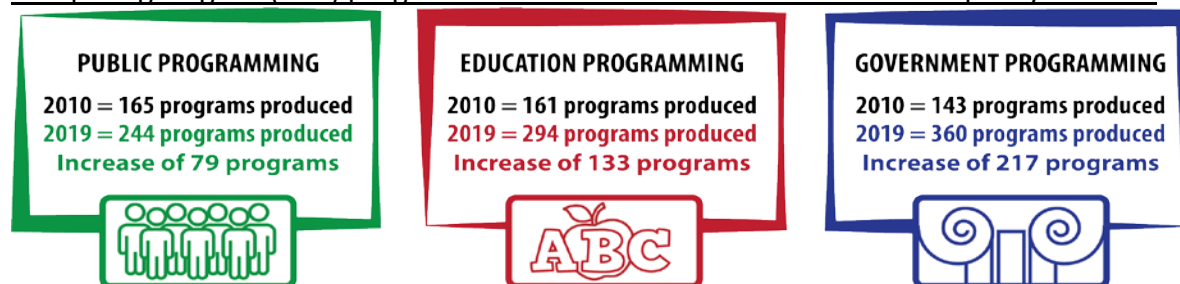
WayCAM has outgrown its facility and will need to expand its current building to maintain its services for its growing PEG access users.

WayCAM staff has a reputation of providing excellent cable access services, which has shaped the expectations of our community. WayCAM, over the past decade, has been concentrating on expanding delivery of original programming to all three sectors of our audience: public,

education, and government. These efforts have been highly successful and will continue to be successful for WayCAM as long as we continue to invest in our future, by continuing to achieve our goals for the future.

Programming, Staffing, Facility – Past, Present and Going Forward

Comparing Original (PEG) programs from our last contract in 2010 to this past year 2019



TOTAL INCREASE IN PROGRAMMING = 8,937 HOURS

2010 = 1,448 (PG) Production Hours

2019 = 10,385 (PG) Production Hours

(P) Public Programming

2010 = 165 programs produced

2019 = 244 Programs produced

(E) Education Programming

2010 = 161 programs produced

2019 = 294 Programs produced

(G) Education Programming

2010 = 143 programs produced

2019 = 360 Programs produced

(PG) Had an Increase of 8,937 hours.

(P) Had an Increase of 79 programs.

(E) Had an Increase of 133 programs.

(G) Had an Increase of 217 programs.

Between 2010 and 2020, WayCAM undertook several actions to increase community involvement in its studio and increasing the original PEG programs produced.

- In 2010, WayCAM had only had one full-time 30-hour program manager
- In 2020, WayCAM currently employs four full-time individuals with paid benefits

Additionally, a new studio and equipment was invested in at the Wayland High School location. This investment resulted in new community and student volunteers.

Below is a comparison of the 2010 and 2020 studio and equipment:

2010 WayCAM studio located in the former high school:

1st room:

- Office – two editing computers for field shoots
- Equipment room – five analog camera systems for field productions

- Control room – analog system for recording programs

2nd room:

- Studio – three manually operated analog cameras for studio productions

2020 WayCAM Studio has a studio with five rooms

- Control room high definition virtual set recording system
- Studio: five high definition (HD) robotic camera systems; HD preview screen for students/volunteers
- Equipment room: 12 HD field cameras, other field equipment and two portable HD studios for locations shoots.
- Editing systems: editing room has six computers; plus three staff computers for editing.
- HD camera installed on the roof broadcasting a live feed of the school turf field, with updated weather reports and community announcements broadcasting 24 hours per day, seven days per week from the studio.

A Policy of Investments That Paid Off

WayCAM invested in adding HD satellite studios, which recorded and broadcasted live to the community. This brought in more programs as well more community volunteers to WayCAM.

In 2010, WayCAM had only three satellite studios systems that broadcasted live.

- Board of Selectmen's hearing room within Town Building: analog camera
- Large hearing room within Town Building: three robotic analog camera system
- Wayland Public Library Raytheon Room: robotic analog camera system

In 2020, WayCAM has 15 HD satellite studios, 16 locations that have live feeds back to the studio for live broadcasting.

Town Government Locations:

- Board of Selectmen room: This system has three feeds, HD camera, PowerPoint presentation and graphics. This system can record in HD as well as broadcast live.
- Small conference room: This HD camera system is able to record in HD for future broadcasting.
- Large hearing room, Town Building: This system has three HD robotic cameras and is able to go to a PowerPoint Presentation and has a sound system for the room. This system records in HD and has live broadcast capabilities.
- School Committee meeting room: This system has two HD cameras and is able to go to a PowerPoint Presentation and to graphics during executive sessions. This system records in HD and has live broadcast capabilities.
- Council on Aging room: This is a three robotic HD camera system that can go to a PowerPoint Presentation plus graphics during executive sessions. This system records in HD and has live broadcast capabilities.
- Planning Board conference room: This is a single HD camera system that has graphics and allows the operator to record in HD as well as broadcast live.

- Department of Public Works meeting room: This system has an HD camera and is able to go to a PowerPoint Presentation and record in HD for future broadcasting.
- Public Safety Building: This system has two HD cameras, one being a robotic camera; system can go to a PowerPoint Presentation during the production as well.

Public and Educational Locations:

- Wayland Public Library: This is a unique three room, five camera HD system with a PowerPoint presentation and sound system for the Raytheon Room. This system can record in all rooms in HD as well as broadcast live.
- Wayland High School theater: This three HD robotic camera system with graphics allows the operator to record in HD as well as broadcast live.
- Wayland Town Pool: This system has two robotic HD cameras.
- High school turf field: This one-of-a-kind system has four HD robotic cameras with two HD wireless cameras with audio for field reporters and two feeds for announcers located in the press box. This system broadcasts back to the studio for the director to record and broadcast live. This multi-studio allows us to cover four different fields and shoot at the same time while broadcasting live. The fields include the turf field, softball field, the junior varsity baseball field and the varsity baseball field.
- There are now four other educational locations where a producer can set up an HD portable field studio production to record and/or send out a live feed to viewers.
 - High school locations: North Building - Commons and South Building - Lecture Hall
 - Middle school locations: Gymnasium and theater

PEG Access Needs and Community Interests

There is a cable related community need and interest in having the current financial support of 4.6% increase to 5% of gross revenues from cable service for the operations of PEG access.

- The ascertainment record includes the most recent audited financial statement of WayCAM as well as its financial forecast for 2020 to 2030, including operating funds only, and demonstrates a clear need for a 5% franchise fee.
- It is expected that gross revenues from cable service will decline during the 2020 to 2030 timeframe, thus making the 5% franchise fee even more necessary to support WayCAM's operations. This need is evidenced by a decrease in revenue in the last few years (at the current PEG franchising fee of 4.6%).

Decrease in PEG fee revenue from previous year

- 1) 2018: (\$7,308)
- 2) 2019: (\$4,307)
- 3) 2020: Q1 - Q3 (\$2,766)

- The Federal Communication Commission’s (FCC) 2019 Franchise Fees Order and future related action by the FCC may result in the fair market value of yet to be fully determined in kind cable related franchise obligations of Comcast counting against the franchise fee cap.
- WayCAM’s operations have expanded and are expected to expand further between 2020-2030. For example, in 2021, hiring a new part-time production assistant and increasing the hours of the 30-hour full-timer to 40 hours. See section entitled “Staffing improvement Benefits for the Community” below.
- Five Percent Operation Budget - Adequate funding for WayCAM will allow for further expansion of outreach to residents, community groups, businesses, nonprofit organizations and educational institutions.
- There is significant cable-related interest in having local government meetings include more information made available to the viewer. This becomes a greater necessity as more individuals participate remotely. It requires adding meeting agendas to all recorded meetings made available on-demand. Currently we cover 26 different recurring board and committee meetings, including: Board of Selectmen; School Committee; Finance Committee; Recreation Commission; Wastewater Management District Commission; Permanent Municipal Building Committee; Conservation Commission; Zoning Board of Appeals; Board of Assessors; Audit Committee; Planning Board; Cable Advisory Committee; Economic Development Committee; Annual and Special Town Meeting; Town Meeting Moderator’s Forum; School Committee Finance Subcommittee; School Committee Policy Subcommittee; River’s Edge Advisory Committee; Library Forum; Community Center/Council on Aging Advisory Committee; Housing Partnership; League of Women Voters; and the Board of Public Works.
- There is a compelling community need for a larger studio to support our current growth trajectory. Wayland’s growing school population coupled with expanded interest in media arts projects is projected to result in significant growth in user participation over the next decade. The involvement of school and community members as producers, interns, and crews for PEG programs will continue to surge. This, in turn, will expand viewership, increase our WayCAM membership, and provide all cable subscribers the local access studio they want and deserve.
- There is a cable-related interest in having “Promotional Videos” that will build even greater viewership of the Access Studio. This will expand viewership, increasing participation in program production, thus giving the cable subscribers the local content they want and deserve.
- There is a strong and growing interest and desire by the Town, to continue the expansion of cablecasting live events, meetings and presentations around the Town of Wayland. This is evidenced by the growth of WayCAMs programming over the decade.

Public Access Needs During the COVID-19 Pandemic

The COVID-19 pandemic has resulted in continuing requests from the Town of Wayland for emergency WayCAM programming to be made available to our residents. Such requests will likely continue into the future, because the popularity and effectiveness of these communications will encourage the Town to utilize WayCAM's capabilities for future, similar community and emergency communications needs.

WayCAM has been called on to help cover all forms of PEG access during this pandemic. Due to WayCAM's past planning and foresight in creating multiple satellite studios, that require only one operator instead of a full crew, we've been able to fulfill all coverage requests. WayCAM changed its website the day the town closed its schools back on March 13, 2020. The title page of our website provides access to the most current information on the crisis, including from Town, State and Federal government agencies. Information is updated daily. <https://www.waycam.tv/>

Public: WayCAM created a guide to produce public programs through Zoom video communications and web training, for producers when taking out new equipment from the studio. We've been able to social distance during the crisis and still train new producers. We're currently creating new programming for several of our producers during this time when the studio is physically closed to the public.

Education: WayCAM sent out a tutorial to the school department describing how to do the best Zoom production during this time of on-line teaching. Also WayCAM has been asked to help with various on-line Town events for Senior during the pandemic.

Government: WayCAM has been asked by the Town to cover all Government meetings through Zoom during the Covid-19 crisis. These recordings are then cablecast to our TV audience, giving the public full access to all happening in their town.

Staffing improvement Benefits for the Community

- Increase the 30-hour government production assistant to a 40-hour position.
- Add a new 20-hour part-time position.
- WayCAM would create two positions covering the following:
 - 1) 20-hour public production assistant
 - 2) 20-hour education production assistant

Benefits of increased staffing:

Government production assistant (additional 10 hours)

Improved quality of programs, training, and coverage for community

- WayCAM staff will be able to monitor more government meetings during productions.
- Programs will have agendas attached to government meetings for interactive watching.
- Production will be more professional for the user to watch.
- Community will be able watch what articles they want on-demand.
- More availability for competent and complete training classes for government programs.
- Additional staff on hand would improve monitoring of systems and speed up troubleshooting of Municipal Area Network (MAN) problems and picture quality and equipment issues, including potential to eliminate or reduce filing of Incident Reports and repair requests

Additional 20-hour, part-time staff person will provide improved quality of programs, coverage, operations for community, outreach & training

- Quality goes up by having more competent and complete supervision of programming productions (set up, shooting, break down and post production).
- Able to handle more requests for Public and Educational programs.
- More productions created each year.
- Job cross-training to cover vacations, so we miss no coverage for the community.
- We would be able to open on weekends, giving more access to the community.
- More competent training for groups or one-on-one for public and education productions.

Expanded staffing of WayCAM will provide improvements to program quality in keeping with standards that are appropriate for, and required by, our Wayland cable subscribers.

The Need for Sufficient Financial Funding to Reach Community Support Goals

There is a cable related community need and interest in having sufficient financial support for the next ten years for capital expenditures to replace/upgrade our facility, using gross revenues from cable providers for the operations of PEG Access.

- WayCAM had to start utilizing the franchise fee for both its operating and capital expenditures. We started with a 200K loan to pay for the building of the new studio in October 2011. Also we started paying for equipment upgrades/replacement in 2016 due to depletion of designated Capital Fund for both projects.

Capital Expenditures from Operating Funds

2016	\$51,639.00
2017	\$49,496.00
2018	\$31,203.00
2019	\$100,588.00
2020	\$56,322.48

- WayCAM should be provided with adequate funding through the Renewal License in order to allow for pro-active outreach for build-out for community needs. WayCAM, based on requests of the community, plans on installing up to \$515,361 of equipment (See “**PEG Equipment - Capital Needs**” below). This ensures that access users have the ability and training to use the facilities equipment that allows residents, community groups and nonprofits to actively participate in the development and production of programming they choose to create.
- WayCAM also has discussed with Town officials and the Cable Advisory Committee alternative plans for the expansion of the studio at the high school.

The Town of Wayland is a dynamic, achievement-oriented and active community. The high level of performance that the Town has learned to expect from WayCAM dictates a continuing high level of community outreach, more sophisticated programming and communications, increased training in cable TV production, and expansion of remote broadcasting capabilities for all PEG programs, all of which will require a more robust operation and capital management plan. All of these account for the needs described above.

PEG Access Channels

- There is a cable-related community need and interest in maintaining three PEG Access Channels. And given the high degree of viewership and community involvement we see the need for adding the corresponding HD channels.
- The Licensee shall monitor the PEG Access Channels for technical quality and shall ensure that they are maintained at standards the same or better than those which apply to the Cable System's commercial channels and shall comply with the applicable FCC Technical Standards, provided, however, that the Licensee is not responsible for the production quality of PEG Access Programming productions, nor for any deficiencies in the source signal it receives from any party over which the Licensee has no control.
- The Town will not agree to allow the Licensee to reclaim “unused time” on a PEG Access Channel, pursuant to 47 USC 531(d)(1)(2) or otherwise. Such a provision in a cable license, besides being unnecessary, would be cumbersome and lead to unnecessary disputes.

Building a Successful PEG Access Program

WayCAM has become a beacon of success in our town as well as the Access community. To a great extent this success has depended on a group of dedicated volunteers. Success creates the need to continue to step up and continue to meet community expectations. Our current pace of growth cannot be sustained with WayCAM’s current staffing and equipment.

WayCAM seeks to further build its PEG access program with an active and sustained outreach effort. We will increase training efforts and will encourage and nurture volunteers. Even greater student involvement will be key as students can gain valuable knowledge and internship credits. Adult and senior citizens will be stimulated in their creativity by lifelong learning opportunities. We will continue to follow our plan for the future, by investing in our community, staff, equipment, and facility. By doing so we will best serving the needs of our community.

Wayland Public School Programs

WayCAM began working directly with elementary and middle school students in 1994 with both before and after school programs. WayCAM introduced young minds to the field of cable television starting with the Pegasus Summer Program in 1994 and expanded to many other programs. In 2002, WayCAM started holding classes in conjunction with the high school, which included many of the students that had been introduced to the studio while participating in the Wayland public schools programs that WayCAM was involved in during their younger years.

WayCAM continues to partner with Pegasus and the high school. The high school classes have grown over the years due to the ever advancing world of technology in which we live. The current classes are TV Production 1 & 2 (2002 thru present); Honors Script to Screen 1 & 2 (2010 thru present); and Wayland Student Press Network Journalism (2016 thru present). The classes continue to expand and we are excited that with the increased participation we are experiencing a need to grow the facility as well. The students' work over the years has been exemplary. They have produced 19 International Student Filmmaking Awards, including: 11 Communicator Awards, one Arlington International Film Award, 7 Telly Awards and. WayCAM is proud to have had an integral role in sparking interest in the field of communication within so many students throughout the years. WayCAM is equally proud to have had so many of our students that have been part of WayCAM go on and be successful in the media industry. Equipment is continuously being upgraded to ensure that WayCAM is offering the latest relevant technology and keeping up with the fast pace changes within the media industry. WayCAM is so proud to have been and continue to be such an important foundation for so many students' burgeoning careers. (See 17 letters and 11 videos of testimonials.)

WayCAM Awards and Testimonials



WayCAM is proud of the quantity and quality of our students' films and cable productions. In addition, the dedication of our students, and their involvement in every aspect of television production has resulted in WayCAM's students being the recipients of 20 national and international student film awards. Many of WayCAM's students have gone on to successful

careers in media, including television, film, and production, directly as a result of their formative experiences at WayCAM.

WayCAM's Awards page: <https://www.waycam.tv/awards>

WayCAM's student testimonial page:

Objectives and Requirements over the next 10 years

Below is a list and justification for our capital upgrade plans; including additional HD satellite studios, our facility, and our equipment PEG needs for the future. *See Attachment B, which is a specific itemized list that comprise the 10-year plan.*

PEG Equipment – Capital Needs

Wayland Public Schools expansion of HD Satellite Studios:

- All three elementary school gyms: This would cover events happening at the schools such as lectures, original plays, music events, and special event days.
- Wayland Middle School – theater: This would cover events happening at the schools such as lectures, original plays, and music events.
- Wayland Middle School – classroom Studio: This would educate and ready the middle school students for education in broadcasting, covering field and studio production.
- Wayland Middle School – gym: This would educate and ready the middle school students for in education in sport broadcasting, covering sporting events.
- Wayland High School – lecture room: This would cover events happening at the schools such as lectures, original plays, and music events.
- Wayland High School – commons: This would cover events happening at the schools such as awards presentations, senior projects night, music events, special lunches, meetings, and special teacher events.

Municipal Area Network Installation (Live Broadcasting)

Closed captioning and future live drops:

- Wayland High School Commons to theater to field house studio: Installation of fiber to run Town Meeting back and forth for communications between field house, theater, and the commons for overflow of Town Meeting attendance. This would also allow us to utilize all three venues for school broadcasting.
- 10 Live Drops: This would allow us to go live from these locations, the elementary school gyms (3); the high school commons and lecture room (2); the middle school gym, theater and studio classroom (3); the Department of Public Works studio (1); the Public Safety Building (1).
- Studio Head End: New system for broadcasting additional live feed capabilities.
- Studio Control Room: New Tricaster Switcher in order to facilitate programming.

- 10 year MAN Maintenance
- Closed captioning will be utilized for all government programs for rebroadcasting.

Equipment Repair and Replacement

WayCAM spends on average \$15,000 per year to repair and maintain its equipment in addition to its planned capital upgrades.

PEG Access Facility/Studio

- WayCAM currently occupies a five-room studio (including two staff offices) attached to the Wayland High School. WayCAM now have very successful educational programs with four high school classes (50 to 60 students) being taught and utilizing the studio daily. When the studio was refurbished in 2010 we WayCAM underestimated the success of Town, school, student, and resident involvement. We never anticipated that we would become so successful. WayCAM has outgrown its space and the building needs to be enlarged to fit the community's needs. The editing room is too small for classes. The studio has been split up to fit a teaching area as well as a studio. The control room has become a dual conference room for classes. WayCAM has a plan to add approximately 1,000 square feet, which would cost between \$471,000 and \$1.07 million depending on the extent of the buildout. *See Attachment C which reflect conceptual drawings for three different options for the expansion and Attachment D which reflect three conceptual cost estimates all conducted by TBA Architects.*
- Also this crisis and future outbreaks makes us realize our studio space is too small to social distance. The studio has to be enlarged and designed for the safe access and continued success of the studio.

Cable License Renewal Negotiations

The Wayland Cable Advisory Committee (the Committee) was appointed in 2018 and is comprised of members Doug Levine, Cherry Karlson, Ken Isaacson, Jake Mohnkern and Lauren Zajac. The Committee met regularly during this time and adhered to the following process:

- (1) Reviewed standard and legally-supported process for negotiating the renewal of cable licenses,
- (2) Reviewed and discussed particular provisions of each existing cable license,
- (3) Performed ascertainment to determine cable-related community needs
 - a. Received legal guidance from Attorney William Hewig of KP Law, PC
 - b. Discussed cable needs with government officials, school officials, and residents
 - c. Reviewed other town licenses granted to other communities
 - d. [collected data about service issues with cable providers]
- (4) [Received and reviewed proposed renewal contracts; comparing it to current licenses]
- (5) [Posted public hearing for _____.]

(6) Target completion date for renewal contract(s): _____.

WayCAM OPERATING EXPENSES BUDGET	Calendar Year 2021
ADMINISTRATION	
Membership Dues, Travel & Expenses, Team Building, Subscriptions Fees	7,850
INSURANCE	
Professional Liability, Commercial Package, Workers' Compensation, and Health Insurance	55,525
MAINTENANCE	
Office Needs and Studio Security	1,255
PAYROLL	
Salaries, Taxes, and Retirement Contributions	227,600
Cleaning Services	4,080
MARKETING	
Awards, Special Events, and Logo Products	3,860
PRODUCTION	
Equipment Maintenance, Production Expense, Studio Needs, and Media/Website services	14,300
PROFESSIONAL SERVICES	
Accounting/Bookkeeping and Payroll Services	3,684
SCHOLARSHIPS	
Wayland High School Scholarships	2,000
UTILITIES	
Communication Services and Heat	4,175
TOTALS	\$324,299

Ten Year Capital Plan for WayCAM (Totaling \$515,361 without studio expansion)

(2021) *Wayland High School (WHS) Commons Multi Three Camera High Definition (HD) Studio = \$7,751 + *Live Drop

This plan would allow us to capture school functions, concerts, awards and other events occurring in the Commons.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
1	AviPas	AV1070	12x Zoom PTZ Camera	\$ 775.00	\$ 775.00
1	AviPas	AV3102	Compact Joystick PTZ Controller	\$ 239.00	\$ 239.00
1	Northern	HDTV BX1080	Full HD Box Camera with Lens	\$ 799.00	\$ 799.00
1	Matrix Switch	MSC-HD41L	4x2 SDI Switcher	\$ 649.00	\$ 649.00
1	Remote Power	Remote	Power for Cameras	\$ 399.00	\$ 399.00
1	Samsung	E22	22" LED Monitor	\$ 199.00	\$ 199.00
2	Sennhieser	MKE-600	Shotgun Mic	\$ 325.00	\$ 650.00
1	Denon	DN-312X	Rackmount 8 Channel Mixer	\$ 179.00	\$ 179.00
2	AAV	Wall Mount	Gooseneck Wall Brackets for Mics	\$ 16.00	\$ 32.00
1	Middle Atlantic	MDV-R12	12 Space Rack with Work Top	\$ 288.00	\$ 288.00
1	Datavideo	HDR-1	H.264 Digital Recorder Kit	\$ 629.00	\$ 629.00
1	Lilliput	FA1011-NP/C/T	10.1" Touch Monitor	\$ 219.00	\$ 219.00
1	Cables+Connectors	Various	Audio/Video	\$ 399.00	\$ 399.00
1	Installation		Setup + Training (see scope of work below)	\$ 2,295.00	\$ 2,295.00
TOTAL COST:					\$ 7,751.00

(2023) WayCAM Studio two Tricaster Upgrades = \$29,983

The Studio's Control room has two Tricaster Switchers that will have to be upgrade to two new systems in order for the studio to do any shoots.

Qty.	Make	Model	Description	Price	Ext. Price
2	Newtek	TC1	2RU Advanced 4 I/O NDI Switcher	\$ 14,449.00	\$ 28,898.00
-1	Newtek	Trade In TC460	Trade In of Customer Owned Tricaster 460	\$ 1,300.00	\$ (1,300.00)
-1	Newtek	Trade In TC860	Trade in of Customer Owned Tricaster 860	\$ 1,600.00	\$ (1,600.00)
2	Newtek	Spark Plus i/o	NDI / 3G-SDI Converter	\$ 995.00	\$ 1,990.00
1	Installation		See Scope of Work Below	\$ 1,995.00	\$ 1,995.00
Optional - Not Included - Suggested					
				\$ -	not included
TOTAL COST:					\$ 29,983.00

(2024) WHS Lecture Room Two Camera HD Studio = \$7,751 + *Live Drop

This plan allows us to train high school students to capture plays and lectures not currently captured.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
1	AviPas	AV1070	12x Zoom PTZ Camera	\$ 775.00	\$ 775.00
1	AviPas	AV3102	Compact Joystick PTZ Controller	\$ 239.00	\$ 239.00
1	Northern	HDTV BX1080	Full HD Box Camera with Lens	\$ 799.00	\$ 799.00
1	Matrix Switch	MSC-HD41L	4x2 SDI Switcher	\$ 649.00	\$ 649.00
1	Remote Power	Remote	Power for Cameras	\$ 399.00	\$ 399.00
1	Samsung	E22	22" LED Monitor	\$ 199.00	\$ 199.00
2	Sennhieser	MKE-600	Shotgun Mic	\$ 325.00	\$ 650.00
1	Denon	DN-312X	Rackmount 8 Channel Mixer	\$ 179.00	\$ 179.00
2	AAV	Wall Mount	Gooseneck Wall Brackets for Mics	\$ 16.00	\$ 32.00
1	Middle Atlantic	MDV-R12	12 Space Rack with Work Top	\$ 288.00	\$ 288.00
1	Datavideo	HDR-1	H.264 Digital Recorder Kit	\$ 629.00	\$ 629.00
1	Lilliput	FA1011-NP/C/T	10.1" Touch Monitor	\$ 219.00	\$ 219.00
1	Cables+Connectors	Various	Audio/Video	\$ 399.00	\$ 399.00
1	Installation		Setup + Training (see scope of work below)	\$ 2,295.00	\$ 2,295.00
TOTAL COST:					\$ 7,751.00

(2025) Wayland Middle School (WMS) Theater Multi Three Camera HD Studio = \$16,494 + *Live Drop

This plan allows us to train students in middle school to capture plays, concerts and special events not currently captured.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
3	Lumens	VC-A51	20x Full HD PTZ Camera	\$ 1,789.00	\$ 5,367.00
1	Vaddio	PCC	Precision Camera Controller	\$ 1,995.00	\$ 1,995.00
1	Datavideo	SE1200MU Kit	6 Input HD/SDI + HDMI Switcher w/CS	\$ 1,995.00	\$ 1,995.00
1	Remote Power	Remote	Power for Cameras	\$ 799.00	\$ 799.00
1	Samsung	E22	22" LED Monitor	\$ 199.00	\$ 199.00
2	Sennhieser	MKE-600	Shotgun Mic	\$ 325.00	\$ 650.00
1	Denon	DN-312X	Rackmount 8 Channel Mixer	\$ 179.00	\$ 179.00
1	Vivitek	DW886	3600 Lumen WXGA Projector	\$ 899.00	\$ 899.00
1	AAV	HDMI 1x2	HDMI Splitter/Combiner	\$ 199.00	\$ 199.00
2	AAV	Wall Mount	Gooseneck Wall Brackets for Mics	\$ 16.00	\$ 32.00
1	Middle Atlantic	MDV-R12	12 Space Rack with Work Top	\$ 288.00	\$ 288.00
1	Datavideo	HDR-1	H.264 Digital Recorder Kit	\$ 629.00	\$ 629.00
1	Lilliput	FA1011-NP/C/T	10.1" Touch Monitor	\$ 219.00	\$ 219.00
1	Cables+Connectors	Various	Audio/Video/Splitter/Converter	\$ 549.00	\$ 549.00
1	Installation		Setup + Training (see scope of work below)	\$ 2,495.00	\$ 2,495.00
TOTAL COST:					\$ 16,494.00

(2026) *WMS Gym Multi Three Camera HD Studio = \$16,494 + *Live Drop

This plan allows us to train students in middle school to capture sporting events that are not currently being captured.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
3	Lumens	VC-A51	20x Full HD PTZ Camera	\$ 1,789.00	\$ 5,367.00
1	Vaddio	PCC	Precision Camera Controller	\$ 1,995.00	\$ 1,995.00
1	Datavideo	SE1200MU Kit	6 Input HD/SDI + HDMI Switcher w/CS	\$ 1,995.00	\$ 1,995.00
1	Remote Power	Remote	Power for Cameras	\$ 799.00	\$ 799.00
1	Samsung	E22	22" LED Monitor	\$ 199.00	\$ 199.00
2	Sennhieser	MKE-600	Shotgun Mic	\$ 325.00	\$ 650.00
1	Denon	DN-312X	Rackmount 8 Channel Mixer	\$ 179.00	\$ 179.00
1	Vivitek	DW886	3600 Lumen WXGA Projector	\$ 899.00	\$ 899.00
1	AAV	HDMI 1x2	HDMI Splitter/Combiner	\$ 199.00	\$ 199.00
2	AAV	Wall Mount	Gooseneck Wall Brackets for Mics	\$ 16.00	\$ 32.00
1	Middle Atlantic	MDV-R12	12 Space Rack with Work Top	\$ 288.00	\$ 288.00
1	Datavideo	HDR-1	H.264 Digital Recorder Kit	\$ 629.00	\$ 629.00
1	Lilliput	FA1011-NP/C/T	10.1" Touch Monitor	\$ 219.00	\$ 219.00
1	Cables+Connectors	Various	Audio/Video/Splitter/Converter	\$ 549.00	\$ 549.00
1	Installation		Setup + Training (see scope of work below)	\$ 2,495.00	\$ 2,495.00
TOTAL COST:					\$ 16,494.00

(2027) *WMS Studio

(Details with site visit due to the Covid-19 pandemic has to occur in fall of 2020 - Wayland Public Schools Superintendent Request) = \$19K + *Live Drop

(2027 - 2029) Elementary School Studio Loker:

Two HD camera studio equipped in the gym = \$12,357 + *Live Drop

This new studio would cover concerts, plays, lectures, meetings, sporting events, and school special events, which would provide an educational opportunity for students who may be interested in the media and sport-broadcasting field of education.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
2	Lumens	VC-A51SB	20x Zoom PTZ Camera	\$ 1,779.00	\$ 3,558.00
1	Vaddio	PCC	Precision Camera Controller	\$ 2,010.00	\$ 2,010.00
2	Benro	A2573FS6	Aluminum Tripod with Fluid Head	\$ 295.00	\$ 590.00
1	Datavideo	SE-650	4 Input HD/SDI Switcher	\$ 1,195.00	\$ 1,195.00
1	Vizio	D24HD	24" Full HD Monitor	\$ 169.00	\$ 169.00
1	Shure	VP64A	Interview Microphone	\$ 78.00	\$ 78.00
1	Datavideo	HDR-1	H.264 Digital Recorder	\$ 495.00	\$ 495.00
1	Sony	UWP-D16	Combo Wireless Kit with Lav+HH Plug	\$ 709.00	\$ 709.00
1	Shure	SCM268	4 Channel Mic Mixer	\$ 266.00	\$ 266.00
1	Shure	SRH440	Closed Ear Headphones	\$ 99.00	\$ 99.00
2	SKB	3i-2217-12BC	Custom Case for Equipment	\$ 269.00	\$ 538.00
1	IDX	IA-70a	DC Power supply for Cameras	\$ 256.00	\$ 256.00
1	Cables+Connectors	Various	RG6/CAT6/Power/AV - Meshed Bundles	\$ 399.00	\$ 399.00
1	Installation		See Scope of Work Below	\$ 1,995.00	\$ 1,995.00
TOTAL COST:					\$ 12,357.00

(2027 - 2029) Elementary School Studio Claypit:

Two HD camera studio equipped in the gym = \$12,357 + *Live Drop

This new studio would cover concerts, plays, lectures, meetings, sporting events, and school special events. This would educate students who may be interested in the media and sport-broadcasting field of education.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
2	Lumens	VC-A51SB	20x Zoom PTZ Camera	\$ 1,779.00	\$ 3,558.00
1	Vaddio	PCC	Precision Camera Controller	\$ 2,010.00	\$ 2,010.00
2	Benro	A2573FS6	Aluminum Tripod with Fluid Head	\$ 295.00	\$ 590.00
1	Datavideo	SE-650	4 Input HD/SDI Switcher	\$ 1,195.00	\$ 1,195.00
1	Vizio	D24HD	24" Full HD Monitor	\$ 169.00	\$ 169.00
1	Shure	VP64A	Interview Microphone	\$ 78.00	\$ 78.00
1	Datavideo	HDR-1	H.264 Digital Recorder	\$ 495.00	\$ 495.00
1	Sony	UWP-D16	Combo Wireless Kit with Lav+HH Plug	\$ 709.00	\$ 709.00
1	Shure	SCM268	4 Channel Mic Mixer	\$ 266.00	\$ 266.00
1	Shure	SRH440	Closed Ear Headphones	\$ 99.00	\$ 99.00
2	SKB	3i-2217-12BC	Custom Case for Equipment	\$ 269.00	\$ 538.00
1	IDX	IA-70a	DC Power supply for Cameras	\$ 256.00	\$ 256.00
1	Cables+Connectors	Various	RG6/CAT6/Power/AV - Meshed Bundles	\$ 399.00	\$ 399.00
1	Installation		See Scope of Work Below	\$ 1,995.00	\$ 1,995.00
TOTAL COST:					\$ 12,357.00

(2027 - 2029) Elementary School Studio Happy Hollow:

Two HD camera studio equipped in the gym = \$12,357 + *Live Drop

This new studio would cover concerts, plays, lectures, meetings, sporting events, and school special events. This would educate students who might be or might not be interested in the media and sport-broadcasting field of education.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
2	Lumens	VC-A51SB	20x Zoom PTZ Camera	\$ 1,779.00	\$ 3,558.00
1	Vaddio	PCC	Precision Camera Controller	\$ 2,010.00	\$ 2,010.00
2	Benro	A2573FS6	Aluminum Tripod with Fluid Head	\$ 295.00	\$ 590.00
1	Datavideo	SE-650	4 Input HD/SDI Switcher	\$ 1,195.00	\$ 1,195.00
1	Vizio	D24HD	24" Full HD Monitor	\$ 169.00	\$ 169.00
1	Shure	VP64A	Interview Microphone	\$ 78.00	\$ 78.00
1	Datavideo	HDR-1	H.264 Digital Recorder	\$ 495.00	\$ 495.00
1	Sony	UWP-D16	Combo Wireless Kit with Lav+HH Plug	\$ 709.00	\$ 709.00
1	Shure	SCM268	4 Channel Mic Mixer	\$ 266.00	\$ 266.00
1	Shure	SRH440	Closed Ear Headphones	\$ 99.00	\$ 99.00
2	SKB	3i-2217-12BC	Custom Case for Equipment	\$ 269.00	\$ 538.00
1	IDX	IA-70a	DC Power supply for Cameras	\$ 256.00	\$ 256.00
1	Cables+Connectors	Various	RG6/CAT6/Power/AV - Meshed Bundles	\$ 399.00	\$ 399.00
1	Installation		See Scope of Work Below	\$ 1,995.00	\$ 1,995.00
TOTAL COST:					\$ 12,357.00

Government Cap Upgrades

(Ongoing) Equipment Repair/Replace = \$15,000 Yearly (10 years 150K)

(Ongoing) Closed Captioning for Government Programs = \$28,000

This one time fee, which covers Government programming being CC for rebroadcasting and programs stored in our On-Demand system through Castus.

(10 Years) Town Building Studios Future Moves = \$16,498

This covers the cost if the TB should find a new home in the future; how much would it cost to move the current studios (6) out and relocate them in a new building.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
1	Installation		See Scope of Work Below	\$ 12,999.00	\$ 12,999.00
1	Converters	Various	Splitters, Switches, Converters as Needed	\$ 999.00	\$ 999.00
1	Cables+Connectors	Various	RG6/CAT6/HDMI/AV	\$ 2,500.00	\$ 2,500.00
TOTAL COST:					\$ 16,498.00

(10 Years) Library / Senior Center Studio Future Moves = \$7,498

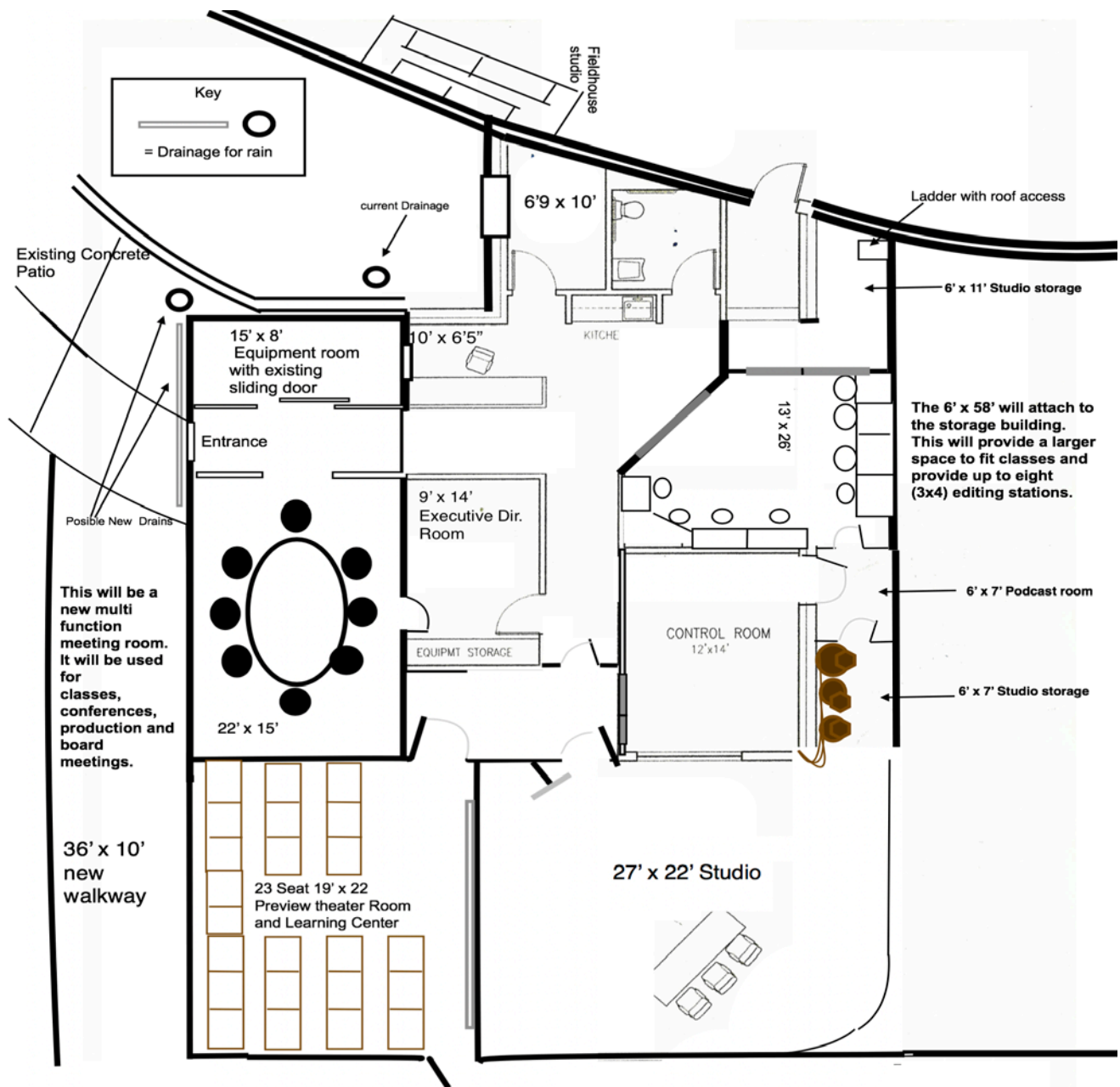
This plan covers the cost if the Town Building and public library should relocate in the future, which is an ongoing discussion among town officials, including the cost to move the current studios out and relocate them within a new building.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
1	Installation		See Scope of Work Below	\$ 3,999.00	\$ 3,999.00
1	Converters	Various	Splitters, Switches, Converters as Needed	\$ 999.00	\$ 999.00
1	Cables+Connectors	Various	RG6/CAT6/HDMI/AV	\$ 2,500.00	\$ 2,500.00
TOTAL COST:					\$ 7,498.00

PEG Cap Upgrade

(2024) Upgrading Studio Building = Ranging from \$471,000 to \$1.07 million.

With the many productions WayCAM creates each year the facility is insufficient. WayCAM has been able to safely manage the number of volunteers, staff, and students to create the many programs we produce each year, but due to the increasing population growth, expected increase to the school population and growing requests in programs from the public, we've outgrown our current building space. The build out would benefit the community significantly by creating safer larger spaces; a larger studio, having storage space, creating a production meeting room, enlarging the editing room and creating a pod casting room.



Plan A:

Add 48' x 15' to the entrance way of the building = 720 Square Foot.

Plus add 58' x 6' to the back of the building connecting both buildings = 348 Square Foot

Total square footage of 1,068 Square Foot.

MAN (Municipal Area Network) Drops & Cap Upgrades

(2021) Fiber Install WHS Theater/Commons to WayCAM - \$23,958

Town meeting/school events can be broadcasted live to and from the theater/Commons/field house; and broadcast live.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
7	WestPenn	WP9E045T	500' - 6 Strand Fiber Cable	\$ 1,297.00	\$ 9,079.00
2	Camplex	HDMI-FB-ST	HDMI over Fiber Converter TX/RX Kit	\$ 244.00	\$ 488.00
4	AJA	Fido-T-ST	HD/SDI Video over Fiber Converter TX	\$ 392.00	\$ 1,568.00
4	AJA	Fido-R-ST	HD/SDI Video over Fiber Converter RX	\$ 392.00	\$ 1,568.00
2	Sescom	FA2BAL-BD-V2	2 Way Audio Over Fiber TX/RX Kit	\$ 1,059.00	\$ 2,118.00
2	AAV	Custom	Fiber Patch Panel	\$ 349.00	\$ 698.00
1	Cables+Connectors	Various	Fiber Jumpers/RG6/AV	\$ 349.00	\$ 349.00
1	AAV	Lift Rental	Indoor/Outdoor Lift (per week)	\$ 1,295.00	\$ 1,295.00
1	Installation		See Scope of Work Below	\$ 6,795.00	\$ 6,795.00
TOTAL COST:					\$ 23,958.00

(2021) Head End Upgrade = \$70,083

The head end would have to have a new playback, recorder and receiver Cactus to handle the current and new studio feeds in town.

Quantity	Manufacturer	Model Number	Item Description	Your Price	Total Cost
1	CASTUS	Custom	Custom Server to Accommodate 20 Incoming Feeds	\$ 59,995.00	\$ 59,995.00
1	NetGear	Prosafe 24	24 Port Gigabit Switch	\$ 199.00	\$ 199.00
1	Qvidium	QVENC	HD/SD Encoder (optional)	\$ 6,495.00	\$ 6,495.00
1	Cables+Connectors	Various	RG6/CAT6/AV (as needed)	\$ 399.00	\$ 399.00
1	Installation		See Scope of Work Below	\$ 2,995.00	\$ 2,995.00
TOTAL COST:					\$ 70,083.00

*Live Drop Installs – 11 below each: \$5,000 = Total \$54,780

This plan will allow us to record and broadcast at the same time all the locations below.

Qty.	Mfr / Model #	Description	List Price	Cost:	Ext. Cost
11	Qvidium HD	Drop for HD output and Return to the Studio	NA	\$ 4,980.00	\$ 54,780.00
1		Includes installation and Cables and connectors		\$ -	\$ -
List price:			\$ -	COST:	\$ 54,780.00

- (2021) Public Safety Building: Live Drops = \$5,000
- (2021) WHS Commons: Live Drop = \$5,000
- (2023) Department of Public Works Studio: Live Drop = \$5,000
- (2023) *Town Building Small Conference Room: Live Drop = \$5,000
- (2024) *WHS Lecture Room: Live Drop = \$5,000
- (2024) *WMS Studio Classroom: Live Drop = \$5,000
- (2025) *WMS Theater: Live Drop = \$5,000
- (2026) *WMS Gym: Live Drop = \$5,000
- (2027) *Loker Elementary School: Live Drop = \$5,000
- (2028) *Claypit Hill Elementary School: Live Drop = \$5,000
- (2029) *Happy Hollow Elementary School: Live Drop = \$5,000
- 10 Year MAN Maintenance = \$30,000

The MAN is WayCAM's live signal drops, allowing WayCAM to broadcast live from anywhere we have a drop.



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SCALE ON ORIGINAL DOCUMENT

1/4" = 1'

A horizontal scale bar with tick marks at 0, 1, 2, and 4. The segment between 0 and 1 is divided into four equal parts, representing the 1/4" = 1' scale.

Existing Conditions Plan

TBA PROJECT # 1348



NORTH

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EXISTING PLAN



**TOWN HALL HVAC
REPLACEMENT**

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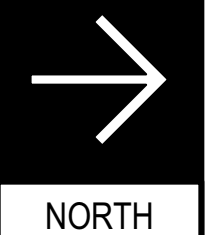
SCALE ON ORIGINAL DOCUMENT
1/4" = 1'
0 1 2 4

Expansion Option A
Plan

TBA PROJECT # 1348

A-1.1

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SCALE ON ORIGINAL DOCUMENT

1/4" = 1'

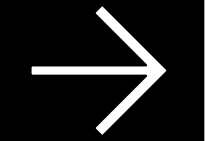
0 1 2 4

Expansion Option B Plan

TBA PROJECT # 1348

A-1.2

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REVISIONS

SCALE ON ORIGINAL DOCUMENT

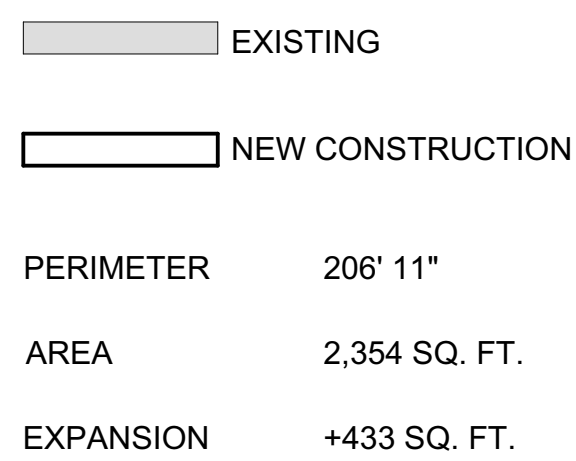
1/4" = 1'

A horizontal scale bar with tick marks at 0, 1, 2, and 4. The segments between 0 and 1, 1 and 2, and 2 and 4 are solid black. The segment between 0 and 2 is also labeled with a '2' at the 2-foot mark.

TBA PROJECT # 1348



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OPTION C PLAN

date: 7/8/20
file name: 1348.WayCAM_Options.wxw



4 EXISTING PLAN

5 KEY & OPTIONS AREA SUMMARY

1 OPTION A PLAN

2 OPTION B PLAN

3 OPTION C PLAN

NORTH

TOWN HALL HVAC
REPLACEMENT

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SCALE ON ORIGINAL DOCUMENT
1/8" = 1'
0 2 4 8

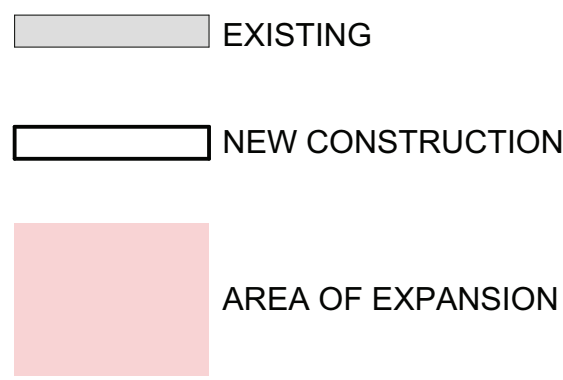
Expansion Options
Summary

TBA PROJECT # 1348

A-1.4

NOT FOR CONSTRUCTION

Date: 7/8/20
File name: Tsh-WayCAM_OptionA.wvx



PERIMETER 239' 3"

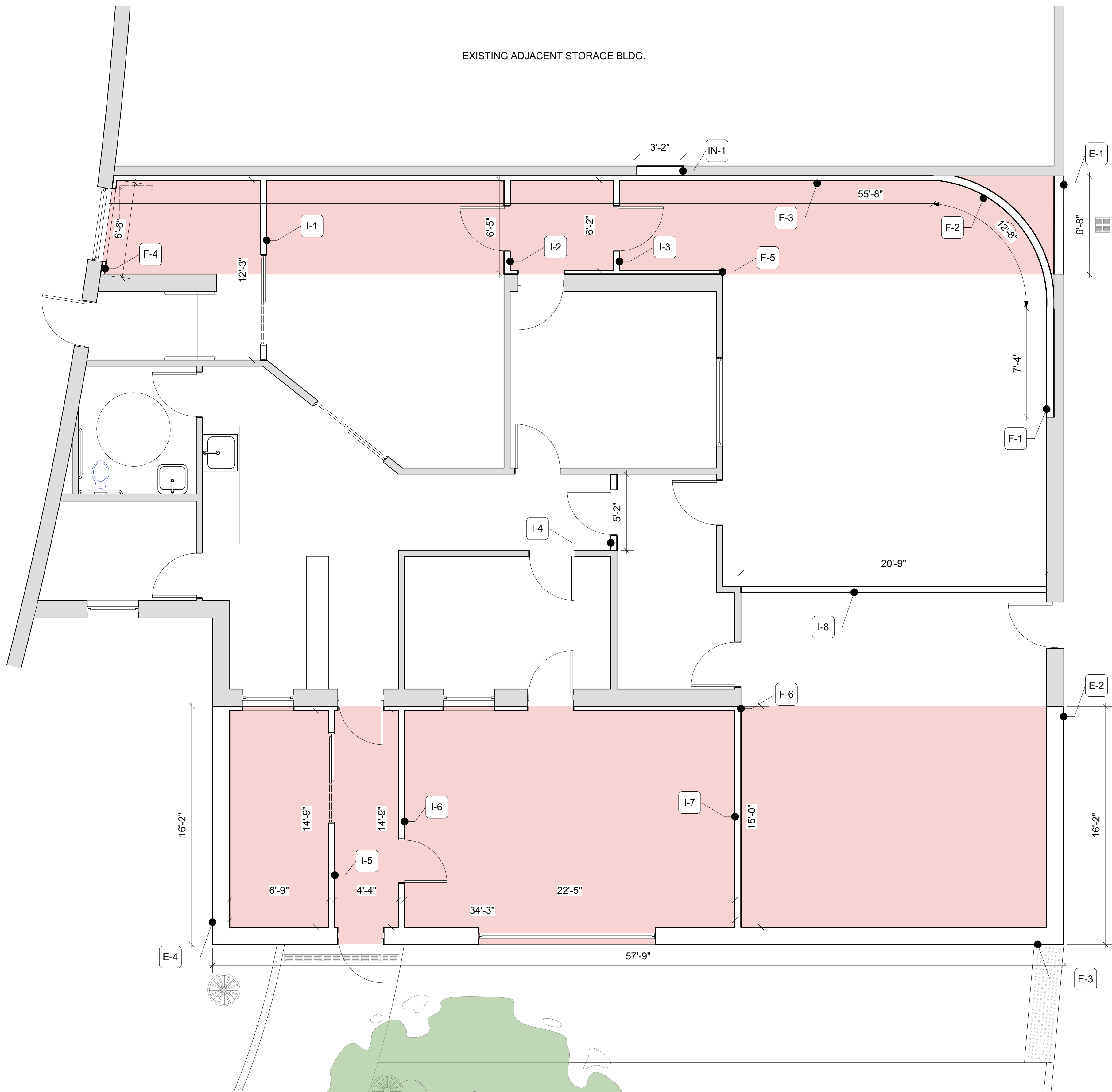
AREA 3,288 SQ. FT.

EXPANSION +1,367 SQ. FT.

Option A Room Area				
Room #	Name	Area Sq. Ft.	Perimeter	Notes
1	Reception	50	29'6"	
2	Kitchen	132	46'10"	
3	Office	126	46'	New Door in Existing Wall
4	Equipment A	107	45'2"	New Door in Existing Wall
5	Studio A	587	95'2"	
6	Control Room	168	52'	New Door in Existing Wall
7	Edit Bay	278	66'1"	
8	Restroom	69	32'11"	
9	Head End	67.5	33'8"	
10	Storage A	64	33'3"	
11	Podcast Room	43.18	26'4"	
12	Storage B	43	26'4"	
13	Multipurpose Room	336	74'10"	
14	Preview Room & Learning Center	472	87'	
15	Equipment B	101	43'5"	

*Area & Dimensions Unaffected by Additions

Option A Extension Partions			
Partition	Type	Length	Notes
I-1	Interior	12'3"	Fit & Include Sliding Door
I-2	Interior	6'5"	Fit & Include Interior Door (Single Swing)
I-3	Interior	6'2"	Fit & Include Interior Door (Single Swing)
I-4	Interior	5'2"	Fit & Include Interior Door (Single Swing)
I-5	Interior	14'9"	Fit & Include Sliding Door
I-6	Interior	14'9"	Fit & Include Interior Door (Single Swing)
I-7	Interior	15'	
I-8	Interior	20'9"	
F-1	Interior/Furring	7'4"	Furring to Existing Exterior
F-2	Interior	12'8"	Single-sided Curved Wall for Studio Backdrop
F-3	Interior/Furring	55'8"	Furring to Existing Exterior of Adjacent Building
F-4	Interior/Furring	6'6"	Fit for Existing Window Opening
F-5	Interior/Furring	14'5"	Fit & Include Interior Door (Single Swing)
F-6	Interior/Furring	34'3"	Fit & Include Openings for Existing Windows & Doors
E-1	Exterior	6'8"	Exterior Alley Extension
E-2	Exterior	16'2"	Exterior Facade Extension
E-3	Exterior	57'9"	Exterior Facade Extension: New Entry & Windows
E-4	Exterior	16'2"	Exterior Facade Extension, New Window
IN-1	Infill	3'2" X 6'8"	Infill Exterior Door of Adjacent Building



TBA ARCHITECTS, INC.
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www.tbarchitects.com

TOWN HALL HVAC REPLACEMENT

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SCALE ON ORIGINAL DOCUMENT

1/4" = 1'
0 1 2 4

Expansion Option A
Partitions Plan &
Summary

TBA PROJECT # 1348

A-1.5

NOT FOR CONSTRUCTION

Date: 7/8/20
File name: 1348-WayCML-Options.vwx

EXISTING

NEW CONSTRUCTION

AREA OF EXPANSION

PERIMETER

239' 3"

AREA

2,976 SQ. FT.

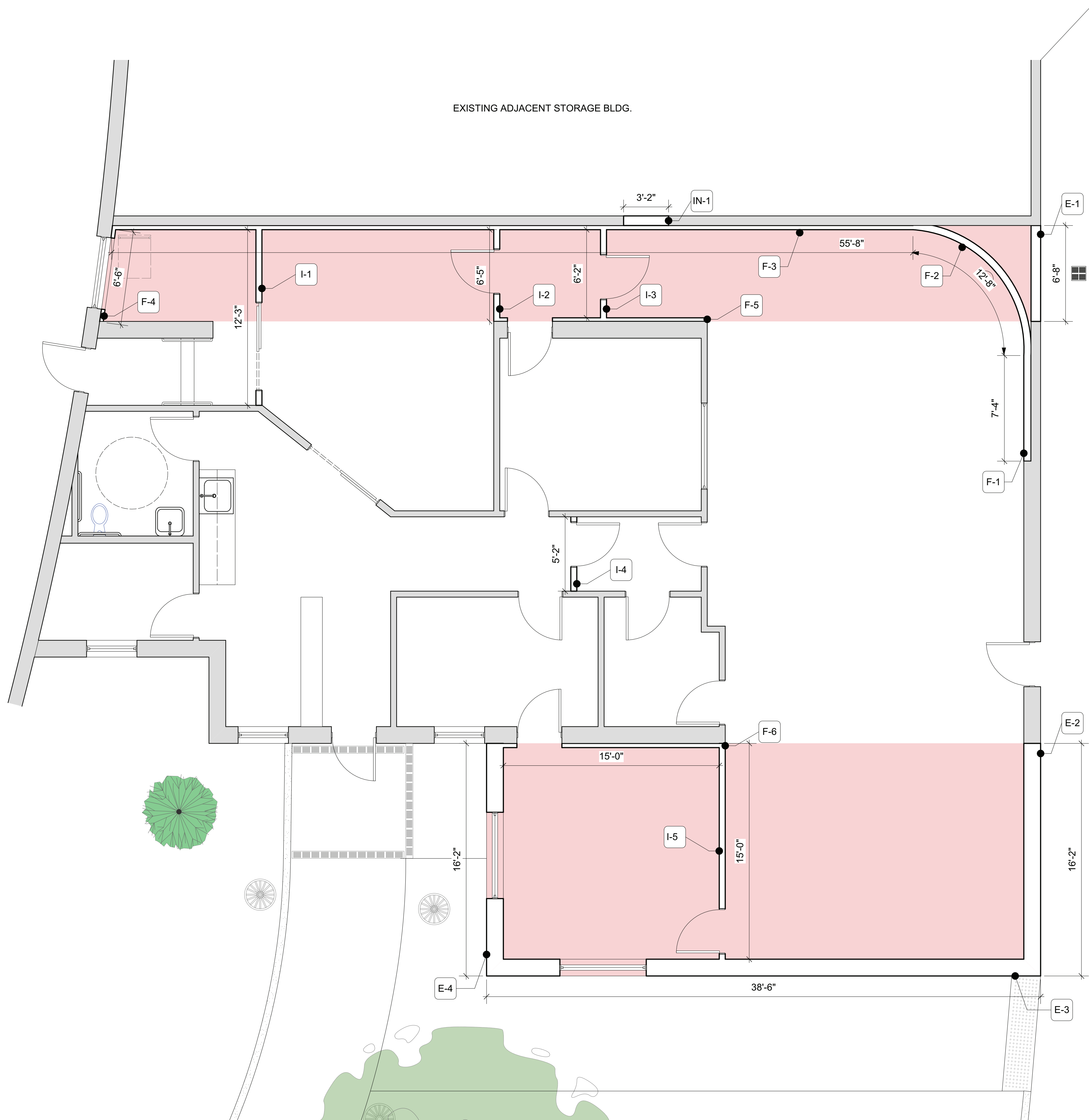
EXPANSION

+1,055 SQ. FT.

Option B Room Area				
Room #	Name	Area Sq. Ft.	Perimeter	Notes
1	Reception	50	29'8"	
2	Kitchen	132	46'10"	
3	Office	126	46'	New Door in Existing Wall
4	Equipment	70	34'	New Door in Existing Wall
5	Studio A	1,072	141'10"	
6	Control Room	168	52'	New Door in Existing Wall
7	Edit Bay	278	66'1"	
8	Restroom	69	32'11"	
9	Head End	67.5	33'8"	
10	Storage A	64	33'3"	
11	Podcast Room	43	26'4"	
12	Storage B	43	26'4"	
13	Multipurpose Room	225	60'	

*Area & Dimensions Unaffected by Additions

Option B Extension Partions			
Partition	Type	Length	Notes
I-1	Interior	12'3"	Fit & Include Sliding Door
I-2	Interior	6'5"	Fit & Include Interior Door (Single Swing)
I-3	Interior	6'2"	Fit & Include Interior Door (Single Swing)
I-4	Interior	5'2"	Fit & Include Interior Door (Single Swing)
I-5	Interior	15'	Fit & Include Interior Door (Single Swing)
F-1	Interior/Furring	7'4"	Furring to Existing Exterior
F-2	Interior	12'8"	Single-sided Curved Wall for Studio Backdrop
F-3	Interior/Furring	55'8"	Furring to Existing Exterior of Adjacent Building
F-4	Interior/Furring	6'6"	Fit for Existing Window Opening
F-5	Interior/Furring	14'5"	Fit & Include Interior Door (Single Swing)
F-6	Interior/Furring	15'	Fit & Include Interior Door (Single Swing)
E-1	Exterior	6'8"	Exterior Alley Extension
E-2	Exterior	16'2"	Exterior Facade Extension
E-3	Exterior	38'6"	Exterior Facade Extension; New Window
E-4	Exterior	16'2"	Exterior Facade Extension; New Window
IN-1	Infill	3'2" X 6'8"	Infill Exterior Door of Adjacent Building



TBA

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TOWN HALL HVAC
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SCALE ON ORIGINAL DOCUMENT
1/4" = 1'
0 1 2 4

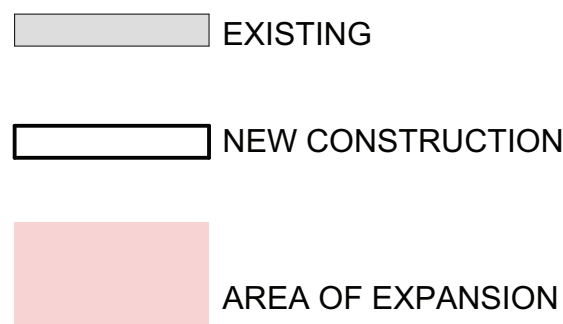
Expansion Option B
Partitions Plan &
Summary

TBA PROJECT # 1348

A-1.6

NOT FOR CONSTRUCTION

Date: 7/8/20
File name: Tsh-WayCAM_OptionA.wvx



PERIMETER 206' 11"

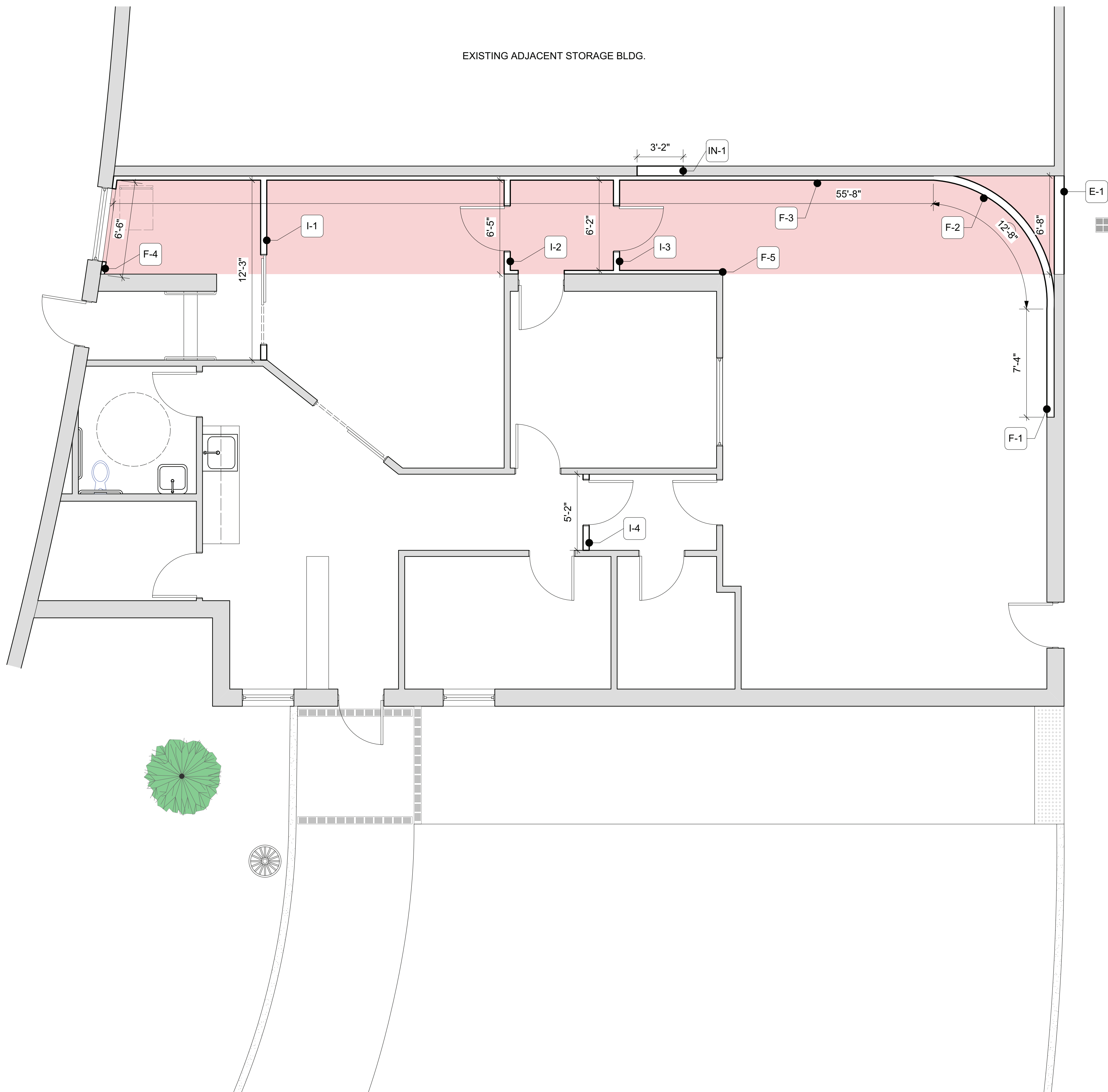
AREA 2,354 SQ. FT.

EXPANSION +433 SQ. FT.

Option C Room Area				
Room #	Name	Area Sq. Ft.	Perimeter	Notes
1	Reception	50	29'8"	
2	Kitchen	132	46'10"	
3	Office	126	46'	
4	Equipment	70	34'	
5	Studio A	732	109'1"	
6	Control Room	168	52'	New Door in Existing Wall
7	Edit Bay	278	66'1"	
8	Restroom	69	32'11"	
9	Head End	67.5	33'8"	
10	Storage A	64	33'3"	
11	Podcast Room	43	26'4"	
12	Storage B	43	26'4"	

*Area & Dimensions Unaffected by Additions

Option C Extension Partions			
Partition	Type	Length	Notes
I-1	Interior	12'3"	Fit & Include Sliding Door
I-2	Interior	6'5"	Fit & Include Interior Door (Single Swing)
I-3	Interior	6'2"	Fit & Include Interior Door (Single Swing)
I-4	Interior	5'2"	Fit & Include Interior Door (Single Swing)
F-1	Interior/Furring	7'4"	Furring to Existing Exterior
F-2	Interior	12'8"	Single-sided Curved Wall for Studio Backdrop
F-3	Interior/Furring	55'8"	Furring to Existing Exterior of Adjacent Building
F-4	Interior/Furring	6'6"	Fit for Existing Window Opening
F-5	Interior/Furring	14'5"	Fit & Include Interior Door (Single Swing)
E-1	Exterior	6'8"	Exterior Alley Extension
IN-1	Infill	3'2" X 6'8"	Infill Exterior Door of Adjacent Building



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TOWN HALL HVAC REPLACEMENT

41 COCHITUATE RD.
WAYLAND, MA 01778

CLIENT:
TOWN OF WAYLAND
41 COCHITUATE RD.
WAYLAND, MA 01778

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REVISIONS

DATE OF ISSUE
PROGRESS 7/8/2020

SCALE ON ORIGINAL DOCUMENT

1/4" = 1'
0 1 2 4

Expansion Option C
Partitions Plan &
Summary

TBA PROJECT # 1348

A-1.7

NOT FOR CONSTRUCTION

Conceptual Cost Estimate WayCAM Studios - Option A

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
A	Substructure							
A10	Foundations						\$54,747	9.41%
A1010	Standard Foundations							
		Concrete, rebar, formwork - footing & foundation wall	l.f.	161	\$150.09	\$24,177		
		Excavation	l.f.	161	\$41.64	\$6,708		
A1030	Slab on Grade							
		Slab on grade; 5" concrete, WWF, vapor retarder, crushed gravel base	sf	1367	\$15.69	\$21,449		
		Miscellaneous repair and patching	budget	1	\$2,413.95	\$2,414		
B	Shell							
	Demolition						\$11,817	2.03%
		Demolish block exterior walls	s.f	816	\$14.48	\$11,817		
B10	Superstructure						\$19,975	3.43%
		Steel columns	each	7	\$527.21	\$3,690		
		Steel beams	s.f.	1367	\$11.91	\$16,285		
B1020	Roof Construction						\$11,137	1.91%
		Roof deck 1 1/2" 20 ga wide rib roof deck	s.f.	1367	\$8.15	\$11,137		
B20	Exterior Closure						\$125,732	21.60%
		Block veneer, 4" insulation, AVB, 5/8" gypsum sheathing	s.f.	1226	\$102.59	\$125,732		
B2020	Exterior Windows						\$1,690	0.29%
		Aluminum framed, thermally broken, insulating glass	ea	2	\$844.88	\$1,690		
B2030	Exterior Doors						\$0	0.00%
		3x7 Metal door and frame w/ tempered glazing	ea	0	\$4,224.41	\$0		

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
B30	Roofing						\$57,748	9.92%
B3010	Roof Coverings	Membrane, tapered insulation, sheathing, AVB	s.f.	1367	\$42.24	\$57,748		
C	Interiors							
	Demolition						\$4,919	0.85%
		Demo partitions	s.f.	246	\$8.15	\$2,004		
		Demo ACT ceiling	s.f.	322	\$5.43	\$1,749		
		Demo Carpet	s.f.	322	\$3.62	\$1,166		
		Demo Casework	l.f.	0	\$3.02	\$0		
		Demo Special Construction	s.f.	0	\$3.02	\$0		
C10	Interior Construction						\$39,706	6.82%
C1010	Interior Partitions	New and infill GWB wall with mtl stud & GWB each side	s.f.	1221	\$8.44	\$10,303		
C1020	Interior Doors & Windows	3x7 full glazed flush wood birch veneer door	ea	1	\$488.82	\$489		
		3x7 flush wood birch veneer door	ea	6	\$476.76	\$2,861		
		6x7 slider	ea	2	\$597.45	\$1,195		
		Mtl. Door frame - 3x7	ea	8	\$397.70	\$3,182		
		Mtl. Door frame - 3x7 w/ side lites	ea	0	\$422.44	\$0		
		Mtl. Door frame -6x7	ea	2	\$422.44	\$845		
		Mtl. Window frame	ea	2	\$543.14	\$1,086		
C1030	Interior Specialties	Green Screen background	budget	2	\$235.13	\$470		
C1070	Ceiling Construction	Ceiling - Gypsum	s.f.	394	\$6.82	\$2,687		
		Ceiling - ACT	s.f.	1130	\$6.14	\$6,942		
C1090	Interior Specialties							
	Casework	Shelving units under counter top	ea	2	\$469.21	\$938		
	Casework	Adjustable shelving: laminated wood w/ apron & adjustable hangers	l.f.	38	\$12.54	\$479		
	Casework	Cabinetry - upper and lower, plywood box, wood doors, hardware	l.f.	0	\$449.35	\$0		

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
	Casework	Cabinetry - lower shelving only	l.f.	15	\$209.00	\$3,135		
	Casework	Utility Cabinet	l.f.	8	\$470.25	\$3,683		
	Casework	Laminate counter top	l.f.	15	\$41.80	\$627		
	Signage	Panel Signs	ea	13	\$60.35	\$785		
C20	Interior Finishes						\$49,771	8.55%
C2010	Interior Finishes							
	Gypsum Walls	1/2 in. GWB at interior surface of exterior walls - and patch	s.f.	1672	\$6.82	\$11,402		
	Interior Trim	Casings	l.f.	54	\$3.57	\$193		
	Painting	Walls- roller, prep & 2 coats	s.f.	8290	\$1.83	\$15,209		
	Painting	Door frames	ea	17	\$60.35	\$1,026		
	Painting	Ceilings & Floor	s.f.	1664	\$2.72	\$4,519		
C2030	Interior Floor Finishes							
	Vinyl Quartz Tile	Studio, Equipment, & Entry	s.f.	392	\$8.45	\$3,312		
	Carpet Tile	Carpet in preview room, offices & conference	s.f.	1123	\$10.86	\$12,199		
	Resilient Base	Resilient base	l.f.	352	\$5.43	\$1,912		
D	Services							
D20	Plumbing Systems						\$0	0.00%
D30	HVAC Systems						\$39,000	6.70%
		Demo of existing ductwork, new duct work and vent. Supply/return, relocation of some fancoil, thermostates wired for all fancoil	budget	1	\$39,000.00	\$39,000		
D40	Fire Protection						\$10,936	1.88%
		Demo existing sprinkler, new sprinkler system throughout renovated area	sf	1367	\$8.00	\$10,936		
D50	Electrical Systems						\$34,175	5.87%
		Demo of existing electrical, new wiring for outlets and data, new lighting, new fire alarms	sf	1367	\$25.00	\$34,175		
E	Equipment & Furnishings							
E10	Equipment						\$52,250	8.98%
E1010		Display and projection	budget	1	\$52,250.00	\$52,250		

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
E20	Furnishings						\$36,575	6.28%
E2010		Chairs & Tables	budget	1	\$36,575.00	\$36,575		
F	Other Building Construction							
G	Building Sitework							
G10	Site Preparation						\$5,715	0.98%
		Demo concrete walkways	sf	494	\$3.02	\$1,491		
		Grading & seeding	budget	1	\$4,224.41	\$4,224		
G10	Site Improvements						\$26,087	4.48%
		PIP, WWF reinforced concrete walks	lf	46	\$10.86	\$499		
		Drainage structures	ea	4	\$4,224.41	\$16,898		
		Trenching, pipe bedding, HDPE pipe	lf	144	\$60.35	\$8,690		
Subtotal Construction Subcontracts, Unadjusted						\$581,980	\$581,980	100%
General Contractor's Overhead and Profit						10.0%	\$58,198	
General Conditions						14.0%	\$81,477	
C149 Premium/Prevailing Wage						12.0%	\$65,737	
TOTAL ESTIMATED CONSTRUCTION BID							\$787,392	
Contingency (design and construction)						20.0%	\$157,478	
RECOMMENDED CONSTRUCTION BUDGET (Rounded)							\$944,900	
A/E Fees						10.0%	\$94,490	
Civil						3.0%	\$28,347	
RECOMMENDED PROJECT COST (Rounded)							\$1,067,700	
Subtotal Cost/sf							\$301	
Recommended Cost/sf							\$489.08	

Conceptual Cost Estimate - Option B

WayCAM Studios

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
A	Substructure							
A10	Foundations						\$46,193	9.86%
A1010	Standard Foundations							
		Concrete, rebar, formwork - footing & foundation wall	l.f.	142	\$150.09	\$21,313		
		Excavation	l.f.	142	\$41.64	\$5,913		
A1030	Slab on Grade							
		Slab on grade; 5" concrete, WWF, vapor retarder, crushed gravel base	sf	1055	\$15.69	\$16,554		
		Miscellaneous repair and patching	l.s.	1	\$2,413.95	\$2,414		
B	Shell							
	Demolition						\$11,817	2.52%
		Demolish block exterior walls	s.f	816	\$14.48	\$11,817		
B10	Superstructure						\$17,313	3.69%
		Steel columns	each	6	\$790.81	\$4,745		
		Steel beams	s.f.	1055	\$11.91	\$12,568		
B1020	Roof Construction						\$8,595	1.83%
		Roof deck 1 1/2" 20 ga wide rib roof deck	s.f.	1055	\$8.15	\$8,595		
B20	Exterior Closure						\$100,716	21.49%
		Block veneer, 4" insulation, AVB, 5/8" gypsum sheathing	s.f.	982	\$102.59	\$100,716		
B2020	Exterior Windows						\$2,535	0.54%
		Aluminum framed, thermally broken, insulating glass	ea	3	\$844.88	\$2,535		
B2030	Exterior Doors						\$0	0.00%
		3x7 Metal door and frame w/ tempered glazing	ea	0	\$4,224.41	\$0		

B30	Roofing					\$44,568	9.51%
B3010	Roof Coverings	Membrane, tapered insulation, sheathing, AVB	s.f.	1055	\$42.24	\$44,568	
C	Interiors						
	Demolition					\$3,253	0.69%
		Demo partitions	s.f.	160	\$8.15	\$1,307	
		Demo ACT ceiling	s.f.	215	\$5.43	\$1,168	
		Demo Carpet	s.f.	215	\$3.62	\$778	
		Demo Casework	l.f.	0	\$3.02	\$0	
		Demo Special Construction	s.f.	0	\$3.02	\$0	
C10	Interior Construction					\$24,341	5.19%
C1010	Interior Partitions	New and infill GWB wall with mtl stud & GWB each side	s.f.	588	\$8.44	\$4,960	
C1020	Interior Doors & Windows	3x7 full glazed flush wood birch veneer door	ea	0	\$488.82	\$0	
		3x7 flush wood birch veneer door	ea	7	\$476.76	\$3,337	
		6x7 slider	ea	1	\$597.45	\$597	
		Mtl. Door frame - 3x7	ea	7	\$397.70	\$2,784	
		Mtl. Door frame - 3x7 w/ side lites	ea	0	\$422.44	\$0	
		Mtl. Door frame -6x7	ea	1	\$422.44	\$422	
		Mtl. Window frame	ea	3	\$543.14	\$1,629	
C1030	Interior Specialties	Green Screen background	budget	2	\$235.13	\$470	
C1070	Ceiling Construction	Ceiling - Gypsum	s.f.	221	\$6.82	\$1,507	
		Ceiling - ACT	s.f.	452	\$6.14	\$2,777	
C1090	Interior Specialties						
	Casework	Shelving units under counter top	ea	2	\$469.21	\$938	
		Adjustable shelving: laminated wood w/ apron & adjustable hangers	l.f.	15	\$25.08	\$372	
	Casework	Cabinetry - upper and lower, plywood box, wood doors, hardware	l.f.	0	\$449.35	\$0	
	Casework	Cabinetry - lower shelving only	l.f.	15	\$209.00	\$3,135	
	Casework	Utility Cabinet	l.f.	0	\$470.25	\$0	
	Casework	Laminate counter top	l.f.	15	\$41.80	\$627	

	Signage	Panel Signs	ea	13	\$60.35	\$785		
C20	Interior Finishes						\$38,356	8.18%
C2010	Interior Finishes							
	Gypsum Walls	1/2 in. GWB at interior surface of exterior walls - and patch	s.f.	1418	\$6.82	\$9,668		
	Interior Trim	Casings	l.f.	54	\$3.57	\$193		
	Painting	Walls- roller, prep & 2 coats	s.f.	6878	\$1.83	\$12,618		
	Painting	Door frames	ea	17	\$60.35	\$1,026		
	Painting	Ceilings & floor	s.f.	2451	\$2.72	\$6,656		
C2030	Interior Floor Finishes							
	Vinyl Quartz Tile	Preview Room & Entry	s.f.	122	\$8.45	\$1,031		
	Carpet Tile	Carpet in offices & conference	s.f.	542	\$10.86	\$5,888		
	Resilient Base	Resilient base	l.f.	235	\$5.43	\$1,276		
D	Services							
D20	Plumbing Systems						\$0	0.00%
D30	HVAC Systems						\$35,000	7.47%
		Demo of existing ductwork, new duct work and vent. Supply/return, relocation of some fancoil, thermostates wired for all fancoil	budget	1	\$35,000.00	\$35,000		
D40	Fire Protection						\$8,440	1.80%
D50	Electrical Systems						\$26,375	5.63%
		Demo existing sprinkler, new sprinkler system throughout renovated area	sf	1055	\$8.00	\$8,440		
		Demo of existing electrical, new wiring for outlets and data, new lighting, new fire alarms	sf	1055	\$25.00	\$26,375		
E	Equipment & Furnishings							
E10	Equipment						\$52,250	11.15%
E1010		Display and projection	budget	1	\$52,250.00	\$52,250		
E20	Furnishings						\$31,350	6.69%
E2010		Chairs & Tables	budget	1	\$31,350.00	\$31,350		
F	Other Building Construction							

G	Building Sitework						
G10	Site Preparation					\$5,154	1.10%
		Demo concrete walkways	sf	308	\$3.02	\$929	
		Grading & seeding	budget	1	\$4,224.41	\$4,224	
G10	Site Improvements					\$12,423	2.65%
		PIP, WWF reinforced concrete walks	lf	58	\$10.86	\$625	
		Drainage structures	ea	1	\$4,224.41	\$4,224	
		Trenching, pipe bedding, HDPE pipe	lf	125	\$60.35	\$7,574	
Subtotal Construction Subcontracts, Unadjusted						\$468,678	\$468,678 100%
General Contractor's Overhead and Profit			10.0%			\$46,868	
General Conditions			14.0%			\$65,615	
C149 Premium/Prevailing Wage			12.0%			\$53,076	
TOTAL ESTIMATED CONSTRUCTION BID						\$634,237	
Contingency (design and construction)			20.0%			\$126,847	
RECOMMENDED CONSTRUCTION BUDGET (Rounded)						\$761,100	
A/E Fees			10.0%			\$76,110	
Civil			2.5%			\$19,028	
RECOMMENDED PROJECT COST (Rounded)						\$856,200	
Subtotal Cost/sf						\$311	
Recommended Cost/sf						\$505.04	

Conceptual Cost Estimate WayCAM Studios - Option C

Uniformat Ref. No.	System/Component	Specifications	Unit	No. Units	Unit Cost	Sub Total	Total Base Bid	% total
A	Substructure							
A10	Foundations						\$22,853	8.94%
A1010	Standard Foundations							
		Concrete, rebar, formwork - footing & foundation wall	l.f.	71	\$150.09	\$10,681		
		Excavation	l.f.	71	\$41.64	\$2,963		
A1030	Slab on Grade							
		Slab on grade; 5" concrete, WWF, vapor retarder, crushed gravel base	sf	433	\$15.69	\$6,794		
		Miscellaneous repair and patching	budget	1	\$2,413.95	\$2,414		
B	Shell							
	Demolition						\$7,706	3.02%
		Demolish block exterior walls	s.f	532	\$14.48	\$7,706		
B10	Superstructure						\$9,376	3.67%
		Steel columns	each	4	\$1,054.41	\$4,218		
		Steel beams	s.f.	433	\$11.91	\$5,158		
B1020	Roof Construction						\$3,528	1.38%
		Roof deck 1 1/2" 20 ga wide rib roof deck	s.f.	433	\$8.15	\$3,528		
B20	Exterior Closure						\$12,996	5.09%
		Block veneer, 4" insulation, AVB, 5/8" gypsum sheathing	s.f.	84	\$153.89	\$12,996		
B2020	Exterior Windows						\$0	0.00%
		Aluminum framed, thermally broken, insulating glass	ea	0	\$844.88	\$0		
B2030	Exterior Doors						\$0	0.00%
		3x7 Metal door and frame w/ tempered glazing	ea	0	\$4,224.41	\$0		

B30	Roofing					\$18,292	7.16%
B3010	Roof Coverings	Membrane, tapered insulation, sheathing, AVB	s.f.	433	\$42.24	\$18,292	
C	Interiors						
	Demolition					\$3,250	1.27%
		Demo partitions	s.f.	160	\$8.15	\$1,304	
		Demo ACT ceiling	s.f.	215	\$5.43	\$1,168	
		Demo Carpet	s.f.	215	\$3.62	\$778	
		Demo Casework	l.f.	0	\$3.02	\$0	
		Demo Special Construction	s.f.	0	\$3.02	\$0	
C10	Interior Construction					\$16,923	6.62%
C1010	Interior Partitions	New and infill GWB wall with mtl stud & GWB each side	s.f.	398	\$8.44	\$3,357	
C1020	Interior Doors & Windows	3x7 full glazed flush wood birch veneer door	ea	0	\$488.82	\$0	
		3x7 flush wood birch veneer door	ea	4	\$476.76	\$1,907	
		6x7 slider	ea	1	\$597.45	\$597	
		Mtl. Door frame - 3x7	ea	4	\$397.70	\$1,591	
		Mtl. Door frame - 3x7 w/ side lites	ea	0	\$422.44	\$0	
		Mtl. Door frame -6x7	ea	1	\$422.44	\$422	
		Mtl. Window frame	ea	0	\$543.14	\$0	
C1030	Interior Specialties	Green Screen background	budget	2	\$1,045.00	\$2,090	
C1070	Ceiling Construction	Ceiling - Gypsum	s.f.	0	\$6.82	\$0	
		Ceiling - ACT	s.f.	452	\$6.14	\$2,777	
C1090	Interior Specialties						
	Casework	Shelving units under counter top	ea	0	\$469.21	\$0	
		Adjustable shelving: laminated wood w/ apron & adjustable hangers	l.f.	7	\$25.08	\$176	
	Casework	Cabinetry - upper and lower, plywood box, wood doors, hardware	l.f.	0	\$449.35	\$0	
	Casework	Cabinetry - lower shelving only	l.f.	0	\$209.00	\$0	
	Casework	Utility Cabinet	l.f.	8	\$470.25	\$3,644	
	Casework	Laminate counter top	l.f.	0	\$41.80	\$0	

	Signage	Panel Signs	ea	6	\$60.35	\$362		
C20	Interior Finishes						\$27,668	10.83%
C2010	Interior Finishes							
	Gypsum Walls	1/2 in. GWB at interior surface of exterior walls - and patch	s.f.	1228	\$6.82	\$8,372		
	Interior Trim	Casings	l.f.	0	\$3.57	\$0		
	Painting	Walls- roller, prep & 2 coats	s.f.	4937	\$1.83	\$9,057		
	Painting	Door frames	ea	13	\$60.35	\$785		
	Painting	Ceilings & Floors	s.f.	1558	\$2.72	\$4,231		
C2030	Interior Floor Finishes							
	Vinyl Quartz Tile	Preview Room & Entry	s.f.	122	\$8.45	\$1,031		
	Carpet Tile	Carpet in offices & conference	s.f.	321	\$10.86	\$3,487		
	Resilient Base	Resilient base	l.f.	130	\$5.43	\$706		
D	Services							
D20	Plumbing Systems						\$0	0.00%
D30	HVAC Systems						\$28,000	10.96%
		Demo of existing ductwork, new duct work and vent. Supply/return, relocation of some fancoil, thermostates wired for all fancoil	budget	1	\$28,000.00	\$28,000		
D40	Fire Protection						\$3,464	1.36%
D50	Electrical Systems						\$10,825	4.24%
		Demo existing sprinkler, new sprinkler system throughout renovated area	sf	433	\$8.00	\$3,464		
		Demo of existing electrical, new wiring for outlets and data, new lighting, new fire alarms	sf	433	\$25.00	\$10,825		
E	Equipment & Furnishings							
E10	Equipment						\$52,250	20.45%
E1010		Display and projection	budget	1	\$52,250.00	\$52,250		
E20	Furnishings						\$26,125	10.23%
E2010		Chairs & Tables	budget	1	\$26,125.00	\$26,125		
F	Other Building Construction							

G	Building Sitework						
G10	Site Preparation					\$4,224	1.65%
		Demo concrete walkways	sf	0	\$3.02	\$0	
		Grading & seeding	budget	1	\$4,224.41	\$4,224	
G10	Site Improvements					\$8,001	3.13%
		PIP, WWF reinforced concrete walks	lf	0	\$10.86	\$0	
		Drainage structures	ea	1	\$4,224.41	\$4,224	
		Trenching, pipe bedding, HDPE pipe	lf	63	\$60.35	\$3,777	
Subtotal Construction Subcontracts, Unadjusted						\$255,481	\$255,481 100%
General Contractor's Overhead and Profit			10.0%			\$25,548	
General Conditions			14.0%			\$35,767	
C149 Premium/Prevailing Wage			12.0%			\$29,359	
TOTAL ESTIMATED CONSTRUCTION BID						\$346,155	
Contingency (design and construction)			20.0%			\$69,231	
RECOMMENDED CONSTRUCTION BUDGET (Rounded)						\$415,400	
A/E Fees			10.5%			\$43,617	
Civil			3.0%			\$12,462	
RECOMMENDED PROJECT COST (Rounded)						\$471,500	
Construction Subtotal Cost/sf (unadjusted)						\$289	
Construction Recommended Cost/sf						\$469.38	