

PROJECT MINUTES

Project:	New Peebles Elementary School	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	12/13/18
Re:	School Building Committee Meeting	Meeting No:	64
Location:	Veterans Memorial Community Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	James L. Potter	Chairman, School Building Committee	Voting Member
✓	Peter J. Meier	Board of Selectmen	Voting Member
✓	Christopher Hyldburg	School Committee	Voting Member
✓	Natasha Scarpato	Member at Large	Voting Member
	Donna Buckley	Member at Large	Voting Member
✓	Richard A. Lavoie	Finance Committee	Voting Member
✓	William Meier	Building Trade Expert	Voting Member
	Erika Fitzpatrick	School Committee	Voting Member
✓	Frederick H. Howe	Member at Large, Vice-Chairman School Building Committee	Voting Member
✓	Steven M. Lamarche	Superintendent of Schools, BPS	Voting Member
	Jordan Geist	Director of Business Services, BPS	Non-Voting Member
	Thomas M. Guerino	Town Administrator	Non-Voting Member
	Paul O'Keefe	Local Official Responsible for Building Maintenance	Non-Voting Member
	Elizabeth A. Carpenito	Principal, BES	Non-Voting Member
	Kathy Anderson	Elementary/Special Education Secretary	Non-Voting Member
	Janey Norton	Principal, PES	
	Kent Kovacs	FAI, Architect	
	Bill Beatrice	FAI, Architect	
✓	Jay Williams	FAI, Architect	
	Robert Brait	Brait Builders (BBC) General Contractor	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
64.1	Record	Call to Order, 6:30 PM.
64.2	Record	A motion was made by S. Lamarche and seconded by F. Howe to approve the 11/15/18 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending.
64.3	Record	J. Seeley distributed and reviewed the Budget Tracking Form thru 11/30/18, attached, for the Total Project Budget.
64.4	Record	Warrant No. 37 was reviewed. A motion was made by F. Howe and seconded by P. Meier to approve Warrant No. 37. No discussion, motion passed unanimous.
64.5	Record	J. Williams distributed and reviewed Change Order No 8, dated 12/6/18 in the amount of \$18,547.51, Change Order Description Form and Change Order Contingency Summary Form, all attached. Committee Discussion: <ol style="list-style-type: none"> 1. R. Lavoie asked if the fire dampers were automatic in COR 33? <i>J. Williams indicated yes, they have a fusible link.</i> 2. C. Hyldburg asked if LEED required the additional lighting control in COR 43? <i>J. Williams indicated no, the light control was added after viewing the significant amount of natural light provided by the clerestory window.</i> <p>A motion was made by P. Meier and seconded by F. Howe to approve Change Order No 8, dated 12/6/18 in the amount of \$18,547.51 and recommend signature by T. Guerino. No discussion, motion passed unanimous.</p>
64.6	Record	J. Williams provided an update on the construction. The phenolic panels, aluminum panels and storefront windows are being installed. Acoustical ceilings are installed and flooring will commence next week in the classroom wing. Drywall installation has commenced in the gymnasium/cafe/tertia wing.
64.7	J. Seeley	J. Williams provided an update on the Window Testing. Three windows were tested on 12/10/18, two passed and one failed. The failure was at the aluminum frame joinery. Committee Discussion: <ol style="list-style-type: none"> 1. R. Lavoie asked how were the windows corrected that failed? <i>J. Williams indicated that workmanship issues with caulking at the window perimeters were the issue, which BBC corrected.</i> 2. C. Hyldburg asked if all the windows that failed tests have now passed? <i>J. Seeley indicated yes, with the exception of the latest failed test, which UTS is scheduled to re-test the failed window on 1/4/19.</i> 3. C. Hyldburg indicated concern about the integrity of the window installation and requested BBC submit a Plan Of Action, outlining what additional testing is required to ensure to the Owner the integrity of the windows installation. The

Item #	Action	Discussion
		<p>Plan Of Action should also include an extended warranty for the windows workmanship and installation.</p> <p><i>J. Seeley to direct BBC to submit the Plan of Action.</i></p>
64.8	J. Williams	<p>J. Williams distributed and reviewed Change Request 24, dated 9/6/18 in the amount of \$2,227.68 for vinyl lettering above the Village Plaques in the lobby.</p> <p>A Motion was made by P. Meier and seconded by N. Scarpatto to approve Change Request 24, dated 9/6/18 in the amount of \$2,227.68 and include in the next Change Order. No discussion, motion passed unanimous.</p> <p>J. Williams to issue direction to BBC.</p>
64.9	J. Williams	<p>J. Williams distributed and reviewed Change Request 41, dated 11/14/18 in the amount of \$6,420.65 for concealing the fire sprinkler lines above the ceiling of the Loading Dock.</p> <p>A Motion was made by R. Lavoie and seconded by C. Hyldburg to approve Change Request 41, dated 11/14/18 in the amount of \$6,420.65 and include in the next Change Order. No discussion, motion passed unanimous.</p> <p>J. Williams to issue direction to BBC.</p>
64.10	Record	<p>J. Seeley distributed and reviewed the 50% DCAMM Evaluation Form Template and the Draft 50% DCAMM Evaluation through September 2018 Summary, as recommended by the Construction Working Group. J. Seeley and J. Williams reviewed the process undertaken by the Construction Working Group in developing their recommendation.</p> <p>A motion was made by F. Howe and seconded by N. Scarpatto to approve the recommended 50% DCAMM Evaluations through September 2018 and recommend signature by T. Guerino. No discussion, motion passed unanimous.</p>
64.11	<p>J. Williams</p> <p>J. Seeley</p> <p>Committee</p> <p>P. Meier</p>	<p>New or Old Business</p> <ol style="list-style-type: none"> 1. C. Hyldburg indicated the new school name is "Bourne Intermediate School". <i>J. Williams to review all locations that the school name is portrayed and issue direction to BBC to update.</i> 2. C. Hyldburg asked the Committee to suggest to the Time Capsule Working Group, items to include in the time capsule. <i>Committee to recommend items at the next Committee meeting.</i> 3. C. Hyldburg asked if there are any HVAC components for which extended warranties can be purchased? <i>J. Williams and J. Seeley to research and provide direction at the next Committee meeting.</i> 4. C. Hyldburg asked if a discussion on commemorative bricks can be included in the next Committee meeting agenda. <i>J. Seeley to include in the agenda.</i> 5. P. Meier indicated the Recycling Committee will be attending the next SBC meeting.

Project: New Peebles Elementary School

Meeting Date: 12/13/18

Meeting No.: 64

Page No.: 4

Item #	Action	Discussion
		<p><i>S. Lamarche asked if P. Meier can request the Recycling Committee to provide information on what they would like to discuss in advance of the meeting.</i></p> <p>6. S. Lavoie asked about the status of contacting the Town's Accessibility Commission to identify any potential concerns prior to school opening. <i>J. Williams will follow-up with BBC.</i></p>
64.12	Record	Next SBC Meeting: January 17, 2019 at 6:30 pm at the Community Center.
64.13	Record	A Motion was made by P. Meier and seconded by N. Scarpato to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Budget Tracking Form, Change Order No. 8, Change Order Description Form and Change Order Contingency Summary Form, Change Request 24, Change Request 41, 50% DCAMM Evaluation Form Template and the Draft 50% DCAMM Evaluation through September 2018 Summary




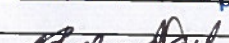
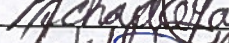
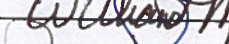
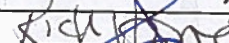

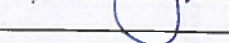

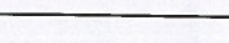




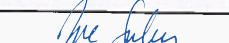




The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

PROJECT MEETING SIGN-IN SHEET

Project: Peebles Elementary School Feasibility Study
 Prepared by: Joel Seeley
 Re: School Building Committee Meeting
 Location: Veterans Memorial Community Center

Project No.: 15041
 Meeting Date: 12/13/2018
 Meeting No: 64
 Time: 6:30pm

Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	James L. Potter	onsetjp@juno.com	Chairman, School Building Committee
	Peter J. Meier	pmeier@townofbourne.com	Board of Selectmen
	Christopher Hyldburg	chrish@alpha-1.com	School Committee
	Natasha Scarpato	scarpato4@comcast.net	Member-At-Large
	Donna Buckley	d.j.buckley23@gmail.com	Member-At-Large
	Richard A. Lavoie	Richl.Lavoie@gmail.com	Finance Committee
	William Meier	Dusty22752@aol.com	Building Trade Expert
	Erika Fitzpatrick	efitzpatrick@bourneps.org	School Committee
	Frederick H. Howe	rickhowe9@gmail.com	Member-At-Large
	Steven M. Lamarche	slamarche@bourneps.org	Superintendent of Schools, BPS, MCPPO
	Jordan Geist	jgeist@bourneps.org	Director of Business Services, BPS
	Thomas M. Guerino	tguerino@townofbourne.com	Town Administrator
	Paul O'Keefe	mmachief@gmail.com	Local Official Resp. for Building Maintenance
	Elizabeth A. Carpenito	ecarpenito@bourneps.org	Principal, BES
	Kathy Anderson	kanderson@bourneps.org	Elementary/Special Education Secretary
	Janey Norton	jnorton@bourneps.org	Principal, PES
	Jay Williams	jwilliams@flansburgh.com	Flansburgh Architects (FAI)
	Bill Beatrice	bbeatrice@flansburgh.com	Flansburgh Architects (FAI)
	Robert Brait	rbrait@braitbuilders.com	Brait Builders Corporation (BBC)
	Joel Seeley	jseeley@smma.com	SMMA

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Agenda

Project:	New Peebles Elementary School	Project No.:	15041
Re:	School Building Committee Meeting	Meeting Date:	12/13/2018
Meeting Location:	Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	65
Distribution:	Committee Members (MF)		

1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Change Order No. 8
5. Construction Update
 - Vinyl Lettering
 - Loading Dock Change
6. 50% Progress DCAMM Evaluations
7. New or Old Business
8. Public Comments
9. Next Meeting: January 10, 2018
10. Adjourn

Symmes Maini & McKee Associates, Inc. (SMMA) Bourne School District Bourne Peebles Elementary School BUDGET SUMMARY			Original PS&B Budget 11/2/2016	Budget Revisions	Current Budget	Contract Amount	Expended	(B - C) Remaining Contract Amount	Additional Projected Amount	(A - B - E) Budget Balance
BUDGET TRACKING FORM as of: 11/30/2018										
Propay code #	Name		A	B	C	D	E			
	Feasibility Study Agreement									
1	0001-0000 OPM Feasibility Study	125,000.00		125,000.00	117,100.00	117,100.00	-	-		7,900.00
2	0002-0000 A&E Feasibility Study	365,000.00	19,125.00	384,125.00	384,125.00	374,875.00	9,250.00	-		-
3	0003-0000 Environmental and Site	140,000.00		140,000.00	77,803.00	75,053.00	2,750.00	-		62,197.00
4	0004-0000 Other	120,000.00	(19,125.00)	100,875.00	10,672.13	672.13	10,000.00	-		90,202.87
	Feasibility Study Agreement Subtotal	\$ 750,000.00	\$ -	\$ 750,000.00	\$ 589,700.13	\$ 567,700.13	\$ 22,000.00	\$ -		\$ 160,299.87
	Administration									
6	0101-0000 Legal Fees	50,000.00		50,000.00	-	-	-	-		50,000.00
	Owner's Project Manager									
7	0102-0400 > Design Development	50,000.00		50,000.00	50,000.00	50,000.00	-	-		-
8	0102-0500 > Construction Contract Documents	90,000.00		90,000.00	90,000.00	90,000.00	-	-		-
9	0102-0600 > Bidding	50,000.00		50,000.00	50,000.00	50,000.00	-	-		-
10	0102-0700 > Construction Contract Administration	800,000.00		800,000.00	800,000.00	320,000.00	480,000.00	-		-
11	0102-0800 > Closeout	54,863.00		54,863.00	54,863.00	-	54,863.00	-		-
12	0102-0900 > Extra Services	40,000.00		40,000.00	-	-	-	-		40,000.00
13	0102-1000 > Reimbursable & Other Services	15,000.00		15,000.00	3,190.00	3,190.00	-	-		11,810.00
14	0102-1100 > Cost Estimates	50,000.00		50,000.00	41,745.00	41,745.00	-	-		8,255.00
15	0103-0000 Advertising	5,000.00		5,000.00	1,043.04	1,043.04	-	-		3,956.96
16	0104-0000 Permitting	50,000.00		50,000.00	165.00	165.00	-	-		49,835.00
17	0105-0000 Owner's Insurance	20,000.00		20,000.00	-	-	-	-		20,000.00
18	0199-0000 Other Administrative Costs	20,000.00		20,000.00	8,800.00	6,013.37	2,786.63	-		11,200.00
	Administration Subtotal	\$ 1,294,863.00	\$ -	\$ 1,294,863.00	\$ 1,099,806.04	\$ 562,156.41	\$ 537,649.63	\$ -		\$ 195,056.96
	Architecture and Engineering									
	Basic Services									
21	0201-0400 > Design Development	530,000.00		530,000.00	530,000.00	530,000.00	-	-		-
22	0201-0500 > Construction Contract Documents	1,060,000.00		1,060,000.00	1,060,000.00	1,060,000.00	-	-		-
23	0201-0600 > Bidding	130,000.00		130,000.00	130,000.00	130,000.00	-	-		-
24	0201-0700 > Construction Contract Administration	874,000.00		874,000.00	874,000.00	400,519.24	473,480.76	-		-
25	0201-0800 > Closeout	132,037.00		132,037.00	132,037.00	-	132,037.00	-		-
26	0201-9900 > Other Basic Services	-		-	-	-	-	-		-
27		BASIC SERVICES SUBTOTAL	\$ 2,726,037.00	\$ -	\$ 2,726,037.00	\$ 2,726,037.00	\$ 2,120,519.24	\$ 605,517.76	\$ -	\$ -
	Reimbursable Services									
28	0203-0100 > Construction Testing	40,000.00		40,000.00	-	-	-	-		40,000.00
29	0203-0200 > Printing (over minimum)	20,000.00		20,000.00	-	-	-	-		20,000.00
30	0203-9900 > Other Reimbursable Costs	100,000.00		100,000.00	6,047.00	5,647.40	399.60	-		93,953.00
31	0204-0200 > Hazardous Materials	100,000.00		100,000.00	-	-	-	-		100,000.00
32	0204-0300 > Geotech & Geo-Env.	80,000.00		80,000.00	20,955.00	5,082.00	15,873.00	-		59,045.00
33	0204-0400 > Site Survey	60,000.00		60,000.00	19,580.00	19,580.00	-	-		40,420.00
34	0204-0500 > Wetlands	5,000.00		5,000.00	-	-	-	-		5,000.00
35	0204-1200 > Traffic Studies	40,000.00		40,000.00	-	-	-	-		40,000.00
	Architectural and Engineering Subtotal	\$ 3,171,037.00	\$ -	\$ 3,171,037.00	\$ 2,772,619.00	\$ 2,150,828.64	\$ 621,790.36	\$ -		\$ 398,418.00

Symmes Maini & McKee Associates, Inc. (SMMA) Bourne School District Bourne Peebles Elementary School BUDGET SUMMARY			Original PS&B Budget 11/2/2016	Budget Revisions	Current Budget	Contract Amount	Expended	(B - C) Remaining Contract Amount	Additional Projected Amount	(A - B - E) Budget Balance
BUDGET TRACKING FORM as of: 11/30/2018										
CM @ Risk Preconstruction Services										
	0502-0001	Construction Budget	\$ 30,910,366.00	\$ (2,920,366.00)	\$ 27,990,000.00	\$ 28,166,641.66	\$ 17,028,562.05	\$ 11,138,079.61	\$ -	\$ (176,641.66)
89	CSI Code	CSI Description								
89	0502-0100	Division 1 - General Requirements			1,812,505.00	1,812,505.00	1,246,932.00	565,573.00	-	-
89	0502-0200	Division 2 - Existing Conditions			636,500.00	636,500.00	-	636,500.00	-	-
89	0502-0300	Division 3 - Concrete			1,856,811.10	1,856,811.10	1,674,411.10	182,400.00	-	-
89	0502-0400	Division 4 - Masonry			1,826,850.00	1,826,850.00	1,820,784.25	6,065.75	-	-
89	0502-0500	Division 5 - Metals			2,455,284.50	2,455,284.50	2,241,087.76	214,196.74	-	-
89	0502-0600	Division 6 - Wood, Plastics and Composites			456,000.00	456,000.00	35,924.63	420,075.37	-	-
89	0502-0700	Division 7 - Thermal & Moisture Protection			2,238,010.00	2,238,010.00	1,506,768.11	731,241.89	-	-
89	0502-0800	Division 8 - Openings			1,120,135.50	1,120,135.50	538,328.83	581,806.67	-	-
89	0502-0900	Division 9 - Finishes			2,818,590.15	2,818,590.15	1,535,058.93	1,283,531.23	-	-
89	0502-1000	Division 10 - Specialties			276,640.00	276,640.00	67,159.30	209,480.70	-	-
89	0502-1100	Division 11 - Equipment			498,750.00	498,750.00	16,150.00	482,600.00	-	-
89	0502-1200	Division 12 - Furnishings			410,400.00	410,400.00	60,378.91	350,021.09	-	-
89	0502-1400	Division 14 - Conveying Systems			113,050.00	113,050.00	100,049.25	13,000.75	-	-
89	0502-2100	Division 21 - Fire Suppression			328,818.75	328,818.75	248,952.25	79,866.50	-	-
89	0502-2200	Division 22 - Plumbing			981,350.00	981,350.00	603,962.50	377,387.50	-	-
89	0502-2300	Division 23 - HVAC			2,730,300.00	2,730,300.00	1,700,134.28	1,030,165.72	-	-
89	0502-2600	Division 26 - Electrical			2,475,605.00	2,475,605.00	1,091,295.88	1,384,309.13	-	-
89	0502-3100	Division 31 - Earthwork			2,373,404.00	2,373,404.00	1,143,662.25	1,229,741.75	-	-
89	0502-3200	Division 32 - Exterior Improvements			419,900.00	419,900.00	8,360.00	411,540.00	-	-
89	0502-3300	Division 33 - Utilities			761,596.00	761,596.00	552,976.00	208,620.00	-	-
89	0502-9900	Retainage			1,399,500.00	1,399,500.00	747,114.84	652,385.16	-	-
89	0508-0000	Change Orders		\$ 176,641.66	176,641.66	176,641.66	89,070.99	87,570.67	-	176,641.66
89	Construction Budget Subtotal		\$ 30,910,366.00	\$ (2,743,724.34)	\$ 28,166,641.66	\$ 28,166,641.66	\$ 17,028,562.05	\$ 11,138,079.61	\$ -	\$ -
Alternates										
90	0506-0000	Ineligible Work (Maint Bldg, Press Box, Concession and Restroom	-		-	-	-	-	-	-
90	0506-0000	Retainage for Alternates/Ineligible Work			-	-	-	-		
Alternates Subtotal			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Project Costs										
94	0601-0000	Utility Company Fees	84,000.00		84,000.00	1,100.00	1,100.00	-	-	82,900.00
95	0602-0000	Testing Services	100,000.00		100,000.00	99,000.00	61,709.07	37,290.93	-	1,000.00
96	0603-0000	Swing Space / Modulars	-		-	-	-	-	-	-
97	0699-0000	Other Project Costs (Mailing & Moving)	40,000.00		40,000.00	-	-	-	-	40,000.00
0600-0000	Miscellaneous Project Costs Subtotal		\$ 224,000.00	\$ -	\$ 224,000.00	\$ 100,100.00	\$ 62,809.07	\$ 37,290.93	\$ -	\$ 123,900.00
Furnishings and Equipment										
99	0701-0000	Furnishings	690,000.00		690,000.00	-	-	-	-	690,000.00
	0702-0000	Equipment								
101	0703-0000	Computer Equipment	690,000.00		690,000.00	12,339.00	-	12,339.00	-	677,661.00
Furnishings and Equipment Subtotal			\$ 1,380,000.00	\$ -	\$ 1,380,000.00	\$ 12,339.00	\$ -	\$ 12,339.00	\$ -	\$ 1,367,661.00
Contingency										
103	0507-0000	Owner's Construction Contingency	1,545,518.00	2,743,724.34	4,289,242.34	-	-	-	-	4,289,242.34
104	0801-0000	Owners' (soft cost) Contingency	643,257.00		643,257.00	-	-	-	-	643,257.00
Contingency Subtotal			\$ 2,188,775.00	\$ 2,743,724.34	\$ 4,932,499.34	\$ -	\$ -	\$ -	\$ -	\$ 4,932,499.34
Total Project Budget			\$ 39,919,041.00	\$ -	\$ 39,919,041.00	\$ 32,741,205.83	\$ 20,372,056.30	\$ 12,369,149.53	\$ -	\$ 7,177,835.17



57 Rockwood Road
 Marshfield, MA 02050
 Ph : 781-837-6400

Change Request

To: Jay Williams
 Flansburgh Architects
 77 N. Washington Street
 Boston, MA 02114-1910
 Ph: (617) 367-3970

Number: 24
Date: 9/6/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-024 PR 16 Additional Vinyl Lettering

Additional vinyl lettering

Work performed by subcontractors:				
Description	Subcontractor	Price		
Signage	Intelligent Signage, Inc.	\$2,080.00		
		Subtotal:		\$2,080.00
		Subtotal:		\$2,080.00
		OH&P	\$2,080.00	5.00%
		GC Bond	\$2,184.00	2.00%
		Total:		\$2,227.68

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
 Brait Builders Corp.

Approved by: _____
 Date: _____



**INTELLIGENT
SIGNAGE,
INC.**

4006 COLERIDGE ROAD
WILMINGTON, DE 19802
302-543-8155 - VOICE
302-762-4700 - FAX
cathy@intelligentsignage.net

NAME: Joseph Amara
COMPANY: Brait Brothers
PHONE: 781-837-6400
FAX:

FROM: Cathy LaSpada
COMPANY: Intelligent Signage, Inc.
PHONE: 302-762-4100

DATE: 09/11/2018
PAGES: 1
RE: Peebles Elemenary School

Intelligent Signage, Inc. proposes to supply and install 22-6" vinyl letters for \$2,080.00.

Material	\$1,200.00
Labor	\$ 880.00

Please call with any questions. Thank you.

Approval Signature Require: _____ Date: _____

FLANSBURGH ARCHITECTS

Owner <no values defined>
 Architect
 Contractor
 Field
 Other

Proposal Request

PROJECT: (name, address)	New Peebles Elementary School 70 Trowbridge Rd., Bourne, MA	PROPOSAL REQUEST NO.:	16 Additional Vinyl lettering per Owner
OWNER:	Town of Bourne		
TO: (Contractor)	Brait Builders Corp. 57 Rockwood Rd., Suite 3 Marshfield, MA 02050	DATE OF ISSUANCE:	9/6/2018
	CONTRACT FOR: New School	ARCHITECT'S PROJECT NO.:	1514.00
		CONTRACT DATED:	T.B.D.

Please submit an itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modifications to the Contract Documents described herein.

THIS IS NOT A CHANGE ORDER NOR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED HEREIN.

Description: (Written description of the Work)

REFERENCE: 1/A7.05

Provide additional vinyl lettering per the attached sketch.

Attachments / Comments:

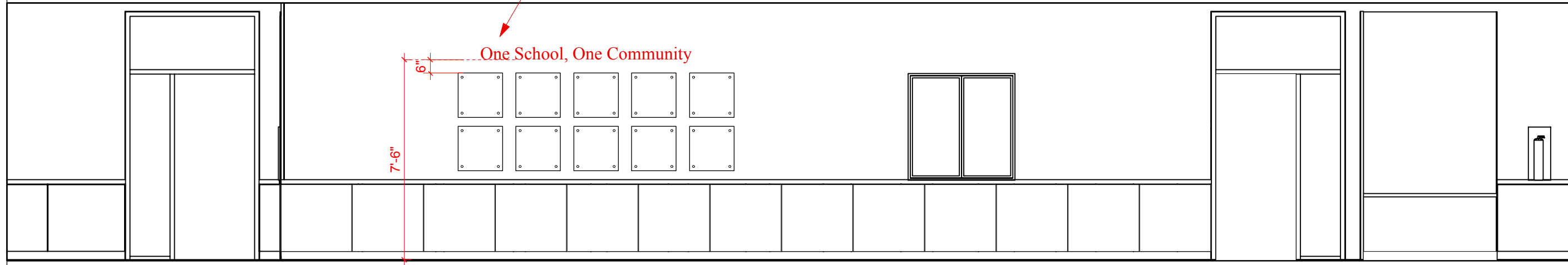
Sketch PR #16.1 dated 9/6/18.

ARCHITECT: Flansburgh Associates, Inc.

BY:

Jay Williams

Sketch PR #16.1
9/6/18
Ref. Dtl. 1/A7.05



Sketch No.
Reference Drawing
A7.05

FLANSBURGH ARCHITECTS
77 NORTH WASHINGTON STREET BOSTON, MASSACHUSETTS 02114
Telephone 617-367-3970 facsimile 617-720-7873
James F. Peebles Elementary School, Bourne MA
Title: Acrylic Frames / Elevation and Detail

Job #: 1514.00
Drawn By: wtb
Date: 7/18/18
Scale: as noted

Lobby 101 / Corridor 123 East Elevation

1



Change Request

To: Jay Williams
 Flansburgh Architects
 77 N. Washington Street
 Boston, MA 02114-1910
 Ph: (617) 367-3970

Number: 41
Date: 11/14/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-041 Loading Dock Sprinkler Change

Proposed Option to conceal fire protection lines above ceiling in lieu of specified exposed at loading dock.

Work performed by subcontractors:			
Description	Subcontractor	Price	
Fire Supression	Cogswell Sprinkler Co., Inc.	\$5,995.00	
		Subtotal:	\$5,995.00
		Subtotal:	\$5,995.00
		OH&P	\$5,995.00
		5.00%	\$299.75
		GC Bond	\$6,294.75
		2.00%	\$125.90
		Total:	\$6,420.65

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
 Brait Builders Corp.

Approved by: _____
 Date: _____



Fire Protection Specialists

22 Canterbury Street • Worcester, MA 01610

Tel: (508) 753-0015 • Fax: (508) 753-5629

www.cogswellsprinkler.com

November 13, 2018

Brait Builders Corp.
506 Plain Street, Suite 201
Marsfield, MA 02050

Attn: Mr. Robert Brait

Re: Peebles Elementary School, Bourne, I
COR # 001
Cogswell C-66-17

Dear Bob,

Below is our pricing for the added work for the Loading Dock. Change Upright sprinkler heads to Dry Pendent Type on Dry System.

Please review and issue a CO at your earliest convenience.

Our price to perform this work is:

FIVE THOUSAND NINE HUNDRED NINETY-FIVE DOLLARS \$5,995.00

Breakdown of Cost

Material:				\$3,077.64
		Hrs./Units	Rate	
Field Labor:	Foreman	8	\$108.91	\$871.28
	Journeyman	8	\$104.91	\$839.28
Design & Engineering:		1	\$125.00	\$125.00
3D Coordination			\$125.00	\$0.00
Shop/Fabrication:		4	\$75.00	\$300.00
PM Services		0	\$130.00	\$0.00
Equip/Lift Rental		0	\$0.00	\$0.00
				Subtotal
				\$5,213.20
			15.00%	O.H. & P:
			0.00%	\$781.98
	Sales Tax on Material			\$0.00
				Total
				5,995.00

Please forward formal change order billing authorization.

If we may be of any further assistance, please do not hesitate to contact our office.

Best Regards,

Michael J. O'Donoghue
Direct (508) 328-6366

JSU sarah U-005081
 DATE 11/08/18 15:46
 Cogswell Sprinkler Co., Inc.

STOCK SLIP
 TRANS# 088651 - ALL

TRANS# 088651 JOB#-999999-000

CUSTOMER-MISC. CASH RECEIPTS
 99999

JOB LOC.-SYSTEM JOB DO NOT USE
 QUOTE

DATE-11/08/18

REFERENCE-C/O #001

MA

LINE	PHS	CAT	TYPE	KEY	DESCRIPTION	UNIT	HRS/QT	COST	EXTENDED COST	BILL	EXTENDED BILL
1	000	0000	M	01194	1" GALV 90 DEGREE ELBOW	EA	18	14.32	257.76	14.32	257.76
2	000	0000	M	01438	1" CAST IRON STRAIGHT TEE GAL	EA	9	21.76	195.84	21.76	195.84
3	000	0000	M	02357	1" PLUG - REGULAR CORED GAL.	EA	9	10.48	94.32	10.48	94.32
4	000	0000	M	00337	1" X CLOSE GALVANIZED NIPPLE	EA	18	4.32	77.76	4.32	77.76
5	000	0000	M	04519	DS-1 DRY PE&UP 15 1/4"-18" 3MM	EA	9	272.44	2,451.96	272.44	2,451.96
							63		3,077.64		3,077.64
					SLIP TOTAL				3,077.64		3,077.64
					TOTAL OF ALL STOCK SLIPS				3,077.64		3,077.64

**Bourne Peebles Elementary School
MA DCAMM STANDARD CONTRACTOR EVALUATIONS - Through September 2018
50 PERCENT REVIEW - November 7, 2018**

PROJECT MANAGEMENT



Fernandes Masonry	Folan Waterproofing	Greenwood Industries	Delta Beckwith Elevator	Cogswell Sprinkler	Brait Builders
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	UNACCEPTABLE	POOR	SATISFACTORY	VERY GOOD	EXCELLENT						
1. QUALITY OF WORKMANSHIP	0	14	24	26	28	24	26	24	26	24	26
2. PROJECT MANAGEMENT: SCHEDULING	0	7	11	12	13	11	11	11	11	11	12
3. SUBCONTRACTOR MANAGEMENT (GC) or, PROJECT MANAGEMENT (SUBCONTRACTOR)	0	6	11	12	13	11	11	11	11	11	12
4. SAFETY & HOUSEKEEPING PROCEDURES	0	3	7	8	9	7	7	7	8	7	7
5. CHANGE ORDERS	0	3	7	8	9	8	7	7	8	8	8
6. WORKING RELATIONSHIPS	0	2	5	6	7	5	7	5	6	6	7
7. PAPERWORK PROCESSING	0	2	5	6	7	5	6	5	6	5	6
8. ON-SITE SUPERVISORY PERSONNEL	0	3	10	12	14	10	12	10	12	12	12
						81	87	80	88	84	90

Evaluation and Rating of Contractor Performance

General Information

EVALUATOR:

Name _____ Title _____

Agency/Firm _____ Tele # _____

Contractor Being Evaluated: _____ DCAMM ID# _____
(If known)

This is a _____ Preliminary Evaluation _____ Final Evaluation

For a _____ Prime/General Contractor _____ Sub-Bid Contractor

Project Owner: _____

Project Name and Location: _____

Scope of Work: _____

Contract Start Date _____ Contract End Date: _____

Actual Completion Date _____

Contract Cost for Contractor Evaluated [Including Change Orders]: \$ _____
(If change order amount unknown for subcontractor, estimate as 5% of subcontract amount)

Did the contractor execute this project using their own employees? _____ Yes _____ No

EVALUATION QUESTIONS

Please rate this contractor’s performance in each of the following categories by indicating whether performance was “unacceptable,” “poor,” “satisfactory,” “very good” or “excellent,” and enter the applicable point score for each category in the right-hand margin.

Written comments to explain the ratings you assign in any category are extremely helpful, **and if you rate performance below “satisfactory” in any category, a detailed written explanation (with examples) must be provided.**

If additional space is necessary for any written comments, please feel free to attach additional sheets.

1. Quality of Workmanship

Rate the quality of this contractor’s workmanship. Were there quality-related or workmanship problems on the contract? Was the contractor responsive to remedial work required? If so or if not, provide specific examples.

___ Unacceptable 0 Points	___ Poor 14 Points	___ Satisfactory 24 Points	___ Very Good 26 Points	___ Excellent 28 Points	
					Sub Total _____

Comments:

Project Management: Scheduling

Rate this contractor’s performance with regard to adhering to contract schedules. Did this contractor meet the contract schedule or the schedule as revised by approved change orders? If not, was the delay attributable to this contractor? If so, provide specific examples.

___ Unacceptable 0 Points	___ Poor 7 Points	___ Satisfactory 11 Points	___ Very Good 12 Points	___ Excellent 13 Points	
					Sub Total _____

Comments:

2. Subcontractor Management

Rate this contractor’s ability, effort and success in managing and coordinating subcontractors (if no subcontractors, rate this contractor’s overall project management). Was this contractor able to effectively resolve problems? If not, provide specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
0 Points 6 Points 11 Points 12 Points 13 Points

Sub Total _____

Comments:

3. Safety and Housekeeping Procedures

Rate this contractor’s safety and housekeeping procedures on this project. Were there any OSHA violations or serious safety accidents? If so, provide specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
0 Points 3 Points 7 Points 8 Points 9 Points

Sub Total _____

Comments:

4. Change Orders

Did this contractor unreasonably claim change orders or extras? Were this contractor’s prices on change orders and extras reasonable? If not, provide specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
0 Points 3 Points 7 Points 8 Points 9 Points

Sub Total _____

Comments:

5. Working Relationships

Rate this contractor's working relationships with other parties (i.e. owner, designer, subcontractors, etc.) Did this contractor relate to other parties in a professional manner? If not, give specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
 0 Points 2 Points 5 Points 6 Points 7 Points

Sub Total _____

Comments:

6. Paperwork Processing

Rate this contractor's performance in completing and submitting required project paperwork (i.e. change orders, submittals, drawings, requisitions, payrolls, workforce reports, etc.) Did the contractor submit the required paperwork promptly and in proper form? If not, provide specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
 0 Points 2 Points 5 Points 6 Points 7 Points

Sub Total _____

Comments:

7. On-Site Supervisory Personnel

Rate the general performance of this contractor's on-site supervisory personnel. Did the superintendent(s) have the knowledge, management skills and experience to run a project of this size and scope? If not, provide specific examples.

___ Unacceptable ___ Poor ___ Satisfactory ___ Very Good ___ Excellent
 0 Points 3 Points 10 Points 12 Points 14 Points

Sub Total _____

Comments:

NOTE: TOTAL POINTS SCORE OF LESS THAN 80

Total Points _____

IS A FAILING SCORE

After completing the evaluation, please total the points in order to calculate an overall Project Rating.

PLEASE NOTE: A TOTAL PROJECT RATING SCORE OF AT LEAST 80 IS REQUIRED TO BE CONSIDERED SUCCESSFUL.

If we receive two or more Project Ratings below 80, may constitute cause for denial of certification or for decertification of a contractor

LEGAL AND ADMINISTRATIVE PROCEEDINGS:

Are you aware of any legal or administrative proceedings, invoked bonds, assessed damages, demands for direct payment, payment bond claims, contract failures, contract terminations or penalties involving this contractor on this contract? What is the status of any pending litigation? What was the final outcome of any completed litigation? What are the dollar amounts of assessed damages or penalties?

Comments:

ADDITIONAL COMMENTS: - (Optional)

EVALUATOR CERTIFICATION:

I certify that, to the best of my knowledge:

- (1) The information contained in this Evaluation represents a true and accurate analysis of the contractor's performance record on this contract;
- (2) The contents of this Evaluation were not in any way the result of any negotiation with the contractor or its representatives; and,
- (3) On the date set forth below, a copy of this Evaluation was sent to the contractor.

Required: Signed by an individual responsible for the oversight of the project:

_____ Signature	_____ Date
_____ Printed Name	_____ Contact Telephone #
_____ Title	_____ Email Address

Required Certifications by Awarding Authority:

Pursuant to M.G.L. c. 149, Sec. 44D(7) and 810 CMR 8.02(4) or 810 CMR 8.09(3), I, the undersigned official from the public agency, hereby certify as follows:

- a) The information contained on this evaluation form represents, to the best of my knowledge, a true and accurate analysis of the contractor's performance record on the contract;
- b) The contents of the evaluation form or the Project Rating were not negotiated with the contractor or its representative for any reason; and,
- c) Pursuant to M.G.L. c. 149, Sec. 44D(7), on the date set forth below, a copy of this evaluation was sent to the contractor.

Awarding Authority:

By:

_____ Signature	_____ Date
_____ Printed Name	_____ Contact Telephone #
_____ Title	_____ Email Address

Flansburgh Architects

Change Order #8 Summary

12/6/2018

Change Proposal Number	Change Value
COR 029 R2 – Add water sub-meter per LEED design review.	\$5,087.90
COR 033 – Provide (1) grill and (2) fire dampers at Mech. Rm. 137.	\$1,296.26
COR 037 – Power for added Chromebook storage unit in Guidance Hall 111.	\$1,115.98
COR 043 – Add photo sensor for lighting controls in Corridor 237.	\$1,087.07
COR 044 R1 – Change classroom door hardware per owner request.	\$9,960.30
Total Change Order Value	\$18,547.51

COR 029 R2 – Add water sub-meter per LEED design review. \$5,087.90

In the LEED design review response, USGBC requested an additional meter on the water supply system. The contract documents required one water meter. This change adds an additional meter to further differentiate the water usage between the overall building and the hot water heating system.

COR 033 – Provide (1) grill and (2) fire dampers at Mech. Rm. 137. \$1,296.26

Mechanical Room 137 requires a one hour fire rating at the walls and ceiling of the room. Two ducts penetrating the wall of this room were not rated. This change adds a grill and two fire dampers to those ducts to maintain the required fire rating.

COR 037 – Power for added Chromebook storage unit in Guidance Hall 111. \$1,115.98

During a recent technology meeting, a Chromebook storage unit was added to Guidance Hall 111. This storage unit requires power which was not originally required in this location. This change adds one electrical outlet.

COR 043 – Add photo sensor for lighting controls in Corridor 237. \$1,087.07

Corridor 237 has a polycarbonate clerestory window up high along the south side of the corridor. This window allows a great deal of natural light to come into the corridor. By adding this sensor, when the natural light is bright enough, the sensor will turn off the lights in this corridor saving energy.

COR 044 R1 – Change classroom door hardware per owner request. \$9,960.30

Trim will be added to the corridor door hardware in each of the classrooms (33 doors) to enable occupants to see whether the door is locked. The passage (non-locking) hardware set at (9) classroom communicating doors will be changed to hardware that locks from both sides of the door. Both of these changes are being made to improve security at the classrooms.

Change Order

PROJECT: New Pebbles Elementary School
 (Name,Address) 70 Trowbridge Road
 Bourne, MA 02532

CHANGE ORDER NUMBER: **8**
 INITIATION DATE: December 6, 2018
 ARCHITECTS PROJECT NO: 1514.00
 CONTRACT FOR: New Construction
 CONTRACT DATE: November 30, 2017

TO (Contractor): Brait Builders Corp.
 57 Rockwood Rd., Suite 3
 Marshfield, MA 02050

You are directed to make the following changes in this Contract:

PCO #	PR #	CCD #	Description	Time (days)	Amount
029 R2	17		Add water sub-meter per LEED review.	0	\$5,087.90
033			Provide (1) grill and (2) fire dampers at Mech. Rm 137.	0	\$1,296.26
037			Power for added chromebook storage unit in Guidance Hall 111.	0	\$1,115.98
043	22		Add photo sensor for lighting controls in Corridor 237.	0	\$1,087.07
044 R1	23		Change classroom door hardware per owner request.	0	\$9,960.30
				Total	\$18,547.51

Not valid until signed by both the Owner and Architect. Signature of the contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time. Reservations of rights for additional time extensions, costs or damages indicated on the attached materials shall be void and superseded by the changes identified on this cover sheet to the Contract Sum and Contract Time for the items included in this Change Order.

The original (Contract Sum) (Guaranteed Maximum Cost) was	\$27,990,000.00
Net change by previously authorized Change Orders	\$208,183.44
The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order Was	\$28,198,183.44
The (Contract Sum) (Guaranteed Maximum Cost) Will be (Increased) by this Change Order	\$18,547.51
The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order Will be	\$28,216,730.95
The Contract Time will be (Unchanged) by	(0) Days
The Date of Substantial Completion as of the date of this Change Order therefore is:	Phase 1 May 20, 2019 Phase 2 August 16, 2019 Phase 3 November 18, 2019

Authorized:

Flansburgh Architects, Inc.

Brait Builders Corp.

Town of Bourne

ARCHITECT

77 North Washington St.
 Boston, MA 02114

CONTRACTOR

57 Rockwood Road
 Suite 3
 Marshfield, MA 02050

OWNER

Town of Bourne
 24 Perry Avenue
 Buzzards Bay, MA 02532

BY _____

BY _____

BY _____

DATE _____

DATE _____

DATE _____



57 Rockwood Road
Marshfield, MA 02050
Ph : 781-837-6400

Change Request

To: Jay Williams
Flansburgh Architects
77 N. Washington Street
Boston, MA 02114-1910
Ph: (617) 367-3970

Number: 29R2
Date: 11/13/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-029R2 PR 17 Water Sub Meter Per LEED

Work performed by subcontractors:

Description	Subcontractor	Price
Plumbing	Harold Bros. Mechanical	\$4,750.61
		Subtotal: \$4,750.61
		Subtotal: \$4,750.61
	OH&P	\$4,750.61 5.00% \$237.53
	GC Bond	\$4,988.14 2.00% \$99.76
		Total: \$5,087.90

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
Brait Builders Corp.

Approved by: _____
Date: _____



57 Rockwood Road
Marshfield, MA 02050
Ph : 781-837-6400

Change Request

To: Jay Williams
Flansburgh Architects
77 N. Washington Street
Boston, MA 02114-1910
Ph: (617) 367-3970

Number: 33
Date: 10/31/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-033 RFI 57 & 62 Fire Damper Mech Rm 137

Work performed by subcontractors:

Description	Subcontractor	Price
HVAC	I&R Mechanical, Inc.	\$1,210.32
		Subtotal: <u>\$1,210.32</u>
		Subtotal: <u>\$1,210.32</u>
	OH&P	\$1,210.32 5.00% \$60.52
	GC Bond	\$1,270.84 2.00% \$25.42
		Total: <u><u>\$1,296.26</u></u>

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
Brait Builders Corp.

Approved by: _____
Date: _____



57 Rockwood Road
Marshfield, MA 02050
Ph : 781-837-6400

Change Request

To: Jay Williams
Flansburgh Architects
77 N. Washington Street
Boston, MA 02114-1910
Ph: (617) 367-3970

Number: 37
Date: 11/7/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-037 ASI #42

Work performed by subcontractors:

Description	Subcontractor	Price
Electrical	Systems Contracting	\$1,042.00
		Subtotal: \$1,042.00
		Subtotal: \$1,042.00
	OH&P	\$1,042.00 5.00% \$52.10
	GC Bond	\$1,094.10 2.00% \$21.88
		Total: \$1,115.98

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
Brait Builders Corp.

Approved by: _____
Date: _____



57 Rockwood Road
Marshfield, MA 02050
Ph : 781-837-6400

Change Request

To: Jay Williams
Flansburgh Architects
77 N. Washington Street
Boston, MA 02114-1910
Ph: (617) 367-3970

Number: 43
Date: 11/19/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-043 PR#22 Added Lighting Control Photo Sensor to Corridor 237

Work performed by subcontractors:

Description	Subcontractor	Price
Electrical	Systems Contracting	\$1,015.00
	Subtotal:	\$1,015.00
	Subtotal:	\$1,015.00
	OH&P	\$1,015.00 5.00% \$50.75
	GC Bond	\$1,065.75 2.00% \$21.32
	Total:	\$1,087.07

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
Brait Builders Corp.

Approved by: _____
Date: _____



57 Rockwood Road
Marshfield, MA 02050
Ph : 781-837-6400

Change Request

To: Jay Williams
Flansburgh Architects
77 N. Washington Street
Boston, MA 02114-1910
Ph: (617) 367-3970

Number: 44R1
Date: 11/30/18
Job: PES-2017 Peebles ES
Phone:

Description: COR-044R1 PR#23 Classroom Door Hardware (Mortise Indicator)

Work performed by subcontractors:

Description	Subcontractor	Price
Install Door Frames & Hardware	Kelley Bros of New England	\$9,300.00
	Subtotal:	\$9,300.00
	Subtotal:	\$9,300.00
	OH&P	\$9,300.00 5.00% \$465.00
	GC Bond	\$9,765.00 2.00% \$195.30
	Total:	\$9,960.30

If you have any questions, please contact me at (781)837-6400.

Submitted by: Robert A Brait
Brait Builders Corp.

Approved by: _____
Date: _____