

## PROJECT MINUTES

Project:	New Peebles Elementary School	Project No.:	15041
Prepared by:	Joel Seeley	Meeting Date:	6/21/18
Re:	School Building Committee Meeting	Meeting No:	58
Location:	Bourne High School Library	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

## Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	James L. Potter	Chairman, School Building Committee	<b>Voting Member</b>
✓	Peter J. Meier	Board of Selectmen	<b>Voting Member</b>
✓	Christopher Hyldburg	School Committee	<b>Voting Member</b>
✓	Natasha Scarpato	Member at Large	<b>Voting Member</b>
✓	Donna Buckley	Member at Large	<b>Voting Member</b>
✓	Richard A. Lavoie	Finance Committee	<b>Voting Member</b>
✓	William Meier	Building Trade Expert	<b>Voting Member</b>
	Erika Fitzpatrick	School Committee	<b>Voting Member</b>
✓	Frederick H. Howe	Member at Large, Vice-Chairman School Building Committee	<b>Voting Member</b>
✓	Steven M. Lamarche	Superintendent of Schools, BPS	<b>Voting Member</b>
✓	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	
	Michael Brait	Brait Builders (BBC) General Contractor	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
58.1	Record	Call to Order, 7:00 PM.
58.2	Record	A motion was made by P. Meier and seconded by F. Howe to approve the 5/17/18 School Building Committee meeting minutes. No discussion, motion passed unanimous, one abstention.
58.3	Record	J. Seeley distributed and reviewed the Budget Tracking Form thru 5/31/18, attached, for the Total Project Budget.
58.4	Record	<p>J. Williams distributed and reviewed Change Order No 3, dated 6/19/18 in the amount of \$13,561.47, Change Order Description Form and Change Order Contingency Summary Form, all attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. F. Howe asked if the credit for the replaced tempered glass is included in COR-10R2? <i>J. Williams indicated yes, the credit is included.</i></li> <li>2. J. Potter asked how many pullboxes are included in COR-12R1? <i>J. Williams indicated two pullboxes are included.</i></li> </ol> <p>After Committee discussion, a motion was made by R. Lavoie and seconded by F. Howe to approve Change Order No. 3, dated 6/19/18 in the amount of \$13,561.47 and recommend signature by T. Guerino. No discussion, motion passed unanimous.</p>
58.5	Record	<p>Warrant No. 31 was reviewed.</p> <p>A motion was made by F. Howe and seconded by P. Meier to approve Warrant No. 31. No discussion, motion passed unanimous.</p>
58.6	J. Seeley	J. Seeley to follow-up with the MSBA on the PFA Bid Amendment.
58.7	Record	J. Williams distributed and reviewed the Bourne Police Department meeting minutes, dated 4/25/18, attached.
58.8	Record	J. Williams distributed and reviewed the FFE Schedule, attached, defining the programming, design, procurement and installation process.
58.9	Record	J. Williams distributed and reviewed the Technology Schedule, attached, defining the programming, design, procurement and installation process.
58.10	Record	J. Seeley distributed and reviewed MSBA Project Advisory 54, dated April 2018, attached, updating MSBA policy on third party grants to allow utility incentive rebates.
58.11	FFE Working Group	<p>B. Beatrice distributed and reviewed FFE Working Group meeting minutes, dated 5/23/18, attached and provided an update on the FFE Working Group status.</p> <p>J. Geist indicated Bourne's participation in the MSBA's consolidated bid initiative is pending based on review and selection of the classroom desks, classroom chairs and cafeteria tables by the FFE Working Group.</p>

Item #	Action	Discussion
		<p>Committee Questions:</p> <ol style="list-style-type: none"> <li>1. S. Lamarche asked about the status of the classroom mock-up? <i>B. Beatrice will follow-up and provide direction at the next Committee meeting.</i></li> </ol>
58.12	Technology Working Group	<p>S. Lamarche indicated the request to pre-purchase technology equipment for two 4<sup>th</sup> grade classes to operate in the existing school and then re-locate to the new school has been submitted to MSBA. J. Seeley indicated MSBA has provided verbal approval of the request.</p>
58.13	Record	<p>B. Beatrice presented the interior finish materials, based on the contractor's submitted manufacturers and products.</p> <p>Committee discussion:</p> <ol style="list-style-type: none"> <li>1. J. Potter asked if the re-purposed wood bench is finished? <i>B. Beatrice indicated yes, the wood will be sanded and sealed for a natural finish.</i></li> <li>2. P. Meier asked what was the rationale for changing the cranberry color accent to a purple color accent? <i>J. Norton explained that the cranberry accent was not compatible with many of the adjacent materials such as the ceiling trim, wainscot and adjacent flooring.</i></li> <li>3. S. Lamarche complimented the Interiors Working Group for developing a cost effective, responsible and aesthetically pleasing solution.</li> </ol> <p>After Committee discussion, a motion was made by P. Meier and seconded by S. Lamarche to approve the interior finish materials as presented. No discussion, motion passed unanimous.</p>
58.14	Record	<p>B. Beatrice presented Options for Additional Classroom Storage Capacity, attached, as follows:</p> <ol style="list-style-type: none"> <li>1. FFE moveable storage units - \$40,000</li> <li>2. Fixed wall cabinets without doors - \$25,158.86</li> <li>3. Fixed wall cabinets with doors - \$30,257.89</li> </ol> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. W. Meier asked if the additional storage is necessary? <i>D. Buckley reviewed why the additional storage capacity is necessary.</i></li> <li>2. J. Geist asked what is the amount of storage currently included in the project? <i>B. Beatrice indicated each classroom will have eight feet of 24" deep base cabinets, a tall storage cabinet and a tall teachers wardrobe cabinet and D. Buckley indicated that four moveable storage units are included in the FFE budget.</i></li> <li>3. J. Potter asked what was the value of the VE item that removed the fixed wall cabinets from the project during the design phase? <i>J. Seeley indicated the VE item was \$57,000.</i></li> </ol>

Item #	Action	Discussion
		<p>4. R. Lavoie indicated that it would be better to have too much storage capacity than not enough.</p> <p>After Committee discussion, a motion was made by S. Lamarche and seconded by R. Lavoie to approve the fixed wall cabinets with doors option for \$30,257.89 and include in the next change order. No discussion, motion passed unanimous.</p>
58.15	Record	<p>J. Williams provided an update on the construction. Steel installation is nearly complete. The two HVAC units in the gymnasium and cafeteria mezzanines will be set Friday. Exterior steel studs and sheathing has commenced and the second floor concrete slab was poured today. Storm, sanitary and water mains are nearing completion around the building.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. S. Lamarche asked if the contractor is anticipating closing the entry drive to the existing school this summer for Phase 2 utility main installation? <i>J. Williams indicated no.</i></li> </ol>
58.16	Record	<p>Old or New Business:</p> <ol style="list-style-type: none"> <li>1. S. Lamarche asked if the Committee can tour the construction site at 5:00pm prior to the next Committee meeting? <i>J. Seeley indicated yes and will coordinate with the contractor.</i></li> <li>2. P. Meier indicated BATV taped their Up Close Part 2 segment at the site after yesterday's construction meeting.</li> <li>3. R. Lavoie asked if the security system is a web-based platform? <i>J. Williams indicated yes.</i></li> </ol>
58.17	Record	<p>Next <b>SBC Meeting: July 19, 2018 at 6:30 pm</b> at Bourne High School. <b>Construction Site Tour at 5:00 pm.</b></p>
58.18	Record	<p>A Motion was made by S. Lamarche and seconded by P. Meier to adjourn the meeting. No discussion, motion passed unanimous.</p>

Attachments: Agenda, Budget Tracking Form, Change Order No 3, Change Order Description Form and Change Order Contingency Summary Form, Bourne Police Department meeting minutes, FFE Schedule, Technology Schedule, MSBA Project Advisory 54, FFE Working Group meeting minutes, Options for Additional Classroom Storage Capacity

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: Bourne High School Library

Project No.: 15041  
 Meeting Date: 6/21/2018  
 Meeting No: 58  
 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 Hyldborg	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
	Kent Kovacs	kkovacs@flansburgh.com	Flansburgh Architects (FAI)
	Jay Williams	jwilliams@flansburgh.com	Flansburgh Architects (FAI)
	Betsy Farrell Garcia	bgarcia@flansburgh.com	Flansburgh Architects (FAI)
	Bill Beatrice	bbeatrice@flansburgh.com	Flansburgh Architects (FAI)
	Robert Brait	rbrait@braitbuilders.com	Brait Builders Corporation (BBC)
	Michael Brait	mbrait@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:	6/21/2018
Meeting Location:	Bourne High School Library	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	59
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Utility Incentive Update
5. Furniture Fixtures & Equipment Collaborative Purchase Update
6. Interior Finish Materials
7. Classroom Storage
8. Construction Update
9. New or Old Business
10. Public Comments
11. Next Meeting: July 19, 2018
12. Adjourn

Symmes Maini & McKee Associates, Inc. (SMMA)  
 Bourne School District  
 Bourne Pebbles Elementary School  
 BUDGET SUMMARY  
 BUDGET TRACKING FORM as of: 5/31/2018

		Original PS&B Budget 11/2/2016	Budget Revisions	Current Budget A	Contract Amount B	Expended C	(B - C) Remaining Contract Amount D	Additional Projected Amount E	(A - B - E) Budget Balance
Propay code #	Name								
<b>Feasibility Study Agreement</b>									
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
<b>Feasibility Study Agreement Subtotal</b>		<b>\$ 750,000.00</b>	<b>\$ -</b>	<b>\$ 750,000.00</b>	<b>\$ 589,700.13</b>	<b>\$ 567,700.13</b>	<b>\$ 22,000.00</b>	<b>\$ -</b>	<b>\$ 160,299.87</b>
<b>Administration</b>									
6	0101-0000 Legal Fees	50,000.00		50,000.00	-	-	-	-	50,000.00
<b>Owner's Project Manager</b>									
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	160,000.00	640,000.00	-	-
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	82.50	1,182.50	(1,100.00)	-	49,917.50
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
<b>Administration Subtotal</b>		<b>\$ 1,294,863.00</b>	<b>\$ -</b>	<b>\$ 1,294,863.00</b>	<b>\$ 1,099,723.54</b>	<b>\$ 403,173.91</b>	<b>\$ 696,549.63</b>	<b>\$ -</b>	<b>\$ 195,139.46</b>
<b>Architecture and Engineering</b>									
<b>Basic Services</b>									
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	182,054.20	691,945.80	-	-
25	0201-0800 > Closeout	132,037.00		132,037.00	132,037.00	-	132,037.00	-	-
26	0201-9900 > Other Basic Services	-		-	-	-	-	-	-
<b>BASIC SERVICES SUBTOTAL</b>		<b>\$ 2,726,037.00</b>	<b>\$ -</b>	<b>\$ 2,726,037.00</b>	<b>\$ 2,726,037.00</b>	<b>\$ 1,902,054.20</b>	<b>\$ 823,982.80</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Reimbursable Services</b>									
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	1,650.00	4,397.00	-	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	4,455.00	16,500.00	-	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
<b>Architectural and Engineering Subtotal</b>		<b>\$ 3,171,037.00</b>	<b>\$ -</b>	<b>\$ 3,171,037.00</b>	<b>\$ 2,772,619.00</b>	<b>\$ 1,927,739.20</b>	<b>\$ 844,879.80</b>	<b>\$ -</b>	<b>\$ 398,418.00</b>

Symmes Maini & McKee Associates, Inc. (SMMA)  
 Bourne School District  
 Bourne Peebles Elementary School  
 BUDGET SUMMARY  
 BUDGET TRACKING FORM as of: 5/31/2018

**CM @ Risk Preconstruction Services**

			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
36	0501-0000	<u>Pre-Construction Services</u>	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0502-0001	<b>Construction Budget</b>	\$ 30,910,366.00	\$ (2,920,366.00)	\$ 27,990,000.00	\$ 28,047,039.62	\$ 5,040,679.21	\$ 23,006,360.41	\$ -	\$ (57,039.62)
89	CSI Code	CSI Description								
89	0502-0100	Division 1 - General Requirements			1,812,505.00	1,812,505.00	824,828.00	987,677.00	-	-
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	1,246,875.00	609,936.10	-	-
89	0502-0400	Division 4 - Masonry			1,826,850.00	1,826,850.00	312,380.19	1,514,469.81	-	-
89	0502-0500	Division 5 - Metals			2,455,284.50	2,455,284.50	985,971.38	1,469,313.12	-	-
89	0502-0600	Division 6 - Wood, Plastics and Composites			456,000.00	456,000.00	-	456,000.00	-	-
89	0502-0700	Division 7 - Thermal & Moisture Protection			2,238,010.00	2,238,010.00	-	2,238,010.00	-	-
89	0502-0800	Division 8 - Openings			1,120,135.50	1,120,135.50	15,833.65	1,104,301.85	-	-
89	0502-0900	Division 9 - Finishes			2,818,590.15	2,818,590.15	11,486.45	2,807,103.70	-	-
89	0502-1000	Division 10 - Specialties			276,640.00	276,640.00	-	276,640.00	-	-
89	0502-1100	Division 11 - Equipment			498,750.00	498,750.00	-	498,750.00	-	-
89	0502-1200	Division 12 - Furnishings			410,400.00	410,400.00	-	410,400.00	-	-
89	0502-1300	Division 13 - Special Construction			-	-	-	-	-	-
89	0502-1400	Division 14 - Conveying Systems			113,050.00	113,050.00	-	113,050.00	-	-
89	0502-2100	Division 21 - Fire Suppression			328,818.75	328,818.75	20,117.20	308,701.55	-	-
89	0502-2200	Division 22 - Plumbing			981,350.00	981,350.00	153,729.00	827,621.00	-	-
89	0502-2300	Division 23 - HVAC			2,730,300.00	2,730,300.00	73,455.89	2,656,844.11	-	-
89	0502-2500	Division 25 - Integrated Automation			-	-	-	-	-	-
89	0502-2600	Division 26 - Electrical			2,475,605.00	2,475,605.00	100,557.50	2,375,047.50	-	-
89	0502-2700	Division 27 - Communications			-	-	-	-	-	-
89	0502-2800	Division 28 - Electronic Safety & Security			-	-	-	-	-	-
89	0502-3100	Division 31 - Earthwork			2,373,404.00	2,373,404.00	768,835.00	1,604,569.00	-	-
89	0502-3200	Division 32 - Exterior Improvements			419,900.00	419,900.00	-	419,900.00	-	-
89	0502-3300	Division 33 - Utilities			761,596.00	761,596.00	264,073.88	497,522.13	-	-
89	0502-9900	Retainage			1,402,216.17	1,402,216.17	252,033.96	1,150,182.21	-	-
89	0508-0000	Change Orders		\$ 54,323.45	51,607.28	51,607.28	10,502.12	43,821.33	-	(2,716.17)
89		<b>Construction Budget Subtotal</b>	\$ 30,910,366.00	\$ (2,866,042.55)	\$ 28,044,323.45	\$ 28,047,039.62	\$ 5,040,679.21	\$ 23,006,360.41	\$ -	\$ (59,755.79)
		<b>Alternates</b>								
90	0506-0000	<u>Ineligible Work (Maint Bldg, Press Box, Concession and Restroom)</u>	-		-	-	-	-	-	-
90	0506-0000	<u>Retainage for Alternates/Ineligible Work</u>			-	-	-	-	-	-
		<b>Alternates Subtotal</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	0600-0000	<b>Miscellaneous Project Costs</b>								
94	0601-0000	<u>Utility Company Fees</u>	84,000.00		84,000.00	-	-	-	-	84,000.00
95	0602-0000	<u>Testing Services</u>	100,000.00		100,000.00	66,000.00	18,570.75	47,429.25	-	34,000.00
96	0603-0000	<u>Swing Space / Modulares</u>	-		-	-	-	-	-	-
97	0699-0000	<u>Other Project Costs (Mailing &amp; Moving)</u>	40,000.00		40,000.00	-	-	-	-	40,000.00
	0600-0000	<b>Miscellaneous Project Costs Subtotal</b>	\$ 224,000.00	\$ -	\$ 224,000.00	\$ 66,000.00	\$ 18,570.75	\$ 47,429.25	\$ -	\$ 158,000.00
	0700-0000	<b>Furnishings and Equipment</b>								
99	0701-0000	<u>Furnishings</u>	690,000.00		690,000.00	-	-	-	-	690,000.00
	0702-0000	<u>Equipment</u>								
101	0703-0000	<u>Computer Equipment</u>	690,000.00		690,000.00	-	-	-	-	690,000.00
		<b>Furnishings and Equipment Subtotal</b>	\$ 1,380,000.00	\$ -	\$ 1,380,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,380,000.00
103	0507-0000	<u>Owner's Construction Contingency</u>	1,545,518.00	2,898,251.99	4,443,769.99	-	-	-	-	4,443,769.99
104	0801-0000	<u>Owners' (soft cost) Contingency</u>	643,257.00		643,257.00	-	-	-	-	643,257.00
		<b>Contingency Subtotal</b>	\$ 2,188,775.00	\$ 2,898,251.99	\$ 5,087,026.99	\$ -	\$ -	\$ -	\$ -	\$ 5,087,026.99
		<b>Total Project Budget</b>	\$ 39,919,041.00	\$ 32,209.44	\$ 39,951,250.44	\$ 32,575,082.29	\$ 7,957,863.20	\$ 24,617,219.09	\$ -	\$ 7,319,128.53



# Flansburgh Architects

## Meeting Notes

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DATE: April 25, 2018

PROJECT: Bourne Public Schools

PROJECT NO: Bourne Peebles School – 1514.00

PRESENT: Chief Dennis Woodside – Bourne Police Dept.  
 Steven Lamarche – Superintendent of Schools  
 Jordan Geist– Director of Business Services  
 Doug Faria – Edvance Technology Design, Inc.  
 Kent Kovacs – Flansburgh Architects  
 Jay Williams – Flansburgh Architects

Topic: Security Systems and Provisions

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A series of discussions took place at Central Office, Wednesday April 25<sup>th</sup> at 10:00 am regarding school building security provisions in the new Peebles Elementary School.

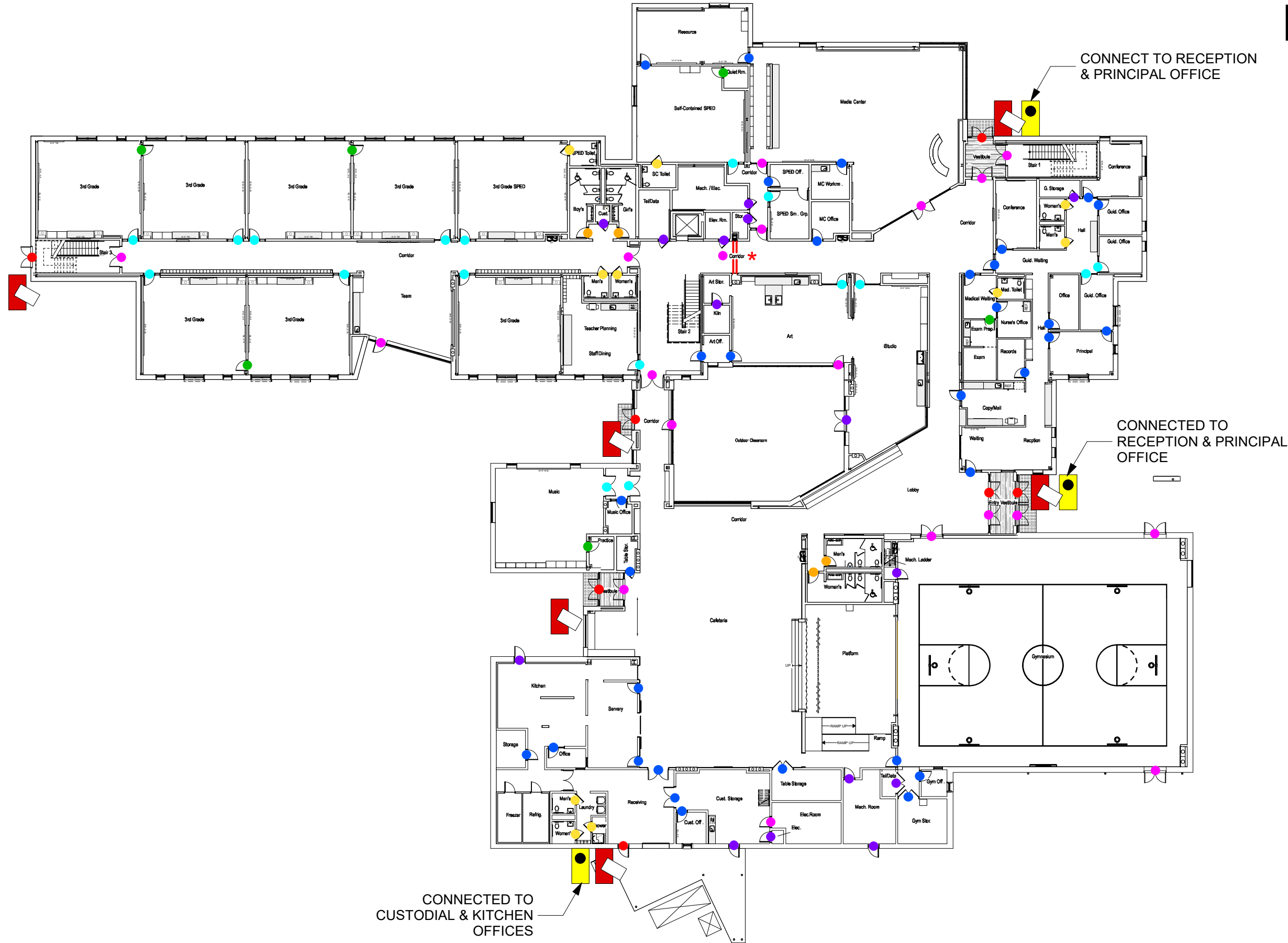
Flansburgh provided an overview of various systems and provided graphic plans illustrating door access functions, intrusion detection, video surveillance, and glass types to be used at window/storefront locations.

Doug Faria, of Edvance Technology Design Inc., expanded on the description of the video surveillance, access control and intrusion detection. Video surveillance system will be IP based. Megapixel exterior cameras will be provided at main entrances and other potentially sensitive areas such as the loading dock. Megapixel interior cameras will be provided in corridors, group gathering spaces and areas open to the public on a regular basis. Chief Woodside asked if the main drive into the site at Trowbridge Road and the High School would have coverage. The design team confirmed cameras will be position for those areas.

Proximity readers will be provided at main entrances, loading dock and group entrances. Intrusion detection equipment such as motion sensors will be provided in all stairwells and first and second floor corridors.

The group reviewed the glass types used throughout the school. The discussion focused on the glass type (1 1/8" Tempered Insulated Glass) used at the following four locations: main entry vestibule, Stair No.1 vestibule adjacent the library, cafeteria vestibule and the glass wall located north of the music room. It was determined by the town that insulated laminated glass should be used in these locations inlieu of tempered glass. Flansburgh will issue a proposal request to determine cost implications of changing the glass type at these locations.

# Locking Diagram First Floor



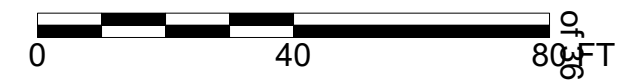
## LOCKING DIAGRAM KEY

- **TYPICAL MAIN ENTRY**  
CARD READER, INTERCOM, AUTO OPERATOR, PANIC HARDWARE
- **EGRESS DOOR**  
PANIC HARDWARE KEYED ON OUTSIDE ONLY. (ALWAYS OPEN IN DIRECTION OF TRAVEL)
- **TYPICAL CLASSROOM**  
KEYED BOTH SIDES
- **TYPICAL OFFICE**  
KEYED OUTSIDE, THUMB TURN INSIDE (CAN BE LOCKED FROM BOTH SIDES)
- **GROUP TOILETS (STUDENTS)**  
KEYED OUTSIDE, THUMB TURN INSIDE (CAN ONLY BE LOCKED WITH KEY FROM OUTSIDE)
- **PASSAGE SET**  
NO LOCK
- **SINGLE TOILETS (STAFF)**  
WITH INDICATOR  
LATCHED FROM INSIDE ONLY (CAN BE UNLOCKED FROM OUTSIDE WITH EMERGENCY KEY)
- **TYPICAL STORAGE**  
KEYED OUTSIDE
- ▭ **CARD READER**
- ▭ **AI PHONE**
- ✱ **ACCORDION DOOR**

CONNECTED TO  
CUSTODIAL & KITCHEN  
OFFICES

CONNECT TO RECEPTION &  
PRINCIPAL OFFICE

CONNECTED TO  
RECEPTION & PRINCIPAL  
OFFICE

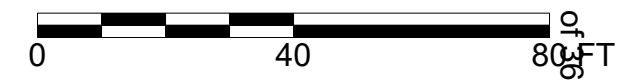


# Locking Diagram Second Floor



## LOCKING DIAGRAM KEY

- **TYPICAL MAIN ENTRY**  
CARD READER, INTERCOM, AUTO OPERATOR, PANIC HARDWARE
- **EGRESS DOOR**  
PANIC HARDWARE KEYPED ON OUTSIDE ONLY. (ALWAYS OPEN IN DIRECTION OF TRAVEL)
- **TYPICAL CLASSROOM**  
KEYED BOTH SIDES
- **TYPICAL OFFICE**  
KEYED OUTSIDE, THUMB TURN INSIDE (CAN BE LOCKED FROM BOTH SIDES)
- **GROUP TOILETS (STUDENTS)**  
KEYED OUTSIDE, THUMB TURN INSIDE (CAN ONLY BE LOCKED WITH KEY FROM OUTSIDE)
- **PASSAGE SET**  
NO LOCK
- **SINGLE TOILETS (STAFF)**  
WITH INDICATOR LATCHED FROM INSIDE ONLY (CAN BE UNLOCKED FROM OUTSIDE WITH EMERGENCY KEY)
- **TYPICAL STORAGE**  
KEYED OUTSIDE
- ▭ **CARD READER**
- **AI PHONE**
- ✱ **ACCORDION DOOR**



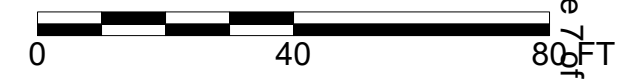
# Glazing Diagram First Floor



## GLAZING DIAGRAM KEY

- █ **EXTERIOR: ENTRY / COMMUNITY SPACES**  
1 1/8" TEMPERED INSULATED GLASS  
(WINDOWS, CURTAINWALL, & STOREFRONT)
- █ **EXTERIOR: CLASSROOM / OFFICES**  
1 1/8" TEMPERED INSULATED GLASS (WINDOWS, CURTAINWALL, & STOREFRONT)
- █ **INTERIOR GLASS:**  
1/4" TEMPERED  
(DOORS, SIDE LIGHTS, TRANSOMS, & VIEW WINDOWS)
- █ **INTERIOR GLASS:**  
3/8" LAMINATED BULLET RESISTANT GLASS

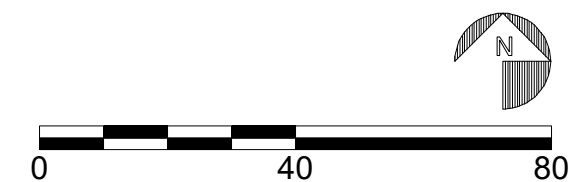
3/8 LAMINATED BULLET RESISTANT GLASS



# Glazing Diagram Second Floor

## GLAZING DIAGRAM KEY

- █ **EXTERIOR:**  
**ENTRY / COMMUNITY SPACES**  
1 1/8" TEMPERED INSULATED GLASS  
(WINDOWS, CURTAINWALL, & STOREFRONT)
- █ **EXTERIOR:**  
**CLASSROOM / OFFICES**  
1 1/8" TEMPERED INSULATED GLASS (WINDOWS, CURTAINWALL, & STOREFRONT)
- █ **INTERIOR GLASS:**  
1/4" TEMPERED  
(DOORS, SIDE LIGHTS, TRANSOMS, & VIEW WINDOWS)
- █ **INTERIOR GLASS:**  
3/8" LAMINATED BULLET RESISTANT GLASS





# Security Diagram First Floor

## SECURITY DIAGRAM KEY

▶ VIDEO SURVEILLANCE

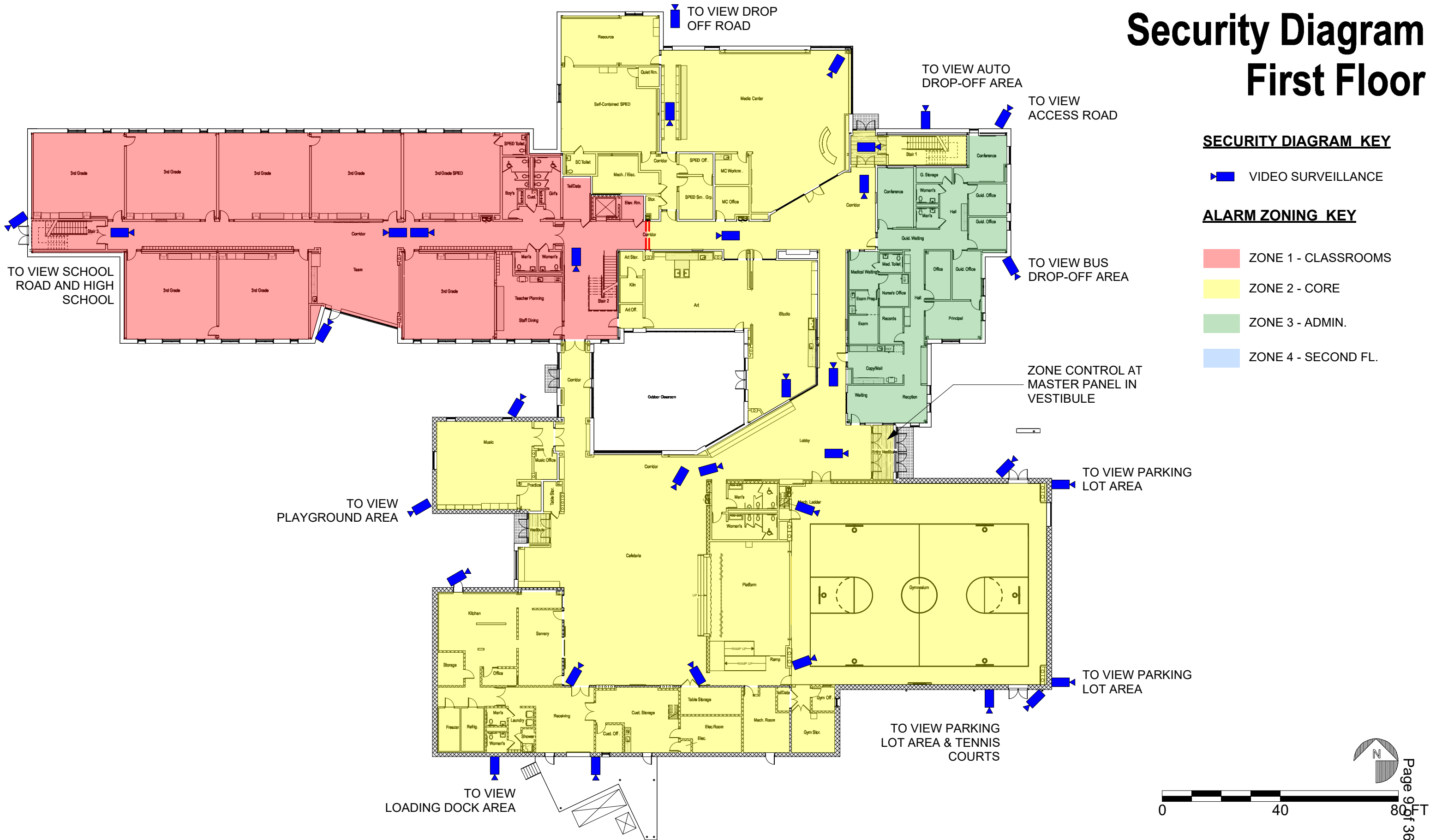
## ALARM ZONING KEY

■ ZONE 1 - CLASSROOMS

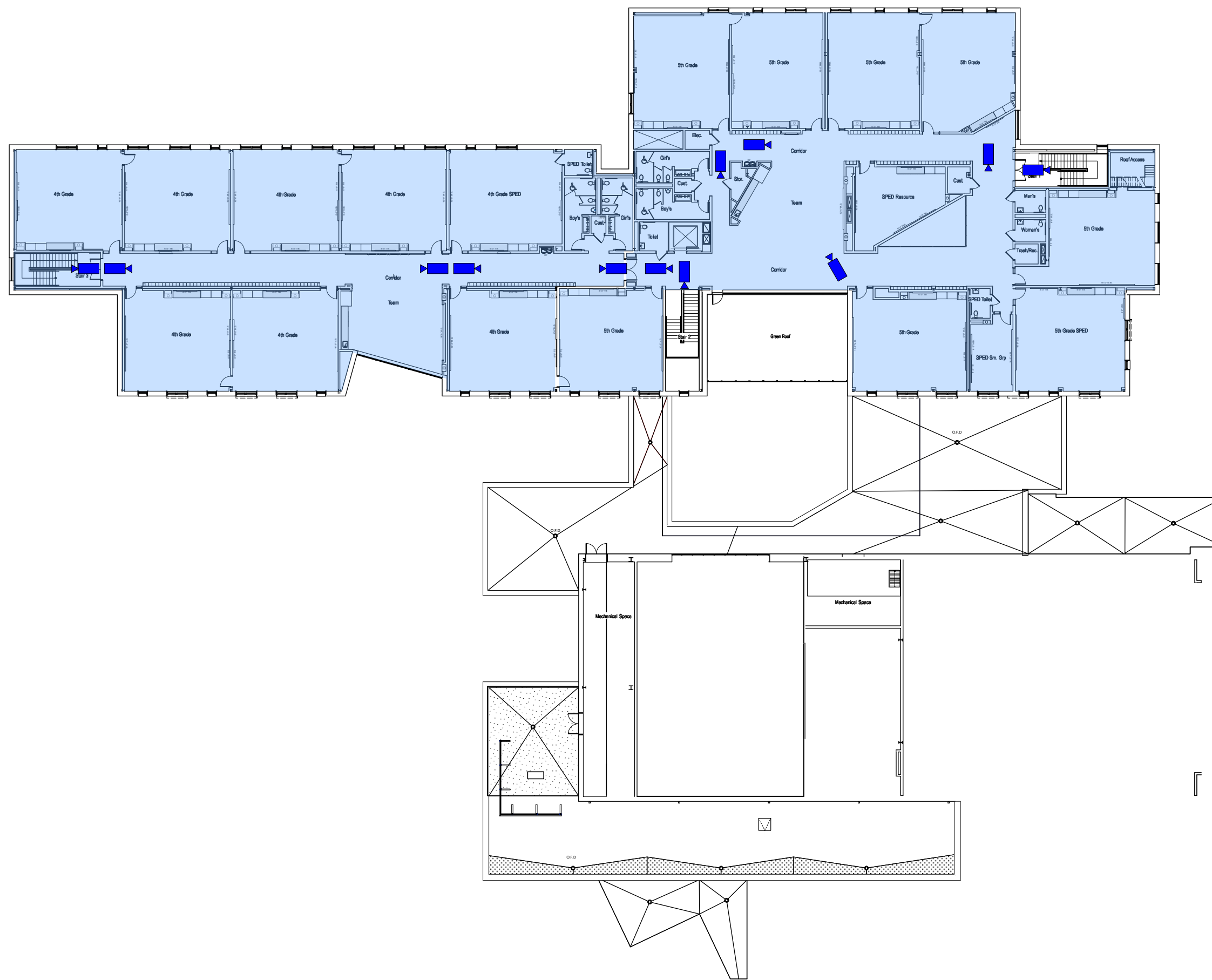
■ ZONE 2 - CORE

■ ZONE 3 - ADMIN.


■ ZONE 4 - SECOND FL.







# Security Diagram Second Floor

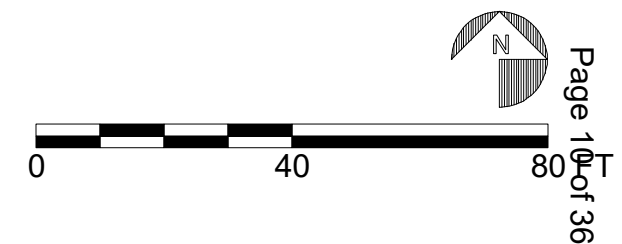


## SECURITY DIAGRAM KEY

 VIDEO SURVEILLANCE

## ALARM ZONING KEY

-  ZONE 1 - CLASSROOMS
-  ZONE 2 - CORE
-  ZONE 3 - ADMIN.
-  ZONE 4 - SECOND FL.





# Tavares Design Associates, Inc.

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Equipment Consultants • Facilities Planners

Meeting Date: 5/17/18, 2:00PM

Location: Estabrook Elem School, Lexington, MA  
Field Elem. School, Weston, MA

Subject: FF&E School Visit

Notes:

## **Estabrook Elementary School**

- Media center.
  - Did not like the wood chairs in media center
  - Would prefer mobile shelving instead of fixed shelving.
- General Classroom
  - Liked the student chair (Alumni)
  - Liked the added shelving at the exterior wall.
- General Spaces
  - Liked breakout areas
  - Liked mobile tables
- Art rooms
  - Liked the large size of tables
- Conference Room
  - Liked conference chairs.

## **Field Elementary School**

- Classrooms
  - Liked added storage, deep and shallow
  - Did not like flip top student desks
  - Did not like wood student chairs, preferred plastic
- Media Center
  - No bean bags
  - Liked the different height mobile shelving
  - Liked the end shelving
- Conference Room
  - Liked conference chairs but are very high end and not needed.



# Tavares Design Associates, Inc.

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Equipment Consultants • Facilities Planners

Meeting Date: 5/21/18, 2:30PM

Location: Holbrook Pre K-12

Subject: FF&E School Visit

Notes:

- Group walked the Elementary side of the school.
- Media center.
  - Liked the student worktables on casters.
  - Liked the mobile shelving
- General Classroom
  - Liked the student Chair (VS)
  - Like the student desk but would prefer a solid plastic book box, not the wire box.
  - Likes the mobile teacher desk with attached storage.
  - Liked the mobile shelving
- Special Education Spaces
  - Liked breakout areas
  - Would prefer a Kidney table over the horseshoe at Holbrook
- Art rooms
  - Want art table to be mobile
  - Kiln will be built into the project, not an FF&E item.
- Administration Space
  - Liked conference table but with added power with USB.
  - Liked the sit stand desks in office spaces.

# Flansburgh Architects

## Meeting Notes

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DATE: May 23, 2018

PROJECT: Bourne Public Schools

PROJECT NO: Bourne Peebles School – 1514.00

PRESENT: Jane Norton – Principal Peebles Elementary Schools  
 Kathy Anderson – SBC Member  
 Donna Buckley – SBC Member / 4<sup>th</sup> grade teacher  
 Natasha Scarpato – SBC Member  
 Meg Girouard – SBC Member  
 Kent Kovacs – Flansburgh Architects  
 Rob Fogarty – Tavares Design Associates

DISTRIBUTION: FFE Working Group

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A series of tours took place with the FFE Working Group on Thursday, May 17<sup>th</sup> and Monday, May 21<sup>th</sup> regarding furniture selection for the new Peebles Elementary School. The following are responses to questions made by the group. FFE meeting minutes generated by Tavares Associates will be sent separately.

- 1) Will there be a smart board on the stage?  
 Response: There is power and one data jack that will need to be relocated (not currently installed). There are various options for the smart board that can be discussed at a future Technology Working Group meeting.
- 2) Is the wainscoting in the Peebles corridor the same height as Holbrook?  
 Response: Yes. The height can be raised if desired. A PR can be issued to understand cost implications.
- 3) Will the office and teacher's work room refrigerators be full height?  
 Response: The refrigerator in the main office area is full height. The refrigerator in the teacher's work room is counter height. A full height unit can be accommodated in the teacher's work room if desired. A PR can be issued to understand cost implications.
- 4) Can floor carpet tile located in the hallway and reception of the administration / guidance area be replaced with the "wood-like" luxury vinyl tile?  
 Response: Yes. A PR would need to be issued to understand cost implications.
- 5) Does the classroom area on the west side of the library have a section of "wood-like" luxury vinyl tile floor?  
 Response: Yes, as discussed at the Interiors Working Group meeting on September 14, 2017.



## Flansburgh Architects

6) Will the of the classroom furniture have the appropriate glides related to a VCT flooring surface?

Response: Yes, Tavares Associates will coordinate the proper furniture glides for a VCT floor.

7) Can flower/ vegetable garden containers for the roof garden and outdoor classrooms locations be purchased through FFE?

Response: Yes, Tavares Associates will discuss this item with the FFE Working Group

8) The Estabrook School located a Chromebook charging station on a shelf within an unventilated wardrobe unit. Where are the classroom charging station located in the Peebles School design?

Response: A 12 unit charging station is located adjacent to the classroom entry and wall mounted. Power and wood blocking has been coordinated in the drawings. Refer to attached sample product cut sheet.

10) Can the light fixtures serving the team room within each academic neighborhood be on a separate switch and dimmer?

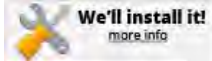
Response: Yes, this is accommodated in the current design.



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LUXOR

### Luxor LLTMW12-G Luxor Wall and Desk Charging Box

~~\$324.00~~ \$176.25

(You save \$147.75)

SKU:

LLTMW12-G

Shipping:

Calculated at checkout

Quantity:

1

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#### Product Description

**Bourne Elementary School**  
**Bourne, Massachusetts**  
 FF&E Schedule

Updated - 5/21/18

March 29, 2018 3:30pm	FF&E Meeting  Discuss process and milestones. Present schedule. Handout Room list, Equipment fill-in the blank Review deadlines
4/23/2018 - 3:30PM	Room by Room Review - W/ Plans
May 8, 2018	Art/Music/Gym/Library FF&E Meeting
May 17, 2018	School Visits - Estabrook Elem and Field Elem.
May 21, 2018	Holbrook School Visit
May 24, 2018 - 3:30PM	Finish Room by Room - w/Plans
May 31, 2018 - 2pm	Individual meetings, Secretary, Art, Music, Library
Mid June 2018	Furniture Selections - Cut Sheets/Samples
August 1, 2018	Confirm Room by Room Changes
September 1, 2018	Revised Final Room List for sign off Present Equipment Lists Present Budget Estimate
September 1, 2018	MSBA Samples brought in for review
October 1, 2018	Receive final sign off and go ahead to prepare bid documents Room List Sign Off Equipment List Sign Off Budget Estimate Sign Off
November 1, 2018	Tavares Design Associates Bid Document Preparation
Early December	Release Furniture (Group I) and Equipment (Group II) Bid Packages. Two week bid period OR request State Contract/MHEC quotes
January 1, 2019	Receive Furniture (Group I) and Equipment (Group II) Bids OR request State Contract/MHEC quotes
Mid January 2019	Review Furniture Samples Evaluation of bids Execute Purchase Orders or Agreements
February 1, 2019	Furniture color selections
May 20, 2019	Building completed/Punch list noted/Elevator working All areas ready and complete, including flooring.
May 20, 2019	FF&E Furniture/Equipment Delivery

Peebles Elementary School  
Technology Deployment Schedule

Updated  
May 21, 2018

Technology Planning and Procurement Schedule:

<i>June 2018</i>	<i>Review project, procurement process and schedule with IT Working Group</i>
<i>July 2018</i>	<i>Develop equipment categories and standards</i>
<i>August 2018</i>	<i>Distribute tech equipment spreadsheet for Owner input</i>
<i>September 2018</i>	<i>Finalize equipment spreadsheet, quantities and budget</i>
	<i>Develop equipment specifications</i>
<i>October 2018</i>	<i>Finalize equipment specifications</i>
<i>November 2018</i>	<i>Owner Signoff of equipment list, scope and quantities</i>
<i>December 2018</i>	<i>Distribute Requests for Proposals or request state contract/MHEC quotes</i>
<i>January 2019</i>	<i>Evaluation of quotes/proposals</i>
<i>February 2019</i>	<i>Vendor selection and purchase orders</i>
<i>March 2019</i>	<i>Vendor equipment ordering, Staging</i>
<i>May 1 2019</i>	<i>Building completed/Cabling tested and labeled/Elevator working</i> <i>All areas ready and complete, including flooring.</i>
	<i>Commence Technology Equipment Delivery and Installation (Pending building readiness and furniture installation).</i>



## Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

### Project Advisory 54, April 2018

#### Update to the MSBA's Third Party Funding Policy, Replaces Project Advisory 16 from November 2011

The purpose of this Advisory is to summarize the MSBA's policy on third party funding. This policy applies to all new capital pipeline program projects and is based, in part, on a recommendation from the State Auditor regarding sources of project income in its report dated August 23, 2004. This update changes the treatment of Clean Energy Incentive rebates, funded in whole or in part, by monies that were directly or indirectly paid by Massachusetts' customers to providers and will impact projects that submit their final ProPay reimbursement request on or after July 1, 2018.

Third party funding includes insurance settlements, rebates, grants from other public entities or other parties, private donations, and other sources of project income. Per MSBA policy, third party funding is an ineligible cost.

Types of Third Party Funding	Ineligible	Eligible
Insurance settlements	x	
Rebates	x	
Grants from public entities or other parties	x	
Private donations	x	
Other	x	

As a result, both the MSBA and the District share in the savings that may result from third party funding. Subject to the one (1) Exception listed below, the third party funding reduces the MSBA's and District's share of the Project proportionally as illustrated in the first two columns of the following example:

#### Third Party Funding Example

	No Third Party Funding	Impact of Third Party Funding	Impact of Third Party Funding of \$250,000 and a \$50,000 Clean Energy Incentive Rebate
Total Project Costs	\$1,000,000	\$1,000,000	\$1,000,000
Third Party Funding	(\$0)	(\$300,000)	(\$250,000) <sup>1</sup>
Eligible Project Costs <sup>2</sup>	\$1,000,000	\$700,000	\$750,000
Grant Rate	50%	50%	50%
MSBA Final Total Facilities Grant <sup>3</sup>	\$500,000	\$350,000	\$375,000
District's Share of the Project	\$500,000	\$350,000	\$375,000

<https://www.masssave.com/en/saving/business-rebates> (<https://www.masssave.com/en/saving/business-rebates/>)

Districts are required to disclose all sources of funding, including utility rebates and third party funding, in the MSBA Sources and Uses Form, which is required as part of the close-out audit. If a utility rebate exceeded the amount of the District's Share of the Project, the incremental portion would be considered third party funding, and would be deemed ineligible. Districts must submit a pre-approval letter from the utility regarding the rebate along with a copy of the check from the utility company to the District.

<sup>1</sup> A Clean Energy Incentive Rebate will not constitute Third Party Funding if the Rebate was funded, in whole or in part, by monies that were directly or indirectly paid by Massachusetts' customers to providers.

<sup>2</sup> There are no scope exclusions or other ineligible costs in these examples.

<sup>3</sup> Note that the third party funding reduces both the MSBA's and District's share of the Project proportionally.





## Tavares Design Associates, Inc.

Equipment Consultants • Facilities Planners

June 15, 2018

Mr. James Williams, AIA  
Flansburgh Associates, Inc.  
77 North Washington Street  
Boston, MA 02114

Project: Bourne Elementary School  
Bourne, MA

Dear Jay:

Below is the estimated cost to add two (2) Mobile Shelving Units in lieu of two (2) Wall Cabinets mounted over the built-in casework. Based on two (2) units per room, there would be a need for fifty (50) Mobile Shelving Units.

One (1) Shelving Unit (VS cut sheet):	\$800.00
Total Cost for Fifty (50) Units:	\$40,000.00

If you have any questions, please free to contact this office. Thank you.

Sincerely,

TAVARES DESIGN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Robert T. Fogarty", written over a horizontal line.

Robert T. Fogarty

RTF/hp  
Enclosures





**PRODUCT INFORMATION** Shift-p-LRegal TY\_US - 12.04.2018 - www.vs-furniture.com

### Shift+ Transfer Mobile shelving elements.



Structure of glued linear and curved (60°) bodies on a steel cross-member with 4 or 5 (60°) technical castors, 2 of which are lockable. Optional with 5 adjustable feet.

Body made of melamine-resin-coated LIGNOpal chipboards with glued-on plastic edge. With glued center walls for partitioning the bodies. With rows of holes (1/8") for adjustable shelf inserts and a perforated-plate or LIGNOpal back panel. Depending on the model with plastic boxes on guide rails.

Function: With magnets (optional) on the outer sides for docking further cabinet elements. Curved Landscape seating and cabinet elements can be combined linearly and, thanks to the matched inner and outer radii, back to back to create circular and serpentine seating/cabinet landscapes.

Push-handles (optional) made of steel on the top of the body.

The following material groups are available to choose from: Body made of LIGNOpal: L4; Perforated-plate: M1.

								
<b>Shift+ Transfer</b>	h Body (h Total) = 37 (38 1/8)	45292	45304	45306	45317	45300	45302	
	h Body (h Total) = 43 3/8 (45 1/2)	45293	45305	45307	45318	45301	45303	
	w Body (w Total)	60 3/8		64 1/4		41 3/8 (43)		
	d Body (d Total)	16 3/8 (22 1/2)		20 7/8 (26 1/2)		16 3/8 (17 3/8)		20 7/8 (21 1/4)
		60°						
Number of insertable shelves	4		8		4		8	
Shelves	one side		two sides		one side		two sides	



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:** 7  
**Date:** 4/9/18  
**Job:** PES-2017 Peebles ES  
**Phone:**

**Description:** COR #007 PR #06 Additional Wall Cabinets

Reason: Design Change  
 Initiated by: Flansburgh Architects  
 Source: PR # 6

We are pleased to offer the following specifications and pricing to make the following changes:  
 Cost associated with the F&I of additional wall cabinets per PR #06.  
 Reduce the 6' wide tackboards shown on the architectural drawings above the base cabinets in these locations to 4' wide tackboards and relocate to another wall in the same room adjacent to the 16' markerboards

Work performed by subcontractors:

Description	Subcontractor	Price
Casework	Nor'easter Installations Inc.	\$24,521.00
Wood Fiber Acoustic Panels	New England Interior Spec.	\$-1,030.00
	<b>Subtotal:</b>	\$23,491.00
	<b>Subtotal:</b>	<b>\$23,491.00</b>
	OH&P	\$23,491.00 5.00% \$1,174.55
	GC Bond	\$24,665.55 2.00% \$493.31
	<b>Total:</b>	<b>\$25,158.86</b>

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

Submitted by: Robert A Brait  
 Brait Builders Corp.

Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_

# Nor'easter Installations, Inc.

39 Wedgewood Dr. Suite L  
 Jewett City, CT 06351  
 860-376-0555 ph  
 860-376-0544 fax

## Additional Work Proposal

To: Brait Builders

Project: Peebles E.S.

RFC #	Date	Value	Description
AWP-002-PES	April 25, 2018		Supply and install 50 wall cabinets Per PR#6 without doors
		\$15,310.00	Material 50 Wall cabinets
		\$ 1,531.00	Mark up 10%
		\$ 6,966.00	Installation
		\$23,807.00	Total
		\$ 714.00	Bond Cost- 3%
		\$24,521.00	Total Cost with Bond

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. Tax is not included in price.

Upon approval the sum of \$ 24,521.00 will be added to the contract price.

Payment to be due upon receipt for Time and Material work.

Please note, work described shall not be scheduled or performed without prior written authorization.

Authorized Signature: William Clark Date: \_\_\_\_\_  
 (Nor'easter Installations, Inc.)

AA/EOE

# Nor'easter Installations, Inc.

39 Wedgewood Dr. Suite L  
Jewett City, CT 06351  
860-376-0555 ph  
860-376-0544 fax

## Additional Work Proposal

To: Brait Builders

Project: Peebles E.S.

---

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

AA/EOE



# Quote



## New England Interior Specialties, Inc.

124 Main Street  
 Norfolk MA 02056  
 Tel (508) 528-8087  
 Fax (508) 528-3431

Date	Quote #
5/16/2018	10007471

Submitted To
Brait Builders Corporation 57 Rockwood Road, Suite 3 Marshfield MA 02050 United States

Expires	Proposed Project
5/16/2018	PEEBLES ELEM PR #06

Quote Details	Amount
PR#06 CREDIT TO CHANGE (24) 4' X 6' TACKBOARDS TO (24) 4' X 4' TACKBOARDS.	1,030.00

If you require additional information, please contact Gary Powers	Total	\$1,030.00
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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.:	6
OWNER:	Town of Bourne		Provide wall storage cabinets per Owner request.
TO: (Contractor)	Brait Builders Corp. 57 Rockwood Rd., Suite 3 Marshfield, MA 02050	DATE OF ISSUANCE:	4/9/18
	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: 05a/A7.01, 05d/A7.01 & EQ-3

Provide additional wall storage cabinets per request of the Owner per the attached sketches.

Reduce the 6' wide tackboards shown on the architectural drawings above the base cabinets in these locations to 4' wide tackboards and relocate to another wall in the same room adjacent to the 16' markerboards.

Attachments / Comments:

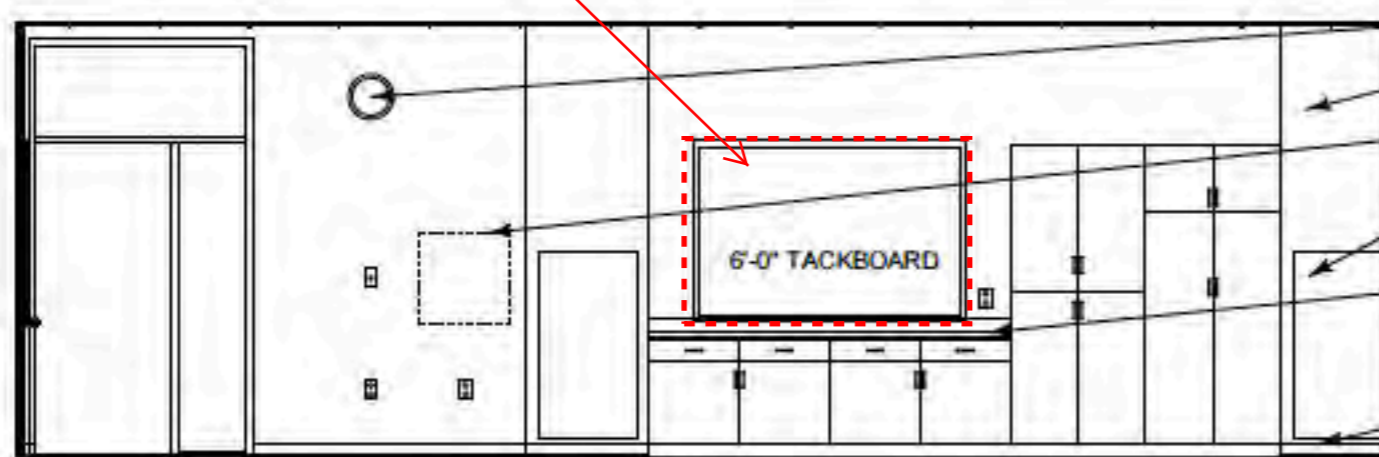
Sketch PR #6.1 - 6.3 dated 4/9/18.

ARCHITECT: Flansburgh Associates, Inc.

BY:

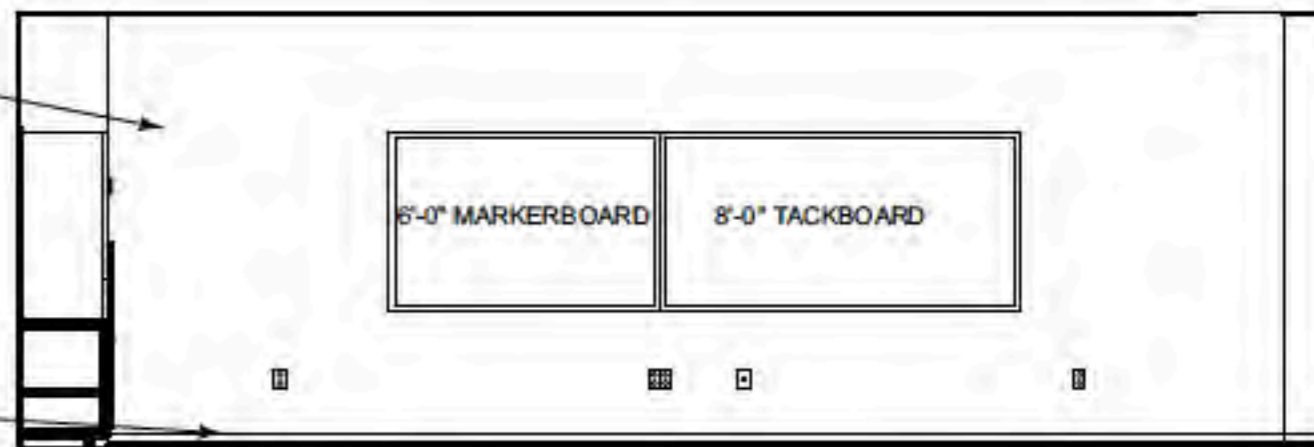
Jay Williams

Delete for wall cabinet

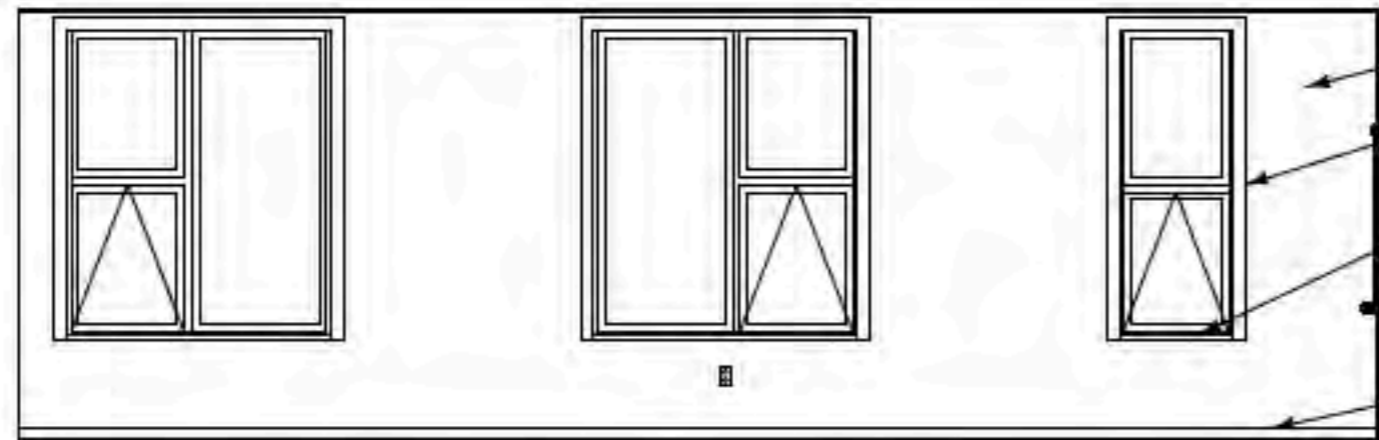


Typical Classroom Casework Wall Elevation 05a

- (275000) CLOCK
- (092900) GYPSUM BOARD (PAINTED)
- (061000) 2' X 2' PLYWOOD BLOCKING FOR CHARGING STATION (TYP.)
- (230001) HVAC DIFFUSER GRILLE
- (123623.13) PLASTIC-LAMINATE-CLAD COUNTERTOP
- CASEWORK - SEE EQ SERIES FOR DETAILS
- (096513) RESILIENT BASE

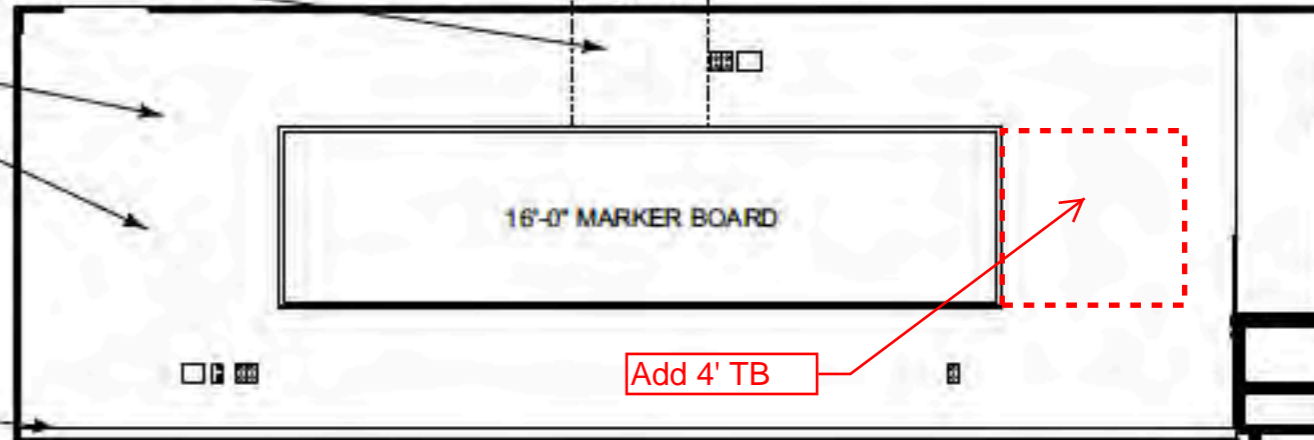


Typical Classroom Back Wall Elevation 05b



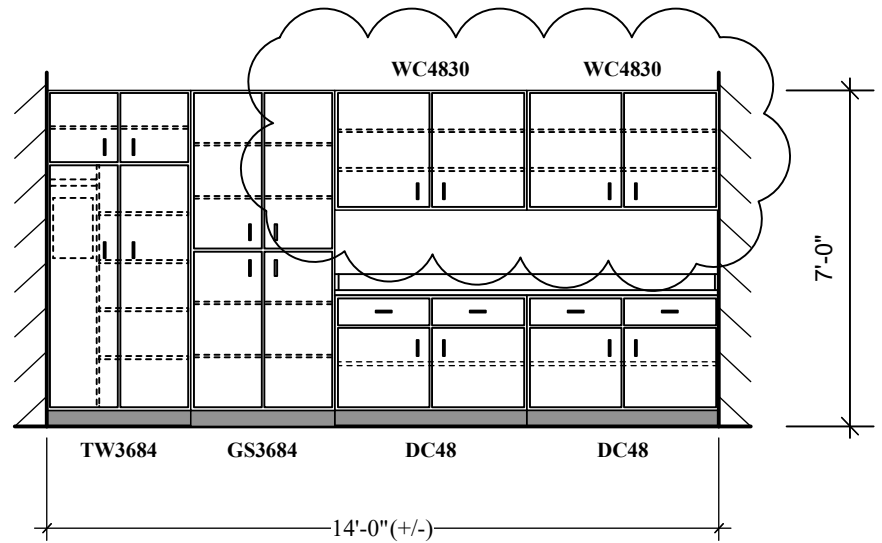
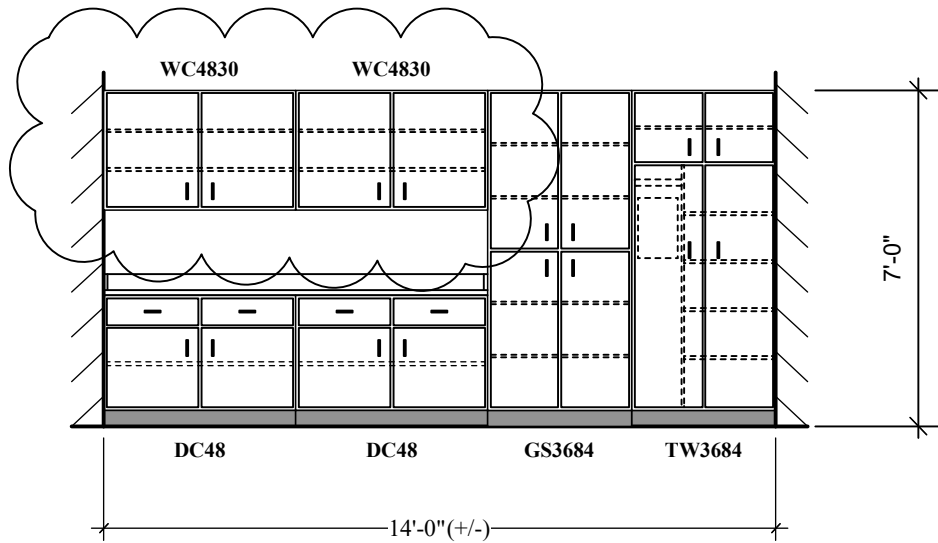
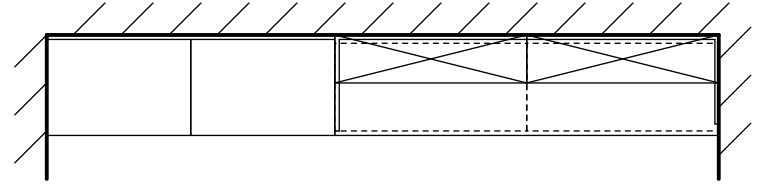
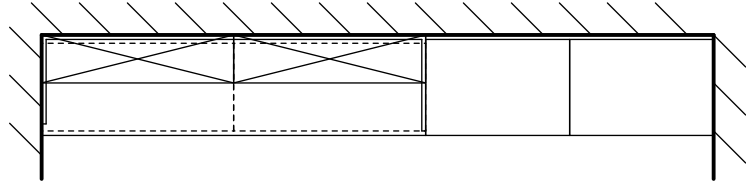
Typical Classroom Window Wall Elevation 05c

- (061000) 3' X 3' PLYWOOD BLOCKING FOR PROJECTOR COORD. EXACT LOCATIONS (TYP.)
- (092900) GYPSUM BOARD (PAINTED)
- (064000) 1 x 4 PAINTED POPLAR TRIM (TYP.)
- (123661.13) SOLID SURFACE SILL (TYP.)
- (096513) RESILIENT BASE



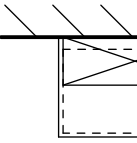
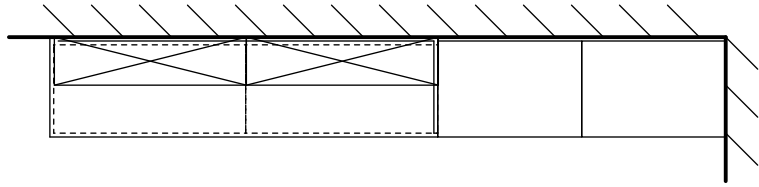
Typical Classroom Teaching Wall Elevation 05d

NOTE:  
ALL CLASSROOMS TO HAVE  
OPERABLE ROLLER SHADES

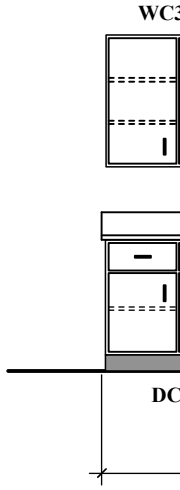
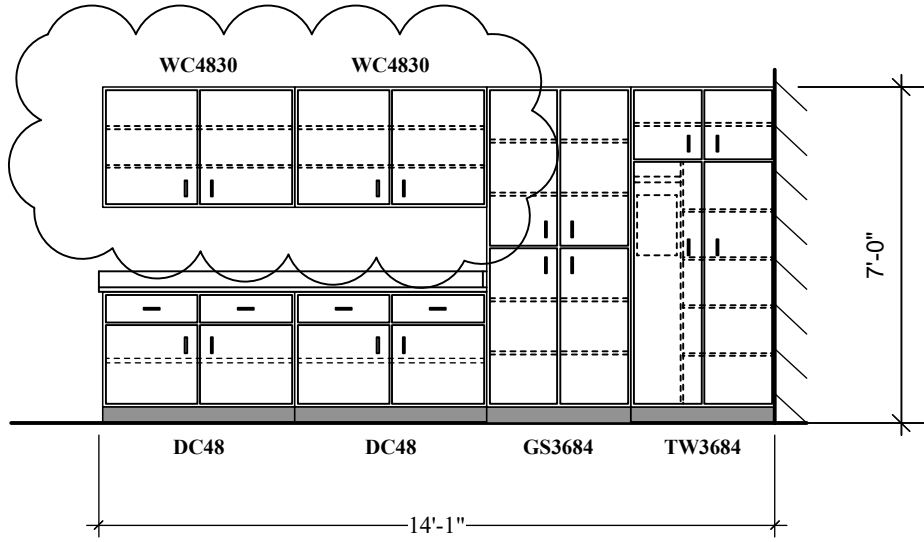


3
01
MC
01
 FULL-HEIGHT, & COUNTER ASSEMBLY  
 FOURTEEN (14) REQUIRED

3
02
MC
02
 FULL-HEIGHT, & COUNTER ASSEMBLY  
 TEN (10) REQUIRED



7'-0"



3  
03 MC 03 FULL-HEIGHT, & COUNTER ASSEMBLY  
ONE (1) REQUIRED

3  
04 MC 04

Page 29 of 36

Sketch PR #6.3  
4/9/18  
Ref. Sht. EQ-3



**Change Request**

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

**Number:** 13  
**Date:** 5/30/18  
**Job:** PES-2017 Peebles ES  
**Phone:**

**Description:** COR #007A PR #06 Additional Wall Cabinets with Doors

Reason: Proposal Request  
 Initiated by: Flansburgh Architects  
 Source: PR # 6

Cost associated with the F&I of additional wall cabinets with doors per PR #06.  
 Reduce the 6' wide tackboards shown on the architectural drawings above the base cabinets in these locations to 4' wide tackboards and relocate to another wall in the same room adjacent to the 16' markerboards

Work performed by subcontractors:

Description	Subcontractor	Price
Casework	Nor'easter Installations Inc.	\$29,282.00
Wood Fiber Acoustic Panels		\$-1,030.00
	<b>Subtotal:</b>	<b>\$28,252.00</b>
	<b>Subtotal:</b>	<b>\$28,252.00</b>
	OH&P	\$28,252.00 5.00% \$1,412.60
	GC Bond	\$29,664.60 2.00% \$593.29
	<b>Total:</b>	<b>\$30,257.89</b>

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

Submitted by: Robert A Brait  
 Brait Builders Corp.

Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_



# Nor'easter Installations, Inc.

39 Wedgewood Dr. Suite L  
 Jewett City, CT 06351  
 860-376-0555 ph  
 860-376-0544 fax

## Additional Work Proposal

To: Brait Builders

Project: Peebles E.S.

RFC #	Date	Value	Description
AWP-001-PES	April 16, 2018		Supply and install 50 wall cabinets Per PR#6
		\$19,050.00	Material 50 Wall cabinets
		\$ 1,905.00	Mark up 10%
		\$ 7,474.00	Installation
		\$28,429.00	Total
		\$ 853.00	Bond Cost- 3%
		\$29,282.00	Total Cost with Bond

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. Tax is not included in price.

Upon approval the sum of \$ 29,282.00 will be added to the contract price.

Payment to be due upon receipt for Time and Material work.

Please note, work described shall not be scheduled or performed without prior written authorization.

Authorized Signature: William Clark Date: \_\_\_\_\_  
 (Nor'easter Installations, Inc.)

AA/EOE

# Nor'easter Installations, Inc.

39 Wedgewood Dr. Suite L  
Jewett City, CT 06351  
860-376-0555 ph  
860-376-0544 fax

## Additional Work Proposal

To: Brait Builders

Project: Peebles E.S.

---

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

AA/EOE

# Quote



## New England Interior Specialties, Inc.

124 Main Street  
 Norfolk MA 02056  
 Tel (508) 528-8087  
 Fax (508) 528-3431

Date	Quote #
5/16/2018	10007471

Submitted To
Brait Builders Corporation 57 Rockwood Road, Suite 3 Marshfield MA 02050 United States

Expires	Proposed Project
5/16/2018	PEEBLES ELEM PR #06

Quote Details	Amount
PR#06 CREDIT TO CHANGE (24) 4' X 6' TACKBOARDS TO (24) 4' X 4' TACKBOARDS.	1,030.00

If you require additional information, please contact Gary Powers	Total	\$1,030.00
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# Massachusetts School Building Authority

Deborah B. Goldberg  
Chairman, State Treasurer

James A. MacDonald  
Chief Executive Officer

John K. McCarthy  
Executive Director / Deputy CEO

May 24, 2018

Mr. Thomas M. Guerino, Town Administrator  
Town of Bourne  
Bourne Town Hall  
24 Perry Avenue, Room 101  
Buzzards Bay, MA 02532

Re: Town of Bourne, James F. Peebles Elementary School, Construction Change Order 1

Dear Mr. Guerino:

The Massachusetts School Building Authority (the “MSBA”) has reviewed Construction Change Order 1 for the James F. Peebles Elementary School Project in the Town of Bourne (the “District”). The MSBA review determines which changes, if any, are eligible for MSBA funding. In general, changes in scope beyond the Project Scope specified in the Project Funding Agreement, changes mandated by third parties, and changes for items that are excluded from MSBA funding are not eligible for reimbursement. For a detailed explanation of the MSBA’s Construction Change Order eligibility determinations as well as other policies, please refer to the Change Order Allowance Funding Policy included in Project Advisory 22 and the Change Order Manual included in Project Advisory 29.

The MSBA’s findings of Construction Change Order 1 are summarized in the table below, which is excerpted from the full summary table that appears in the attached Construction Change Order Log:

Revised Total Construction Contingency Budget ( <i>Line 2 + Line 3</i> )	\$1,545,518
Ineligible Construction Contingency Budget (If Any, Including Approved BRR's)	\$1,236,414
Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) ( <i>Line 10 - Line 11</i> )	\$309,104
Total Construction Change Order 1	\$22,114
Total Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$0
Amount Remaining of Revised Total Construction Contingency Budget (Negative amount indicates insufficient Construction Contingency Budget. BRR required.) ( <i>Line 10 - Line 13</i> )	\$1,523,404
Amount Remaining of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Negative amount indicates grant basis has been exceeded) ( <i>Line 12 - Line 14</i> )	\$309,104

Page 2  
 May 24, 2018  
 Bourne Construction Change Order

Maximum Potentially Eligible Construction Contingency less Total Construction Change Orders (Applies to projects not subject to Project Advisory 22. Once amount is negative, all subsequent debit change requests will not be eligible.) (Line 12 - Line 13)	\$286,990
Total Credit Change Order Amount Reducing GMP Contingency	\$0

Please note that any District request for reconsideration of the above findings must be submitted to the MSBA on District letterhead within forty-five (45) days of receipt of this letter. Reconsideration of MSBA Construction Change Order determinations is final. In addition to this review, the supporting documentation submitted with reimbursement requests related to Construction Change Orders is subject to audit for specific compliance with MSBA policies and procedures.

Please also note that this Project is subject to the MSBA Change Order Funding Allowance Policy as outlined in Project Advisory 22 that specifies maximum change order eligibility of 1% of the construction budget for new construction and 2% of the construction budget for addition/renovation projects until the total budgeted contingency amount is reached. The MSBA will process a single reimbursement request for Construction Change Orders during the project close-out process.

If you have any questions regarding this matter, please do not hesitate to contact me or Bill Cross at 617-720-4466.

Sincerely,



Mary Pichetti  
 Director of Capital Planning

Cc: Legislative Delegation  
 George G. Slade, Chair, Bourne Board of Selectmen  
 Anne-Marie Siroonian, Chair, Bourne School Committee  
 Steven M. Lamarche, Superintendent, Bourne Public Schools  
 Jordan Geist, Director of Business Services, Bourne Public Schools  
 James L. Potter, Chair, Bourne School Building Committee  
 Christopher Hyldborg, Member, Bourne School Building Committee  
 Joel Seeley, Owner's Project Manager, Symmes Maini & McKee Associates  
 Kent Kovacs, Designer, Flansburgh Associates  
 File: 10.2 Letters (Region 6)

OPM: SMMA  
 Designer: Flansburgh Associates  
 Contractor: Brait Builders Corp.

**Bourne**  
 Peebles ES  
 CHANGE ORDERS

Construction Type: New  
 Reimbursement Rate: 48.63%  
 Approx. % Complete & SC Date 12% & 5/20/2019  
 Delivery Method: DBB

PCO #	Description	Requested By	Net Added	Net Deducted	Rework Y / N?	Ineligible for Grant Participation	Eligible for Grant Participation	Approximate Cost by Trade*							Reason for Change**				Comment
								Structural	Site	Utilities	Plumbing	Electrical	HVAC	Misc.	Design Issue	New Scope Directed by Owner	Differing Conditions	New Scope Directed by 3rd Party	
<b>Change Order #001</b>			<b>\$22,114</b>																
	Relocation of Utility Pole		7,368			7,368			7,368								7,368		Cost associated with relocation of the utility pole as to not interfere with the curbing and sidewalks. <b>Over the Site Cap</b>
	Installation of additional water pipe		14,746			14,746			14,746								14,746		Cost associated with the installation of additional water pipe as shown on Sketch PR #1.1. <b>Over the Site Cap</b>
0	<b>Construction Contract Amount (without GMP Contingency)</b>	<b>\$30,910,366</b>	<b>\$22,114</b>	<b>\$0</b>		<b>\$22,114</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,114</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,114</b>	<b>\$0</b>	
			0.07%	0.00%		0.07%	0.00%	0.00%	0.07%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.07%	0.00%	
				\$22,114 0.07%		\$22,114 0.07%							\$22,114 0.07%				\$22,114 0.07%		

Construction Change Order Summary (Data Based on PFA, PFA Amendment No. 1)		
1	Construction Contract Amount (without GMP Contingency)	\$30,910,366
2	Total Construction Contingency Budget	\$1,545,518
3	Net Adjustments to Construction Contingency Budget by Approved Budget Revision Requests (BRR's). (Does not include budget transfers from Construction Contingency to Changes Orders)	\$0
4	Construction Contract Amount (without GMP Contingency) (Including Total Construction Change Order Numbers 1-xx) (Line 1 + Line 13)	\$30,932,480
5	Total Construction Change Orders as % of Construction Contract Amount (without GMP Contingency) (Line 13 / Line 1)	0.07%
6	Total Construction Change Orders Eligible for Reimbursement as % of Total Construction Change Orders (Line 14 / Line 13)	0.00%
7	Total Construction Change Orders Eligible for Reimbursement as % of Construction Contract Amount (without GMP Contingency) (Line 14 / Line 1)	0.00%
8	Total Construction Change Orders Eligible for Reimbursement as % of Revised Total Construction Contingency Budget (Line 14 / Line 10)	0.00%
9	Total Construction Change Orders Eligible for Reimbursement as % of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Line 14 / Line 12)	0.00%

10	Revised Total Construction Contingency Budget (Line 2 + Line 3)	\$1,545,518
11	Ineligible Construction Contingency Budget (If Any, Including Approved BRR's)	\$1,236,414
12	Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Line 10 - Line 11)	<b>\$309,104</b>
13	Total Construction Change Order Numbers 1-xx	<b>\$22,114</b>
14	Total Construction Change Orders Eligible for Reimbursement, Subject to Reimbursement Rate and Audit	\$0
15	Amount Remaining of Revised Total Construction Contingency Budget (Negative amount indicates insufficient Construction Contingency Budget. BRR required.) (Line 10 - Line 13)	\$1,523,404
16	Amount Remaining of Maximum Potentially Eligible Construction Contingency (Including Approved BRR's) (Negative amount indicates grant basis has been exceeded) (Line 12 - Line 14)	\$309,104
17	Maximum Potentially Eligible Construction Contingency less Total Construction Change Orders (Applies to projects not subject to Project Advisory 22. Once amount is negative, all subsequent debit change requests will not be eligible.) (Line 12 - Line 13)	\$286,990
18	Total Credit Change Order Amount Reducing GMP Contingency	\$0

SITE CAP	
Base Project Cost	30,910,366
Less Site work & Demo	2,196,556
	<u>33,106,922</u>
	8%
<b>SITE CAP MAXIMUM</b>	<b>2,648,554</b>
PFA - Budget Site Costs	
Budget Amt. Under/(Over) Cap	<u>2,648,554</u>
Proposed Eligible Site Change Orders	-

FF&E CAP	
Furnishings	690,000
Equipment	690,000
Computer Equipment	
Other F&E	
	<u>1,380,000</u>
Agreed Enrollment	460
FFE \$/student	3,000

Change Orders Pending	
CO #	\$0
CO #	\$0
PCO #	
Total	\$0

\*The District must characterize the above specified categories including: a) Description, b) Requested by, c) Net Added/Deducted, d) Rework [stating yes or no], e) Amount Ineligible/Eligible for Grant Participation, f) Approximate Cost by Trade, g) Reason for the Change, and h) Comment [rationale/necessity] for the change).





Change Order #3 Summary

6/20/2018

<u>Change Proposal Number</u>	<u>Change Value</u>
COR 10 R2 – PR 9 - Provide laminated glass in lieu of tempered glass at entries.	\$4,097.04
COR 12 R1 – PR 10 – Provide (2) additional pull boxes requested by Eversource	\$9,464.43
<b>Total Change Order Value</b>	<b>\$13,561.47</b>

**COR 10 R2 – PR 9 - Provide laminated glass in lieu of tempered glass at entries. \$4,097.04**

The contract documents call for tempered glazing at the entries. To increase the bullet resistance of that glazing, we were asked to investigate the use of laminated glass in lieu of the tempered glass. With this change, the glass would be replaced up to 7' high at all exterior entry doors and at the interior vestibule glass at the three main entries.

**COR 12 R1 – PR 10 – Provide (2) additional pull boxes requested by Eversource \$9,464.43**

While the contract documents were reviewed with the utility companies, Eversource requested (2) additional pull boxes beyond what is shown on the drawings. The pull boxes are each 4' x 4' x 4' concrete vaults with manhole covers on them. One pull box will be placed adjacent to the street and one at the east end of the new building.

# Change Order

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

CHANGE ORDER NUMBER: **3**

INITIATION DATE: June 19, 2018

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

ARCHITECTS PROJECT NO: 1514.00

CONTRACT FOR: New Construction

CONTRACT DATE: November 30, 2017

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

PCO #	PR #	CCD #	Description	Time (days)	Amount
10R2	9		Provide laminated glass in lieu of tempered glass at entries.	0	\$4,097.04
12R1	10		Provide (2) additional pull boxes as requested by Eversource.	0	\$9,464.43

Total **\$13,561.47**

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) ( <del>Guaranteed Maximum Cost</del> ) was .....	\$27,990,000.00
Net change by previously authorized Change Orders .....	\$54,323.45
The (Contract Sum) ( <del>Guaranteed Maximum Cost</del> ) prior to this Change Order Was .....	\$28,044,323.45
The (Contract Sum) ( <del>Guaranteed Maximum Cost</del> ) Will be ( Increased ) by this Change Order .....	\$13,561.47
The new (Contract Sum) ( <del>Guaranteed Maximum Cost</del> ) including this Change Order Will be .....	<b>\$28,057,884.92</b>
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**

**CONTRACTOR**

**OWNER**

77 North Washington St.  
 Boston, MA 02114

57 Rockwood Road  
 Suite 3  
 Marshfield, MA 02050

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:** 10R2  
**Date:** 6/15/18  
**Job:** PES-2017 Peebles ES  
**Phone:**

**Description:** COR-010 R2 PR #09 Laminated Glazing

Reason: Proposal Request

Initiated by: Brait, Robert A (Brait Builders Corp)

Replace all tempered glazing with laminated glazing at storefront/door designations SF-3, SF-6, SF-15, iSF-1, iSF-6, doors S-1a and doors S-1c.  
 Provide alternate pricing for laminated glazing at storefront/door designations SF-11a, SF-13 and doors 169a & 169b. Alternate pricing provided by Chandler is \$854.10 per attached Alt Proposal and is included

Work performed by subcontractors:

Description	Subcontractor	Price
Glazing	Chandler Architectural Product	\$3,825.44
	<b>Subtotal:</b>	\$3,825.44
	<b>Subtotal:</b>	<b>\$3,825.44</b>
	OH&P	\$3,825.44 5.00% \$191.27
	GC Bond	\$4,016.71 2.00% \$80.33
	<b>Total:</b>	<b>\$4,097.04</b>

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

Submitted by: Robert A Brait  
 Brait Builders Corp.

Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_

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# PROPOSAL

**To:** Bob Brait **Company:** Brait Brothers Corporation  
**From:** Jim Golden **Date:** June 13, 2018  
**Re:** Peebles E.S **Pages:** 1

**Proposal 9 to provide Laminated glass @ SF3, SF 6, SF 15, iSF 1, iSF 6, doors S-1a and S-1c and  
 Bulletproof Talk Thru w/ slide in track.**

Urgent     For Review     Please Comment     Please Reply     As Requested

<b>MATERIAL:</b> Add Laminated Glass 450 sqft @10.5/ sqft	\$ 5,225.00
Delete Insulated Glass 450 sqft @ \$8.5/ sqft	\$ (3,825.00)
Add Talk Thru Speaker	\$ 97.00
Add Hole in Bulletproof Glass	\$ 85.00
<b>NET MATERIAL CHANGE:</b>	<b>\$ 1,582.00</b>
<b>INSTALL: 10HR @ \$95.76</b>	<b>\$ 957.60</b>
<b>SUBTOTAL:</b>	<b>\$ 2539.60</b>
<b>OVERHEAD &amp; PROFIT @ 15%:</b>	<b>\$ 380.94</b>
<b>INSURANCE / BOND @ 2%:</b>	<b>\$ 50.80</b>
<b>TOTAL COST:</b>	<b>\$ 2,971.34</b>

# PROPOSAL

**To:** Bob Brait **Company:** Brait Brothers Corporation  
**From:** Jim Golden **Date:** May 16, 2018  
**Re:** Peebles E.S **Pages:** 1

**Proposal 9 ALTERNATE to provide Laminated glass at SF 11A, SF 13 and doors 169A and 169 B.**

Urgent     For Review     Please Comment     Please Reply     As Requested

<b>MATERIAL:</b> Add Laminated Glass 180 sqft @ \$12.5/ sqft	\$ 2,250.00
Delete Insulated Glass 180 sqft @ \$8.5/ sqft	\$ (1,530.00)
<b>NET MATERIAL CHANGE:</b>	<b>\$ 730.00</b>
<b>INSTALL:</b>	<b>\$ 0.00</b>
<b>SUBTOTAL:</b>	<b>\$ 730.00</b>
<b>OVERHEAD &amp; PROFIT @ 15%:</b>	<b>\$ 109.50</b>
<b>INSURANCE / BOND @ 2%:</b>	<b>\$ 14.60</b>
<b>TOTAL COST:</b>	<b>\$ 854.10</b>

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.:	9
OWNER:	Town of Bourne		
TO: (Contractor)	Brait Builders Corp. 57 Rockwood Rd., Suite 3 Marshfield, MA 02050	DATE OF ISSUANCE:	4/25/2018
	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: A6.31 & A10.01

Replace all tempered glazing with laminated glazing at storefront/door designations SF-3, SF-6, SF-15, iSF-1, iSF-6, doors S-1a and doors S-1c.

Provide alternate pricing for laminated glazing at storefront/door designations SF-11a, SF-13 and doors 169a & 169b.

Attachments / Comments:

ARCHITECT: Flansburgh Associates, Inc.

BY:

Jay Williams



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:** 15  
**Date:** 6/15/18  
**Job:** PES-2017 Peebles ES  
**Phone:**

**Description:** COR-012R-1 PR #10 Eversource Pull Downs

Reason: Proposal Request

Initiated by: Brait, Robert A (Brait Builders Corp)

Provide additional site electrical pullboxes per the attached sketch as requested by Eversource.

Work performed by subcontractors:					
Description	Subcontractor			Price	
Earthwork	J Read Corporation			\$3,209.00	
Electrical	Systems Contracting			\$5,628.00	
			<b>Subtotal:</b>	\$8,837.00	
			<b>Subtotal:</b>	<b>\$8,837.00</b>	
		OH&P	\$8,837.00	5.00%	\$441.85
		GC Bond	\$9,278.85	2.00%	\$185.58
			<b>Total:</b>	<b>\$9,464.43</b>	

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

Submitted by: Robert A Brait  
 Brait Builders Corp.

Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_





5/17/18

**Brait Builders Corp**  
**57 Rockwood Rd / Suite #3**  
**Marshfield, MA 02050**

**Re: PR-10**

### **CHANGE ORDER REQUEST**

In reference to the attached PR-10 & Sketch SKE-039 the cost to add (2) Concrete Manholes (pullboxes) with Cast Iron frames and covers as requested by the Utility Company (Eversource) is as follows...

**Total \$ 5,628.00**

**Excludes: Excavation, Setting in Place and backfill...**

**See attached Work Sheet ...**

If I can be of any assistance with this change order please contact me...

Sincerely,

*Bill Rollock*

Bill Rollock  
Systems Contracting, Inc.  
Project Manager

**Systems Contracting, Inc**

**Peebles Elementary School**

**PR-10** **date 5.17.18**

**1. LABOR:**

<u>Trade</u>	<u>Classification</u>	<u>Total Hrs.</u>	<u>Pay Per Hour</u>	<u>Total Cost</u>
260000	Foreman	2	\$ 79.28	\$ 158.56
	Electrician	2	\$ 68.60	\$ 137.20
				\$ -
				\$ -
				\$ -
				\$ -

**TOTAL LABOR COST:** \$ 295.76

**2. MATERIALS / PREMIUM TIME**

<u>Type of Material</u>	<u>Quantity</u>	<u>Item Price</u>	<u>Total Cost</u>
Eversource 4'x4'x4' Manhole	2	\$ 1,182.00	\$ 2,364.00
Electric (Lebarron) cast frames & covers	2	\$ 1,134.00	\$ 2,268.00
			\$ -
			\$ -
			\$ -
			\$ -

**MATERIALS PREM/LABOR COST:** \$ 4,632.00

**3. EQUIPMENT:**

<u>Type of Equipment</u>	<u>Hours Required</u>	<u>Cost per Unit per hr.</u>	<u>Total Cost</u>
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**TOTAL EQUIPMENT COST:** \$ -

**CHANGE ORDER CONTINUED: PAGE 2**

**4. MISC. LUMP SUM SERVICES PROVIDED (POLICE DETAIL, UTILITIES, ETC.):**

<u>Type of Miscellaneous Lump Sum Service</u>	<u>Cost</u>	<u>Total Cost</u>
		\$ -
		\$ -
		\$ -

**TOTAL MISC. LUMP SUM SERVICE COST:** \$ -

**5. O&P Mark Up - MISC. LUMP SUM SERVICES:** **0.00%** \$ -

**6 INSURANCE AND TAXES ON DIRECT LABOR:**

Insurance And Taxes 30% (Item 1) **30%** x ITEM 1.: \$ 88.73

**7 .....SUB TOTAL AMOUNT.....** \$ 5,016.490

**PREMIUM TIME TAXES**

\$ -

Premium Time Taxes 20%	0	\$ 7.16	\$ -
			\$ -
			\$ -

**8. OVERHEAD AND PROFIT** **10%** \$ 501.65

**9 SUB TOTAL** \$ 5,518.140

**10 BOND PREMIUM** **2.00%** \$110.36

**11 TOTAL COST** **TOTAL** \$ 5,628.50

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.:	10
OWNER:	Town of Bourne	Provide additional pullboxes as requested by Eversource	
TO: (Contractor)	Brait Builders Corp. 57 Rockwood Rd., Suite 3 Marshfield, MA 02050	DATE OF ISSUANCE:	5/15/2018
	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: RFI 55 & E0.03

Provide additional site electrical pullboxes per the attached sketch as requested by Eversource.

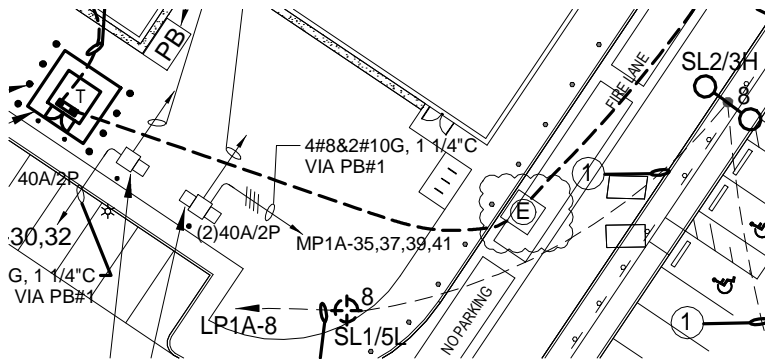
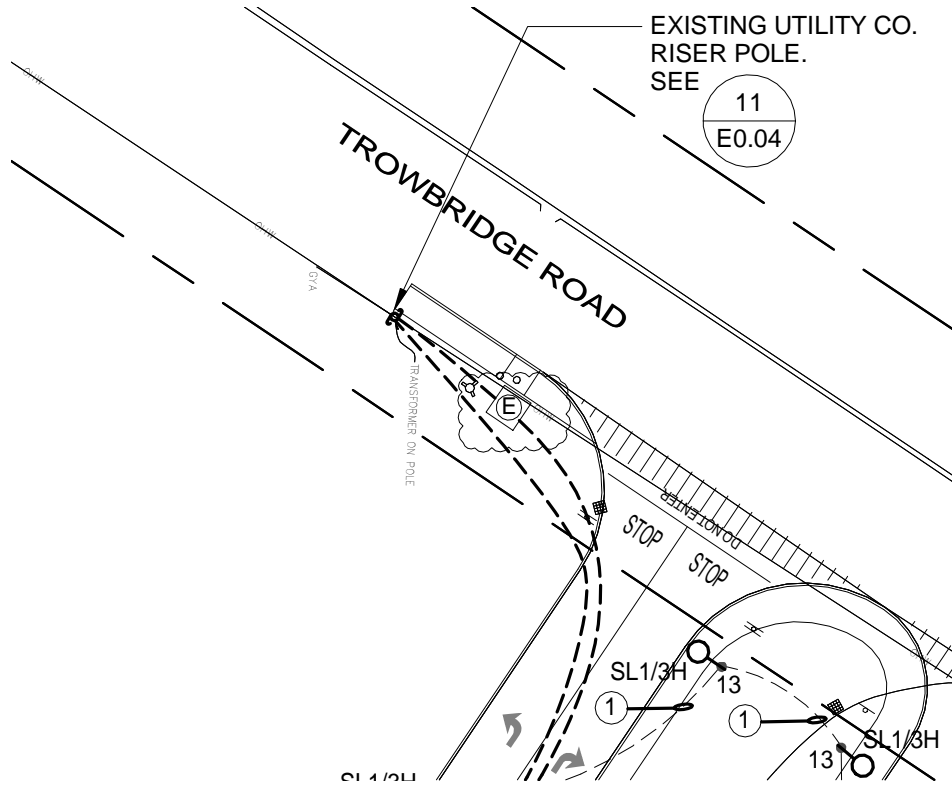
Attachments / Comments:

Sketch PR #10.1 dated 5/15/18.

ARCHITECT: Flansburgh Associates, Inc.

BY:

Jay Williams



Sketch PR #10.1  
5/15/18

Job #:	1514.00
Drawn By:	DS
Date:	05/11/18
Scale:	1" = 40'-0"

FLANSBURGH ARCHITECTS  
77 NORTH WASHINGTON STREET BOSTON, MASSACHUSETTS 02114  
Telephone 617-367-3970 Fax 617-720-7873

Sketch No.  
SKE-19

James F. Peables Elementary School, Bourne MA

Reference Drawing  
E0.04

Title: REVISIONS TO ELECTRICAL SITE PLAN



June 16, 2018

**Robert Brait**  
**Brait Builders Corp**  
**57 Rockwood Rd Suite 3**  
**Marshfield, MA 02050**

**RE:               Peebles Elementary School**  
**Subject:        PR 10 Provide Additional Pullboxes as Requested by Eversource Rev 1**

Dear Mr. Brait,

J. Read Corp is pleased to offer you a cost proposal for the excavation and backfill for two pulboxes as shown on Sketch PR #10.1.

J. Read Corp will excavate and backfill the added pullboxes for the sum of  
**Three Thousand Two Hundred Nine Dollars (\$3,209.00)**

Please advise if there are additional questions or specific information requirements needed to execute this action.

Regards,

*Mike Fiander*

Mike Fiander  
Senior Project Manager

Cc: file

**ITEM SHEET COSTS  
AS SHOWN**

Item: 40-4005  
 Description: E&B ELECTRIC PULLBOXES  
 Cost Code:  
 Production: DAYS  
 Hours per Day: 8  
 Alternate:

Unit of Measure: LS  
 Bid Quantity: 1.00  
 Take-off Quantity: 1.000  
 Total Man-Hours: 16.00  
 Man-Hours per Unit: 16.0000  
 Units / MH: 0.0625

**Item Production**

ITEM#	DESCRIPTION	U/M	QTY	Units /Day	Days Req'd
40-4005	E&B ELECTRIC PULLBOXES	LS	1.00	1.00	1.00

**Cost Detail for Item 40-4005**

R Code	Description	QTY	U/M	Factor	Rate	Cost
L L JRC-LAB	LABORER	1.00		1.00	597.52	597.52
L L JRC-OPR	OPERATOR	1.00		0.50	800.00	400.00
L L JRC-OPR	OPERATOR	1.00		0.50	800.00	400.00
E E JRC 244	JOHN DEERE 244K LOADER	1.00		0.50	1,000.00	500.00
E E JRC-500	KOBELCO SK-500	1.00		0.50	1,560.00	780.00
M M 999.1	3/4 STONE	10.00	TONS	1.00	24.00	240.00
<b>Item Unit Cost:</b>		<b>2,917.52</b>		<b>Item Total Cost:</b>		<b>2,917.52</b>

	Labor	Equipment	Rental Eq	Material	Subcontract	Other
Total:	1,397.52	1,280.00	0.00	240.00	0.00	0.00
Unit:	1,397.52	1,280.00	0.00	240.00	0.00	0.00

**Bid Data for Item: 40-4005**

	Quantity	Bid Unit	Bid Amount	Total Cost	Prof & Ovhd	Windfall
Bid Qty:	1.00	3,209.27	3,209.27	2,917.52	291.75	
Take-off Qty:	1.00	3,209.27	3,209.27	2,917.52	291.75	0.00



ITEM SHEET COSTS  
AS SHOWN

Item: INDIRECT  
 Description: INDIRECT ITEM  
 Cost Code:  
 Production: DAYS  
 Hours per Day: 8  
 Alternate:

Unit of Measure:  
 Bid Quantity: 1.00  
 Take-off Quantity: 1.000  
 Total Man-Hours:  
 Man-Hours per Unit:  
 Units / MH:

Item Production

ITEM#	DESCRIPTION	U/M	QTY	Units /Day	Days Req'd
INDIRECT	INDIRECT ITEM		1.00	0.00	0.00

Cost Detail for Item INDIRECT

R Code	Description	QTY	U/M	Factor	Rate	Cost
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Item Unit Cost: 0.00

Item Total Cost: \_\_\_\_\_

	Labor	Equipment	Rental Eq	Material	Subcontract	Other
Total:	0.00	0.00	0.00	0.00	0.00	0.00
Unit:	0.00	0.00	0.00	0.00	0.00	0.00