

## PROJECT MINUTES

Project: New Peebles Elementary School Project No.: 15041  
 Prepared by: Joel Seeley Meeting Date: 8/24/2017  
 Re: School Building Committee Meeting Meeting No: 46  
 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	<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	
	Mike Cimorelli	FAI, Architect	
	Bill Beatrice	FAI, Architect	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
46.1	Record	Call to Order, 6:30 PM, meeting opened.
46.2	Record	A motion was made by F. Howe and seconded by R. Lavoie to approve the 8/10/2017 School Building Committee meeting minutes. No discussion, motion passed unanimous by those attending, two abstentions.
46.3	Record	J. Seeley distributed and reviewed the Project Budget Status Report, dated 7/30/17, attached.
46.4	Record	<p>Warrant No. 21 was reviewed.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>S. Lamarche asked why was the Variance Filing invoice \$82.50 and not the \$75.00 charged by the Registry of Deeds? <i>J. Seeley indicated the invoice includes the 10% SMMA administrative fee.</i></li> </ol> <p>A motion was made by F. Howe and seconded by R. Lavoie to approve Warrant No. 21. No discussion, motion passed unanimous.</p>
46.5	J. Seeley	<p>J. Seeley distributed and reviewed the Draft Meetings and Agenda Schedule for the Bidding Phase, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>F. Howe indicated the 11/23/2017 meeting was Thanksgiving. <i>J. Seeley to change the date to 11/30/17. The Committee approves the schedule. J. Seeley to coordinate with the Community Center and BATV for the rooms and taping.</i></li> </ol>
46.6	K. Kovacs	K. Kovacs to review the implications of including empty conduits from the building to the parking lot for future photovoltaic panels and provide direction to the Committee.
46.7	M. Stafford K. Galligan	M. Stafford and K. Galligan to forward literature to the Committee on the incentive program for training on existing systems.
46.8	K. Kovacs	<p>K. Kovacs presented an interior rendering and mesh pattern options for the proposed mesh guardrail at Stair No. 2, the Green Roof and the Balcony attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>N. Scarpato indicated the mesh concept in the rendering is clearer and she likes the mesh.</li> <li>K. Anderson indicated she likes the mesh.</li> <li>J. Potter asked if the pattern would be horizontal or vertical? K. Kovacs to review and provide direction.</li> </ol> <p>The Committee approves the 60° mesh.</p>

Item #	Action	Discussion
46.9	J. Seeley	J. Seeley to include the Remote Participation Policy adopted by the Selectmen on the agenda for the next Committee meeting.
46.10	Record	K. Kovacs met with the Fire Department to understand the details of lightning causing false alarms in the fire alarm systems of other Town buildings. There was one incidence 8 years ago at the Middle School due to a faulty ground wire. Item closed.
46.11	K. Kovacs	K. Kovacs presented an area for Dedication Bricks, attached. The Committee approves the area. K. Kovacs to develop the design and patterning for review by the Committee.
46.12	District	The District to determine if local artists are to provide murals for the project at the next Educational Leadership Meeting (Interiors Working Group).
46.13	Record	K. Kovacs indicated the DAS Kiosk monitor is 32 inches.
46.14	K. Kovacs	K. Kovacs presented Wood Bollard Installation Options attached, and a response to splintering, pressure treating and weathering questions, attached.  Committee Discussion:  <ol style="list-style-type: none"> <li>1. S. Lamarche asked if FAI can review a combination Bollard/Planter, similar to a type at the WPI campus? <i>K. Kovacs will review and provide direction.</i></li> <li>2. J. Potter asked if FAI can review Bollard/Boulders similar to the Norfolk Freeman-Kennedy School? <i>K. Kovacs will review and provide direction.</i></li> <li>3. K. Anderson asked if the bollards can be lit? <i>K. Kovacs indicated the bollards become cost prohibitive once lit due to the quantity.</i></li> </ol> K. Kovacs to develop further options for presentation to the Committee.
46.15	K. Kovacs	K. Kovacs presented the Interiors Design update, attached.  Committee Discussion:  <ol style="list-style-type: none"> <li>1. J. Potter indicated he did not like the cranberry VCT flooring. <i>K. Kovacs indicated the Interiors Working Group has been addressing the comment, reducing the cranberry from a 70% to a 50% mix. K. Kovacs will review further with the Interiors Working Group.</i></li> <li>2. J. Potter asked if the Library Ceiling could be a wood tone? <i>K. Kovacs will review and provide direction.</i></li> </ol> The Committee approves the Interiors Design as presented.
46.16	Committee	K. Kovacs presented the Memorial Items Design update, attached.  Committee Discussion:

Item #	Action	Discussion
		<ol style="list-style-type: none"> <li>1. P. Meier asked if a plaque of past Peebles Principals should be made and placed in the new building? <i>J. Norton indicated that the memorial items are those that currently exist and that any new items should focus on the community, not just the school.</i></li> <li>2. K. Kovacs recommended the Committee photograph the existing painted murals before demolition occurs. S. Lamarche indicated that many may not be applicable to today's students, but are worth saving as a record.</li> <li>3. K. Kovacs asked the Committee to let FAI know of any other existing memorial items.</li> </ol>
46.17	B. Beatrice	B. Beatrice to review the cleaning performance of the epoxy resinous flooring with a non-slip surface located in the toilet rooms, kitchen and servery.
46.18	Record	<p>K. Kovacs presented the Bidding Alternates List.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>1. The Committee discussed each Alternate in detail.</li> <li>2. A motion was made by S. Lamarche and seconded by F. Howe to remove the Brick Articulation Alternate from the Alternates List. No discussion, motion passed unanimous.</li> <li>3. A motion was made by S. Lamarche and seconded by F. Howe to add the Operable Partition at the Gymnasium Stage to the Alternates List. No discussion, motion passed 7 in favor and 1 against.</li> <li>4. A motion was made by F. Howe and seconded by S. Lamarche to add the Classroom Sound System to the Alternates List. No discussion, motion passed unanimous.</li> <li>5. A motion was made by S. Lamarche and seconded by P. Meier to add the Straight Section Granite Curbing to the Alternates List. No discussion, motion passed 7 in favor and 1 against.</li> <li>6. The Each Committee member recorded their Prioritized Ranking of each Alternate, attached.</li> </ol> <p>A motion was made by P. Meier and seconded by F. Howe to approve the Prioritized Ranking of each Alternate. No discussion, motion passed unanimous.</p>
46.19	Record	J. Seeley distributed and reviewed the 90% Construction Documents Cost Estimate Comparison Form, attached. The 90% Construction Documents cost estimate is within budget.
46.20	Record	A Motion was made by S. Lamarche and seconded by N. Scarpato to approve the 90% Construction Documents package and authorize submission to the MSBA. No discussion, motion passed unanimous.

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Item #	Action	Discussion
46.21	Record	J. Seeley distributed and reviewed the List of Prequalified General Contractor and Filed-Subcontractors recommended by the Bidder Prequalification Subcommittee. One General Contractor and three Filed-Subcontractors were not prequalified.  A Motion was made by P. Meier and seconded by F. Howe to approve the List of Prequalified General Contractor and Filed-Subcontractors. No discussion, motion passed unanimous.
46.22	Record	Old or New Business: None
46.23	Record	Next <b>SBC Meeting: September 14, 2017 at 6:30 pm</b> at the Bourne Veteran's Memorial Community Center.
46.24	Record	A Motion was made by P. Meier and seconded by N. Scarpato to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, Project Budget Status Report, Draft Meetings and Agenda Schedule for the Bidding Phase, Prioritized Ranking of each Alternate List, 90% Construction Documents Cost Estimate Comparison Form, List of Prequalified General Contractor and Filed-Subcontractors, Powerpoint

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 Project No.: 15041  
 Prepared by: Joel Seeley Meeting Date: 8/24/2017  
 Re: School Building Committee Meeting Meeting No: 46  
 Location: Veterans Memorial Community Center 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
	Kent Kovacs	kkovacs@flansburgh.com	Flansburgh Architects
	Betsy Farrell Garcia	bgarcia@flansburgh.com	Flansburgh Architects
	Bill Beatrice	bbeatrice@flansburgh.com	Flansburgh Architects
	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:	8/24/2017
Meeting Location:	Veterans Memorial Community Center	Meeting Time:	6:30 PM
Prepared by:	Joel Seeley	Meeting No.:	45
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Decide Ranking of Bidding Alternates
5. Finalize Interior Materials and Colors
6. Memorial Items Design Update
7. Review 90% Construction Documents Cost Estimate
8. Vote to Submit 90% Construction Documents to MSBA
9. Vote Prequalification Recommendations
10. New or Old Business
11. Public Comments
12. Next Meeting: September 14, 2017
13. Adjourn

**SCHOOL BUILDING COMMITTEE  
PEEBLES ELEMENTARY SCHOOL**  
All meetings held at  
**Veterans Memorial Community Center at 6:30 PM**  
unless otherwise noted  
**MEETINGS SCHEDULE AND AGENDAS**

August 11, 2017

DATE	AGENDA
<b><i>Bidding Phase</i></b>	
September 14, 2017	BUILDING COMMITTEE MEETING Review Open Design Issues Review Bidding Schedule
September 28, 2017	BUILDING COMMITTEE MEETING Review Open Design Issues Review MSBA 90% CD Comments
October 10, 2017	RELEASE 100% CONTRACT DOCUMENTS TO BID
October 19, 2017	PRE-BID MEETING: PEEBLES ELEMENTARY SCHOOL @ 3:00PM
October 19, 2017	BUILDING COMMITTEE MEETING Bidding Progress Check In
November 7, 2017	FILED SUBCONTRACTOR BIDS DUE
November 9, 2017	BUILDING COMMITTEE MEETING Review Filed Sub Contractor Bid Results
November 21, 2017	GENERAL CONTRACTOR BIDS DUE
November 23, 2017	BUILDING COMMITTEE MEETING Review General Contractor Bid Results Vote to Award
	ADDITIONAL MEETINGS TO BE SCHEDULED



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**Subject:** RE: General Contract/Conditions draft for Town Council to review pnum 15041

**From:** Robert Troy [<mailto:rst@troywallassociates.com>]

**Sent:** Thursday, August 17, 2017 9:13 AM

**To:** Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>; Guerino, Thomas <[tguerino@townofbourne.com](mailto:tguerino@townofbourne.com)>

**Cc:** Lamarche, Steve <[slamarche@bourneps.org](mailto:slamarche@bourneps.org)>; Chris Hyldburg <[chyldburg@gmail.com](mailto:chyldburg@gmail.com)>; [jgeist@bourneps.org](mailto:jgeist@bourneps.org); [kkovacs@flansburgh.com](mailto:kkovacs@flansburgh.com); Bill Beatrice ([bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)) <[bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)>; Traniello, Sarah <[straniello@smma.com](mailto:straniello@smma.com)>; Project, Mail <[pmail@smma.com](mailto:pmail@smma.com)>

**Subject:** Re: General Contract/Conditions draft for Town Council to review pnum 15041

Joel,

Please be advised that I reviewed and executed my Approval as Town Council to the General Contract/ Conditions when I received a hard copy on Tuesday. The Town Administrator has custody of the original document. Please contact me if there is anything else you need from me.

Thank you,

Bob

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**From:** Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>

**Sent:** Tuesday, August 15, 2017 7:38 AM

**Subject:** RE: General Contract/Conditions draft for Town Council to review pnum 15041

**To:** Guerino, Thomas <[tguerino@townofbourne.com](mailto:tguerino@townofbourne.com)>, Robert Troy <[rst@troywallassociates.com](mailto:rst@troywallassociates.com)>

**Cc:** Lamarche, Steve <[slamarche@bourneps.org](mailto:slamarche@bourneps.org)>, Chris Hyldburg <[chyldburg@gmail.com](mailto:chyldburg@gmail.com)>, <[jgeist@bourneps.org](mailto:jgeist@bourneps.org)>, <[kkovacs@flansburgh.com](mailto:kkovacs@flansburgh.com)>, Bill Beatrice ([bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)) <[bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)>, Traniello, Sarah <[straniello@smma.com](mailto:straniello@smma.com)>, Project, Mail <[pmail@smma.com](mailto:pmail@smma.com)>

Tom and Bob, can you let us know when we can expect to receive the comments/approval?

We will need a few days to incorporate any edits into the submission to MSBA, which is scheduled for September 5.

Thanks, Joel

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**Joel G. Seeley**,AIA, LEED AP BD+C

COO|Executive Vice President

**SMMA**|Symmes Maini & McKee Associates

t:617.520.9403|m:617.877.2859

smma.com

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**From:** Guerino, Thomas [Guerino, Thomas [<mailto:TGuerino@townofbourne.com>]]

**Sent:** Friday, July 7, 2017 7:16 AM

**To:** Robert S. Troy <[rst@troywallassociates.com](mailto:rst@troywallassociates.com)>

**Cc:** Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>; Lamarche, Steve <[SLamarche@bourneps.org](mailto:SLamarche@bourneps.org)>; Chris Hyldburg

<[chylsburg@gmail.com](mailto:chylsburg@gmail.com)>; Project, Mail <[pmail@smma.com](mailto:pmail@smma.com)>

**Subject:** FW: General Contract/Conditions draft for Town Counsel to review pnum 15041

Bob:

Please follow the thread below and note the attachment. This is in regard to the new Peebles School project.

Thanks

tg

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**From:** Seeley, Joel [<mailto:jseeley@smma.com>]

**Sent:** Thursday, July 6, 2017 4:52 PM

**To:** Guerino, Thomas <[TGuerino@townofbourne.com](mailto:TGuerino@townofbourne.com)>

**Cc:** Lamarche, Steve <[SLamarche@bourneps.org](mailto:SLamarche@bourneps.org)>; [onsetjp@juno.com](mailto:onsetjp@juno.com); [chylsburg@gmail.com](mailto:chylsburg@gmail.com); Jordan Geist <[JGeist@bourneps.org](mailto:JGeist@bourneps.org)>; Traniello, Sarah <[straniello@smma.com](mailto:straniello@smma.com)>; [kkovacs@flansburgh.com](mailto:kkovacs@flansburgh.com); Bill Beatrice ([bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)) <[bbeatrice@flansburgh.com](mailto:bbeatrice@flansburgh.com)>; Project, Mail <[pmail@smma.com](mailto:pmail@smma.com)>

**Subject:** FW: General Contract/Conditions draft for Town Counsel to review pnum 15041

Tom, please find attached the draft General Contract/Conditions for the project. Please forward to Town Counsel for review and approval.

If Town Counsel would like to discuss or has any questions, please let us know.

We would like to incorporate any comments counsel may have into the September 5 submission to MSBA.

Thanks, Joel

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**Joel G. Seeley**, AIA, LEED AP BD+C  
COO | Executive Vice President

**SMMA** | Symmes Maini & McKee Associates  
t:617.520.9403 | m:617.877.2859  
[smma.com](http://smma.com)

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**From:** Bill Beatrice [<mailto:bbeatrice@flansburgh.com>]

**Sent:** Thursday, July 6, 2017 4:21 PM

**To:** Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>

**Cc:** [kkovacs@flansburgh.com](mailto:kkovacs@flansburgh.com); Traniello, Sarah <[straniello@smma.com](mailto:straniello@smma.com)>; Project, Mail <[pmail@smma.com](mailto:pmail@smma.com)>

**Subject:** Re: General Contract/Conditions draft for Town Counsel to review pnum 15041

Joel,

Contract / General Conditions for Town Counsel review.

Thanks

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William T. Beatrice, AIA  
Associate

## COST ESTIMATE COMPARISON SPREADSHEET (UNIFORMAT)

### New Peebles Elementary School - New Construction

Estimated Construction Start Date:		November-17			November-17			November-17			November-17			November-17		
Division #	Description	Project Scope & Budget			Project Funding Agreement			Design Development			60% CD			90% CD		
		GSF	Total Cost	Unit Cost	GSF	Total Cost	Unit Cost	GSF	Total Cost	Unit Cost	GSF	Total Cost	Unit Cost	GSF	Total Cost	Unit Cost
A	Substructure	72,680	\$1,402,824	\$19.30	72,680	\$1,402,824	\$19.30	72,680	\$1,324,361	\$18.22	72,680	\$1,391,908	\$19.15	72,680	\$1,441,056	\$19.83
B	Shell	72,680	\$7,285,296	\$100.24	72,680	\$7,285,296	\$100.24	72,680	\$7,320,367	\$100.72	72,680	\$7,340,794	\$101.00	72,680	\$7,316,838	\$100.67
B10	Superstructure	72,680	\$2,185,854	\$30.08	72,680	\$2,185,854	\$30.08	72,680	\$1,982,378	\$27.28	72,680	\$1,872,532	\$25.76	72,680	\$1,878,203	\$25.84
B20	Exterior Enclosure	72,680	\$3,808,478	\$52.40	72,680	\$3,808,478	\$52.40	72,680	\$4,030,565	\$55.46	72,680	\$4,140,131	\$56.96	72,680	\$4,095,552	\$56.35
	B2010 Exterior Walls	72,680	\$2,920,039	\$40.18	72,680	\$2,920,039	\$40.18	72,680	\$3,181,609	\$43.78	72,680	\$3,270,069	\$44.99	72,680	\$3,191,650	\$43.91
	B2020 Exterior Windows	72,680	\$807,041	\$11.10	72,680	\$807,041	\$11.10	72,680	\$755,740	\$10.40	72,680	\$756,565	\$10.41	72,680	\$783,916	\$10.79
	B2030 Exterior Doors	72,680	\$81,398	\$1.12	72,680	\$81,398	\$1.12	72,680	\$93,216	\$1.28	72,680	\$113,497	\$1.56	72,680	\$119,986	\$1.65
B30	Roofing	72,680	\$1,290,964	\$17.76	72,680	\$1,290,964	\$17.76	72,680	\$1,307,424	\$17.99	72,680	\$1,328,131	\$18.27	72,680	\$1,343,083	\$18.48
C	Interiors	72,680	\$3,400,359	\$46.79	72,680	\$3,400,359	\$46.79	72,680	\$4,062,845	\$55.90	72,680	\$4,252,918	\$58.52	72,680	\$4,325,408	\$59.51
D	Services	72,680	\$6,499,599	\$89.43	72,680	\$6,499,599	\$89.43	72,680	\$6,841,160	\$94.13	72,680	\$6,809,442	\$93.69	72,680	\$6,616,678	\$91.04
D10	Conveying	72,680	\$100,000	\$1.38	72,680	\$100,000	\$1.38	72,680	\$100,000	\$1.38	72,680	\$100,000	\$1.38	72,680	\$100,000	\$1.38
D20	Plumbing	72,680	\$868,831	\$11.95	72,680	\$868,831	\$11.95	72,680	\$944,894	\$13.00	72,680	\$944,775	\$13.00	72,680	\$971,785	\$13.37
D30	HVAC	72,680	\$2,769,544	\$38.11	72,680	\$2,769,544	\$38.11	72,680	\$2,902,104	\$39.93	72,680	\$2,964,665	\$40.79	72,680	\$2,979,162	\$40.99
D40	Fire Protection	72,680	\$265,275	\$3.65	72,680	\$265,275	\$3.65	72,680	\$335,300	\$4.61	72,680	\$281,600	\$3.87	72,680	\$272,133	\$3.74
D50	Electrical	72,680	\$2,495,949	\$34.34	72,680	\$2,495,949	\$34.34	72,680	\$2,558,862	\$35.21	72,680	\$2,518,402	\$34.65	72,680	\$2,293,598	\$31.56
E	Furnishings & Fixed Equipment	72,680	\$646,217	\$8.89	72,680	\$646,217	\$8.89	72,680	\$749,666	\$10.31	72,680	\$805,233	\$11.08	72,680	\$799,229	\$11.00
	<b>Building Subtotal</b>	<b>72,680</b>	<b>\$19,234,295</b>	<b>\$265</b>	<b>72,680</b>	<b>\$19,234,295</b>	<b>\$265</b>	<b>72,680</b>	<b>\$20,298,399</b>	<b>\$279.28</b>	<b>72,680</b>	<b>\$20,600,295</b>	<b>\$283.44</b>	<b>72,680</b>	<b>\$20,499,209</b>	<b>\$282</b>
F	Special Construction & Demo	72,680	\$1,129,600	\$15.54	72,680	\$1,129,600	\$15.54	72,680	\$1,129,600	\$15.54	72,680	\$1,069,200	\$14.71	72,680	\$1,104,200	\$15.19
G	Other Site Construction	72,680	\$3,790,300	\$52.15	72,680	\$3,790,300	\$52.15	72,680	\$4,322,505	\$59.47	72,680	\$4,270,063	\$58.75	72,680	\$4,299,917	\$59.16
G10	Site Preparation	72,680	\$811,307	\$11.16	72,680	\$811,307	\$11.16	72,680	\$887,050	\$12.20	72,680	\$992,583	\$13.66	72,680	\$1,128,582	\$15.53
G20	Site Improvements	72,680	\$1,745,604	\$24.02	72,680	\$1,745,604	\$24.02	72,680	\$1,932,455	\$26.59	72,680	\$2,098,289	\$28.87	72,680	\$1,983,485	\$27.29
G30	Mechanical Utilities	72,680	\$995,490	\$13.70	72,680	\$995,490	\$13.70	72,680	\$1,175,700	\$16.18	72,680	\$840,991	\$11.57	72,680	\$849,650	\$11.69
G40	Electrical Utilities	72,680	\$237,899	\$3.27	72,680	\$237,899	\$3.27	72,680	\$327,300	\$4.50	72,680	\$338,200	\$4.65	72,680	\$338,200	\$4.65
	<b>Subtotal</b>	<b>72,680</b>	<b>\$24,154,195</b>	<b>\$332</b>	<b>72,680</b>	<b>\$24,154,195</b>	<b>\$332</b>	<b>72,680</b>	<b>\$25,750,504</b>	<b>\$354.30</b>	<b>72,680</b>	<b>\$25,939,558</b>	<b>\$356.90</b>	<b>72,680</b>	<b>\$25,903,326</b>	<b>\$356</b>
Z	Mark-Ups	72,680	\$5,714,961	23.7%	72,680	\$5,714,961	23.7%	72,680	\$4,581,067	17.8%	72,680	\$4,414,351	17.0%	72,680	\$3,636,164	14.0%
Z	Insurance	72,680	\$318,283	1.3%	72,680	\$318,283	1.3%	72,680	\$318,283	1.2%	72,680	\$318,283	1.2%	72,680	\$318,283	1.2%
Z	GC Bonds	72,680	\$345,961	1.4%	72,680	\$345,961	1.4%	72,680	\$345,961	1.3%	72,680	\$345,961	1.3%	72,680	\$345,961	1.3%
Z	Design & Pricing Contingency	72,680	\$2,421,419	10.0%	72,680	\$2,421,419	10.0%	72,680	\$1,287,525	5.0%	72,680	\$778,187	3.0%	72,680	\$0	0.0%
Z	General Conditions	72,680	\$1,937,378	8.0%	72,680	\$1,937,378	8.0%	72,680	\$1,937,378	7.5%	72,680	\$2,280,000	8.8%	72,680	\$2,280,000	8.8%
Z	GC Overhead and Profit	72,680	\$691,920	2.9%	72,680	\$691,920	2.9%	72,680	\$691,920	2.7%	72,680	\$691,920	2.7%	72,680	\$691,920	2.7%
	<b>Construction Subtotal</b>	<b>72,680</b>	<b>\$29,869,156</b>	<b>\$411</b>	<b>72,680</b>	<b>\$29,869,156</b>	<b>\$411</b>	<b>72,680</b>	<b>\$30,331,571</b>	<b>\$417.33</b>	<b>72,680</b>	<b>\$30,353,909</b>	<b>\$417.64</b>	<b>72,680</b>	<b>\$29,539,490</b>	<b>\$406</b>
Z	Escalation to Construction Mid-Point	72,680	\$1,041,210	4.3%	72,680	\$1,041,210	4.3%	72,680	\$515,010	2.0%	72,680	\$337,214	1.3%	72,680	\$259,033	1.0%
	<b>Total Addition Cost</b>	<b>72,680</b>	<b>\$30,910,366</b>		<b>72,680</b>	<b>\$30,910,366</b>		<b>72,680</b>	<b>\$30,846,581</b>		<b>72,680</b>	<b>\$30,691,123</b>		<b>72,680</b>	<b>\$29,798,523</b>	
	<b>\$/GSF</b>		<b>\$425</b>			<b>\$425</b>			<b>\$424</b>			<b>\$422</b>			<b>\$410</b>	

Alternates																
1	Trees and Plantings															\$85,388
2	Parking Lot															\$51,106
3	Planters															\$23,000
4	Circular Bench															\$36,513
5	Brick Articulation															\$73,054
6	Sloped Roof															\$73,644
																<b>\$342,705</b>

**NOTES:** 1 Project Scope & Budget costs are based on 2016 dollars.  
 2 Design Development and Construction Document costs are based on 2017 dollars.

MSBA TEMPLATE (UNIFORMAT), REVISED 5-13-2010

# COST ESTIMATE

**Currently tracking 60% Estimated Construction Cost: \$30,691,123**

## **Additive/Alternates**

1. Classroom Sound Reinforcement	\$77,440
2. Trees and Plantings	\$91,905
3. Loading Dock Canopy	\$22,971
4. Parking Lot	\$22,561
5. Planters	\$17,600
6. Bench/Planters (outdoor classroom)	\$34,925
7. Brick Articulation	\$136,263
8. Academic Roof	\$26,598
9. Gym/Cafe Roof	\$43,844
10. Stonedust Path	\$4,695
11. Operable wall at Stage (gym side)	\$47,000
<hr/>	
<b>Total:</b>	<b>\$525,802</b>
12. Concrete to granite: straight sections of curbing	\$60,000
13. Increase roofing membrane from 60mm to 80mm	\$40,000
<hr/>	
<b>Total:</b>	<b>\$100,000</b>

**Town of Bourne  
Peebles Elementary School  
PRELIMINARY**

**Bid Alternate Ranking by School Building Committee  
August 10, 2017**

<b>Bid Alternate Ranking</b>	<b>Trees and Plantings</b>	<b>Parking Lot</b>	<b>Planters</b>	<b>Bench/Planters (Outdoor Classroom)</b>	<b>Brick Articulation</b>	<b>Academic Roof and Gym/Café Roof</b>
James Potter						
Peter Meier						
Christopher Hyldborg	3	6	5	4	1	2
Natasha Scarpato	6	4	3	5	1	2
Donna Buckley	3	4	6	5	1	2
Richard Lavoie	6	3	4	5	2	1
William Meier	3	4	6	5	1	2
Erika Fitzpatrick						
Frederick Howe	6	3	4	5	1	2
Steven Lamarche	5	3	6	4	1	2
Jordan Geist	4	3	5	6	1	2
Thomas Guerino						
Paul O'Keefe	5	1	3	2	6	4
Elizabeth Carpenito						
Kathy Anderson	6	3	5	4	1	2
Janey Norton	5	3	6	4	1	2
<b>Total</b>	<b>52</b>	<b>37</b>	<b>53</b>	<b>49</b>	<b>17</b>	<b>23</b>

**PREQUALIFIED  
GENERAL CONTRACTORS AND SUBCONTRACTORS**

August 24, 2017

**GENERAL CONTRACTORS**

Bacon Construction Co., Inc.  
Brait Builders Corp.  
Colantonio, Inc.  
G & R Construction  
W.T. Rich Company, Inc.

**MASONRY**

Costa Brothers Masonry  
Empire Masonry Corp  
Fernandes Masonry, Inc.  
Lighthouse Masonry  
Marmelo Bros. Construction  
MF Construction

**MISC. & ORNAMENTAL METALS**

Colantonio, Inc.  
EDM Construction  
Heritage Iron Works  
North Shore Steel  
SMJ Metal Company, Inc.  
South Shore Welding, Inc.  
United Steel, Inc.  
V & G Iron Works, Inc.

**WATERPROOFING, DAMPPROOFING  
& CAULKING**

Beacon Waterproofing & Restoration Inc.  
Chapman Waterproofing Company  
DeBrino Caulking Associates, Inc.  
Folan Waterproofing Company  
Gleeson Powers Inc.  
P.J. Spillane Co., Inc.  
The Waterproofing Company

**ROOFING & FLASHING**

Capeway Roofing Systems, Inc.  
Feeley McAnespie Inc.  
Gibson Roofs, Inc.  
Greenwood Industries  
J.D. Rivet & Co., Inc.  
John F. Shea Co., Inc.  
Rockwell Roofing  
Silktown Roofing  
Stanley Roofing Company  
Titan Roofing Company

**METAL WINDOWS**

A&A Window Products, Inc.  
Aluminum & Glass Concepts Inc.  
Chandler Architectural Products, Inc.  
Cherry Hill Glass Co., Inc.  
GVW, Inc.  
Kapiloff's Glass  
Lambrian Construction Corporation  
Lockheed Window Corp.  
Modern Glass & Aluminum  
R & R Window Contractors, Inc.

**GLASS & GLAZING**

A&A Window Products, Inc.  
Aluminum & Glass Concepts Inc.  
Chandler Architectural Products, Inc.  
Cherry Hill Glass Co., Inc.  
GVW, Inc.  
Kapiloff's Glass  
Lockheed Window Corp.  
Modern Glass & Aluminum  
R & R Window Contractors, Inc.

**TILE**

Capital Carpet & Flooring Specialists Inc.  
Commonwealth Tile Inc.  
Joseph Cohn & Sons  
Pavilion Floors, Inc.  
Roman Tile Co.  
West Floor Covering, Inc.

**ACOUSTICAL CEILING**

Central Ceiling Inc.  
H. Carr & Sons, Inc.  
K & K Acoustical Ceilings Inc.  
The Cheviot Corporation

**RESILIENT FLOORING**

Capital Carpet & Flooring Specialists Inc.  
Pavilion Floors, Inc.  
West Floor Covering, Inc.

**PAINTING**

Bello Painting Co. Inc.  
Color Concepts  
Drizos Contracting LLC  
Homer Painting  
Keltic Painting LLC  
King Painting  
New Generation Painting  
O'Byrne Painting & Contracting Inc.

**ELEVATOR**

Associated Elevator Companies  
Delta Beckwith Elevator Company  
Eagle Elevator Co., Inc.

**FIRE PROTECTION**

Carlisle Engineering Inc.  
City Point Fire Protection, Inc.  
Cogswell Sprinkler Co., Inc.  
Covenant Fire Protection  
Rustic Fire Protection Inc.

**PLUMBING**

Grasseschi Plumbing & Heating Inc.  
Harold Brothers Mechanical Contractors  
N.B. Kenney Company Inc.

**HVAC**

Arden Engineering Constructors LLC  
CAM HVAC & Construction  
D.D.S. Industries, Inc.  
Enterprise Equipment Co., Inc.  
General Mechanical Contractors, Inc.  
Harold Brothers Mechanical Contractors  
I & R Mechanical  
N.B. Kenney Company Inc.

**ELECTRICAL**

Annese Electrical Services  
Brothers Electrical Corporation  
LeVangie Electric Co., Inc.  
Systems Contracting, Inc.  
Wayne J. Griffin Electric, Inc.

**Town of Bourne  
Peebles Elementary School**

**Bid Alternate Ranking by School Building Committee**

<b>Bid Alternate Ranking</b>	<b>Trees and Plantings (50%)</b>	<b>Parking Lot at Tennis Courts</b>	<b>Garden Planters</b>	<b>Bench/Planters (Outdoor Classroom)</b>	<b>Academic Roof and Gym/Café Roof</b>	<b>Granite Curbing at straight sections</b>	<b>Classroom Sound Reinforcement</b>	<b>Stage Opening to Gym</b>
James Potter	4	2	6	7	3	5	8	1
Peter Meier	2	5	4	3	1	8	6	7
Christopher Hyldburg								
Natasha Scarpato	5	3	2	4	1	8	7	6
Donna Buckley								
Richard Lavoie	7	4	6	5	1	8	3	2
William Meier	3	5	4	6	1	8	2	7
Erika Fitzpatrick	6	2	5	4	1	3	8	7
Frederick Howe	6	3	4	5	1	8	7	2
Steven Lamarche	5	4	6	2	1	7	3	8
Jordan Geist	4	5	6	8	1	7	3	2
Thomas Guerino								
Paul O'Keefe								
Elizabeth Carpenito								
Kathy Anderson	5	3	6	7	1	8	4	2
Janey Norton	5	4	6	2	1	7	3	8
<b>Total</b>	<b>52</b>	<b>40</b>	<b>55</b>	<b>53</b>	<b>13</b>	<b>77</b>	<b>54</b>	<b>52</b>

Trees and Plantings (50%)	\$85,388
Parking Lot at Tennis Courts	\$51,106
Garden Planters	\$23,000
Bench/Planters (Outdoor Classroom)	\$36,513
Academic Roof and Gym/Café Roof	\$73,644
Granite Curbing at straight sections	\$66,000
Stage Opening at Gym	\$47,000
Classroom Sound System	\$77,440

Approximate Const Cost Add \$460,091

<b>Final Voted Ranking</b>	<b>4</b>	<b>2</b>	<b>7</b>	<b>5</b>	<b>1</b>	<b>8</b>	<b>6</b>	<b>3</b>
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**School Building Committee**  
August 24, 2017

# **Peebles Elementary School**

## **Construction Document Phase**



**SBC Question:**

**There has been false alarms during lighting storms at other Bourne buildings.**

**Do we know why and how do we avoid it?**

**Response:**

**The was one incidence at the middle school approx. eight years ago. The problem was addressed by fixing the ground wire of the pole on the roof.**

**Lightning protection with proper grounding has been provided in this projects**

**SBC Question:**

**What is the screen size spec'd for the green design display kiosk?**

**Response:**

**32 inches**

**SBC Question:**

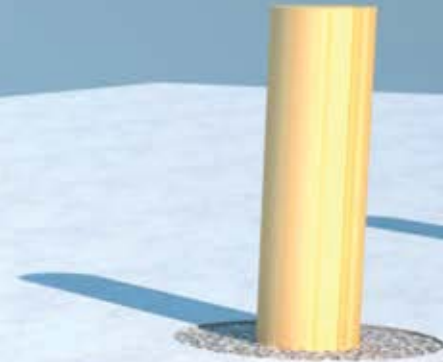
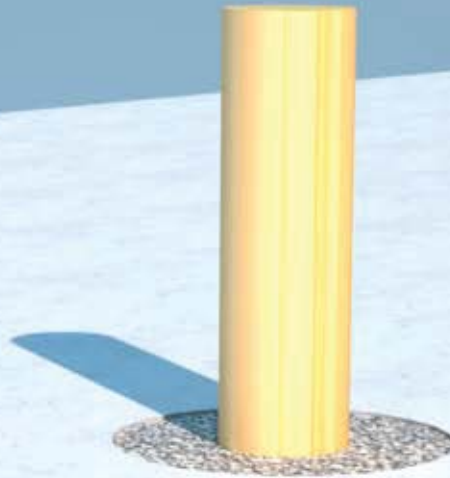
**Provide additional information regarding weathering, life span, removal, and preservation composition with the timber bollard ?**

**Response: Two additional options are being provided for review. In general Douglas fir is proposed with a 25 year life span, it will weather to a silver/gray color over time, the cut of the timber is FOHC (Free of Heart Center) meaning less moisture at less prone to splinter, and the Pressure Treatment will be treated with non-toxic composition with 25 year life span.**

**TIMBER  
BOLLARD**



**BEACH PEBBLE APRON  
WIDTH TO MATCH  
CONCRETE FOOTING**



**OPTION A**



**TIMBER  
BOLLARD**



**STEEL SLEEVE SET IN  
CONCRETE FOOTING TO  
RECEIVE TIMBER  
BOLLARD**

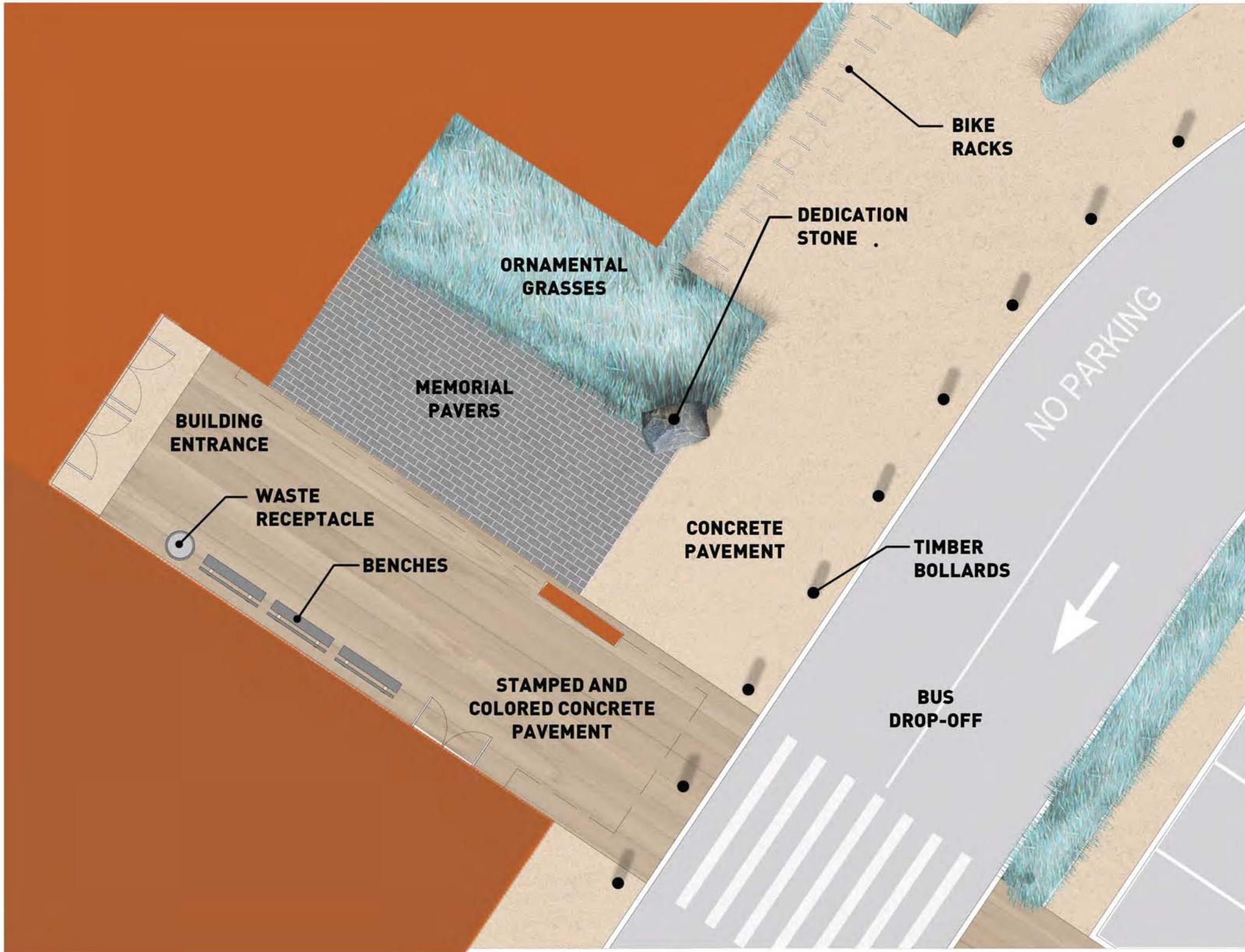


**OPTION B**

**SBC Question:**

**Is there an area for dedication bricks ?**

**Response: Yes, at the main entrance. 500 dedication bricks in a highly visible area. Refer to attached sketch.**



**BUILDING  
ENTRANCE**

**WASTE  
RECEPTACLE**

**BENCHES**

**MEMORIAL  
PAVERS**

**ORNAMENTAL  
GRASSES**

**CONCRETE  
PAVEMENT**

**DEDICATION  
STONE**

**BIKE  
RACKS**

**TIMBER  
BOLLARDS**

**STAMPED AND  
COLORED CONCRETE  
PAVEMENT**

**BUS  
DROP-OFF**

**NO PARKING**





**SBC Question:**

**Where are the memorial items located?**

**Response: Various locations. Refer to attached sketch.**

# Memorial Item Locations

## MEMORIAL ITEMS:

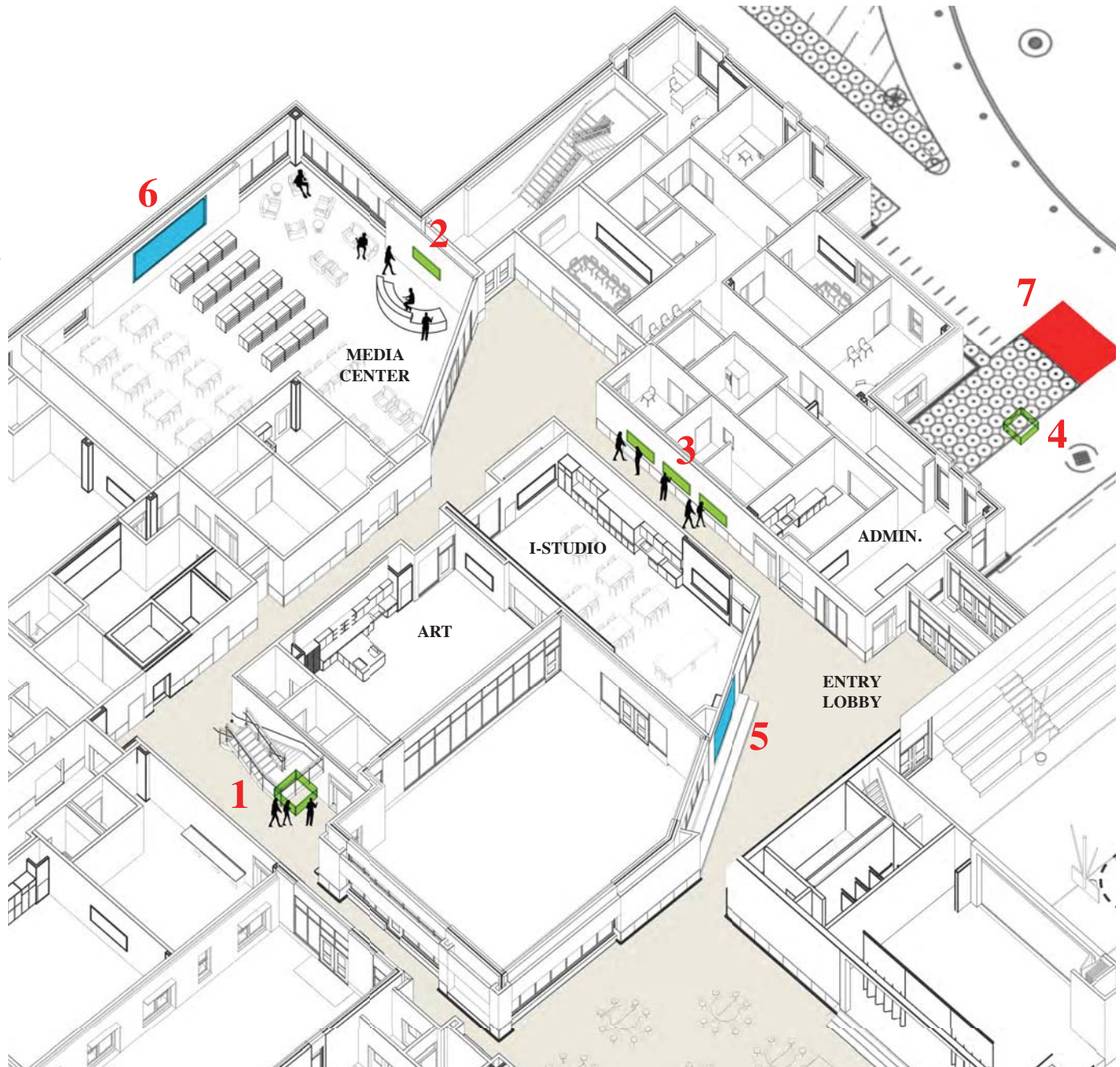
- 1) HOLBROOK BELL
- 2) JAMES F PEEBLES PORTRAIT
- 3) VERDE WILLIAMS SERVICE PLAQUE
- 4) JEAN SULLIVAN ROCK PLAQUE

## WALL GRAPHICS:

- 5) WOOD ETCHED
- 6) VINYL GRAPHIC

## DEDICATION BRICKS:

- 7) 550 SF BRICK SURFACE  
(200 DEDICATED BRICKS)



PERIOD

HOME GUESTS

BONUS

IN MEMORY OF  
LYNNE BUTLER 1974

FAIR-PLAY SCOREBOARDS



DON MORRISSEY DR

IN HONOR  
OF  
VIRDELLA WILLIAMS  
JAMES F. PEEBLES SCHOOL  
KINDERGARTEN

TO JEAN SULLIVAN

TEACHER AND SCHOOL PSYCHOLOGIST

FOR 32 YEARS

OF DEDICATED SERVICE.

WITH DEEP APPRECIATION

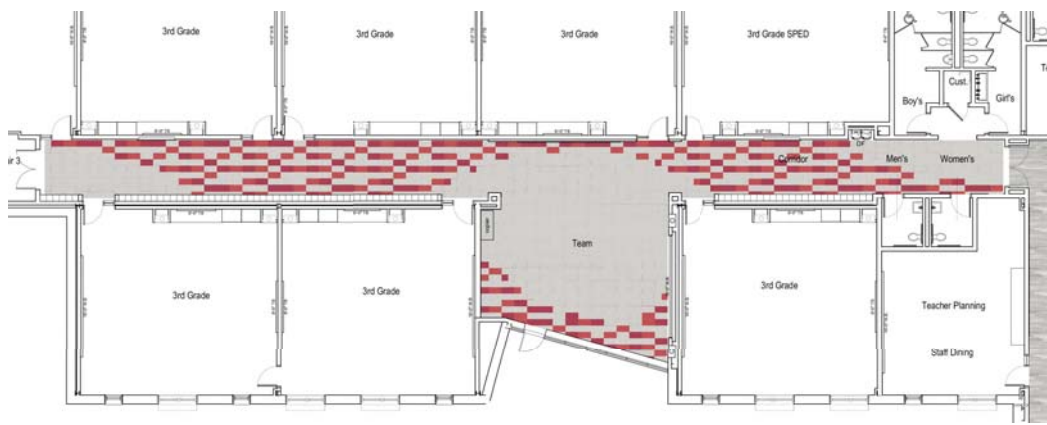
AND LOVE.

THE BOURNE SCHOOL COMMUNITY

MAY 1992

# Interior Updates

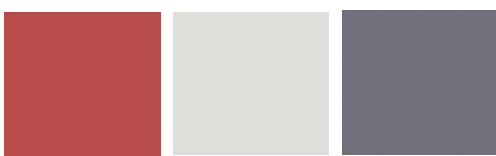
# THIRD GRADE ACADEMIC CORRIDOR



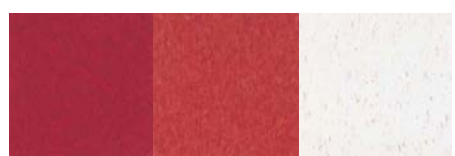
FLOOR PATTERN



TEAM ROOM



PAINT COLOR



VCT COLOR



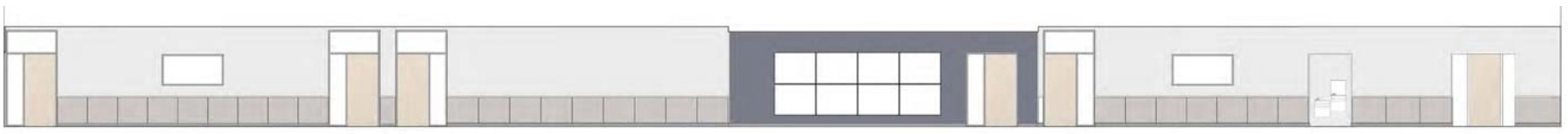
LOCKER COLOR



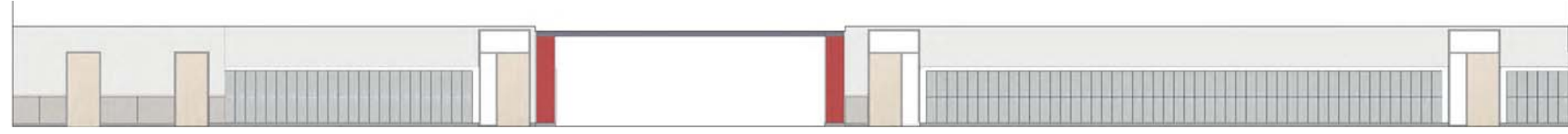
WALL BASE COLOR



WAINSCOTING COLOR



NORTH CORRIDOR ELEVATION



SOUTH CORRIDOR ELEVATION

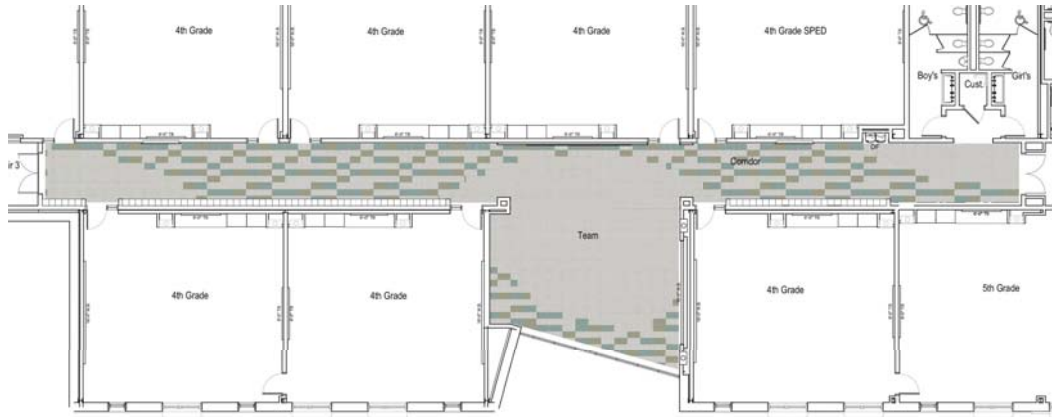
PROJECT MANAGEMENT **SMMA**

Massachusetts School Building Authority

**FLANSBURGH**



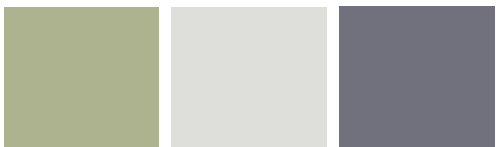
# FOURTH GRADE ACADEMIC CORRIDOR



FLOOR PATTERN



TEAM ROOM



PAINT COLOR



VCT COLOR



LOCKER COLOR



WALL BASE COLOR



WAINSCOTING COLOR

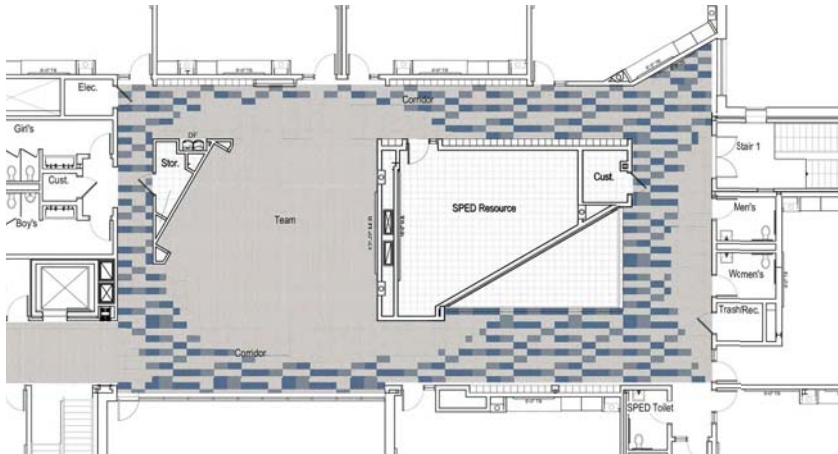


NORTH CORRIDOR ELEVATION



SOUTH CORRIDOR ELEVATION

FIFTH GRADE ACADEMIC CORRIDOR



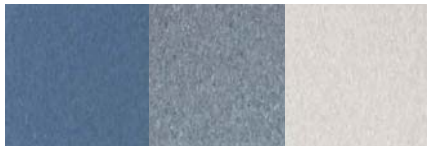
FLOOR PATTERN



TEAM ROOM



PAINT COLOR



VCT COLOR



LOCKER COLOR



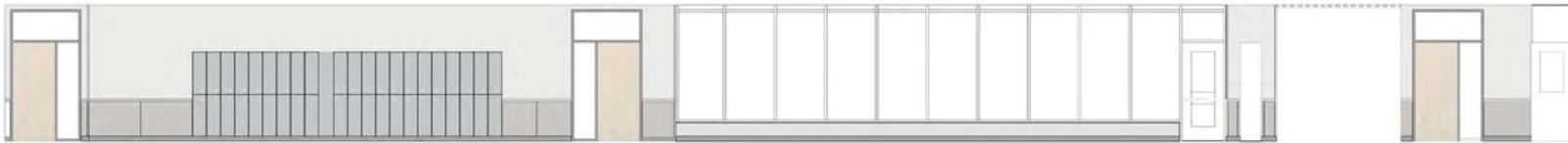
WALL BASE COLOR



WAINSCOTING COLOR



NORTH CORRIDOR ELEVATION



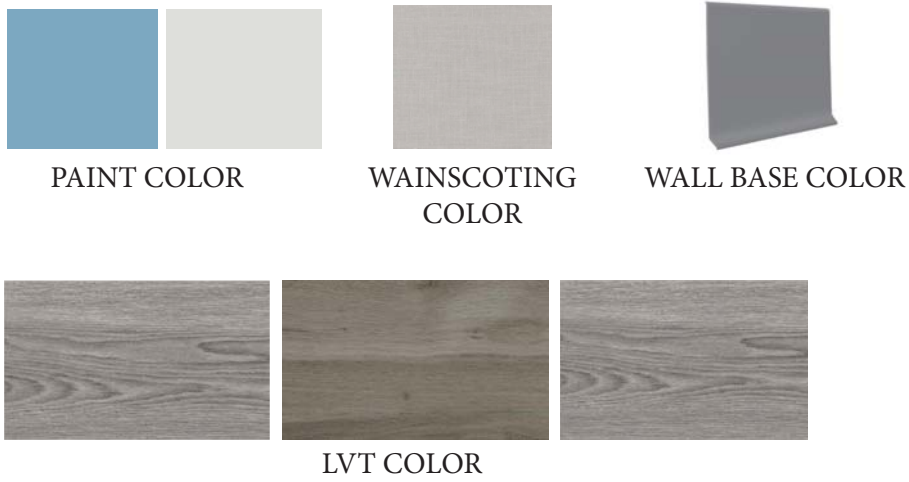
SOUTH CORRIDOR ELEVATION

COMMUNITY CORRIDOR



ENTRY LOBBY

FLOOR PATTERN



PAINT COLOR

WAINSCOTING COLOR

WALL BASE COLOR

LVT COLOR



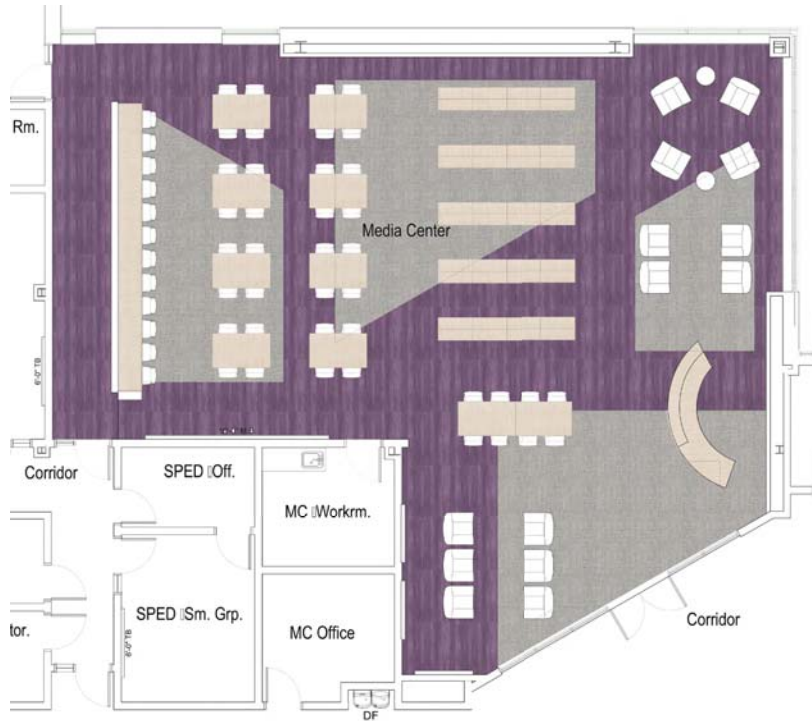
CENTRAL STAIR

PROJECT MANAGEMENT **SMMA**

Massachusetts School Building Authority

**FLANSBURGH**

# MEDIA CENTER



PAINT COLOR



WALL BASE COLOR



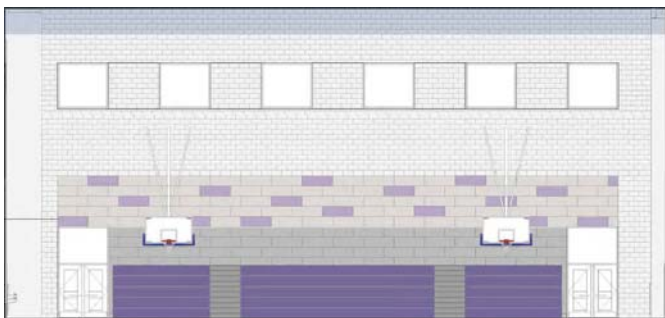
CARPET COLOR



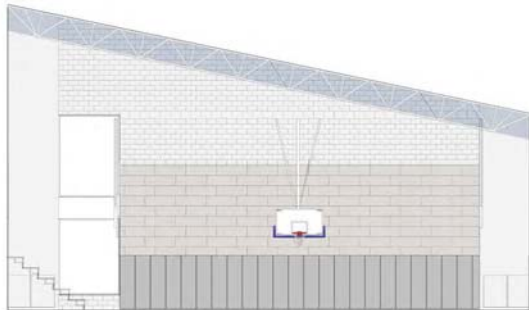
# GYMNASIUM



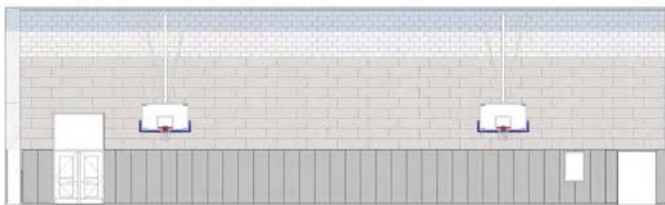
FLOOR PATTERN



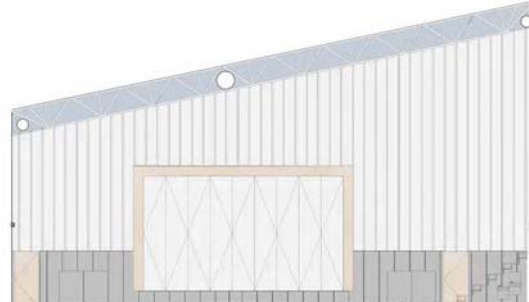
NORTH ELEVATION



EAST ELEVATION

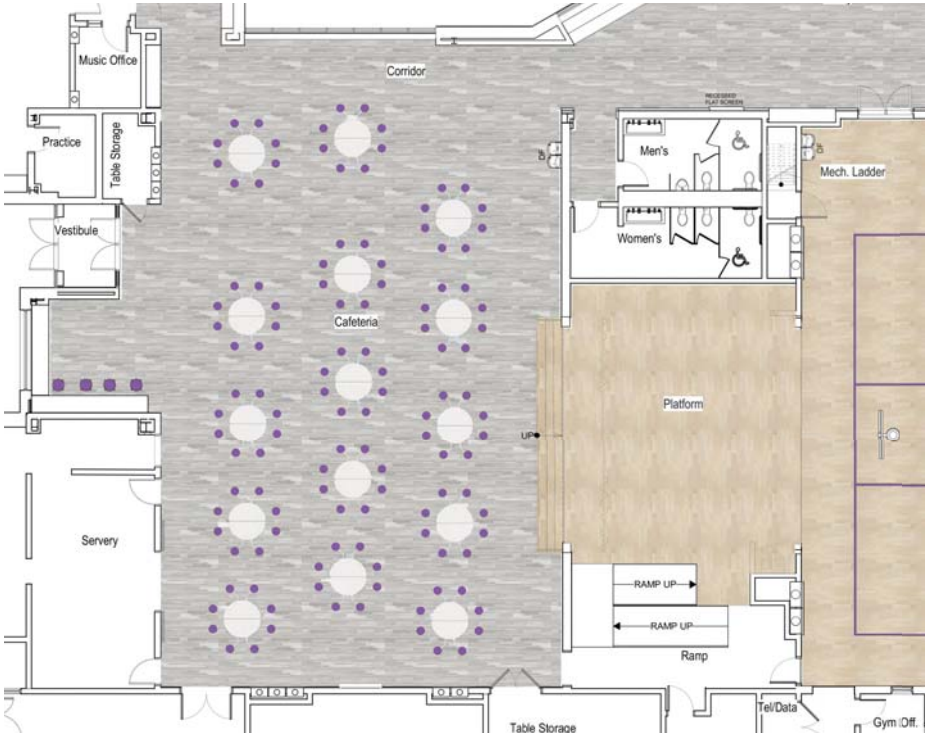


SOUTH ELEVATION



WEST ELEVATION

# CAFETERIA



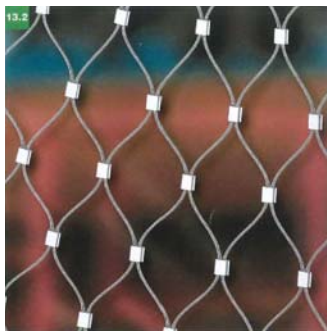
FLOOR PATTERN



# Mesh Railing



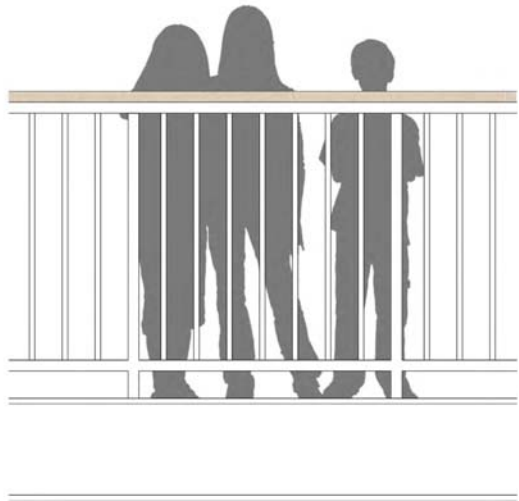
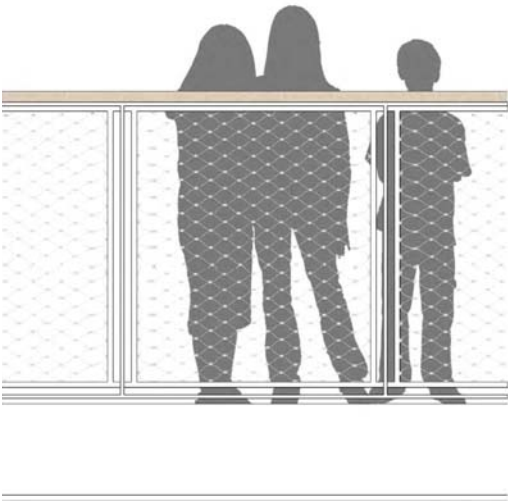
50° Mesh



60° Mesh



Extended angle



## COST ESTIMATE

**Currently tracking 90% Estimated Construction Cost: \$29,798,523**

### **Additive/Alternates**

1. Trees and Plantings	\$85,388
2. Parking Lot	\$51,106
3. Planters	\$23,000
4. Bench/Planters (outdoor classroom)	\$36,513
5. Brick Articulation	\$73,054
6. Academic & Gym/Cafe Roof Rib	\$73,644
7. Granite Curbing at Straight Sections	\$66,010

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**Total: \$408,715**