

**PROJECT MINUTES**

Project:	New W. Edward Balmer Elementary School	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	7/18/19
Re:	School Building Committee Meeting	Meeting No:	48
Location:	High School Media Center	Time:	6:30pm
Distribution:	School Building Committee Members, Attendees (MF)		

Attendees:

PRESENT	NAME	AFFILIATION	VOTING MEMBER
✓	Joseph Strazzulla	Chairman, School Building Committee	Voting Member
✓	Melissa Walker	School Business Manager	Voting Member
	Alicia Cannon	Representative of the Board of Selectmen	Voting Member
✓	Michael LeBrasseur	Chairman, School Committee	Voting Member
	Paul Bedigian	Representative of the Building, Planning, Construction Committee	Voting Member
✓	Steven Gogolinski	Representative of the Finance Committee	Voting Member
	Jeffrey Tubbs	Community Member with building design and/or construction experience	Voting Member
✓	Peter L'Hommedieu	Community Member with building design and/or construction experience	Voting Member
✓	Jeff Lundquist	Community Member with building design and/or construction experience	Voting Member
	Andrew Chagnon	Community Member with building design and/or construction experience	Voting Member
	Spencer Pollock	Parent Representative	Voting Member
	Adam Gaudette	Town Manager	Non-Voting Member
	Amy McKinstry	Interim Superintendent of Schools	Non-Voting Member
✓	Richard Maglione	Director of Facilities	Non-Voting Member
✓	Karlene Ross	Principal, W. Edward Balmer Elementary School	Non-Voting Member
	Jill Healy	Principal, Northbridge Elementary School	Non-Voting Member
	Gregory Rosenthal	Director of Pupil Personnel Services	Non-Voting Member
✓	Lee Dore	D & W, Architect	
	Thomas Hengelsberg	D & W, Architect	
	David Fontaine	Fontaine Bros, CM	
	David Fontaine, Jr	Fontaine Bros, CM	
	David Barksdale	Fontaine Bros, CM	
	Jim Mauer	Fontaine Bros, CM	
✓	Joel Kent	Fontaine Bros, CM	
✓	Joel Seeley	SMMA, OPM	

Item #	Action	Discussion
48.1	Record	Call to Order, 6:34 PM, meeting opened.
48.2	Record	J. Strazzulla announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
48.3	Record	J. Strazzulla indicated the originally scheduled meeting on 7/16/19 was re-scheduled to 7/18/19 due to the 7/16/19 meeting not being posted.
48.4	Record	Public Comment - None
48.5	Record	A motion was made by S. Gogolinski and seconded by P. L'Hommedieu to approve the 7/2/19 School Building Committee meeting minutes. No Discussion, motion passed unanimous by those attending.
48.6	Record	J. Seeley distributed and reviewed the Budget Tracking Form thru 6/30/19, attached, for the Total Project Budget.
48.7	Record	J. Seeley distributed and reviewed the corrected Warrant No. 27 cover sheet.
48.8	Record	Warrant No. 28 was reviewed.  A motion was made by M. LeBrasseur and seconded by J. Lundquist to approve Warrant No. 28. No discussion, motion passed unanimous.
48.9	Record	J. Seeley distributed and reviewed the 90% Construction Documents Project Schedule, attached.
48.10	Record	J. Seeley distributed and reviewed the 90% Construction Documents Meetings and Agenda Schedule, attached, adding an SBC meeting on 9/4/19 to vote to award the Early Concrete and Steel Package.
48.11	Record	M. LeBrasseur indicated the School Committee voted to approve the Listing of Recommended Proprietary Specifications.
48.12	Record	L. Dore presented and reviewed the fence and netting design for the left field line of the baseball field parallel to Crescent Street and the small baseball field parallel to the parking lot, attached.
48.13	J. Seeley	J. Seeley to follow-up with DPW in mid-July on the final flow meter results measuring the existing infiltration and inflow (I/I) from the existing Balmer School on-site sanitary sewer distribution system.
48.14	Record	J. Kent presented and reviewed the NFPA 241 plan, attached.
48.15	L. Dore	L. Dore presented and reviewed the follow-up information for the Electric Charging Stations, attached.  Committee Discussion:  1. L. Dore to study moving the stations away from the front entry.  After discussion, the Committee decided to defer any action until after the 9/4/19 SBC meeting.
48.16	L. Dore	L. Dore presented and reviewed the Concession Building design and the relocated Vail Memorial, attached.  Committee Discussion:

Item #	Action	Discussion
		1. L. Dore to forward the relocated Vail Memorial slide to J. Strazzulla for review with the Trustees of Soldiers' Memorials Committee.
48.17	L. Dore	L. Dore provided an overview of the design review meeting with the Disability Commission held on 7/10/19, attached. L. Dore to provide formal response to the comments to the Commission.
48.18	Record	L. Dore presented a modification to the boys and girls room, separating the sinks on either side of the entry, attached.
48.19	L. Dore J. Seeley	J. Seeley distributed and reviewed the MSBA comments on the 60% Construction Documents submission. L. Dore and J. Seeley to issue the response document by 7/23/19.
48.20	Record	J. Kent provided a Construction Update. Tree clearing is underway, with about one week left to complete, grubbing is underway and will be complete by the end of the month, stripping of topsoil is underway, and the enabling work is underway. The existing underground oil tank will be removed next week. J. Kent distributed and reviewed the Letters Offering Pre-Construction Survey, dated 7/3/19 to the two residences, 192 Mason and 291 Mason, that did not respond to 3 attempts for the survey, including certified letter, giving them one more opportunity to participate in the survey, attached. To date, the residences have not accepted or denied the offer.
48.21	J. Strazzulla	<p>J. Seeley provided an update on the site walk held on 7/16/19 to review the tree clearing along the east property line, distributed and reviewed the Town Manager Letter, dated 6/12/19, to the abutters with personal property constructed on Town-owned property, and distributed and reviewed the Committee's written response to questions submitted by the resident at 192 Mason Road prior to the Neighborhood Meeting, held on 7/2/19, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> <li>254 Mason Road – the property owner has requested the Town remove one to two trees near the property line. J. Kent indicated the cost to remove a tree, stump and restore the disturbed area is approximately \$1,000 to \$1,500 per tree.</li> <li>244 Mason Road – the property owner has requested the Town remove four trees near the property line which are leaning. J. Kent indicated the cost to remove a tree, stump and restore the disturbed area is approximately \$1,000 to \$1,500 per tree.</li> <li>216 Mason Road – the contractor's arborist and the Landscape Architect recommend the Town remove one tree near the property line which is leaning. J. Kent indicated the cost to remove a tree, stump and restore the disturbed area is approximately \$1,000 to \$1,500 per tree.</li> </ol> <p>A motion was made by M. LeBrasseur and seconded by J. Lundquist to approve the Town removing the trees, provided that a Right of Entry and Release Agreement, approved by Town Counsel, is executed between the homeowners and the Town prior to any removals commencing. No discussion, motion passed unanimous. J. Strazzulla will coordinate with Town Counsel on the Right of Entry and Release Agreement.</p>

Item #	Action	Discussion
		<p>4. 202 Mason Road – three options were presented relative to the stone wall constructed on Town-owned property. The homeowner, Mr. Armstrong, was in attendance and participated in the discussion.</p> <p>A motion was made by M. LeBrasseur and seconded by P. L’Hommedieu to approve the Town relocating the stone wall off Town-owned property and installing a cedar fence to match the existing along the property line, provided that a Right of Entry and Release Agreement, approved by Town Counsel, is executed between the homeowner and the Town prior to any work commencing. No discussion, motion passed unanimous. J. Strazzulla will coordinate with Town Counsel on the Right of Entry and Release Agreement.</p> <p>5. 192 Mason Road – two options were presented relative to the shed, fence and play set constructed on Town-owned property.</p> <p>A motion was made by S. Gogolinski and seconded by P. L’Hommedieu to approve the Town relocating the shed, fence and play set off Town-owned property, provided that a Right of Entry and Release Agreement, approved by Town Counsel, is executed between the homeowner and the Town prior to any work commencing. No discussion, motion passed unanimous. J. Strazzulla will coordinate with Town Counsel on the Right of Entry and Release Agreement.</p> <p>6. 230 Mason Road – the homeowner relocated their shed off Town-owned property in accordance with the Town Manager letter.</p> <p>P. L’Hommedieu requested, out of fairness, that the homeowner be compensated for relocating their shed, if the Town is paying to relocate the encroaching personal property of 202 and 192 Mason Road. J. Strazzulla will confirm with Town Counsel if possible.</p> <p>7. 178 Mason Road – the homeowner relocated their shed off Town-owned property in accordance with the Town Manager letter.</p> <p>P. L’Hommedieu requested, out of fairness, that the homeowner be compensated for relocating their shed, if the Town is paying to relocate the encroaching personal property of 202 and 192 Mason Road. J. Strazzulla will confirm with Town Counsel if possible.</p>
48.22	Record	J. Seeley distributed and reviewed the letters to the Prequalified Elevator and Waterproofing, Damproofing and Caulking Trade Contractors, attached.
48.23	J. Seeley	<p>J. Kent distributed and reviewed the list of Recommended Non-Trade Contractors recommended by FBI, attached.</p> <p>J. Seeley will forward to the Non-Trade Contractor Review Committee for review and recommendation.</p>
48.24	Record	<b>Committee Questions</b> - none
48.25	Record	<b>Old or New Business</b> - none
48.26	Record	Next <b>SBC Meeting: 8/6/19 at 6:30 pm</b> at the High School Media Center. The anticipated agenda items are to review design refinements.
48.27	Record	A Motion was made by M. LeBrasseur and seconded by J. Lundquist to adjourn the meeting. No discussion, motion passed unanimous.

Project: New W. Edward Balmer Elementary School

Meeting Date: 7/18/19

Meeting No.: 48

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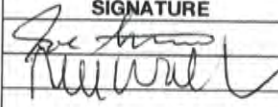
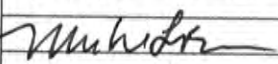
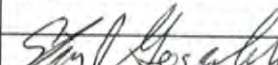
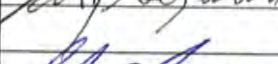

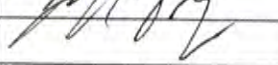
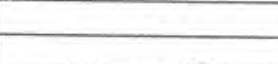
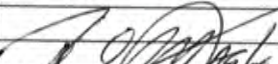
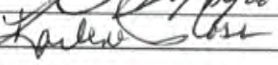
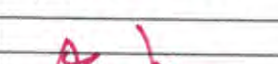

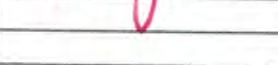
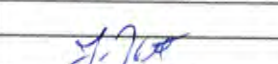
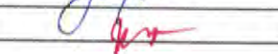



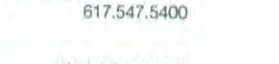



Attachments: Agenda, Budget Tracking Form, corrected Warrant No. 27 cover sheet, Warrant No. 28, 90% Construction Documents Project Schedule, 90% Construction Documents Meetings and Agenda Schedule, MSBA comments on the 60% Construction Documents submission, Letters Offering Pre-Construction Survey, 6/12/19 Town Manager letter to the abutters with personal property constructed on the Town-owned property, Committee's written response to questions submitted by the resident at 192 Mason Road, letters to the Prequalified Elevator and Waterproofing, Damproofing and Caulking Trade Contractors, list of Recommended Non-Trade Contractors, 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: New W. Edward Balmer Elementary School  
 Prepared by: Joel Seeley  
 Re: School Building Committee Meeting  
 Location: High School Media Center  
 427 Linwood Avenue, Whitinsville, MA  
 Distribution: Attendees, (MF)

Project No.: 17020  
 Meeting Date: 7/18/2019  
 Meeting No: 48  
 Time: 6:30pm

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	<a href="mailto:jstrazzulla@nps.org">jstrazzulla@nps.org</a>	Chairman, School Building Committee
	Melissa Walker	<a href="mailto:mwalker@nps.org">mwalker@nps.org</a>	School Business Manager, MCPPO
	Alicia Cannon	<a href="mailto:cannonhome0927@gmail.com">cannonhome0927@gmail.com</a>	Member, Board of Selectmen, CEO
	Michael LeBrasseur	<a href="mailto:mlebrasseur@nps.org">mlebrasseur@nps.org</a>	Chairman, School Committee
	Paul Bedigian	<a href="mailto:bedigianps@cdmsmith.com">bedigianps@cdmsmith.com</a>	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	<a href="mailto:steve@gogolinskicpa.com">steve@gogolinskicpa.com</a>	Representative of the Finance Committee
	Jeffrey Tubbs	<a href="mailto:jtubbs@charter.net">jtubbs@charter.net</a>	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	<a href="mailto:plhommedieu@shawmut.com">plhommedieu@shawmut.com</a>	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	<a href="mailto:j.lundquist@charter.net">j.lundquist@charter.net</a>	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	<a href="mailto:achagnon@vertexeng.com">achagnon@vertexeng.com</a>	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	<a href="mailto:spencerpollock22@gmail.com">spencerpollock22@gmail.com</a>	Parent Representative
	Adam Gaudette	<a href="mailto:agaudette@northbridgema.org">agaudette@northbridgema.org</a>	Town Manager
	Amy McKinstry	<a href="mailto:amckinstry@nps.org">amckinstry@nps.org</a>	Interim Superintendent
	Richard Maglione	<a href="mailto:rماغlione@nps.org">rماغlione@nps.org</a>	Building Maintenance Local Official
	Karlene Ross	<a href="mailto:kross@nps.org">kross@nps.org</a>	Principal, W. Edward Balmer Elementary School
	Jill Healy	<a href="mailto:jhealy@nps.org">jhealy@nps.org</a>	Principal, Northbridge Elementary School
	Gregory Rosenthal	<a href="mailto:groenthal@nps.org">groenthal@nps.org</a>	Director of Pupil Personnel Services
	Lee P. Dore	<a href="mailto:lpdore@DoreandWhittier.com">lpdore@DoreandWhittier.com</a>	Dore & Whittier Architects
	Thomas Hengelsberg	<a href="mailto:thengelsberg@DoreandWhittier.com">thengelsberg@DoreandWhittier.com</a>	Dore & Whittier Architects
	David Fontaine, Jr.	<a href="mailto:dir@fontainebros.com">dir@fontainebros.com</a>	Fontaine Bros., Inc.
	David Barksdale	<a href="mailto:dbarksdale@fontainebros.com">dbarksdale@fontainebros.com</a>	Fontaine Bros., Inc.
	Jim Mauer	<a href="mailto:jmauer@fontainebros.com">jmauer@fontainebros.com</a>	Fontaine Bros., Inc.
	Joel Kent	<a href="mailto:jkent@fontainebros.com">jkent@fontainebros.com</a>	Fontaine Bros., Inc.
	Joel Seeley	<a href="mailto:jseeley@smma.com">jseeley@smma.com</a>	SMMA



## Agenda

Project: New W. Edward Balmer Elementary School  
Re: School Building Committee Meeting  
Meeting Location: High School Media Center  
427 Linwood Avenue, Whitinsville, MA  
Prepared by: Joel G. Seeley  
Distribution: Committee Members (MF)

Project No.: 17020  
Meeting Date: 7/18/2019  
Meeting Time: 6:30 PM  
Meeting No. 48

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1. Call to Order
  2. Public Comments
  3. Approval of Minutes
  4. Approval of Invoices and Commitments
  5. Review Design Refinements
    - Electric Car Charging Stations
  6. Review MSBA 60% Construction Documents Submission Comments
  7. Construction Update
    - Neighborhood Update
  8. Prequalification Committee Update
    - Trade Contractors for Early Concrete and Steel Package
    - Non-Trade Contractors for Early Concrete and Steel Package
  9. New or Old Business
  10. Committee Questions
  11. Next Meeting: August 6, 2019
  12. Adjourn

Symmes Maini & McKee Associates, Inc. (SMMA) Northridge School District Northridge W. Edward Balmer Elementary School BUDGET SUMMARY										(A - B - E) Budget Balance			
BUDGET TRACKING FORM as of: 6/30/2019										Additional Projected Amount E			
	Propay code #	Name	Original PS&B Budget 6/20/2018	Budget Revisions	Current Budget	Contract Amount B	Expended C	(B - C) Remaining Contract Amount D					
		<u>Feasibility Study Agreement</u>											
1	0001-0000	OPM Feasibility Study	105,000.00		105,000.00	105,000.00	105,000.00	-					
2	0002-0000	A&E Feasibility Study	425,000.00		425,000.00	425,000.00	425,000.00	-					
3	0003-0000	Environmental and Site	150,000.00		150,000.00	146,753.50	145,543.50	1,210.00					
4	0004-0000	Other	95,000.00		95,000.00	51,759.59	51,759.59	-					
		<b>Feasibility Study Agreement Subtotal</b>	<b>\$ 775,000.00</b>	<b>- \$</b>	<b>775,000.00</b>	<b>\$ 728,513.09</b>	<b>\$ 727,303.09</b>	<b>\$ 1,210.00</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>46,486.91</b>
		<u>Administration</u>											
6	0101-0000	Legal Fees	80,000.00		80,000.00	-	-	-					
		Owner's Project Manager											
7	0102-0400	> Design Development	180,250.00		180,250.00	180,250.00	180,250.00	-					
8	0102-0500	> Construction Contract Documents	250,025.00		250,025.00	250,025.00	75,007.50	175,017.50					
9	0102-0600	> Bidding	95,050.00		95,050.00	95,050.00	-	95,050.00					
10	0102-0700	> Construction Contract Administration	1,912,599.00		1,912,599.00	1,912,599.00	-	1,912,599.00					
11	0102-0800	> Closeout	120,080.00		120,080.00	120,080.00	-	120,080.00					
12	0102-0900	> Extra Services	100,000.00		100,000.00	-	-	-					
13	0102-1000	> Reimbursable & Other Services	40,000.00		40,000.00	-	-	-					
14	0102-1100	> Cost Estimates	-		-	-	-	-					
15	0103-0000	Advertising	20,000.00		20,000.00	291.14	291.14	-					
16	0104-0000	Permitting	50,000.00		50,000.00	6,474.10	6,474.10	-					
17	0105-0000	Owner's Insurance	80,000.00		80,000.00	-	-	-					
18	0199-0000	Other Administrative Costs	60,000.00		60,000.00	300.00	300.00	-					
		<b>Administration Subtotal</b>	<b>\$ 2,988,004.00</b>	<b>- \$</b>	<b>2,988,004.00</b>	<b>\$ 2,565,069.24</b>	<b>\$ 262,322.74</b>	<b>\$ 2,302,746.50</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>422,934.76</b>
		<u>Architecture and Engineering</u>											
		Basic Services											
21	0201-0400	> Design Development	1,944,609.00		1,944,609.00	1,944,609.00	1,944,609.00	-					
22	0201-0500	> Construction Contract Documents	2,657,249.00		2,657,249.00	2,657,249.00	885,395.36	1,771,853.64					
23	0201-0600	> Bidding	227,830.00		227,830.00	227,830.00	-	227,830.00					
24	0201-0700	> Construction Contract Administration	2,252,218.00		2,252,218.00	2,252,218.00	-	2,252,218.00					
25	0201-0800	> Closeout	164,136.00		164,136.00	164,136.00	-	164,136.00					
26	0201-9900	> Other Basic Services	-		-	-	-	-					
27		BASIC SERVICES SUBTOTAL	\$ 7,246,042.00	- \$	7,246,042.00	\$ 7,246,042.00	\$ 2,830,004.36	\$ 4,416,037.64	\$	\$	\$	\$	-
		Reimbursable Services											
28	0203-0100	> Construction Testing	30,000.00		30,000.00	-	-	-					
29	0203-0200	> Printing (over minimum)	20,000.00		20,000.00	-	-	-					
30	0203-9900	> Other Reimbursable Costs	100,000.00		100,000.00	40,334.13	5,039.13	35,295.00					
31	0204-0200	> Hazardous Materials	100,000.00		100,000.00	23,100.00	-	23,100.00					
32	0204-0300	> Geotech & Geo-Env.	85,000.00		85,000.00	83,435.00	4,290.00	79,145.00					
33	0204-0400	> Site Survey	40,000.00		40,000.00	-	-	-					
34	0204-0500	> Wetlands	40,000.00		40,000.00	-	-	-					
35	0204-1200	> Traffic Studies	35,000.00		35,000.00	-	-	-					
		<b>Architectural and Engineering Subtotal</b>	<b>\$ 7,696,042.00</b>	<b>- \$</b>	<b>7,696,042.00</b>	<b>\$ 7,392,911.13</b>	<b>\$ 2,839,333.49</b>	<b>\$ 4,553,577.64</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>303,130.87</b>



Symmes Maini & McKee Associates, Inc. (SMMA) Northbridge School District Northbridge W. Edward Balmer Elementary School BUDGET SUMMARY									
BUDGET TRACKING FORM as of: 6/30/2019									
CM @ Risk Preconstruction Services		Original PS&B Budget 6/20/2018	Budget Revisions	Current Budget	Contract Amount	Expended	(B - C) Remaining Contract Amount	Additional Projected Amount	(A - B - E) Budget Balance
36	0501-0000	\$ 250,000.00		\$ 250,000.00	\$ 210,000.00	\$ 129,232.00	\$ 80,768.00	\$ -	\$ 40,000.00
	0502-0001	\$ 79,492,662.00		\$ 79,492,662.00	\$ -	\$ -	\$ -	\$ -	\$ 79,492,662.00
89	CSI Description			-					
89	0502-0100			-	-	-	-	-	-
89	0502-0200			-	-	-	-	-	-
89	0502-0300			-	-	-	-	-	-
89	0502-0400			-	-	-	-	-	-
89	0502-0500			-	-	-	-	-	-
89	0502-0600			-	-	-	-	-	-
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89	0502-2600			-	-	-	-	-	-
89	0502-3100			-	-	-	-	-	-
89	0502-3200			-	-	-	-	-	-
89	0502-3300			-	-	-	-	-	-
89	0502-9900			-	-	-	-	-	-
89	0508-0000		\$ -	-	-	-	-	-	-
89	Construction Budget Subtotal	\$ 79,492,662.00	\$ -	\$ 79,492,662.00	\$ -	\$ -	\$ -	\$ -	\$ 79,492,662.00
	Alternates								
90	0506-0000	-		-	-	-	-	-	-
90	0506-0000			-	-	-	-	-	-
	Alternates Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Miscellaneous Project Costs								
94	0601-0000	200,000.00		200,000.00	7,250.00	-	7,250.00	-	192,750.00
95	0602-0000	300,000.00		300,000.00	-	-	-	-	300,000.00
96	0603-0000	-		-	-	-	-	-	-
97	0699-0000	200,000.00		200,000.00	-	-	-	-	200,000.00
	0600-0000	\$ 700,000.00	\$ -	\$ 700,000.00	\$ 7,250.00	\$ -	\$ 7,250.00	\$ -	\$ 692,750.00
	Miscellaneous Project Costs Subtotal								
	Furnishings and Equipment								
99	0701-0000	1,648,000.00		1,648,000.00	-	-	-	-	1,648,000.00
	Furnishings								
101	0703-0000	1,854,000.00		1,854,000.00	-	-	-	-	1,854,000.00
	Computer Equipment								
	Furnishings and Equipment Subtotal	\$ 3,502,000.00	\$ -	\$ 3,502,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,502,000.00
103	0507-0000	3,974,633.00	-	3,974,633.00	-	-	-	-	3,974,633.00
104	0801-0000	1,589,853.00		1,589,853.00	-	-	-	-	1,589,853.00
	Owners' (soft cost) Contingency								
	Contingency Subtotal	\$ 5,564,486.00	\$ -	\$ 5,564,486.00	\$ -	\$ -	\$ -	\$ -	\$ 5,564,486.00
	Total Project Budget	\$ 100,968,194.00	\$ -	\$ 100,968,194.00	\$ 10,903,743.46	\$ 3,958,191.32	\$ 6,945,552.14	\$ -	\$ 90,064,450.54

39-52WEB

B#5711

6/27/19

Project Management

SMMA

## Warrant No. 27

Project: New W. Edward Balmer Elementary School  
 Prepared by: Joel G. Seeley, AIA

Project No.: 17020  
 Date: 6/12/2019

School Building Committee for the W. Edward Balmer Elementary School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

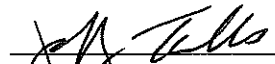
<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
✓ GateHouse New England Advertisement in the Worcester Telegram & Gazette for the Trade Contractor Prequalification for the Early Foundation and Steel Package.	0000119340	06/02/2019	\$ 242.00	0103-0000	\$ 19,708.86
✓ Graves Engineering, Inc. Peer Review Consultant for Conservation Commission and Planning Board	35020	06/07/2019	\$ 1,746.00	0104-0500	\$ 44,525.90
Dore & Whittier	00022	05/31/2019	\$ 442,697.68	0201-0500	\$ 1,771,853.64
Dore & Whittier Develop 60% Construction Documents Estimate and 60% Construction Documents Pricing Set; Project Documentation; Consultant Work Product Review and Coordination; Client and Regulatory Presentations, Meetings and Coordination; Project Administration and CM Communication and Coordination	00022	05/31/2019	<del>\$ 635,296.29</del> \$ 94,963.87	0203-9900	\$ 94,963.87
SMMA Reviewed 60% Construction Documents Pricing Set; Coordinated with Commissioning Agent; Reviewed Payment Requests; Attended SBC Meeting and Issued Minutes; Submitted Monthly MSBA Report.	50827	06/04/2019	\$ 37,503.75	0102-0500	\$ 175,017.50
Fontaine Bros. Estimated 60% Construction Documents Pricing Set; Attended Northbridge Safety Meeting; Provided Input on Site Phasing and Logistics; Attended Balmer School Security Meeting; Attended SBC Meeting	PreConstruction 8	05/31/2019	\$ 32,308.00	0501-0000	\$ 80,768.00
			\$ 515,132.72		
			<b>Total \$ 515,129.72</b>		

30601907

  
 Joseph Strazzulla, Chair

Alicia Cannon

  
 Paul Bedigian

  
 Jeffrey Tubbs

Jeff Lundquist

  
 Spencer Pollock

  
 Melissa Walker

Michael LeBrasseur

  
 Steven Gogolinski

  
 Peter L'Hommedieu

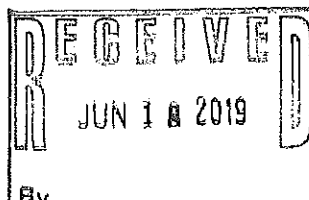
Andrew Chagnon

Approved on 6/12/19

1000 Massachusetts Avenue  
 Cambridge, MA 02138  
 617.547.5400

www.smma.com

Cc: M. Walker



## Warrant No. 28

Project: New W. Edward Balmer Elementary School  
 Prepared by: Joel G. Seeley, AIA

Project No.: 17020  
 Date: 7/18/2019

School Building Committee for the W. Edward Balmer Elementary School hereby authorizes to draw against funds for the obligations incurred for value received in services and for materials shown below:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
Dore & Whittier	00023	07/01/2019	\$ 442,697.68	0201-0500	\$ 1,329,155.96
Dore & Whittier	00023	07/01/2019	\$ 2,200.00	0204-0300	\$ 55,495.00
	[Amendment No. 15]				
Dore & Whittier	00023	07/01/2019	\$ 2,000.00	0204-0300	\$ 0.00
	[Amendment No. 20]				
Dore & Whittier	00023	07/01/2019	\$ 4,728.58	0203-9900	\$ 80,478.87
<i>Completed 60% Construction Documents Cost Estimate Reconciliation; Completed 60% Construction Documents Submission Documents; Project Documentation; Consultant Work Product Review and Coordination; Project Administration and CM Communication and Coordination. Attended Working Group Meetings; Attended Site Contractor De-Scoping Meeting; Attended Groundbreaking Ceremony; Attended Trade Contractor Prequalification Meeting; Attended Construction Meeting; Attended SBC Meeting</i>					
SMMA	51018	07/01/2019	\$ 37,503.75	0102-0500	\$ 137,513.75
SMMA	51018	07/01/2019	\$ 75.00	0104-0000	\$ 43,450.90
<i>Completed 60% Construction Documents Cost Estimate Reconciliation; Completed 60% Construction Documents Submission Documents; Attended Site Contractor De-Scoping Meeting; Attended MSBA Status Review Meeting; Attended Parents Meeting; Attended Neighborhood Meeting; Attended Groundbreaking Ceremony; Attended Trade Contractor Prequalification Meeting; Attended Construction Meeting; Coordinated with Commissioning Agent; Reviewed Payment Requests; Attended SBC Meetings and Issued Minutes; Submitted Monthly MSBA Report.</i>					

**Total \$ 489,205.01**

\_\_\_\_\_  
 Joseph Strazzulla, Chair

\_\_\_\_\_  
 Melissa Walker

\_\_\_\_\_  
 Alicia Cannon

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 Michael LeBrasseur

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 Paul Bedigian

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 Steven Gogolinski

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 Jeffrey Tubbs

\_\_\_\_\_  
 Peter L'Hommedieu

\_\_\_\_\_  
 Jeff Lundquist

\_\_\_\_\_  
 Andrew Chagnon

1000 Massachusetts Avenue  
 Cambridge, MA 02138  
 617.547.5400

\_\_\_\_\_  
 Spencer Pollock

Approved on \_\_\_\_\_



Dore & Whittier Architects, Inc.  
212 Battery Street  
Burlington, VT 05401

Northbridge Public Schools  
Town of Northbridge  
87 Linwood Avenue  
Whitinsville, MA 01588

Invoice number 00023  
Date 07/01/2019

Project 17-0759 Balmer Elementary School -  
MSBA

For Date Range: June 1 to June 30, 2019

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining
<b>BASIC SERVICES</b>					
Feasibility Study	198,675.00	100.00	198,675.00	0.00	0.00
Schematic Design	226,325.00	100.00	226,325.00	0.00	0.00
Design Development	1,944,609.00	100.00	1,944,609.00	0.00	0.00
Construction Documents	2,657,249.00	49.98	885,395.36	442,697.68	1,329,155.96
Bidding	227,830.00	0.00	0.00	0.00	227,830.00
Construction Administration	2,252,218.00	0.00	0.00	0.00	2,252,218.00
Closeout	164,136.00	0.00	0.00	0.00	164,136.00
Subtotal	7,671,042.00	48.20	3,255,004.36	442,697.68	3,973,339.96
<b>ADDITIONAL SERVICES</b>					
ASR-1 - Geotechnical: Test Borings, Soils and Report	13,195.00	100.00	13,195.00	0.00	0.00
ASR-2 - Geo-Environmental: Phase 1	10,285.00	88.24	9,075.00	0.00	1,210.00
ASR-3 - Preliminary Traffic Study	9,900.00	100.00	9,900.00	0.00	0.00
ASR-4 - Site Survey and Wetland Delineation	14,850.00	100.00	14,850.00	0.00	0.00
ASR-5 - Hazardous Materials Assessment	6,820.00	100.00	6,820.00	0.00	0.00
ASR-6 - Hydrant Water Pressure/Volume Testing Services	1,410.00	100.00	1,410.00	0.00	0.00
ASR-7 - Traffic Phase 2	19,800.00	100.00	19,800.00	0.00	0.00
ASR-8 - Geotechnical Services	25,943.50	100.00	25,943.50	0.00	0.00
ASR-9 - Land Survey	39,600.00	100.00	39,600.00	0.00	0.00
ASR-10 - Land Survey Services	4,950.00	100.00	4,950.00	0.00	0.00
ASR-12 - Soil Investigation Services	4,290.00	100.00	4,290.00	0.00	0.00
ASR-13 - Additional Site Acoustical Measurements	5,500.00	0.00	0.00	0.00	5,500.00
ASR-14 - Additional Soils Testing Drainage Design	5,280.00	0.00	0.00	0.00	5,280.00
ASR-15 - Geotechnical Services DD-CA	57,695.00	3.81	0.00	2,200.00	55,495.00
ASR-16 - Hazardous Material Services DD-CA	127,600.00	0.00	0.00	0.00	127,600.00
ASR-17 - Geo-Environmental Services	26,840.00	0.00	0.00	0.00	26,840.00
ASR-18 - Technology Equipment Procurement CD-CO	94,600.00	0.00	0.00	0.00	94,600.00

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining
<b>ADDITIONAL SERVICES</b>					
ASR-19 - Site Geo Environmental Soil Characterization Services	18,810.00	0.00	0.00	0.00	18,810.00
ASR - 20 - Excavating Services - Steve Caya Construction	2,000.00	100.00	0.00	2,000.00	0.00
Subtotal	489,368.50	31.48	149,833.50	4,200.00	335,335.00
<b>REIMBURSABLE ITEMS</b>					
USPS Fees for Mailing	1,339.87	100.00	1,339.87	0.00	0.00
FS to SD Printing Cost Beyond Contract	2,798.13	100.00	2,798.13	0.00	0.00
Printing for Posters Announcing Town Meeting/voting Dates	364.40	100.00	364.40	0.00	0.00
LEED for Schools Registration	1,200.00	100.00	1,200.00	0.00	0.00
Printng for Permit Application	605.08	100.00	605.08	0.00	0.00
Postage for Certified Mails - Abutter Notification	2,598.76	100.00	2,598.76	0.00	0.00
Printing for Accessibility Review	635.29	100.00	635.29	0.00	0.00
Certified Mail and Photo Printing	4,728.58	100.00	0.00	4,728.58	0.00
Subtotal	14,270.11	100.00	9,541.53	4,728.58	0.00
Total	8,174,680.61	47.29	3,414,379.39	451,626.26	4,308,674.96

Invoice total 451,626.26

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00023	07/01/2019	451,626.26	451,626.26				
	Total	451,626.26	451,626.26	0.00	0.00	0.00	0.00



# LGCI

Lahlaf Geotechnical Consulting, Inc.

100 Chelmsford Road

Suite 2

Billerica, MA 01862

Phone: (978) 330-5912

Fax: (978) 330-5056

E-mail: LGCI@LGCinc.net

Bill To

Tom Hengelsberg

Dore & Whittier Architects, Inc.

260 Merrimac Street, Building 7

Newburyport, MA 01950

## Invoice

Date:	3/8/2019
Invoice No.:	1742-03
Invoice for period ending:	3/7/2019

Terms	Client No.	Project Name	Project Number	Location
Net 30	1170	Proposed Balmer Elem. School	1742	Northbridge, MA
Description		Qty	Rate	Amount
Services performed in accordance with LGCI Proposal 18038 (Amendment dated 2/6/19)				
Review Drawings			1,000.00	1,000.00
Prepare / Review Earth Moving Specifications			1,000.00	1,000.00
Make check payable to Lahlaf Geotechnical Consulting, Inc.		<b>Total due this invoice</b> +10% \$2,200.00 \$2,000.00		





2 Center Plaza, Suite 430  
 Boston, MA 02108-1928  
 T: 617-338-0063  
 F: 617-338-6472  
 www.nitscheng.com

Debbie Gabriel  
 Dore & Whittier Architects, Inc.  
 212 Battery Street  
 Burlington, VT 05401

May 29, 2019  
 Project No: 12260.4  
 Invoice No: 64232

Project 12260.4 Balmer Elementary School Site Design

**Professional Services from March 31, 2019 to April 27, 2019**

Task 007 Certified Mail- Additional Services

**Fee**

Total Fee	1,800.00		
Percent Complete	100.00	Total Earned	1,800.00
		Previous Fee Billing	0.00
		Current Fee Billing	1,800.00
		<b>Total Fee</b>	<b>1,800.00</b>

**Reimbursable Expenses**

Postage & Courier Direct			
4/29/2019	American Express	POSTALCENTER - CERTIFIED MAIL - PROJECT-S BROCK	1,646.99
	<b>Total Reimbursables</b>		<b>1,646.99</b>
		<b>Total this Task</b>	<b>\$3,446.99</b>

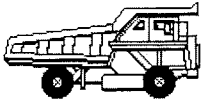
Task 999 Expenses

**Reimbursable Expenses**

Printing Direct			
4/12/2019	Acme Blueprint	Photos, Digital Bond	354.90
4/24/2019	Acme Blueprint	Photos	182.03
4/24/2019	Acme Blueprint	Digital Bonds, Photo	314.79
	<b>Total Reimbursables</b>		<b>851.72</b>
		<b>Total this Task</b>	<b>\$851.72</b>

**Total this Invoice \$4,298.71**

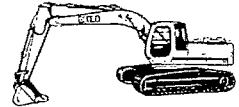
**+10% \$4,728.58**



# STEVE CAYA CONSTRUCTION

PO Box 175 • Northbridge, MA 01534

508-864-7754



Dore & Whittier

NAME

DATE

4/11/19

6/25/19

ADDRESS

SOLD BY		CASH	C.O.D.	CHARGE	ON ACCT.	MDSE. RETD.	PAID OUT
QTY		DESCRIPTION				PRICE	AMOUNT
1							
2							
3		Excavation services					
4		at Balmer School					
5		Whitinsville, MA 01588					
6							
4/8	7	Lowbed Excavator to site					
4/9+10	8	Dig and Backfill					
	9	test holes around property					
	10	as needed					
	11	April 9th + 10th					
4/11	12	Clear up disturbed areas					
	13	and seed as needed					
	14						
	15	Total Quote					
	16	Total Due				\$	2000.00
	17						
	18						

Customer's Order No.

Rec'd by



Attn Ms. Melissa Walker  
 Business Manager Northbridge Public Schools  
 87 Linwood Avenue  
 Whitinsville, MA 01588

July 1, 2019  
 Project No: 17020.00  
 Invoice No: 0051018

Project 17020.00 Northbridge Balmer Elementary School OPM  
 OPM Services for the W. Edward Balmer Elementary School, Whitinsville, MA 01588

**Professional Services from June 1, 2019 to June 28, 2019**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Feasibility	60,000.00	100.00	60,000.00	60,000.00	0.00
Schematic Design	45,000.00	100.00	45,000.00	45,000.00	0.00
Design Development	180,250.00	100.00	180,250.00	180,250.00	0.00
Construction Documents	250,025.00	45.00	112,511.25	75,007.50	37,503.75
Bidding	95,050.00	0.00	0.00	0.00	0.00
Construction Administration	1,912,599.00	0.00	0.00	0.00	0.00
Closeout	120,080.00	0.00	0.00	0.00	0.00
Total Fee	2,663,004.00		397,761.25	360,257.50	37,503.75
<b>Total Fee</b>					<b>37,503.75</b>

**Reimbursable Expenses**

Permits/Fees/Regist	75.00	
<b>Total Reimbursables</b>	<b>75.00</b>	<b>75.00</b>
<b>Total this Invoice</b>		<b>\$37,578.75</b>

**Outstanding Invoices**

Number	Date	Balance
0050827	6/4/2019	37,503.75
<b>Total</b>		<b>37,503.75</b>

**Billings to Date**

	Current	Prior	Total
Fee	37,503.75	360,257.50	397,761.25
Expense	75.00	1,000.00	1,075.00
<b>Totals</b>	<b>37,578.75</b>	<b>361,257.50</b>	<b>398,836.25</b>

Authorized

Joel Seeley



EWO # 4A0HW8G

Page 1 of 59

### **EASEMENT APPLICATION - VERIZON and/or ELECTRIC COMPANY**

Easement Application for Underground and/or Aerial Services. Please complete all applicable sections below so that we may prepare an easement for the project. If a section does not apply, enter "N/A" or simply leave blank. Incomplete or inaccurate information could delay service.

**Property Owner:** Town of Northbridge  
**Contact Name:** Adam Gaudette, Town Manager  
**Mailing Address:** 7 Main Street, Whitinsville, Massachusetts 01588  
**Phone Number:** 508-234-2095

**Project Address:** 21 Crescent Street, Whitinsville, Massachusetts 01588

**REGISTRY OF DEEDS INFORMATION:** Provide a Copy of the Current Owner's (yours) Recorded Deed along with the following Registry of Deeds Information: Book 4369, Page 342. Note, if multiple deeds make up the whole parcel, please include all deeds. If this is Registered Land, please include a copy of the Land Court Certificate of Title.

If available, provide us with a copy of the Recorded Plan of Land showing the property or the Registry of Deeds Plan Book \_\_\_\_\_, and Page \_\_\_\_\_ numbers.

**ENTITY INFORMATION (if applicable):** If the Property Owner is a Corporation/Trust/Partnership/LLC, please provide the following Information:

**\*Corporation:** Authorized to execute documents for the transfer of real estate:

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

**\*Trust:** Number of Trustees: \_\_\_\_\_, Name(s): \_\_\_\_\_  
 \_\_\_\_\_, Declaration of Trust Date: \_\_\_\_\_,  
 Registry of Deeds Book: \_\_\_\_\_, Page \_\_\_\_\_.

**\*LLC:** Persons Authorized to execute documents for the transfer of real estate:  
*(include an original "Certificate of Good Standing" with the easement application).*

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
 Name: \_\_\_\_\_ Title: \_\_\_\_\_

**\*Partnership:** Number of partners: \_\_\_\_\_. Persons Authorized to execute documents for the transfer of real estate:

Name: \_\_\_\_\_  
 Name: \_\_\_\_\_

**FILING FEE:** Enclose a \$75.00 check payable to "Verizon New England, Inc." to pay for the easement recording fee at the Registry of Deeds. Return the application and check to: Right of Way Department, 365 State Street, Springfield, MA 01105.

If you have any questions, please contact Al Bessette at  
 (413) 787-0310 or email at [albert.e.bessette.jr@verizon.com](mailto:albert.e.bessette.jr@verizon.com)

**SCHOOL BUILDING COMMITTEE  
W. EDWARD BALMER ELEMENTARY SCHOOL**


Page 18 of 42

All meetings held at the  
**High School Media Center at 6:30 PM**  
unless otherwise noted

**MEETINGS SCHEDULE AND AGENDAS**  
May 6, 2019 *Updated July 16, 2019*

DATE	AGENDA
<b>90% Construction Documents Phase</b>	
July 2, 2019	BUILDING COMMITTEE MEETING
	Review Overall Construction Document Phase Schedule
	Review 90% Construction Document Schedule
	Review Design Refinements
	Approve Package 2 Trade Contractors
July 16, 2019	BUILDING COMMITTEE MEETING
	Review Design Refinements
	Review MSBA 60% Construction Documents Submission Comments
August 6, 2019	TRADE CONTRACTOR QUALIFICATION COMMITTEE MEETING
	Review RFQ
August 6, 2019	BUILDING COMMITTEE MEETING
	Review Design Refinements
August 26, 2019	BUILDING COMMITTEE MEETING (MONDAY)
	Review Reconciled 90% Construction Documents Cost Estimate
	Decide Value Engineering Items
	Vote to Submit 90% Construction Documents Package to MSBA
September 4, 2019	BUILDING COMMITTEE MEETING (WEDNESDAY)
	Award Early Concrete and Steel Package
September 4, 2019	SUBMIT 90% CONSTRUCTION DOCUMENTS PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED



November 26, 2018 Updated: July 15, 2019		New W. Edward Balmer Elementary School Project Schedule			PROJECT MANAGEMENT		SMMA	
ID	Task Name	Duration	Start	Finish	2014		2019	
1	MSBA PREREQUISITES	431 days	3/9/2015	11/9/2016				
4	RETAIN OPM	45 days	1/30/2017	4/3/2017				
10	RETAIN DESIGNER	80 days	3/8/2017	6/27/2017				
20	FEASIBILITY STUDY (FS)	161 days	6/27/2017	2/14/2018				
35	SCHEMATIC DESIGN (SD)	86 days	2/14/2018	6/13/2018				
42	PROJECT SCOPE AND BUDGET	139 days	5/23/2018	12/6/2018				
50	DESIGN DEVELOPMENT	119 days	11/8/2018	4/26/2019				
59	SITE PERMITTING	170 days	11/7/2018	7/8/2019				
89	BUILDING PERMITTING	102 days	6/18/2019	11/8/2019				
90	Site Enabling and Preparation Package Permit	22 days	6/18/2019	7/18/2019				
91	Foundation Permit	22 days	9/6/2019	10/7/2019				
92	Structure Permit	22 days	9/6/2019	10/7/2019				
93	Building Permit	23 days	10/9/2019	11/8/2019				
94	CONSTRUCTION DOCUMENTS	160 days	3/8/2019	10/21/2019				
95	Incorporate MSBA DD Comments	11 days	4/29/2019	5/13/2019				
96	Develop 60% Contract Documents to Estimator	30 days	4/8/2019	5/17/2019				
97	Early Site Enabling, and Preparation Package No. 1	51 days	3/8/2019	5/17/2019				
98	OPM and Cx Review	13 days	5/17/2019	6/4/2019				
99	60% Construction Documents Cost Estimate	13 days	5/17/2019	6/4/2019				
100	60% Construction Documents Submission to MSBA	0 days	6/18/2019	6/18/2019		6/18/2019	60% Construction Documents Submission to MSBA	
101	MSBA Review of 60% CD Submission	16 days	6/19/2019	7/11/2019				
102	Incorporate MSBA 60% CD Comments	11 days	7/10/2019	7/24/2019				
103	Develop 90% Contract Documents to Estimator	30 days	6/18/2019	7/30/2019				
104	Early Foundation and Structural Package No. 2	30 days	6/18/2019	7/30/2019				
105	Structural Peer Review of Early Foundation and Structural Package	16 days	7/30/2019	8/20/2019				
106	90% Construction Documents Cost Estimate	16 days	7/30/2019	8/20/2019				
107	90% Construction Documents Submission to MSBA	0 days	9/4/2019	9/4/2019		9/4/2019	90% Construction Documents Submission to MSBA	
108	MSBA Review of 90% CD Submission	16 days	9/4/2019	9/25/2019				
109	Incorporate MSBA 90% CD Comments	11 days	9/25/2019	10/9/2019				
110	Construction Documents Complete Package No. 3	0 days	10/9/2019	10/9/2019		10/9/2019	Construction Documents Complete Package No. 3	
111	LEED-S Design Submission	9 days	10/9/2019	10/21/2019				
112	PROCUREMENT	514 days	12/6/2017	12/9/2019				
113	CM Selection	73 days	12/6/2017	3/21/2018				
120	Prequalification - Package No. 2 Trade Contractors	53 days	4/22/2019	7/3/2019				
128	Prequalification - Package No. 3 Trade Contractors	66 days	6/24/2019	9/25/2019				
129	Develop Draft RFQs	21 days	6/24/2019	7/23/2019				
130	Submit Advertisement to Central Register and Local Newspaper	0 days	7/23/2019	7/23/2019		7/23/2019	Submit Advertisement to Central Register and Local Newspaper	
131	Notice in Central Register	0 days	7/31/2019	7/31/2019		7/31/2019	Notice in Central Register	
132	Submit SOQs	0 days	8/21/2019	8/21/2019		8/21/2019	Submit SOQs	
133	Review SOQs	24 days	8/21/2019	9/24/2019				
134	Recommend Prequalified Trade Contractors to SBC	0 days	9/24/2019	9/24/2019		9/24/2019	Recommend Prequalified Trade Contractors to SBC	
135	Issue Notification Letters to Prequalified Trade Contractors	0 days	9/25/2019	9/25/2019		9/25/2019	Issue Notification Letters to Prequalified Trade Contractors	
136	Construction Documents Package No. 3	49 days	10/1/2019	12/9/2019				
137	Submit Advertisement to Central Register and Newspaper	0 days	10/1/2019	10/1/2019		10/1/2019	Submit Advertisement to Central Register and Newspaper	
138	Notice in Central Register	0 days	10/9/2019	10/9/2019		10/9/2019	Notice in Central Register	
139	Bid Package Issued	0 days	10/9/2019	10/9/2019				
140	Pre-Bid Meeting	0 days	10/16/2019	10/16/2019		10/16/2019	Pre-Bid Meeting	
141	Trade Contractor Bids Due	0 days	11/6/2019	11/6/2019		11/6/2019	Trade Contractor Bids Due	
142	CM Develop GMP	21 days	11/8/2019	12/9/2019				
143	GMP Approval	0 days	12/9/2019	12/9/2019		12/9/2019	GMP Approval	
144	EARLY PACKAGES PROCUREMENT	76 days	5/17/2019	9/4/2019				
145	Early Site Package No. 1	18 days	5/17/2019	6/12/2019				
149	Early Foundation, Steel and Elevator Structural Package No. 2	35 days	7/16/2019	9/4/2019		9/4/2019	Early Foundation, Steel and Elevator Structural Package No. 2	
150	Submit Advertisement to Central Register and Newspaper	0 days	7/16/2019	7/16/2019		7/16/2019	Submit Advertisement to Central Register and Newspaper	
151	Notice in Central Register and Newspaper	0 days	7/24/2019	7/24/2019		7/24/2019	Notice in Central Register and Newspaper	
152	Issue Early Concrete, Steel and Elevator Package Bid Documents	0 days	7/30/2019	7/30/2019		7/30/2019	Issue Early Concrete, Steel and Elevator Package Bid Documents	
153	Pre-Bid Meeting	0 days	8/6/2019	8/6/2019		8/6/2019	Pre-Bid Meeting	
154	Trade Contractor Bids Due	0 days	8/13/2019	8/13/2019		8/13/2019	Trade Contractor Bids Due	
155	Concrete and Steel Bids Due	0 days	8/13/2019	8/13/2019		8/13/2019	Concrete and Steel Bids Due	
156	Descoping and Development of GMP Amendment	14 days	8/13/2019	8/30/2019				
157	Award Early Concrete, Steel and Elevator Package GMP	0 days	9/4/2019	9/4/2019		9/4/2019	Award Early Concrete, Steel and Elevator Package GMP	
158	CONSTRUCTION	736 days	6/11/2019	4/21/2022				
159	Notice to Proceed	0 days	6/11/2019	6/11/2019		6/11/2019	Notice to Proceed	
160	Site Mobilization	0 days	6/18/2019	6/18/2019		6/18/2019	Site Mobilization	
161	Substantial Completion - Phase 1 "Enabling Work"	43 days	6/18/2019	8/16/2019				
162	50% DCAMM Evaluation	0 days	8/15/2020	8/15/2020		8/15/2020	50% DCAMM Evaluation	
163	Punch List Start	0 days	4/15/2021	4/15/2021		4/15/2021	Punch List Start	
164	Punch List Complete	0 days	6/15/2021	6/15/2021		6/15/2021	Punch List Complete	
165	Substantial Completion - Phase 2 "Building Construction"	0 days	6/15/2021	6/15/2021		6/15/2021	Substantial Completion - Phase 2 "Building Construction"	
166	Final Completion, Closeout and Commissioning	34 days	6/15/2021	7/30/2021				
167	FFE/Technology Installation	34 days	6/15/2021	7/30/2021				
168	Teacher/Staff Move-In	21 days	8/2/2021	8/30/2021				
169	Occupancy	0 days	8/30/2021	8/30/2021		8/30/2021	Occupancy	
170	Demolish Existing School	66 days	7/3/2021	10/4/2021				
171	Parking Lot and Playfield Construction	55 days	10/4/2021	12/20/2021				
172	CM Request for Final Payment	0 days	12/20/2021	12/20/2021		12/20/2021	CM Request for Final Payment	
173	Substantial Completion - Phase 3 "Demolition and Site Work"	0 days	12/20/2021	12/20/2021		12/20/2021	Substantial Completion - Phase 3 "Demolition and Site Work"	
174	Closeout	46 days	12/20/2021	2/21/2022				
175	Final Completion	46 days	12/20/2021	2/21/2022				
176	100% DCAMM Evaluation	0 days	2/21/2022	2/21/2022		2/21/2022	100% DCAMM Evaluation	
177	LEED-S Construction Submission	46 days	12/20/2021	2/21/2022				
178	MSBA Final Payment Reimbursement Request	0 days	3/1/2022	3/1/2022		3/1/2022	MSBA Final Payment Reimbursement Request	
179	Commissioning Agent 10-month Inspection	0 days	4/15/2022	4/15/2022		4/15/2022	Commissioning Agent 10-month Inspection	
180	Commissioning Agent Final Report Submission to MSBA	0 days	4/15/2022	4/15/2022		4/15/2022	Commissioning Agent Final Report Submission to MSBA	
181	Commissioning Agent Submission of Certification	0 days	4/15/2022	4/15/2022		4/15/2022	Commissioning Agent Submission of Certification	
182	USGBC Issuance of Certification	0 days	4/21/2022	4/21/2022		4/21/2022	USGBC Issuance of Certification	





# FONTAINE BROS., INC.

CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

July 3, 2019

Mr. & Mrs. Bigness  
192 Mason Road  
Whitinsville, MA 01588

Via email to [keribigness@me.com](mailto:keribigness@me.com) and certified letter

Re: Pre-Construction Survey – No Response

Dear Mr & Mrs. Bigness,

This letter is being sent as our final attempt to contact you in regards to a pre-construction survey of your property at 192 Mason Road. Since April of 2019, our pre-construction survey company Falvey & Associates has made three attempts to contact you including via certified mail on April 30, 2019. (copy of receipt enclosed) To date your property has not responded.

If accepted, the survey would be performed at no cost to you and would document the existing conditions of your property. In the event of a claim regarding property damage caused by construction, our insurer can more effectively assess the claim if the pre-construction condition of the property is documented.

Given that construction start is imminent, and that this represents our fourth attempt to offer such survey, we would kindly ask that you accept or decline the survey no later than July 10, 2019. The survey, if accepted, would be scheduled for July 11, 2019 or July 12, 2019.

Please advise of your decision by email to [djf@fontainebros.com](mailto:djr@fontainebros.com)

Thank you  
Fontaine Bros., Inc.



# FONTAINE BROS., INC.

CONSTRUCTION MANAGERS  
GENERAL CONTRACTORS

July 3, 2019

Mr. Robert D. Sweetman  
291 Mason Road  
Whitinsville, MA 01588

Via certified letter

Re: Pre-Construction Survey – No Response

Dear Mr. Sweetman,

This letter is being sent as our final attempt to contact you in regards to a pre-construction survey of your property at 291 Mason Road. Since April of 2019, our pre-construction survey company Falvey & Associates has made three attempts to contact you including via certified mail on April 30, 2019. (copy of receipt enclosed) To date your property has not responded.

If accepted, the survey would be performed at no cost to you and would document the existing conditions of your property. In the event of a claim regarding property damage caused by construction, our insurer can more effectively assess the claim if the pre-construction condition of the property is documented.

Given that construction start is imminent, and that this represents our fourth attempt to offer such survey, we would kindly ask that you accept or decline the survey no later than July 10, 2019. The survey, if accepted, would be scheduled for July 11, 2019 or July 12, 2019.

Please advise of your decision by email to [djf@fontainebros.com](mailto:djr@fontainebros.com)

Thank you  
Fontaine Bros., Inc.



**Adam D. Gaudette**  
**Town Manager**

**TOWN OF NORTHBRIDGE**  
**OFFICE OF THE TOWN MANAGER**  
**NORTHBRIDGE TOWN HALL**  
**7 MAIN STREET**  
**WHITINSVILLE, MASSACHUSETTS 01588**  
Phone- (508) 234-2095 Fax- (508) 234-7640  
[www.northbridgemass.org](http://www.northbridgemass.org)

June 12, 2019

Mr. and Mrs. John Armstrong  
202 Mason Road  
PO Box 172  
Whitinsville, MA 01588

Dear Mr. and Mrs. Armstrong,

Construction of the new Northbridge Elementary School project will be commencing within the next few weeks. As reviewed at the Neighborhood Informational Meeting hosted by the School Building Committee on 6/8/19 at the Balmer School, the Construction Management firm, Fontaine Bros., Inc., has indicated that your stone wall, which has been constructed partially on Town-owned property, needs to be relocated off of the Town-owned property by June 28, 2019 in order to not impact construction activities. The area of encroachment onto the Town's property is shown on the detail excerpt from the project architect's site grading plan enclosed with this letter.

Please relocate your stone wall by this date, so as to not impact construction activities.

If you have any questions about this process, please contact me directly.

Respectfully,

Adam Gaudette  
Town Manager



**TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Phone- (508) 234-2095 Fax- (508) 234-7640  
[www.northbridgemass.org](http://www.northbridgemass.org)**

**Adam D. Gaudette  
Town Manager**

June 12, 2019

Mr. and Mrs. Charles Baris  
230 Mason Road  
Whitinsville, MA 01588

Dear Mr. and Mrs. Baris,

Construction of the new Northbridge Elementary School project will be commencing within the next few weeks. As reviewed at the Neighborhood Informational Meeting hosted by the School Building Committee on 6/8/19 at the Balmer School, the Construction Management firm, Fontaine Bros., Inc., has indicated that your shed, which has been constructed partially on Town-owned property, needs to be relocated off of the Town-owned property by June 28, 2019 in order to not impact construction activities. The area of encroachment onto the Town's property is shown on the detail excerpt from the project architect's site grading plan enclosed with this letter.

Please relocate your shed by this date, so as to not impact construction activities.

If you have any questions about this process, please contact me directly.

Respectfully,

**Adam Gaudette  
Town Manager**



**Adam D. Gaudette**  
Town Manager

**TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
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Phone- (508) 234-2095 Fax- (508) 234-7640  
[www.northbridgemass.org](http://www.northbridgemass.org)**

June 12, 2019

Mr. and Mrs. Kyle Bigness  
192 Mason Road  
Whitinsville, MA 01588

Dear Mr. and Mrs. Bigness,

Construction of the new Northbridge Elementary School project will be commencing within the next few weeks. As reviewed at the Neighborhood Informational Meeting hosted by the School Building Committee on 6/8/19 at the Balmer School, the Construction Management firm, Fontaine Bros., Inc., has indicated that your wood fence and shed, which have been constructed partially on Town-owned property, need to be relocated off of the Town-owned property by June 28, 2019 in order to not impact construction activities. The area of encroachment onto the Town's property is shown on the detail excerpt from the project architect's site grading plan enclosed with this letter.

Please relocate your wood fence and shed by this date, so as to not impact construction activities.

If you have any questions about this process, please contact me directly.

Respectfully,

  
Adam Gaudette  
Town Manager



**Adam D. Gaudette**  
Town Manager

**TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN MANAGER  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Phone- (508) 234-2095 Fax- (508) 234-7640  
[www.northbridgemass.org](http://www.northbridgemass.org)**

June 12, 2019

Mr. John Brooks  
178 Mason Road  
Whitinsville, MA 01588

Dear Mr. Brooks,

Construction of the new Northbridge Elementary School project will be commencing within the next few weeks. As reviewed at the Neighborhood Informational Meeting hosted by the School Building Committee on 6/8/19 at the Balmer School, the Construction Management firm, Fontaine Bros., Inc., has indicated that your shed, which has been constructed partially on Town-owned property, needs to be relocated off of the Town-owned property by June 28, 2019 in order to not impact construction activities. The area of encroachment onto the Town's property is shown on the detail excerpt from the project architect's site grading plan enclosed with this letter. Please relocate your shed by this date, so as to not impact construction activities.

If you have any questions about this process, please contact me directly.

Respectfully,

Adam Gaudette  
Town Manager



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr. John Brooks  
178 Mason Road  
Whitinsville, MA 01588



9590 9402 3884 8060 6942 62

2.

7016 0340 0000 1248 7542

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*x Crystal Brooks* ☐ Agent ☒ Addressee

## B. Received by (Printed Name)

*Crystal Brooks*

## C. Date of Delivery

*6/13/19*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr. and Mrs. Charles Baris  
230 Mason Road  
Whitinsville, MA 01588



9590 9402 3884 8060 6942 55

## 2. Article Number (Transfer from service label)

7017 2620 0000 3482 9111

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*x Catherine Baris* ☐ Agent ☒ Addressee

## B. Received by (Printed Name)

*Catherine Baris*

## C. Date of Delivery

*6/13/19*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Mr. and Mrs. John Armstrong  
202 Mason Road  
PO Box 172  
Whitinsville, MA 01588



9590 9402 3884 8060 6942 48

## 2. Article Number (Transfer from service label)

7017 2620 0000 3482 9128

## COMPLETE THIS SECTION ON DELIVERY

## A. Signature

*x John Armstrong* ☐ Agent ☒ Addressee

## B. Received by (Printed Name)

*John Armstrong*

## C. Date of Delivery

*6/19/19*

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☒ No

## 3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053



**CERTIFIED MAIL®**

TOWN MANAGER'S OFFICE  
TOWN OF NORTHBRIDGE  
7 MAIN STREET  
WHITINSVILLE, MA 01588

**RETURN RECEIPT  
REQUESTED**



7017 2620 0000 3482 9135



- RETURN TO SENDER**
- ☐ MOVED, LEFT NO ADDRESS
  - ☐ NOT DELIVERABLE AS ADDRESSED
  - ☒ UNABLE TO FORWARD
  - ☐ ATTEMPTED - NOT KNOWN
  - ☐ NO SUCH STREET - REFUSED
  - ☐ INSUFFICIENT ADDRESS
  - ☐ NO MAIL RECEIPTABLE ☐ DECEASED

1st PAYMENT 6113119580  
2nd PAYMENT 0120  
RETURNED 211

MI XIE 015 DC 1

0007/04/19

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
01588>2247

BC: 01588224799 \*1369-02564-04-38



**From:** Joseph Strazzulla <[jstrazzulla@nps.org](mailto:jstrazzulla@nps.org)>  
**Sent:** Monday, July 8, 2019 9:34 AM  
**To:** Keri Bigness <[keribigness@me.com](mailto:keribigness@me.com)>  
**Cc:** Andrew Chagnon -- Vertex <[achagnon@vertexeng.com](mailto:achagnon@vertexeng.com)>; j\_lundquist@charter.net; Jeff Tubbs <[jtubbs@charter.net](mailto:jtubbs@charter.net)>; Steve Gogolinski <[steve@gogolinskicpa.com](mailto:steve@gogolinskicpa.com)>; Melissa Walker <[mwalker@nps.org](mailto:mwalker@nps.org)>; L'Hommedieu, Peter <[PLHommedieu@shawmut.com](mailto:PLHommedieu@shawmut.com)>; Paul Bedigian <[bedigianp@charter.net](mailto:bedigianp@charter.net)>; Alicia Cannon <[cannonhome0927@gmail.com](mailto:cannonhome0927@gmail.com)>; Michael Lebrasseur <[mlebrasseur@nps.org](mailto:mlebrasseur@nps.org)>; Spencer Pollock <[spencerpollock22@gmail.com](mailto:spencerpollock22@gmail.com)>; Seeley, Joel <[jseeley@smma.com](mailto:jseeley@smma.com)>; David Fontaine <[djf@fontainebros.com](mailto:djr@fontainebros.com)>; Thomas Hengelsberg <[thengelsberg@doreandwhittier.com](mailto:thengelsberg@doreandwhittier.com)>; Lee P. Dore (<[lpdore@DoreandWhittier.com](mailto:lpdore@DoreandWhittier.com)>) <[lpdore@doreandwhittier.com](mailto:lpdore@doreandwhittier.com)>; David Fontaine <[DFontaine@fontainebros.com](mailto:DFontaine@fontainebros.com)>; Amy Allen-Magnan <[amckinstry@nps.org](mailto:amckinstry@nps.org)>; Adam Gaudette <[agaudette@northbridgemass.org](mailto:agaudette@northbridgemass.org)>; Jill Healy <[jhealy@nps.org](mailto:jhealy@nps.org)>; Karlene Ross <[kross@nps.org](mailto:kross@nps.org)>; David Barksdale <[dbarksdale@fontainebros.com](mailto:dbarksdale@fontainebros.com)>  
**Subject:** Response to questions from 7/1

Keri,

The School Building Committee (SBC) offers the following responses to questions submitted by the residents of 192 Mason Road in advance of the Neighborhood Meeting hosted by the SBC on 7/2/19. The meeting was concluded prior to addressing each question.

**1. Buzzer (buffer) zone distances and details on what will be placed in these areas. Are any current large trees within feet of abutters lands planned to stay or are all being removed?**

This has been presented in both committee meetings and planning board meetings. This will include an 8' fence and a variety of fast growing evergreens including arborvitaes, white spruce, and locust. There are areas on the project where existing large trees may remain close to abutters' properties and other areas where trees will be cleared to the property line to accommodate for the construction as it is proposed.

**2. Site Prep necessities in North Woods/Associated Costs.**

The site prep in the North Woods will consist of clearing and grubbing, earth moving, drainage, planting and seeding and various other work as shown on the approved plans. The costs have been detailed in the construction estimates which have been made publicly available. In response to a question from an abutter regarding costs related to eliminating the U-10 fields, the team completed a detailed design/pricing exercise and determined that elimination of that field would result in a net credit of approximately \$165,000.

**3. Wetland Impact Plans and Insurances for potential water issues to abutters lands.**

The Conservation Commission held multiple public hearings, retained an independent Peer Review Engineer to review the design plans and has approved the project. The Conservation Commission Order of Conditions has been recorded at the Registry of Deeds. The school property is down gradient to the abutters lands, as such, the School Building Committee has made assurances that the drainage lines currently emanating from some of the residences' properties and outflowing onto the Town's property, will be maintained.

**4. Construction Schedule (affecting abutters)- What we should be prepared for and when?**

The construction schedule calls for mobilization in June of 2019 (which has been undertaken), followed by installation of the construction fencing starting on July 1<sup>st</sup>, tree clearing starting July 8<sup>th</sup>, earthwork operations closest to Mason Road commencing after the completion of clearing, and the construction of the retaining wall

closest to Mason Road commencing in late August/early September. This schedule has been communicated publicly including at various community forums, neighborhood meetings, and at the neighborhood meeting of June 8, 2019.

**5. Solar Program - What opportunities do we have today to go Solar vs Solar Ready and what government grants can we take advantage of now and in the future and help off set capital costs.**

The project is designed to be solar ready: specific areas designated on the roofs for solar panels, loading factored in to overall structural design, conduits included to link the electrical room with the roof, and electrical systems configured to easily allow the addition of solar equipment later. The most advantageous program for solar on public buildings, which cannot take advantage of tax credits, is a Power Purchase Agreement (PPA). The SBC met with a Solar Provider on 2/4/19 and should the Town be interested in pursuing, the project is solar ready.

**6. Site Testing - what does this involve? Is it structural or environmental as well**

The SBC has retained an independent testing firm to provide construction materials testing to confirm compliance with the construction specifications. Some of the testing will include soil material testing, masonry testing, structural steel welding and fastener testing, window leakage testing and roof testing.

**7. If protected habitats are discovered, how would this be handled and what alternative plans are in place?**

If protected habitats are discovered, the construction team will notify the conservation agent and follow the appropriate procedures.

**8. Orange plastic fence (3') has been placed on property line. Is this the actual construction fence previously discussed or is a more appropriate fence being installed?**

In areas where the orange plastic fence has been placed temporarily, it will be replaced with 8' fence with scrim after tree clearing is completed.

Sincerely, the School Building Committee

--

This email is intended for educational use only and must comply with the Northbridge Public School's Acceptable Use Policy. Under Massachusetts Law, any email created or received by an employee of Northbridge Public Schools is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

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Project Management

July 8, 2019

Mr. Joseph Ambrose  
President  
Acme Waterproofing Company  
21 Nightingale Avenue  
Quincy, Massachusetts 02169

Email: [bids@acmewp.com](mailto:bids@acmewp.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Mr. Ambrose:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Mr. Phil Losito  
Project Manager  
Bay State Elevator Company  
P.O. Box 910  
Agawam, Massachusetts 01001

Email: [plosito@bseco.com](mailto:plosito@bseco.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Mr. Losito:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)





Project Management

July 8, 2019

Mr. Frank Caloiero  
Vice President  
Beacon Waterproofing & Restoration Inc.  
7 McKay Avenue #3  
Winchester, Massachusetts 01890

Email: [fcaloiero@beaconwaterproofing.com](mailto:fcaloiero@beaconwaterproofing.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Mr. Caloiero:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Mr. Mike Lee  
Equipment Sales  
Delta Beckwith Elevator Company  
115 Shawmut Road  
Canton, Massachusetts 02021

Email: [mikec.lee@delta-beckwith.com](mailto:mikec.lee@delta-beckwith.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Mr. Lee:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Ms. Judy Zilempe  
Construction Coordinator  
Eagle Elevator Co., Inc.  
176 Norfolk Avenue  
Boston, Massachusetts 02119

Email: [j.zilempe@eagleelevator.net](mailto:j.zilempe@eagleelevator.net)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Ms. Zilempe:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Ms. Mary Ellen Card  
President  
Folan Waterproofing & Construction Co., Inc.  
795 Washington Street  
South Easton, Massachusetts 02375

Email: [office@folanwaterproofing.com](mailto:office@folanwaterproofing.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Ms. Card:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Ms. Ana Rossetti  
Senior Analyst  
P.J. Spillane Co., Inc.  
97 Tileston Street  
Everett, Massachusetts 02149

Email: [arossetti@pjspillane.com](mailto:arossetti@pjspillane.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Ms. Rossetti:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Ms. Annette Coyer  
Office Manager  
Superior Waterproofing & Caulking Co., Inc.  
P.O. Box 720, 1154 Park Street  
Palmer, Massachusetts 01069

Email: [annette@scwi.net](mailto:annette@scwi.net)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Ms. Coyer:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

The School Building Committee through its Trade Contractor Prequalification Committee has reviewed your firm's Statement of Qualifications and required attachments and has found your firm to be prequalified as a trade contractor to submit a bid on this project.

Your company name will be included in the list of prequalified trade contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package. We anticipate that copies of the plans and specifications for this project will be available July 30, 2019. We will, however, issue a public notice confirming the availability of the plans and specifications.

Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)



Project Management

July 8, 2019

Mr. Leonard James  
Project Manager/Estimator  
The Waterproofing Company LLC  
25 Chesterton Street  
Boston, Massachusetts 02119

Email: [ljames@thewaterproofingco.com](mailto:ljames@thewaterproofingco.com)**Re: New W. Edward Balmer Elementary School****Northbridge, Massachusetts***Early Foundation and Steel Package Prequalification Status**SMMA No. 17020*

Dear Mr. James:

Thank you for submitting your firm's Statement of Qualifications in response to the Request for Qualifications for Trade Contractors for the Waterproofing, Dampproofing and Caulking and Elevator Work for the Early Foundation and Steel Package on the above-referenced project.

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Thank you again for your interest and participation in this process.

Very truly yours,

**SMMA**

Joel G. Seeley  
Project Director | Owner's Project Manager

cc: Trade Contractor Prequalification Committee; (MF)

1000 Massachusetts Avenue  
Cambridge, MA 02138  
617.547.5400

[www.smma.com](http://www.smma.com)

Fontaine Bros Inc

1902222

# Northbridge Elementary School ERP2

Name	Email	Phone	Cell	Status	Bid
<b>150000: General Contracting</b>					
Lead: David Barksdale					
<b>Fontaine Bros Inc</b>					
Chris Fesko	cfesko@fontainebros.com	(413) 781-2020	--	<b>Not Invited</b>	--
David Barksdale	dbarksdale@fontainebros.com	(413) 246-4275	(617) 694-5613	Not Invited	
David Fontaine	djr@fontainebros.com	--	--	Not Invited	
James Mauer	jmauer@fontainebros.com	--	--	Not Invited	
Joel Kent	jkent@fontainebros.com	(413) 781-2020	--	Not Invited	
Rob Day	rday@fontainebros.com	--	--	Not Invited	
<b>033000: Concrete</b>					
Lead: David Barksdale					
<b>Back Bay Concrete</b>					
Jon Kristopik	backbayconcrete@verizon.net	(781) 245-3133	--	<b>Not Invited</b>	--
Jon Kristopik	jonbackbay@yahoo.com	(401) 644-2372	--	Not Invited	
<b>Federal Concrete</b>					
Brad Boschert	bboschert@federalconcrete.com	--	--	<b>Not Invited</b>	--
Jack Conroy	jconroy@federalconcrete.com	(508) 381-0789 x14	--	Not Invited	
Janet Butler	jbutler@federalconcrete.com	(508) 381-0789	--	Not Invited	
<b>Gallagher Concrete</b>					
--	info@gallagherconcreteconstruction.com	(781) 329-3542	--	<b>Not Invited</b>	--
Fergal Brennock	fergal@gallconc.com	(781) 329-3542	(781) 329-3542	Not Invited	
Michael Gallagher	michael@gallagherconcreteconstruction.com	(781) 329-3542	--	Not Invited	



J L Marshall & Sons Inc. Brandon Moore Paul Jacobson	bmoore@jlmarshall.com pjacobson@jlmarshall.com	(508) 399-8910	Not Invited	--
		(508) 399-8910x117		
		(508) 399-8910		
Manafort-Precision, LLC Chris Barbadora Pete Barbadora timothy harvey	cbarbadora@manafort-precision.com plbarbadora@manafort-precision.com tharvey@manafort-precision.com	(774) 512-3800	Not Invited	--
		(774) 823-4472		
		(774) 512-3800 (508) 962-7548		
Marguerite Concrete Inc. Estimating Department James Marguerite Patrick Dalrymple	estimating@margueriteconcreteinc.com jmarguerite@margueriteconcreteinc.com pdalrymple@margueriteconcreteinc.com	(508) 482-0060	Not Invited	--
		(508) 482-0060 x224		
		(508) 482-0060 (508) 482-0060 x222		
S&F Concrete Contractors, Inc. Peter Moskos bassel isreb	peter@s-f-concrete.com bassel@s-f-concrete.com	(978) 562-3495	Not Invited	--
		(978) 562-3495		
		(978) 310-8268 --		
Silverback Construction, Inc Beverly Giacobbi Milton Lade	itb.silverback@gmail.com estimating.silverback@outlook.com	--	Not Invited	--
		(774) 264-9408		
		(774) 264-9408		
05 <div></div> Structural Steel				
Beauce Atlas Inc. Daniel Proulx amélie gauvin françois Lemieux	dproulx@beauceatlas.ca agauvin@beauceatlas.ca flemieux@beauceatlas.ca	--	Not Invited	--
		(418) 386-5318		
		(418) 387-4872 x1202 (418) 387-4872 (418) 572-0028		

<b>Capone Iron Corporation</b>				
--	sales@caponeiron.com	(978) 948-8000	Not Invited	--
Anne Brissette	a.brisette@caponeiron.com	(978) 948-8000	Not Invited	
Gary Capone	g.capone@caponeiron.com	(978) 948-3548	Not Invited	
<b>Norgate Metal 2012</b>				
Jerome Drouin	j.drouin@norgatemetals.com	(418) 459-6988	Not Invited	--
RICHARD GILBERT	r.gilbert@norgatemetals.com	(418) 459-6988	Not Invited	
<b>Novel Iron Works, Inc.</b>				
Deanna Morrison	d.morrison@noveliron.com	(603) 436-7950	Not Invited	--
Keith Moreau	k.moreau@noveliron.com	(603) 436-7950	Not Invited	
Richard Belair	r.belair@noveliron.com	(603) 436-7950	Not Invited	
<b>Ocean Steel &amp; Construction, Ltd.</b>				
Bob Smith	smith.bob@oceansteel.com	(781) 249-6935	Not Invited	--
Joe Vautour	vautour.joe@oceansteel.com	(506) 632-7695	Not Invited	
<b>Schenectady Steel Company, Inc.</b>				
Claudio Zullo	czullo@schenectadysteel.com	(518) 355-3220	Not Invited	--
Fred Lowery	flowery@schenectadysteel.com	(518) 355-3220	Not Invited	
Geoff Hoffman	ghoffman@schenectadysteel.com	(518) 355-3220x26	Not Invited	
Ryan Davis	rdavis@miscironfab.com	(518) 355-3220	Not Invited	
<b>Shepard Steel Corp.</b>				
Bill Hendery	whendery@shepardsteel.com	(860) 692-7047	Not Invited	--
Chris Haynes	chaynes@shepardsteel.com	(860) 692-7046	Not Invited	
Eric Staszko	estaszko@shepardsteel.com	(860) 692-7049	Not Invited	

<b>Structure SBL Inc.</b>					
Benoit Germain	bgermain@structuresbl.com	--	(418) 228-0344	(581) 372-1873	Not Invited
David Rancourt	drancourt@structuresbl.com		(418) 228-0344	(418) 228-0397	Not Invited
<b>Sturo Metal</b>					
--	info@sturometal.com	--	(418) 833-2107	--	Not Invited
--	dsavoie@sturometal.com		(418) 833-2107	--	Not Invited
Jean-Fran	jfdumais@sturometal.com		(418) 833-2107	--	Not Invited
<b>Trimax Steel</b>					
Even Audet	even.audet@aciertrimax.com	--	(418) 387-7798	--	Not Invited
<b>United Steel Inc.</b>					
Jeff Godin	jgodin@unitedsteel.com	(860) 610-4033	(860) 289-2323	--	Not Invited
Keith Corneau	keithcorneau@unitedsteel.com		(860) 289-2323	(860) 883-5628	Not Invited
Michael Messier	mmessier@unitedsteel.com		(860) 610-4020	--	Not Invited
Myer Elgart	melgart@unitedsteel.com		(860) 289-2323x4033	--	Not Invited
Paul Eldridge	peldridge@unitedsteel.com		(860) 610-4051	--	Not Invited

Prepared on Jun 20, 2019 - 9:21am EDT





# Massachusetts School Building Authority

**Deborah B. Goldberg**  
*Chairman, State Treasurer*

**James A. MacDonald**  
*Chief Executive Officer*

**John K. McCarthy**  
*Executive Director / Deputy CEO*

July 9, 2019

Mr. James J. Athanas, Chair  
Northbridge Board of Selectmen  
Northbridge Town Hall  
7 Main Street  
Whitinsville, MA 01588

Re: Town of Northbridge, W. Edward Balmer Elementary School

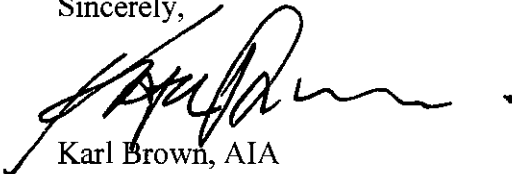
Dear Ms. Cannon:

The Massachusetts School Building Authority (the "MSBA") is forwarding review comments of the 60% Construction Documents submission for the W. Edward Balmer Elementary School Project in the Town of Northbridge, received by the MSBA on June 19, 2019.

Responses to the attached comments shall be forwarded to Brian Lynch (Brian.Lynch@MassSchoolBuildings.org) through the Owner's Project Manager. Please review and return responses within 14 days of receipt of this letter.

If you have any questions or comments, please do not hesitate to contact Kevin Sullivan (Kevin.Sullivan@MassSchoolBuildings.org).

Sincerely,



Karl Brown, AIA  
Design Director

Attachment: 60% Construction Documents Review Comments

Cc: Legislative Delegation  
Adam Gaudette, Northbridge Town Manager  
Alicia Cannon, Vice Chair, Northbridge Board of Selectmen  
Michael LeBrasseur, Chair, Northbridge School Committee  
Amy McKinstry, Superintendent, Northbridge Public Schools  
Melissa Walker, Director of Business and Finance, Northbridge Public Schools

Page 2

July 9, 2019

Northbridge 60% Submission Review Comments

Josepha Strazzula, Chair, Northbridge School Building Committee

Joel G. Seeley, Owner's Project Manager, Symmes Maini & McKee Associates, Inc.

Lee P. Dore, Designer, Dore & Whitter Architects, Inc.

File: 10.2 Letters (Region 2)

## APPENDIX 6B

### MODULE 6 – 60% CONSTRUCTION DOCUMENTS REVIEW COMMENTS

**District:** Town of Northbridge

**School:** W. Edward Balmer Elementary School

**Owner's Project Manager:** Symmes Maini & McKee Associates, Inc.

**Designer Firm:** Dore & Whittier Architects, Inc.

**Submittal Received Date:** June 19, 2019

**Review Date:** June 20 – July 8, 2019

**Reviewed by:** Gienapp Architects, K. Brown, K. Sullivan, R. Hudson

---

#### MSBA REVIEW COMMENTS

The following comments<sup>1</sup> on the 60% construction documents submittal are issued pursuant to a review of the project submittal document for the new construction of the proposed project and presented as a 60% construction documents submission in accordance with the MSBA Module 6 Guidelines.

#### 6B.1 Summary Comments

- Basic Project Information:
  - *Enrollment: Grades K-5 with an enrollment of 1,030 students, plus Pre-K (90 students).*
  - *PFA GSF: 167,352*
  - *Project Type: New Construction.*
  - *Construction Delivery Method: Construction Manager at Risk (Fontaine Brothers, Inc.)*
- Comments:
  - *The total project budget per the PFA is \$100,968,194, and the information provided in the 60% CD Updated Total Project Budget indicates \$100,968,194.*
  - *The construction cost estimates are \$79,364,084 (CMR's estimate by Fontaine Bros., Inc.) and \$79,223,343 (Designer's estimate by PM&C).*
  - *The construction budget per the PFA is \$79,492,663, and the information provided in the Updated Total Project Budget confirms that the construction cost of \$79,117,606 is within budget.*

---

<sup>1</sup> The written comments provided by the MSBA are solely for purposes of determining whether the submittal documents, analysis process, proposed planning concept and any other design documents submitted for MSBA review appear consistent with the MSBA's guidelines and requirements, and are not for the purpose of determining whether the proposed design and its process may meet any legal requirements imposed by federal, state or local law, including, but not limited to, zoning ordinances and by-laws, environmental regulations, building codes, sanitary codes, safety codes and public procurement laws or for the purpose of determining whether the proposed design and process meet any applicable professional standard of care or any other standard of care. Project designers are obligated to implement detailed planning and technical review procedures to effect coordination of design criteria, buildability, and technical adequacy of project concepts. Each city, town and regional school district shall be solely responsible for ensuring that its project development concepts comply with all applicable provisions of federal, state, and local law. The MSBA recommends that each city, town and regional school district have its legal counsel review its development process and subsequent bid documents to ensure that it is in compliance with all provisions of federal, state and local law, prior to bidding. The MSBA shall not be responsible for any legal fees or costs of any kind that may be incurred by a city, town or regional school district in relation to MSBA requirements or the preparation and review of the project's planning process or plans and specifications.

- *Many sections in the 60% CD submission reference the original DD submission rather than including those documents in this submission. In the next submission, provide all documents regardless of if they were included in previous submissions.*
- *Although the Trade Bid Summary section includes lists of filed sub-bid relevant drawings, this list is missing in some of the specific filed sub-bid sections. This may be confusing for bidders. This should be reviewed and revised in the next submission.*
- *Several sections in the Project Manual indicate missing paragraphs. This should be reviewed and included in the next submission. This missing information is primarily in Trade Bid Summary sections.*

**6B.2 OPM Deliverables:** *Unless specifically stated otherwise, the OPM deliverables are included in the submission with no response from MSBA required.*

#### **6B.2.1 Submittal Review & Coordination**

- Review designer submissions; make recommendations to Owner. Address each of the following items individually, and describe how each was evaluated.
- Coordinate design; include written recommendations to the Owner.
  - Technical accuracy, coordination & clarity.
  - Efficiency & cost effectiveness.
  - Operability.
  - Constructability.
  - Phasing.
  - Bid-ability.
  - Site access during construction.
- Coordinate the commissioning consultant's review.
  - Include Cx review & District response.
  - Incorporate Cx recommendations. *Commissioning consultant review comments for the 60% CD are included in the submission, however the Designer's response to the comments is not included. Provide the Designer's response to the 60% review comments as part of the response to this review.*
- Coordinate the District response to MSBA comments of previous submittal.
  - Include MSBA review & District response.

**6B.2.2 Project Schedule:** All schedules should be presented in calendar days.

Update project schedule: As a minimum, the schedule update should provide the same level of detail as was included in Exhibit C of the Project Funding Agreement, expanded and updated to include milestones for Design Development, Bidding, Construction, and Closeout. The updated schedule should include proposed critical path and construction milestone information. In addition



to the construction milestones, the schedule must also include the following information as listed in MSBA Module 7, Schedule Activities:

- Punch list start and end dates.
- Date of Project Registration with the US Green Building Council ("USGBC") or Collaboration for High Performance Schools ("CHPS").
- Provisional/Design package submittal date to USGBC or CHPS.
- Submittal date of 50% DCAMM Notification and 100% DCAMM Notification.
- General Contractor/Construction Manager request for final payment.
- Commissioning Consultant inspection (substantial completion plus approximately 10 months).
- Submittal date of Final Commissioning Report to MSBA.
- Submittal date of Final Construction package including but not limited to Final Commissioning Report to USGBC or CHPS.
- Anticipated issuance date of final Green School Program Certification letter from USGBC or CHPS.
- Submittal date to MSBA of Commissioning Certificate of Completion.
- Submittal date to MSBA of final reimbursement request.
- Indicate submission dates for the following approvals. In addition, provide dates for any other state or federal approval not listed below (the following list is not a comprehensive itemization of required state approvals; other requirements may apply, and some of the items listed below may not be applicable to this project). Indicate "Not Applicable" where appropriate:
  - DESE - Special Education approval by Department of Elementary and Secondary Education.
  - MHC – Project Notification Form and approvals by MA Historical Commission.
  - OIG - Construction Manager at Risk approval by the Office of Inspector General.
  - Executive Office of Energy and Environmental Affairs / EEA:
    - MEPA - MA Environmental Policy Act by Energy & Environmental Affairs:
      - ENF - Environmental Notification Form. *The submission indicates this is not applicable.*
      - EIR - Environmental Impact Report. *The submission indicates this is not applicable.*
      - Article 97 Land Disposition Policy approval by Energy & Environmental Affairs. *The submission indicates this is not applicable.*
    - MA DEP - Massachusetts Department of Environmental Protection. *The submission indicates this is not applicable.*

Updated March 2018

- MA DOT - Massachusetts Department of Transportation. *The submission indicates this is not applicable.*
- MA DPH - Massachusetts Department of Public Health. *The submission indicates this is not applicable.*
- EPA –NPDES National Pollutant Discharge Elimination System Notice of Intent approval by the US Environmental Protection Agency.
- MAAB - Accessibility variances by MA Architectural Access Board. *The submission indicates this is not applicable.*
- Indicate all required state reviews or permits on the milestone schedule including actual or planned dates of approval which are required in order to maintain the planned bidding and construction schedule and milestones indicated therein. For required state reviews or permit approvals which have not been obtained on schedule, provide a separate (sub network) schedule depicting recovery actions to obtain required approvals in order to maintain the bidding and construction schedule.
- A letter on District letterhead confirming that the Project has undergone review and obtained all necessary state reviews and approvals by any departments or agencies of the Commonwealth required by law to review the Project, including but not limited to the approvals listed above. Attach such letter of documentation evidencing such state reviews and approvals:
  - Identify any state reviews or permits for which approval has not been obtained as of the 60% Construction Documents submission date, and include in the District letter a status update including actions taken to date and actions planned to obtain the required approval(s) in order to comply with Project Funding Agreement (the "PFA") Section 4.12. and maintain the projected schedule milestones listed in OPM Deliverables. .
  - Section 4.12 of the PFA, executed between the District and the MSBA, requires that each project successfully undergo review and obtain all necessary approvals "prior to the solicitation of construction bids, by any departments or agencies of the Commonwealth required by law to review such projects..." As part of the response to these 60% CD submission review comments, MSBA requires documentation that the District is in compliance with this requirement of the PFA.
- The schedule is to be updated and submitted to MSBA as often as is required to reflect any changes, including any changes to milestone dates, but must be submitted with each design submittal (DD, 60% CD, 90% CD).
- Indicate the date for submission to MSBA of the 60% and proposed dates for 90% Construction Documents submittals. The schedule is to incorporate 21 calendar day required duration for MSBA review of each submission, and a minimum of 14 calendar days for project team incorporation of MSBA review comments as well as all others into the

project documents prior to the due date of the next submission or finalizing project documents for bidding. 35 calendar days for each submission is the minimum acceptable duration; if the project team believes additional time is required for any or all of the submissions the durations for these activities are to be increased accordingly.

### 6B.2.3 Scope and Budget

- Update project scope and budget:
  - Reconciled construction cost estimate including Designer/OPM comparison chart:
    - Prepare independent construction cost estimates pursuant to Section 8.1.2.2 of the Contract for Project Management Services, with escalation to the mid-point of construction, for comparison with the Designer's cost estimate, based upon design development progress documents. *Designer's cost estimate by PM&C indicates an escalation of 2.5%, and the CM's cost estimate indicates an escalation of 2%. As part of the response to these review comments, clarify if these amounts reflect escalation to the mid-point of construction as required.*
  - CMR (if applicable):
    - If Owner has not yet contracted with a Construction Manager (CM), the OPM must develop a construction cost estimate for comparison with the Designer's cost estimate.
    - If the Owner has given the CM a Notice to Proceed, the OPM must review cost estimates provided by the Designer and CM and provide a detailed line by line reconciliation of the Designer's and CM's construction cost estimates. *A detailed line by line reconciliation of the Designer's and CM's cost estimates by the OPM was not provided. Provide this as part of the response to these review comments (please see template attachment at the end of the comments).*
  - Updated project budget in the total project budget format, based on the reconciled construction cost estimate. If the reconciled estimate is not used for the updated project budget, provide an explanation. *A construction budget of \$79,117,606 was used for the updated project budget, but this amount was not indicated to be the reconciled cost estimate. Clarify as part of the response to these review comments and resubmit a corrected project budget spreadsheet if necessary.*
  - Value Engineering recommendations.
    - For any Value Engineering recommendations which have been accepted, provide a copy of the Committee vote. *As part of the response to this review, provide a copy of the Committee vote approving the timber framed entrance canopy in lieu of a metal canopy.*

**6B.3 Designer Deliverables:** *Unless specifically stated otherwise, the Designer deliverables are included in the submission with no response from MSBA required.*

### **6B.3.1 General Requirements**

- Submit updated work plan.
- Updated and expanded Basis of Design narrative description for all disciplines.
- Updated building code analysis.
- Provide a list identifying all proposed proprietary items (if any) with an affidavit which shall indicate that an elected body of the district (school committee, city or town council, or selectmen, -but not ad-hoc building committee) has been presented with proposals for proprietary requirements approval action, has had an opportunity to investigate, or to require staff or consultant investigation upon each item so proposed, and has majority voted in an open public session that it is in the public interest to do so. Provide MSBA with a certified copy of the vote of the elected body. *The certified copy of the vote is not included in the submission; however, it is indicated that it would occur on the same date as the submission and would be submitted to MSBA on or after June 25, 2019. Provide this information in the response to this review and in the 90% CD submittal.*
- Updated interior color theory statement describing proposed paint and material selections and colors for typical and special spaces, why they have been selected and how these selections relate to exterior materials and colors. Confirm that color and material selections have been presented to and approved by the District.
- Updated structural narrative including methods of lateral bracing and how requirements of earthquake code will be met.
- Updated structural calculations and required floor loads.
- Independent structural design review in compliance with the current edition of The Massachusetts State Building Code (an MSBA requirement for all projects with new construction over 10,000 sf). MSBA requires submission of a structural engineering peer review as part of the Final (100%) Construction Documents submission, to include documentation of resolution of any issues identified by the Peer Reviewer. Actions are to be advanced well prior to the 90% CD submission to engage the peer reviewer, and that scheduling be arranged to allow final structural design drawings and calculations to be submitted to the peer reviewer at the time of completion of the 90% Construction Documents submittal, in order to incorporate comments and response action reporting in the final construction documents and avoid delays. Confirm this process has been initiated. *Initiated but not included, scheduled to be issued to MSBA July 16, 2019. Provide this information in the 90% CD submittal.*
- Updated energy calculations. *The submission indicates there is no change from previous submission.*

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- Updated Life Cycle cost analysis for energy and water consuming devices. *The submission indicates there is no change from previous submission.*
- Updated heat gain and loss calculations for Heating, Ventilating and Air Conditioning systems. *The submission indicates there is no change from previous submission.*
- Updated calculations showing total electrical load. *The submission indicates there is no change from previous submission.*
- Updated security and visual access requirements:
  - Confirmation that the persons responsible for implementation of the District's emergency procedures, and responding emergency medical, fire protection, and police agency representatives have been consulted in the planning process and any associated requirements have been included in the project.
  - Identification of any other security related items particular to the District and/or the proposed project.
  - Verification that the following safety and security related issues have been reviewed and are in accordance with the District's procedures as noted above:
    - Main entrance design – describe District protocol for visitor entry and check-in related to the current design for visitors to remain in the vestibule versus a side sub-vestibule.
    - Classroom lockset hardware - confirm hardware functions are compatible with the District's protocols related to lockdown. *The submission indicates this is no substantive change from previous submission.*
    - Classroom / Instructional spaces visibility - confirm that the inclusion of sidelights at entrance locations is compatible with the District's current standards related to visibility from corridors and whether any related. *The submission indicates this is no substantive change from previous submission.*
  - Alternative entry locations - confirm project includes site and building signage, as may be required by District's emergency procedures, to identify locations where first responders may more directly reach a person needing medical attention; Knox Boxes; and provisions for building plans to be delivered to local fire and response agencies. *The submission indicates this is no substantive change from previous submission.* Updated quality Control documents demonstrating:
    - Ceiling clearances.
    - Mechanical room and shaft sizes.
    - Coordinate specifications and drawings.
    - Filed sub-bid work.
    - Scheduling.
    - Equipment and power.
    - Existing and new construction.
    - Phasing.

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**6B.3.2 Space Summary**

- Updated space summary and signed certification that reflects the current design. *Based on the space summary provided, the MSBA notes the following:*

<b>Spaces</b>	<b>PFA Space Summary</b>	<b>DD Space Summary</b>	<b>60% CD Space Summary</b>	<b>90% CD Space Summary</b>	<b>Difference to PFA</b>	<b>Comments</b>
Core Academic Spaces	62,850	62,850	62,850		-	This category has not changed since the PFA.
Special Education	13,530	13,530	13,530		-	This category has not changed since the PFA.
Art and Music	5,150	5,150	5,150		-	This category has not changed since the PFA.
Health & Physical Education	6,298	6,298	6,298		-	This category has not changed since the PFA.
Media Center	5,305	5,305	5,305		-	This category has not changed since the PFA.
Dining and Food Service	11,955	11,955	11,955		-	This category has not changed since the PFA.
Medical	810	810	810		-	This category has not changed since the PFA.
Administration & Guidance	3,040	3,040	3,040		-	This category has not changed since the PFA.
Custodial & Maintenance	2,630	2,630	2,630		-	This category has not changed since the PFA.
<b>Total Building Net</b>	<b>111,568</b>	<b>111,568</b>	<b>111,568</b>		-	<b>This category has not changed since the PFA.</b>
<b>Non-Programmed Spaces</b>						
IT Office/Repair	150	150	338		188	This category has increased by 188 nsf since the PFA.
Unoccupied MEP/FP Spaces	2,125	2,008	1,824		(301)	This category has decreased by 301 nsf since the PFA.
Unoccupied Closets, Supply Rooms & Storage Rooms	641	646	625		(16)	This category has decreased by 16 nsf since the PFA.
Toilet Rooms	3,955	3,937	3,943		(12)	This category has decreased by 12 nsf since the PFA.
Circulation (corridors, stairs, ramps, & elevators)	29,396	31,893	30,580		1,184	This category has increased by 1,184 nsf since the PFA.
Remaining	19,517	17,150	18,474		(1,043)	This category has decreased by 1,043 nsf since the PFA.
<b>Total Building Gross</b>	<b>167,352</b>	<b>167,352</b>	<b>167,352</b>		-	<b>This category has not changed since the PFA.</b>
<b>Grossing Factor</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>		-	<b>This category has not changed since the PFA.</b>



- Comparison of the current design with the final educational program, and confirmation that there are no variations. If there are variations, the written summary must address the following:
  - Explanation of deviations within the space summary from the Project Funding Agreement. *The submission does not note any deviation other than to the Non-Programmed spaces (see 6A.3.2 above). Because the additional IT Office area is within the acceptable 1.50 grossing factor, and the added space is reallocated from other gross areas, MSBA accepts this variation to the approved project with no further action required.*
- The MSBA considers that deviations include changes in the size of a specific space, the total nsf of a program area (e.g. general classrooms, voc tech, dining etc.), the location of a space, the surrounding adjacencies of a space and or the intended purpose of the room.
- The submittal must clearly call out deviations to location and surrounding adjacencies through the use of redlines or "clouding."
  - The explanation should clearly identify the basis of the change identifying both architectural and/or programmatic reasons.
  - If the basis of the change is programmatic, the submittal should include a red-lined version of the educational plan included in the Project Funding Agreement.
  - Regarding DESE approved SPED spaces:
    - If the District wishes to submit a change to its DESE approved submittal, it must a) confirm that all changes to SPED spaces are final; b) provide a new submittal utilizing the format of the original submittal requirements and clearly noting any changes through use of clouded floor plans and red-lined narratives and tables; and c) indicate how the project schedule can accommodate a potential resubmittal and approval by DESE. Please provide a separate package for changes to DESE approved SPED spaces. *Not Applicable per the submission.*
    - If the District chooses not to change from the DESE approved submittal it should confirm that the spaces are the same or explain when and how the spaces will be returned to the approved size, configuration and location.
- Regarding DESE approved Public Day Education spaces; *Not Applicable per the submission.*
  - If the District wishes to submit a change to its DESE approved submittal, it must a) confirm that all changes to Public Day Education spaces are final; b) provide a new submittal utilizing the format of the original submittal requirements and clearly noting any changes through use of clouded floor plans and red-lined

narratives and tables; and c) indicate how the project schedule can accommodate a potential resubmittal and approval by DESE. Please provide a separate package for changes to Public Day Education Spaces.

- If the District chooses not to change from the DESE approved submittal it should confirm that the spaces are the same or explain when and how the spaces will be returned to the approved size, configuration and location.
- Regarding DESE pre-approved Chapter 74 Program spaces; *Not Applicable per the submission.*

### 6B.3.3 Project Approvals

- Describe the status of the following approvals. In addition, provide the status of any other state or federal approval not listed below (the following list is not a comprehensive itemization of required state approvals; other requirements may apply, and some of the items listed below may not be applicable to this project). Provide a copy of the appropriate application forms and/or approval letters where applicable. Indicate "Not Applicable" where appropriate. For each agency approval required for this project, indicate the date when approval was received. All required approvals should have an associated approval date indicated as part of the 90% CD submission and prior to advertising for bids.
  - DESE - Special Education approval by Department of Elementary and Secondary Education.
  - MHC – Project Notification Form and approvals by MA Historical Commission.
  - OIG - Construction Manager at Risk approval by the Office of Inspector General.
  - Executive Office of Energy and Environmental Affairs / EEA:
    - MEPA - MA Environmental Policy Act by Energy & Environmental Affairs:
      - ENF - Environmental Notification Form. *The submission indicates this is not applicable.*
      - EIR - Environmental Impact Report. *The submission indicates this is not applicable.*
  - Article 97 Land Disposition Policy approval by Energy & Environmental Affairs. *The submission indicates this is not applicable.*
  - MA DEP - Massachusetts Department of Environmental Protection. *The submission indicates this is not applicable.*
  - MA DOT - Massachusetts Department of Transportation. *The submission indicates this is not applicable.*
  - MA DPH - Massachusetts Department of Public Health. *The submission indicates this is not applicable.*

- EPA –NPDES National Pollutant Discharge Elimination System Notice of Intent approval by the US Environmental Protection Agency.
- MAAB - Accessibility variances by MA Architectural Access Board. *The submission indicates this is not applicable.*
- Confirmation that the Project has undergone review and obtained all necessary approvals by any departments or agencies of the Commonwealth required by law to review the Project, including but not limited to the approvals listed above. Attach such letter of documentation evidencing such reviews and approvals. In accordance with Section 4.12 of the Project Funding Agreement (the "PFA"), the District must obtain such reviews or approvals prior to the solicitation of construction bids. For any required state reviews or permits for which approval has not been obtained as of the 60% Construction Documents submission date, provide a status update including actions taken to date and actions planned to obtain the required state reviews and permit approval(s) in order to comply with PFA Section 4.12 and maintain the projected schedule milestones listed in OPM Deliverables.
- List and target dates for all local zoning approvals, testing and permits.
- Provide a certification that all applicable utility officials have been contacted by the designer regarding each basic design, and utility connections.

#### **6B.3.4 Cost Estimate**

- Provide a construction cost estimate based on the 60% Construction Documents, including cost estimates for general conditions, overhead and profit, insurance, bonds, and all other items; and allowances expressed as percentage rates for construction contingencies and escalation to the mid-point of the construction period; and other mutually agreed upon contingencies. Prepare the construction cost estimate in the CSI MasterSpec format to Level 3 and M.G.L. c.149, §44F (filed sub-bid) format including a single line outline specification description for each item with the detailed unit rate or item cost buildup provided as a backup in each case.
- The date of the estimate should be no earlier than the date of 60% Construction Documents. *Date of the estimate is June 4, 2019 and submission of 60% CD is June 18, 2019. With the response to these comments, confirm if the cost estimate is based on the submission.*
  - Provide a summary sheet including the following:
    - Date that the estimate was prepared (value date).
  - Anticipated bid date. *Not Included. Should be included in the next submission.*
  - Project and contract number. *Not Included. Should be included in the next submission.*
  - Title and location of the project.
  - Name of the Designer.
  - Name of the Estimator.

- Site cost (including all utilities). *Utilities are not included. Should be included the in next submission.*
- Building cost (including fixed equipment).
- Estimated construction cost of each Phase of the work, totaled.
- Costs of Item 1 and Item 2 work, as distinguished in the General Contractor's bid forms, individually totaled.

#### **6B.3.5 Drawings** (developed to 60% CD progress level)

- Cover sheet showing a list of all drawings, symbols, abbreviations, notes, locations map (the project title should be visible when the drawings are rolled). *There are no symbols or abbreviations on the cover sheet and the title is not visible when the set is rolled. Please include these changes in the next submission.*
- Site drawings showing the following:
  - Layout and location of all proposed work with details.
  - Existing and proposed contours including floor elevations at all entrances/exits showing drainage away from the building.
  - Bench marks and boring locations. *The boring locations are not identified. Please include them in the next submission.*
  - Landscaping and planting.
  - All utility service lines, systems and structures for electricity, gas, oil, water, steam, telephone, CATV, fire alarm, sanitary and storm drainage.
  - Contract limit line and storage area for construction materials. *No materials storage area is identified on the plans. Please include one in the next submission.*
  - Site survey which includes, but is not limited to, all existing foundations, obstructions and other physical characteristics of the site.
- Demolition drawings and temporary work required. *Only site demolition plans are included. Please include building demolition plans in the next submission.*
- Architectural drawings showing the following:
  - Floor plans of each floor, with dimensions, column locations, floor elevations, door and window designations, partition types, built in furniture and equipment, keyed to other architectural drawings and coordinated with exterior grade elevations at all interior/exterior transitions. *No floor elevations or exterior grades at transitions are included. Please include them in the next submission.*
  - Large scale floor plans where required.
  - Roof plans including equipment.
  - Key plans / overall plans where required.
  - Building Sections updated and coordinated with plans and elevations.
  - Building elevations. All building elevations, including hidden elevations, fully developed, showing context and relation to exterior sloping grade around the building. *The exterior grades sloping away from the building are not included. Please include them in the next submission.*

- Wall sections indicating dimensions, flashing, anchorage, reinforcing, coursing, cladding, and all other conditions at wall, roof, foundation, interior floors.
- Exterior details, for roofing, flashing and other details showing all major conditions.
- Door, window, entrance, curtain wall and storefront, schedules, and details.
- Vertical circulation plans, sections and details including ramps, stairs, lifts and elevators.
- Guardrails and handrails including details.
- Interior elevations of all significant and typical spaces.
- Interior details including casework, paneling surfacing and acoustical treatment
- Reflected ceiling plans coordinated with fire protection, mechanical and electrical drawings.
- Ceiling details.
- Schedules (clearly define new or existing):
  - Doors.
  - Equipment, e.g. for services.
  - Partitions.
  - Finishes.
- Structural drawings showing the following:
  - Legend and/or graphical symbols on the first sheet of the structural drawings. *The legend with graphic symbols is not included. Please include one in the next submission.*
  - Foundation plans with bottom grades showing layout of all footings, walls, slabs on grade including reinforcing, grade beams, and columns; include design soil bearing pressures and live loads for each area. *The bottom grades of footings are not included in the foundation plans. Please include them in the next submission.*
  - Floor and roof plans of structural systems including framing, grades of finished floors and depressed areas, with locations and dimensions for all openings, coordinated with the architectural drawings. *The grades of finish floors are not included on the plans. Please include them in the next submission.*
  - Complete foundation wall elevation and typical sections, with reinforcing indicating location, dimensions and grades for all footings, steps and wall openings. *The foundation wall elevations are not included. Please include them in the next submission.*
  - Complete details and section with dimensions for all construction including expansion and construction joints, reinforcing and other embedded items. Coordinate construction and expansion joint details with specified materials including caulking and sealant. *An expansion joint detail is not included. Please include one in the next submission.*
  - Schedules (with dimensions) for all lintels, beams, joists, and columns. Coordinate dimensions of all elements listed in the schedules with

dimensions depicted on the plans. *The beam schedule is not included; consider including in the next submission.*

- Structural supports required for mechanical equipment.
- General notes including the following information: class and 28-day strength of concrete for each portion, structural steel and concrete reinforcing design stresses for each type of structural member, concrete cover for each type of structural member, shrinkage and temperature steel requirements, reinforcing laps for main reinforcing and temperature steel; bend point, cutoff, and hook locations for all members, minimum beam and lintel bearing. *The minimum beam and lintel bearing is not included in the general notes. Please include in the next submission.*
- Fire protection drawings showing the following:
  - Legend and/or graphical symbols on the first sheet of the fire protection drawings.
  - Standpipe systems, sprinkler systems, suppression systems, fire pump where required, accessories, and piping.
  - All piping, equipment, fixtures, valves and devices. *Not all the piping is shown on the plans. Please include in the next submission.*
  - Design criteria shall be provided on the drawings in accordance with NFPA requirements. *The design criteria are not included on the plans. Please include them in the next submission.*
- Plumbing drawings showing the following:
  - Legend and/or graphical symbols on the first sheet of the plumbing drawings.
  - All work done by the Plumbing Subcontractor, which includes all water, gas, air, vacuum, medical gases, sanitary and storm wastes, and accessories.
  - Trapping and venting of all plumbing fixtures including floor drains. Provide location dimensions for floor drains in coordination with the structural plans. *There is no floor drain detail showing the trap. Please include in the next submission.*
  - Water and gas supply sources, storm and sanitary discharge mains.
  - All piping sizes shall be indicated on drawings and riser diagrams. Indicate all directions of flow and pitch on piping. *The direction of flow is not included on the piping lines on the plans. Please include the direction for flow on the plans in the next submission.*
  - All accessories, valves, fixtures including all drinking fountains and grease traps for kitchen waste. *The grease trap is not shown on the plumbing plans, but it is located on the civil plans. Please show it on the plumbing plans in the next submission.*
  - All piping and connections required for other trades (e.g., kitchen equipment, HVAC make-up water, etc.). *The connections to kitchen equipment and boilers are not included on the plans. Please include them in the next submission.*
  - Acid waste (where required), vents and neutralization systems for laboratories. *Not applicable.*



- Plumbing riser diagrams. *The plumbing riser diagram has not been included. Please include one in the next submission.*
- Domestic water booster pumps, boiler feed water, meter location, hose bibs. *The boiler connections are not included. Please include them in the next submission.*
- Domestic hot water: storage tanks, piping material, hanger details. *The hanger detail is not included. Please include one in the next submission.*
- Backflow preventers, and cleanouts.
- Heating, Ventilating and Air Conditioning Drawings showing the following:
  - Legend and/or graphical symbols on the first sheet of the mechanical drawings.
  - Large scale plans of all mechanical & electrical spaces showing equipment to scale. *A large scale plan of the electrical room is not included. Please include one in the next submission.*
  - All piping and ductwork systems shall be located and sized. All ductwork shall be shown double line and drawn to scale.
  - All systems shall be sized at all reductions and riser diagrams of piping and duct systems shall be indicated.
  - All directions of flow and pitch on piping, and direction of flow and volumes for duct systems shall be indicated. *The direction of flow on the pipes are not included. Please include in the next submission.*
  - All equipment shall have sufficient servicing and/or replacement space indicated on drawings. *Service and replacement space have not been indicated on the plans. Please indicate in the next submission.*
  - All equipment, accessories, valves and dampers identified as to type and size.
  - Cooling system pumps, chillers, cooling towers, air handling units, ductwork system and dampers, fan details, temperature control system, air and hydronic balancing equipment, and schedules shall be indicated.
    - Cooling tower (where required) shall be indicated on the drawings showing site location, elevations and floor plan of equipment layout and typical flow diagram as related to the total HVAC system. *The submission indicates this is not applicable.*
  - All fire and smoke dampers, access panels and doors. *Access panels are not included. Please include in the next submission.*
  - Mechanical room designs:
    - Vent pipes for safety valves, relief valves, back pressure valves and tanks shall be extended above flat roofs in accordance with all governing authorities. *There is no detail showing vents through the roof. Please include one in the next submission.*
    - In all designs for boiler and refrigeration plants, include a complete floor plan indicating location of all major mechanical equipment and

sufficient service space. *The service and replacement space are not indicated on the plans. Please indicate in the next submission.*

- In designs of new and/or replacement boiler and refrigeration plants, provide a flow diagram detailing steam or hot water distribution systems, return systems, including all existing equipment and their function, as well as any proposed expansions with all necessary instrumentation and controls.
- Electrical Drawings showing the following:
  - Legend and/or graphical symbols on the first sheet of the electrical drawings.
  - General arrangement: Outline layout of each floor.
  - Indicate interface with other systems. Identify any work by general contractor or other trades.
  - Interior lighting system: Light fixture schedules, circuiting location and mounting heights of all fixtures, receptacle and switch outlets, sizes and types of all lamps, conduits, all other accessories and riser diagrams shall be indicated on drawings. Designer shall specify that all electrical lighting fixtures be supported from the building structure, and shall be independent of ducts, pipes, ceilings and their supporting members. Comply with seismic design criteria. *The mounting heights are not included in the lighting schedule, and there is no lighting riser diagram included. Please include these items in the next submission.*
  - Power system: Locations, types and method of control for all motors, heaters, appliances, controllers, starters, branch circuits, feeder conductors and conduits. Indicate riser diagrams. Show details and indicate method of supporting electrical conduit. For larger projects, thermostats and control wiring are normally covered under the HVAC sub-contract, assure coordination.
  - Fire Alarm, Data, Communications, CATV/CCTV Systems: Locations and types of all devices, outlets and equipment, service connections, wiring diagrams, all other essential details.
  - Services: Location and details of all services, whether overhead or underground, feeder sizes, plans and elevations of switchgear and transformers, metering and service switchboard arrangements, wiring and ground fault diagram and bus ducts. *The service is not indicated in electrical room. Please include in the next submission.*
  - General and sub-stations: Location, size, method of connection and protection of all generators, transformers, exciters, motor generators, switch gear, and associated equipment, current characteristics and equipment capacities. Indicate equipment connections by means of one line and/or wiring diagrams and schedule all major items of equipment and all instruments.
  - Underground work: The size and locations of manholes and types of cables, number, size, and location of ducts, locations, sizes and types of

- cable supports, fireproofing, duct line profile, and one-line diagram of connections.
- Pole line work: Location, length, treatment and class of poles, guying, cross arms, insulators, circuiting, transformers, protective and switching devices, lightning arresters, special structures, diagrams, current characteristics and grounding.
- Exterior lighting: Location, size, and type of transformers, luminary, poles, light standards, cables, ducts, and manholes, details of control equipment and connection diagrams.
- Emergency system (where provided) details including transfer switch, type of fuel.
- One-line diagram indicating load KVA, and available short circuit amperes at each transformer, switchboard, distribution panel board, branch circuit panel board, and at major pieces of equipment. *Load KVA is not indicated at the transformer. Please include in the next submission.*
- Riser diagrams for all system.

#### **6B.3.6 Project Manual** (developed to 60% CD progress level)

- The format for the technical specifications shall be CSI Master format (current version) with separate sections for each of class of work required by M.G.L. c. 149 §44F.
- For each item of material or equipment, the specifications shall provide for a minimum of three named brands of material or equipment and the words "or equal" or a description of material or equipment which can be met by a minimum of three manufacturers or producers, and the words "or equal". Proprietary products shall not be specified except as provided by M.G.L. c. 30, § 39M; however, when they are specified, proprietary specifications are subject to the "or equal" provisions of c. 30, § 39M.
- Do not specify that a product or system shall require prequalification for use prior to bidding.
- Include a copy of the geotechnical report, including locations and dates of test boring holes and results of soil investigation, including water levels, allowable solid bearing pressure and bottom grades of footing and slabs. *A preliminary geotechnical report is included as well as a more recent geotechnical report. These are labeled as "Phase 1 and Phase 2 in the Table of Contents. Phase 1 includes limited boring locations with limited information. Please consolidate and update these reports with a final geotechnical report for the next submission.*
- List all required filed sub-bids specification sections. *It is not clear what sections are filed sub-bids. Filed sub-bid sections are indicated with "Filed Sub-Bid Summary" in the Table of Contents, however, the sections themselves refer back to these summaries for Filed Sub-bid information. The work of various sections indicate that they are part of a filed sub-bid but this isn't evident in the Table of Contents or section title. Example: Section 03 4500 Precast Architectural Concrete indicates that this section shall be included in the Masonry Trade Bid and refers back to the*

*Masonry Trade Bid Summary. It must be clear which sections are included in filed sub-bids. Please revise for the next submission.*

- Each filed sub-bid section shall detail all labor and materials required by the particular sub-trade.
- Staging, scaffolding cutting and patching, refuse collection and disposal, demolition work and cleaning task, allocation policy and proposed language shall be carefully assigned to avoid duplication or omission.
- Describe the extent of the work, the materials and workmanship, and include the work under the proper section. If any portion of the work included in a section of the specifications is to be performed by a trade covered by another section, there shall be clear and distinct cross-referencing between the sections. Merely to state "by others" is not acceptable.
- All "Work by Others" specification references are coordinated.
- Specify work in appropriate Sections according to local trade jurisdiction.
- In sections for which filed sub-bids are required, refrain from using such terms as "the Contractor," the "Heating Contractor," or "the Plumbing Contractor," but where necessary for clarity refer to the "HVAC Subcontractor," the "General Contractor" and so on. *There are several Trade Bid sections that refer to "The Contractor" in a non-specific way and assumes responsibility for the work of the section.*

*Example: Section 33 4000 Storm Drainage Utilities refers to "the Contractor" as having carefully examined the site. Please replace like wording with "General Contractor" for next submission.*

- Alternates, if approved in writing by the owner, shall be properly described and cross-referenced in the project manual and drawings. *No Alternate section is provided and none are indicated in the drawings; however, Section 01 2300 Alternates is referenced at the beginning of several sections (especially in Article 1.03 Price and Payment Procedures). This should be reviewed and updated in the next submission.*
- Allowances are prohibited pursuant to M.G.L. c. 149, § 44G(A). *There appears to be a reference for allowances in regards to hazardous material removal. It is indicated to provide a cost "allowance for the removal and disposal of inaccessible or hidden ACM". However, this is provided in the report done by UEC (Universal Environmental Consultants). This should be reviewed and revised in the next submission.*
- Unit price items, if permitted or ordered by the owner, shall be properly described in the specifications. *In the list of unit prices included in Section 00 43 22 Unit Prices Form, only a few of the items indicate related Project Manual Sections and drawings. Consider including relevant Project Manual Sections and drawings for all unit prices for clarity.*
- Do not use general clauses intended to be all-inclusive in lieu of complete descriptions.
- Do not duplicate standard requirements that are contained in the contract form.
- Use consistency throughout. The word "will" shall be used to designate what the owner, authority, owner's project manager, or the designer can be expected to do, and the word "shall" shall be used to designate what is mandatory for the contractor or subcontractors to do. *"The Owner shall..." is*

*used throughout the Project Manual. "The Designer shall..." is found in the General Conditions. This should be reviewed and revised in the next submission.*

- Use the same term throughout for the same subject and the term shall be the same as that used on the drawings. *"Gypsum" and "drywall" are both used in the Project Manual. "Gypsum" is the term primarily used in the drawings. This should be reviewed and coordinated in the next submission.*
- Do not use the term "etc." *There are several instances of the use of "etc." Example: In Section 01 9113 General Commissioning has several listed items ending in "etc.". This should be reviewed and revised in the next submission.*
- Avoid such terms as "to the satisfaction of the designer", "as directed by the designer", "as approved" and "as required." *There are several instances where sections refer to items being "as approved by the Architect/Designer". Example: Section 21 0010 Fire Protection 2.10.E – "key lock system shall be as approved by the Architect". Example: Section 23 0010 HVAC 2.27.D.2 – "surface raceway may be used as approved by the Architect". This should be reviewed and revised in the next submission.*
- Avoid the use of symbols.
- Do not give numbers both in words and figures. Numbers less than 10 shall be written in words, 10 and higher numbers shall be written in figures. In expressing dimensions, figures such as 2 in., 16 in., 7 ft., 6 in., shall be used. *There are several instances where numbers are given in both words and figures. Example: Section 27 4000 Audio-Video Communication Systems or Section 26 0010 Electrical. Please provide figures and words where appropriate and not both together.*
- *Lengths and distances appear to use "or " instead of in. and ft.. Please revise accordingly.*
- Specify materials mined or manufactured in Massachusetts first and the United States of America second whenever possible.

### **6B.3.7 Project Coordination**

- Verify all details are accurately cross-referenced to the correct plan sheet. *The details are not cross referenced to the plans. This should be reviewed and revised in the next submission.*
  - Verify that the structural, mechanical, or other disciplines, do not conflict with architectural plans or specifications.
    - Structural dimensions match architectural drawings.
    - Column orientation matches architectural drawings.
    - Column grid lines match architectural drawings.
    - Column and bearing wall locations match architectural drawings.
    - Column locations coordinated with all other disciplines.
    - Seismic detailing coordinates with architectural drawings. *On sheet S4.02 – BF-10 on the second floor, the brace frame is not located in a wall; it is out in the open. Please review this and correct in the next submission. On sheet S4.01 – BF-3 on*

*the first floor there are 2 windows that may interfere with the brace frames. Also on sheet S4.01 – BF-5 on the first floor, the corner of the transom interferes with the brace frame. Please review and revise these items in the next submission.*

- Beams and columns protruding horizontally and vertically into stairwells, and other interior spaces.
- The finish grade elevations coordinated between all disciplines. *The finish grade elevations are not included on the architectural plans, so they are not coordinated. Please coordinate in the next submission.*
- Mechanical equipment power requirements and physical locations, including special information as to who mounts, connects, tests, etc.
- Verification of potential spatial conflicts in mechanical equipment.
- Room wall/floor/ceiling construction coordinated with the finish schedule.
- Civil earthwork grading and excavation plans are coordinated with architectural and landscape plans. *The architectural plans do not include floor elevations, so it could not be confirmed that they are coordinated. Please coordinate in the next submission.*
- All room numbers are coordinated between all disciplines.
- Equipment plan coordinates with architectural plans.
- All kitchen equipment connected to utility. *The plumbing plans do not show water, waste and gas lines connected to the kitchen equipment. Please include connections in the next submission.*

## CD60 Estimate Analysis

	A	B	C	D	E	C	F
\$(000) except \$/GSF			Difference A less B	REVISED		Difference A less B	Reconciled Estimates
New Construction GSF	177,370	177,300	70	177,370	177,300	70	177,370
Renovations GSF	0	0	0	0	0	0	0
<b>TOTAL GSF</b>	<b>177,370</b>	<b>177,300</b>	<b>70</b>	<b>177,370</b>	<b>177,300</b>	<b>70</b>	<b>177,370</b>
<b>Total Construction\$/GSF</b>	<b>\$ 470.73</b>	<b>\$ 476.49</b>	<b>\$ (5.76)</b>	<b>\$ 468.64</b>	<b>\$ 470.06</b>	<b>\$ (1.42)</b>	<b>\$ 469.32</b>
<b>I. Construction Costs</b>							
<b>A. SUBSTRUCTURE</b>							
1 Foundations	3,714.6	3,701.8	12.8	3,188.3	3,306.8	(118.5)	3,248.0
A1010 Standard Foundations	2,478.8	2,401.5	77.3	2,083.8	2,043.0	40.8	
A1020 Special Foundations	0.0	0.0	0.0	0.0	0.0	0.0	
A1030 Slab on Grade	1,235.8	1,300.3	(64.5)	1,104.5	1,263.8	(159.3)	
2 Basement Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0
A2010 Basement Excavation	0.0	0.0	0.0	0.0	0.0	0.0	
A2020 Basement Walls	0.0	0.0	0.0	0.0	0.0	0.0	
<b>B. SHELL</b>							
1 Superstructure	6,156.8	6,144.5	12.1	6,156.6	6,144.5	12.1	6,151.0
B1010 Floor Construction	2,811.6	2,876.4	(64.8)	2,811.6	2,876.4	(64.8)	
B1020 Roof Construction	3,345.0	3,268.1	76.9	3,345.0	3,268.1	76.9	
2 Exterior Closure	9,135.2	8,989.1	146.1	8,888.9	8,989.1	(99.2)	8,940.0
B2010 Exterior Walls	5,473.4	5,471.5	1.9	5,300.1	5,471.5	(171.4)	5,385.0
B2020 Exterior Windows	3,519.9	3,368.9	151.0	3,447.9	3,368.9	79.0	3,409.0
B2030 Exterior Doors	141.9	148.7	(6.8)	141.9	148.7	(6.8)	146.0
3 Roofing	2,234.1	2,247.2	(13.1)	2,214.1	2,227.2	(13.1)	2,221.0
B3010 Roof Coverings	2,167.9	2,247.2	(79.3)	2,167.9	2,227.2	(59.3)	
B3020 Roof Openings	66.2	0.0	66.2	46.2	0.0	46.2	
<b>C. INTERIORS</b>							
1 Interior Construction	7,331.9	8,114.6	(782.7)	7,518.4	7,414.2	104.2	7,467.0
C1010 Partitions	4,933.6	5,296.8	(363.2)	4,991.3	4,882.8	108.5	
C1020 Interior Doors	938.6	1,257.1	(318.5)	938.6	1,067.9	(129.3)	
C1030 Fittings	1,459.7	1,560.7	(101.0)	1,588.5	1,463.5	125.0	
2 Staircases	507.6	554.0	(46.4)	520.9	554.0	(33.1)	538.0
C2010 Stair Construction	420.8	416.0	4.8	420.8	416.0	4.8	
C2020 Stair Finishes	86.8	138.0	(51.2)	100.1	138.0	(37.9)	
3 Interior Finishes	5,373.9	5,223.5	150.4	5,275.2	5,248.6	26.6	5,261.0
C3010 Wall Finishes	1,853.8	1,798.8	(145.0)	1,906.1	1,896.0	10.1	
C3020 Floor Finishes	2,204.7	2,250.3	(45.6)	1,853.7	1,880.1	(26.4)	
C3030 Ceiling Finishes	1,515.4	1,174.4	341.0	1,515.4	1,470.5	44.9	
<b>D. SERVICES</b>							
1 Conveying Systems	327.1	340.0	(12.9)	327.1	340.0	(12.9)	334.0
D1010 Elevators & Lifts	327.1	340.0	(12.9)	327.1	340.0	(12.9)	
D1020 Escalators & Moving Walks	0.0	0.0	0.0	0.0	0.0	0.0	
D1090 Other Conveying Systems	0.0	0.0	0.0	0.0	0.0	0.0	
2 Plumbing	2,926.1	3,016.9	(90.8)	2,926.1	2,984.6	(58.5)	2,956.0
3 HVAC	10,378.1	9,822.6	555.5	10,378.1	9,880.4	497.7	10,130.0
4 Fire Protection	928.6	1,034.8	(106.2)	833.6	966.1	(132.5)	900.0
5 Electrical	6,342.5	6,537.8	(195.3)	6,486.1	6,537.8	(51.7)	6,512.0
D5010 Electrical Service & Distribution	1,806.8	4,823.9	(3,017.1)	2,140.7	4,823.9	(2,683.2)	
D5020 Lighting and Branch Wiring	2,147.8	included	2,147.8	2,061.4	included	2,061.4	
D5030 Communications & Security	2,387.9	1,713.9	674.0	2,284.0	1,713.9	570.1	
D5090 Other Electrical Systems	0.0	0.0	0.0	0.0	0.0	0.0	
<b>E. EQUIPMENT &amp; FURNISHINGS</b>							
1 Equipment	812.0	1,201.1	(389.1)	812.0	905.0	(93.0)	858.0
E1010 Commercial Equipment	415.7	1,201.1	(785.4)	415.7	905.0	(489.3)	
E1020 Institutional Equipment	0.0	0.0	0.0	0.0	0.0	0.0	
E1030 Vehicular Equipment	0.0	0.0	0.0	0.0	0.0	0.0	
E1090 Other Equipment	396.3	0.0	396.3	396.3	0.0	396.3	
2 Furnishings	1,946.2	1,274.6	671.6	1,848.7	1,731.5	117.2	1,791.0
E2010 Fixed Furnishings	1,946.2	1,274.6	671.6	1,848.7	1,731.5	117.2	
E2020 Movable Furnishings	0.0	0.0	0.0	0.0	0.0	0.0	
<b>F. SPECIAL CONSTRUCTION &amp; DEMOLITION</b>							
1 Special Construction (Temporary condit	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2 Existing Building Demolition	919.1	928.1	(9.0)	919.1	928.1	(9.0)	924.0
3 Hazardous Material Abatement	2,000.0	2,000.0	0.0	2,000.0	2,000.0	0.0	2,000.0
<b>G. BUILDING SITEWORK</b>							
1 Site Preparation	2,988.4	3,153.0	(164.6)	2,988.4	3,153.0	(164.6)	3,071.0
G1010 Site Clearing	800.7	323.7	477.0	800.7	323.7	477.0	
G1020 Site Demo & Relocations	0.0	595.0	(595.0)	0.0	595.0	(595.0)	
G1030 Site Earthwork	2,187.7	2,234.3	(46.6)	2,187.7	2,234.3	(46.6)	
G1040 Hazardous Waste Remediation	0.0	0.0	0.0	0.0	0.0	0.0	
2 Site Improvements	4,539.5	4,718.2	(178.7)	4,877.0	4,718.2	158.8	4,798.0
G2010 Roadways	1,385.4	1,068.1	317.3	1,385.4	1,068.1	317.3	
G2020 Parking Lots	0.0	646.4	(646.4)	0.0	646.4	(646.4)	
G2030 Pedestrian Paving	462.9	428.1	34.8	462.9	428.1	34.8	
G2040 Site Development	1,344.9	1,532.4	(187.5)	1,344.9	1,532.4	(187.5)	

## CD60 Estimate Analysis

	A	B	C	D	E	C	F	
\$(000) except \$/GSF			Difference	REVISED		Difference	Average Reconciled	
			A less B			A less B	Estimates	
G2050 Landscaping	1,346.3	1,043.2	303.1	1,683.8	1,043.2	640.6		
3 Site Civil/ Mechanical Utilities	2,024.9	2,172.8	(147.9)	2,024.9	2,172.8	(147.9)	2,099.0	
G3010 Water Supply	322.6	391.2	(68.6)	322.6	391.2	(68.6)		
G3020 Sanitary Sewer	260.9	268.2	(7.3)	260.9	268.2	(7.3)		
G3030 Storm Sewer	1,414.9	1,463.4	(48.5)	1,414.9	1,463.4	(48.5)		
G3040 Heating Distribution	0.0	0.0	0.0	0.0	0.0	0.0		
G3050 Cooling Distribution	0.0	0.0	0.0	0.0	0.0	0.0		
G3060 Fuel Distribution	26.5	50.0	(23.5)	26.5	50.0	(23.5)		
G3090 Other Site Mechanical Utilities	0.0	0.0	0.0	0.0	0.0	0.0		
4 Site Electrical Utilities	685.7	943.0	(257.3)	770.8	943.0	(172.2)	857.0	
G4010 Electrical Distribution	322.3	364.0	(41.7)	407.3	364.0	43.3		
G4020 Site Lighting	363.4	403.2	(39.8)	363.5	403.2	(39.7)		
G4030 Site Communications & Security	0.0	175.8	(175.8)	0.0	175.8	(175.8)		
G4090 Other Site Electrical Utilities	0.0	0.0	0.0	0.0	0.0	0.0		
5 Other Site Construction	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
G9010 Service & Pedestrian Tunnels	0.0	0.0	0.0	0.0	0.0	0.0		
G9090 Other Site & Equipment	0.0	0.0	0.0	0.0	0.0	0.0		
Construction Trades Subtotal	71,272.1	72,117.6	(845.5)	70,955.3	71,142.9	(187.6)	71,057.0	
H. Contingencies (Design and Pricing)	3.00%	2,138.2	3.00%	2,128.7	3.00%	2,134.3	(5.6)	2,132.0
I. Sub-Contractor Bonds	0.85%	680.7		677.7		679.5	(1.8)	679.0
J. Insurance	1.35%	1,090.3		1,085.5		1,088.4	(2.9)	1,087.0
K. General Conditions	4.80%	3,594.2		3,578.2		3,587.7	(9.5)	3,583.0
1 General Requirements	1.80%	1,412.5		1,406.2		1,410.0	(3.8)	1,409.0
2 Permit		200.0		200.0		200.0	-	200.0
L. Fee	2.00%	1,637.1	2.00%	1,629.9	2.00%	1,634.2	(4.3)	1,633.0
M. CM Contingency		n/a		n/a		n/a	-	
N. Escalation to Mid-Point of Construction	2.00%	1,468.2	2.00%	1,461.7	2.00%	1,465.5	(3.8)	1,464.0
Total Construction Costs	83,493.3	84,481.5	(988.2)	83,123.2	83,342.5	(219.3)	83,244.0	

II. Alternates (with markups)							
A.	1,075.5	1,068.6	6.9	1,075.5	1,068.6	6.9	1,073.0
B.	969.8	876.9	92.9	969.8	876.9	92.9	924.0
C.	809.0	1,001.8	(192.8)	809.0	1,001.8	(192.8)	906.0
D.	534.2	526.0	8.2	1,112.1	1,104.0	8.1	1,109.0
Total Alternates	3,388.5	3,473.3	(84.8)	3,966.4	4,051.3	(84.9)	4,012.0



# THE NEW W. EDWARD BALMER SCHOOL

## WHITINSVILLE, MASSACHUSETTS



## SCHOOL BUILDING COMMITTEE MEETING

JULY 18, 2019



Massachusetts School Building Authority  
*Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities*



# AGENDA

- CD Progress Report
- Minutes Action Items
  - EV Charging Stations Update
  - Revised Vail Baseball Field Netting
- Building Interior Updates
- Site Plan Updates:
  - Concession Building
  - Cpl. Jeffery L. Vail Monument location
  - East Property Line Updates



# CD PROGRESS REPORT

7/8	Meeting with SecureShade Co.
7/10	Accessibility Review meeting with NB Disability Commission, MA Executive Office on Disability
7/10	Coordination /BIM meeting with MEP FP consultants
7/11	On-Site Construction Progress Meeting
7/11	Site Work Kickoff Meeting
7/12	Submitted Board of Health permit application
7/15	ERP#2 – coordination conference call with Fontaine

Ongoing: Construction Document Production, Consultant Coordination, Specifications editing and coordination, PM tasks, etc.

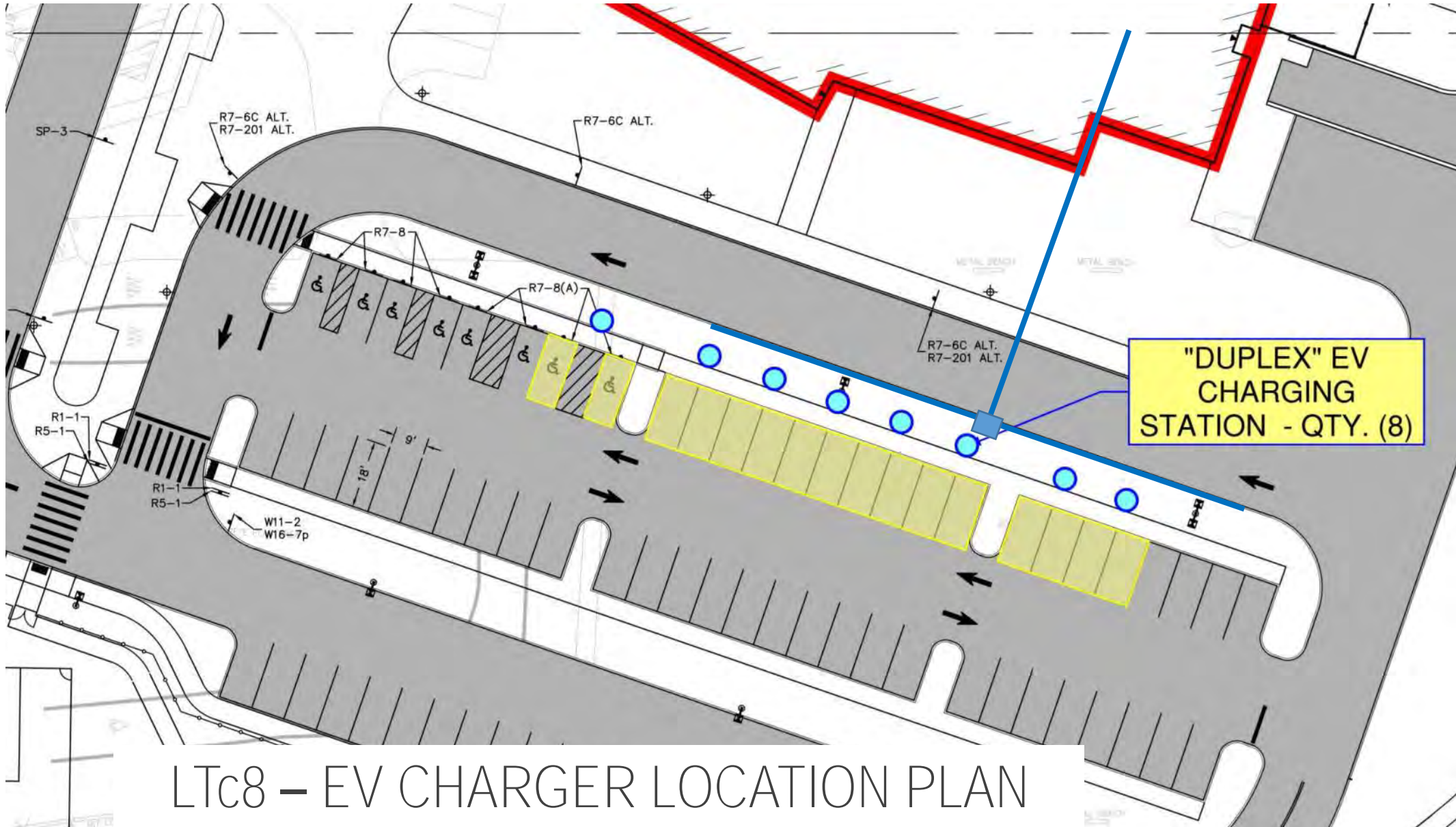
## Next Deadlines:

7/16/19	Structural Peer Review draft comments due
7/30/19	ERP#2 Issued – Concrete and Steel (Elev/ Damp) bid package
7/31/19	90% CD Pricing Documents issued





# LEED – EV CHARGING STATION UPDATE



LTc8 – EV CHARGER LOCATION PLAN



# LEED – EV CHARGING STATION Q&A

Q: Would the District own the charging stations and be responsible for maintenance? Any idea of the annual maintenance costs?

A: Ngrid: **“Yes, the customer owns the units and would be responsible for maintenance. There is little/no maintenance or maintenance contract required for most units, aside from damage repair (costs vary) or equipment failure. Must remove snow, etc. The most common repairs include replacement of cordset due to vandalism or misuse, and replacement of EVSE unit or cordset at the end of its useful life.”**



# LEED – EV CHARGING STATION Q&A

Q: Is the billing done entirely through a smartphone app, or does the station have a credit card charging (swipe) unit? Are swipe units on these charging stations secure enough?

A: Ngrid: **“Best to check with the EVSE manufacturer or network provider regarding billing and security.”**

- D&W: Charging station models vary. Security would theoretically be no worse than a gas pump or card swipe/app-driven parking meter.



# LEED – EV CHARGING STATION Q&A

Q: What are any associated fees?

A: **US DoE:** “If an EVSE unit is networked, the owner will pay a fee that covers the cost for cellular/Wi-Fi network connection and back office support. Network fees can vary from \$100-\$900 annually, depending on the type of EVSE unit (Level 1, Level 2, DCFC), the EVSE unit features, and the EVSE manufacturer or provider.

**There may be a charge for the software, these costs vary.”**



# LEED – EV CHARGING STATION Q&A

Q: Is there an opportunity for the District to make a small amount of revenue to balance/offset the maintenance cost?

A: Ngrid: “It’s your option to charge or not charge to offset usage costs. It should help, but it is not likely generate a profit.”





# LEED – EV CHARGING STATION Q&A

Q: What are typical costs per kW/h on these charging units? How does this compare to a residential rate? (I.e. will it be cheaper for someone to park and plug in at the school rather than charging at home, overnight, for example?)

A: Ngrid: “If connected to the site host’s service, the electric rate would be the same as the Site Host’s. The Owner can set a reasonable rate to charge the user above the cost of the power.”



# LEED – EV CHARGING STATION Q&A

Q: It appears the SBC would opt for the private workplace option, not the public option, and they would not want the location advertised on apps. Can the public option be selected, not have the location appear on an app, have it be closed to the public during school and after-school hours (~7:00 AM - 3:00 PM) and available to the public at any other time?

SBC also wants to explore different electric rate structure for staff (lower rate) and public (higher rate).

A: See next slide



# LEED – EV CHARGING STATION Q&A

## NGRID PUBLIC CHARGING STATION REQUIREMENTS:

- Stations displayed on Plugshare and other charging station apps and visible to all
- Stations accessible to the public during normal hours of the site host (minimum of 12 hours per day, seven days a week)
- If a permit is required for site access, then site host will allow EV drivers access to the parking lot without a permit and modify signage, if necessary



# CHARGING STATION OPTION 1 – 6 PORTS

What	\$	Notes
Infrastructure Cost	<b>\$60,000</b>	\$10,000 per port (NGrid estimate plus contingency)
Infrastructure Incentive	<b>\$37,500</b>	Interpolated, ballpark non-binding estimate from NGrid.
Infrastructure Net Cost	<b>\$22,500</b>	
ChargePoint Ct4000 Gateway Unit	\$ 7,210	\$7,210 per. Need at least one gateway unit to talk to the network (MSRP) (1 unit)
ChargePoint Ct4000 Non-Gateway Unit	\$ 13,390	\$6,695 per non-gateway units connect through Gateway unit (MSRP) (2)
ChargePoint Network connection	\$ 1,680	\$280 per port (6). (Additional annual fees associated with operation/connection)
Shipping	\$ 600	\$200 per unit (3)
Startup cost	\$ 2,094	\$349 per unit (6)
Installation	\$ 2,250	Average \$750 per unit (3). Could be very different pending actual conditions. Installer needs to review actual plans/conditions
Ballpark total	\$ 27,224	(assumes MSRP for units without incentives)
<b>ASSUME PRIVATE CHARGING</b>	\$ 13,612	50% funding for units through incentive
<b>TOTAL EV SYSTEM COST WITH INCENTIVES</b>	<b>\$36,112</b>	<b>ESTIMATE ONLY!</b>



# CHARGING STATION OPTION 3 – 16 PORTS

What	\$	Notes
Infrastructure Cost	\$128,000	\$8,000 per port (Ngrid estimate plus contingency)
Infrastructure Incentive	\$80,000	Ballpark non-binding estimate from Ngrid.
Infrastructure Net Cost	<b>\$48,000</b>	
ChargePoint Ct4000 Gateway Unit	\$ 7,210	\$7,210 MSRP per. Need at least one gateway unit to talk to the network (1 unit)
ChargePoint Ct4000 Non-Gateway Unit	\$ 46,865	\$6,695 MSRP per non-gateway units connect through Gateway unit (7 units)
ChargePoint Network connection	\$ 4,480	\$280 per port (16). (Additional annual fees associated with operation/connection)
Shipping	\$ 1,600	\$200 per unit (8)
Startup cost	\$ 2,792	\$349 per unit (8)
Installation	\$ 6,000	Average \$750 per unit (8). Could be very different pending actual conditions. Installer needs to review actual plans/conditions
Ballpark total	\$ 68,947	(assumes MSRP for units without incentives)
<b>ASSUME PRIVATE CHARGING</b>	<b>\$ 34,474</b>	50% funding for units through incentive
<b>TOTAL EV CHARGING SYSTEM COST</b>	<b>\$ 82,474</b>	<b>ESTIMATE ONLY!</b>



# LEED – EV CHARGING STATION COMPARISON SUMMARY

- Option 1 – Build infrastructure for 6 + install 6 stations - \$29,300\* PUBLIC
- Option 1 – Build infrastructure for 6 + install 6 stations - **\$36,112\* PRIVATE**  
MEETS LEED REQUIREMENTS TO GET THE CREDIT
- Option 2 – Build infrastructure for 16 + install 6 stations – meets LEED but only get incentives for installed units – NOT ESTIMATED
- Option 3 – Build infrastructure for 16 + install 16 stations - \$65,300\* PUBLIC
- Option 3 – Build infrastructure for 16 + install 16 stations - **\$82,474\* PRIVATE**
- Infrastructure only – 6 stations, NO incentives - ~\$60,000\*

\* ESTIMATES ONLY, FOR ORDER OF MAGNITUDE BUDGETING – FINAL COST TBD



FOUL POLE (11) (14.40)

SKINNED COACH'S BOX (2) (4) (14.50)

BASEBALL FIELD (BASE RUTH) (1) (14.50)

SKINNED INFIELD AND BASE PATHS (4) (14.50)

4" VINYL-CLAD (4) (14.40)

4" V (1) (14.30)

32' TALL NETTING AND FENCE ASSEMBLY - SEE DETAIL 3/L4.40

VINYL-CLAD CHAIN LINK BACKSTOP (1) (14.40)

POLES W/ NYLON SAFETY NETTING (1) (14.40)

PLAYER BENCH (2) (5) (14.40)

6" 6" BRICK PIER, QTY.=7

CRS. STREET

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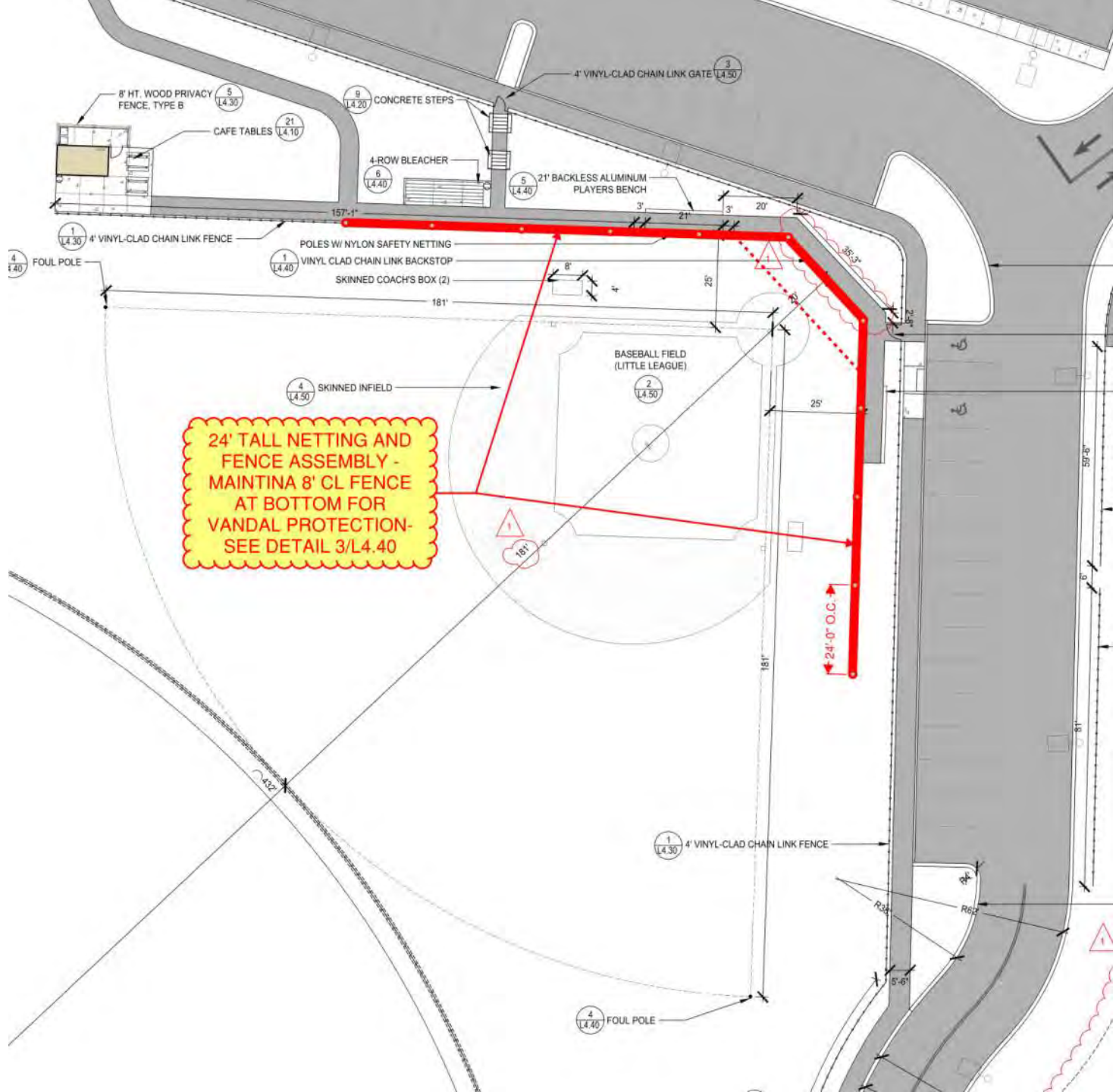
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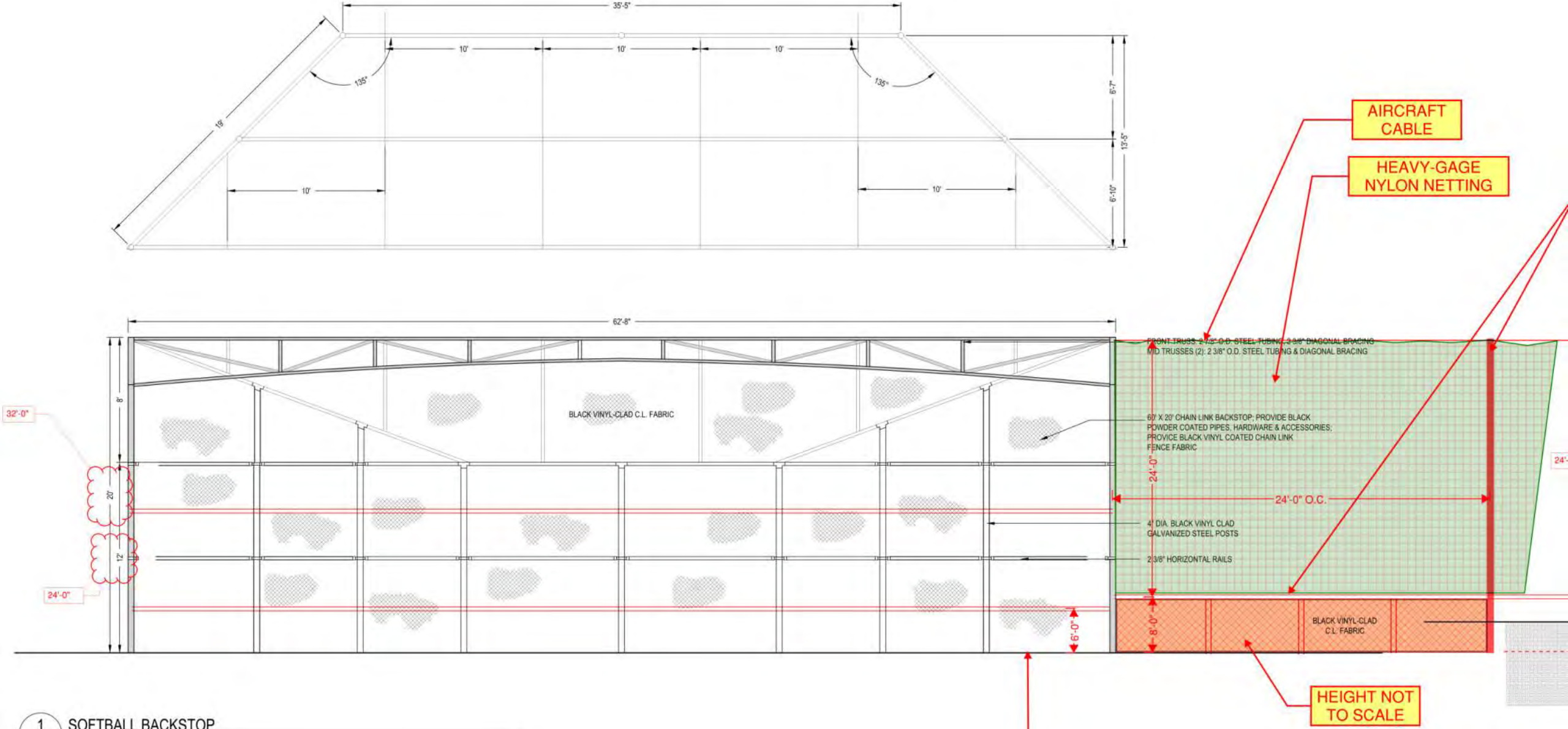


# SITE PLAN UPDATES: BASEBALL FENCING – SMALL FIELD

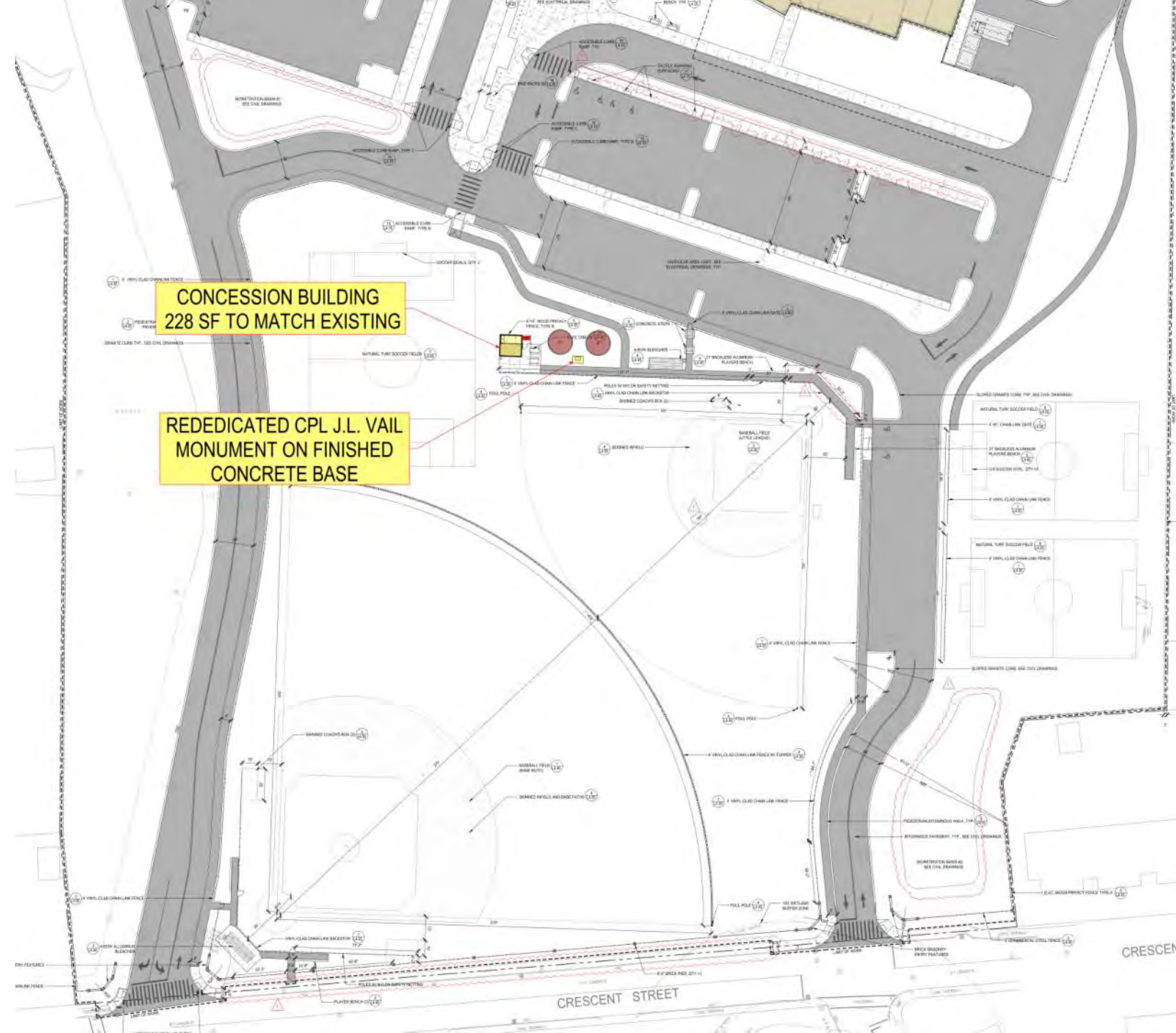




# SITE PLAN UPDATES: BASEBALL FENCING SKETCH DETAILS

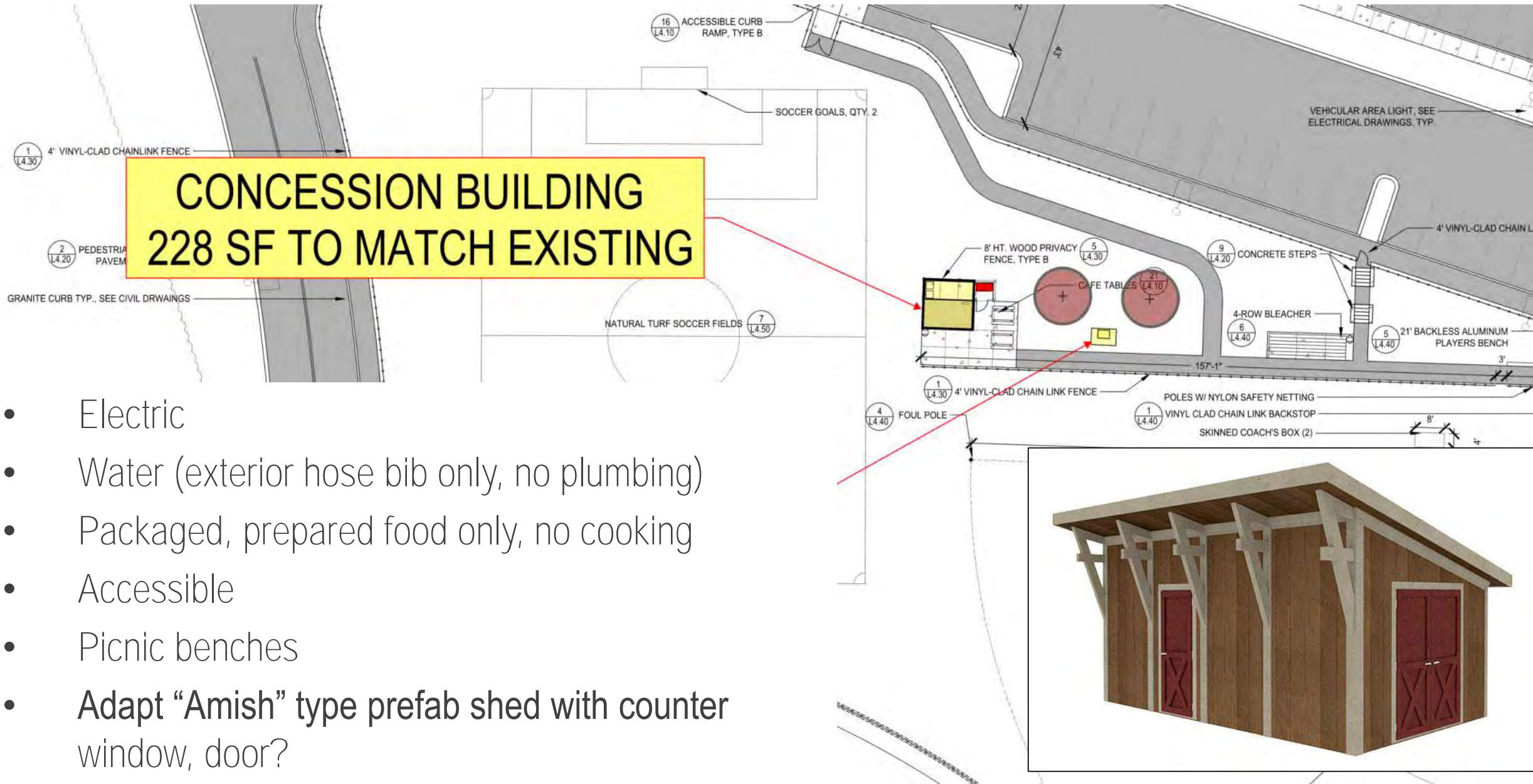


# SITE PLAN UPDATES: CONCESSION BUILDING AND MEMORIAL



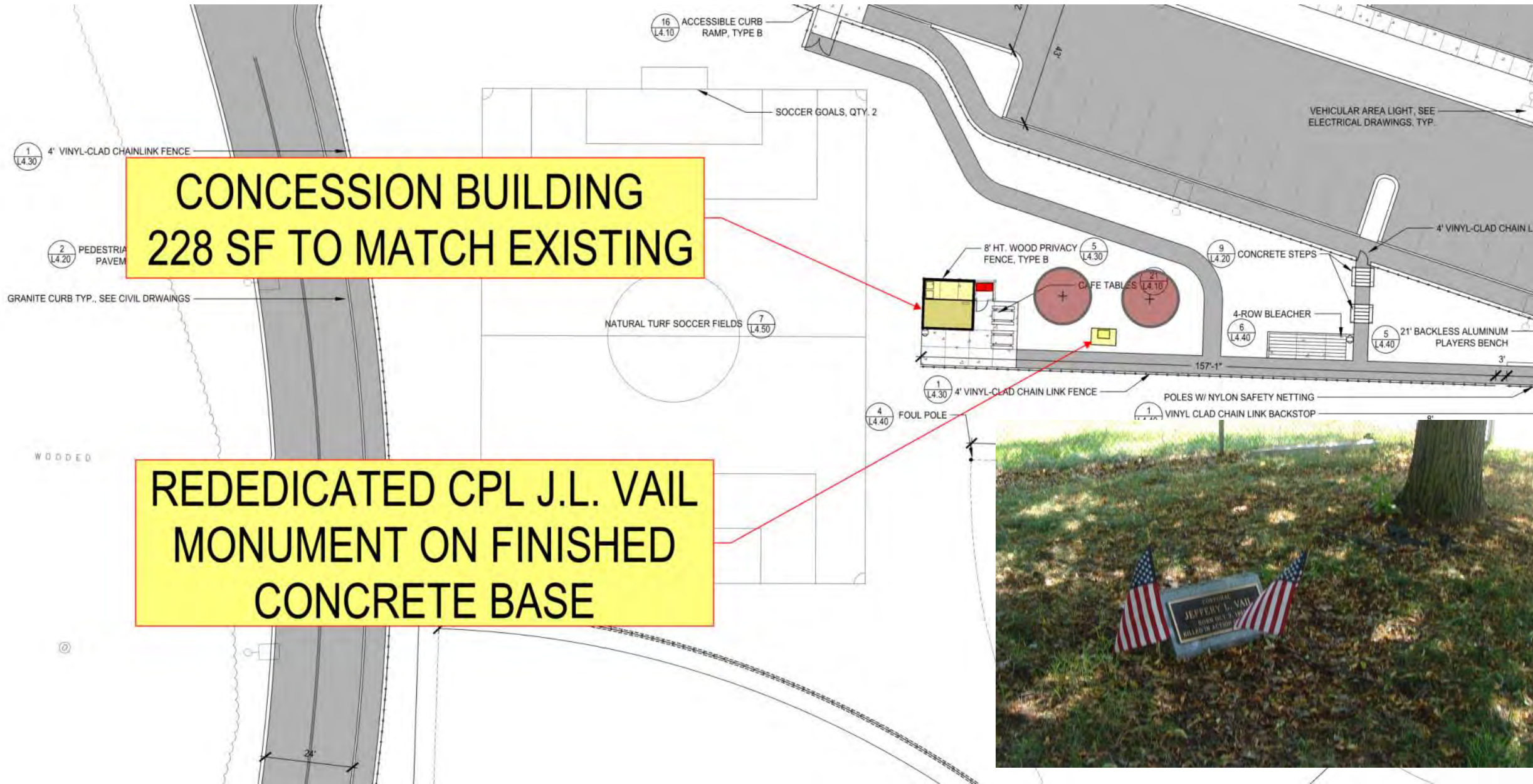


# SITE PLAN UPDATES – CONCESSION BUILDING



- Electric
- Water (exterior hose bib only, no plumbing)
- Packaged, prepared food only, no cooking
- Accessible
- Picnic benches
- Adapt “Amish” type prefab shed with counter window, door?

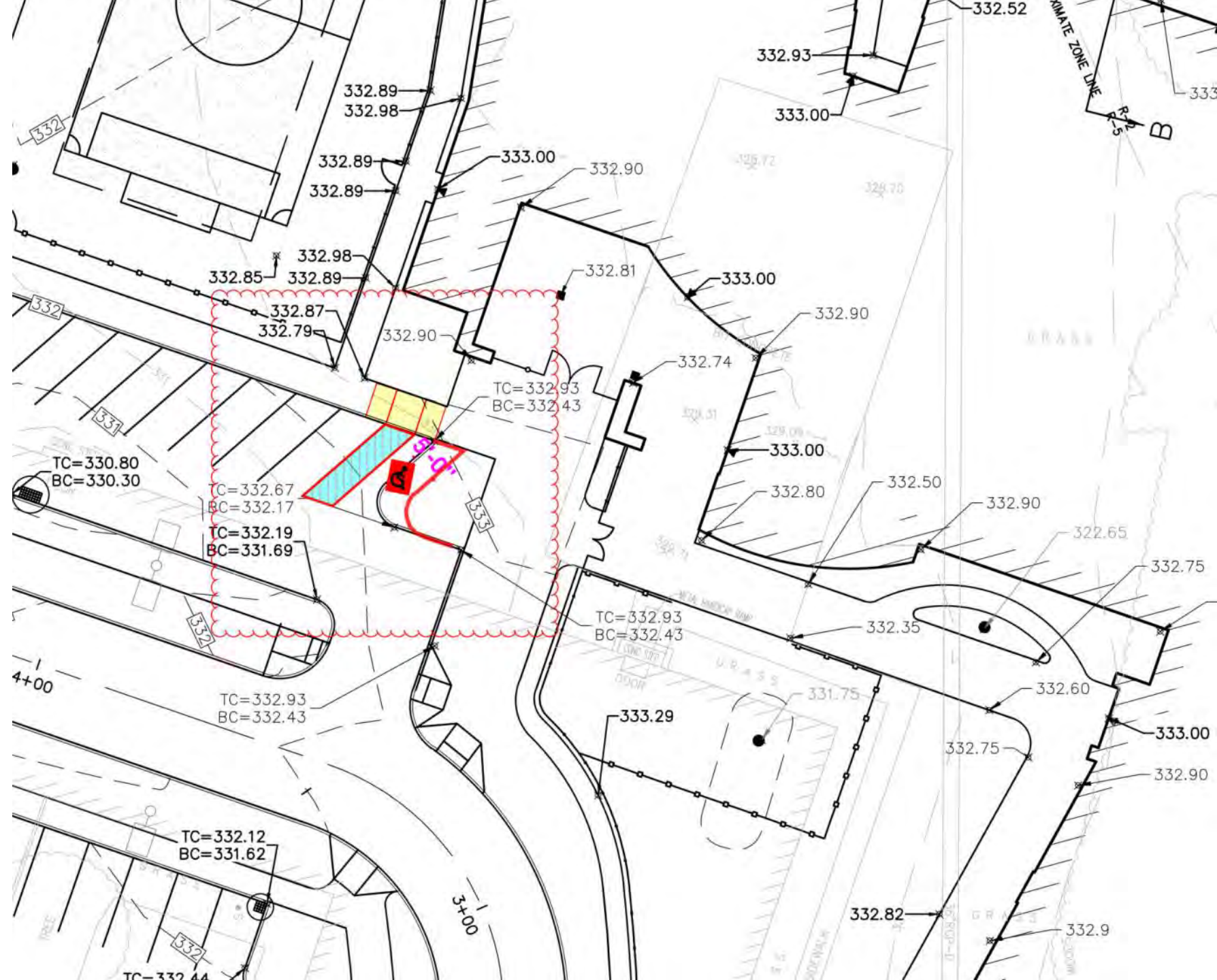
# SITE PLAN UPDATES – VAIL MEMORIAL





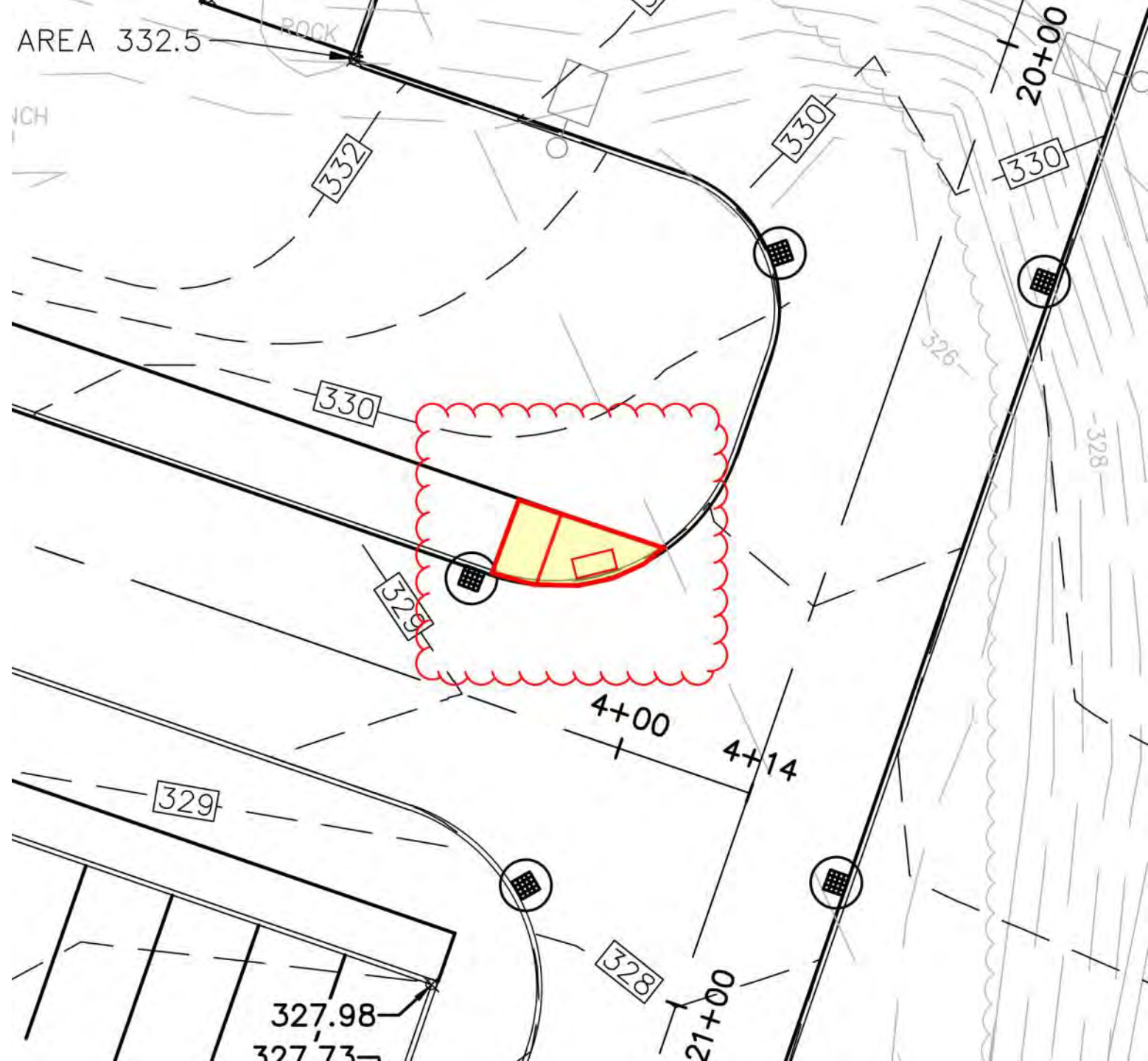
# SITE PLAN UPDATES: DISABILITIES COMMISSION REQUESTS

- Add one accessible parking space at Pre-K “**park-and-drop**” lot.
- Other requests were deemed not achievable for a variety of reasons



# SITE PLAN UPDATES: DISABILITIES COMMISSION REQUESTS

- Add accessible transitions at the ends of sidewalks

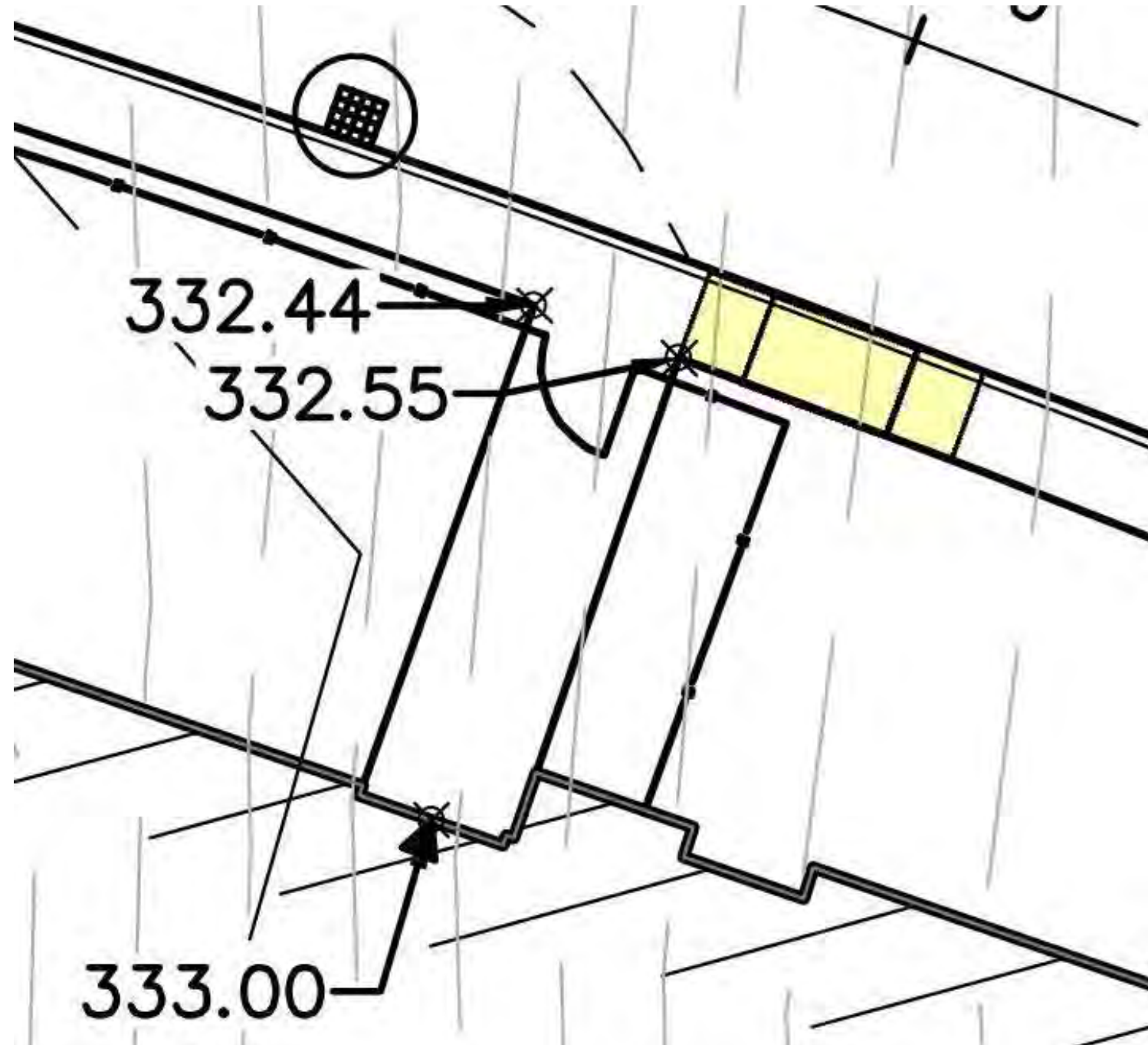




# SITE PLAN UPDATES:

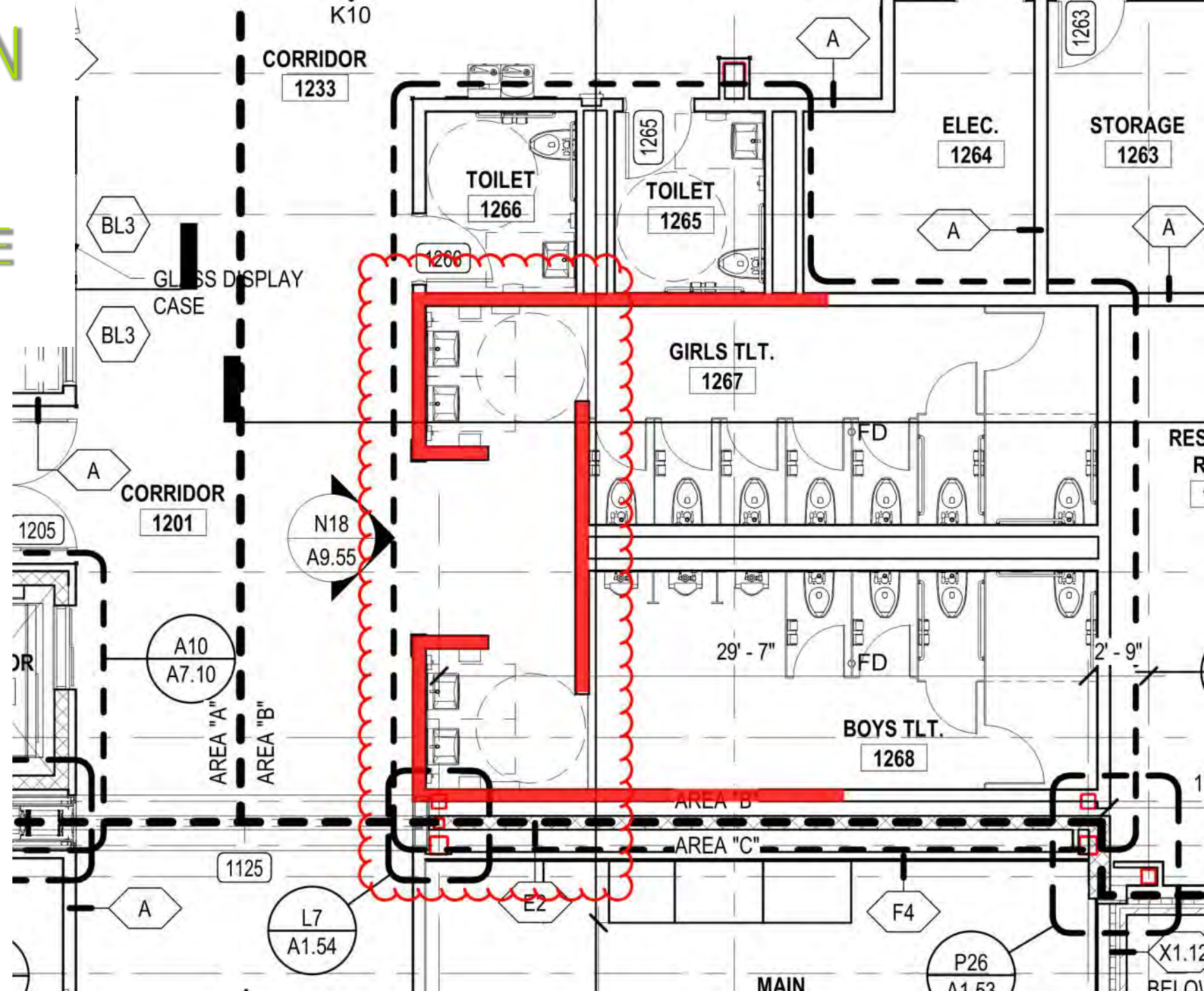
## DISABILITIES COMMISSION REQUESTS

- Create ADA sidewalk entry for phasing/temp. use at North Entry/Maker Space



# BUILDING PLAN UPDATES: MA PLUMBING CODE BOARD REVIEW

- Recently received a denial on a variance request for another project with similar toilet room design.
- Changed layout to comply with state plumbing code interpretation.





# BUILDING PLAN UPDATES: OBSCURE GLASS AT FOLDING GLASS PARTITIONS

"sandblasted" translucent  
glass panel



# NFPA 241 PLAN

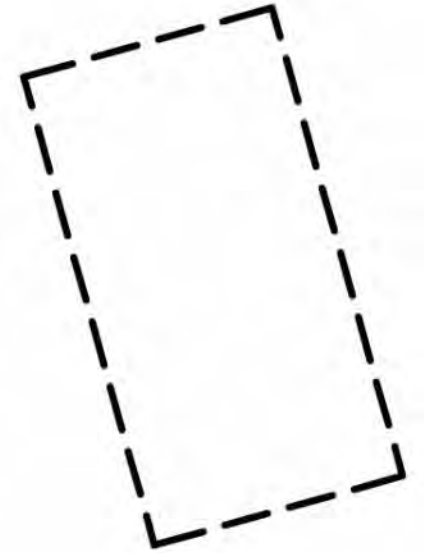
- Fontaine Brothers engaged consultant to prepare an NFPA 241 Plan
- NFPA 241 plan lays out fire prevention strategies to be put in place during construction, for example:
  - Storage of Flammables
  - Hot Work Requirements
  - Temporary Stair and Egress Requirements
- Draft Plan is under review by Fontaine Safety Office and project team, will be reviewed with Northbridge Fire Dept. once finalized.



# EAST PROPERTY LINE UPDATES: 254 MASON RD.



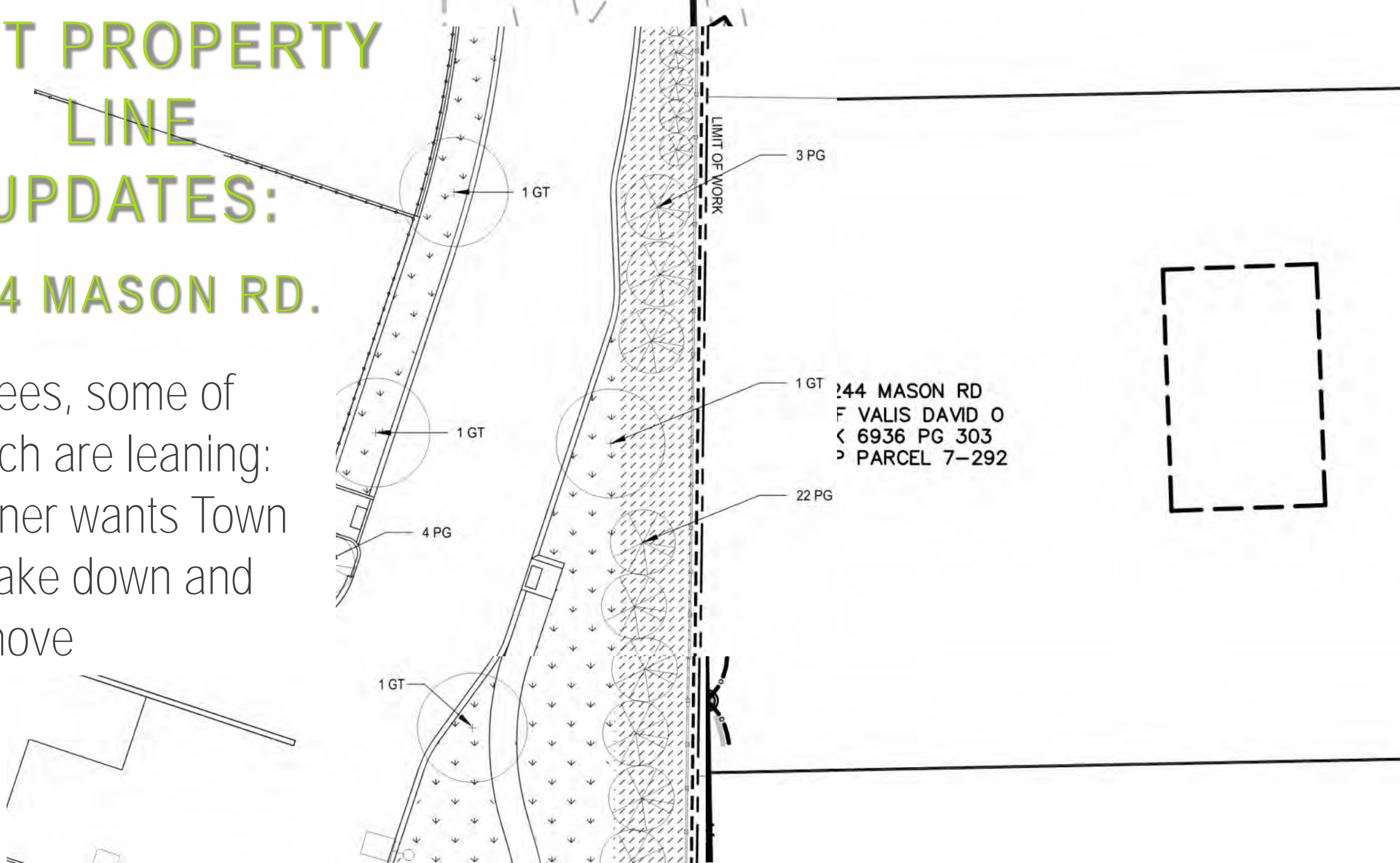
254 MASON RD  
N/F ZANELLA PATRICK T  
BK 22450 PG 181  
MAP PARCEL 7-291



- 1 or 2 trees with common/ intertwined roots: Owner wants Town to take down and remove

# EAST PROPERTY LINE UPDATES: 244 MASON RD.

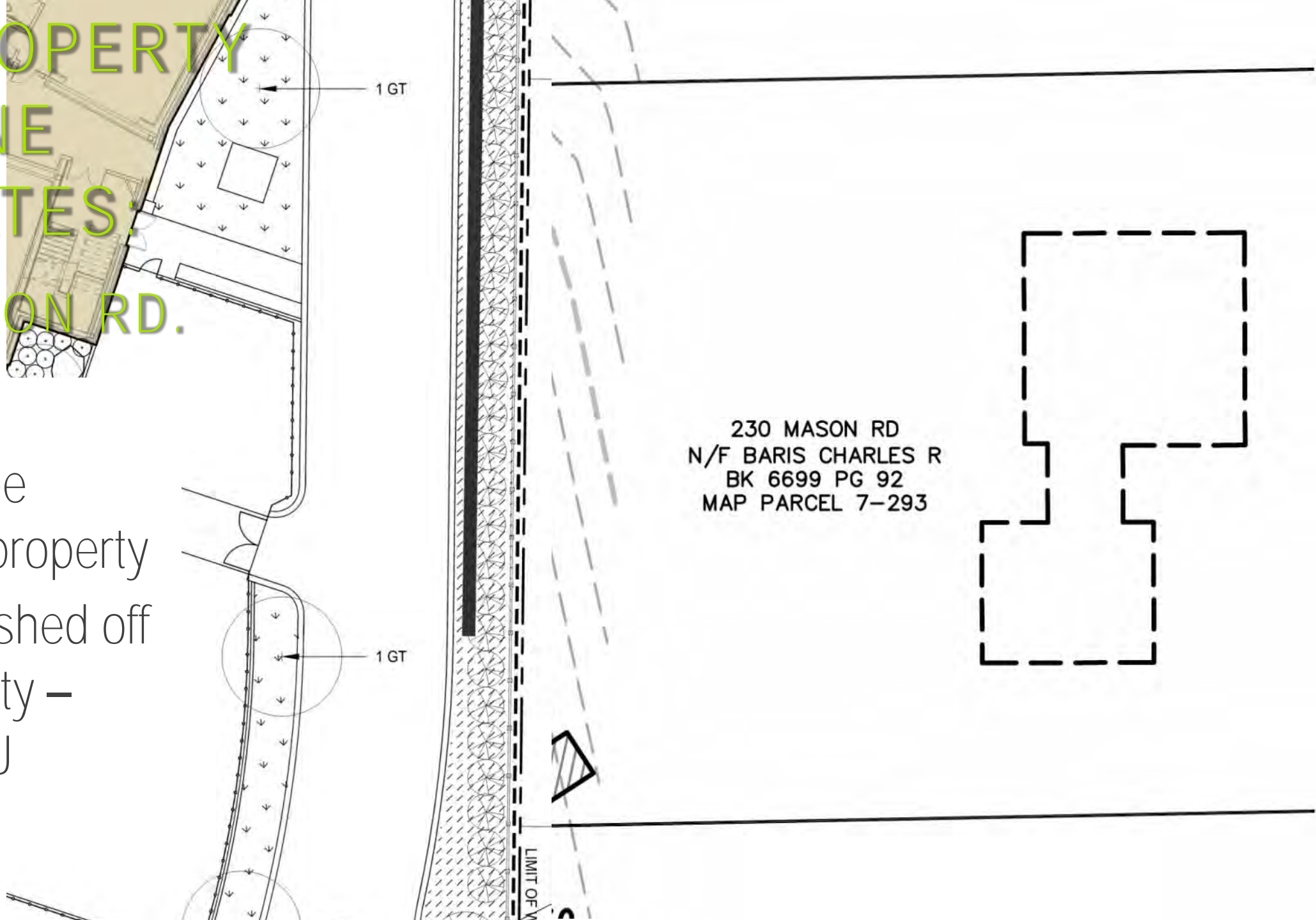
- 4 trees, some of which are leaning:  
Owner wants Town to take down and remove



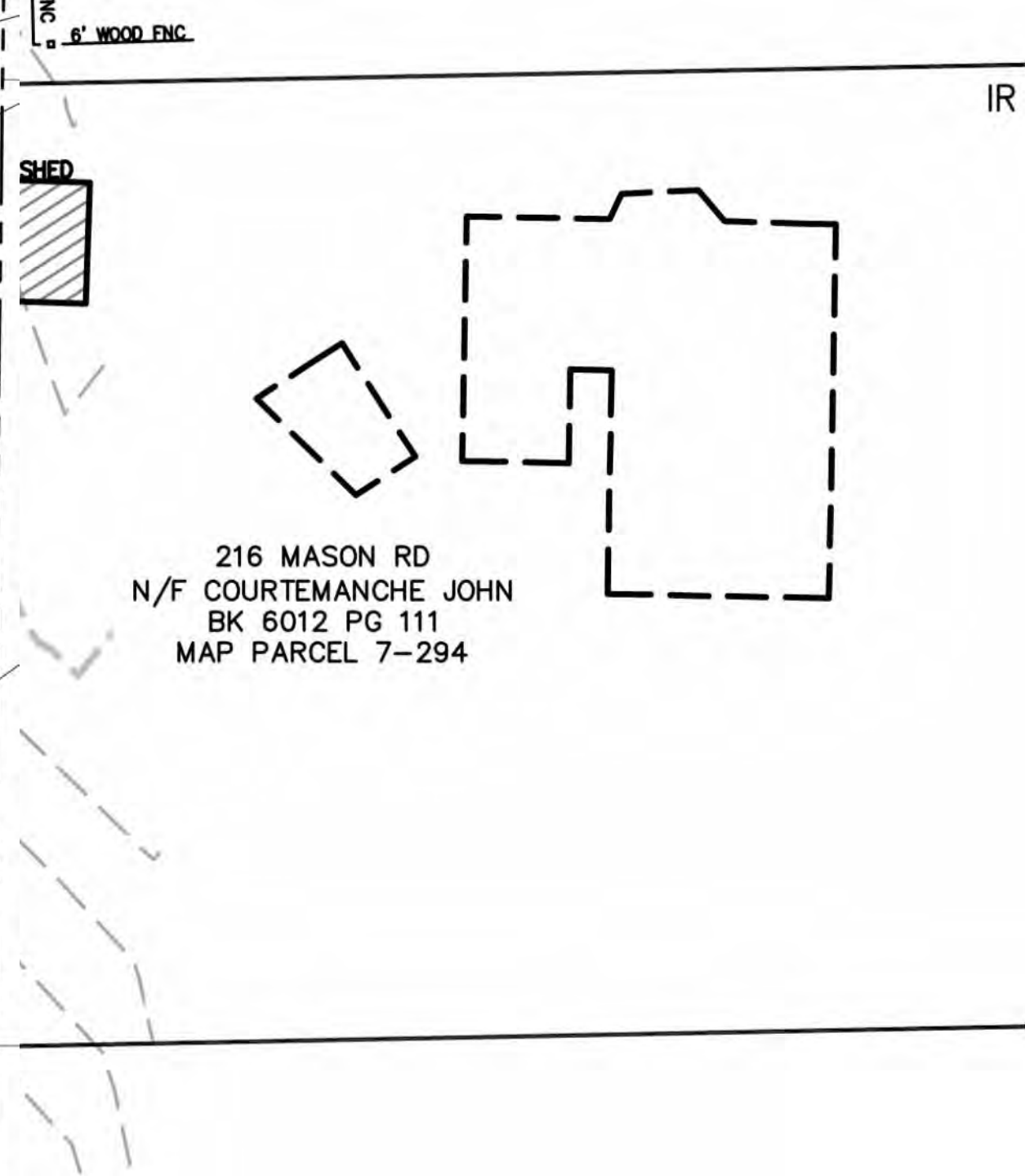


# EAST PROPERTY LINE UPDATES: 230 MASON RD.

- Agrees with removing tree adjacent to property
- Has moved shed off Town property –  
THANK YOU



- 

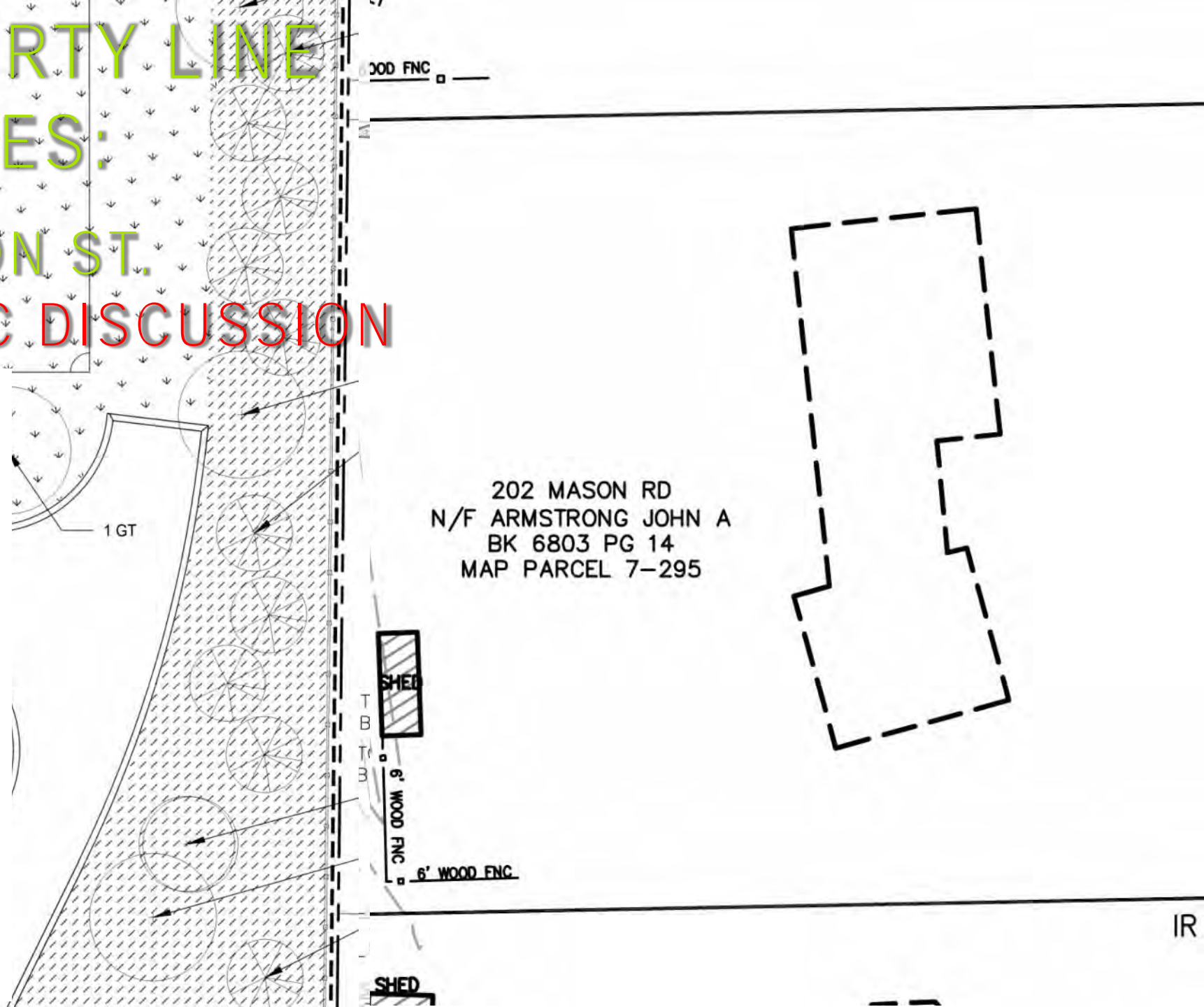


# EAST PROPERTY LINE UPDATES:

202 MASON ST.

## OPTIONS FOR SBC DISCUSSION

- Option 1: Abutter moves stone wall off Town property; erects wood fence
- Option 2: Town moves stone wall off Town property; Town erects wood fence
- Option 3: Stone wall remains; Town installs wood fence on Town property; grading adjusted, possibly too steep to grow trees



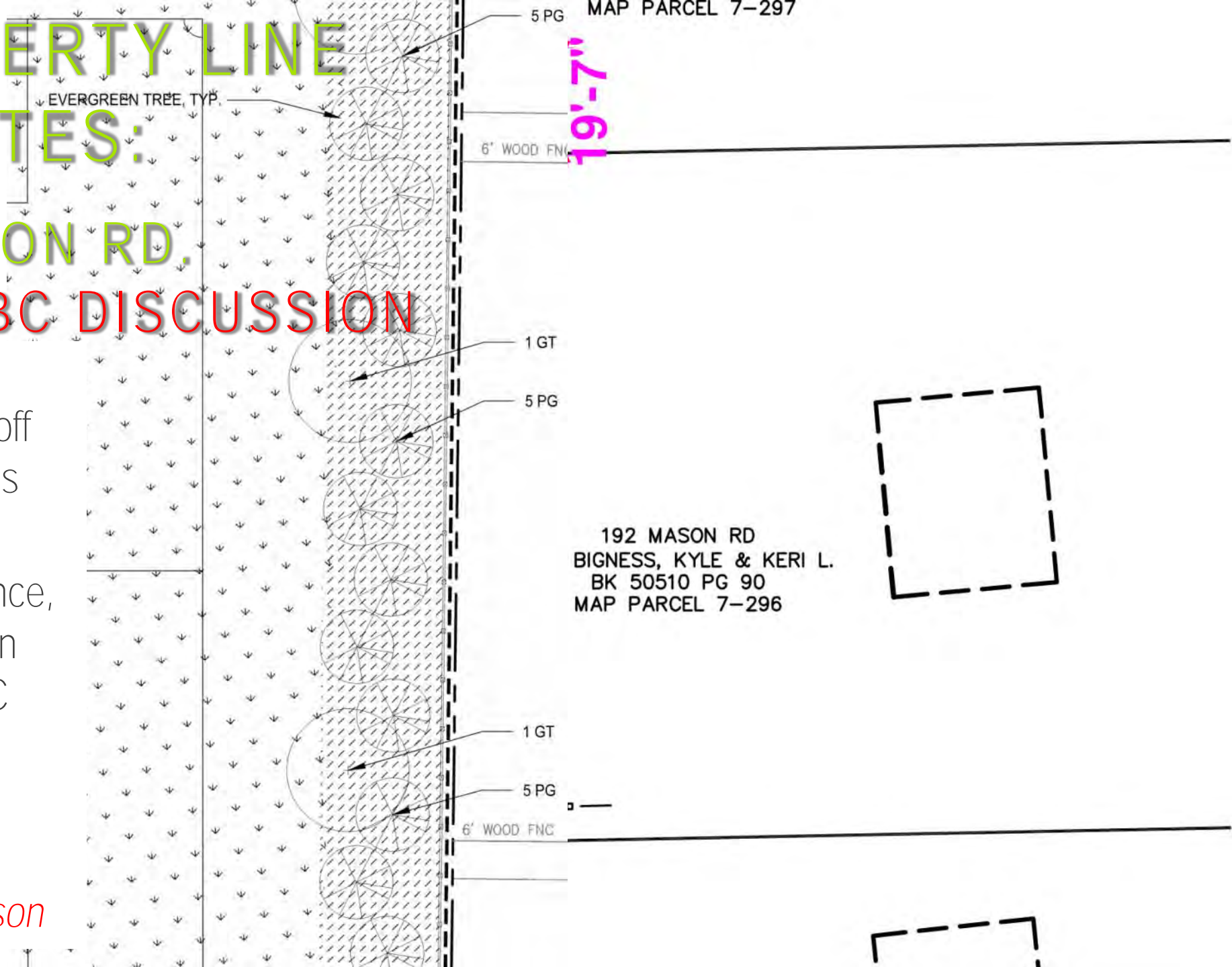


# EAST PROPERTY LINE UPDATES:

192 MASON RD.

## OPTIONS FOR SBC DISCUSSION

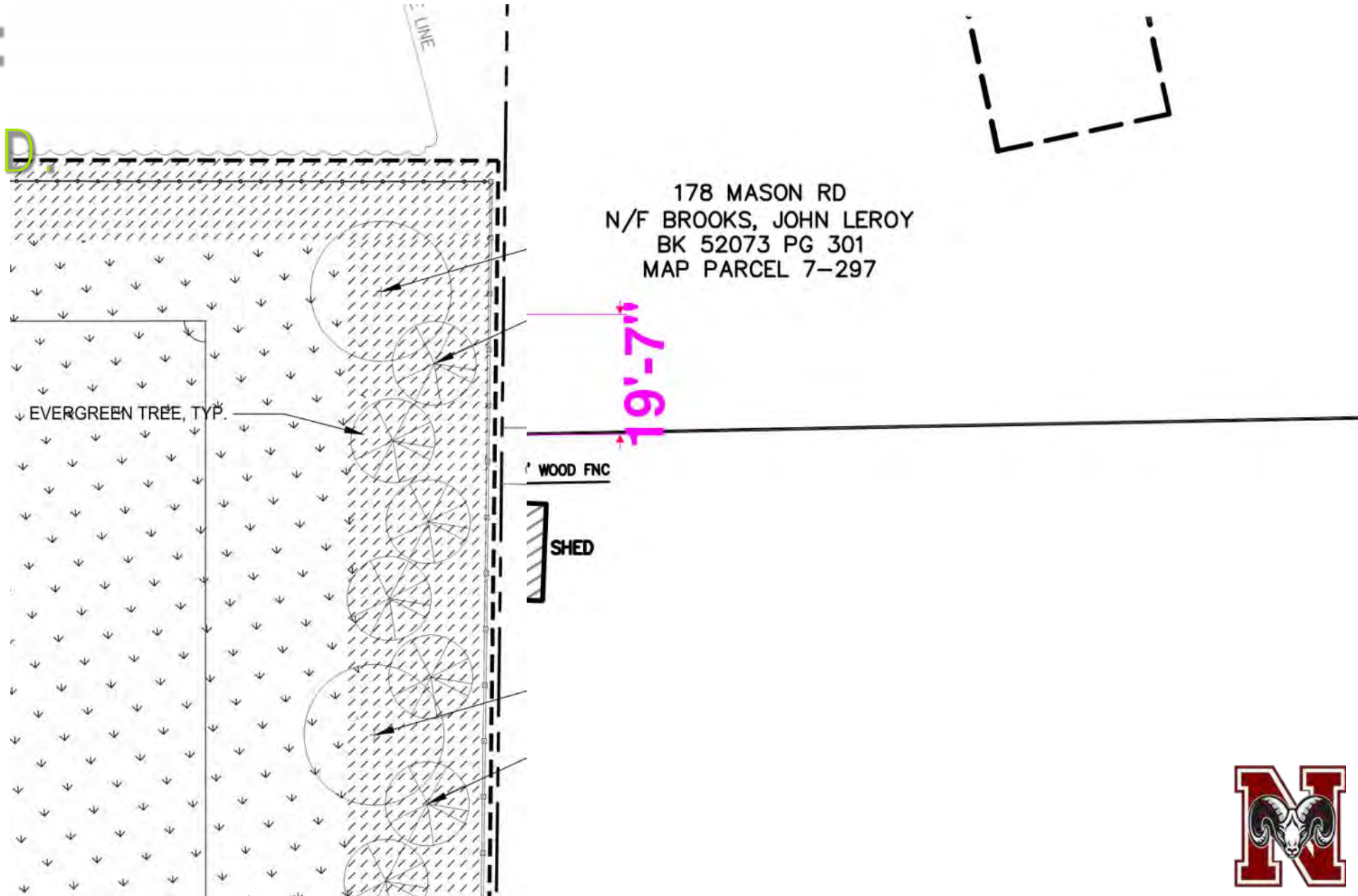
- Option 1: Abutter moves fence, shed, and play set off Town property; Town erects PVC fence
- Option 2: Town moves fence, shed, and play set off Town property; Town erects PVC fence
- *Fence is too far on Town Property (9 feet) to adjust grading similar to 202 Mason*





# SITE PLAN UPDATES: 178 MASON RD.

- Abutter moved shed  
off school property  
THANK YOU!





# SITE PLAN UPDATES: CONSTRUCTION ACTIVITY





# SITE PLAN UPDATES: CONSTRUCTION ACTIVITY





# SITE PLAN UPDATES: CONSTRUCTION ACTIVITY







*Thank You!*