

PROJECT MINUTES

Project:	New W. Edward Balmer Elementary School	Project No.:	17020
Prepared by:	Joel Seeley	Meeting Date:	6/18/19
Re:	School Building Committee Meeting	Meeting No:	46
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
46.1	Record	Call to Order, 6:40 PM, meeting opened.
46.2	Record	A. Chagnon announced the meeting will be video and audio recorded with live broadcast and future re-broadcast.
46.3	Record	<p>Public Comment</p> <ol style="list-style-type: none"> 1. Bruce Frieswick of the Disability Commission indicated Jeff Dugan from MAAB will be reviewing his comments on the plans at the 7/10/19 Commission meeting at 10:00am. 2. Keri Bigness indicated she spoke at the 6/17/19 Selectmen meeting voicing concerns on the project, about the U10 playfield cost, the MSBA 8% sitework reimbursement cap, provision of design drawings and the drainage system design.
46.4	Record	A motion was made by S. Gogolinski and seconded by S. Pollock to approve the 6/12/19 School Building Committee meeting minutes. No Discussion, motion passed unanimous by those attending.
46.5	Record	<p>J. Seeley distributed and reviewed OPM Amendment No. 3, dated 6/18/19 for Owner's Testing and Inspectional Services, in the amount of \$110,000.00 to be charged against ProPay Budget 0602-0000, which has a balance of \$300,000.00, attached.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. A. Cannon expressed concern that the quantity of inspection days and amount of specific tests listed by each proposer had significant variation. <i>J. Seeley indicated that each of the proposers' listed amount of inspection days and tests were averaged across each of the proposers and then applied to their submitted rates, which determined the most cost competitive proposer.</i> <p>A motion was made by P. Bedigian and seconded by J. Lundquist to approve OPM Amendment No. 3, dated 6/18/19 and recommend signature by A. Cannon. No discussion, motion passed unanimous.</p>
46.6	Record	<p>D. Fontaine distributed and reviewed Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Package, dated 6/18/19 in the amount of \$10,815,408.00.</p> <p>Committee Discussion:</p> <ol style="list-style-type: none"> 1. A. Cannon asked what makes up the difference between the \$8,988,403.00 for the Site Subcontractor and the \$10,815,408.00 for the Early Site Package? <i>D. Fontaine reviewed the Summary of Costs sheet which defines the allowances for supporting trades work for plumbing, electrical, scope holds for anticipated sitework not yet finalized and the construction manager's general conditions, requirements, bond, insurance and fee.</i> 2. J. Lundquist indicated that he, P. L'Hommedieu and A. Chagnon reviewed the site subcontractor bids and the amendment and agree with the documents as presented which include typical holds and allowances to manage scope and cost risk.

Item #	Action	Discussion
		<p>3. J. Seeley indicated Town Counsel has reviewed and approved the amendment. A motion was made by S. Pollock and seconded by A. Cannon to approve Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Package, dated 6/18/19 and recommend signature by A. Cannon. No discussion, motion passed unanimous.</p>
46.7	Record	<p>D. Fontaine distributed and reviewed Authorization Request No. 1 for Subcontract Agreement with Ernest Guigli & Sons, Inc. for the sitework scope, dated 6/11/19 in the amount of \$8,988,403.00.</p> <p>A motion was made by J. Lundquist and seconded by A. Cannon to approve Authorization Request No. 1 for Subcontract Agreement with Ernest Guigli & Sons, Inc. for the sitework scope, dated 6/11/19 and recommend signature by A. Cannon. No discussion, motion passed unanimous.</p>
46.8	J. Seeley	<p>J. Seeley distributed and reviewed the 90% Construction Documents Meetings and Agenda Schedule.</p> <p>J. Seeley to send out a doodle schedule survey for an alternate date to the August 27, 2019 meeting.</p>
46.9	R. Maglione	R. Maglione will provide direction on the final list of Proprietary Specifications.
46.10	L. Dore	L. Dore to review fence or netting options for the left field line of the baseball field parallel to Crescent Street.
46.11	T. Hengelsberg	T. Hengelsberg to confirm appropriate working clearances for the boiler room equipment.
46.12	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.
46.13	T. Hengelsberg	T. Hengelsberg to provide clarification on the lock-down versus egress function of the classroom locksets.
46.14	T. Hengelsberg	T. Hengelsberg to provide the approximate cost on the two options that could be pursued relative to credits for Electric Charging Stations: 1) provide and install Electric Charging Stations, including the electrical conduits and cabling connected to the building, and 2) including just the electrical conduits to the building, with the Electric Charging Stations and cabling installed in the future under a separate project.
46.15	J. Kent	J. Kent to develop the NFPA 241 plan.
46.16	Committee J. Seeley	<p>J. Seeley reviewed the role of a Construction Working Group. The Group would be knowledgeable of the day-to-day construction activities, be a conduit to the Committee for construction related information, periodically attend the weekly construction meetings and be authorized to approve up to a certain amount of money for changes that require direction in advance of the monthly Committee meeting.</p> <p>Committee members interested in participating in the Construction Working Group to email J. Seeley.</p> <p>J. Seeley to include on the agenda for the next Committee meeting.</p>

Item #	Action	Discussion
46.17	Record	Site Permitting - J. Seeley provided an overview of the site permitting as follows: Conservation Commission 1. Conservation Commission to issue final Order of Conditions.
46.18	Record	Committee Questions - none
46.19	J. Seeley D. Fontaine	Old or New Business 1. T. Hengelsberg indicated the existing topsoil samples have been sent to the lab and the testing results should be back within 2-3 weeks. 2. R. Maglione indicated the existing emergency generator was tested under full load on 6/14/19 and passed. 3. J. Lundquist asked about the status of the gas service connection. <i>J. Seeley indicated that Eversource stated they will not commence engineering until the year the gas service will go into operation. J. Seeley and D. Fontaine are coordinating on the whether the gas service will be used for temporary heat during construction, which may dictate the timing.</i> 4. J. Seeley distributed and reviewed the Verizon Easement Application, attached.
46.20	Record	Next SBC Meeting: 7/2/19 at 6:30 pm at the High School Media Center. The anticipated agenda items are to review the 90% construction documents schedule, design refinements, proprietary specification vote, and approve the Concrete and Steel Package Trade Contractors.
46. 21	Record	A Motion was made by P. Bedigian and seconded by A. Cannon to adjourn the meeting. No discussion, motion passed unanimous.

Attachments: Agenda, OPM Amendment No. 3, Amendment No. 1 to the Owner-Construction Manager Agreement for the Early Site Package, Authorization Request No. 1 for Subcontract Agreement with Ernest Guigli & Sons, Inc, 90% Construction Documents Meetings and Agenda Schedule, Verizon Easement Application

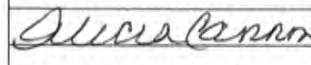
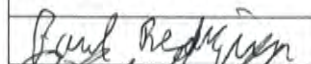
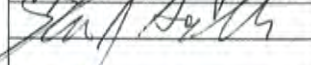



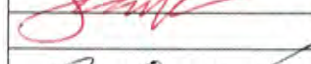

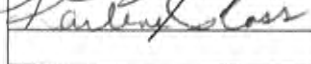

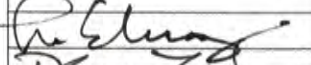
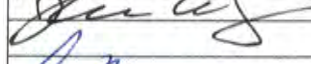


The information herein reflects the understanding reached. Please contact the author if you have any questions or are not in agreement with these Project Minutes

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

Project No.: 17020
 Meeting Date: 6/18/2019
 Meeting No: 46
 Time: 6:30pm

Distribution: Attendees, (MF)

SIGNATURE	ATTENDEES	EMAIL	AFFILIATION
	Joseph Strazzulla	jstrazzulla@nps.org	Chairman, School Building Committee
	Melissa Walker	mwalker@nps.org	School Business Manager, MCPPO
	Alicia Cannon	cannonhome0927@gmail.com	Member, Board of Selectmen, CEO
	Michael LeBrasseur	mlebrasseur@nps.org	Chairman, School Committee
	Paul Bedigian	bedigianps@cdmsmith.com	Representative of the Building, Planning, Construction Committee
	Steven Gogolinski	steve@gogolinskicpa.com	Representative of the Finance Committee
	Jeffrey Tubbs	jtubbs@charter.net	Member of community with architecture, engineering and/or construction experience
	Peter L'Hommedieu	plhommedieu@shawmut.com	Member of community with architecture, engineering and/or construction experience
	Jeff Lundquist	j_lundquist@charter.net	Member of community with architecture, engineering and/or construction experience
	Andrew Chagnon	achagnon@vertexeng.com	Member of community with architecture, engineering and/or construction experience
	Spencer Pollock	spencerpollock22@gmail.com	Parent Representative
	Adam Gaudette	agaudette@northbridgemass.org	Town Manager
	Amy McKinstry	amckinstry@nps.org	Interim Superintendent
	Richard Maglione	rmaglione@nps.org	Building Maintenance Local Official
	Karlene Ross	kross@nps.org	Principal, W. Edward Balmer Elementary School
	Jill Healy	jhealy@nps.org	Principal, Northbridge Elementary School
	Gregory Rosenthal	groenthal@nps.org	Director of Pupil Personnel Services
	Lee P. Dore	lpdore@DoreandWhittier.com	Dore & Whittier Architects
	Thomas Hengelsberg	thengelsberg@DoreandWhittier.com	Dore & Whittier Architects
	David Fontaine, Jr.	djf@fontainebro.com	Fontaine Bros., Inc.
	David Barksdale	dbarksdale@fontainebro.com	Fontaine Bros., Inc.
	Jim Mauer	jmauer@fontainebro.com	Fontaine Bros., Inc.
	Joel Kent	jkent@fontainebro.com	Fontaine Bros., Inc.
	Joel Seeley	jseeley@smma.com	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: 6/18/2019
Meeting Time: 6:30 PM
Meeting No. 46

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1. Call to Order
 2. Public Comments
 3. Approval of Minutes
 4. Approval of Invoices and Commitments
 5. Vote to Award Early Site Package
 6. Construction Working Group
 7. New or Old Business
 8. Committee Questions
 9. Next Meeting: July 2, 2019
 10. Adjourn

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

Page 7 of 14

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

MEETINGS SCHEDULE AND AGENDAS

May 6, 2019

DATE	AGENDA
90% Construction Documents Phase	
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	BUILDING COMMITTEE MEETING
	Review Design Refinements
August 27, 2019	BUILDING COMMITTEE MEETING
	Award Early Concrete and Steel
	Review Reconciled 90% Construction Documents Cost Estimate
	Decide Value Engineering Items
	Vote to Submit 90% Construction Documents Package to MSBA
September 4, 2019	SUBMIT 90% CONSTRUCTION DOCUMENTS PACKAGE TO MSBA
	ADDITIONAL MEETINGS TO BE SCHEDULED

Letter of Transmittal

Project #: 17020
Date: 6/14/2019

Project: Northbridge: W. Edward Balmer Elementary School

To: Verizon New England, Inc.

Right of Way Department

365 State Street

Springfield, Massachusetts 01105

Attention: **Albert E. Bessette, Jr.**

Regarding: Easement Application - Verizon and/or Electric Company

These are transmitted as checked below:

☐ Submittals ☐ Drawings ☐ Specifications ☐ Samples ☐ Change Order ☒ Other: Check & Easement Application

These are transmitted VIA:

☒ US Mail ☐ Same Day Courier ☐ Priority (by 10:00am) ☐ Standard Overnight (by 5:00pm) ☐ Second Day ☐ Ground
☐ Saturday Delivery

Copies	Date	Description
1	06/14/2019	Easement Application – Verizon and/or Electric Company – EWO#4A0HW8G re: W. Edward Balmer Elementary School, 21 Crescent Street, Whitinsville, Massachusetts 01588
1		Copy of Deed for 21 Crescent Street, Whitinsville, Massachusetts 01588 (Book 4369, Page 342)
1	06/14/2019	SMMA Check No. 61984 in the amount of \$75.00 payable to Verizon New England, Inc.

These are transmitted as checked below:

☒ For approval ☒ For your use ☐ As requested ☐ For review and comment

REMARKS



Copies To: JSeeley, MWalker(MF)

Signed: Sarah A. Tranfello

If enclosures are not as noted, kindly notify us at once.

1000 Massachusetts Avenue
Cambridge, MA 02138
617.547.5400

www.smma.com

**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

4369

342

See Plan
Book 271,
Plans 57,
60 + 61

WHITIN MACHINE WORKS

a corporation duly established under the laws of Massachusetts
and having its usual place of business at Whitinsville, Town of Northbridge
Worcester County, Massachusetts, for consideration paid,
grants to TOWN OF NORTHBRIDGE

of Northbridge, Massachusetts with quitclaim covenants

the land in the land in Northbridge, Massachusetts, more particularly
bounded and described as follows:

(Description and encumbrances, if any)

Parcel 1:

A certain lot or parcel of land, with all improvements thereon situated on the northwesterly side of Crescent Street and on the northeasterly side of North Main Street, in the Village of Whitinsville, in the Town of Northbridge and Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a granite bound on the northwesterly side of said Crescent Street, which point is the most southerly corner of land of George A. and Mary E. Jones;

THENCE S. 55° 57' E., by said Crescent Street, five hundred ninety-seven and fifty-eight one-hundredths (597.58) feet to a granite bound at land of Albert J. and Florence H. Belanger;

THENCE N. 34° 23' E., one hundred ten (110.00) feet to a granite bound at land of Thomas H. and Evelyn Costerman and George and Edith W. Costerman;

THENCE N. 23° 50' E., by said Costerman land, two hundred thirteen and forty-six one-hundredths (213.46) feet to a granite bound at land of Walter E. and Isabel K. Frieswick;

THENCE N. 23° 37' E., one hundred eighty-five and three one-hundredths (185.03) feet to a granite bound at land of Jean B. and Georgianna Paulhus;

THENCE N. 50° 01' E., by said Paulhus land, ninety-four and sixty-two one-hundredths (94.62) feet to a point at the most southerly corner of lot hereinafter described as parcel 2;

THENCE N. 58° 55' E., by said Parcel 2, seven hundred thirty-five and forty-two one-hundredths (735.42) feet to a point marked by a bronze pin to other land of this grantor;

THENCE S. 28° 37' E., by said other land of this grantor, four hundred thirty-two and eleven one-hundredths (432.11) feet to the aforesaid Jones land;

THENCE S. 56° 43' E., ninety and eighty-two one-hundredths (90.82) feet to a granite bound;

THENCE S. 10° 34' E., forty-one and two-tenths (41.20) feet to a granite bound;

THENCE S. 34° 45' E., ninety-two and four one-hundredths (92.04) feet to the point of beginning.

Containing 9.04 Acres more or less.

Being a part of the premises conveyed to this grantor in a deed from John C. Whitin, dated January 12, 1870 and recorded with Worcester District Registry of Deeds Book 808, Page 166, a part of the premises conveyed to this grantor in a deed from Peter Labo, dated January 22, 1901 and recorded with Worcester District Registry of Deeds Book 1684, Page 252 and also a deed from Peter Labo to this grantor dated May 14, 1904 and recorded with said Deeds Book 1782, Page 154.

Parcel 2:

A certain lot or parcel of land with all improvements thereon, situated northwesterly of the previously-described Parcel

4369

3.43

No. 1 in the Village of Whitinsville in the Town of Northbridge and Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the most easterly corner of this Parcel 2 at a bronze pin, said point being the most northerly corner of lot described as parcel 1 above;

THENCE S. 58° 55' W., by said Parcel 1, seven hundred thirty-five and forty-two one-hundredths (735.42) feet to a point at land of Jean B. and Georgianna Paulhus;

THENCE N. 50° 01' W., by said Paulhus land, seventy-two and fifty-five one-hundredths (72.55) feet to a granite bound at land of John C. and Elizabeth Torosian;

THENCE N. 33° 47' E., twenty-five (25.00) feet to a granite bound;

THENCE N. 51° 13' W., one hundred eighty-nine and seventy-one one-hundredths (189.71) feet to a drill hole in a stone at land of Theodore A. and Betty R. Bisson, the last two (2) lines bounded by said Torosian land;

THENCE N. 02° 31' W., twenty-five and one one-hundredth (25.01) feet to an iron pin;

THENCE S. 87° 29' W., eighty-seven and sixty-nine one-hundredths (87.69) feet to land of Elsie E. and Alice R. Dalton;

THENCE N. 29° 44' W., one hundred eighty-five and thirty-four one-hundredths (135.34) feet;

THENCE S. 50° 15' W., one hundred (100.00) feet, the last two (2) lines bounded by said Dalton land;

THENCE N. 20° 44' W., still continuing by said Dalton land and land of Russell P. and Stella C. Bailey, one hundred sixty-four (164) feet to a bronze pin;

THENCE S. 30° 16' W., by said Bailey land, one hundred seventy and thirty-two one-hundredths (170.32) feet to a bronze pin at the aforesaid North Main Street;

THENCE N. 28° 44' W., by said North Main Street, forty-one and nine one-hundredths (41.09) feet to land of Walter J. and Nancy M. Pendergast;

THENCE N. 60° 04' E., by said Pendergast land, land of Paul E. and Eileen Powers and land of Raymond S. and Margaret C. Small three hundred thirty-six and forty-one one-hundredths (336.41) feet to a drill hole in a stone;

THENCE N. 60° 55' E., one hundred sixty and thirty-two one-hundredths (190.32) feet to a drill hole in a stone;

THENCE N. 51° 03' E., one hundred fifty-three and sixty-four one-hundredths (153.64) feet to a drill hole in a stone;

THENCE N. 23° 41' W., sixty-six and seventy-three one-hundredths (66.73) feet to a drill hole in a stone;

THENCE N. 31° 55' W., eighty-one and twenty-three one-hundredths (81.23) feet to a drill hole in a stone;

THENCE N. 42° 31' W., sixty-four and twenty-five one-hundredths (64.25) feet to a drill hole in a stone;

THENCE N. 35° 33' W., two hundred fifty-seven and eighty-seven one-hundredths (257.87) feet to land of Charles T. and Antoinette E. O'Reilly, the last six (6) lines bounded by the aforesaid Small land;

THENCE Northerly about eighty-eight and two-tenths (88.20) feet to a drill hole in a stone at land of Ernest and Margaret Baxendale;

THENCE N. 88° 48' E., one hundred sixty-two and forty-nine one-hundredths (162.49) feet;

THENCE S. 88° 44' E., one hundred seventy-eight and three one-hundredths (178.03) feet;

THENCE N. 18° 39' E., one hundred forty-eight and four-tenths (148.40) feet;

THENCE N. 18° 55' E., two hundred sixteen and seven-tenths (216.70) feet to the most southerly corner of land of Howard K. and Isabelle Anderson, the last four (4) lines bounded by said Baxendale land;

THENCE S. 28° 37' E., by other land of this grantor, thirteen hundred three and nine-tenths (1,303.90) feet to the place of beginning. Containing 21.04 Acres more or less.

Being a part of the premises conveyed to this grantor in a deed from John C. Whitin, dated January 12, 1870 and recorded with

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Worcester District Registry of Deeds in Book 808 at Page 166, a part of the premises conveyed to this grantor in a deed from Peter Labo, dated January 22, 1901 and recorded with said Deeds Book 1684, Page 252, and also a deed from Peter Labo to this grantor dated May 14, 1904 and recorded with said Deeds Book 1782, Page 154.

Parcel 3:

A certain lot or parcel of land, situated on the northerly side of Plummer Road, sometimes called Church Street, between Providence Road and Quaker Street, in the Town of Northbridge and Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point on the northerly side of said Plummer Road, which point is the southeasterly corner of land of Norman and Doris Richard and being the southwesterly corner of the lot hereby described;

THENCE N. 33° 00' W., by said Richard land and land of Herman E. and Janet E. Nydam, three hundred eighty-seven and thirteen one-hundredths (387.13) feet to land of Henry E. and Frances P. Nydam;

THENCE S. 81° 57' E., one hundred thirty-six and nine-tenths (136.90) feet;

THENCE S. 77° 04' E., thirty-eight and five-tenths (38.50) feet;

THENCE S. 88° 12' E., two hundred sixteen (216.00) feet to a granite bound at land of the Veterans of Foreign Wars, John and Richard Moran Post #6145 Inc., the last three (3) lines bounded by said Nydam land;

THENCE S. 31° 07' E., by said land of the Veterans of Foreign Wars, John and Richard Moran Post #6145 Inc. one hundred forty-five and seventy-two one-hundredths (145.72) feet to the afore-said Plummer Road;

THENCE S. 56° 27' W., by said Plummer Road, three hundred and forty-seven one-hundredths (300.47) feet to the point of beginning. Containing 2.51 Acres more or less.

Subject to the slope and drainage easement of record for the relocation and improvement of said Plummer Road.

Being a part of the premises conveyed to this grantor in a deed from John E. Nydam, dated October 18, 1948 and recorded with Worcester Registry of Deeds Book 2795, Page 564.

Parcel 4:

A certain lot or parcel of land, situated on the westerly side of Linwood Avenue, in the Village of Whitinsville, in the Town of Northbridge and Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at a point on the westerly side of said Linwood Avenue, which point is the most easterly corner of land of Pierre and Delvina Patey Larochelle and being the most northerly corner of the lot hereby described;

THENCE S. 40° 08' E., forty-three and ninety-four one-hundredths (43.94) feet;

THENCE S. 35° 55' E., one hundred ninety-six and ninety-two one-hundredths (196.92) feet, the last two (2) lines bounded by said Linwood Avenue;

THENCE S. 54° 05' W., one hundred six and forty-three one-hundredths (106.43) feet;

THENCE N. 58° 49' W., one hundred seventy-eight and eighty-three one-hundredths (178.83) feet to land of Joseph A. and Claire E. Briard, the last two (2) lines bounded by other land of this grantor;

THENCE N. 30° 22' E., by said Briard land and the aforesaid Larochelle land, one hundred eighty-eight and seventy-eight one-hundredths (188.78) feet to the point of beginning.

Containing 30,014 square feet more or less.

The grantor reserves for itself, its successors and assigns, the right to pass and repass on foot over a strip of land twenty (20.00) feet wide and extending from the westerly side of said Linwood Avenue in a southwesterly direction to other land of this grantor. Said right of way is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of said Linwood Avenue, which point is located by measuring along two (2) courses from the most easterly corner of land of Pierre and Delvina Patey Larochelle as follows:

THENCE S. 40° 08' E., forty-three and ninety-four one-hundredths (43.94) feet;

THENCE S. 35° 55' E., seven and four-tenths (7.40) feet, said point of beginning being the northeasterly corner of the right of way hereby described;

THENCE S. 35° 55' E., by said Linwood Avenue, twenty and forty-four one-hundredths (20.44) feet;

4369

THENCE S. 42° 17' W., one hundred sixty-six and ninety-three one-hundredths (166.93) feet to the aforesaid other land of this grantor;

3, 4, 5

THENCE N. 58° 49' W., by said other land of this grantor, twenty and thirty-eight one-hundredths (20.38) feet;

THENCE N. 42° 17' E., one hundred seventy-five and three one-hundredths (175.03) feet to the point of beginning.

Being a part of the premises conveyed to this grantor in a deed from John C. Whitin, dated January 12, 1870 and recorded in the Worcester Registry of Deeds, Book 808, Page 166.

This entire conveyance is subject to any and all rights and easements with respect to the maintenance, repair and replacement of sewer pipes and connections thereto, water pipes and connections thereto, gas pipes and connections thereto, power and electric wires and poles, telephone wires and poles and surface water drains, in so far as such rights and easements may exist with respect to the premises herein conveyed.

All of the above-described parcels are shown on three plans by G. Bertrand Bibeault dated February, 1963, to be recorded herewith.

This entire conveyance is subject to real estate taxes assessed for the year 1963, which the grantee herein assumes and agrees to pay.

The consideration for this conveyance is such that no documentary stamps are required.

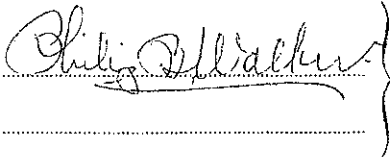
The premises herein conveyed have a present assessed value of no more than Ten Thousand Dollars (\$10,000.00).

In witness whereof, the said WHITIN MACHINE WORKS

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by NORMAN F. GARRETT

its President hereto duly authorized, this twenty-fourth day of April in the year one thousand nine hundred and sixty-three.

Signed and sealed in the presence of



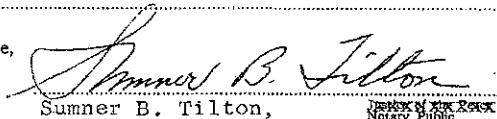
WHITIN MACHINE WORKS
by Norman F. Garrett
President

The Commonwealth of Massachusetts

Worcester, ss. April 24, 1963

Then personally appeared the above named NORMAN F. GARRETT and acknowledged the foregoing instrument to be the free act and deed of the WHITIN MACHINE WORKS

before me,


Sumner B. Tilton,
Notary Public

My Commission expires January 23, 1965

Recorded May 15, 1963 at 10h. 27m. A. M.

SMMA

SYMMES MAINI & MCKEE ASSOCIATES



Cambridge Savings Bank

53-7112/2113

61984

CHECK DATE

June 14, 2019

PAY

Seventy Five and 00/100 Dollars

TO

Verizon New England, Inc.

AMOUNT

75.00

APR 14 2019

⑈061984⑈ ⑆211371120⑆ 564826525⑈

MP

SYMMES MAINI & MCKEE ASSOCIATES, INC.

Check Date: 6/14/2019

61984

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Easement Application	6/14/2019	0082426	75.00			75.00
Verizon New England, Inc.		TOTAL	75.00			75.00
Checking	1	0000031046				

June 17, 2019

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

Re: New W. Edward Balmer Elementary School

Whitinsville, Massachusetts

Testing and Inspectional Services Proposal

SMMA No. 17020

Dear Ms. Walker:

We are pleased to submit this proposal for the Owner's Testing and Inspectional Services for the new W. Edward Balmer Elementary School Project.

The Owner's Testing Services is to provide on-site material testing and inspection of soils, concrete, asphalt, masonry, steel and roofing. We have requested proposals from four (4) companies that provide these services. The companies are:

1. Allied Testing Laboratories, Inc.
2. Fenagh Engineering and Testing
3. John Turner Consulting
4. Yankee Engineering & Testing, Inc.

The proposal from Yankee Engineering & Testing, Inc. dated June 10, 2019 is the most cost competitive. Their budget is \$73,975.00 as defined in the attached Proposal Comparison Form, dated June 17, 2019. The final cost is dependent upon how many actual inspection and tests are performed. We recommend a budget of \$100,000 be established, with the final invoiced cost based on the actual number of inspections and tests performed.

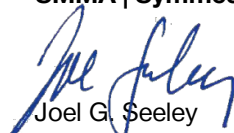
The Total Project Budget, ProPay Code 0602-0000, includes an allowance of Three Hundred Thousand Dollars (\$300,000.00) for Owner's Testing Services.

The cost for Yankee Engineering & Testing, Inc.'s services will be billed at our cost plus 10% in accordance with Article 10 of our Contract up to a budget of \$110,000.00. I will call you to review.

I will call you to review.

Very truly yours,

SMMA | Symmes Maini & McKee Associates



Joel G. Seeley
Project Director

cc: contract file, Antone Dias, Sarah Traniello

enclosures: Proposals from Allied Testing Laboratories, Inc., Fenagh Engineering and Testing, John Turner Consulting, Yankee Engineering & Testing, Inc.

SYMME MAINI & McKEE ASSOCIATES

1000 MASSACHUSETTS AVENUE
CAMBRIDGE, MASSACHUSETTS 02138
T. 617.547.5400 F. 800.648.4920

www.smma.com

ATTACHMENT B

CONTRACT FOR PROJECT MANAGEMENT SERVICES AMENDMENT NO. 3

WHEREAS, the Northbridge Public Schools ("Owner") and Symmes, Maini & McKee Associates, Inc. (SMMA), (the "Owner's Project Manager") (collectively, the "Parties") entered into a Contract for Project Management Services for the W. Edward Balmer Elementary School Project (Project Number 201502140001) at the W. Edward Balmer Elementary School on February 14, 2017 "Contract"; and

WHEREAS, effective as of June 18, 2019, the Parties wish to amend the Contract, as amended:

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes the Owner's Project Manager to perform services for the Design Development Phase, the Construction Phases, and the Final Completion Phase of the Project, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Owner's Project Manager shall be compensated by the Owner in accordance with the following Fee for Basic Services:

Fee for Basic Services:	Original Contract	Prior Amendments	This Amendment	After this Amendment
Feasibility Study Phase	\$ 60,000.00	\$ 0.00	\$ 0.00	\$ 60,000.00
Schematic Design Phase	\$ 45,000.00	\$ 0.00	\$ 0.00	\$ 45,000.00
Design Development Phase		\$ 180,250.00	\$ 0.00	\$ 180,250.00
Construction Document Phase		\$ 253,275.00	\$ 0.00	\$ 253,275.00
Bidding Phase		\$ 95,050.00	\$ 0.00	\$ 95,050.00
Construction Phase		\$1,912,599.00	\$ 110,000.00	\$ 2,022,599.00
Completion Phase		\$ 120,080.00	\$ 0.00	\$ 120,080.00
Total Fee	\$105,000.00	\$2,561,254.00	\$ 110,000.00	\$ 2,776,254.00

This Amendment is a result of: Provide Testing and Inspectional Services. Work to be performed under ProPay Code 0602-0000.

3. The Construction Budget shall be as follows:

Original Budget:	<u>\$79,492,662.00</u>
Amended Budget	<u>\$79,492,662.00</u>

4. The Project Schedule shall be as follows:

Original Schedule:	<u>December 20, 2021</u>
Amended Schedule	<u>December 20, 2021</u>

5. These subconsultant services are being provided through the Owner's Project Manager for the convenience of the Owner. The Owner's Project Manager assumes no liability for the services of such subconsultant.
6. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract, as amended. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract, as amended, shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Owner's Project Manager have caused this Amendment to be executed by their respective authorized officers.

OWNER

Alicia Cannon
(print name)

Board of Selectmen, Town of Northbridge
(print title)

By _____
(signature)

Date June 18, 2019

OWNER'S PROJECT MANAGER

Joel G. Seeley
(print name)

Project Director, Symmes Maini & McKee Associates, Inc. (SMMA)
(print title)

By _____
(signature)

Date June 18, 2019

June 10, 2019

Yankee Engineering & Testing, Inc. (via Info@YankeeEngineering.com)
10 Mason Street
Worcester, Massachusetts 01609

Re: W. Edward Balmer Elementary School

Whitinsville, Massachusetts

Testing and Inspection Services / Request for Proposals

SMMA No. 17020

Dear Sir/Madam:

We are writing to request your proposal for testing and inspection services on the above project.

The scope of the project involves the construction, approximately 167,352 SF, of the new three-story W. Edward Balmer Elementary School behind the existing W. Edward Balmer Elementary School housing grades PreK-5 at 21 Crescent Street, Whitinsville, Massachusetts. Construction is anticipated to commence July 2019.

The scope of testing and inspection services are as defined in Attachment A, appended hereto and the Design Development Documents. Copies of the 60% Construction Documents Pricing Set can be downloaded using the following hyperlink: [60% CD Pricing Set - May 17, 2019](#)

Provide the unit price for each item of testing and inspection services. Unit prices should include all associated costs such as travel, phone, deliveries and reproduction. Base proposal on the personnel, equipment and facilities required to perform testing and inspection services of the material quantities indicated on the Drawings or Specifications, and for the periods of time estimated to complete the various portions of the construction.

Submit current Certificate of Liability Insurance with proposal.

Provide unit prices and estimated number of tests and inspections to establish a cost range of services for the following. The list is not an all-inclusive listing of tests and inspections required for this work.

FIELD INSPECTION SERVICES

Soils

Experienced soils inspector for control of compaction operations and field density tests by the sand cone or nuclear method	\$ <u>315</u> /day
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Estimated number of days required	<u>170</u>
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Subtotal estimated cost of Field Soils Compaction Testing	\$ <u>53,550</u>
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Asphalt

Thickness testing of the binder and wearing courses (+/-1/16 inch)	\$ <u>50</u> test
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Estimated number of tests required	<u>48</u>
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Subtotal estimated cost of Asphalt Testing Services	\$ <u>2,400</u>
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Cast In Place Concrete

Inspect placement of reinforcing steel	\$ <u>205</u> /day
Estimated number of days required	<u>60</u>
Experienced licensed field inspector to test plastic concrete for slump, air content, temperature and to fabricate 6"x12" test cylinders	\$ <u>190</u> /day
Estimated number of days required	<u>60</u>
Subtotal estimated cost of Field Concrete Testing Services	\$ <u>23,700</u>

Masonry

Experienced masonry field inspector to monitor construction including mortar, grout, reinforcing, curing, etc.	\$ <u>315</u> /day
Estimated number of days required	<u>30</u>
Subtotal estimated cost of Masonry Testing Services	\$ <u>9,450</u>

Structural Steel, Steel Joists and Steel Deck

Inspection of structural steel, steel joists and steel deck at the fabrication plant	\$ <u>695</u> /day
Field inspection of steel joists including bridging, welding and bolting	\$ <u>205</u> /day
Estimated number of days required	<u>6</u>
Field inspection of structural steel erection including welding and high strength bolting	\$ <u>205</u> /day
Estimated number of days required	<u>6</u>
Field inspection of steel deck installation including welding and mechanical fasteners	\$ <u>205</u> /day
Estimated number of days required	<u>5</u>
Non-destructive testing of full penetration welds	\$ <u>800</u> /Day
Estimated number of days required	<u>4</u>
Subtotal estimated cost of Steel Testing Services	\$ <u>7,380</u>

Roofing

Inspection of roofing, flashing, accessories and skylight installation	\$ <u>245</u> /day
Estimated number of days required	<u>5</u>
Subtotal estimated cost of Roofing Inspection Services	\$ <u>1,225</u>

Exterior Walls

Field inspection of exterior light gauge metal framing and curtainwall systems for size, spacing and attachment	\$ <u>205</u> /day
Estimated number of days required	<u>5</u>
Subtotal estimated cost of Exterior Walls Inspection Services	\$ <u>1,025</u>

LABORATORY TESTINGSoilsWashed Sieve Analysis (ASTM C36, C117) \$ 110 /testEstimated number of tests required 30Subtotal of Washed Sieve Analysis Testing \$ 3,300Hydrometer Analysis (ASTM D422) \$ 100 /testEstimated number of tests required 5Subtotal of Hydrometer Analysis Testing \$ 500Moisture Density Relation (ASTM D1557, D698) \$ 125 /testEstimated number of tests required 15Subtotal of Moisture Density Testing \$ 1,875ConcreteConcrete Test Cylinders (6"x12") \$ 18 /testEstimated number of tests required 280Subtotal of Concrete Cylinder Testing \$ 5,040Mix Design Review \$ 375 /eaEstimated number of reviews required 3Subtotal of Mix Design Review \$ 1,125MasonryMortar Cubes (2") or cylinders (3"x6") \$ 15 /testEstimated number of tests required 60Subtotal of Mortar Cubes or Cylinder Testing \$ 900Prisms \$ 15 /testEstimated number of tests required 48Subtotal of Prisms Testing \$ 720**MISCELLANEOUS (AS APPLICABLE)**Travel time to and from the project site \$ n/aMileage to and from the project site \$ n/aEstimated number of trips to site Subtotal of Estimated Travel Time & Mileage \$ n/aSample transportation \$ 55Estimated number of sample transports 20Subtotal of Estimated Sample Transportation \$ 1,100**TOTAL OF ESTIMATED TESTING & INSPECTION SERVICES**\$ 113,290

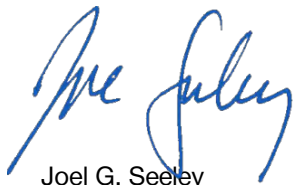
The proposal shall include the following items:

- Resumes of Project Manager and Field Technicians proposed for the duration of the project.
- Documentation of insurance with the following limits: (i) professional liability insurances of not less than \$2,000,000 (ii) comprehensive general liability ("CGL") insurance of not less than \$1,000,000 (iii) statutory workers' compensation insurance coverage (iv) employer's liability insurance of not less than \$1,000,000 and (v) umbrella or excess liability insurance of not less than \$1,000,000 covering over the CGL and employer's liability coverage.
- List of similar projects completed in Massachusetts

Thank you for your interest in this proposal and we look forward to receiving your response to SMMA on or before June 17, 2019 at 12:00 PM. Thank you.

Very truly yours,

SMMA | Symmes Maini & McKee Associates



Joel G. Seeley
Project Director

cc: (MF)

enclosures: Attachment A – Scope of Services For Independent Laboratory Testing & Inspection

June 10, 2019

Allied Testing Laboratories (via info@alliedtestinglaboratories.com)
115 St. George Road
Springfield, Massachusetts 01104

Re: W. Edward Balmer Elementary School

Whitinsville, Massachusetts

Testing and Inspection Services / Request for Proposals

SMMA No. 17020

Dear Sir/Madam:

We are writing to request your proposal for testing and inspection services on the above project.

The scope of the project involves the construction, approximately 167,352 SF, of the new three-story W. Edward Balmer Elementary School behind the existing W. Edward Balmer Elementary School housing grades PreK-5 at 21 Crescent Street, Whitinsville, Massachusetts. Construction is anticipated to commence July 2019.

The scope of testing and inspection services are as defined in Attachment A, appended hereto and the Design Development Documents. Copies of the 60% Construction Documents Pricing Set can be downloaded using the following hyperlink: [60% CD Pricing Set - May 17, 2019](#)

Provide the unit price for each item of testing and inspection services. Unit prices should include all associated costs such as travel, phone, deliveries and reproduction. Base proposal on the personnel, equipment and facilities required to perform testing and inspection services of the material quantities indicated on the Drawings or Specifications, and for the periods of time estimated to complete the various portions of the construction.

Submit current Certificate of Liability Insurance with proposal.

Provide unit prices and estimated number of tests and inspections to establish a cost range of services for the following. The list is not an all-inclusive listing of tests and inspections required for this work.

FIELD INSPECTION SERVICES

Soils

Experienced soils inspector for control of compaction operations and field density tests by the sand cone or nuclear method

\$ 375/day

Estimated number of days required

30

Subtotal estimated cost of Field Soils Compaction Testing

\$ 11,250

Asphalt

Thickness testing of the binder and wearing courses (+/- 1/16 inch)

\$ 50 test

Estimated number of tests required

10

Subtotal estimated cost of Asphalt Testing Services

\$ 500

Cast In Place Concrete

Inspect placement of reinforcing steel	\$ <u>300</u> /day
Estimated number of days required	<u>15</u>
Experienced licensed field inspector to test plastic concrete for slump, air content, temperature and to fabricate 6"x12" test cylinders	\$ <u>350</u> /day
Estimated number of days required	<u>50</u>
Subtotal estimated cost of Field Concrete Testing Services	\$ <u>22,000</u>

Masonry

Experienced masonry field inspector to monitor construction including mortar, grout, reinforcing, curing, etc.	\$ <u>300</u> /day
Estimated number of days required	<u>15</u>
Subtotal estimated cost of Masonry Testing Services	\$ <u>4500</u>

Structural Steel, Steel Joists and Steel Deck

Inspection of structural steel, steel joists and steel deck at the fabrication plant	\$ <u>500</u> /day
Field inspection of steel joists including bridging, welding and bolting	\$ <u>450</u> /day
Estimated number of days required	<u>10</u>
Field inspection of structural steel erection including welding and high strength bolting	\$ <u>450</u> /day
Estimated number of days required	<u>10</u>
Field inspection of steel deck installation including welding and mechanical fasteners	\$ <u>450</u> /day
Estimated number of days required	<u>5</u>
Non-destructive testing of full penetration welds	\$ <u>100</u> /test
Estimated number of days required	<u>10</u>
Subtotal estimated cost of Steel Testing Services	\$ <u>12,750</u>

Roofing

Inspection of roofing, flashing, accessories and skylight installation	\$ <u>350</u> /day
Estimated number of days required	<u>10</u>
Subtotal estimated cost of Roofing Inspection Services	\$ <u>3,500</u>

Exterior Walls

Field inspection of exterior light gauge metal framing and curtainwall systems for size, spacing and attachment	\$ <u>450</u> /day
Estimated number of days required	<u>10</u>
Subtotal estimated cost of Exterior Walls Inspection Services	\$ <u>4,500</u>

LABORATORY TESTINGSoils

Washed Sieve Analysis (ASTM C36, C117)	\$ 85 /test
Estimated number of tests required	5
Subtotal of Washed Sieve Analysis Testing	\$ 425
Hydrometer Analysis (ASTM D422)	\$ 100 /test
Estimated number of tests required	2
Subtotal of Hydrometer Analysis Testing	\$ 200
Moisture Density Relation (ASTM D1557, D698)	\$ 125 /test
Estimated number of tests required	5
Subtotal of Moisture Density Testing	\$ 625

Concrete

Concrete Test Cylinders (6"x12")	\$ 12 /test
Estimated number of tests required	700
Subtotal of Concrete Cylinder Testing	\$ 8,400
Mix Design Review	\$ 100 /ea
Estimated number of reviews required	3
Subtotal of Mix Design Review	\$ 300

Masonry

Mortar Cubes (2") or cylinders (3"x6")	\$ 15 /test
Estimated number of tests required	30
Subtotal of Mortar Cubes or Cylinder Testing	\$ 450
Prisms	\$ 50 /test
Estimated number of tests required	4
Subtotal of Prisms Testing	\$ 200

MISCELLANEOUS (AS APPLICABLE)

Travel time to and from the project site	\$ 85
Mileage to and from the project site	\$ 75
Estimated number of trips to site	100
Subtotal of Estimated Travel Time & Mileage	\$ 16,000
Sample transportation	\$ 75
Estimated number of sample transports	50
Subtotal of Estimated Sample Transportation	\$ 3,750

TOTAL OF ESTIMATED TESTING & INSPECTION SERVICES

\$ 89,350

SMMA



Proposal to Provide Construction Materials Inspection/Testing for W. Edward Balmer Elementary School



Submitted on:
June 17, 2019

Submitted By:
Fenagh, LLC
8 Thorndike Street
Everett, MA 02149
Phone: 617.938.3774
Fax: 617.344.0478

Submitted to:
Joel Seeley
Project Director
Symmes Maini & McKee Associates
1000 Massachusetts Avenue
Cambridge, MA 02138



FENAGH
ENGINEERING AND TESTING

June 10, 2019

Mr. Joseph Francisco (via jfrancisco@fenaghengineering.com)
Fenagh Engineering and Testing
8 Thorndike Street
Everett, Massachusetts 02149

Re: W. Edward Balmer Elementary School

Whitinsville, Massachusetts

Testing and Inspection Services / Request for Proposals

SMMA No. 17020

Dear Mr. Francisco:

We are writing to request your proposal for testing and inspection services on the above project.

The scope of the project involves the construction, approximately 167,352 SF, of the new three-story W. Edward Balmer Elementary School behind the existing W. Edward Balmer Elementary School housing grades PreK-5 at 21 Crescent Street, Whitinsville, Massachusetts. Construction is anticipated to commence July 2019.

The scope of testing and inspection services are as defined in Attachment A, appended hereto and the Design Development Documents. Copies of the 60% Construction Documents Pricing Set can be downloaded using the following hyperlink: [60% CD Pricing Set - May 17, 2019](#)

Provide the unit price for each item of testing and inspection services. Unit prices should include all associated costs such as travel, phone, deliveries and reproduction. Base proposal on the personnel, equipment and facilities required to perform testing and inspection services of the material quantities indicated on the Drawings or Specifications, and for the periods of time estimated to complete the various portions of the construction.

Submit current Certificate of Liability Insurance with proposal.

Provide unit prices and estimated number of tests and inspections to establish a cost range of services for the following. The list is not an all-inclusive listing of tests and inspections required for this work.

FIELD INSPECTION SERVICES

Soils

Experienced soils inspector for control of compaction operations and field density tests by the sand cone or nuclear method

\$^{336.00}/day

Estimated number of days required

Subtotal estimated cost of Field Soils Compaction Testing

\$_____

Asphalt

Thickness testing of the binder and wearing courses (+/-1/16 inch)

\$^{360.00}test

Estimated number of tests required

Subtotal estimated cost of Asphalt Testing Services

\$_____

Cast In Place ConcreteInspection placement of reinforcing steel \$^{312.00}____/day

Estimated number of days required _____

Experienced licensed field inspector to test plastic concrete for slump,
air content, temperature and to fabricate 6"x12" test cylinders \$^{216.00}____/day

Estimated number of days required _____

Subtotal estimated cost of Field Concrete Testing Services \$_____

MasonryExperienced masonry field inspector to monitor construction
including mortar, grout, reinforcing, curing, etc. \$^{360.00}____/day

Estimated number of days required _____

Subtotal estimated cost of Masonry Testing Services \$_____

Structural Steel, Steel Joists and Steel DeckInspection of structural steel, steel joists and steel deck
at the fabrication plant \$^{440.00}____/dayField inspection of steel joists including bridging, welding and bolting \$^{440.00}____/day

Estimated number of days required _____

Field inspection of structural steel erection including welding and
high strength bolting \$^{520.00}____/day

Estimated number of days required _____

Field inspection of steel deck installation including welding and
mechanical fasteners \$^{440.00}____/day

Estimated number of days required _____

Non-destructive testing of full penetration welds \$^{520.00}____/day

Estimated number of days required _____

Subtotal estimated cost of Steel Testing Services \$_____

RoofingInspection of roofing, flashing, accessories and skylight installation \$^{360.00}____/day

Estimated number of days required _____

Subtotal estimated cost of Roofing Inspection Services \$_____

Exterior WallsField inspection of exterior light gauge metal framing and curtainwall
systems for size, spacing and attachment \$^{440.00}____/day

Estimated number of days required _____

Subtotal estimated cost of Exterior Walls Inspection Services \$_____

LABORATORY TESTINGSoilsWashed Sieve Analysis (ASTM C36, C117) \$ 65.00/test

Estimated number of tests required _____

Subtotal of Washed Sieve Analysis Testing \$ _____

Hydrometer Analysis (ASTM D422) \$ 115.00/test

Estimated number of tests required _____

Subtotal of Hydrometer Analysis Testing \$ _____

Moisture Density Relation (ASTM D1557, D698) \$ 175.00/test

Estimated number of tests required _____

Subtotal of Moisture Density Testing \$ _____

ConcreteConcrete Test Cylinders (6"x12") \$ 14.00/test

Estimated number of tests required _____

Subtotal of Concrete Cylinder Testing \$ _____

Mix Design Review \$ 100.00/ea

Estimated number of reviews required _____

Subtotal of Mix Design Review \$ _____

MasonryMortar Cubes (2") or cylinders (3"x6") \$ 15.00/test

Estimated number of tests required _____

Subtotal of Mortar Cubes or Cylinder Testing \$ _____

Prisms \$ 95.00/test

Estimated number of tests required _____

Subtotal of Prisms Testing \$ _____

MISCELLANEOUS (AS APPLICABLE)Travel time to and from the project site \$ 100.00Mileage to and from the project site \$ 45.00

Estimated number of trips to site _____

Subtotal of Estimated Travel Time & Mileage \$ _____

Sample transportation \$ 15.00

Estimated number of sample transports _____

Subtotal of Estimated Sample Transportation \$ _____

TOTAL OF ESTIMATED TESTING & INSPECTION SERVICES

\$ _____

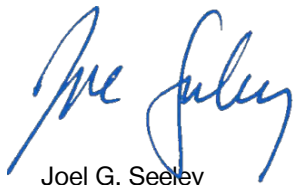
The proposal shall include the following items:

- Resumes of Project Manager and Field Technicians proposed for the duration of the project.
- Documentation of insurance with the following limits: (i) professional liability insurances of not less than \$2,000,000 (ii) comprehensive general liability ("CGL") insurance of not less than \$1,000,000 (iii) statutory workers' compensation insurance coverage (iv) employer's liability insurance of not less than \$1,000,000 and (v) umbrella or excess liability insurance of not less than \$1,000,000 covering over the CGL and employer's liability coverage.
- List of similar projects completed in Massachusetts

Thank you for your interest in this proposal and we look forward to receiving your response to SMMA on or before June 17, 2019 at 12:00 PM. Thank you.

Very truly yours,

SMMA | Symmes Maini & McKee Associates



Joel G. Seeley
Project Director

cc: (MF)

enclosures: Attachment A – Scope of Services For Independent Laboratory Testing & Inspection



June 14, 2019

Mr. Joel G. Seeley
Project Director
SMMA | Symmes Maini & McKee Associates
1000 Massachusetts Avenue
Cambridge, MA 02138
Ph: 617.520.9403
jseeley@smma.com

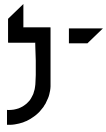
**W. Edward Balmer Elementary School
Whitinsville, Massachusetts
SMMA | Symmes Maini & McKee Associates
JTC Proposal #19-416**

Dear Mr. Seeley:

John Turner Consulting, Inc. (JTC) is pleased to submit this proposal for materials testing and special inspection services for the W. Edward Balmer Elementary School project located at 21 Crescent Street in Whitinsville, MA. We are prepared to provide responsive and high quality technical and professional services to SMMA.

For over 22 years, JTC has provided materials testing services, construction engineering and inspections, geotechnical engineering, environmental engineering, and special inspections to public and private clients throughout New England. We have successfully provided these services for more than 200 municipal and school projects throughout New England. K-12 school projects within Massachusetts, include the following:

- Angier Elementary School – Newton, MA
- Caleb Dustin Hunking Schools – Haverhill, MA
- Central High School Science Laboratory Construction – Springfield, MA
- Clarke and Diamond Schools – Lexington, MA
- Easthampton High School – East Hampton, MA
- Grafton School – Worcester, MA
- Holbrook School PreK-12 – Holbrook, MA
- JFK Middle School – Hudson, MA
- Jacob Hiatt School – Worcester, MA
- Lincoln Street School – Northborough, MA
- Longmeadow High School – Longmeadow, MA
- Lynnfield High School Expansion – Longmeadow, MA
- Maria Hastings Elementary School – Lexington, MA
- Mount Hermon School – Northfield, MA
- Narragansett Regional Middle School – Baldwinville, MA
- Nelson Place Elementary School – Worcester, MA
- Putnam Vocational Technical High School – Springfield, MA
- Richmond School – Richmond, MA
- Southwick-Tolland-Granville Regional School District – Southwick, MA
- Taconic High School – Pittsfield, MA
- Union Hill School – Worcester, MA
- Uxbridge High School – Uxbridge, MA



WHY CHOOSE JTC'S TEAM

JTC provides qualified personnel for the various areas of inspection while remaining extremely competitive with respect to fee schedules. JTC's overhead is kept low through efficient management practices. JTC has ten offices located throughout New England. Our on-site representatives are knowledgeable and have a wide range of expertise because of cross training. This results in additional cost savings for our clients. The benefits are reflected in our fee schedules.

Each of our technicians and registered professionals is backed by the expertise of the entire staff. With over 150 technical professionals, JTC can provide staff on short notice to cover almost any inspection need. JTC is one of the few firms in New England with ICC (based on International Building Code) certified inspectors for performing higher end quality inspections for a wide variety of applications.

JTC offers the following strengths and benefits:

- JTC is proud to be nationally accredited through the AASHTO Material Reference Laboratory and the Cement Concrete Reference Laboratory for the following: ASTM C1077 Concrete and Aggregates, ASTM D3740 Soils, ASTM D3666 Hot Mix Asphalt and Aggregates, AASHTO R18. In addition, our in-house laboratory is accredited through NorthEast Transportation Training and Certification Program (NETTCP) and validated by the Army Corp of Engineers. This insures that samples will be tested by a firm meeting the highest laboratory standards in the industry.
- On-staff licensed professional geotechnical engineers for each of the New England states for geotechnical investigations, geotechnical issues, or interpretation of reports by other firms regarding specifications.
- JTC has provided special inspections for many years; we are familiar with how a special inspections program should be performed. Our special inspectors are certified through the ICC and have a strong understanding of the ICC Code and therefore a tremendous asset to any project. These inspectors have vast experience with masonry, building envelope, infrared imaging, wood framing, structural steel, seismic, fireproofing, firestopping, and insulation systems.

PROPOSED FEES

JTC's proposed rates are listed in the attached form. Please advise if any other additional services are required and/or if you would like to discuss a lump sum fee for this project. We have also included resumes for key personal and certificate of insurance for evidence of our coverage.

Thank you for the opportunity to submit this proposal for your review. Please indicate acceptance by signing our attached rate sheet. In addition, please initial the Terms and Conditions and complete the Project Information sheet, also attached. We look forward to talking with you soon.

Respectfully,

JOHN TURNER CONSULTING, INC.

Darlene D. Daniels | Vice President, Materials Testing

66 Southgate Street, Worcester, MA 01603

ddaniels@consultjtc.com | Ph: 774-420-7227

May 31, 2019

Mr. John D. Turner (via john@consultjtc.com)
John Turner Consulting
66 Southgate Street
Worcester, Massachusetts 01603

Re: W. Edward Balmer Elementary School

Whitinsville, Massachusetts

Testing and Inspection Services / Request for Proposals

SMMA No. 17020

Dear Mr. Turner:

We are writing to request your proposal for testing and inspection services on the above project.

The scope of the project involves the construction, approximately 167,352 SF, of the new three-story W. Edward Balmer Elementary School behind the existing W. Edward Balmer Elementary School housing grades PreK-5 at 21 Crescent Street, Whitinsville, Massachusetts. Construction is anticipated to commence July 2019.

The scope of testing and inspection services are as defined in Attachment A, appended hereto and the Design Development Documents. Copies of the 60% Construction Documents Pricing Set can be downloaded using the following hyperlink: [60% CD Pricing Set - May 17, 2019](#)

Provide the unit price for each item of testing and inspection services. Unit prices should include all associated costs such as travel, phone, deliveries and reproduction. Base proposal on the personnel, equipment and facilities required to perform testing and inspection services of the material quantities indicated on the Drawings or Specifications, and for the periods of time estimated to complete the various portions of the construction.

Submit current Certificate of Liability Insurance with proposal.

Provide unit prices and estimated number of tests and inspections to establish a cost range of services for the following. The list is not an all-inclusive listing of tests and inspections required for this work.

FIELD INSPECTION SERVICES

Soils

Experienced soils inspector for control of compaction operations and field density tests by the sand cone or nuclear method	\$ 256 /day
Estimated number of days required	15
Subtotal estimated cost of Field Soils Compaction Testing	\$ 3840

Asphalt

Thickness testing of the binder and wearing courses (+/- 1/16 inch)	\$ 45 /test
Estimated number of tests required	12
Subtotal estimated cost of Asphalt Testing Services	\$ 540

Cast In Place Concrete

Inspect placement of reinforcing steel	\$ 256 /day
Estimated number of days required	20
Experienced licensed field inspector to test plastic concrete for slump, air content, temperature and to fabricate 6"x12" test cylinders	\$ 256 /day
Estimated number of days required	20
Subtotal estimated cost of Field Concrete Testing Services	\$ 10240

Masonry

Experienced masonry field inspector to monitor construction including mortar, grout, reinforcing, curing, etc.	\$ 256 /day
Estimated number of days required	8
Subtotal estimated cost of Masonry Testing Services	\$ 2048

Structural Steel, Steel Joists and Steel Deck

Inspection of structural steel, steel joists and steel deck at the fabrication plant	\$ 680 /day
Field inspection of steel joists including bridging, welding and bolting	\$ 680 /day
Estimated number of days required	5
Field inspection of structural steel erection including welding and high strength bolting	\$ 680 /day
Estimated number of days required	5
Field inspection of steel deck installation including welding and mechanical fasteners	\$ 680 /day
Estimated number of days required	2
Non-destructive testing of full penetration welds	\$ 75 /test
Estimated number of days required	2
Subtotal estimated cost of Steel Testing Services	\$ 8310

Roofing

Inspection of roofing, flashing, accessories and skylight installation	\$ 550 /day
Estimated number of days required	2
Subtotal estimated cost of Roofing Inspection Services	\$ 1100

Exterior Walls

Field inspection of exterior light gauge metal framing and curtainwall systems for size, spacing and attachment	\$ 550 /day
Estimated number of days required	2
Subtotal estimated cost of Exterior Walls Inspection Services	\$ 1100

LABORATORY TESTINGSoils

Washed Sieve Analysis (ASTM C36, C117)	\$ <u>75</u> /test
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Estimated number of tests required	<u>4</u>
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Subtotal of Washed Sieve Analysis Testing	\$ <u>300</u>
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Hydrometer Analysis (ASTM D422)	\$ <u>100</u> /test
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Estimated number of tests required	<u>1</u>
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Subtotal of Hydrometer Analysis Testing	\$ <u>100</u>
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Moisture Density Relation (ASTM D1557, D698)	\$ <u>125</u> /test
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Estimated number of tests required	<u>6</u>
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Subtotal of Moisture Density Testing	\$ <u>750</u>
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Concrete

Concrete Test Cylinders (6"x12")	\$ <u>12</u> /test
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Estimated number of tests required	<u>1000</u>
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Subtotal of Concrete Cylinder Testing	\$ <u>1200</u>
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Mix Design Review	\$ <u>75</u> /ea
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Estimated number of reviews required	<u>2</u>
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Subtotal of Mix Design Review	\$ <u>150</u>
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Masonry

Mortar Cubes (2") or cylinders (3"x6")	\$ <u>12</u> /test
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Estimated number of tests required	<u>64</u>
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Subtotal of Mortar Cubes or Cylinder Testing	\$ <u>768</u>
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Prisms	\$ <u>75</u> /test
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Estimated number of tests required	<u>2</u>
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Subtotal of Prisms Testing	\$ <u>150</u>
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MISCELLANEOUS (AS APPLICABLE)

Travel time to and from the project site	\$ <u>30.00</u>
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Mileage to and from the project site	\$ <u>0.0</u>
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Estimated number of trips to site	<u>73</u>
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Subtotal of Estimated Travel Time & Mileage	\$ <u>2190</u>
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Sample transportation	\$ <u>40.00</u>
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Estimated number of sample transports	<u>16</u>
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Subtotal of Estimated Sample Transportation	\$ <u>640</u>
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TOTAL OF ESTIMATED TESTING & INSPECTION SERVICES

\$ <u>29046</u>



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Authorization to Proceed with Amendment #1

Exhibit I – Authorization Request No. 1

June 11, 2019

Alicia Cannon
Northbridge Board of Selectmen
Town of Northbridge
7 Main St.
Whitinsville, MA 01588

Project: Northbridge Elementary School – Fontaine Project #2524

Subject: Authorization Request #1

Dear Mrs. Cannon,

This letter requests approval for Fontaine Bros., Inc. to enter into a Subcontract Agreement with Ernest Guigli & Sons, Inc. for Sitework scope required in connection with the above referenced project. We request authorization for this scope of work in the amount of \$8,988,403 as summarized in the attached bid tabulation along with the Scope of Work completed by Guigli, Exhibit K1.

Financial Summary:

Guigli Base Bid	\$8,892,403
<u>Bond</u>	<u>\$96,000</u>
Total Subcontract Value	\$8,988,403

The current budget* for this scope of work is \$9,002,477

*current budget is based on Fontaine's "60% Construction Development Estimate
Reconciled June 7, 2019"

This award is below budget by a value of \$14,074

The following other bids were received for this scope of work:

1. T&M Equipment Corp.
2. Marois Brothers, Inc.

The above recommendation amount reflects, and is specifically limited to, the scope of the work for bid package 31-1 – Sitework and Earthwork.

Reference Exhibit D for Assumptions, Qualifications, and Clarifications for the Sitework and Earthwork Scope of Work.

By executing this letter of recommendation, the Town of Northbridge agrees to be liable for payment of the value of the executed contract or the exact portions of its work which have been delivered, plus any other related costs expended in the supervision and processing of this work.

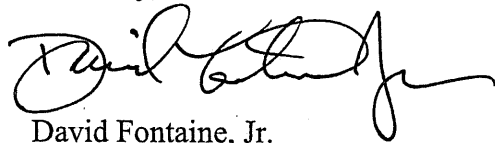
This authorization also assures Fontaine Bros., Inc. that the Town of Northbridge accepts Fontaine's use of the recommended subcontractor.

The value of this award and its related cost will be included within the project budget and the provisions of this letter will be subsumed into the Construction Agreement.

Please indicate approval of the above by signing below and returning one (1) copy to the undersigned.

Thank you and please contact me if you have any questions.

Sincerely,



David Fontaine, Jr.
Vice President

Fontaine Bros., Inc.

CC: David Fontaine, Sr.

Approved by:

Alicia Cannon
Board of Selectmen
Town of Northbridge

Date: _____

**Amendment No. 1
To
Owner – Construction Manager Agreement**

This Amendment made this 18th day of June, 2019 to the Owner – Construction Manager Agreement dated the 4th of April, 2018 (“Agreement”), by and between the Town of Northbridge, acting by and through the School Building Committee, with a principal place of business at Northbridge Town Hall, 7 Main Street, Whitinsville, MA 01588 (“Owner”) and Fontaine Bros., Inc., with a principal place of business at 510 Cottage Street, Springfield, MA 01104 (“CM”).

W I T N E S S E T H

WHEREAS, the Owner and the CM entered into the Agreement pursuant to M.G.L. c. 149A for the construction of the W. Edward Balmer Elementary School; and

WHEREAS, in conformance with the statute the Agreement authorizes only pre-construction services prior to the execution of an amendment for the Guaranteed Maximum Price (GMP), which the parties are still negotiating; and

WHEREAS, the statute further provides that the Owner may authorize a limited scope of work to proceed prior to the executing the GMP amendment, but that the limited scope amendment must detail the limited scope of work and costs directly associated with that scope of work; and

WHEREAS, the Owner has identified a limited scope of work that it desires the CM to undertake and the parties have agreed on the cost of such work;

NOW THEREFORE, the parties hereto mutually agree to amend the Agreement as follows:

1. Pursuant to Section 4.1.2 of the Agreement, the Owner, upon execution of this Amendment, shall issue the Notice to Proceed (“NTP”) for construction services for the Early Site Package, as provided for in Section 5.3 of the Agreement, including but not limited to the items specified below, prior to an agreement on the GMP, as follows:

- a. Execution of the work included in the Early Site Package bid documents and scope referenced therein.
- b. Procurement of necessary bonds and insurances
- c. Commitment of staff and management personnel for construction management services

2. The Owner shall pay the CM for the scope of work authorized under this Amendment in the amount of ten million, eight hundred fifteen thousand, four hundred eight dollars (\$10,815,408.00) and zero cents.

3. All other terms of the Agreement not expressly altered hereunder shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under seal by their duly authorized representatives as of the date first set forth above.

Town of Northbridge

Fontaine Bros., Inc.

By: _____
Name: Joseph Strazzulla
Title: Chairman, School Building Committee

David Fontaine, Jr.
Vice President
Fontaine Bros., Inc.

By: _____
Name: Alicia Cannon
Title: Board of Selectmen

I certify that the amount of \$10,815,408.00 is available for the Early Sitework Package phase compensation to the CM for the work described in this Amendment and that the signatory named has been authorized to execute the Amendment and approve all requisitions and change orders, pursuant to M.G.L. c.44, s.31C.

Town Accountant
Town of Northbridge

Approved as to Form:

Town Counsel



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Northbridge Elementary School – Amendment #1 - Early Sitework Package

EXHIBIT B – Allowances

List of Allowances and Explanations

Within Amendment #1 - Early Sitework Package, the following allowances are included within the site contractor's base bid. Overages / underruns will be handled via appliance to scope hold, if appropriate, or via change order.

Cost of Work Allowances

	QTY incl. w. Base	Guigli Price		
		Bid	Add	Credit
COW #1: Contaminated Soils Price per cubid yard of material	300	\$150.00	\$ 125.00	\$ 45,000.00
COW #2: Mass Rock Excavation * Boulders between 2 cubic yards and 3 cubic yards in size. Price per cubic yard of material.	100	\$ 75.00	\$ 75.00	\$ 7,500.00
COW #3: Mass Rock Excavation * Boulders between 1 cubic yard and 2 cubic yards in size. Price per cubic yard of material.	100	\$ 50.00	\$ 50.00	\$ 5,000.00
COW #4: Trench Rock Excavation * 0 to 6 foot depth. Price per cubic yard of material.	250	\$150.00	\$ 150.00	\$ 37,500.00
COW #5: Open Ledge Excavation * Open demolition, excavation, loading, and hauling off-site for disposal. Boulders larger than 3 cubic yards. Price per cubic yard of material	500	\$ 75.00	\$ 75.00	\$ 37,500.00



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Northbridge Elementary School – Amendment #1 - Early Sitework Package

EXHIBIT C – SCOPE HOLDS

List of Scope Holds and Explanations

Fontaine Bros., Inc. has included within this Amendment #1 - Early Sitework Package, the following Scope Holds:

Scope Holds

SH #1	Unforeseen Conditions / Unsuitable Soils / 36" drain zone of influence changes This allowance is expected to cover potential changes in excavation depths as foundation systems complete design. Overrun/Underrun will be handled via change order	\$ 100,000.00
SH #2:	Underslab Drainage / Underground coordination challenges This allowance is expected to cover potential added scope coordinating underslab utilities with the underslab drainage system. Overrun/Underrun will be handled via change order	\$ 25,000.00
SH #3:	Field drainage system scope finalization This allowance is expected to cover potential cost increases for the materials above the drainage system which are currently not shown in contract documents. Overrun/Underrun will be handled via change order	\$ 25,000.00
SH #4:	Transite Pipe This allowance is to cover potential transite pipe, value carried as recommended within the project specifications. Overrun/Underrun will be handled via change order	\$ 50,000.00
SH #5:	Soil Amendments This allowance will cover costs for soil amendments. Overrun/Underrun will be handled via change order	\$ 25,000.00
SH #6:	Added Scope for fire line / loop and additional hydrant(s) for Fire Dept. This is for potential added scope as requested by Northbridge Fire Dept. Overrun/Underrun will be handled via change order	\$ 25,000.00
SH #7:	Scope finalization to 100% Contract Documents This is for changes and refinements as dwgs. are completed	\$ 100,000.00
SH #8:	Temporary above ground oil storage tank & tie-in This is for temp. above ground tank to replace existing underground	\$ 50,000.00



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

SH #9:	Electrical - temporary / enabling work This is for temp. electric on site and modification to existing Balmer School card reader access points	\$ 24,500.00
SH #10:	Plumbing - temporary / enabling work This is for temp. plumbing work that may be required over the course of this amendment	\$ 24,500.00



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Northbridge Elementary School – Amendment #1 - Early Sitework Package

EXHIBIT D – ASSUMPTIONS, QUALIFICATIONS, AND CLARIFICATIONS

Assumptions, Qualifications, Clarifications

1. General Assumptions, Qualifications, Clarifications

- a. Sales tax is excluded
- b. Snow removal is to be within the construction site one with one exception: include snow removal in the 5' emergency access passage between the new building and eastern side of the existing school
- c. Costs associated with the Town of Northbridge Building Permit are excluded
- d. Fontaine Bros., Inc. has not included any costs for work designated as by "Others" or "Owner"

2. Sitework Specific

- a. All soil is assumed clean other than the 300 CY unit price allowance for soils around the UST
- b. Base bid does not include any funds for any testing or LSP for soil management
- c. Base bid excludes P.E. services for SWPPP oversight. It is assumed this will be performed by the project Civil Engineer, Nitsch Engineering. This is relating to item N5 of the DRAFT ConCom Order of Conditions
- d. Site cut/fills analysis specifically at the interior isolated footings is based of draft copy of progress foundation plans provided by DWA on 6/6/19 stamped for reference only / not for construction. This is not an official contract document. Fontaine has suggested carrying allowance to cover potential scope gap as design progresses.
- e. Field 12" material assembly above field drainage system has been carried as top soil only within base bid. Fontaine carried drainage SK provided by DWA on 6/5/19 within base bid. This is not an official contract document. Fontaine has suggested carrying allowance to cover potential scope gap as design progresses.
- f. Underslab drainage included within base bid is based off SKs provided by DWA on 6/3/19 - these are not official contract documents.
- g. Base bid includes draft ConCom Order of Conditions issued 6/5/19
- h. Base bid includes curbing and sidewalk clarification SK issued by DWA 6/10/19 to properly capture associated VE scope
- i. Base bid does not include any Modular Pre-Treatment Chamber - Guardian Foxholes, as no locations indicated on dwgs
- j. Base bid does not include post indicator valve as no locations indicated on dwgs.



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

k. Fontaine Bros., Inc. does not believe the underslab utilities are fully coordinated between civil and PL sets, or fully coordinated between underslab utilities and underslab drainage. Fontaine has suggested carrying allowance to cover potential scope gap as design progresses

**Northbridge - Balmer Elementary School
Amendment #1 - Exhibit F - Early Site Package
Summary of Costs**

June 12, 2019

Item #	Spec	Description	Bid Package	Package #	Bidder	Value	Notes
1	Division 01 - General Requirements						
2	01 35 43	Hazardous Materials Procedures	Sitework	31-1	Guigli	Package 31-1	Partial - UST Soils Only
3	01 50 00	Temporary Facilities and Controls	Sitework	31-1	Guigli	Package 31-1	Partial - Temp Fence
4							
5	Division 02 - Existing Conditions						
6	02 28 20	Asbestos Abatement	Sitework	31-1	Guigli	Package 31-1	Partial - Exposed Trans.
7		Transite Pipe			Scope Hold #4	\$ 50,000	Pipe Only
8	02 41 00	Demolition	Sitework	31-1	Guigli	Package 31-1	Partial - Site Demo Only
9	02 60 00	Excavation and Removal of Existing Tank	Sitework	31-1	Guigli	Package 31-1	
10		Temporary Above Ground Oil Storage Tank & Tie In			Scope Hold #8	\$ 50,000	
11							
12	Division 03 - Concrete						
13	NIC						
14							
15	Division 04 - Masonry						
16	NIC						
17							
18	Division 05 - Steel						
19	NIC						
20							
21	Division 06 - Woods, Plastics, Components						
22							
23	Division 07 - Thermal and Moisture Protection						
24	NIC						
25							
26	Division 08 - Openings						
27	NIC						
28							
29	Division 09 - Finishes						
30	NIC						
31							
32	Division 10 - Specialties						
33	10 14 53	Traffic Signage	Sitework	31-1	Guigli	Package 31-1	
34							
35	Division 11 - Equipment						
36	NIC						
37							
38	Division 12 - Furnishings						
39	NIC						
40							
41	Division 14 - Conveying Systems						
42	NIC						
43							
44	Division 21 - Fire Suppression						
45	NIC						
46							
47	Division 22 - Plumbing						
48		Plumbing - Temporary / Enabling Work			Scope Hold #10	\$ 24,500	
49							
50	Division 23 - Heating, Ventilating and Air Conditioning						
51	NIC						
52							
53	Division 26 - Electrical, Division 27 - Communications, Division 28 - Electronic Safety and Security						
54		Electrical - Temporary / Enabling Work			Scope Hold #9	\$ 24,500	
55							
56	Division 31 - Earthwork						
57	31 10 00	Site Clearing	Sitework	31-1	Guigli	\$ 8,988,403	
58	31 20 00	Earth Moving	Sitework	31-1	Guigli	Package 31-1	
59		Unforeseen Conditions / Unsuitable Soils - 36" Drain ZOI Interpretations			Scope Hold #1	\$ 100,000	
60		Underslab Drainage / UG Coordination Challenges			Scope Hold #2	\$ 25,000	
61		Field Drainage System Scope Finalization			Scope Hold #3	\$ 25,000	
62		Soil Amendments			Scope Hold #5	\$ 25,000	
63		Added Scope for Fire Line / Loop			Scope Hold #6	\$ 25,000	
64		Scope Finalization to 100% Contract Documents			Scope Hold #7	\$ 100,000	
65	31 23 00	Excavation and Fill for Utilities and Pavement	Sitework	31-1	Guigli	Package 31-1	
66	31 25 00	Sedimentation and Erosion Control	Sitework	31-1	Guigli	Package 31-1	
67							
68	Division 32 - Exterior Improvements						
69	32 12 16	Asphalt Paving	Sitework	31-1	Guigli	Package 31-1	
70	32 15 00	Stone Dust Surfacing	Sitework	31-1	Guigli	Package 31-1	
71	32 17 23 13	Painted Pavement Markings	Sitework	31-1	Guigli	Package 31-1	
72	32 32 23	Segmental Retaining Walls	Sitework	31-1	Guigli	Package 31-1	
73	32 92 00	Turf and Grasses	Sitework	31-1	Guigli	Package 31-1	Partial - Loan Only
74	32 94 00	Bioretention	Sitework	31-1	Guigli	Package 31-1	Partial - P Soil by others
75							
76	Division 33 - Utilities						
77	33 10 00	Water Utilities	Sitework	31-1	Guigli	Package 31-1	
78	33 30 00	Sanitary Sewer Utilities	Sitework	31-1	Guigli	Package 31-1	
79	33 40 00	Storm Drainage Utilities	Sitework	31-1	Guigli	Package 31-1	
80							
81	Amendment #1 Allowances: Reference Exhibit B for Allowances Included within Sitework Package 31-1						
82	COW #1:	Contaminated Soils - 300 CY	Sitework	31-1	Guigli	Package 31-1	
83	COW #2:	Mass Rock Excavation (Boulders 2-3 CY) - 100 CY	Sitework	31-1	Guigli	Package 31-1	
84	COW #3:	Mass Rock Excavation (Boulders 1-2 CY) - 100 CY	Sitework	31-1	Guigli	Package 31-1	
85	COW #4:	Trench Rock Excavation (0-6ft) - 250 CY	Sitework	31-1	Guigli	Package 31-1	
86	COW #5:	Open Ledge Excavation (Boulders over 3 CY) - 500 CY	Sitework	31-1	Guigli	Package 31-1	
87							
88	Alternates - As Described in Exhibit F						
89	None included within Amendment #1						
90							
91							
92	Construction Management General Conditions & General Requirements						
93	Price Proposal - Form GC - Preconstruction Services						\$ -
94	Price Proposal - Form GC - General Conditions						\$ 528,454
95	Price Proposal - Form GC - General Requirements						\$ 275,500
96	Price Proposal - Form GC - CM Fee						\$ 221,163
97	Price Proposal - Form GC - P&P Bond						0.695% \$ 75,167
98	Price Proposal - Form GC - Builder's Risk						0.16% \$ 17,305
99	Price Proposal - Form GC - Pollution Liability						0.03% \$ 3,245
100	Price Proposal - Form GC - General Liability						0.90% \$ 97,339
101							
102	Subtotals						
103	Subcontracts, Scope Holds, Allowances & General Conditions Subtotal						\$ 10,655,574
104	CM Contingency (1.50%)						\$ 159,834
105	Subcontracts, Scope Holds, Allowances, General Conditions & Contingency Subtotal						\$ 10,815,408
106	Value of previously authorized work						\$ -
107	Value of Amendment #1						\$ 10,815,408



FONTAINE BROS., INC.

CONSTRUCTION MANAGERS
GENERAL CONTRACTORS

Northbridge Elementary School – Amendment #1 - Early Sitework Package

EXHIBIT H – Schedule of Unit Prices

The following Unit Prices are incorporated into the Contract Documents

UP #	Unit Price Description	Add	Credit	Notes
1	Removal of Unsuitable Soil * Removal of unsuitable soil shall be based on calculated in-place volume. A copy of the disposal agreement shall be provided to the Owner seven days in advance of the work. It is the Construction Manager's responsibility to verify in-place quantities in advance with the Clerk of the Works. Price per cubic yard of material.	\$ 45.00	N/A	
2	Demolition of Unforeseen (concealed) concrete within the indicated limits of building excavation * Demolish and dispose of excavated concrete material. Volume of concrete to be measured as in-place quantities only. Concrete shall be assumed to contain steel reinforcing bars. Concrete foundations of existing buildings and related site improvements shall not be considered or classified as "unforeseen". Price per ton of material.	\$ 250.00	N/A	
3	Mass Earth Excavation * "Common Borrow" (unclassified, general). Price per cubic yard of material.	\$ 10.00	N/A	
4	Trench Earth Excavation * (0-6 feet depth). Price per cubic yard of material.	\$ 20.00	N/A	
5	Trench Earth Excavation * (Over 6 feet to 12 feet depth). Price per cubic yard of material.	\$ 30.00	N/A	



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6	Mass Rock Excavation * Boulders between 2 cubic yards and 3 cubic yards in size. Price per cubic yard of material.	\$ 75.00		Carry 100 CY in base bid
7	Mass Rock Excavation * Boulders between 1 cubic yard and 2 cubic yards in size. Price per cubic yard of material.	\$ 50.00		Carry 100 CY in base bid
8	Trench Rock Excavation * 0 to 6 foot depth. Price per cubic yard of material.	\$ 150.00		Carry 250 CY in base bid
9	Open Ledge Excavation * Open demolition, excavation, loading, and hauling off-site for disposal. Boulders larger than 3 cubic yards. Price per cubic yard of material	\$ 75.00		Carry 500 CY in base bid
10	Vehicular Bituminous Concrete Paving Two courses, with full gravel base, and base course, as described in the Contract Documents. Price per square yard of pavement area.	\$ 45.00	N/A	Prepared base unit price only
11	Structural Fill Compacted, in-place - price per cubic yard of material.	\$ 55.00	N/A	
12	Graded Gravel Fill "Granular Fill" Compacted, in-place - price per cubic yard of material.	\$ 55.00	N/A	
13	Crushed Washed Stone (3/4-inch) - price per cubic yard of material in place.	\$ 60.00	N/A	
14	Crushed Washed Stone (1-1/2 inch) - price per cubic yard of material in place.	\$ 60.00	N/A	
15	Slope Stabilization Fabric Installed- price per square yard of material.	\$ 9.00	N/A	

16	Pedestrian Bituminous Concrete Paving Two courses, with full gravel base, and base course, as described in the Contract Documents. Price per square yard of pavement area.	\$ 75.00	N/A	
17	Cement Concrete Pavement Cement concrete pavement, 4 inch total thickness, including wire mesh reinforcing, control joints at 5 foot spacing each direction, expansion joints at 20 foot spacing each direction, with compacted aggregate base course and compacted fill as described in construction document. Price per square foot of pavement area.	No bid	N/A	Prepared base unit price only
18	Stone Dust Surfacing Compacted, crushed granite screenings composed of hard durable uncoated particles of granite quartz, and shall be free from excess fines, dirt, clay, and other deleterious material. 2 inches of stone dust on 4 inch processed gravel base. Price per cubic yard of material in place.	No bid	N/A	
19	Granite Curbing - Straight Installed straight granite curbing, complete with excavation, concrete / stone sub base, and backfill, as described in Drawings and Specifications. Price per 6 feet long curbing unit.	\$ 356.00	N/A	
20	Granite Curbing - Curved Installed curved granite curbing, 4'-6" radius and larger, complete with excavation, concrete/stone sub base, and backfill, as described in Drawings and Specifications. Price per linear foot of curbing.	\$ 71.00	N/A	
21	Contaminated soils removal - Priced as prescribed	\$ 150.00	\$ 125.00	300 CY in base bid
22	ACM Transite pipe exposure Cost per L/F of exposure - disposal by others	\$ 40.00	N/A	