



TOWN OF WESTWOOD HANLON DEERFIELD SCHOOL PROJECT

- **Approval of Minutes (07/12/22)**
- **Project Update (Compass)**
 - Construction Update
 - Review PCO #1: Lump sum for ledge removal
 - Review PCO #2: Lump sum for hazmat
- **Review and Approval of Vender Invoice Package for month of July 2022**



PBC / SBC | August 17, 2022



Administrative Items:



Call to Order

- **Acknowledgment of Public Participation**
 - **Approval of Minutes**



Site Clearing





Site Clearing





Three Weeks Look Ahead



- Tree Clearing: Next two to three weeks
- Prep for ledge removal: Early September
- Ledge Removal: Starts in September
- Earth moving: on going



Proposed Change Order



- **PCO #1**: Change from allowance to lump sum for ledge removal, trenching in ledge, and boulder removal work including rock processing and potential import of material. Owner will not be charge for any additional cost or receive any refund. Brait will take the risk/reward for amount above or below allowance
- **PCO #2**: Change hazardous material removal work from allowance to lump sum for all hazardous material listed in specification. Owner will not be charge for any additional cost or receive refund for hazardous materials listed in the specification. Brait will take the risk / reward for amount above or below allowance



Vendor Invoice Package – July, 22



Westwood Hanlon Elementary School

Expenditures -

7/31/22

Pd. For Apr.	Vendor Name	Inv no.	Invoice Date	LN	MSBA CODE	MSBA Desc	Invoice LN Amount	Total All Inv Lines
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2022.07 NEW Invoices Recommended for Payment this Period

2022.07	Compass Project Management	CPM 78-35	7/31/22	1	01020700	OPM - Construction Contract Admin.	56,000.00	:
2022.07	Compass Project Management	CPM 78-35	7/31/22	2	01040000	Permitting	12,375.00	68,375.00
2022.07	Dore + Whittier	33	7/31/22	1	02010700	A&E - Construction Contract Admin.	106,214.00	:
2022.07	Dore + Whittier	33	7/31/22	2	02019900	A&E - Other Basic Services	8,760.89	:
2022.07	Dore + Whittier	33	7/31/22	3	02039900	A&E - Oth. Reimb.	2,500.00	:
2022.07	Dore + Whittier	33	7/31/22	4	02040300	A&E - Geotech	1,257.52	118,732.41
2022.07	Brait Builders Corp	APP 01	7/31/22	5	05020001	Construction Budget (inclu ALTs)	926,250.00	926,250.00

Total NEW invoices RECOMMENDED for PAYMENT this month: 1,113,357.41 1,113,357.41



Vendor Invoice Package – July, 22



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INVOICE FOR SERVICES
TOWN OF WESTWOOD | HANLON ELEMENTARY SCHOOL

Michelle Miller, Procurement Officer
 Town of Westwood
 Westwood Town Hall
 580 High Street
 Westwood, MA 02090

7/31/2022
 CPM 78-35
 \$68,375.00

OPM Professional Services 06/26 - 07/30/2022

Monthly Lump Sum Payment: July 2022 \$56,000.00

Reimbursables

	Amount	Markup	Ext
Municipal Code Consulting LLC Inv#1720	11,250.00	10%	12,375.00
			\$12,375.00

Total Amount Due for this invoice \$68,375.00

Please remit payment to Compass Project Management, 400 Libbey Parkway, Weymouth, MA 02189

Billing Summary

Feasibility Study Phase

MSBA Code	Contract	Prev. Invoiced	This Inv.	Total Invoiced	Remaining
0001-0000	Designer Selection (\$10,303/mo 6/19-10/19)	51,514.00	51,514.00	-	51,514.00
0001-0000	PDP/PSR (\$18,670/mo 11/19-8/20)	186,695.00	186,695.00	-	186,695.00
0001-0000	SD/Town Apprvl (\$16,443/mo 9/20-2/21)	98,655.00	98,655.00	-	98,655.00
0001-0000	AM 2 (\$20,000/mo Mar/Apr 2021)	40,000.00	40,000.00	-	40,000.00
0001-0000	Feasibility Estimating	24,766.00	12,848.00	12,848.00	11,918.00

Design Development Phase

0102-0400	AM 3, 4 Design Development (\$20,000 5mos)	100,000.00	100,000.00	100,000.00	-
0102-1100	AM 3 DD Estimating	17,000.00	17,000.00	17,000.00	-
0199-0000	AM 4 DD Enhanced Cx, Automation	13,200.00	13,200.00	13,200.00	-

CD to Close Out Phase

0102-0500	AM 5 CD (\$28,000/mo Nov21-Apr22)	168,000.00	168,000.00	168,000.00	-
0102-1100	AM 5 Estimating	60,000.00	20,020.00	20,020.00	39,980.00
0102-0600	AM 5 Bidding (\$25,000/mo May/June22)	50,000.00	50,000.00	50,000.00	-
0102-0700	AM 5 Construction (\$56,000/mo)	1,541,070.00	-	56,000.00	1,485,070.00
0102-0800	AM 5 Close Out (\$6,000/mo)	66,000.00	-	-	66,000.00
0199-0000	AM 6 DD Enhanced Cx, Automation	157,300.00	35,090.00	35,090.00	122,210.00

Other Reimbursable Costs 12,266.60 12,375.00 24,641.60

2,574,200.00 805,288.60 68,375.00 873,663.60 1,725,178.00

Municipal Code Consulting LLC
 1116 Great Plain Ave Ste 204
 Needham, MA 02492
 (781) 343-1531
 info@planreviewers.com
 http://www.planreviewers.com

Invoice 1720



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BILL TO

Compass Project Management, LLC
 One Edgewater Drive
 Suite 204
 Norwood, MA 02062
 Project #10078 CP

DATE	PLEASE PAY	DUE DATE
06/21/2022	\$11,250.00	06/21/2022

ACTIVITY	QTY	RATE	AMOUNT
Plan Review Services:Initial deposit 50% of plan review cost for initial deposit on plan review services (if in different month from permit issuance)	0.50	15,000.00	7,500.00
Plan Review Services:Initial Plan Review 25% of plan review cost for initial review of submitted plans / construction documents (if in different month from permit issuance)	0.25	15,000.00	3,750.00

Initial deposit and plan review (75%) for Hanlon Elementary School, Westwood

TOTAL DUE \$11,250.00

THANK YOU.



Vendor Invoice Package – July, 22



VIP pg. 5



Town of Westwood
580 High Street
Westwood, MA 02090

Invoice number 00033
Date 07/31/2022

Project 19-0798 Westwood-Hanlon Elementary School

For Date Range: July 1 to July 31, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining
BASIC SERVICES					
Feasibility Study	425,000.00	100.00	425,000.00	0.00	0.00
Schematic Design	425,000.00	100.00	425,000.00	0.00	0.00
Design Development - ASR-7	1,232,260.00	100.00	1,232,260.00	0.00	0.00
Construction Documentation - Amendment 10	2,341,294.00	100.00	2,341,294.00	0.00	0.00
Bidding - Amendment 10	184,839.00	100.00	184,839.00	0.00	0.00
Construction Administration -Amendment 10	2,218,068.00	4.79	0.00	106,214.00	2,111,854.00
Closeout - Amendment 10	184,839.00	0.00	0.00	0.00	184,839.00
Subtotal	7,011,300.00	67.24	4,608,393.00	106,214.00	2,296,693.00
ALLOWANCES - FS to SD -CLOSED					
Site Survey	22,200.00	100.00	22,200.00	0.00	0.00
Geotechnical	36,000.00	100.00	36,000.00	0.00	0.00
Hazardous Materials	8,800.00	100.00	8,800.00	0.00	0.00
Traffic	16,000.00	100.00	16,000.00	0.00	0.00
Standard Energy Model	9,000.00	100.00	9,000.00	0.00	0.00
LEED Documentation	2,000.00	100.00	2,000.00	0.00	0.00
Subtotal	94,000.00	100.00	94,000.00	0.00	0.00
ADDITIONAL SERVICES - FS to SD - CLOSED					
Daylighting - ASR-2	5,000.00	100.00	5,000.00	0.00	0.00
ASR-4 - Additional Borings, Test Pits and Elevation Spot Checks	41,619.71	100.00	41,619.71	0.00	0.00
ASR-5 - Geo-Environmental Investigation	10,876.63	100.00	10,876.63	0.00	0.00
ASR-6 - Flow Test	1,675.00	100.00	1,675.00	0.00	0.00
ASR-8 - Topo Survey and ANR Plan	56,870.00	100.00	56,870.00	0.00	0.00
ASR-9 - Geotech - Additional Test Pits for Ledge Exploration	12,870.00	100.00	12,870.00	0.00	0.00
Subtotal	128,911.34	100.00	128,911.34	0.00	0.00
Geothermal - ASR-3 - FS to SD - CLOSED					
Task A - Test Well	48,927.53	100.00	48,927.53	0.00	0.00
Task B - Schematic Design Services (T&M)	8,969.81	100.00	8,969.81	0.00	0.00
Subtotal	57,897.34	100.00	57,897.34	0.00	0.00
ALLOWANCES FOR ASR-7					
Geotechnical - ASR 7	16,500.00	100.00	16,500.00	0.00	0.00

Town of Westwood

Invoice number 00033

Invoice date 07/31/2022

Town of Westwood Invoice number 00033
Project 19-0798 Westwood-Hanlon Elementary School Date 07/31/2022 VIP pg. 6

Description	Contract Amount	Percent Complete	Prior Billed	Current Billed	Remaining
ALLOWANCES FOR ASR-7					
Hazardous Materials - ASR-7	12,100.00	100.00	12,100.00	0.00	0.00
Wetlands Permitting - ASR-7	40,900.00	99.66	40,760.50	0.00	139.50
GeoThermal -ASR-7	16,500.00	100.00	16,500.00	0.00	0.00
Subtotal	86,000.00	99.84	85,860.50	0.00	139.50
ALLOWANCES FOR AMENDMENT 10					
Geotechnical - Amend 10	60,300.00	5.50	2,057.00	1,257.52	56,985.48
Hazardous Materials - Amend 10	84,700.00	2.60	2,200.00	0.00	82,500.00
Tech Procurement	65,000.00	3.85	0.00	2,500.00	62,500.00
GeoThermal - Amend 10	162,500.00	6.94	2,514.15	8,760.89	151,224.96
FFE Procurement	76,000.00	0.00	0.00	0.00	76,000.00
Wetlands Permitting - Amend 10	54,100.00	99.63	53,900.00	0.00	200.00
Subtotal	502,600.00	14.56	60,671.15	12,518.41	429,410.44
REIMBURSABLES					
GBCI LEED School Registration	1,200.00	100.00	1,200.00	0.00	0.00
Postage and certified mail sent to Abutters	565.21	100.00	565.21	0.00	0.00
Bidding Phase Printing	2,866.50	100.00	0.00	2,866.50	0.00
Subtotal	4,631.71	100.00	1,765.21	2,866.50	0.00
Total	7,885,340.39	65.43	5,037,498.54	121,598.91	2,726,242.94

printing costs not recommended for payment

Invoice total ~~121,598.91~~
\$118,732.41

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00033	07/31/2022	121,598.91	121,598.91				
Total		121,598.91	121,598.91	0.00	0.00	0.00	0.00



Vendor Invoice Package – July, 22



APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER/CLIENT:
Town of Westwood
580 High Street, Westwood, Massachusetts 02090

PROJECT:
Hanlon Elementary School
790 Gay Street, Westwood, Massachusetts 02090

APPLICATION NO: 01
PERIOD: 7/31/2022

DISTRIBUTION TO:
 Owner
 Architect
 Contractor

FROM CONTRACTOR
Brait Builders Corporation
57 Rockwood Road Marshfield, Massachusetts 02050 United States

VIA ARCHITECT/ENGINEER:
Dore & Whittier Architects, Inc.
26 Merrimac St. #7-2
Newburyport, Ma 01950

ARCHITECTS PROJECT #: 19-0798

MSBA Project # 210703350015

CONTRACT DATE: 7/14/22

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. Original Contract Sum	\$74,352,876.00
2. Net Change by change orders	_____
3. Contract sum to date (1 ± 2)	\$74,352,876.00
4. Total completed and stored to date (Column G on detail sheet)	\$975,000.00
5. Retainage:	
a. 5.00% of completed work	
b. 0.00% of stored material	
Total retainage (Line 5a + 5b or total in column 1 of detail sheet)	\$48,750.00
6. Total earned less retainage (Line 4 less Line 5 Total)	\$926,250.00
7. Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8. Current payment due:	\$926,250.00
9. Balance to finish, including retainage (Line 3 less line 6)	\$73,426,626.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:		0
Total approved this Month:	\$0.00	0
Totals:		0
Net changes by change order:		

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due

CONTRACTOR: Brait Builders Corporation

By: _____

Date: 7/28/22

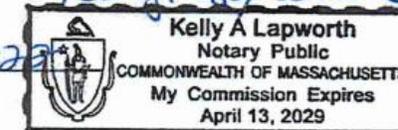
State of: Massachusetts

County of: Plymouth

Subscribed AND SWORN TO BEFORE

Me this 29th day of July, 2022

Notary Public: Kelly A. Lapworth



My commission expires: April 13, 2029

ARCHITECT'S / ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$926,250.00

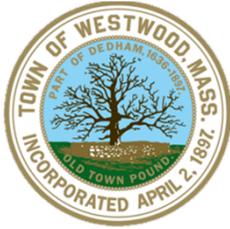
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT/ENGINEER:

By: _____

Date: 8/1/22

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.



Vendor Invoice Package – July 22



CONTINUATION SHEET - MSBA PRO-PAY SOV			AIA DOCUMENT G703						
AIA Document G703, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached						APPLICATION NO.:		SOV	
In tabulations below, amounts are stated to the nearest dollar.						PROJECT NO.:		HAN-2022	
Use Column I on Contracts where variable retainage for line items may apply.						APPLICATION DATE:		07/28/22	
						PERIOD TO:		07/28/22	
						PAGE NO.		1	
A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% COMP.	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D + E)	THIS PERIOD					
0502-0100	General Conditions	\$ 3,363,000.00	\$ -	\$ 875,000.00	\$ -	\$ 875,000.00	26%	\$ 2,488,000.00	\$ 43,750.00
0502-0200	Demolition	\$ 1,200,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,200,000.00	\$ -
0502-0300	Concrete	\$ 4,500,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,500,000.00	\$ -
0502-0400	Masonry	\$ 3,275,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,275,000.00	\$ -
0502-0500	Metals	\$ 8,178,375.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 8,178,375.00	\$ -
0502-0600	Wood, Plastic & Composites	\$ 1,700,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,700,000.00	\$ -
0502-0700	Thermal & Moisture Protection	\$ 6,529,390.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,529,390.00	\$ -
0502-0800	Openings	\$ 3,566,798.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,566,798.00	\$ -
0502-0900	Finishes	\$ 6,109,747.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,109,747.00	\$ -
0502-1000	Specialties	\$ 475,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 475,000.00	\$ -
0502-1100	Equipment	\$ 922,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 922,000.00	\$ -
0502-1200	Furnishings	\$ 259,720.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 259,720.00	\$ -
0502-1400	Conveying Equipment	\$ 170,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 170,000.00	\$ -
0502-2100	Fire Suppression	\$ 716,300.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 716,300.00	\$ -
0502-2200	Plumbing	\$ 2,369,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,369,000.00	\$ -
0502-2300	HVAC	\$ 10,290,376.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 10,290,376.00	\$ -
0502-2600	Electrical	\$ 7,776,000.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,776,000.00	\$ -
0502-3100	Earthwork	\$ 7,600,000.00	\$ -	\$ 100,000.00	\$ -	\$ 100,000.00	1%	\$ 7,500,000.00	\$ 5,000.00
0502-3200	Exterior Improvements	\$ 1,701,355.00	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,701,355.00	\$ -
0502-3400	Geothermal	\$ 3,650,815.00	\$ -	\$ -	\$ -	\$ -		\$ 3,650,815.00	\$ -
	SUBTOTAL	\$ 74,352,876.00	\$ -	\$ 975,000.00	\$ -	\$ 975,000.00	1%	\$ 73,377,876.00	\$ 48,750.00
	Approved Changes:		\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
	SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -
	TOTAL	\$ 74,352,876.00	\$ -	\$ 975,000.00	\$ -	\$ 975,000.00	1%	\$ 73,377,876.00	\$ 48,750.00



Vendor Invoice Package – July 22



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Westwood Hanlon Elementary School

Project Budget Status Report 7/31/2022



MSBA Classification Name	MSBA Code	BUDGET	TRANSFERS	REV'D BUDGET	COMMITTED	SPENT	LEFT TO SPEND	AVAILABLE
		Project Funding Agreement Total Project Budget	Budget Transfers	after Budget Transfers	Contracts, PO's, or Otherwise Spent	Total Paid Project to Date	on Current Contracts, PO's	to Commit or Spend
		F	G	H = (F + G)	I	J	K = I - J	L = H-MAX(I,J)
FEASIBILITY STUDY AGREEMENT 00000000								
		401,630	(11,918)	389,712	389,712	389,712	-	-
		850,000	-	850,000	850,000	850,000	-	-
		316,890	(53,756)	263,134	263,134	263,134	-	-
		42,809	1,557	44,366	44,366	44,366	-	-
		1,611,329	(64,117)	1,547,212	1,547,212	1,547,211.75	-	-
ADMINISTRATION 01000000								
		35,000	-	35,000	-	-	-	35,000
		35,000	-	35,000	-	-	-	35,000
Owner's Project Manager 01020000								
		136,359	(36,359)	100,000	100,000	100,000	-	-
		205,246	(37,246)	168,000	168,000	168,000	-	-
		50,000	-	50,000	50,000	50,000	-	-
		1,521,872	19,198	1,541,070	1,541,070	56,000	1,485,070	-
		72,200	-	72,200	66,000	-	66,000	6,200
		5,000	-	5,000	2,134	2,134	-	2,866
		60,000	(1,310)	58,690	58,690	37,020	21,670	-
		1,000	917	1,917	1,917	1,917	-	-
		125,000	(90,917)	34,083	22,508	22,508	-	11,575
		75,000	83,958	158,958	158,958	-	158,958	-
		200,000	(25,771)	174,229	174,229	52,019	122,210	-
		2,451,677	(87,530)	2,364,147	2,343,506	489,598	1,853,908	20,641
SITE ACQUISITION 03000000								
		300	-	300	-	-	-	300
		300	-	300	-	-	-	300
Architecture & Engineering 02000000								
		1,417,099	(184,839)	1,232,260	1,232,260	1,232,260	-	-
		2,156,455	184,839	2,341,294	2,341,294	2,341,294	-	-
		184,839	-	184,839	184,839	184,839	-	-
		2,218,068	-	2,218,068	2,218,068	106,214	2,111,854	-
		184,839	-	184,839	184,839	-	184,839	-
		179,000	-	179,000	179,000	27,775	151,225	-
		52,500	(52,500)	-	-	-	-	-
		10,000	(9,000)	1,000	565	565	-	435
		141,000	-	141,000	141,000	2,500	138,500	-
		96,800	-	96,800	96,800	14,300	82,500	-
		76,800	-	76,800	76,800	19,815	56,985	-
		95,000	-	95,000	95,000	94,661	340	-
		6,812,400	(61,500)	6,750,900	6,750,465	4,024,222	2,726,243	435

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Westwood Hanlon Elementary School

Project Budget Status Report 7/31/2022



MSBA Classification Name	MSBA Code	BUDGET	TRANSFERS	REV'D BUDGET	COMMITTED	SPENT	LEFT TO SPEND	AVAILABLE
		Project Funding Agreement Total Project Budget	Budget Transfers	after Budget Transfers	Contracts, PO's, or Otherwise Spent	Total Paid Project to Date	on Current Contracts, PO's	to Commit or Spend
		F	G	H = (F + G)	I	J	K = I - J	L = H-MAX(I,J)
Construction Contract 05000000								
		70,380,680	3,972,196	74,352,876	74,352,876	926,250	73,426,626	-
		-	-	-	-	-	-	-
		70,380,680	3,972,196	74,352,876	74,352,876	926,250	73,426,626	-
Miscellaneous Project Costs 06000000								
		150,000	(90,000)	60,000	41,658	41,658	-	18,342
		240,000	-	240,000	-	-	-	240,000
		120,000	(60,000)	60,000	-	-	-	60,000
		510,000	(150,000)	360,000	41,658	41,658	-	318,342
Furnishing & Equipment 07000000								
		950,000	-	950,000	-	-	-	950,000
		850,000	(178,000)	672,000	-	-	-	672,000
		1,800,000	(178,000)	1,622,000	-	-	-	1,622,000
Contingencies 08000000								
		3,519,000	(3,231,049)	287,951	-	-	-	287,951
		700,000	(200,000)	500,000	-	-	-	500,000
		4,219,000	(3,431,049)	787,951	-	-	-	787,951
MSBA Project Funding Agreement Total Project Budget 87,820,386 - 87,820,386 85,035,717 7,028,940 78,006,777 2,784,669								
Anticipated Additional Funding Sources								
		2,000,000	-	2,000,000	-	-	-	2,000,000
		202,789	-	202,789	-	-	-	202,789
		140,000	-	140,000	-	-	-	140,000
		1,100,000	-	1,100,000	-	-	-	1,100,000
		3,442,789	-	3,442,789	-	-	-	3,442,789
Total Project Budget (MSBA PFA + Additional Funding) 91,263,175 - 91,263,175 85,035,717 7,028,940 78,006,777 6,227,458								

Total Construction Contingency including additional funding: \$3,730,739.92 5.02%

