

City of Newton



David B. Cohen
Mayor

PUBLIC BUILDINGS DEPARTMENT

A. NICHOLAS PARNELL, AIA, COMMISSIONER

Telephone: (617) 796-1600

Fax: (617) 796-1601

TTY: (617) 796-1089

52 ELLIOT STREET

NEWTON HIGHLANDS, MA 02461-1605

TO: Community Preservation Committee

FROM: A. Nicholas Parnell, AIA
Commissioner of Public Buildings

DATE: October 9, 2009

RE: Brigham House Design Services & Construction Close Out

The Brigham House Restoration has been completed thanks to funds generated through the CPC process. While undertaking the construction of the Brigham House there were additional requests made by both the City's Inspectional Services and Fire Departments calling for additional items. These requests triggered the need for further documentation by the Design Architects, TBA. I am requesting the sum of \$15,250 to satisfy an outstanding balance due to the designer and the General Contractor.

Please feel free to contact either Arthur Cabral or myself regarding this request.

ANP:dla



TBA ARCHITECTS, INC.
Boston ~ San Francisco

Statement

TO: Mr. Nicholas Parnell
City of Newton
Public Buildings Dept.
52 Elliot Street
Newton, MA 02464

DATE: 9/29/09

DATE	OPEN INVOICES	AMOUNT
12/03/08	998 Newton - Brigham House:998.1 Newton - Brigham House II- INV #11755. Due 01/02/09. Orig. Amount \$10,400.00.	10,400.00
12/03/08	998 Newton - Brigham House:998.1 Newton - Brigham House II:998.2 - Addtl Svcs - Bathroom- INV #11756. Due 01/02/09. Orig. Amount \$3,500.00.	3,500.00

Total Due Now On This Project \$13,900.00

241 CRESCENT STREET, WALTHAM, MA 02453
TEL: (781) 893-5828 FAX: (781) 893-5834
tba@tbaarchitects.com



TBA Architects, Inc.

241 Crescent Street
Waltham, Massachusetts, 02453

(781) 893-5828
FAX (781) 893-5834

LETTER OF TRANSMITTAL

DATE January 8, 2009	JOB NO. 998
ATTENTION Art Cabral	
RE: Change Order #5	
Renovations and Accessibility Improvements to the Brigham House	

TO: City of Newton Public Buildings Dept
52 Elliot Street
Newton, MA 02461-1605

WE ARE SENDING YOU Attached Under separate cover via _____ The following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
3	01/08/09		Change Order #5 which includes Upgrades to Fire Alarm required by Newton FD and credit for deletion of gutter guards (originals signed by TBA and Vareika)

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit _____ Copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as Noted	<input type="checkbox"/> Submit _____ Copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return _____ Corrected prints
<input type="checkbox"/> For review and comment	<input type="checkbox"/> _____	

FOR BIDS DUE _____, 20 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

TBA kept one copy on file, one copy sent to Vareika

COPY TO _____ SIGNED: Kari Hite-Vallone

**CHANGE
ORDER**

AIA DOCUMENT G701

Distribution to:

- OWNER
- ARCHITECT
- CONTRACTOR
- FIELD
- OTHER

PROJECT: **Brigham House Renovation**
 (name, address) 20 Hartford Street
 Newton Highlands, MA 02459
 TO: (Contractor): Vareika Construction
 219 Walnut Street, Suite B
 West Bridgewater, MA 02379

CHANGE ORDER NUMBER: 5
 INITIATION DATE: 12/3/2008
 ARCHITECT'S PROJECT NO: 998
 CONTRACT FOR: General Conditions
 CONTRACT DATE:

You are directed to make the following changes in this contract:

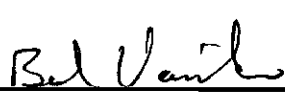
Request (PCO)#	Scope	Date	Value
n/a	Credit for Deleting Gutter Guards	12/03/08	-\$843.00
n/a	Upgrades to Fire Alarm System required by Newton Fire	01/06/09	\$3,287.00

Not valid until signed by the Owner and Architect.

Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original (Contract Sum)(~~Guaranteed Maximum Cost~~) was..... \$ 418,000.00
 Net change by previously authorized Change Orders.....\$ 37,596.00
 The (Contract Sum)(~~Guaranteed Maximum Cost~~) prior to this change order was.....\$ 455,596.00
 The (Contract Sum)(~~Guaranteed Maximum Cost~~) will be (increased)(decreased)(unchanged) by
 this Change Order.....\$ 2,444.00
 The new (Contract Sum)(~~Guaranteed Maximum Cost~~) including this Change Order will be.....\$ 458,040.00
 The Contract Time will be (increased)(decreased) by 37 calendar days
 The Date of Substantial Completion as of the date of this Change Order therefore is January 9, 2009

TBA Architects, Inc. Vareika Construction City of Newton
 ARCHITECT CONTRACTOR OWNER

  _____

BY M. Russel Feldman BY Bob Vareika BY _____

DATE January 7, 2009 DATE 1-7-09 DATE _____

Vareika Construction Inc.
 219 Walnut St. Suite - B
 West Bridgewater, MA 02379

Proposal Request No.

TBA Architects, Inc.
 241 Crescent St.
 Waltham, MA 02453

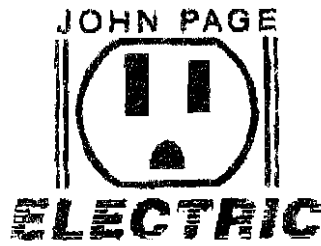
1/6/2009

Attn: Russ Feldman
 Re: Renovations & Accessibility Improvements @ Brigham House
 Subj. Additional materials & labor for upgrades to Fire Alarm system
 as required by Newton Fire Department

Attached please find a quote from Page Electric
 Vareikas' mark up is as follows:

I. Suppliers Quote:		<u>\$2,915</u>
II. General Contractor Markup	10%	<u>\$292</u>
IV. General Contractor Bond	2.5%	<u>\$80</u>
V. Total Cost of Change		<u>\$3,287</u>
	ROUNDED TO	<u>\$3,287</u>

Bob Vareika
 Project Manager



Final Invoice

DATE	INVOICE #
1/5/2009	1038

Commercial • Residential • Industrial
 285 Montello Street, Brockton, Massachusetts 02301
 Tel: 508-427-4480 • Fax: 508-427-4481 • Master License A14317

BILL TO
Vareika Construction Inc. Attention: Bob Vareika 219 Walnut St. W. Bridgewater, MA 02379

PROJECT
Additional to Quoted ..

Est Amt	Prior Amt	Est Qty	Est Rate	DESCRIPTION	Curr %	AMOUNT
				Additional to Quoted Fire Alarm		
				1 Full Station Replace Device Only		100.00
				3 Horn Strobes Replace Device Only @ \$105 Ea.		315.00
				10 Smoke Detectors Added to Original Quote as Per Fire Department @ \$250 Ea.		2,500.00
<i>Brigham House</i>						
Total						\$2,915.00

Balance Due Upon Receipt

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instruction on reverse side) PAGE ONE OF 2 PAGES

TO City of Newton PROJECT: Brigham House Renovations APPLICATION NO: 6 Distribution to:
 1000 Commonwealth Ave 20 Hartford St. [X] OWNER
 Newton, Ma. 02159 Newton, Ma. 02159 PERIOD TO: 1/9/2008 [X] ARCHITECT
 [X] CONTRACTOR
 FROM: VAREIKA CONSTRUCTION, INC. VIA (ARCHITECT): TBA Architects ARCHITECT'S []
 219 Walnut St. Suite - B 241 Crescent St. PROJECT NO 998 []
 West Bridgewater, Ma. 02379 Waltham, Ma. 02453

CONTRACT FOR: Renovations & Accessibility Improvements to The Brigham House CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		37596	
TOTAL		37596	
Approved this month			
Number	Date Approved		
5	01/07/09	2444	
TOTALS		40040	

Net change by Change Orders
 The undersigned Contractor 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 Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
 By: Michael Swartz Date: 8/26/09

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$418,000
2. Net change by Change Orders	\$40,040
3. CONTRACT SUM TO DATE (Line 1+/- 2)	\$458,040
4. TOTAL COMPLETED & STORED TO DATE	\$458,040
(Column G on G703)	
5. RETAINAGE:	
a. 5% of Completed Work	\$0
(Column D + E on G703)	
b. 5% of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE	\$0
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$432,816
8. CURRENT PAYMENT DUE	\$25,224
9. BALANCE TO FINISH, PLUS RETAINAGE	\$0
(Line 3 less Line 6)	

State: Ma. County of: Plymouth
 Subscribed and sworn to before me this 28th day of August, 2009
 Notary Public: Robert G. Vail
 My Commission expires: 8/15/2014

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$25,224
 (Attach explanation if amount certified differs from the amount applied for.)
 ARCHITECT
 By: Rebecca Date: 9/3/09
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein, issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Contractor's signed Certification is attached.

APPLICATION DATE: 08/26/09

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 01/09/09

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 998

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G / C)			
1	BONDS & INSURANCE	15500.00	15500.00			15500.00	100.00%	0.00	0.00
2	GENERAL CONDITIONS	41200.00	41200.00			41200.00	100.00%	0.00	0.00
3	DEMO	22000.00	22000.00			22000.00	100.00%	0.00	0.00
4	SITE WORK / LANDSCAPE	12600.00	12600.00			12600.00	100.00%	0.00	0.00
5	CONCRETE WORK	9700.00	9700.00			9700.00	100.00%	0.00	0.00
6	MASONRY	9625.00	9625.00			9625.00	100.00%	0.00	0.00
7	ROUGH CARPENTRY	21500.00	21500.00			21500.00	100.00%	0.00	0.00
8	FINISH CARPENTRY	67810.00	67810.00			67810.00	100.00%	0.00	0.00
9	SIDING	65750.00	65750.00			65750.00	100.00%	0.00	0.00
10	ROOFING	6400.00	6400.00			6400.00	100.00%	0.00	0.00
11	GUTTERS	8030.00	8030.00			8030.00	100.00%	0.00	0.00
12	DOORS & WINDOWS	24185.00	24185.00			24185.00	100.00%	0.00	0.00
13	GYP SUM	16350.00	16350.00			16350.00	100.00%	0.00	0.00
14	FLOORING	25700.00	25700.00			25700.00	100.00%	0.00	0.00
15	PAINTING	23100.00	23100.00			23100.00	100.00%	0.00	0.00
16	DIVISION 10	1600.00	1600.00			1600.00	100.00%	0.00	0.00
17	MECHANICAL & PLUMBING	24300.00	24300.00			24300.00	100.00%	0.00	0.00
18	ELECTRICAL	22650.00	22650.00			22650.00	100.00%	0.00	0.00
19	Change Order # 1	11978.00	11978.00			11978.00	100.00%	0.00	0.00
20	Change Order # 2	2819.00	2819.00			2819.00	100.00%	0.00	0.00
21	Change Order # 3	16820.00	16820.00			16820.00	100.00%	0.00	0.00
22	Change Order # 4	5979.00	5979.00			5979.00	100.00%	0.00	0.00
23	Change Order # 5	2444.00		2444.00		2444.00	100.00%	0.00	0.00
		458040.00	455596.00	2444.00	0.00	458040.00	100.00%	0.00	0.00