

Date of Addendum No.1: July 29, 2022

Previous issue:

Construction Documents – July 22, 2022

Owner

Town of Pembroke, MA
128 Center Street
Pembroke, MA Boston, MA 02359

Owners Representative

Compass Project Management
One Edgewater Drive, Suite 204
Norwood, MA 02062

Architect

Bargmann Hendrie + Archetype
9 Channel Center Street, Suite 300
Boston, MA 02210

This Addendum forms part of the Contract Documents and modifies the original Bidding Documents dated July 22, 2022 as noted below.

Acknowledge receipt of this Addendum in the space provided in the appropriate space on the Form for General Bid and Form for Sub-Bid. Failure to do so will be subject to Bidder disqualification.

Attachments:

Specifications: 20 project manual sections revised as noted in this Addendum. Included and issued in full are 3 sections: the Table of Contents, 1 new section, and 1 revised section.

Drawings: 5 drawings revised as noted in this Addendum. Included and issued in full are 4 drawings: 1 new and 3 revised.

RFIs: Responses to Bidder questions as included below.

SPECIFICATIONS (PROJECT MANUAL)

1. **TABLE OF CONTENTS**

- A. Add line 00901 to reflect Addendum No. 1
- B. Add line 011400.1 – Decision of the Planning Board

- C. Delete line 096710 – Resinous Flooring
- D. Revised line 270000 – after Communications General add “(part of 260000 FSB)”
- E. Revise line 270526 – after Grounding and Bonding add “(part of 260000 FSB)”
- F. Revise line 270528 – after Pathways for communications Systems add “(part of 260000 FSB)”
- G. Revise line 270553 – after Identification for Telecommunications systems add “(part of 260000 FSB)”
- H. Revise line 270813 – after Testing Copper Cables add “(part of 260000 FSB)”
- I. Revise line 271000 – after Structured Cabling add “(part of 260000 FSB)”
- J. Revise line 271100 Communications Equipment room and Fittings add “(part of 260000 FSB)”
- K. Revise line 271500 – after Communications Horizontal Cabling add “(part of 260000 FSB)”
- L. Revise 271600 – after Communications connecting Cord Devices and Adapters “(part of 260000 FSB)”
- M. Revise line 280000 – after Security add “(part of 260000 FSB)”
- N. Revise line 283100 – after Fire Detection and Alarm System add “(part of 260000 FSB)”
- 2. 00100 – INSTRUCTION TO BIDDERS
 - A. In paragraph 18, in the second to last sentence ending in “...appropriation for funding” add the following:
“, pursuant to project approval at a public Town Meeting in the fall of 2022.”
- 3. 00020 – INVITATION TO BIDDERS
 - A. Revise Glass & Glazing Section from “080001” to “080002”.
- 4. 00417 – UNIT PRICE PROPOSAL SHEET
 - A. In the opening paragraph, following the second sentence ending in “...Contractors or subcontractors”, replace the sentence as follows:
“The unit prices provided will be used for an ADD or a DECUCT to the Work and cover the description outlined below for each scope of Work.”
AND Strike the next sentence in full that begins with “Where base contract” and ends with “overhead and profit.”
- 5. 011400 – WORK RESTRICTIONS
 - A. Section 1.10, subparagraph A.3 –for Site Plan #, insert “#SP2-22”
- 6. NEW 011400.1 – DECISION OF THE PLANNING BOARD
 - A. Add document: Decision of the Planning Board, Site Plan #SP2-22 Community Center at 128 Center Street, total of 5 pages
- 7. 085413 – FIBERGLASS WINDOWS
 - A. Replace paragraph 2.1 A, subparagraph 1 with the following:
“1. Fiberglass Windows:

- a. Alpen Residential glass-double hung
- b. Fibertec Window & Door Mfg. Double-hung tilt
- c. Inline Fiberglass Ltd. Double Hung-900 Series
- d. Marvin Elevate Double Hung
- e. Pella Corporation Impervia Double Hung Windows"

8. 260000 – ELECTRICAL

- A. Article 1.2 FILING OF SUB-BIDS - Delete Paragraph B and replace with the following:

"B. Reference Drawings: The Work of this Filed Sub-Bid is shown on the following Contract Drawings: E000, E001, E100, E101, E102, E200, E201, E300, E400, E401, E402, E500, E501, FS – series (food service work pertaining to division 260000), T001, T101, T102, T201, T301, T401, T402, AV.000, AV.100, AV.301.1, AV.301.2, AV.301.3, AV.301.4, AV.301.5, AV.301.6, A101, A102, A200, A511, A521, A601, A801, A802

- B. Article 1.2 FILING OF SUB-BIDS: Delete Paragraph C and replace with the following:

"C. Required Specifications: The following Specifications Sections are part of the work of this Section:

Section 260100 - GENERATOR

Section 270000 - COMMUNICATIONS GENERAL

Section 270526 - GROUNDING AND BONDING

Section 270528 - PATHWAYS FOR COMMUNICATIONS SYSTEMS

Section 270553 - IDENTIFICATION FOR COMMUNICATIONS SYSTEMS

Section 270813 - TESTING COPPER CABLES

Section 271000 - STRUCTURED CABLING

Section 271100 - COMMUNICATIONS EQUIPMENT ROOM AND FITTINGS

Section 271500 - COMMUNICATIONS HORIZONTAL CABLING

Section 271600 - COMM CONNECTING CORDS, DEVICES AND ADAPTERS

Section 280000 – SECURITY

Section 283100 – FIRE DETECTION AND ALARM SYSTEM"

- C. Article 1.2 FILING OF SUB-BIDS: Delete Paragraph D and replace with the following:

"D. Sub-Sub-Bid Requirements Sub bidder's attention is directed to Massachusetts G.L. Chapter 149 Section 44F, as amended, which provides in part as follows:

- 1. Each sub-bidder shall list in Paragraph E of the "Form for Sub-bids" the name and bid price of each person, firm or corporation performing each class of work or part thereof for which the Section of the Specifications for that sub trade requires such listing, provided that, in the absence of a contrary provision in the Specifications,

any sub-bidder may, without listing any bid price, list his own name or part thereof and perform that work with persons on his own payroll, if such sub-bidders, after sub-bid openings, shows to the satisfaction of the Awarding Authority that he does customarily perform such class of work with persons on his own payroll and is qualified to do so. This Section of the Specifications requires that the following classes of work shall be listed in Paragraph E under the conditions indicated herein.

2. Classes of Work

- a. Communications - Division 27 Sections
- b. Security- Section 280000
- c. Fire Detection and Alarm System- Section 283100

9. 260100 – GENERATOR

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph F:
 - 1. Work of this Section is part of Filed Sub-Bid Section 260000.

10. 270000 – COMMUNICATIONS GENERAL

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph A.1:
 - 1. Work of this Section is part of Filed Sub-Bid Section 260000.

11. 270526 – GROUNDING AND BONDING

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph A.1:
 - 1. Work of this Section is part of Filed Sub-Bid Section 260000.

12. 270528 – PATHWAYS FOR COMMUNICATIONS SYSTEMS

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph A.1:
 - 1. Work of this Section is part of Filed Sub-Bid Section 260000.

13. 270553 – IDENTIFICATION FOR TELECOMMUNICATIONS SYSTEMS

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph A.1:
 - 1. Work of this Section is part of Filed Sub-Bid Section 260000.

14. 270813 – TESTING COPPER CABLES

- A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
- B. Article 1.1 SUMMARY: add subparagraph A.1:

1. Work of this Section is part of Filed Sub-Bid Section 260000.
15. 271000 – STRUCTURED CABLING
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.
16. 271100 - COMMUNICATIONS EQUIPMENT ROOM AND FITTINGS
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.
17. 271500 – COMMUNICATIONS HORIZONTAL CABLING
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.
18. 271600 - COMMUNICATIONS CONNECTING CORD DEVICES AND ADAPTERS
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.
19. 280000 – SECURITY
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.
20. 283100 – FIRE DETECTION AND ALARM SYSTEM
 - A. Add the following to Section Title “Part of Work of Section 260000, Filed Sub-Bid Required”
 - B. Article 1.1 SUMMARY: add subparagraph A.1:
 1. Work of this Section is part of Filed Sub-Bid Section 260000.

DRAWINGS

GENERAL

1. G0001 – DRAWING LIST
 - A. Add – A901 – Room Signage

ARCHITECTURAL

2. A523 – MILLWORK DETAILS

- A. Add general note for reference to Finish Schedule and Legend
- B. Revise Detail 1 section key designation and cabinet dimensions
- C. Revise Detail 2 for accessible sink and clarifications to shelves
- D. Clarify Detail 3A notations for blocking and shelf dimensions
- E. Clarify Detail 4A notations for glass type and blocking
- F. Clarify Detail A notation for blocking
- G. Revise Detail B and C support from steel angle to wood cleat and bracket.
- H. Clarify Detail D notation for blocking
- I. Revise Detail E support from steel angle to wood cleat and bracket.
- J. Clarify Detail F notation for blocking and shelf locations

3. A801 – FIRST FLOOR REFLECTED CEILING PLAN

- A. Add general note related to window shades
- B. Manual window shades (WS) and motorized windows shades (WS-M) shown on plans.

4. A802 – SECOND FLOOR REFLECTED CEILING PLAN

- A. Add general note related to window shades
- B. Manual window shades (WS) and motorized windows shades (WS-M) shown on plans.

5. NEW A901 – ROOM SIGNAGE LAYOUT PLANS

- A. First Issue – sheet including required room sign types and location plans.

REQUESTS FOR INFORMATION

The following is a summary of requests for information, questions and inquiries by Plan Holders. A clarification with no change to the Documents are answered below. Responses that require a change to the Contract documents have been included in the Addendum Changes.

1. Question Regarding - Fiberglass Windows

We would like to quote an alternate to the three window manufactures,

Response: Design Intent is for operable windows to be double hung, refer to clarification to drawing A602 as included in this Addendum. Additional manufactures are listed, but not limited to, in section 085413 of this Addendum.

2. Questions Regarding Air and Vapor Barriers and Waterproofing

- A. Detail 9/A401 calls for 2' COMPOSITE INSULATION/SHEATHING BOARD WITH LIQUID APPLIED AIR BARRIER. Liquid applied air barrier is not specified. Please clarify

Response: On detail 9/A401 change note "liquid applied air barrier" to "self adhered vapor permeable weather resistant barrier"

- B. Confirm Self-Adhered Waterproofing Membrane and Self-Adhered Vapor Barrier are part of FSB070002 (Roofing and Flashing Package)

Response: Self-Adhered Waterproofing Membrane (Roof Underlayment) is to be included within FSB 070002 for Roofing and Flashing. "Self-Adhered Vapor Barrier" is listed within spec. section 072100 - Thermal Insulation, therefore is not part of FSB 070002.

- C. Spec calls for using GCPs Procor - if this is a proprietary material additional options are needed – confirm

Response: GCP Procore System is basis of design, other manufacturer's comparable product systems will be added to the specification in a forthcoming addendum.

- D. Request that Hydralastic 836 be considered as cold applied waterproofing

Response: R.W. Meadows Hydralastic 836 may be considered as a cold fluid applied waterproofing material. Revised details (if necessary) to be issued in a forthcoming addendum.

- E. Detail 3/A401 calls for PLYWOOD SHEATHING WRAP WITH TRANSITION MEMBRANE FROM ROOF VAPOR BARRIER TO AIR BARRIER AT WALL. Which Filed Sub-bid package is responsible for this work, 070001 or 070002?

Response: Change of Note: "PLYWOOD SHEATHING WRAP WITH TRANSITION MEMBRANE FROM ROOF VAPOR BARRIER TO AIR BARRIER AT WALL" to be changed to "SELF-ADHERED VAPOR PERMEABLE WEATHER RESISTANT BARRIER". The SELF-ADHERED VAPOR PERMEABLE WEATHER RESISTANT BARRIER is to be included within FSB 070001. Design intent is to wrap continuously up the vertical wall, under the soffit sheathing, up the vertical face of blocking at the eave, and over the top of blocking at the eave, with an over-lapped termination with the self-adhered vapor barrier.

- F. Detail 1/A401 calls for FLUID APPLIED WATER BARRIER ON ALL EXTERIOR SURFACES OF FOUNDATION WALL. Detail 1/A402 calls for SELF-ADHERED WATERPROOF MEMBRANE. Can either waterproofing system be used on the foundation for the entire project?

Response: Note: The Geotechnical Report states the groundwater level to be +/- 22 feet below grade. Design team is reviewing foundation waterproofing options, fluid-applied vs. self-adhered membrane. Revised details (if necessary) to be issued in forthcoming addendum.

3. Questions Regarding Masonry Flashing

- A. No base flashing is detailed through the masonry cavity, is this the design intent? Will the cavity be grouted solid?

Response: Design intent is for the cavity behind ground face block courses to be grouted solid: a) self-adhered waterproof membrane applied to exterior wall sheathing and concrete surfaces of masonry shelf, b) metal lathe anchored to wall, c) mortar scratch coat, d) mortar setting bed with ground face block. Revised detail to be issued in forthcoming addendum.

END OF ADDENDUM NO. 1

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PROJECT MANUAL

TABLE OF CONTENTS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

PROCUREMENT REQUIREMENTS

| | | Author | First Issue | Revised Date |
|-------|---|--------|-------------|--------------|
| 00110 | Table of Contents | BH+A | 7/22/22 | 7/29/22 |
| 00020 | Invitation to Bid | ToP | 7/22/22 | |
| 00100 | Instructions to Bidders | ToP | 7/22/22 | |
| 00101 | Supplemental instructions to Bidders for Submitting an Electronic Bid (E-Bid) | ToP | 7/22/22 | |
| | Additional Instructions for Electronic Bid | ToP | 7/22/22 | |
| 00125 | List of Prequalified Bidders | ToP | 7/22/22 | |
| 00400 | DCAMM Prime/General Update Statement | ToP | 7/22/22 | |
| | Cover page and DCAMM Form | ToP | 7/22/22 | |
| 00401 | DCAMM Sub-Bidder Update Statement | ToP | 7/22/22 | |
| | Cover page and DCAMM Form | ToP | 7/22/22 | |
| 00402 | Certifications Required by Law for Public Construction Contracts | ToP | 7/22/22 | |
| 00415 | Form of General Bid | ToP | 7/22/22 | |
| 00416 | Form of Sub Bid | ToP | 7/22/22 | |
| 00417 | Unit Price Proposal Sheet | ToP | 7/22/22 | 7/29/22 |

CONTRACTING REQUIREMENTS

| | | Author | First Issue | Revised Date |
|-------|--|--------|-------------|--------------|
| 00500 | Form of Agreement Between Owner and Contractor | ToP | 7/22/22 | |
| | AIA A101 - 2017 | ToP | 7/22/22 | |
| 00501 | Certificate of Vote | ToP | 7/22/22 | |
| 00610 | Construction Performance Bond | ToP | 7/22/22 | |
| 00620 | Construction Payment Bond | ToP | 7/22/22 | |
| 00700 | General Conditions | ToP | 7/22/22 | |
| | AIA 201-2017 | | 7/22/22 | |
| 00750 | Supplemental General Conditions for Construction AIA201-2017 | ToP | 7/22/22 | |
| 00800 | Insurance | ToP | 7/22/22 | |
| 00825 | Prevailing Wage | ToP | 7/22/22 | |
| | Attachment A – Wage Rate Request | ToP | 7/22/22 | |
| | Attachment B – Commonwealth of Massachusetts Prevailing Wage Notices | ToP | 7/22/22 | |
| | Attachment C – Payroll Compliance | ToP | 7/22/22 | |

| | | | | |
|-------|---|---------|---------|--|
| | Attachment D – Payroll Reporting Form | ToP | 7/22/22 | |
| 00850 | Incorporation of Applicable Provisions of MA General Laws | ToP | 7/22/22 | |
| 00901 | Addendum No. 1 | BH+A/KA | 7/29/22 | |

SPECIFICATIONS

DIVISION 01 - GENERAL REQUIREMENTS

| | | Author | First Issue | Revised Date |
|----------|-------------------------------------|---------|-------------|--------------|
| 011100 | Summary of Work | BH+A/KA | 7/22/22 | |
| 011400 | Work Restrictions | BH+A/KA | 7/22/22 | |
| 011400.1 | Decision of the Planning Board | ToP | 7/29/22 | |
| 011401 | Electronic Release Form | BH+A/KA | 7/22/22 | |
| 012200 | Unit Prices | BH+A/KA | 7/22/22 | |
| 012300 | Alternates | BH+A/KA | 7/22/22 | |
| 012400 | Schedule of Values | BH+A/KA | 7/22/22 | |
| 013100 | Project Management and Coordination | BH+A/KA | 7/22/22 | |
| 013119 | Project Meetings | BH+A/KA | 7/22/22 | |
| 013200 | Construction Progress Documentation | BH+A/KA | 7/22/22 | |
| 013300 | Submittal Procedures | BH+A/KA | 7/22/22 | |
| 013301 | Substitution Request Form | BH+A/KA | 7/22/22 | |
| 013543 | Environmental Procedures | UEC | 7/22/22 | |
| 014000 | Quality Requirements | BH+A/KA | 7/22/22 | |
| 014330 | Mock-Ups | BH+A/KA | 7/22/22 | |
| 015000 | Temporary Facilities and Controls | BH+A/KA | 7/22/22 | |
| 017329 | Cutting and Patching | BH+A/KA | 7/22/22 | |
| 017400 | Construction Waste Management | BH+A/KA | 7/22/22 | |
| 017700 | Closeout Procedures | BH+A/KA | 7/22/22 | |
| 017839 | Project Record Documents | BH+A/KA | 7/22/22 | |
| 018100 | General Commissioning Requirements | ToP | 7/22/22 | |
| 018119 | Indoor Air Quality Requirements | BH+A/KA | 7/22/22 | |

DIVISION 02 - EXISTING CONDITIONS

| | | Author | First Issue | Revised Date |
|--------|--|---------|-------------|--------------|
| 022820 | Asbestos Remediation | UEC | 7/22/22 | |
| 023000 | Subsurface Investigation | BH+A/KA | 7/22/22 | |
| 024100 | Demolition | BH+A/KA | 7/22/22 | |
| 029000 | Div 02 – Available Project Information | BH+A/KA | 7/22/22 | |
| 029001 | Existing Building Plans | ToP | 7/22/22 | |
| 029002 | Existing Building Photographs | BH+A/KA | 7/22/22 | |
| 029003 | Geotechnical Engineering Report | MGA | 7/22/22 | |
| 029004 | Flow Test | MELS | 7/22/22 | |

DIVISION 03 – CONCRETE

| | | Author | First Issue | Revised Date |
|--------|------------------------|--------|-------------|--------------|
| 033000 | Cast-In-Place Concrete | FBRA | 7/22/22 | |

DIVISION 04 - MASONRY

| | | Author | First Issue | Revised Date |
|----------|-----------------------------------|---------|-------------|--------------|
| 040001 * | Masonry Work | BH+A/KA | 7/22/22 | |
| 042000 | Unit Masonry (part of 040001 FSB) | BH+A/KA | 7/22/22 | |

DIVISION 05 - METALS

| | | Author | First Issue | Revised Date |
|----------|--|---------|-------------|--------------|
| 050001 * | Miscellaneous and Ornamental Iron | BH+A/KA | 7/22/22 | |
| 051200 | Structural Steel Framing | FBRA | 7/22/22 | |
| 051226 | Shear Connections | FBRA | 7/22/22 | |
| 053100 | Steel Decking | FBRA | 7/22/22 | |
| 054000 | Cold-Formed Metal Framing | BH+A/KA | 7/22/22 | |
| 055000 | Metal Fabrications (part of 050001 FSB) | BH+A/KA | 7/22/22 | |
| 055100 | Metal Stairs and Railings (part of 050001 FSB) | BH+A/KA | 7/22/22 | |

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

| | | Author | First Issue | Revised Date |
|--------|---------------------------------|-----------|-------------|--------------|
| 061000 | Rough Carpentry | FBRA/BH+A | 7/22/22 | |
| 061600 | Sheathing | BH+A/KA | 7/22/22 | |
| 061753 | Shop Fabricated Wood Trusses | FBRA | 7/22/22 | |
| 062010 | Exterior Finish Carpentry | BH+A/KA | 7/22/22 | |
| 064020 | Interior Architectural Woodwork | BH+A/KA | 7/22/22 | |
| 066400 | FRP Paneling | BH+A/KA | 7/22/22 | |

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

| | | Author | First Issue | Revised Date |
|----------|--|---------|-------------|--------------|
| 070001 * | Waterproofing, Dampproofing and Caulking | BH+A/KA | 7/22/22 | |
| 070002 * | Roofing and Flashing | BH+A/KA | 7/22/22 | |
| 071100 | Bituminous Dampproofing (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 071300 | Sheet Waterproofing (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 071400 | Fluid-Applied Waterproofing (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 071610 | Crystalline Waterproofing (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 072100 | Thermal Insulation | BH+A/KA | 7/22/22 | |

* Filed Sub-Bid Required

| | | | | |
|--------|---|---------|---------|--|
| 072600 | Vapor Retarder | BH+A/KA | 7/22/22 | |
| 072700 | Air Barriers (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 073113 | Asphalt Shingles (part of 070002 FSB) | BH+A/KA | 7/22/22 | |
| 074610 | Fiber-Cement Siding | BH+A/KA | 7/22/22 | |
| 075400 | Thermoplastic Membrane Roofing (part of 070002 FSB) | BH+A/KA | 7/22/22 | |
| 076200 | Sheet Metal Flashing and Trim (part of 070002 FSB) | BH+A/KA | 7/22/22 | |
| 077100 | Roof Specialties | BH+A/KA | 7/22/22 | |
| 077200 | Roof Accessories | BH+A/KA | 7/22/22 | |
| 078410 | Penetration Firestopping | BH+A/KA | 7/22/22 | |
| 078440 | Fire-Resistive Joint Systems | BH+A/KA | 7/22/22 | |
| 079200 | Joint Sealants (part of 070001 FSB) | BH+A/KA | 7/22/22 | |
| 079500 | Expansion Control | BH+A/KA | 7/22/22 | |

DIVISION 08 - OPENINGS

| | | Author | First Issue | Revised Date |
|----------|-------------------------------|---------|-------------|--------------|
| 080002 * | Glass and Glazing | BH+A/KA | 7/22/22 | |
| 081110 | Hollow Metal Doors and Frames | BH+A/KA | 7/22/22 | |
| 081400 | Flush Wood Doors | BH+A/KA | 7/22/22 | |
| 083110 | Access Doors and Frames | BH+A/KA | 7/22/22 | |
| 083310 | Overhead Coiling Doors | BH+A/KA | 7/22/22 | |
| 083320 | Overhead Coiling Grilles | BH+A/KA | 7/22/22 | |
| 083419 | Fiberglass Doors and Frames | BH+A/KA | 7/22/22 | |
| 085413 | Fiberglass Windows | BH+A/KA | 7/22/22 | |
| 087100 | Door Hardware | ASC | 7/22/22 | |
| 088000 | Glazing (part of 080002 FSB) | BH+A/KA | 7/22/22 | |
| 089000 | Louvers and Vents | BH+A/KA | 7/22/22 | |

DIVISION 09 - FINISHES

| | | Author | First Issue | Revised Date |
|----------|---|---------|-------------|--------------|
| 090002 * | Tile | BH+A/KA | 7/22/22 | |
| 090003 * | Acoustical Tile | BH+A/KA | 7/22/22 | |
| 090005 * | Resilient Floors | BH+A/KA | 7/22/22 | |
| 090007 * | Painting | BH+A/KA | 7/22/22 | |
| 092110 | Gypsum Board Assemblies | BH+A/KA | 7/22/22 | |
| 092120 | Gypsum Board Shaft-Wall Assemblies | BH+A/KA | 7/22/22 | |
| 093000 | Tiling (part of 090002 FSB) | BH+A/KA | 7/22/22 | |
| 095100 | Acoustical Ceilings (part of 090003 FSB) | BH+A/KA | 7/22/22 | |
| 096460 | Wood Athletic Flooring | BH+A/KA | 7/22/22 | |
| 096510 | Resilient Flooring and Accessories (part of 090005 FSB) | BH+A/KA | 7/22/22 | |
| 096560 | Resilient Athletic Flooring (part of 090005 FSB) | BH+A/KA | 7/22/22 | |
| 096710 | Resinous Flooring | BH+A/KA | 7/22/22 | |

* Filed Sub-Bid Required

| | | | | |
|--------|---|---------|---------|--|
| 096800 | Carpeting | BH+A/KA | 7/22/22 | |
| 099000 | Painting and Coating (part of 090007 FSB) | BH+A/KA | 7/22/22 | |

DIVISION 10 - SPECIALTIES

| | | Author | First Issue | Revised Date |
|--------|---|---------|-------------|--------------|
| 101400 | Signage | BH+A/KA | 7/22/22 | |
| 102110 | Toilet Compartments | BH+A/KA | 7/22/22 | |
| 102220 | Folding Panel Partitions | BH+A/KA | 7/22/22 | |
| 102800 | Toilet Accessories | BH+A/KA | 7/22/22 | |
| 104100 | Emergency Access and Information Cabinets | BH+A/KA | 7/22/22 | |
| 104400 | Fire Protection Specialties | BH+A/KA | 7/22/22 | |

DIVISION 11 - EQUIPMENT

| | | Author | First Issue | Revised Date |
|--------|-----------------------|---------|-------------|--------------|
| 114000 | Foodservice Equipment | CMI | 7/22/22 | |
| 116620 | Athletic Equipment | BH+A/KA | 7/22/22 | |

DIVISION 12 - FURNISHINGS

| | | Author | First Issue | Revised Date |
|--------|---------------------|---------|-------------|--------------|
| 122400 | Shades | BH+A/KA | 7/22/22 | |
| 124815 | Entrance Floor Mats | BH+A/KA | 7/22/22 | |

DIVISION 14 - CONVEYING EQUIPMENT

| | | Author | First Issue | Revised Date |
|----------|---|---------|-------------|--------------|
| 140001 * | Elevators | BH+A/KA | 7/22/22 | |
| 142100 | Machine Roomless Passenger Traction Elevator (part of 140001 FSB) | BSq | 7/22/22 | |
| 144000 | Elevator Maintenance and Repair | BSq | 7/22/22 | |

DIVISION 21 - FIRE SUPPRESSION

| | | Author | First Issue | Revised Date |
|----------|-----------------|--------|-------------|--------------|
| 210000 * | Fire Protection | ACE | 7/22/22 | |

DIVISION 22 - PLUMBING

| | | Author | First Issue | Revised Date |
|----------|----------|--------|-------------|--------------|
| 220000 * | Plumbing | ACE | 7/22/22 | |

* Filed Sub-Bid Required

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

| | | Author | First Issue | Revised Date |
|----------|---|--------|-------------|--------------|
| 230000 * | Heating, Ventilating and Air-Conditioning | ACE | 7/22/22 | |

DIVISION 26 - ELECTRICAL

| | | Author | First Issue | Revised Date |
|----------|-------------------------------|--------|-------------|--------------|
| 260000 * | Electrical | ACE | 7/22/22 | 7/29/22 |
| 260100 * | Generator (part of 26000 FSB) | ACE | 7/22/22 | 7/29/22 |

DIVISION 27 – COMMUNICATIONS

| | | Author | First Issue | Revised Date |
|----------|--|--------|-------------|--------------|
| 270000 * | Communications General (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 270526 * | Grounding and Bonding (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 270528 * | Pathways for Communications Systems (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 270553 * | Identification for Telecommunications Systems (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 270813 * | Testing Copper Cables (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 271000 * | Structured Cabling (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 271100 * | Communications Equipment Room and Fittings (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 271500 * | Communications Horizontal Cabling (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| 271600 * | Communications Connecting Cords Devices and Adapters (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |

DIVISION 28 – FIRE ALARM

| | | Author | First Issue | Revised Date |
|----------|---|--------|-------------|--------------|
| 280000 * | Security (part of 26000 FSB) | BTC | 7/22/22 | 7/29/22 |
| | Schedule A, Camera Schedule | BTC | 7/22/22 | |
| 283100 * | Fire Detection and Alarm System (part of 26000 FSB) | ACE | 7/22/22 | 7/29/22 |

DIVISION 31 - EARTHWORK

| | | Author | First Issue | Revised Date |
|--------|------------------------------------|--------|-------------|--------------|
| 311000 | Site Clearing | MELS | 7/22/22 | |
| 312300 | Earthwork | MELS | 7/22/22 | |
| 312319 | Dewatering | MELS | 7/22/22 | |
| 312500 | Erosion and Sedimentation Controls | MELS | 7/22/22 | |
| 315000 | Excavation Support and Protection | MELS | 7/22/22 | |

DIVISION 32 - EXTERIOR IMPROVEMENTS

| | | Author | First Issue | Revised Date |
|--------|--------------------------------|--------|-------------|--------------|
| 321216 | Asphalt Paving | MELS | 7/22/22 | |
| 321313 | Cement Concrete Handicap Ramps | MELS | 7/22/22 | |
| 323000 | Site Improvements | KZLA | 7/22/22 | |
| 323129 | Wood Fences | KZLA | 7/22/22 | |
| 328413 | Irrigation (Alternate #1) | KZLA | 7/22/22 | |
| 329000 | Planting | KZLA | 7/22/22 | |
| 329113 | Planting Soil | KZLA | 7/22/22 | |
| 329219 | Turf and Grasses | KZLA | 7/22/22 | |

DIVISION 33 - UTILITIES

| | | Author | First Issue | Revised Date |
|--------|-----------------------------|--------|-------------|--------------|
| 331000 | Water Systems | MELS | 7/22/22 | |
| 333000 | Sanitary Sewerage Utilities | MELS | 7/22/22 | |
| 333600 | Septic Tank Systems | MELS | 7/22/22 | |
| 334000 | Storm Drainage Utilities | MELS | 7/22/22 | |

AUTHOR REFERENCE:

| | |
|------|--------------------------------------|
| ToP | Town of Pembroke, MA |
| bh+a | Bargmann Hendrie + Architype |
| KA | Kalin Associates |
| BSq | B Squared Engineering |
| MELS | Merrill Engineers and Land Surveyors |
| KZLA | Kyle Zick Landscape Architecture |
| ACE | Allied Consulting Engineering |
| FBRA | Foley Buhl Roberts & Associates |
| MGA | McArdle Gannon Associates |
| C3 | Commercial Construction Consulting |
| UEC | Universal Environmental Consultants |
| CMA | Crabtree McGrath Associates |
| PAV | Pro AV Systems |
| ASC | ASC – Hardware |
| BTC | Building Technology Consulting |

END OF TABLE OF CONTENTS

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DECISION OF THE PLANNING BOARD**RECEIVED****JUN 28 2022**

PEMBROKE TOWN CLERK

TOWN OF PEMBROKE, MASSACHUSETTS

PEMBROKE PLANNING BOARD
 PEMBROKE TOWN HALL
 100 CENTER STREET
 PEMBROKE, MASSACHUSETTS 02359

Site Plan #SP2-22 Community Center at 128 Center Street

CASE #: SP2-22

PREMISES: 128 Center Street, Pembroke, MA 02359

ASSESSORS' PARCEL NUMBERS: Map D9, Lot 1

ZONING DISTRICT: Residence District A and the Historic District Overlay

PETITIONER: Town of Pembroke, Attn: William Chenard, Town Manager, 100 Center Street, Pembroke, MA 02359

DATE OF FILING OF APPLICATION: May 17, 2022

DATES OF LEGAL ADVERTISEMENTS: May 27, 2022, and June 3, 2022

DATE OF MAILING OF PUBLIC NOTICE: May 24, 2022

DATE OF PUBLIC HEARING: Monday, June 13, 2022, at 7:30 pm, and Monday, June 27, 2022, at 8:00 pm

LOCATION OF PUBLIC HEARING: Room 6 (Veterans Hall), Pembroke Town Hall

PETITION: Requesting a Site Plan Approval under the provisions of the Zoning Bylaws of the Town of Pembroke (hereinafter "the Bylaw"), Section V.7. (Site Plan Approval), in connection with a proposal to construct a new Community Center building of about 27,800 square feet, containing the town's Council on Aging (various senior services), after-school and camp programs, sports venues, multipurpose spaces, the town's Recreation Department, and various other uses, along with new parking areas and access drives, new landscaped areas, new pedestrian paths, and improvements to the Town Green, with the existing Community Center building and parking areas to be demolished but the existing gazebo, playground, basketball courts and tennis courts to remain.

DECISION: Approved, subject to conditions

At a regular meeting of the Town of Pembroke Planning Board (hereinafter "the Board") held on June 27, 2022, with a quorum of the Board present, the Board voted to grant the Petitioner, Town of Pembroke, Attn: William Chenard, Town Manager, 100 Center Street, Pembroke, MA 02359, the required Site Plan Approval under Section V.7. of the Bylaw, to

enable the Petitioner to construct a new Community Center building of about 27,800 square feet, containing the town's Council on Aging (various senior services), after-school and camp programs, sports venues, multipurpose spaces, the town's Recreation Department, and various other uses, along with new parking areas and access drives, new landscaped areas, new pedestrian paths, and improvements to the Town Green, with the existing Community Center building and parking areas to be demolished but the existing gazebo, playground, basketball courts and tennis courts to remain, at 128 Center Street, Pembroke, MA 02359, as shown on the Site Plan drawings entitled "Application for Site Plan Approval; Pembroke Community Center; May 2022; 128 Center Street; Pembroke, MA; Assessors Map D9 Lot 1," by Compass Project Management, Bargmann Hendrie + Archetype, Merrill Engineering, and Kyle Zick Landscape Architecture, dated May 6, 2022, and revised June 20, 2022, and received by the Board on June 23, 2022.

The Board members voted as follows:

- Alysha Siciliano-Perry: Voting in favor of Site Plan Approval
- Daniel Taylor: Not present
- Stephan Roundtree: Voting in favor of Site Plan Approval
- James Noone: Voting in favor of Site Plan Approval
- Daniel Smith, Jr.: Not present
- Heather Tremblay: Not present
- Andrew Wandell: Voting in favor of Site Plan Approval

FINDINGS OF THE BOARD:

The Board hereby finds that the proposal, as shown on the above-referenced Site Plans, taking into consideration the factors set forth in the Bylaw and subject to the conditions that the Board has approved, will not be injurious, noxious, offensive or detrimental to the neighborhood, will be constructed and operated in a manner that considers community needs including protection of abutting landowners, will provide for traffic safety and access, will have adequate methods of waste disposal, drainage, parking and environmental protection, and will conform to state and local laws and regulations including those regarding zoning, earth removal, signs, subdivision control, wetlands, flood plain and watershed protection, and water resource protection.

The Board's Site Plan Approval is based on the following reasons:

- The Board hereby determines that the Petitioner has submitted substantial and credible evidence that, subject to the conditions imposed by this decision, the foregoing project has been designed in such a manner as to reasonably protect the abutting properties and neighborhoods, as well as the community of Pembroke, to minimize any alleged offensive or detrimental uses resulting from the development, to provide adequate traffic safety and access within the site and in relation to abutting ways and properties, to provide adequate sewage, refuse and other waste disposal, and to provide adequate drainage, parking and environmental protection.

- The Board hereby determines that the approved project, including without limitation, the Site Plans, Board recommendations and abutter concerns, demonstrates and promotes the convenience and safety of vehicular and pedestrian movement within the site and in relation to abutting ways and properties.
- The Board hereby determines that the project includes and provides for adequate sewage, refuse and other waste disposal, proper facilities for drainage of surface water, and protection for wetlands, water resource protection areas, flood plains, watersheds, aquifers and well areas.
- The Board hereby determines that the project, as approved, makes adequate provision for lighting, off-street parking, loading and unloading of vehicles, and internal traffic controls.

CONDITIONS

Approval is subject to the following conditions:

1. All work shall be done in conformance with the Site Plan drawings entitled "Application for Site Plan Approval; Pembroke Community Center; May 2022; 128 Center Street; Pembroke, MA; Assessors Map D9 Lot 1," by Compass Project Management, Bargmann Hendrie + Archetype, Merrill Engineering, and Kyle Zick Landscape Architecture, dated May 6, 2022, and revised June 20, 2022, and received by the Board on June 23, 2022, as well as the following additional conditions.
2. Any other necessary zoning relief, such as for variances and special permits, shall be obtained before issuance of a building permit.
3. All vegetation planted in accordance with this decision shall be reasonably watered and maintained until established. Should any vegetation die off, the Petitioner shall plant replacements.
4. All signage must comply with all applicable provisions of the Town's bylaws and regulations. The street address must be clearly and prominently displayed on the primary sign visible from the public way.
5. The Petitioner shall provide for water as per the regulations of the Department of Public Works.
6. The Petitioner shall submit an As-Built Plan with a written statement, approved by the Board, that all the conditions of this vote have been complied with before an occupancy permit may be issued. The As-Built Plan shall be submitted in both hard-copy and digital versions. The digital version shall be in PDF format and submitted on CD, flash drive, or other media acceptable to the Board.
7. All site work must comply with existing regulatory Town bylaws as to times work may commence and end, and to days of week when site work can be conducted.
8. The final Site Plan drawings approved herein shall be submitted to the Planning Board in both PDF and dxf formats, on CD, flash drive, or other media acceptable to the Board, before issuance of a building permit.

9. In accordance with the Bylaw, the approved Site Plan (i.e., both the decision document and engineering drawings) shall be recorded at the Plymouth County Registry of Deeds. This shall be done, and proof or evidence of it having been done shall be submitted to the Office of the Planning Board, before issuance of a building permit.
10. The Petitioner shall make an additional payment into the project's engineering review account, in order to pay for construction inspections by the Board's peer review engineer, before issuance of a building permit. The amount required shall be communicated to the Petitioner at a future date.
11. The Petitioner, the project's engineer, and/or the project's general contractor shall coordinate with the Board's peer review engineer during the project's construction process to ensure the peer review engineer is able to carry out necessary construction inspections and is notified of when such construction inspections need to be done.
12. After the contractor has been selected, and prior to construction, a detailed construction sequence shall be submitted to the Board for review and approval.
13. Any outstanding comments in the peer review letters by Thomas Houston (Professional Services Corporation, PC) of June 10, 2022, and June 24, 2022, shall be satisfactorily addressed.
14. Light control specifications, including provisions for lower light levels after building closure, shall be utilized in consultation with the Police Department.
15. The Petitioner shall confer with the Fire Department to determine if an additional fire hydrant is required.
16. The Petitioner shall confer with the Building Commissioner to finalize the design of the site entrance sign, which shall be subject to review and approval by the Building Commissioner.
17. Applicant shall submit a copy of the SWPPP prior to construction.
18. A scaled plan showing the location of all stormwater BMP's shall be submitted prior to final acceptance of the project by the town.
19. Screening for the generator and transformer shall be designed and provided, and for this purpose the landscape architect shall coordinate with utility company requirements and applicable codes.
20. With reference to the waivers requested from the Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval, the Board grants the following waivers, as voted and approved by this Board:
 - a. Section 2.3: Administrative and project review fee
 - b. Section 4.4: Requirement to show specific features within 200' of entire property
 - c. Section 4.6: Requirement to show topography within 50' of entire property
 - d. Section 4.22: Requirement for a traffic impact study
 - e. Section 5.1.5: Requirement for number of trees internal to parking lot and caliper of trees


- f. Section 5.4: Requirement for median strips and landscape islands within parking area
- g. Section 5.6.2: Requirement that curbing not be bituminous concrete and curb stops be provided where parking abuts sidewalks
- h. Section 5.9.9: Requirement that a minimum of 50% of the street side façade shall contain windows
- i. Section 6.0: Requirement for a development impact statement

If substantial use of the rights authorized by this Site Plan Approval is not exercised within two (2) years of the date on which a copy of this decision is filed with the Town Clerk, then this Site Plan Approval shall expire, provided however, that the project as approved under this Site Plan Approval must be completed in its entirety within three (3) years of the date this Site Plan Approval decision is filed with the Town Clerk, unless such time is extended by vote of the Planning Board.

Any person aggrieved by this decision may file an appeal, as per the Zoning Bylaws of the Town of Pembroke, Section V.7.H.1. (Site Plan Approval: Appeals), within twenty (20) days of the filing of this decision in the office of the Town Clerk.

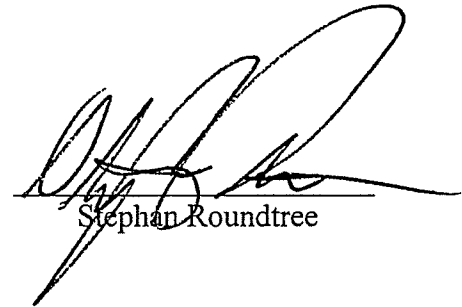
Dated: June 27, 2022

PEMBROKE PLANNING BOARD

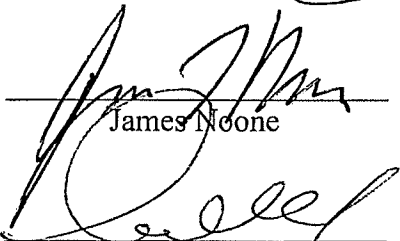


Alysha Siciliano-Perry

Daniel Taylor



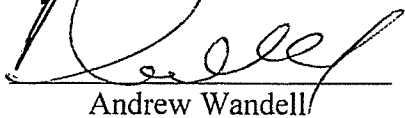
Stephan Roundtree



James Noone

Daniel Smith, Jr.

Heather Tremblay



Andrew Wandell

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SECTION 00417

UNIT PRICE PROPOSAL SHEET

UNIT PRICES: Should the quantities of work performed under unit prices be increased or decreased from those on which the bid is based, by approval of the Architect, the undersigned agrees that the Unit Prices set forth below and in the Specifications will be the basis of payment to the Contractor or credit to the Awarding Authority for such increase, or decrease in the Work. The undersigned agrees that the Unit Prices given represent the exact amount per unit to be paid to the Contractor (in the case of additions or increases) or to be refunded to the Awarding Authority (in the case of decreases), and that no additional adjustment will be requested or allowed for general conditions, overhead, profit, insurance, worker's compensation insurance, or other direct or indirect expenses of Contractor or subcontractors. The unit prices provided will be used for an ADD or a DEDUCT to the Work and cover the description outlined below for each scope of Work. Where base contact amounts are indicated, Work not utilized under this Section will be taken as a DEDUCT and will be taken at fifteen (15%) less than the ADD price to account for overhead and profit. The Awarding Authority shall have the right to reject any or all proposed Unit Prices at any time prior to signing the Agreement, in which case the cost of extra work shall be as determined by one of the other methods set forth in Article 7 of the General Conditions.

SCHEDULE OF UNIT PRICES – FILED SUB-BIDS

| Item No. | Spec. Section | Item | Unit Cost | Units Included in Bid | Total Unit Cost Amount Included in Bid |
|----------|---------------|---|--|-----------------------|--|
| 1. | 022820 | Removal Asbestos Containing Material (ACM) Pipe and Hard Joint Insulation | For Add \$25.00/LF; for Deduct \$20/LF | 7,115 LF | \$ _____ |
| 2. | 022820 | Removal Asbestos Containing Material (ACM) Tectum Ceiling/Glue | For Add \$7.00/SF; for Deduct \$6.00/SF | 3,000 SF | \$ _____ |
| 3. | 022820 | Removal Asbestos Containing Material (ACM) Transite Pipe | For Add \$90.00/LF; for Deduct \$75.00/LF | 1,000 LF | \$ _____ |
| 4. | 022820 | Removal Asbestos Containing Material (ACM) Floor Tile / Mastic | For Add \$5.00/SF; for Deduct \$4.00/SF | 15,600 SF | \$ _____ |

The undersigned proposes to furnish all labor and materials required for completing the unit price work described, in accordance with the hereinafter described plans, specifications, and addenda, for all the work specified in Sections No. 022820 of the specifications and in any plans specified in such sections.

(Bidder: Enter above the name of the trade for which you are bidding and list corresponding specification FSB Section for that trade as indicated. General Bidder shall enter "GENERAL") prepared by Bargmann Hendrie + Archetype, Inc., for the Town of Pembroke Community Center Project in, Pembroke Massachusetts, for Total Amount Of Unit Cost Included in their contract sum noted on Form 00415 or 00416, as appropriate:

\$ _____
Amount in Number
(Sum of Total Unit Costs from Table Above)

NAME OF SUB-BIDDER

NAME & TITLE OF PERSON SIGNING BID

SIGNATURE OF PERSON SIGNING BID

BUSINESS ADDRESS

END OF SECTION