

**AGENDA**

Project:	George Keverian School Feasibility Study	Project No.:	16049
Re:	School Building Committee Meeting	Meeting Date:	2/8/2017
Meeting Location:	Mayor's Conference Room, City Hall, Third Floor		
Prepared by:	Joel Seeley	Meeting Time:	3:30 PM
Distribution:	Committee Members (MF)		

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1. Call to Order
2. Approval of Minutes
3. Approval of Invoices and Commitments
4. Review Updated Building and Site Design
5. Review Updated Site Analysis and Permitting
6. Review Construction Procurement Chapter 149, 149A
7. Committee Questions
8. Public Comments
9. Next Meeting: February 22, 2017
10. Adjourn

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TOTAL PROJECT BUDGET STATUS REPORT

ProPay Code	Description	Total Project Budget	Authorized Changes	Revised Total Budget	Total Committed	% Comtd to Date	Budget Balance	Actual Spent to Date	% Spent to Date	Projected Expenditure/ Commitments	Balance to Spend
<b>FEASIBILITY STUDY AGREEMENT</b>											
0001-0000	OPM Feasibility Study/Schematic Design	\$ 400,000.00	\$ (180,000.00)	\$ 220,000.00	\$ 220,000.00	100%	\$ -	\$ 60,800.00	28%	\$ 159,200.00	\$ 159,200.00
0002-0000	A/E Feasibility Study/Schematic Design	\$ 900,000.00	\$ (100,000.00)	\$ 800,000.00	\$ 800,000.00	100%	\$ -	\$ 320,000.00	40%	\$ 480,000.00	\$ 480,000.00
0003-0000	Environmental & Site	\$ 150,000.00	\$ 100,000.00	\$ 250,000.00	\$ 112,101.00	45%	\$ 137,899.00	\$ -	0%	\$ 112,101.00	\$ 250,000.00
0004-0000	Other	\$ 50,000.00	\$ 180,000.00	\$ 230,000.00	\$ -	0%	\$ 230,000.00	\$ -	0%	\$ -	\$ 230,000.00
	<b>SUBTOTAL</b>	<b>\$ 1,500,000.00</b>		<b>\$ 1,500,000.00</b>	<b>\$ 1,132,101.00</b>		<b>\$ 367,899.00</b>	<b>\$ 380,800.00</b>	<b>34%</b>	<b>\$ 751,301.00</b>	<b>\$ 1,119,200.00</b>



**MEMORANDUM**

To: Everett School Building Committee  
From: Joel G. Seeley, AIA  
Project: **George Keverian School**  
Re: **Designer Amendment No. 13: Additional GeoEnvironmental/Hazardous Materials Services for the Former High School Site**  
Distribution: (MF)

Date: 2/8/2017  
Project No.: 16049

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**DESIGNER AMENDMENT NO. 13: ADDITIONAL GEOENVIRONMENTAL/HAZARDOUS MATERIALS SERVICES FOR THE FORMER HIGH SCHOOL SITE**

**FEE:** \$12,650.00

**REASON:** Providing Additional GeoEnvironmental/Hazardous Materials Services for the Former High School Site.

**BUDGET AVAILABILITY:** This Amendment would be funded out of the Environmental and Site Budget, ProPay Code 0003-0000 which has a balance remaining of \$76,508.00.

J:\GS\sait /P\2016\16049\00-INFO\0.7 Designer Procurement\0.1 Designer Contract\Amendments\Amendment No. 13 - Additional Geo-Environmental Hazmat - Former High School Site\M\_Amendment13\_Addlgeoenvironmentalhazmat@Formerhssite\_8February2017.Doc



# **ATTACHMENT F**

## **CONTRACT FOR DESIGNER SERVICES**

### **AMENDMENT NO. 13**

**WHEREAS**, the City of Everett ("Owner") and Mount Vernon Group Architects, (the "Designer") (collectively, the "Parties") entered into a Contract for Designer Services for the George Keverian School Project (Project Number 201400930028) at the George Keverian School on September 1, 2016.  
"Contract"; and

**WHEREAS**, effective as of February 8, 2017, the Parties wish to amend the Contract:

**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 Designer to perform the services as described herein, 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 Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

**Fee for Basic Services:**

	<b>Original Contract</b>	<b>Prior Amendments</b>	<b>This Amendment</b>	<b>After this Amendment</b>
Feasibility Study Phase	\$520,000.00	\$160,842.00	\$12,650.50	\$693,492.00
Schematic Design Phase	\$280,000.00			\$280,000.00
Design Development Phase	\$			
Construction Document Phase	\$			
Bidding Phase	\$			
Construction Phase	\$			
Completion Phase	\$			
<b>Total Fee</b>	<b>\$800,000.00</b>	<b>\$160,842.00</b>	<b>\$12,650.50</b>	<b>\$973,492.00</b>

This Amendment is a result of: Providing Additional GeoEnvironmental/Hazardous Materials Services for the Former High School Site.

ProPay Code: 0003-0000

3. The Construction Budget shall be as follows:

Original Budget: \$ NA

Amended Budget \$ NA

4. The Project Schedule shall be as follows:

Original Schedule: \$ NA

Amended Schedule \$ NA

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

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

OWNER

Carlo DeMaria  
(print name)

Mayor, City of Everett  
(print title)

By \_\_\_\_\_  
(signature)

Date \_\_\_\_\_

DESIGNER

Dennis Daly, AIA LEED AP  
(print name)

Principal, Mount Vernon Group Architects  
(print title)

By \_\_\_\_\_  
(signature)

Date \_\_\_\_\_



**REQUEST FOR OWNER'S AUTHORIZATION ~ ADDITIONAL SERVICES**



Request No. 13-2016.04  
Date: January 31, 2017  
Project Name: Everett - George Keverian School  
Project No. 02016.04

City of Everett  
Attn: Honorable Carlo DeMaria  
484 Broadway  
Everett MA 02149

Dear Honorable DeMaria :

Attached is a proposal from R.I. Analytical to provide Additional Geo-Environmental Hazmat Professional Services at the at the Former Everett School Site, Everett, MA for the above-named project.

Upon your acceptance of this proposal, please sign where indicated below and return one copy of this authorization to our office.

If you have any questions or require additional information, please do not hesitate to contact our office.

Thank you.

Sincerely,

MOUNT VERNON GROUP ARCHITECTS, INC.

A handwritten signature in blue ink, appearing to read 'Frank Tedesco', is written over a horizontal line.

Frank Tedesco, AIA  
President

**Everett - George Keverian School**

**RFOAAS NO. 13-2016.04**

Proposed Fee:	\$11,500.00
Markup (x 1.1):	<u>\$1,150.00</u>
<b>Total Amount Additional Services:</b>	<b>\$12,650.00</b>

**REVIEWED, APPROVED AND ACCEPTED BY OWNER:**

\_\_\_\_\_  
*Authorized Signature*

\_\_\_\_\_  
*Town Accountant*

**THIS IS NOT AN INVOICE ~ PLEASE DO NOT PAY**





November 22, 2016

Mount Vernon Group Architects, Inc.  
Attn: William R. Peters  
Associate Principal  
200 Harvard Mill Square, Suite 410  
Wakefield, MA 01880

**Price Quotation**

Proposal for Environmental Consulting Services  
Site: George Keverian School Feasibility Study, Everett, MA  
T: 781-451-0228; F: 781-213-5040  
E: bpeters@mvgarchitects.com  
EAM Proposal: 2016-345

Dear Mr. Peters:

R.I. Analytical Laboratories, Inc. (RI Analytical) is pleased to provide Mount Vernon Group Architects, Inc. ("MVG") this proposal for the above referenced project.

It is our understanding that the building owner wishes to undertake inspection and testing for hazardous materials in the building at the Site referenced above. Based on our communications, we propose the following scope of work project.

**SCOPE of WORK:**

**A. Asbestos Inspection and Sampling.**

1. Review project documents and drawings including available previous **AHERA**<sup>1</sup> inspection reports.
2. Meet with MVG to review scope of work, schedule and other requirements.
3. Visual inspection of all accessible areas of the building for materials suspected of containing asbestos ("Suspect Materials"). The inspection and sampling will be a determination inspection relating to information needed the feasibility study but will not be a comprehensive pre-renovation inspection that is required under **EPA**<sup>2</sup> **NESHAP**<sup>3</sup>, **MADEP**<sup>4</sup> and **MADLWD**<sup>5</sup> asbestos regulations.
4. A building inspection will be conducted with a representative of MVG to identify building materials and areas that that will likely be impacted, so that an inspection and sampling can be developed.
5. Suspect Materials will be classified into **Homogeneous Materials**<sup>6</sup> groups. Homogeneous Materials may include the following. There are likely to be additional Homogeneous Materials.
  - i. Vinyl Floor Tile (VFT) – several different types.
  - ii. VFT glue – several different types.
  - iii. Vinyl cove base materials.
  - iv. Vinyl cove base glues.
  - v. Pipe insulation.
  - vi. Pipe insulation outer wrap materials.
  - vii. Pipe joint insulation.
  - viii. Equipment insulation and other materials.

<sup>1</sup> **AHERA** = Asbestos Hazard Emergency Response Act, 40CFR763-Subpart E, asbestos in schools regulation.

<sup>2</sup> **EPA** = U.S. Environmental Protection Agency.

<sup>3</sup> **NESHAP** = National Emissions Standard for Hazardous Air Pollutants, 40 CFR 61 Subpart M.

<sup>4</sup> **MADEP** = Massachusetts Department of Environmental Protection, 310 CMR 7.15.

<sup>5</sup> **MADLWD** = Massachusetts Department of Labor and Workforce Development, 453 CMR 6.

<sup>6</sup> **Homogeneous Materials** = Materials of similar color, texture and application.



- ix. Joint compound on gypsum board walls and ceilings.
  - x. Plasters and skimcoats on gypsum board (or lathe) walls and ceilings.
  - xi. Gypsum board on walls and ceilings.
  - xii. Sealers.
  - xiii. Caulks.
  - xiv. Ceiling tiles/panels.
  - xv. Window glazing putty materials.
  - xvi. Window frame caulking.
  - xvii. Fire door interior materials.
  - xviii. Electrical wire insulation materials in light fixtures.
  - xix. Duct joint sealer.
  - xx. Duct vibration joint cloth.
  - xxi. Ceramic tile grouts.
  - xxii. Ceramic tile setting beds.
  - xxiii. Roof materials and sealers.
  - xxiv. Damp proofing or water proofing materials on or under masonry components.
6. Collection of representative bulk samples from each Homogenous Material group suspected of containing asbestos, in accordance with the requirements of the EPA, MADEP and MADLWD regulations. The number of samples collected from each Homogeneous Material will follow the EPA sampling protocol requirements.
- i. **TSI** (Thermal Systems Insulation) – e.g. boiler insulation, pipe insulation and pipe joint insulation. Minimum of 3 samples for each Homogeneous TSI Materials plus one per patch.
  - ii. **SM** (Surfacing Materials) – e.g. joint compound/skimcoats/plasters on walls and ceilings. Minimum of 3 samples for each Homogeneous SM with the number of samples for each Homogeneous SM based on the **SF**<sup>7</sup> quantity of that material.
  - iii. **MM** (Miscellaneous Materials) – Minimum of 2 samples for each Homogeneous MM or sufficient number of samples to adequately characterize each Homogeneous MM.
7. Sampling and destructive inspection of building materials will be undertaken from each Homogenous Material group suspected of containing asbestos. RI Analytical will endeavor to make inconspicuous sample holes; however, some sample points may require larger intrusion. Only rudimentary sample point repairs are included.
8. Inspection and sampling by EPA accredited and **MADLS**<sup>8</sup> licensed inspector(s).
9. Analysis of bulk samples for asbestos by **PLM**<sup>9</sup> by a NIST/NVLAP accredited and MADLS licensed laboratory. Some PLM **NOB**<sup>10</sup>, PLM 400 Point Count with or without Gravimetric Reduction, and/or **TEM**<sup>11</sup> may also be required for which additional fees will apply.
10. Materials identified by laboratory analysis as containing ≥1% asbestos are defined as **ACM**<sup>12</sup> by MADEP. Samples will be grouped into Homogeneous Material groups (i.e. by color, texture and application) and analyzed on a positive stop basis to reduce cost (i.e. once the first sample from an

<sup>7</sup> SF = Square Foot.

<sup>8</sup> **MADLS** = Massachusetts Department of Labor Standards.

<sup>9</sup> **PLM** = Polarized Light Microscopy, EPA method 600/R-93/116.

<sup>10</sup> **NOB** = Non-Friable Organically Bound materials.

<sup>11</sup> **TEM** = Transmission Electron Microscopy.

<sup>12</sup> **ACM** = Asbestos Containing Materials.

homogeneous group is found to contain  $\geq 1\%$  asbestos, no further samples from the group will be analyzed and the Homogeneous Material group will be considered ACM).

11. Roof sampling will not be conducted for the feasibility study phase. Roof materials will be assumed to contain asbestos and a quantity allowance will be included in the report. Should roof materials sampling be requested, RI Analytical will subcontract a licensed roofing company to complete roof sample cuts and repairs, for which additional fees will apply. This sampling is weather dependent.
12. Inspection for suspect water proofing and damp proofing materials under exterior masonry or concrete will not be conducted for the feasibility study phase. Water proofing and damp proofing materials will be assumed to be present and contain asbestos and a quantity allowance will be included in the report. Should inspection and sampling for these materials be requested, RI Analytical will subcontract a licensed masonry contractor to complete sample cuts and repairs, for which additional fees will apply. This sampling is weather dependent.
13. No subsurface or sub-slab inspections and sampling are included.
14. The findings will be included in the RI Analytical inspection report referenced below.

#### **B. Mold Inspection and Sampling.**

1. RI Analytical staff will conduct visual inspection of representative, accessible building areas for signs of water and moisture infiltration and visible signs of mold growth.
2. Conduct air sampling using bio-slide samplers in interior areas and exterior for comparison for analysis by an AIHA accredited laboratory for identification and enumeration of fungal spores with fragment, dander, fiber and pollen counts (method A1). It is estimated that 20 samples (18 interior and 2 exterior for reference) will be collected.
3. No swab or bulk samples will be collected.
4. The findings will be included in the RI Analytical inspection report referenced below.

#### **C. Radon Sampling.**

1. RI Analytical will sampling for Radon in representative areas of the building for informational purposes. Additional sampling may be required to comply with Radon in schools testing requirements under the EPA IAQ Tools for Schools program.
1. One, data logging, RadStar RS800 active **CRM**<sup>13</sup> will be set up in one area together with one data verification **CLS**<sup>14</sup> vial/canister. The data will be compared to the verification vial/canister result and included in the report.
2. A total of twenty four (24) EPA approved, AccuStar Laboratories supplied CLS vials/canisters will be used. Twenty (2) CLS vials/canisters will be placed in representative areas of the building; 2 (10%) CLS duplicates which will be deployed for quality assurance measure; 1 (5%) blank sample will be retained as a CLS vendor cross check; plus the one CRM data verification sample. Samples will be analyzed by AccuStar Laboratory, Medway, MA.
3. Sampling will be conducted by a **NRPP**<sup>15</sup> Certified Radon Measurement Provider.

<sup>13</sup> **CRM** = Continuous Radon Monitor (RadStar RS800).

<sup>14</sup> **CLS** = Charcoal Liquid Scintillating radon vials/canisters.

<sup>15</sup> **NRPP** = National Radon Proficiency Program



4. EPA recommends school radon testing is done when the building is fully occupied with heat on during the months between October and March during the week to reflect normal operating conditions.
5. Proper building preparation and protocol requires the building to be closed for a minimum of 12 hours prior to detector deployment. This is called "closed house conditions" and allows for proper internal environment acclimation. Therefore, from the evening prior to when the scheduled testing is to begin, is when the building would be considered closed up for this purpose. If "closed house conditions" were NOT met prior to testing, the deployment is still possible by tacking the additional 12 hours on the end of the test, hence leaving the tests deployed for 12 additional hours.
6. Normal brief entry and exit from the building is allowed however windows and outside doors must remain closed during the deployment process or the tests will be deemed invalid. If this situation occurs, additional sampling and associated costs will be required. The radon samplers must remain deployed for a minimum of 48 -96 hours, after which they will be collected and analysis will be initiated.
7. If the HVAC system is typically running for either air-conditioning or heat, depending on seasonal needs, it should remain running as normal for the full period of deployment. There should be NO construction work or scheduled maintenance on systems during this time period as this could affect the radon levels.
8. Proper notification of the scheduled radon testing should be done at least 2 weeks in advance to all building personnel, including the maintenance staff. All personnel who will be present in the school prior to student occupation should receive this notice so they can adhere to the radon testing guidelines. This way the most valid test results will be obtained.
9. The findings will be included in the RI Analytical inspection report referenced below.

#### **D. Lead in Paint.**

1. RI Analytical will conduct an inspection with **XRF**<sup>16</sup> testing of representative painted and varnished surfaces to identify **LBP**<sup>17</sup>.
2. Painted and varnished surfaces will be randomly tested from walls, ceilings, doors, door casings, door jambs, window components and other components. XRF readings will be taken from a sufficient number of these surface types to give a representative evaluation of the extent of accessible LBP in the building.
3. The LBP survey and testing will be conducted by a **MADPH**<sup>18</sup> licensed Childhood Lead Poisoning Prevention Program Inspector/Risk Assessor.
4. No inspection, sampling and analysis of water, dust and soil is included.
5. No paint chip or building materials sampling and analysis for Total Lead, or **TCLP**<sup>19</sup> Lead for building demolition waste disposal characterization, is included.
6. Additional inspection and sampling may be required for regulatory compliance.

<sup>16</sup> **XRF** = X-Ray Fluorescence Portable Analyzer.

<sup>17</sup> **LBP** = Lead Based Paint. LBP is defined in Massachusetts as any painted or varnished surface coating or material that tests at  $\geq 1.0 \text{ mg/cm}^2$  by XRF analyzer.

<sup>18</sup> **MADPH** = Massachusetts Department of Public Health.

<sup>19</sup> **TCLP** = Toxicity Characteristic Leaching Procedure.

7. The findings will be included in the RI Analytical inspection report referenced below.

**E. PCB<sup>20</sup> in Building Materials.**

1. RI Analytical will conduct a visual inspection of representative building areas and materials to identify suspect PCB containing materials.
2. No samples will be collected from buildings material and finishes or from water, soil and equipment for analysis for PCB.
3. The findings will be included in the RI Analytical inspection report referenced below.

**F. Other HAZMAT.**

**RI Analytical inspections will include the following.**

1. Visual inspections of representative light fixtures will be made for the presence of Mercury in light tubes and bulbs, and for **PCB** containing ballasts including leaking ballasts in systems that are de-energized. Ballasts will be categorized according to labeling as either "no PCB" (or similar) label found, no label found or "PCB" label found.
2. Visual inspections for electric capacitors and transformers, door closers and other equipment that may contain PCB-containing oils.
3. Visual inspections for thermostats, manometers and gas meters that may contain Mercury.
4. Visual inspections of representative exit signs and emergency lighting that may contain hazardous materials including Tritium and batteries, if not energized.
5. Visual inspection for potential floor slab vapor intrusion pathways such as floor slab cracks.

**G. Report.**

1. Provide an inspection report with observations and findings with laboratory analyses. Estimated quantities of HazMat identified and recommendations will be included. The report will include annotation of drawings provided by MVG indicating sample locations and representative photos.
2. Meet with MVG and owner representative to review the report findings. One meeting is included.

**SCHEDULE:**

RI Analytical estimated completion times are indicated in the table below.

Inspections, testing and sample collection.	2-3 weeks from receipt of notice-to-proceed (excluding roof sampling).
Report.	1 week from receipt of all laboratory and testing reports.

<sup>20</sup> **PCB** = Polychlorinated biphenyls.



**FEES:**

RI Analytical offers the Scope of Work on a lump sum fee basis for the following fees.

<b>Inspection, sampling and report.</b>	<b>Lump sum fee of \$11,500.00</b>
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**Assumptions:**

- No analyses by methods other than those indicated are included.
- No sampling and analysis for PCB, Mercury or other hazardous substances is included unless indicated above. No PCB management, abatement or disposal plans preparation is included. If needed, this will be presented as a recommended additional service.
- *Roof field and edge materials sampling is excluded. Accessible sealers on roofs will be sampled.*
- *Inspection and sampling for water proofing materials behind and under masonry and concrete walls and slabs is excluded.*
- No Environmental Assessment work including ASTM Transaction Screens, ASTM Phase I Environmental Assessments, inspection for aboveground or underground tanks, and sub-surface inspection and testing is included.
- Rudimentary sample point repair is included. RI Analytical is not responsible for sample point restoration and associated water intrusion.
- No abatement or remediation plan preparation and construction period services are included.
- Additional labor and sampling services beyond the scope of work, including meetings with MVG, Owner or third parties, sample collection and laboratory analyses, as well as analysis by other analytical method types, will be billed on a unit cost basis in accordance with the Fee Structure below.

**Fee Structure:**

Services are to be based on a time and material rates as follows (fees for additional services will be provided upon requested).

Field Environmental Scientist.....	\$65.00/hour (08:00-17:00 M-F)
Environmental Scientist/Project Leader .....	\$85.00/hour
Senior Environmental Scientist/Project Manager.....	\$95.00/hour
Bulk sample analysis for asbestos by PLM .....	\$25.00/sample (24-hour LAB TAT)
Bulk sample analysis for asbestos by PLM .....	\$15.00/sample (5-7 day LAB TAT)
Air Sample Analysis by PCM.....	\$25.00/sample (24-hour LAB TAT)
Air Sample Analysis by PCM.....	\$15.00/sample (5-7 day LAB TAT)
Air Sample Analysis by TEM AHERA method .....	\$95.00/sample (24-hour LAB TAT)
Paint/varnish sample analysis for Total Lead (ICP) .....	\$35.00/sample (5-7 day LAB TAT)
Mold air sample analysis.....	\$45.00/sample (5-7 day LAB TAT)
Mold swab sample analysis.....	\$65.00/sample (5-7 day LAB TAT)
XRF Analyzer for Lead in Paint .....	\$75.00/day
PCB bulk (EPA method 3540C/8082A with Soxhlet extraction) .....	\$85.00/sample (5-7 day LAB TAT)
Hazardous Waste Disposal (HWD) .....	\$10.00 flat fee per sample set
Mileage .....	\$0.60 per mile
Shipping and expenses.....	Cost plus 10%





MVG - Proposal for Environmental Consulting Services  
Site: George Keverian School Feasibility Study, Everett, MA

EAM Proposal: 2016-345  
November 22, 2016 - Page 7

Please feel free to contact me at 401-737-8500 x 120 if you have any questions regarding this submittal or require additional information.

Sincerely,

R.I. Analytical Laboratories, Inc.  
Exposure Assessment and Management Division

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Kenneth Davis  
Senior Environmental Scientist

Doc: mvgeveretths-2016-345

Attachment:      General Terms and Conditions

**General Terms and Conditions**

All estimated costs and unit values are only applicable for 60 days from the date of proposal. All estimates are based upon working hours of Monday through Friday 8:00 AM – 5:00 PM. R.I. Analytical, Inc. is available to work other hours upon request at premium rates. Analytical laboratory analyses rates are based upon standard turn-around-times (7-10 business days), unless otherwise stated. Should expedited services be required, surcharges may apply.

To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability in the aggregate of R. I. Analytical Laboratories, Inc. and its officers, directors, partners, employees, agents and sub-consultants, or any of them individually, to the MVG, and anyone claiming by, through or under the MVG, for any and all claims, losses, costs, or damages of any nature whatsoever arising out of, resulting from, or in any way related to this Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty, express or implied, or R. I. Analytical Laboratories, Inc. or its officers, directors, partners, employees, agents and sub consultants, or any of them individually, shall not exceed the total of R. I. Analytical Laboratories, Inc.'s general liability and professional liability insurance coverage.

The MVG agrees to pay all invoices within 30 days of their date, and overdue amounts will bear interest at the rate of 1.5% per month (18% annum).

If this proposal is satisfactory and you wish RI Analytical to proceed, please endorse this proposal below and return it to our office.

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Authorized Representative of the MVG

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Date

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Printed Name

---

Title

**WARRANT NO. 5 SUMMARY**

Project:	George Keverian School Feasibility Study	Project No.:	16049
Prepared by:	Joel G. Seeley, AIA	Date:	2/8/2017

Approved: \_\_\_\_\_ Chairman

The following invoices are included for approval at the February 8, 2017 School Building Committee Meeting:

<u>Vendor</u>	<u>Invoice No.</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>ProPay Code</u>	<u>Balance After Invoice</u>
Symmes Maini & McKee Associates, Inc. (SMMA)	46393	2/1/2017	\$15,200.00	0001-0000	\$114,000.00
Mount Vernon Group Architects (MVG)	02016.04-005	1/31/2017	\$80,000.00	0002-0000	\$400,000.00
Mount Vernon Group Architects (MVG)	02016.04-006 Amendment 1	1/31/2017	\$ 7,172.00	0003-0000	\$ 308.00
Mount Vernon Group Architects (MVG)	02016.04-007 Amendment 5	1/31/2017	\$ 632.50	0003-0000	\$ 0.00
	<b>Total</b>		<b>\$103,004.50</b>		

p:\2016\16049\00-info\0.8 warrants - vouchers\warrant no. 5 - february 8, 2017\0-warrantsummary.docx



Mount Vernon Group Architects, Inc.  
200 Harvard Mills Square, Suite 410  
Wakefield, MA 01880



January 31, 2017

Invoice No: 02016.04 - 0000005

City of Everett  
Attn: Robert Moreschi, Chief Procurement Officer  
City Hall  
484 Broadway, Room 34  
Everett, MA 02149

Project 02016.04 Everett Keverian School  
RE: GEORGE KEVERIAN SCHOOL, EVERETT, MA. Pursuant to our Contract for Designer Services dated September 1, 2016

Services Performed this Period: Scope of work included discussions/review meetings with OPM, Owners, and various consultants. Work on responses to MSBA comments, provide code renovations for existing high school and narrative; provide addition / renovation to existing high school and narrative; provide further graphics and narrative for George Keverian site. Work in conjunction with estimator for pricing of new options. Building Committee Meeting on January 11, 2017. Send graphics for Florence Street to Engineers for proposals, Geo-Technical, Geo-Environmental, Traffic, etc. January 25, 2017 Building Committee Meeting to go through current options. January 26, 2017 Meeting with Superintendent and Mayor regarding Florence Street site chosen to move forward with.

**Professional Services from January 1, 2017 to January 31, 2017**

Phase 01 Schematic & Feasibility  
Fee

Billing Phase	Fee	Percent Complete	Earned	Current Fee Billing
Module 3 Preliminary Design Program	240,000.00	100.00	240,000.00	0.00
Module 3 Preferred Schematic (PSR)	280,000.00	57.1429	160,000.00	80,000.00
Module 4 Schematic Design	280,000.00	0.00	0.00	0.00
Total Fee	800,000.00		400,000.00	80,000.00
		Previous Fee Billing	320,000.00	
		<b>Total Fee</b>		<b>80,000.00</b>
			<b>Total this Phase</b>	<b>\$80,000.00</b>
			<b>Total this Invoice</b>	<b>\$80,000.00</b>

Thank You,

MOUNT VERNON GROUP ARCHITECTS, INC.

  
Frank Tedesco, AIA, LEED AP  
President



Mount Vernon Group Architects, Inc.  
200 Harvard Mills Square, Suite 410  
Wakefield, MA 01880



January 31, 2017

Invoice No: 02016.04 - 0000006

City of Everett  
Attn: Robert Moreschi, Chief Procurement Officer  
City Hall  
484 Broadway, Room 34  
Everett, MA 02149

Project 02016.04 Everett Keverian School  
RE: GEORGE KEVERIAN SCHOOL, EVERETT, MA. Pursuant to our Contract for Designer Services dated September 1, 2016

**Professional Services from January 1, 2017 to January 31, 2017**

Phase 01 Schematic & Feasibility

**Consultants**

Environmental/Geotechnical Consultant

1/31/2017 FS Engineers, Inc.

Amendment No. 1 - ERS 01-  
02016.04 Geo-Environmental-  
Former Everett HS Site

6,520.00

**Total Consultants**

**1.1 times**

**6,520.00**

**7,172.00**

**Total this Phase**

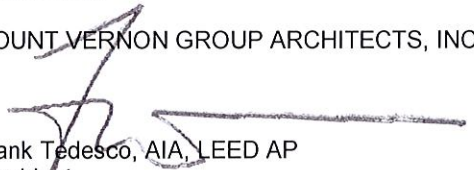
**\$7,172.00**

**Total this Invoice**

**\$7,172.00**

Thank You,

MOUNT VERNON GROUP ARCHITECTS, INC.

  
Frank Tedesco, AIA, LEED AP  
President





# Invoice

FS Engineers, Inc.

2 Clock Tower Place, Suite 630  
Maynard, MA 01754

Date	Invoice #
1/26/2017	16-1631-1

Bill To
Mt. Vernon Group Architects Bill Peters 200 Harvard Mill Square, Suite 410 Wakefield, MA 01880

Item	Description	Project		
		P.O. No.	Terms	Amount
			Due on receipt	16-1631 Everett High School Feasibility S
Professional Services	ASTM Phase I ESA and Preliminary Soil Disposal Characterization for the Feasibility Analysis for the Proposed Everett High School at the Former Everett High School Site.			6,800.00
Professional Services	Analytical Cost Credit - 1 VOC and 1 EPH			-280.00
<p>Amendment No. 1 EKB 01-02016.04 02016.04 (01) B.P. [Signature] 536.00</p>				
Please remit to above address. Please contact us at 978-298-5956 if you have any questions		Total		
		\$6,520.00		
		Payments/Credits		
		\$0.00		
		Balance Due		
		\$6,520.00		

POSTED



Mount Vernon Group Architects, Inc.  
200 Harvard Mills Square, Suite 410  
Wakefield, MA 01880



January 31, 2017

Invoice No: 02016.04 - 0000007

City of Everett  
Attn: Robert Moreschi, Chief Procurement Officer  
City Hall  
484 Broadway, Room 34  
Everett, MA 02149

Project 02016.04 Everett Keverian School  
RE: GEORGE KEVERIAN SCHOOL, EVERETT, MA. Pursuant to our Contract for Designer Services dated September 1, 2016

**Professional Services from January 1, 2017 to January 31, 2017**

Phase 01 Schematic & Feasibility

**Consultants**

Testing

1/31/2017

The Fire Pump Testing  
Company

Amendment No. 5 - ERS 05-  
02016.04 - Hydrant Flow Test

575.00

**Total Consultants**

**1.1 times**

**575.00**

**632.50**

**Total this Phase**

**\$632.50**

**Total this Invoice**

**\$632.50**

Thank You,

MOUNT VERNON GROUP ARCHITECTS, INC.

  
Frank Tedesco, AIA, LEED AP  
President

The Fire Pump Testing Company

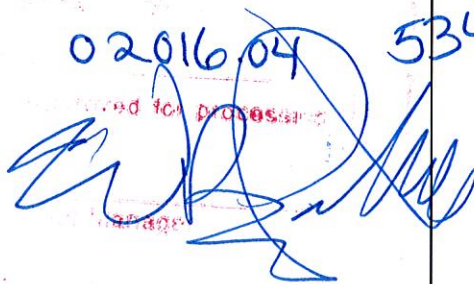
11 Varney Street  
Jamaica Plain, MA 02130-4109  
Tel: 617-971-0700  
Fax: 617-524-7171

# System Testing Invoice

Date	Invoice No.
1/28/2017	3789

Bill To:

Mount Vernon Group Architects, Inc.  
William R Peters  
200 Harvard Mill Square, Suite 410  
Wakefield, MA 01880

Test Date		Terms	Due Date	Location of Test	
1/27/2017		Net 30	2/27/2017	548 Broadway, Everett	
Item	Quantity	Description of Work		Rate	Amount
Flow Test Permit	1 200	Hydrant Flow Test and Report Permit Fee		375.00 1.00	375.00 200.00
<p>Amendment No. 5 ERS. 05-2016.04 (01) (14) 02016.04 534.00 B.P.  POSTED</p>					
Please refer to attached report.				Total \$575.00	

Mr. Robert Moreschi  
 Chief Procurement Officer  
 City of Everett  
 Attn: Robert Moreschi  
 Chief Procurement Agent, City Hall  
 484 Broadway Room 34  
 Everett, MA 02149

February 1, 2017  
 Project No: 16049.00  
 Invoice No: 0046393

Project 16049.00 Everett Keverian School OPM Services

Services Performed this Period:

Communication and coordination with SBC, MVG and MSBA; Processed Geotechnical, Geo-Environmental and Hydrant Flow Amendments for Florence Street; Attended January 11, 2017 SBC Meeting; Reviewed Traffic Proposals; Attended January 25, 2017 SBC Meeting; Attended January 26, 2017 Site Review Meeting; Developed PDP Comments Response Document; Reviewed Compiled MSBA PDP Comments Response Package and Submitted to MSBA.

**Professional Services from December 31, 2016 to January 27, 2017**

**Fee**

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Total Fee	190,000.00	40.00	76,000.00	60,800.00	15,200.00
Total Fee	190,000.00		76,000.00	60,800.00	15,200.00
<b>Total Fee</b>					<b>15,200.00</b>
<b>Total this Invoice</b>					<b>\$15,200.00</b>

**Billings to Date**

	Current	Prior	Total
Fee	15,200.00	60,800.00	76,000.00
<b>Totals</b>	<b>15,200.00</b>	<b>60,800.00</b>	<b>76,000.00</b>

Authorized

Joel Seeley

