



RICE LIBRARY BUILDING COMMITTEE

May 18, 2021

6PM

AGENDA



1. Project Update
 - a. Construction Schedule and Activity
 - b. Budget Update
2. Discuss Proposed Change Orders/Alternatives
 - a. Ceiling Treatment in the Community Room
 - b. Outside Stairs & Retaining Wall (From Wentworth to Traip Ave)
 - c. Reuse of Existing bookcases in E Commons
3. Meeting Location Going Forward (hybrid v remote)
4. Next Steps
 - a. Action Items
 - b. Next Meeting

Materials:

- Project Update Dashboard
- Budget
- Proposed Change Orders

The public may view the meeting via Zoom webinar. Register in advance for the webinar at:
https://us02web.zoom.us/webinar/register/WN_FZDgIsZdT6Qnac8UZykkg

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167.

Rice Public Library Monthly Report

CHA Project Number: 066398. 000



Prepared for:
Town of Kittery
200 Rogers Road
Kittery, Maine 03904

Prepared by:



1 Faneuil Hall Marketplace
South Market Building, Suite 4195
Boston, MA
Phone: (617) 451-2717

May 2021

01	Work Completed – Reporting Period
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This is the fourth report for the Rice Public Library Project. The reporting period is from April 17, 2021 through May 13, 2021 and will cover all work completed during that timeframe. Reports will be issued monthly, with the next report available June 2021.

The following activities occurred between April 17, 2021 and May 13, 2021.

Construction Activities

- 4/19/21: Excavation of foundations continued.
- 4/20/21: A Building Committee Meeting was held. CHA was in attendance.
- 4/21/21, 4/28/21, 5/5/21, 5/12/21: A Construction Meeting was held with Wright Ryan Construction, Lassel Architects, CHA, and the Town of Kittery.
- 4/21/21: Weekly check in calls continued on Wednesdays between the Town of Kittery and CHA to review ongoing progress and potential issues.
- 4/21/21: CT cabinet and meter location were reviewed.
- 4/22/21 - 4/28/21: Forming and pouring elevator pit occurred.
- 4/22/21 - 5/13/21: Forming and pouring foundations occurred.
- 4/27/21: An FF&E meeting was held between Scott Simons Architects and the Town of Kittery.
- 4/22/21 – 5/13/21: Inspections occurred of the footing rebar and subgrade.

02	Work Completed – Reporting Period Photos
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Photos were taken of the site on 5/13/21 showing the foundation work.



1. Northwest corner of addition: Forming foundation wall below new entrance.



2. Northwest corner of addition: Footing below Community Rooms.



3. Northwest corner: footing below Community Room.



4. North side: footing below Community Rooms.



5. South side: Footing below meeting room and toilets.



6. South side: Footing below toilets and stair.



7. East side: footing below Maine Room and Collection.



8. East side: Elevator shaft.

03	Work Projected – Next Month
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Between 5/17/21 and June 2021 the following Construction Activities are planned.

Construction Activities

- 5/14/21 - 5/19/21: Forming and pouring foundations will continue.
- 5/14/21 – 5/19/21: Inspections of footing rebar and subgrade will continue.
- 5/18/21: A Building Committee meeting will be held.
- 5/19/21: Weekly check in phone calls between the Town of Kittery and CHA will continue.
- 5/20/21 – 5/25/21: Foundation waterproofing will occur.
- 5/26/21 – 5/28/21: Foundation insulation will occur.
- 5/17/21 – 5/21/21: Data and IT rack will be moved.
- 5/31/21 - 6/1/21: Excavation for sub-slab MEPs will occur.
- 6/2/21 – 6/8/21: Sub-slab MEP install will occur.
- 6/9/21 – 6/14/21: Prep and pour slab on grade will occur.
- 5/19/21, 5/26/21, 6/2/21, 6/9/21: A Construction Meeting will be held with Wright Ryan Construction, Scott Simons Architects, Lassel Architects, CHA and the Town of Kittery.

04	Design Update
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The following is the design update for the month of May:
 ASI-2 was issued regarding Community Room ceiling changes.
 ASI-5 was issued to clarify the corbeling lintels.
 SSK-1 & SSK-2 were issued detailing the concrete retaining wall.

05	Construction Update
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Wright Ryan will provide an updated overall schedule with the May Pay Application submission. The overall schedule remains the same with a turnover date of 3/15/21.

Three week look ahead schedules were provided by Wright Ryan for the construction meetings held on 4/21/21, 4/28/21, 5/5/21 and 5/12/21.

Wright Ryan continued with excavation and foundation prep. Footings were formed and poured and the foundation walls are now being formed and poured. There is still some excavation to be done on the southeast corner of the addition as well as some excavation for utilities. As of 5/13/21 the ledge removed was 76 cubic yards out of the 250 cubic yard allowance. The excavation is currently about 65%-70% complete. The amount of ledge surveyed so far appears like it will be within Wright Ryan’s allowance. The elevator pit was formed and poured.

The state electrical inspector reviewed the power to the building. The CT cabinet and meter can remain in the location shown on the plans at the front of the building, but an electrical disconnect will need to be added.

Wright Ryan submitted their fourth Pay Application including General Conditions costs for April, sitework by HL Patten, rebar material, and an elevator deposit. This was reviewed by CHA, Lassel and Scott Simons Architects and was signed and emailed to the Town of Kittery to process.

Wright Ryan has been proceeding with the issuance of RFIs and Submittals and the priority and long lead item materials continue to be submitted including building envelope items such as metal roofing, metal wall panels, and fiber cement siding.

Submittals

- 90 Issued to Date
- 64 Closed within 15 Days (Allowed by Contract)
- 13 Closed beyond 15 Days
- 13 Open

RFIs

- 23 Issued to Date
- 6 Closed within 7 Days (Allowed by Contract)
- 13 Closed beyond 7 Days
- 4 Open

06	Library Coordination
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Wright Ryan issued Change Order 2 for the accepted Alternates #1, #2, #4, #5, #6. Alternate #4 has gone through a few design suggestions to have a granite retaining wall, but this is not falling within the budgeted number provided by Wright Ryan. The concrete wall shown originally is being detailed and this will be priced by Wright Ryan to confirm it is within the budgeted number.

No. 1	Provide wood ceilings at circulation desk	Add \$7,546
No. 2	Provide Acoustic panels in Reading Room 104	Add \$3,638
No. 3	Add upper parking lot including curbing and paving	Add \$83,233
No. 4	Provide concrete walkway with granite steps from entry to lower level	Add \$38,000
No. 5	Provide cove lighting in new building along existing façade	Add \$13,081
No. 6	Add folding panel partitions between Rooms 003, 004, 005	Add \$42,320
No. 7	Provide Children’s Garden	Add \$43,642

07	Community Coordination
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Utility work took place on Traip Ave and traffic was rerouted for a few days. No complaints were heard from the abutters. There was a resident on Traip Ave that moved out this month and Wright Ryan coordinated with staying out of the moving truck’s way.

08	Budget Update
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Please see attached for the budget update. Potential Change Orders 1-15 have been issued to date. The project is currently on budget.

Change Orders issued to Wright Ryan to Date:

Change Order 01: Steel Escalation Cost & Additional Builders Risk
Change Order 02: Insulation Credit, Addendum #4, Alternate #1 Wood Ceilings, Alternate #2 Tectum Ceilings, Alternate #5 Cove Lighting, Alternate #6 Folding Partitions

09	Attachments
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- Budget Update dated 5/12/21

Rice Public Library



8 Wentworth Street

Kittery, Maine 03904 Budget Update 5/12/2021

Category	Budget	Committed	Pending	Rejected	Remaining	Comments
Construction						
Allowances						
COVID 19 Safety Measures	\$ 10,000	\$ 47			\$ 9,953	
Shoring & Underpinning	\$ 28,400	\$ -			\$ 28,400	
Ledge Removal	\$ 41,250	\$ -			\$ 41,250	
Lower Level Retaining Wall	\$ 10,000	\$ -			\$ 10,000	
Winter Conditions	\$ 29,000	\$ -			\$ 29,000	
Architectural Woodwork Retrofit	\$ 8,000	\$ -			\$ 8,000	
Insulation Upgrades at Existing Building	\$ 2,500	\$ -			\$ 2,500	
Parapet & Internal Gutter Framing	\$ 35,520	\$ -			\$ 35,520	
Firestopping not specified in trades	\$ 4,000	\$ -			\$ 4,000	
Slate Roofing replacement/repairs	\$ 10,500	\$ -			\$ 10,500	
Plaster Patching	\$ 12,000	\$ -			\$ 12,000	
Floor Prep & Moisture Mitigation	\$ 7,350	\$ -			\$ 7,350	
Internal Roof Leaders related to Addendum 3	\$ 26,000	\$ -			\$ 26,000	
Fire Dampers not shown currently	\$ 6,000	\$ 20,200			(\$ 14,200)	
Subtotal	\$ 230,520	\$ 20,247			\$ 210,273	
Percentage		8.78%			91.22%	
Fundraising/Grants	\$ 208,316					
Alternates						
Change Order 2: PCO 005: Alternate #1: Provide wood ceilings at circulation desk	\$ 7,546		\$ 7,546			
Change Order 2: PCO 006: Alternate #2: Provide acoustic panels in Reading Room 104	\$ 3,638		\$ 3,638			
Alternate #3: Add upper parking lot including curbing and paving	\$ 83,233					
Alternate #4: Provide concrete walkway with granite steps from entry to lower level	\$ 38,000		\$ 38,000			
Change Order 2: PCO 007: Alternate #5: Provide cove lighting in new building along existing façade	\$ 13,081		\$ 13,081			
Change Order 2: PCO 008: Alternate #6: Add folding panel partitions between Rooms 003, 004 & 005	\$ 42,320		\$ 42,320			
Alternate #7: Provide Children's Garden	\$ 43,642	\$ 43,642				(not by Wright Ryan, Community Project)
Subtotal	\$ 231,460	\$ 43,642			\$ 164,674	
Percentage						
CM Contingency	\$ 86,001					
Trees Not Shown on CDs, Rebar Overrun		\$ 3,392			\$ 82,609	Trees \$2,300, Rebar \$1,092
Subtotal	\$ 86,001	\$ 3,392			\$ 82,609	
Percentage		3.94%			96%	

Owner						
Contingency	\$ 295,000					
Change Order 2: PCO 001: 2" Foundation Insulation Credit			(\$ 646.70)			4/16: Approval emailed to WR.
Change Order 1: PCO 002: Steel Escalation Cost		\$ 26,447				4/1: Signed and returned to WR.
Change Order 2: PCO 003: Addendum #4			\$ 10,124			4/25: WR Revised to adjust OH&P for sub down by 5%
*Change Order 1: PCO 004: Builders Risk		\$ 7,035				4/1: Signed and returned to WR.
Unsubmitted PCO: Carpet Tile Alternate			(\$ 2,000.00)			
PCO 009: Historic Shelving Relocation				\$ 18,600.00		5/7/21: Price was revised down from \$26,976.27. Wright Ryan is revising this again to only cutting down 2 shelves. Change Order to be compared to purchasing 2 new shelves.
PCO 010: Two Added Door Operators			\$ 4,785.91			
PCO 011: Curbing and Paving Lower Parking Lot				\$ 59,612.28		4/28/21: This will not be accepted.
PCO 012: Increased Louver Sizes			\$ 405.17			
PCO 013: Alternate #4 Granite Stairs and Walkway				\$ 57,547.84		5/7/21: CHA to review with Kendra if this option will be pursued or return to original design. Total cost is \$95,547.84 less \$38,000 from Alternate #4. 5/12/21: The Town will pursue getting the retaining wall detailed for \$300-\$500 to get the concrete wall price finalized instead of granite.
PCO 014: ASI #2 Community Room Ceiling Changes			\$ 6,244.74			5/12/21: Wright Ryan is looking at doing the wood trim internally to reduce this cost.
PCO 015: Mechanical Platform			\$ 5,014.41			5/12/21: Additional cost is expected for the sprinkler heads to be added.
Subtotal	\$ 295,000	\$ 33,482	\$ 23,928	\$ 135,760	\$ 237,590	
Percentage		11.35%	8.11%		80.54%	

* To be charged against the Builders Risk in the Budget outside of the Owner's Contingency

RICE PUBLIC LIBRARY

Budget

May 14, 2021

PHASE	CURRENT ESTIMATE		ACTUAL
	BUDGET	SPENT TO DATE	REMAINING
Soft Costs			
<i>Design and Engineering</i>			
Existing Conditions	19,000	19,000	-
Programming	7,500	7,500	-
SDs	105,000	105,000	-
Intitial Permitting	5,000	5,000	-
Phase 1 Cost Estimating	4,000	4,000	-
DDs	105,000	105,000	-
Final Permits & Approvals	12,000	12,000	-
Phase 2 Cost Estimating	-	-	-
CDs	123,000	115,000	8,000
Bidding & Negotiating	12,800	12,800	-
CA - Shop Drawings, Requisite Reviews, 24 Site visits	54,000	8,100	45,900
<i>Other CA - Time and Materials</i>			
Site Plan	3,200	3,200	-
Geo Tech	7,345	7,345	-
Signage Design	10,000	-	10,000
Reimbursables	8,000	6,265	1,735
Subtotal Design & Engineering	475,845	410,210	65,635
<i>Misc Owner Soft Costs</i>			
Misc Expenses	5,000	1,324	3,676
Bonding	9,566	9,566	-
Permit Fees	5,472	5,472	-
Legal	15,000	13,330	1,670
Relocation Services (previously Construction Phasing)	93,000	36,711	56,289
Preconstruction Services	55,000	52,967	2,033
Owner Representative / Clerk of the Works	130,000	27,000	103,000
Signage Fabrication	10,000		10,000
Misc Consultants and Contracts	44,000	10,407	33,593
FFE (includes consulting)	243,110	16,072	227,038
<i>Technology/Security</i>			
Consulting	13,000	6,656	6,344
Hard Costs	85,000		85,000
Capital Campaign Consultant	50,000	33,336	16,664
Subtotal Soft Costs	1,233,993	623,050	610,943
Hard Costs			
Construction (Reno & Exp)	4,643,191	241,682	4,401,509
Subtotal Hard Costs	4,643,191	241,682	4,401,509
Contingencies			
Construction Contingency (15%)			
Owner's Contingency	295,000	32,836	262,164
Design Contingency ("held by owner")			
Subtotal Contingencies	295,000	32,836	262,164
Contingency as % of Total Project			
TOTAL	6,172,184.3	897,568	5,274,616

VARIANCE

Soft Costs as % of Construction

25%

	COSTS	CIP	BOND	NEH	RPLC	OTHER GRANTS	TRANSFER FROM RPLC ASSETS	TOTAL FUNDED	UNFUNDED
AVAILABLE FUNDS		\$ 500,000	\$ 5,000,000	\$ 500,000	\$ 50,000	\$ 317,500	\$ 63,000		
BASE PROJECT									
<i>Design Costs</i>	475,845	475,845						475,845	0
<i>Owner's Costs</i>									
Other Soft Costs	367,038	24,155	342,883					367,038	0
FFE ¹	243,110			243,110				243,110	0
IT Consulting	13,000		13,000					13,000	0
IT ²	85,000		926	84,074				85,000	0
Capital Campaign Consultant	50,000			50,000				50,000	0
<i>Construction</i>									0
Construction	4,643,191		4,643,191					4,643,191	0
Other Contingency	-							-	0
Owner's Contingency	295,000			122,816	50,000	59,184	63,000	295,000	0
BASE PROJECT TOTAL³	6,172,184.3	500,000	5,000,000	500,000	50,000	59,184	63,000	6,172,184	0
	TRUE								
ENHANCEMENTS/ADD ALTS									
									Priority
IT ⁶	82,155							-	(82,155) 1
Wood ceiling over circulation desk ⁴	7,546					7,546		7,546	0 Funded
Acoustic panels in Children's Reading Room ⁸	3,638					3,638		3,638	0 Funded
Cove lighting in new bldg along existing façade ⁹	13,081					13,081		13,081	0 Funded
Exterior stairway	38,000					38,000		38,000	0 Funded
Folding Partitions ⁷	42,320					42,320		42,320	0 Funded
Upper parking lot improvements ⁵	83,233							-	(83,233) 3
Children's Garden ¹⁰	50,000					50,000		50,000	0 Funded
FFE (TBD)	35,000							-	(35,000) 1
ENHANCEMENTS TOTAL	354,973	-	-	-	-	154,585	-	154,585	(200,388)
GRAND TOTAL FUNDED COSTS	\$ 6,527,157	\$ 500,000	\$ 5,000,000	\$ 500,000	\$ 50,000	\$ 213,769	\$ 63,000	\$ 6,326,769	
AVAILABLE REMAINING FUNDING		\$ -	\$ -	\$ -	\$ -	\$ 103,731	\$ -		103,731
GRAND TOTAL - Under/(Over)									(96,657)

- Notes:**
1. Base project costs include VE items 9, 12, 14, & 15
 2. Base project costs include VE item 10.
 3. Base project does not include \$32,310 in Lower Parking Lot work to be done by Town through DPW; funds not identified yet.
 4. Finishes Com eliminated addlt wood ceilings elsewhere in the bld.
 5. Unclear what remaining costs for DPW will exist with funded Enhancement.
 6. Based on initial IT Est with Tel added.
 7. Track/ceiling structure will be installed as part of base project
 8. Added by Finishes Com
 9. Added by Finishes Com
 10. Childrens Garden will be designed and constructed as an Owners Project.



PCO #009

Wright-Ryan Construction, Inc.
10 Danforth St
Portland, Maine 04101-4567
Phone: 207 773 3625

Project: 211010 - Rice Public Library
8 Wentworth Street
Kittery, Maine 03904

Prime Contract Potential Change Order #009 : Historic Shelving Relocation

TO:	Town of Kittery 200 Rogers Road Kittery Maine, 03904	FROM:	Wright-Ryan Construction, Inc. 10 Danforth Street Portland Maine, 04101-4567
PCO NUMBER/REVISION:	009 / 0	CONTRACT:	1010-1 - Rice Library
REQUEST RECEIVED FROM:		CREATED BY:	Wes Rollins (Wright-Ryan Construction, Inc.)
SCHEDULE IMPACT:	0 days	CREATED DATE:	4/26/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Building Footprint	TOTAL AMOUNT:	\$26,976.27

POTENTIAL CHANGE ORDER TITLE: Historic Shelving Relocation

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #014 - Historic Shelving Relocation in E Commons

The following is a PCO from Pond Cove Millwork to preform on the Historic Shelving Relocation in the E Commons Room per the request from Matt Maiello at Scott Simmons Architects dated 3/15/2021.(See Attached). Please note that we carried \$1500 allowance for refinishing. This scope needs to be further defined once the will millwork is re worked.

ATTACHMENTS:

#	Cost Code	Description	Amount
1	06-400-02 - Millwork Sub	Shelving Relocation	\$24,000.00
2	09-900-01 - Painting	Refinishing allowance as Required	\$1,500.00
Subtotal:			\$25,500.00
Insurance :			\$160.65
P and P Bonds :			\$153.96
OH and P :			\$1,161.66
Grand Total:			\$26,976.27

Ryan Kanteres (Scott Simons Architects)
75 York Street
Portland Maine 04101

Town of Kittery
200 Rogers Road
Kittery Maine 03904

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland Maine 04101-4567

Wes Rollins

4/26/2021

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

NO.	DATE
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE: 2021.02.12
 PROJECT NUMBER: 2018-0200
 STATUS: ISSUED FOR BID

EXISTING SHELVING RECONFIGURATION



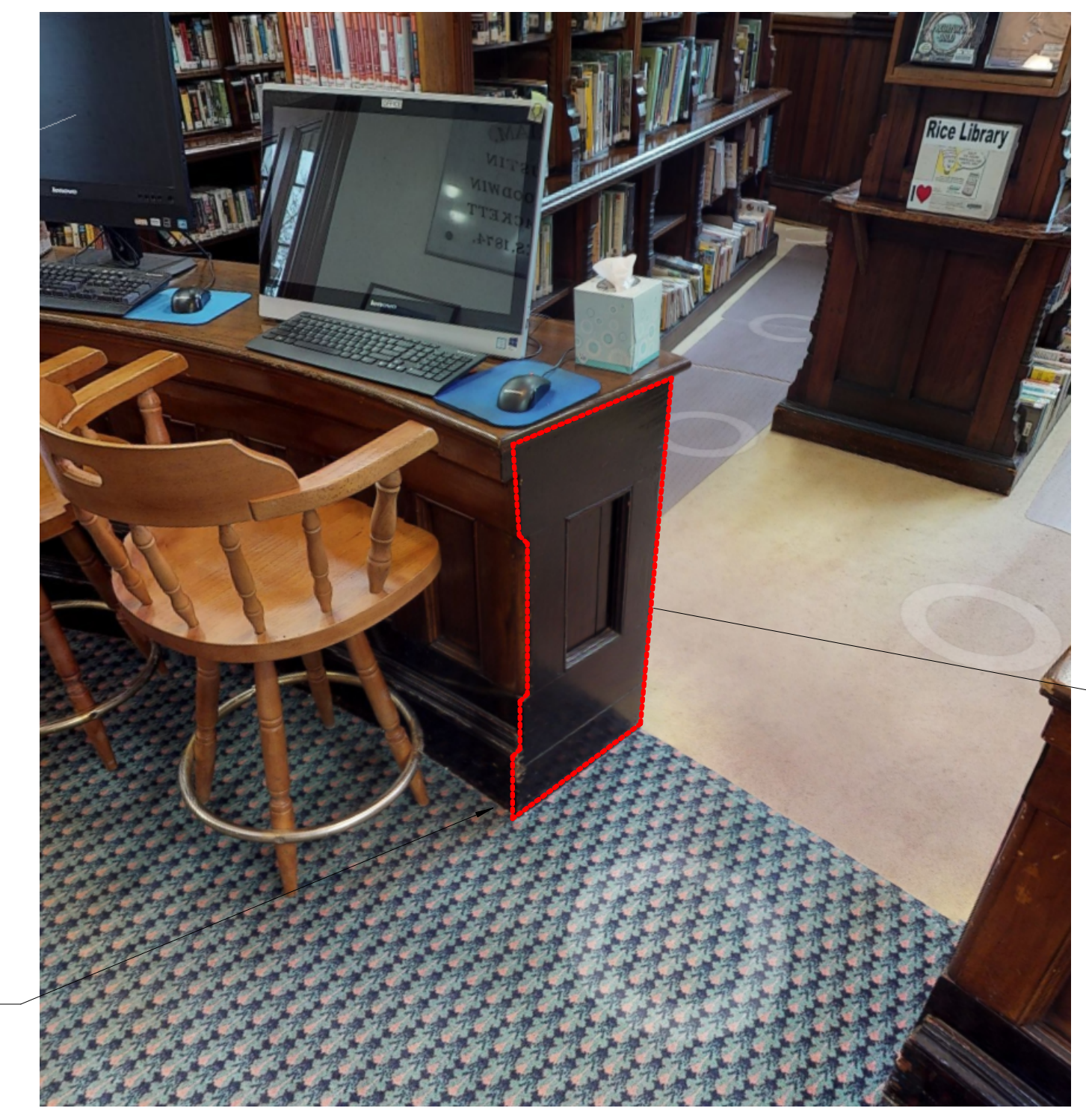
EXISTING SHELVES TO BE SHORTENED BY 24"



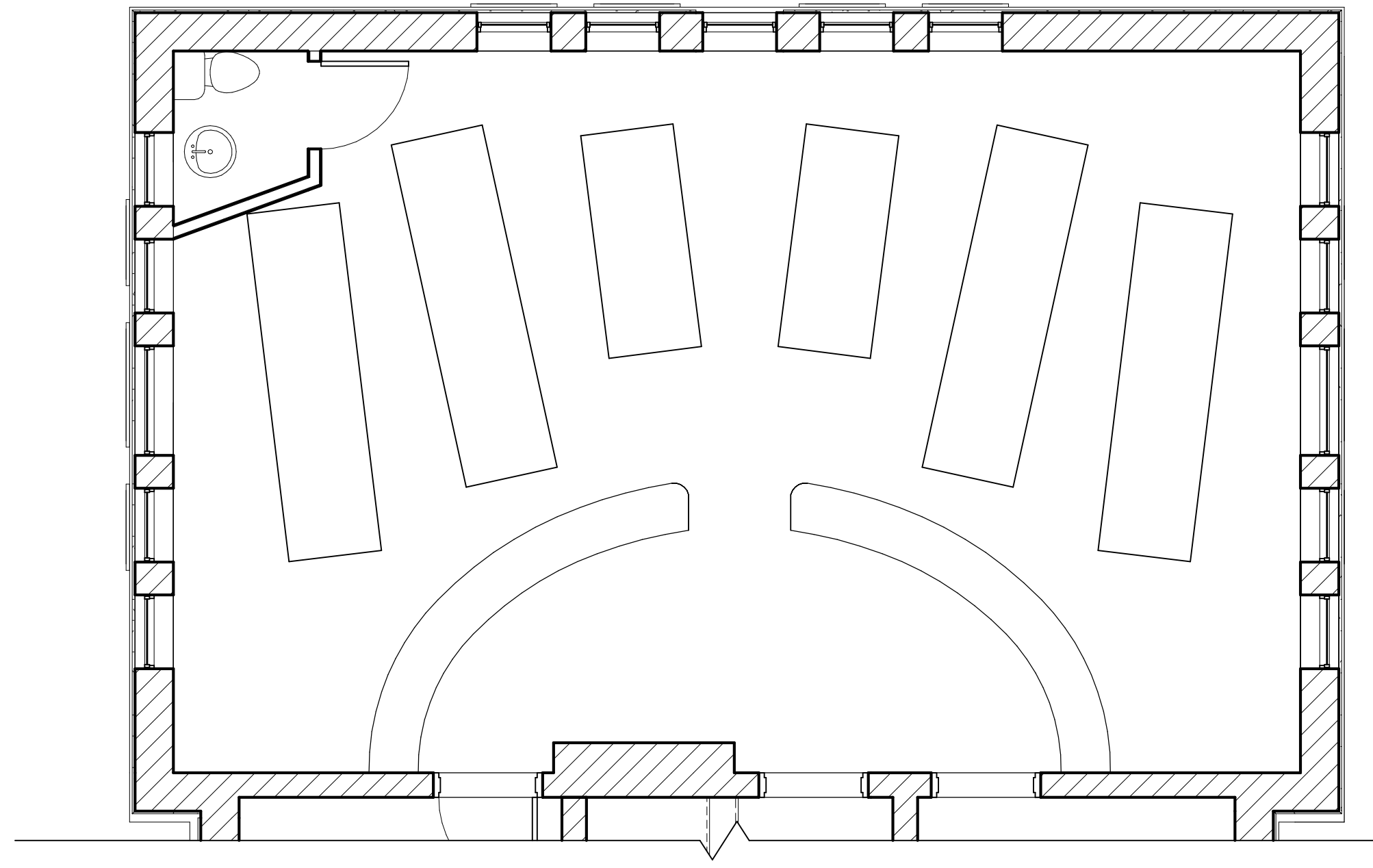
REMOVE BOTH ENDS OF EXISTING HISTORIC COUNTER

WALL TO BE REPAIRED TO MATCH HISTORIC WAINSCOTING

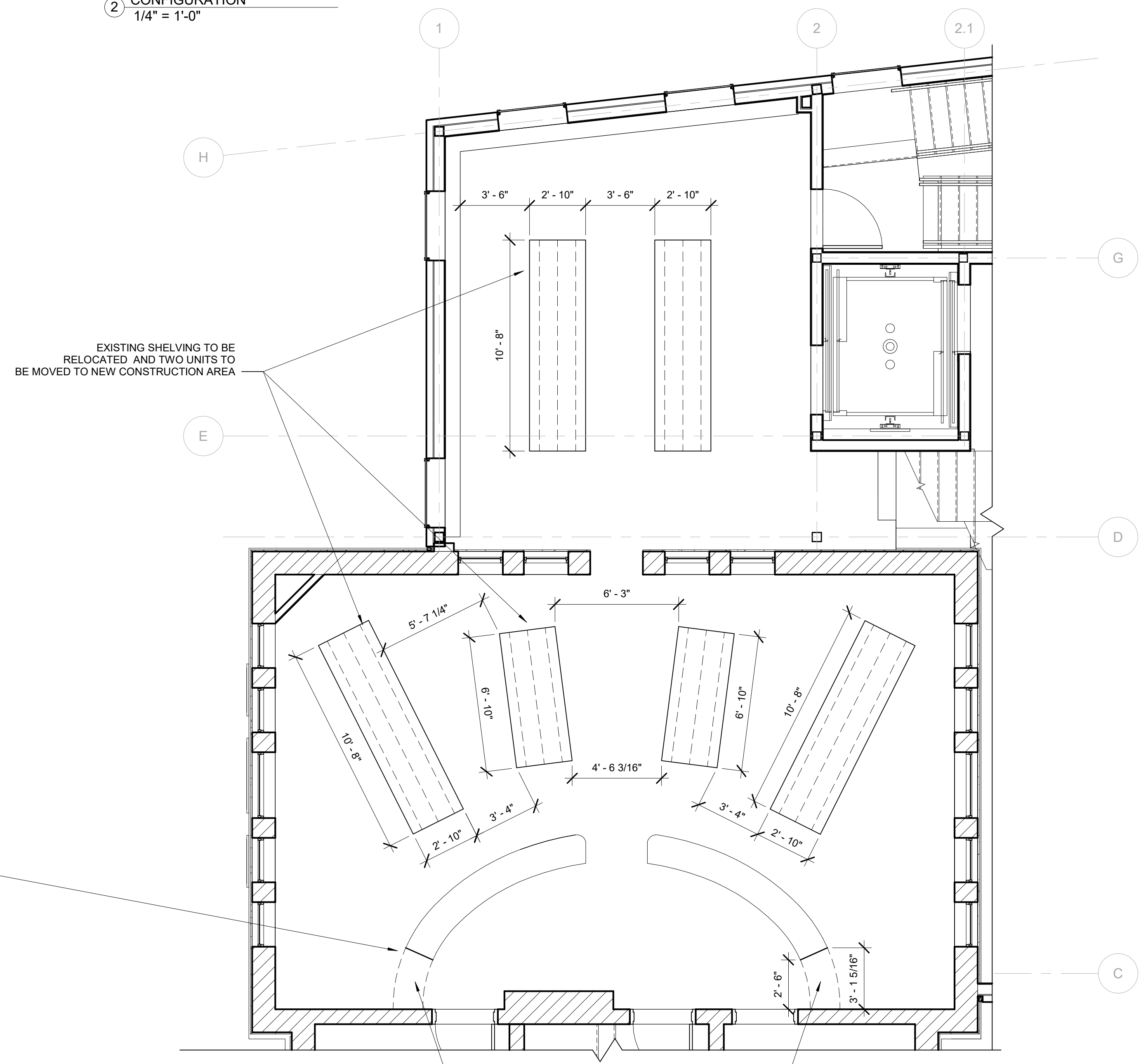
REMOVE ALL SHELVING BELOW COUNTER



CUT-OFF ENDS OF COUNTER TO HAVE NEW END CAPS FABRICATED TO MATCH HISTORIC IN FINISH AND CONFIGURATION



E-COMMONS EXISTING SHELF CONFIGURATION
 1/4" = 1'-0"



E-COMMONS NEW SHELF CONFIGURATION
 1/4" = 1'-0"

ENDS OF EXISTING HISTORIC DESK TOPS AND BASES TO BE CUT BACK AND END PANELS TO MATCH CENTER WALKWAY INSTALLED



PCO #013

Wright-Ryan Construction, Inc.
10 Danforth St
Portland, Maine 04101-4567
Phone: 207 773 3625

Project: 211010 - Rice Public Library
8 Wentworth Street
Kittery, Maine 03904

Prime Contract Potential Change Order #013 : Alternate #4 Granite Stairs and Walkway

TO:	Town of Kittery 200 Rogers Road Kittery Maine, 03904	FROM:	Wright-Ryan Construction, Inc. 10 Danforth Street Portland Maine, 04101-4567
PCO NUMBER/REVISION:	013 / 0	CONTRACT:	1010-1 - Rice Library
REQUEST RECEIVED FROM:		CREATED BY:	Wes Rollins (Wright-Ryan Construction, Inc.)
SCHEDULE IMPACT:	0 days	CREATED DATE:	5/7/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Site	TOTAL AMOUNT:	\$95,547.84

POTENTIAL CHANGE ORDER TITLE: Alternate #4 Granite Stairs and Walkway

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #004 - Revised Alternate 4 Pricing (Granite Stair and walkway)

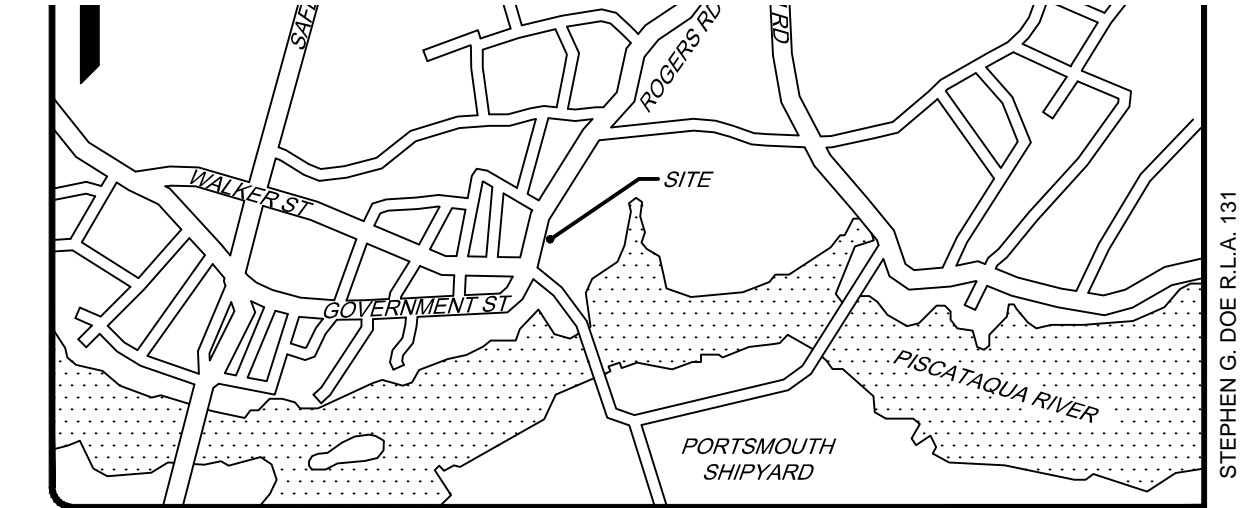
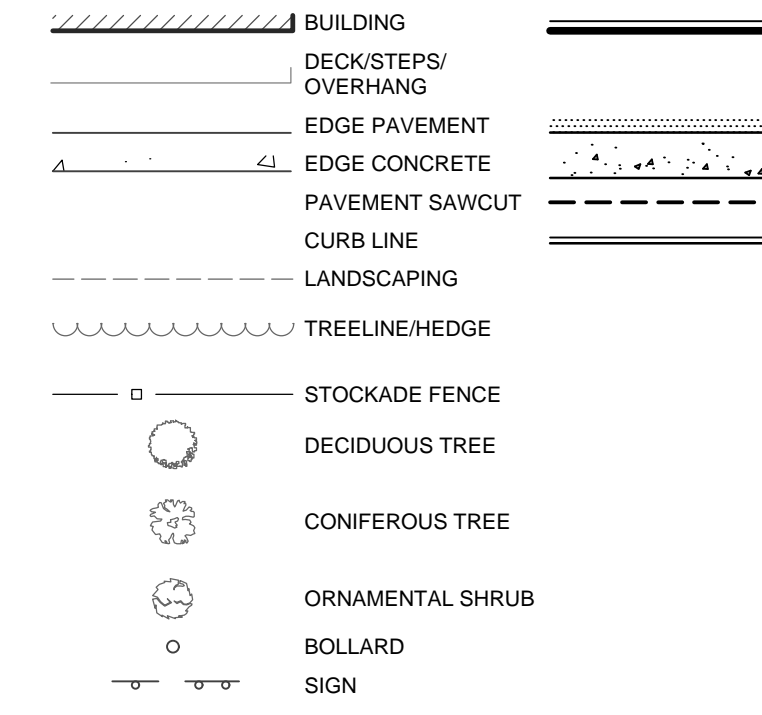
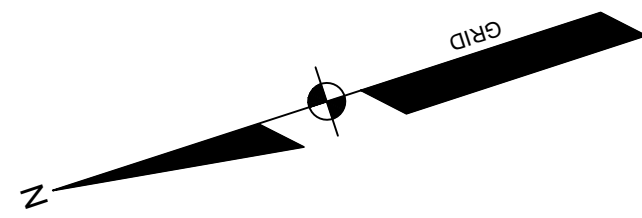
The following is a lump sum PCO to furnish and install the new granite stair case and granite wall with railings and the new concrete sidewalk per the revised alternate shown on the Civil plans and the revised sketch by Sebago dated 3/10/2021(See attached) The scope includes the following:

1. Excavation and prep
2. Wire Mesh
3. Concrete Flatwork
4. New Railings
5. Granite stairs and cheek walls
6. Painting of the rails
7. Concrete Materials
8. Supervision and Project Management. (If this wall can be built with in the contract time frame we can eliminate the Supervision.

ATTACHMENTS:

#	Cost Code	Description	Amount
1	01-710-01 - Project Management	Project Management	\$2,136.00
2	02-200-01 - Sitework -Sub	Sitework	\$4,000.00
3	03-200-01 - Rebar & Mesh - Mat	Wire Mesh	\$500.00
4	03-322-02 - Flatwork - Sub	Flatwork	\$5,500.00
5	03-322-03 - S.O.G. Conc 3000 psi	Concrete Materials	\$1,125.00
6	05-500-01 - Misc Metals - Mat	Railing Fabrication	\$3,143.00
7	05-500-02 - Misc Metals - Sub	Railing Install	\$2,300.00
8	09-900-01 - Painting	Painting	\$475.00
9	02-800-01 - Landscaping - Sub	Granite Stairs Per Civil Plans	\$14,500.00
10	02-800-01 - Landscaping - Sub	Granite Wall per Sketch	\$50,000.00

Site Plan Drawing Included in GMP



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS THE INHABITANTS OF THE TOWN OF KITTERY BY DEED DATED JULY 9, 2019 AND RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS (YCRD) IN BOOK 17992, PAGE 618.
- THE PROPERTY IS SHOWN AS LOT 88 ON THE TOWN OF KITTERY TAX MAP 4 AND IS LOCATED IN THE MIXED USE - KITTERY FORESIDE DISTRICT.
- SPACE AND BULK CRITERIA FOR THE MIXED USE - KITTERY FORESIDE DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: 5,000 SQUARE FEET
 MINIMUM LOT SIZE: 5,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: NONE
 MINIMUM FRONT YARD: 0/10 FEET*
 MINIMUM SIDE YARD: 10 FEET*
 MINIMUM REAR YARD: 10 FEET*
 MAXIMUM BUILDING HEIGHT: 40 FEET*
 MAXIMUM BUILDING COVERAGE: 60%
 *SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 34,947 SQUARE FEET OR 0.80 ACRES AS DEPICTED ON PLAN REFERENCE 6A.
- THE BOUNDARY AS DEPICTED HEREON IS BASED SOLELY ON PLAN REFERENCE 6A. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY 17, 2019.
- PLAN REFERENCES:
 A. "STANDARD BOUNDARY SURVEY OF THE RICE PUBLIC LIBRARY LOT, WENTWORTH ST. AND TRAIPI AVENUE, KITTERY, MAINE" BY EASTERLY SURVEYING DATED JANUARY 18, 1991 AND RECORDED IN THE YCRD IN PLAN BOOK 201, PAGE 11
 B. "LOT SURVEY FOR THE KITTERY INVESTMENT GROUP IN KITTERY, MAINE" BY BRUCE L. PPOPPER DATED OCTOBER 25, 1989
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR KITTERY, MAINE, YORK COUNTY, COMMUNITY-PANEL NUMBER 23071-0008-D, HAVING AN EFFECTIVE DATE OF JULY 3, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
- THE MONUMENTS MARKING THE BOUNDARY PER PLAN REFERENCE 6A WERE NOT FOUND. THE BEST EVIDENCE THAT WAS FIELD LOCATED INCLUDES THE RICE MONUMENT, 2.09 FEET OFFSET FROM THE BOUNDARY LINE PER PLAN REFERENCE 6A, FOUND ON WENTWORTH STREET AND THE REBAR FOUND ON TRAIPI AVENUE. PLAN REFERENCE 6A WAS PLACED BY HOLDING THE SCALED MEASUREMENTS FROM PLAN REFERENCE 6A'S SOUTHWESTERLY REBAR TO BE SET (POINT A) TO THE FOUND GRANITE MONUMENT AND THE NORTHERLY ROW MONUMENT TO BE SET BY THE STATE OF MAINE D.O.T. (POINT B) TO THE FOUND GRANITE MONUMENT. USING THE SCALED MEASUREMENTS AS A BASE POINT THE PLAN WAS ROTATED TO THE 20 FOOT OFFSET FROM THE FOUND REBAR ON TRAIPI AVENUE.

EXISTING:	BUILDING	TOTAL NON-VEGETATED
	5.32%	44.58%
PROPOSED:	15.60%	35.28%

- USE: LIBRARY
- PARKING SUMMARY
 EXISTING: 35+ SPACES (GRAVEL LOT HAS UNDEFINED SPACES)
 REQUIRED:
 A. 1 SPACE / 350 SF OF PUBLIC SPACE (9,268 SF / 350) = 26 SPACES
 B. 1 SPACE / 2 EMPLOYEES (6 EMPLOYEES / 2) = 3 SPACES
 PROPOSED: 27 SPACES + 2 SHORT-TERM SPACES OFF WENTWORTH STREET = 29 SPACES

14. BUILDING SUMMARY:	
EXISTING RICE LIBRARY	
BASEMENT:	1629 SF
1ST FLOOR:	1629 SF
2ND FLOOR:	1629 SF
TOTAL:	4887 SF
EXISTING TAYLOR LIBRARY (TO BE DISCONTINUED)	
BASEMENT:	2480 SF
FIRST FLOOR:	2480 SF
TOTAL:	4960 SF
PROPOSED RICE LIBRARY	
1ST FLOOR:	5394 SF
2ND FLOOR:	5363 SF
3RD FLOOR:	5363 SF
TOTAL:	16,120 SF

APPROVAL- TOWN OF KITTERY PLANNING BOARD

DATE _____

CHAIRPERSON _____

DESIGNED: SGD

DRAWN: SRC

CHECKED: SGD

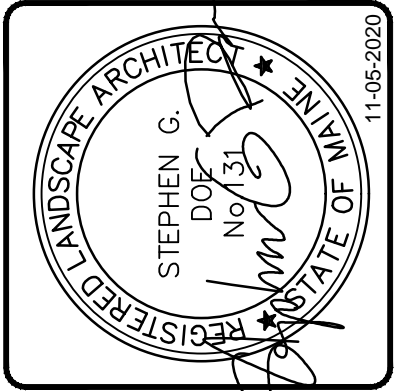
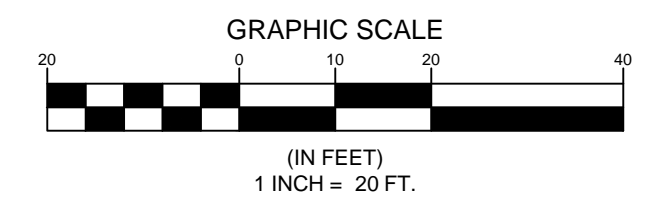
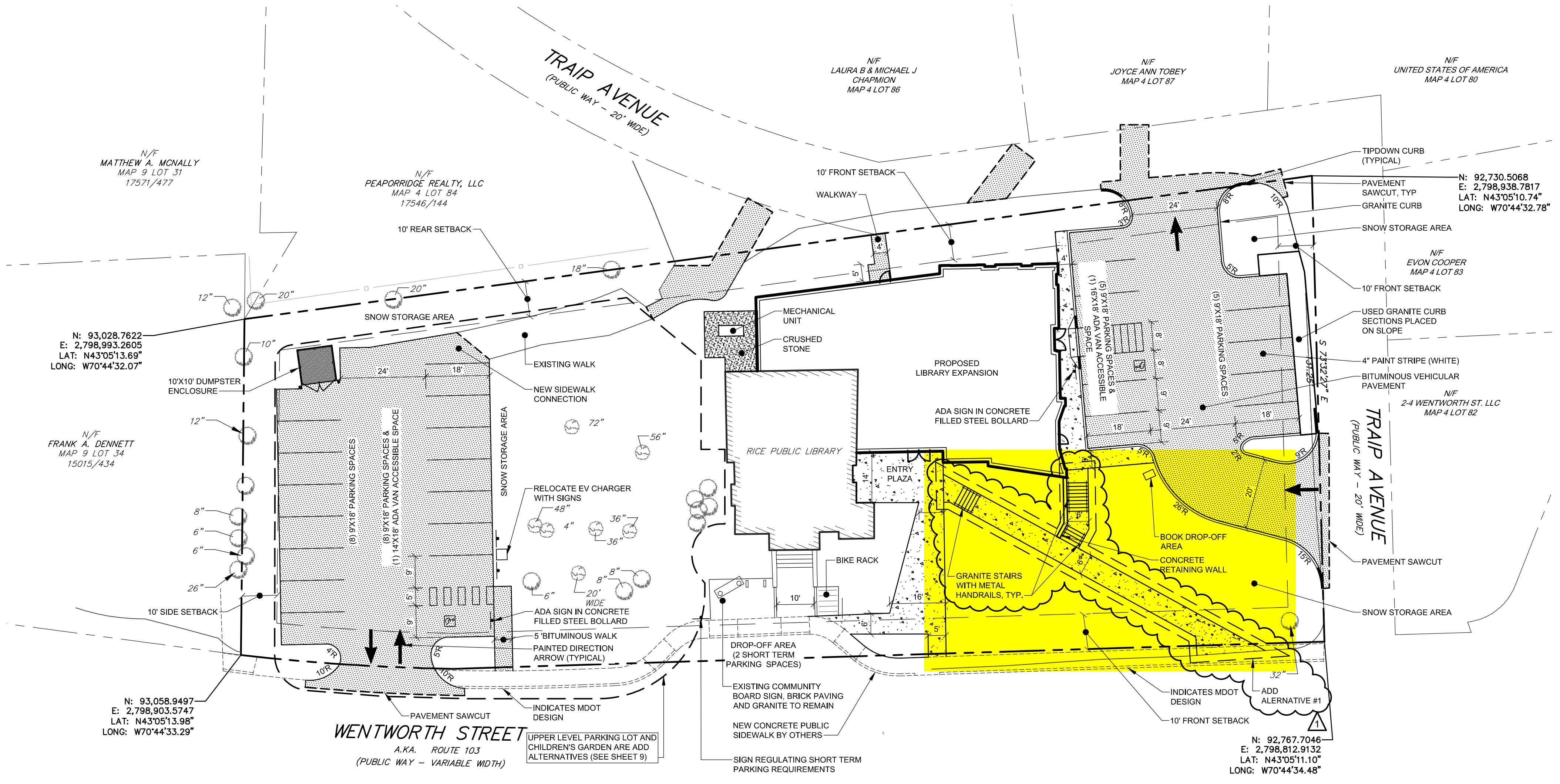
DATE: 10/20/2020

SCALE: 1" = 20'

PROJECT: 18438

GENERAL NOTES: (CONT.)

- WAINERS:
 SEC. 16.8.4.13 A. SIDEWALKS ALONG TRAIPI AVENUE WAS WAIVED BY PLANNING BOARD AUGUST 27, 2020.



ADDENDUM #1	ISSUED FOR BIDS
SGD 11/05/2020	ISSUED FOR BIDS
SGD 10/20/2020	ISSUED FOR FINAL SITE PLAN APPROVAL
SGD 09/10/2020	ISSUED FOR DD
SGD 08/14/2020	ISSUED FOR DD
SGD 07/23/2020	REVISED PER STAFF AND CLIENT COMMENTS
SGD 03/12/2020	ISSUED FOR SITE PLAN REVIEW
REV. BY:	DATE:
STATUS:	

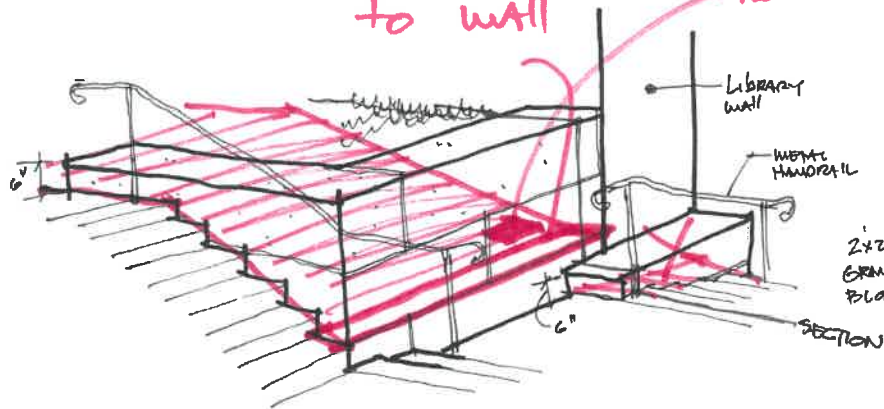
SEBAGO
TECHNICS
75 John Roberts Rd.
Sullivan, ME 04106
South Portland, ME 04106
Tel. 207-200-2100

SCOTT SIMONS ARCHITECTS
8 WENTWORTH STREET
KITTERY, MAINE 03904
FOR: **LASSEL ARCHITECTS**
P.O. BOX 370, 370 MAIN STREET
SOUTH BERWICK, MAINE 03908

DESIGNED	SGD
DRAWN	SRC
CHECKED	SGD
DATE	10/20/2020
SCALE	1" = 20'
PROJECT	18438

GRADE SLOPE
to wall

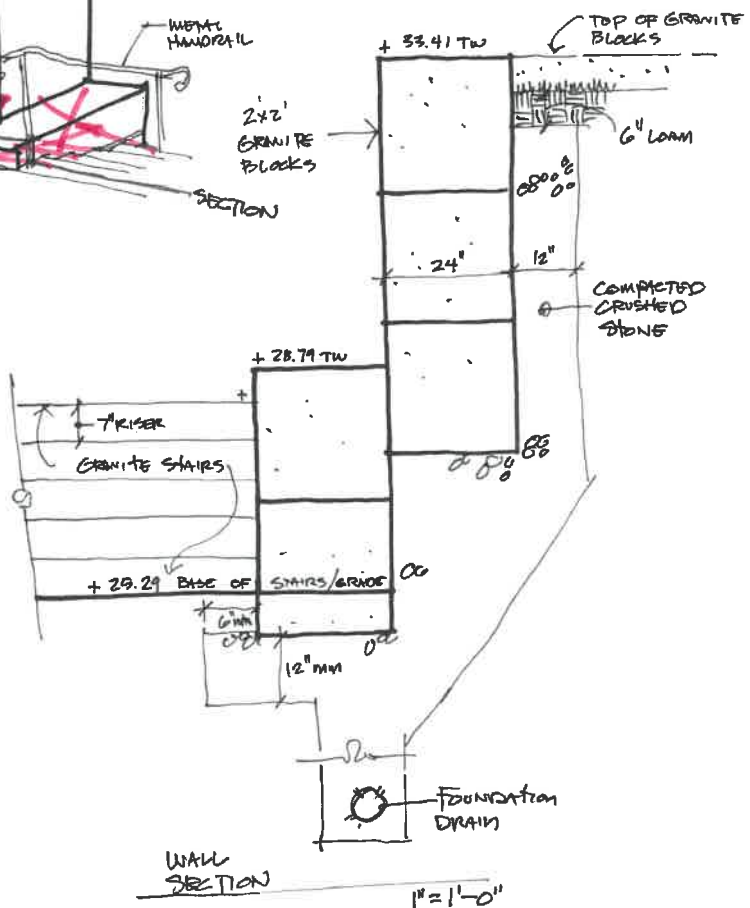
BASIN



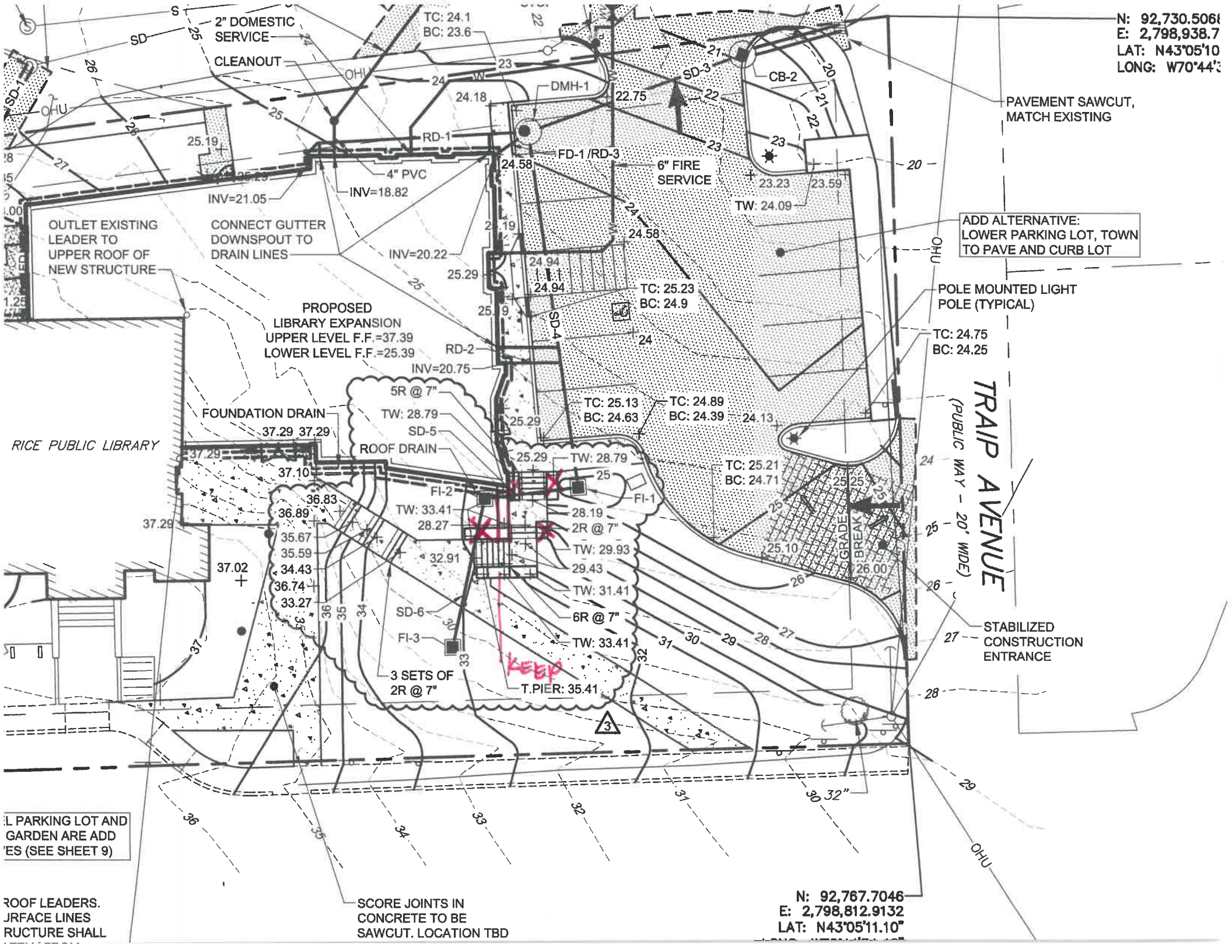
WALL PERSPECTIVE
NTS

RFI #1 DETAIL

PREPARED BY
SERRASO TECHNICS, 3.10.21



N: 92,730.5061
E: 2,798,938.7
LAT: N43°05'10"
LONG: W70°44'3"



PAVEMENT SAWCUT,
MATCH EXISTING

ADD ALTERNATIVE:
LOWER PARKING LOT, TOWN
TO PAVE AND CURB LOT

POLE MOUNTED LIGHT
POLE (TYPICAL)

TC: 24.75
BC: 24.25

TRAIP AVENUE
(PUBLIC WAY - 20' WIDE)

STABILIZED
CONSTRUCTION
ENTRANCE

OUTLET EXISTING
LEADER TO
UPPER ROOF OF
NEW STRUCTURE

CONNECT GUTTER
DOWNSPOUT TO
DRAIN LINES

PROPOSED
LIBRARY EXPANSION
UPPER LEVEL F.F.=37.39
LOWER LEVEL F.F.=25.39

FOUNDATION DRAIN
37.29 37.29

ROOF DRAIN

3 SETS OF
2R @ 7"

KEEP

T.PIER: 35.41

PARKING LOT AND
GARDEN ARE ADD
ED (SEE SHEET 9)

ROOF LEADERS,
SURFACE LINES
STRUCTURE SHALL

SCORE JOINTS IN
CONCRETE TO BE
SAWCUT. LOCATION TBD

N: 92,767.7046
E: 2,798,812.9132
LAT: N43°05'11.10"



Proposal

November 18, 2020

Mr. Sean Keay
Wright - Ryan

Re: Rice Public Library – Kittery, ME

H.L. Patten Construction, Inc is pleased to furnish all material, equipment, and labor to complete the following Civil Scope for the Rice Public Library project in Kittery, ME.

Scope: BASE BID Sebago Technics 10/20/20 9 pages Lassel Architects plan set

Mobilization

GPS layout

Erosion control and construction entrance

Misc Site Removals

Cuts and fills to grade and removal of excess

Foundation Excavation and backfill with structural fill

Sidewalk prep with gravel

Base bid lower parking lot to include Type A and D gravels to grade. Fine grade by others

Catch Basins, Drain man hole, field inlets, foundation drain, storm drain, roof drains

Sewer service

2" Water service

4" Water service

Interior plumbing E and B

Exterior electric E and B – includes supplying light pole bases

Supply and install Flow fill next to elevator

Supply and spread loom in grassed areas and planting beds – Seeding by others.

4 Bollards with signage

****We do not feel there is enough information given with the limited number of borings to correctly estimate the ledge required. We are proposing to survey and remove ledge with a hoe ram at an additional \$150.00 per CY. HLP will survey after all ledge is cleaned off and give notice so that ledge can be inspected- Ledge excavation is not included in our base bid***

Total Base Bid Lump Sum: \$ \$259,400.00

Alternate 3. Site work for Upper Parking Lot - \$71,035 with no Dumpster enclosure or signage

Alternate 4. Walkway and stairs - \$4,000.00 – Gravel only- Sidewalks, stairs, railings by others

Alternate 7. Provide Children's Garden - \$16,548.00 – cuts and fills, gravel, asphalt, and loam – no other work

Exclusions: Electrical pull boxes, curbing including old slope curbing, ledge excavation, winter conditions, concrete stairs or railings, third party testing, cast in place concrete sidewalks, vapor barrier, landscaping or seeding, maintenance or seeding or landscaping, foundation waterproofing, foundation insulation, fencing, bike rack

- Addenda 1,2,3
- Bond may be added for \$15.00 per thousand
- We note the proposed construction schedule
- Current Major projects are

PNSY Superflood
GC: Cianbro
Value 5.1 million

Commercial Fish Pier

Owner Pease Development Authority

GC: H.L. Patten

Value 1.8 million

Sincerely,

Brett H. Patten

VAN DE GRAAF PAINTING COMPANY

POBOX 2709
South Portland, Me 04116
Phone: (207) 415 – 6870 Cell #
Teunis Sr.
Fax: (207) 899-1509

Change Order Proposal

Date: 3/23/2021

Contractor: Wright-Ryan Construction

Project: Rice Library

Van de Graaf Painting Company proposes to provide
paintings and coatings per plans and specifications:

Field paint additional exterior railings per civil drawings.

Labor & Material = 475.00

Total Change Order Amount = 475.00

EXCLUSIONS: Shop Primer

Authorized Signature: _ THV

Teunis H. Vandegraaf



33 Allen Avenue Extension
Falmouth, Maine 04105
Telephone: (207) 797-8987 Fax: (207) 797-0479

To: Wes Rollins
Wright-Ryan Construction
Telephone: 207-773-3625
Fax: 207-773-5173

From: Zackery Johndro
Pages: 2
Date: 3/25/21

Subject: Steel Erection Quote – Rice Library Added Railing

Project: Rice Library Location: Kittery, ME Bid Date: 3/25/21
Wage: Open Shop Specs: Addendum:
Drwns: Site Drawings Sheet 1-9 from Emails Dated 3/25/21

Base Bid: \$ 2,300.00

Base Bid Price To Include Installation Of:

	QTY
RICE PUBLIC LIBRARY KITTERY ME3/23/21	
LIMITED MISCELLANEOUS STEEL INSTALLATION	
CORE DRILLED RAIL PIECES AT GRANITE STAIRS	6

General Exclusions:

- 1) Loose Lintels, Embedded Items, Masonry Anchors
- 2) Installation Of Anchor Bolts, Leveling Plates, Leveling Nuts, Shim Stock, and Grouting Of Leveling Plates.
- 3) Field Paint And/Or Touch-Up
- 4) Bracing At Masonry Walls
- 5) Shoring, Temporary Bracing And Or Demolition Of Any Kind
- 6) Field Welded Stiffeners and Web Doublers
- 7) Testing, Inspection, And Or Field Measurements
- 8) Police Details, Barricades, Permits, FAA Permits And Or Uniformed Fire Watch
- 9) Removal Of Water, Snow And Or Ice From Decks
- 10) Removal Of Ferrules From Pour Area
- 11) Snow Removal From Building Perimeter
- 12) Miscellaneous Metals, Light Gage Metals, Welding to Light Gage Metals, Decking Onto Light Gage Metals, Wood Products, Attachment to Wood and Or Light Gage Products, Welding To Light Gage Products, Deck Penetrations, Perimeter/Safety Cable Maintenance, Removal and Liability, All Work Not Specifically Identified Within The Structural Drawings, All Frames Not Shown, All Work Not Listed Above, Bonds, Liquidated Damages, Joist Reinforcements, Flexible Closures, MASONRY TIES/ANCHORS, WELDING DECK SIDE LAPS
- 13) EXCLUDES ALL ECONOMIC DAMAGES DUE TO COVID AND ADHERENCE TO SCHEDULES IF DELAYS ARE COVID RELATED

Furnished By Others To AASI At No Cost:

- 1) Proper Access Inside and Along The Perimeter Of The Building For Trucks, Cranes, And Man-lifts. The Grade Must Be Level AS Required By Equipment.
- 2) Free And Clear Access To All Points Of Work
- 3) Materials To Be Delivered To The Site Location And In The Sequence As Ordered By AASI.
- 4) Proper Shakeout Area For All Materials
- 5) TC Bolts For Field Bolting
- 6) Control Lines And Grades For Plumbing And Aligning
- 7) Engineering, Design and Fabrication Of Safety Posts

General Conditions:

- 1) Price Valid For 15 Days From Date Of Proposal
- 2) Payments Are Due Upon Receipt Of Invoice

- 3) Payments Not Received Within 20 Days Of Date Of Invoice Are Subject To Finance Charges
- 4) Weekly Progress Invoices Will Be Based Upon Completion Of Work
- 5) Retention Of 10% May Be Withheld Not To Exceed 5% Of Total Contract
- 6) Retention To Be Paid No Later Than 30 Days After Completion Of AASI' Work
- 7) This Bid Is Based Upon One Crane And Crew Mobilization - Continuous Erection Schedule
- 8) Schedule Is To Be Mutually Agreed Upon By The GC, Steel Fabricator and AASI
- 9) Cost To Double Handle And Or Store Material Is Not Included In This Bid
- 10) AASI Will not Be Held Responsible For Material That Is Moved Or Damaged By Others
- 11) Any Costs Associated With Waiting For Materials, Fabrication Errors, Site Preparation, Late Deliveries, And Or Errors Made By Other Trades Or The General Contractor Will Be Paid By American Aerial Services' Customer.
- 12) Any Back-Charges Against AASI Must Either Be Signed By AASI's Foreman or Written and Notification Must Be Provided Prior To Initiating The Work And Upon Completion Of The Work
- 13) AASI May Elect To Idle Its Equipment And Crew For Non Payment. AASI Additionally, May Elect To Remove Men And Machine From The Job. Any And All Costs Incurred By AASI Will Be The Responsibility Of American Aerial Services' Customer Including But Not Limited To Demobilization, Mobilization, Attorney's Fees, Lost Profit, And Interest
- 14) Availability To Erect This Project May Be Dependent Upon Other Contracts Secured Prior To Your Acceptance Of This Bid and Issuance Of A Contract. Therefore, American Aerial Services, Inc Reserves The Right To Rescind This Bid.
- 15) American Aerial Services, Inc Will follow OSHA Rules For Steel Erection. This Bid Does Not Provide For A More Stringent Policy That May Exist For The General Contractor, Fabricator, and or End Customer.

Attachments To Be Included With This Bid:

Jolly, Laura

From: Scott Labrecque <scottlabrecque1@yahoo.com>
Sent: Friday, May 7, 2021 6:11 AM
To: Wesley Rollins
Subject: Re: Granite Pricing

Hi Wes

Sorry in the field all week. I'm going to be about \$50,000.00 assuming that the site work is ready for us to lay and we don't have to backfill and landscape the area.

Swenson Granite \$39,000.00

LaBrecque install \$11,000.00

Sent from my iPad

On May 6, 2021, at 7:01 AM, Wesley Rollins <wrollins@wright-ryan.com> wrote:

Hi Scott,

If possible could you send over the granite furnish and install price for that wall?

Thanks

Wes

<image001.gif>

Wes Rollins | Senior Project Manager
207.773.3625 (o) | 207.747.8571 (m) | [Website](#)
Wright-Ryan Construction, Inc.
10 Danforth Street Portland, Maine 04101
Wright-Ryan is proud to be 100% Employee Owned

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 Please consider the environment before printing this email.

Jolly, Laura

From: Scott Labrecque <scottlabrecque1@yahoo.com>
Sent: Thursday, March 25, 2021 10:46 AM
To: Wesley Rollins
Subject: Re: Procore Directory

Wes
To supply and set 19 each. Price \$14,500.00

Sent from my iPad



PCO #014

Wright-Ryan Construction, Inc.
10 Danforth St
Portland, Maine 04101-4567
Phone: 207 773 3625

Project: 211010 - Rice Public Library
8 Wentworth Street
Kittery, Maine 03904

Prime Contract Potential Change Order #014 : ASI #2 Community Room Ceiling Changes

TO:	Town of Kittery 200 Rogers Road Kittery Maine, 03904	FROM:	Wright-Ryan Construction, Inc. 10 Danforth Street Portland Maine, 04101-4567
PCO NUMBER/REVISION:	014 / 0	CONTRACT:	1010-1 - Rice Library
REQUEST RECEIVED FROM:		CREATED BY:	Wes Rollins (Wright-Ryan Construction, Inc.)
SCHEDULE IMPACT:	0 days	CREATED DATE:	5/10/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		TOTAL AMOUNT:	\$6,244.74

POTENTIAL CHANGE ORDER TITLE: ASI #2 Community Room Ceiling Changes

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #019 - ASI #2 Community Room Ceiling Changes

The following is a lump sum PCO for the added and deleted scope on the community room ceilings that was called out in ASI #2. The scope includes:

1. Deleted tectum ceiling area
2. Added hard ceiling 5/10/2021
3. Added plywood and maple trim

ATTACHMENTS:

[ASI-2 COMMUNITY RM RCP.pdf](#) [_Rice Library Proposal_ASI-2 - 4.30.21.pdf](#) [_Change Request \(CEILING TRIM\).pdf](#) [_Rice Library ASI-2.docx](#)

#	Cost Code	Description	Amount
1	09-510-01 - ACT- Sub	Tectum Ceiling Credit	\$(1,000.00)
2	06-400-02 - Millwork Sub	Added Ceiling Trim	\$4,200.00
3	09-250-02 - Drywall - Sub	Added Hard Ceilings	\$2,703.00
Subtotal:			\$5,903.00
Insurance :			\$37.19
P and P Bonds :			\$35.64
OH and P :			\$268.91
Grand Total:			\$6,244.74

Ryan Kanteres (Scott Simons Architects)
75 York Street
Portland Maine 04101

Town of Kittery
200 Rogers Road
Kittery Maine 03904

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland Maine 04101-4567

Wes Rollins

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



370 Main Street
South Berwick, ME 03908
lasselarchitects.com
207.384.2049

PROJECT NAME:
RICE PUBLIC LIBRARY

ADDRESS:
SEAL:

NOT FOR CONSTRUCTION

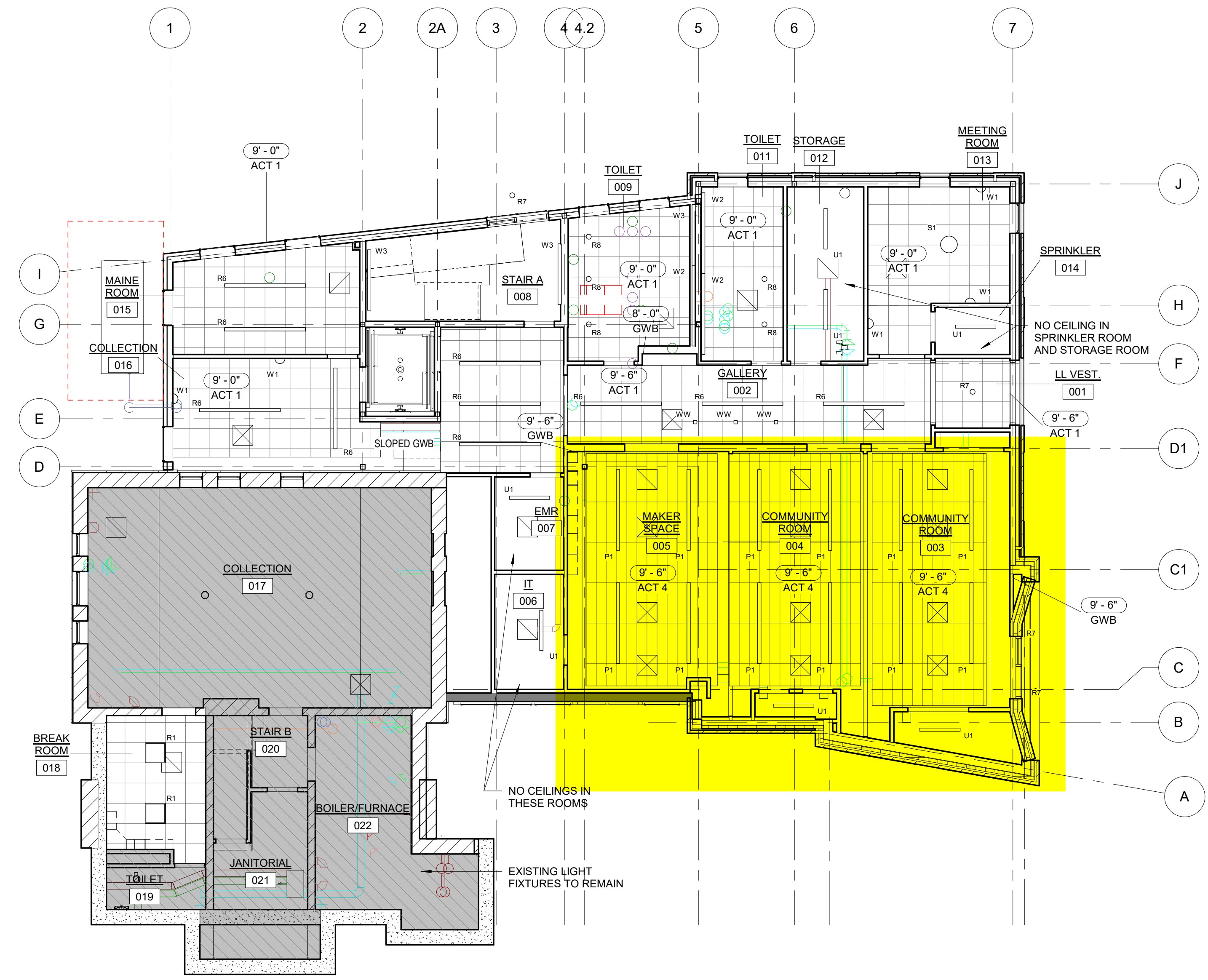
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS (SSA) AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.
2020 © SCOTT SIMONS ARCHITECTS, LLC
REVISION:

1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

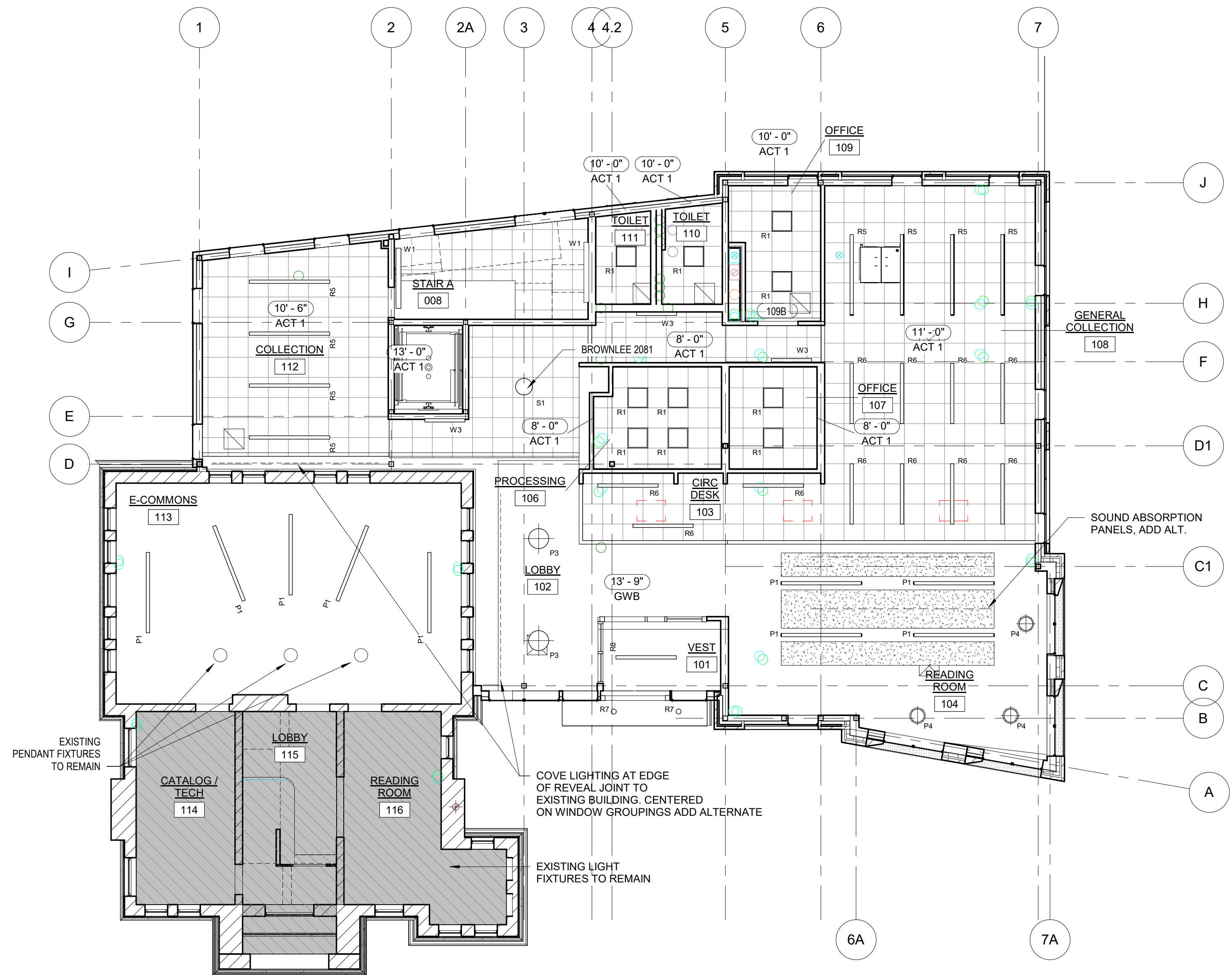
DATE OF ISSUE: 2020.10.20
PROJECT NUMBER: 2018-0200
STATUS: BID SET

LOWER LEVEL AND 1ST FLOOR REFLECTED CEILING PLANS

A131

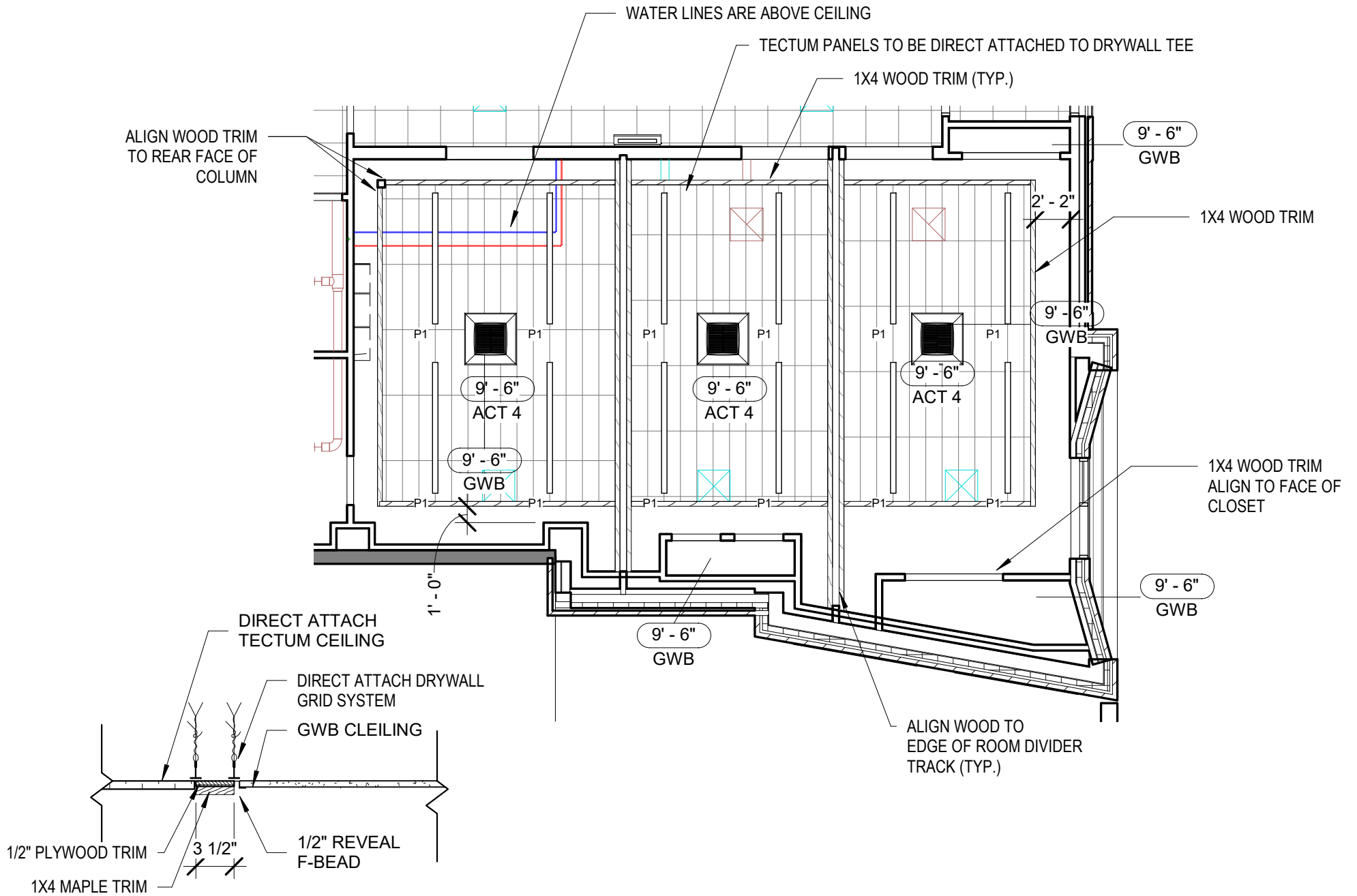


1 LOWER LEVEL
1/8" = 1'-0"



2 ENTRY LEVEL
1/8" = 1'-0"

- | | | | | |
|---------------------------------|-------------------------------------|--|--------------------------------|---------------------|
| R1 - 2X2 RECESSED LED PANEL | P1 - LINEAR LED PENDANT | GENERAL NOTE : EXPOSED SPRINKLERS ACCEPTABLE THROUGHOUT BUILDING EXCEPT IN LOBBY 115, HALL 215, AND READING ROOM 213 | 2' X 2' ACOUSTIC CEILING TILES | PAINTED GWB CEILING |
| R2 - 4' RECESSED LINEAR LED | P2 - CIRCULAR LED PENDANT | | TECTUM ACOUSTIC PANELS | LINEAR WOOD CEILING |
| R3 - 3' RECESSED LINEAR LED | P3 - LARGE PENDANT FIXTURE | | | |
| R4 - 2' RECESSED LINEAR LED | P4 - SMALLER PENDANT FIXTURE | | | |
| R5 - 8' LINEAR LED 4" | S1 - SURFACE MOUNT FIXTURE | | | |
| R6 - 6' LINEAR LED 4" | U1 - UTILITY LIGHT | | | |
| R7 - EXTERIOR LED DOWNLIGHT | RECESSED COVE LIGHTING | | | |
| R8 - INTERIOR RECESSED 6" LED | WW - RECESSED DIRECTIONAL WALL WASH | | | |
| W1 - WALL MOUNTED SCNCE | | | | |
| W2 - 8' WALL MOUNTED LINEAR LED | | | | |
| W3 - 6' WALL MOUNTED LINEAR LED | | | | |



② TECTUM TO TRIM
1" = 1'-0"

① COMMUNITY ROOM RCP
1/8" = 1'-0"

ASI-02 RICE PUBLIC LIBRARY
COMMUNITY RM CEILING

LASSEL
ARCHITECTS PA
SCALE: As indicated
DATE: 4/23/2021 2:54:58 PM

Proposal

Landry & Sons Acoustics, Inc.

141 Spring Street
Lewiston, ME 04240
(207) 783-1269
Fax (207) 783-2411

Proposal Submitted To: Wright/Ryan Construction	Phone (207)773-3625	Date 4/30/21
Street 10 Danforth Street	Job Name Rice Public Library	
City, State and Zip Code Portland, ME 04101	Job Location Kittery, ME	
Architect Lassel Architects	Date Of Plans 4/23/2021	Job Phone

We hereby submit specifications and estimates for:

Acoustical ceilings

As per ASI-2
Reduce tectum panels in rooms 003, 004 and 005
960 square feet reduces down to 780 square feet

Deduct from contract: \$1,000.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

Progress

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within

15 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified

Payment will be made as outlined above.

Signature

Date of Acceptance:



POND COVE MILLWORK CO.
 22 MILLBROOK RD
 SACO, ME. 04072
 JON M BENSON
 T - 207-773-6819 F - 207-773-7615



DATE: 4/30/2021
 TO: WRIGHT-RYAN
 ATTENTION: WESLEY ROLLINS
 RE: RICE PUBLIC LIBRARY

CHANGE ORDER PROPOSAL

***CHANGE ORDER # 1

ROOM #	QTY	DESCRIPTION
		COMMUNITY ROOM CEILING - CEILING TRIM - 1 X 4 MAPLE (SUPPLY AND INSTALL)

GENERAL NOTES:

**INSTALLATION IS BASED ON 40 HOUR WORK WEEKS
 IF OVERTIME IS REQUIRED IT WILL BE CHARGED AT \$78.00/PER HOUR**

**SPECIALTY PRODUCTS OR PRODUCTS WITH LARGE QUANTITIES
 WILL REQUIRE A DEPOSIT PRIOR TO BEING ORDERED**

Millwork Sub-Total	\$800.00
Sales Tax	\$0.00
Site Delivery	\$0.00
Installation	\$3,400.00
TOTAL	<u>\$4,200.00</u>

ACCEPTED

DATE



May 10, 2021

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland, ME 04101
Attention: Wesley Rollins

Rice Library AS1-2

Dear Wesley:

We are pleased to submit our price of **\$2,703** for the added hard ceiling in the Community Rooms.

Material Costs: \$784

Labor Costs: \$1,919

Total Costs: \$2,703

If you have any questions, please feel free to call me at your convenience.

Sincerely,
Kevin O'Shaughnessy



PCO #015

Wright-Ryan Construction, Inc.
10 Danforth St
Portland, Maine 04101-4567
Phone: 207 773 3625

Project: 211010 - Rice Public Library
8 Wentworth Street
Kittery, Maine 03904

Prime Contract Potential Change Order #015 : Mechanical Platform

TO:	Town of Kittery 200 Rogers Road Kittery Maine, 03904	FROM:	Wright-Ryan Construction, Inc. 10 Danforth Street Portland Maine, 04101-4567
PCO NUMBER/REVISION:	015 / 0	CONTRACT:	1010-1 - Rice Library
REQUEST RECEIVED FROM:		CREATED BY:	Wes Rollins (Wright-Ryan Construction, Inc.)
SCHEDULE IMPACT:	0 days	CREATED DATE:	5/11/2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:	Building Footprint	TOTAL AMOUNT:	\$5,014.41

POTENTIAL CHANGE ORDER TITLE: Mechanical Platform

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #020 - Mechanical Platform

The following is a lump sum PCO for the framing and electrical work at the new equipment platform that was shown in Lassel's sketch sent to Wright Ryan on 2/25/2021(See attached). The price includes the following:

1. Metal joists Framing, fire rated plywood floor and access hatch
2. New outlet and strip light fixture (Furnished and Installed)

Please note that this does not include sprinkler because we do not have the design submitted yet so we don't know what to price. It also doesn't include any soffit or ceiling modifications below the platform. If Wright Ryan receives further detail we can provide further pricing.

Thanks
Wes

ATTACHMENTS:

[A603 MEZZANINE.pdf](#) [_RL21_CO1.pdf](#) [_Mezzanine for Rice Libraby .docx](#)

#	Cost Code	Description	Amount
1	09-250-02 - Drywall - Sub	Mechanical Platform	\$4,240.00
2	16-100-01 - Electrical - Sub	Electrical	\$500.00
Subtotal:			\$4,740.00
Insurance :			\$29.86
P and P Bonds :			\$28.62
OH and P :			\$215.93
Grand Total:			\$5,014.41

Ryan Kanteres (Scott Simons Architects)
75 York Street
Portland Maine 04101

Town of Kittery
200 Rogers Road
Kittery Maine 03904

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland Maine 04101-4567

Wes Rollins

5/11/2021

SIGNATURE

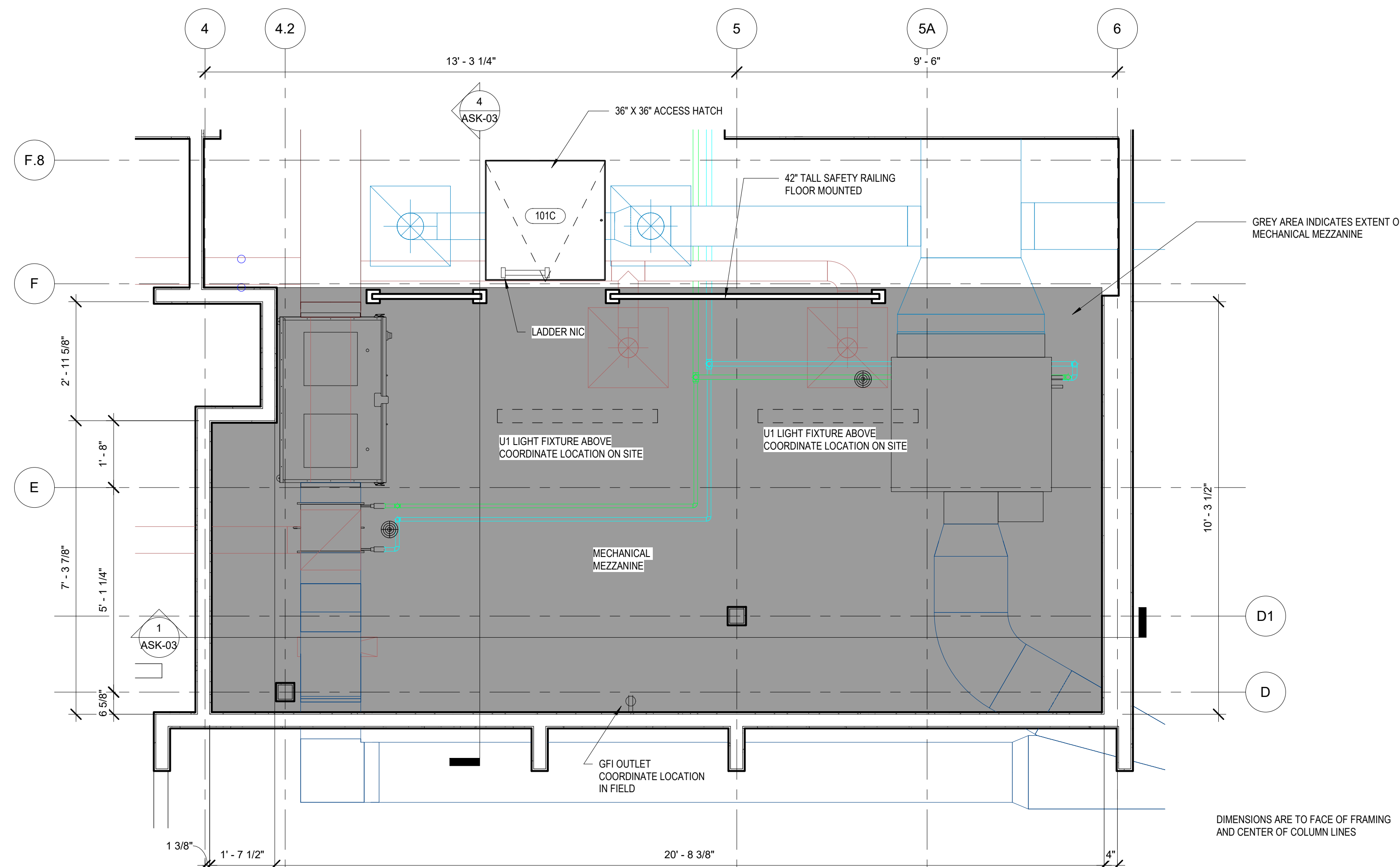
DATE

SIGNATURE

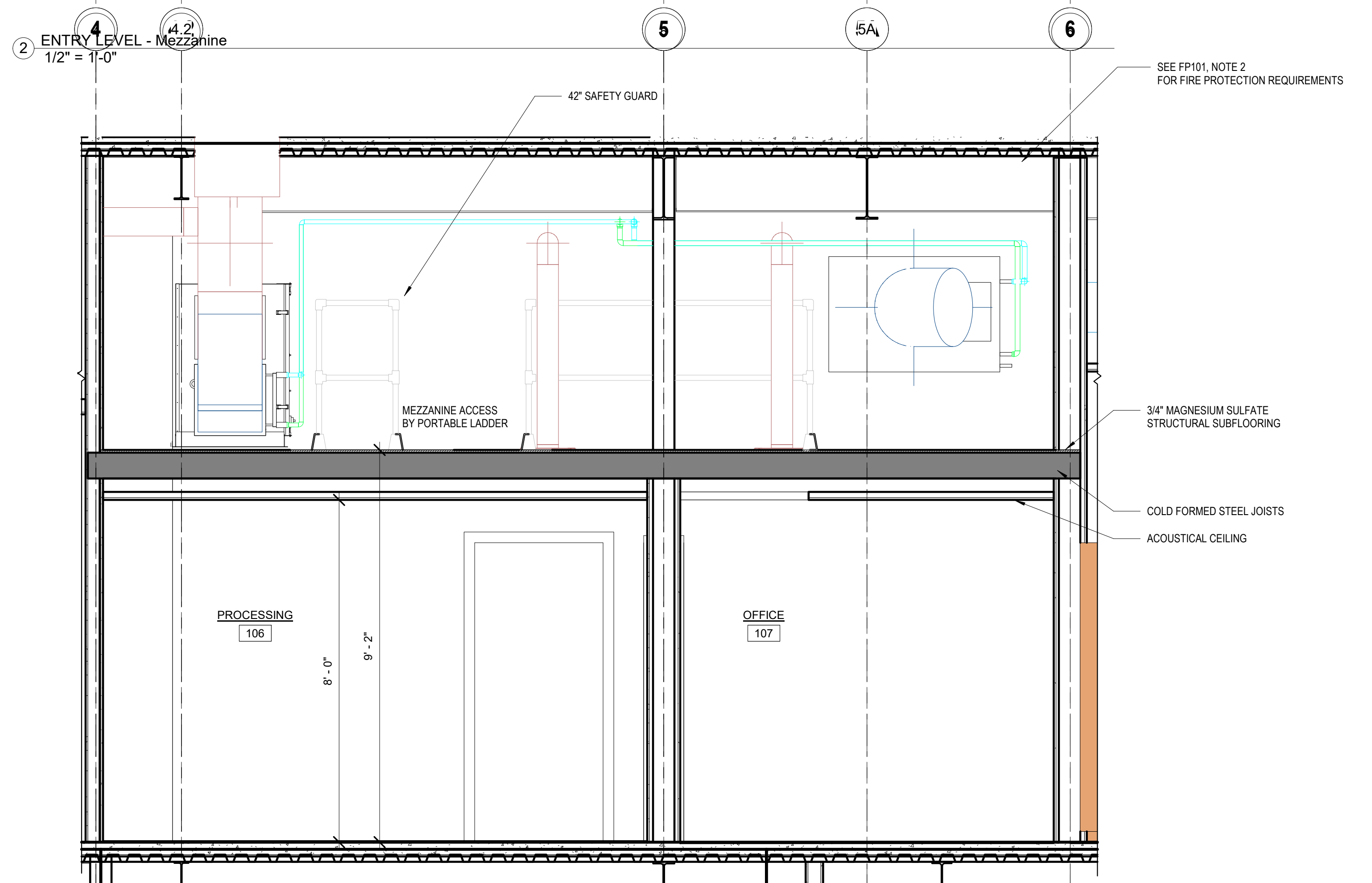
DATE

SIGNATURE

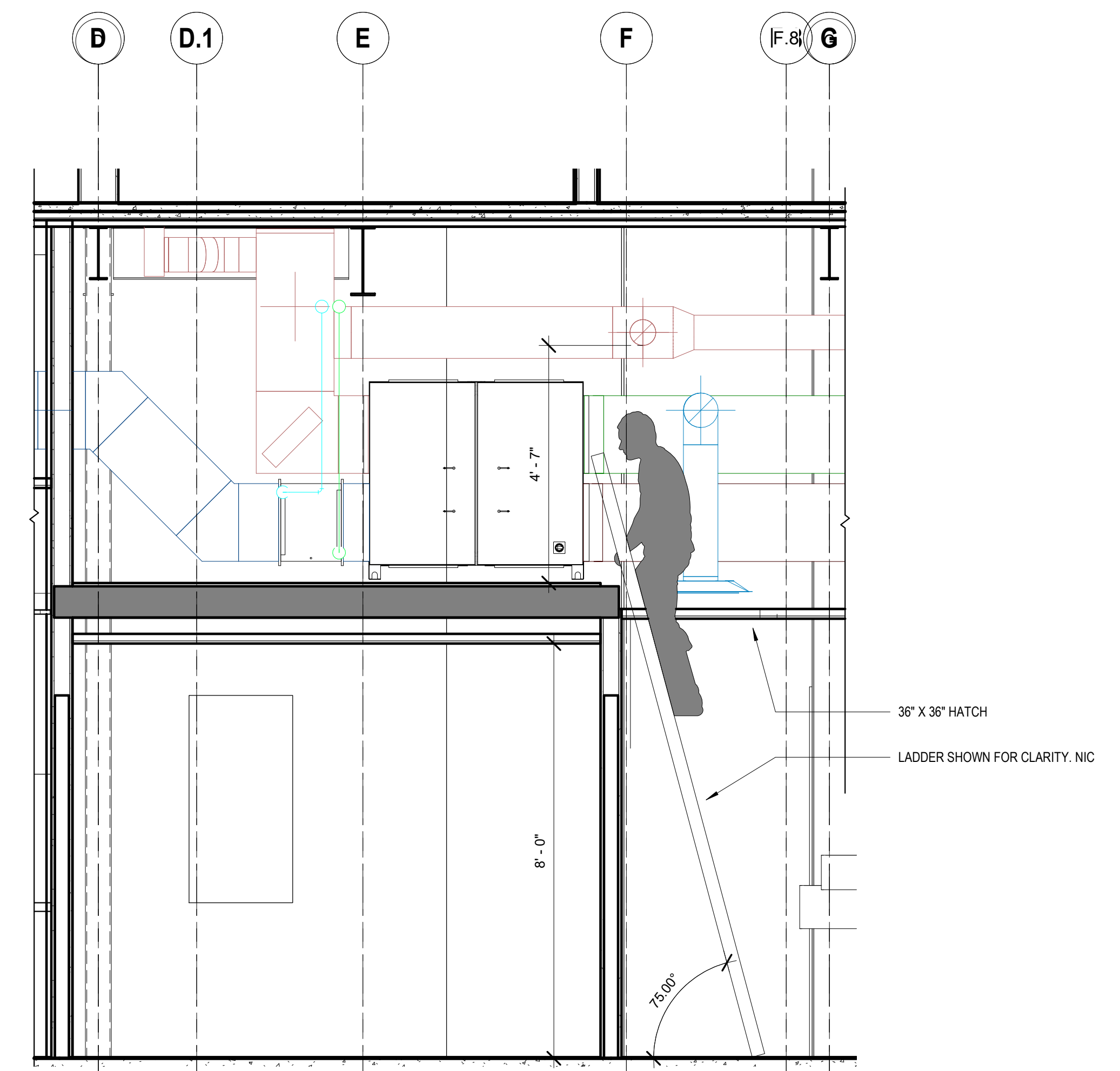
DATE



DIMENSIONS ARE TO FACE OF FRAMING AND CENTER OF COLUMN LINES



1 ROOF PANEL ACCESS HATCH
1/2" = 1'-0"



4 Mezzanine Section 2
1/2" = 1'-0"



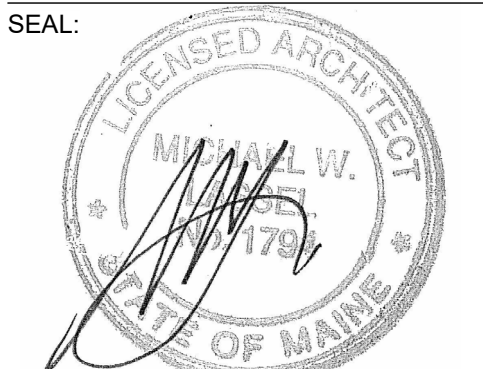
75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656



370 Main Street
South Berwick, ME 03908
lasselarchitects.com
207.384.2049

PROJECT NAME:
RICE PUBLIC LIBRARY

ADDRESS
SEAL:



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REVISION:

1	ADDENDUM 1	11.4.20
2	ADDENDUM 2	11.9.20
3	ADDENDUM 3	11.13.20
4	ADDENDUM 4	1.12.21
5		DATE
6		DATE

DATE OF ISSUE: 2021.01.15
PROJECT NUMBER: 2018-0200
STATUS: CONSTRUCTION SET

Mezzanine Details

ASK-03



May 6, 2021

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland, ME 04101
Attention: Wesley Rollins

Rice Library Mezzanine

Dear Wesley:

We are pleased to submit our price of **\$4,240** for the mezzanine. It is 8" 16GA framing with a 3/4" fire rated plywood deck and a 36"x 36" access hatch.

Material Costs: \$2,105

Labor Costs: \$2,135

Total Costs: \$4,240

If you have any questions, please feel free to call me at your convenience.

Sincerely,
Kevin O'Shaughnessy

CHANGE ORDER AUTHORIZATION



Yankee Electric & Company LLC

172 South Main Street
Rochester, NH 03867
Tel. (603) 332-5741
Fax. (603)755-2374

GENERAL CONTRACTOR:

Wright-Ryan Construction, Inc.
10 Danforth St.
Portland, ME 04101
Job Name / Location:

Rice Public Library
8 Wentworth St.
Kittery, ME

ADDITIONAL CHARGE FOR BELOW WORK IS:

Cost: \$500.00

Payment will be made as follows:
Payment in full with next requisition

Below additional work to be performed under same conditions as specified in Original Contract unless otherwise stipulated.

Date:

Authorizing Signature _____

THIS IS CHANGE ORDER NO. 1

You are hereby authorized to perform the following specifically described additional work:

I. Mechanical Area Light

A. Provide and install the following items in the above ceiling mechanical area

1. One (1) 4' type U1 LED strip fixture
 - a. Light to be of local lighting circuit
 - b. Light to be controlled by switch in accessible area by mechanical equipment
2. One (1) general purpose duplex receptacle
 - a. Receptacle to be off local receptacle circuit

Total Cost:

\$500.00