



June 2, 2016

Ann Pinnette, Facilities Coordinator  
School Revolving Renovation Fund  
Maine Department of Education  
23 State House Station  
Augusta, ME 04333-0023

**Re: Brunswick Revolving Renovation Fund Contract Update**

Dear Ann:

The purpose of this letter is to inform you of the status of the Revolving Renovation Fund projects for the Coffin Elementary School and Brunswick Junior High School, which are currently being administered by PDT Architects for the Brunswick School Department.

Last Thursday, May 26, 2016, we opened bids for all of the work at both the Coffin Elementary School and Brunswick Junior High School which had been put out to bid at the end of April. We initially expected six general contractors to bid on the work, as well as multiple fire alarm subcontractors and sprinkler subcontractors. In the end we only had two general contractors show up to bid on the various packages for both the Coffin Elementary School and Brunswick Junior High School.

As you know the total project monies, including soft costs, for the Brunswick Junior High School total \$1,006,825.

Total monies for project costs, including all soft costs, for the Coffin Elementary School total \$517,664.

In terms of actual "construction only" dollars for Brunswick Junior High School, we have \$822,465 available.

In terms of actual "construction" only dollars for Coffin Elementary School, we have \$415,537. These numbers include the 5% bidding contingency allowed for each of the school projects.

Principals:

Brian M. Curley, AIA, LEED AP  
Ann M. Fontaine-Fisher, AIA,  
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Lyndon D. Keck, AIA, LEED AP  
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Associates:

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At the Brunswick Junior High school, the results of all of the bidding from the low bidder totals \$730,657 vs. the maximum budget allowance of \$822,465. This leaves us with unspent money of \$91,808.

At the Coffin Elementary School, the results of all of the low bidding came in at \$509,271 in excess of our construction budget of \$415,537. At this school we are short \$148,044.

At both Brunswick Junior High School and Coffin Elementary we had unexpectedly high numbers for structural reinforcement work. We think this is primarily due to the fact that the general contractors are very busy this year resulting in fewer bidders for small scale projects. In our case only two general contractors provided pricing for the structural reinforcement work.

At the Coffin Elementary School we are proposing to redesign and rebid the structural reinforcement work, as well as an energy recovery ventilation unit serving the gymnasium in hopes that we can get more bidders and lower prices if we put the package out to bid in the late fall.

At Coffin we can sign contracts for three of the four RRF packages totaling \$267,493 which is below the total budget of \$415,537. This would leave us with a difference of \$148,044 remaining for the rebidding of the structural reinforcement and the ERV mechanical unit.

It is my understanding that if bids come in low on one school we are not typically allowed to transfer the savings to the other school. I did want to clarify this question with your office.

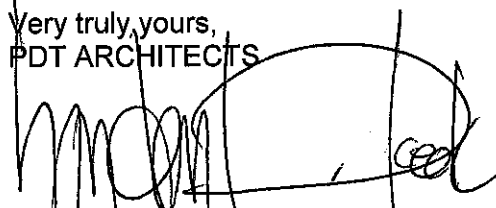
We wanted to formally request to be allowed to take the unspent \$91,808 from the Brunswick Junior High School and transfer it to the Coffin Elementary School to help with the structural reinforcement work at that school. If this is a possibility with your office, we would appreciate knowing as soon as possible.

We are proposing to sign a contract for all of the other RRF components which are within our total budget allowance as soon as next week so work can begin as soon as school is dismissed in mid-June.

Is there any other formal notification or paperwork you need at this time before we do the contract signings?

Thank you.

Very truly yours,  
PDT ARCHITECTS

A handwritten signature in black ink, appearing to read 'Lyndon D. Keck', written over the typed name and title.

Lyndon D. Keck, AIA, LEED AP  
Principal  
Maine Licensed Architect

c: Paul Perzanoski, Superintendent/Brunswick School Department  
Paul Caron, Director of Facilities & Transportation/BSD  
Jim Oikle, Business Manager/Brunswick School Department