

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02146

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 04-Sep-25

TO:	COROLLA CONTRACTING INC. 15 BATES AVE. WINTHROP, MA 02152
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Purchase Order Number
20255470Vendor Number
5125ORIGINAL QUOTE \$1,111,011.00
BALANCE \$741,984.00

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C214		6C0002

PAYMENT AMOUNT
\$8,782.75

FOR: HIGH SCHOOL/UAAB/PHYS. ED. ROOFING PROJECT

Change Order #	Date	
1	3-Sep-25	(1) Replace elevator penthouse roof & wall cladding; (2) Replace sealant joints (3) Install insulation & 60 mil adhered pvc flashing; (4) Install check valves/backwater valves at roof drains See attached for deductions

AMOUNT
\$8,782.75

BUILDING COMMISSION

APPROVAL OF:

Janel Fierman, Chairman

George Cole

Karen Breslawski

Nathan E. Peck

Brooke Duskin

BOARD OF SELECTMEN

APPROVAL OF:

Charles Carey, Town Administrator

Bernard Greene, Chairman

Michael Santoro

John Van Scoy

Miriam Aschkenasy

Paul Warren

SCHOOL COMMITTEE

Dr. Andy Liu

Valerie K. Frias, Chairman

Sara Moghtader, Vice Chairman

CHANGE ORDER

OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

MA
funds available

PROJECT: Roof Replacement Project
(name, address) Brookline High School, Physical Education Building & Unified Arts Building
Brookline, Massachusetts 02445

CHANGE ORDER NUMBER: 01

DATE: 09/03/2025

TO CONTRACTOR Corolla Contracting, Inc.
(name, address) 15 Bates Avenue
Winthrop, Massachusetts 02152

ARCHITECT'S PROJECT NO: AE245983.1

CONTRACT DATE: 06/04/2025

CONTRACT FOR: Roof Replacement

The Contract is changed as follows:

1. Add To Remove & Replace Elevator Penthouse Roof & Wall Cladding. Reference Corolla Contracting PCO #1 Dated August 15, 2025 For Additional Information. \$13,189.00
2. Add To Remove & Replace Sealant Joints Where The Frame Of The Translucent Wall Panels Intersects The Columns Above Roofline (Roof Area Nos. 1 & 2). Reference Corolla Contracting, Inc. PCO #2 Dated August 15, 2025 For Additional Information. \$2,553.00
3. Add To Install Insulation And 60 Mil Adhered PVC Roof/Flashing Membrane Over Ductwork Atrium Lobby Exhaust Fan. Reference Corolla Contracting, Inc. PCO #3 Dated August 28, 2025 For Additional Information. \$6,853.60
4. Add To Install Check Valves/Backwater Valves At The Roof Drains On Roof Area Nos. 1 & 2 To Prevent The Upper High Roof From Draining Into The Lower Roof System. This Item Is Required By The Town Of Brookline Plumbing Inspector. Reference Corolla Contracting, Inc. PCO #4 Dated August 28, 2025 For Additional Information. \$3,797.15
5. Deduct For Random Removal And Replacement Of Deteriorated Wood Blocking Not Used (1000 BF - 890 BF = 110 BF x 4.00/BF = \$440.00) (\$440.00)
6. Deduct For Random Removal And Replacement Of Deteriorated Steel Deck Not Used (500 SF - 0 SF = 500 SF x 10.00/SF = \$5,000.00) (\$5,000.00)
7. Deduct For Random Wire Brushing Painting Of Rusted Steel Deck Not Used (500 SF - 0 SF = 500 SF x 6.00/SF = \$3,000.00) (\$3,000.00)
8. Deduct For Random Installation Of Galvanized Steel Shaeeting Not Used (500 SF - 0 SF = 500 SF x 6.00/SF = \$3,000.00) (\$3,000.00)
9. Deduct For Random Removal And Replacement Of Tongue And Groove Wood Deck Not Used, (1000 SF - 5 SF = 995 SF x 5.60/SF = \$5,570.00) (\$5,970.00)

TOTAL ADD CHANGE ORDER AMOUNT DUE COROLLA CONTRACTING, INC. = \$8,782.75

Not valid until signed by the Owner, Architect and Contractor

The original Contract Sum was	\$	1,111,011.00
Net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	1,111,011.00
The Contract Sum will be increased by the Change Order in the amount of	\$	8,782.75
The new Contract Sum including this Change Order will be	\$	1,119,793.75
The Contract Time remains the same.		
The date of Substantial Date of Completion as of the date of this Change Order therefore is August 22, 2026		

ARCHITECT SOCOTEC AE Consulting, LLC	CONTRACTOR Corolla Contracting, Inc.	OWNER Town of Brookline
ADDRESS 75 Hood Park Drive Charlestown, MA 02128	ADDRESS 15 Bates Avenue Winthrop, MA 02152	ADDRESS 333 Washington Street Brookline, MA 02445
BY Richard A. Konham	BY 	BY
DATE 3-Sep-25	DATE 9/3/25	DATE 9/4/25



COMMERCIAL & RESIDENTIAL
ROOFING SPECIALISTS

Customer Satisfaction Is Our First Priority

15 BATES AVENUE
WINTHROP, MA 02152
WWW.COROLLAROOFLNG.COM

PH: (617) 561 1333
FAX: (617) 561-4726
SALES@COROLLAROOFLNG.COM

**TOWN OF BROOKLINE
CONSTRUCTION PROPOSAL**

Date :August 15,2025

Project: Roof Replacement – Brookline High School, Physical Education Building
Owner: Town of Brookline
Contractor: Corolla Contracting, Inc.
Architect/Engineer: SOCOTEC
Contract Date: June 28,2025- August 28,2025
Proposal No.: 1

DESCRIPTION OF CHANGE IN WORK:

Part A – Elevator Penthouse Wall Cladding

- Furnish and install patina green galvanized metal wall cladding on the PE Building elevator penthouse.
- Approx. 8' x 11' wall section at 4' height, 12" wide panels (approx. 88 SF).
- Includes substrate preparation, panels, trim, flashings, sealants, staging, safety, and cleanup.

Part B – Elevator Penthouse Roof Replacement

- Remove existing roof system from PE Building elevator penthouse.
- Install two (2) layers of 2.5" polyiso insulation, wood blocking as required, related flashings, and fully adhered PVC membrane roof system.
- Includes staging, safety setup, removal/disposal, installation, and cleanup.

REASON FOR CHANGE:

Owner-directed enhancements for architectural finish and weather protection, and replacement of deteriorated roofing to maintain watertightness.



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DETAILED COST BREAKDOWN:

Item	Amount
Part A – Wall Cladding	
Patina green galvanized metal panels (88 SF @ \$24.50/SF)	\$2,156.00
Trim profiles & edge metal	\$985.00
Flashing, sealants, fasteners	\$420.00
Underlayment / substrate prep	\$375.00
Staging & safety setup	\$732.00
Labor (2 men × 12 hrs @ \$102.25/hr)	\$2,454.00
Equipment	\$295.00
Overhead & Profit	\$735.00
Part A Subtotal	\$8,152.00
Part B – Roof Replacement	
PVC membrane roofing material	\$1,420.00
Polyiso insulation (2 layers @ 2.5")	\$1,285.00
Wood blocking & hardware	\$320.00
Flashing metal & sealants	\$285.00
Staging & safety setup	\$450.00
Labor (removal & installation, 10 hrs @ \$102.25/hr)	\$1,022.50
Equipment	\$0.00
Overhead & Profit	\$254.50
Part B Subtotal	\$5,037.00
GRAND TOTAL CHANGE ORDER NO. 1	\$13,189.00

TIME ADJUSTMENT: None

CONTRACT SUMMARY:

- Original Contract Amount: \$1,111,011.00
- Net Change by Previous Change Orders: \$0.00
- **Net Change by This Change Order: +\$13,189.00**
- **New Contract Sum: \$ 1,111,011.00\$+ 13,189.00]**



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APPROVALS:

Contractor:  Date: 9/3/25
Architect/Engineer: _____ Date: _____
Owner: _____ Date: _____



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**TOWN OF BROOKLINE
CONSTRUCTION PROPOSAL**

Date: August 15, 2025

Project: Roof Replacement – Brookline High School, Physical Education Building

Owner: Town of Brookline

Contractor: Corolla Contracting, Inc.

Architect/Engineer: SOCOTEC

Contract Date: June 20, 2025- August 28, 2025

PROPOSAL No.: 2

DESCRIPTION OF CHANGE IN WORK:

Sealant application to ends of both PE Building roofs to ensure proper sealing to roof system, as noted by SOCOTEC.

- Approximately 45 LF of joint ends.
- Includes cleaning with acetone, installing backer rod, applying urethane caulking (Sika NP1 or approved equal), and cleanup.
- All work to manufacturers and project specifications.

REASON FOR CHANGE:

Field directive from SOCOTEC to address identified sealant deficiencies for long-term watertight performance.

DETAILED COST BREAKDOWN:

Item	Amount
Materials – acetone, backer rod, NP1 urethane caulking, rags, trash bags	\$185.00
Labor – 2 men × 10 hrs @ \$102.25/hr	\$2,045.00
Equipment & Consumables	\$65.00
Overhead & Profit (per contract)	\$258.00
Total Change Order No. 2	\$2,553.00



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TIME ADJUSTMENT: None

CONTRACT SUMMARY:

- Original Contract Amount: \$1,11,011.00
 - Net Change by Previous Change Orders: \$13,189.00 (from CO No. 1)
 - Net Change by This Change Order: +\$2,553.00
 - New Contract Sum: \$1,111,011.00+ 13,189.00 + 2,553.00]
-

APPROVALS:

Contractor:  Date: 9/3/25
Architect/Engineer: _____ Date: _____
Owner: _____ Date: _____



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**TOWN OF BROOKLINE
CONSTRUCTION Proposal**

Date August 28,2025

Project: Roof Replacement – Brookline High School, Physical Education Building
Owner: Town of Brookline
Contractor: Corolla Contracting, Inc.
Architect/Engineer: SOCOTEC
Contract Date: June 20, 2025- August 28,2025
Proposal No.: 3

Description of Change

Wrap newly installed ductwork attached to the skylight wall on the Greenough Street side. Provide insulation wrap and related flashings per the roofing specs. No membrane charge (membrane on site). Materials are per roof & related flashings specification.

Reason for Change

Owner/coordination directive: ductwork wrapping is required to maintain enclosure and weatherproofing at the skylight wall interface.

Cost Breakdown (No Overhead & Profit)

Item	Qty/Hours	Unit/Rate	Unit	Amount (\$)
Labor – Prevailing Wage	48	\$102.95/hr HR		\$4,941.60
2" Polyisocyanurate Insulation Sheets	12	\$45.00	EA	\$540.00
Fasteners & Miscellaneous Materials	1	\$456.00	LS	\$456.00
PVC Bonding Adhesive (Pail)	2	\$358.00	EA	\$716.00
		Subtotal		\$6,653.60
		Overhead & Profit		\$0.00
		Total		\$6,653.60

Notes

- No membrane charge included; membrane is on site.
- All materials per spec for roofing and related flashings.
- No OH&P requested on this COR.



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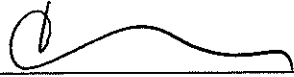
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- Schedule impact: 0 days (performed during regular hours unless directed otherwise).

Approvals

Owner/Designer Authorization:  Date: 9/14/05

Owner's Representative (Print Name & Title): CHARLEY SIMMONS DIRECTOR

Contractor Authorization:  Date: 9/3/05

Gerson Pacheco, Project Manager – Corolla Roofing, Inc.



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TOWN OF BROOKLINE

Date: August 28,2025

Project: Roof Replacement – Brookline High School, Physical Education Building
Owner: Town of Brookline
Contractor: Corolla Contracting, Inc.
Architect/Engineer: SOCOTEC
Contract Date: June 20-2025- August 28,2025
Proposal No.: 4

1. Description of Change

Install **check valves / backwater valves** at the Gym's two small roof areas (one roof drain on each side) to prevent the upper (high) roof from draining into the lower roof system. Includes valves, associated fittings/hardware, tie-in to existing drain piping, and testing.

2. Reason for Change

Required by the **Brookline Plumbing Inspector (Karl Debritz)** to protect the building and comply with inspection/code requirements.

3. Cost Breakdown

- Labor (2 plumbers × 8 hrs each @ \$115.21): **\$1,843.36**
- Labor Burden (30%): **\$553.01**
- **Labor Subtotal: \$2,396.37**
- **Materials Subtotal: \$1,055.59**
- **Subtotal (Labor + Materials): \$3,451.96**
- Overhead & Profit (10%): **\$345.19**
- **TOTAL CHANGE ORDER AMOUNT: \$3,797.15**

4. Contract Sum Adjustment

- Original Contract Sum: \$ _____
- Net Change by Previous Change Orders: \$ _____
- Contract Sum Prior to this Change Order: \$ _____
- **Amount of this Change Order (No. 4): \$3,797.15**
- New Contract Sum Including this Change Order: \$ _____



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5. Contract Time Adjustment

Change in Contract Time: **0 calendar days**. Substantial Completion date remains unchanged.

6. Approvals

CONTRACTOR: Corolla Contracting, Inc.

By: [Signature] Date: 9/3/25

Name/Title: Gerson Pacheco

ARCHITECT/ENGINEER: SOCOTEC

By: _____ Date: _____

Name/Title: _____

OWNER: Town of Brookline

By: [Signature] Date: 9/4/25

Name/Title: _____

Prepared by: *Gerson Pacheco – Project Manager (Corolla Contracting, Inc.)*



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**TOWN OF BROOKLINE
CONSTRUCTION PROPOSAL**

Date :August 15,2025

Project: Roof Replacement – Brookline High School, Physical Education Building
Owner: Town of Brookline
Contractor: Corolla Contracting, Inc.
Architect/Engineer: SOCOTEC
Contract Date: June 28,2025- August 28,2025
Proposal No.: 1

DESCRIPTION OF CHANGE IN WORK:

Part A – Elevator Penthouse Wall Cladding

- Furnish and install patina green galvanized metal wall cladding on the PE Building elevator penthouse.
- Approx. 8' x 11' wall section at 4' height, 12" wide panels (approx. 88 SF).
- Includes substrate preparation, panels, trim, flashings, sealants, staging, safety, and cleanup.

Part B – Elevator Penthouse Roof Replacement

- Remove existing roof system from PE Building elevator penthouse.
- Install two (2) layers of 2.5" polyiso insulation, wood blocking as required, related flashings, and fully adhered PVC membrane roof system.
- Includes staging, safety setup, removal/disposal, installation, and cleanup.

REASON FOR CHANGE:

Owner-directed enhancements for architectural finish and weather protection, and replacement of deteriorated roofing to maintain watertightness.



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DETAILED COST BREAKDOWN:

Item	Amount
Part A – Wall Cladding	
Patina green galvanized metal panels (88 SF @ \$24.50/SF)	\$2,156.00
Trim profiles & edge metal	\$985.00
Flashing, sealants, fasteners	\$420.00
Underlayment / substrate prep	\$375.00
Staging & safety setup	\$732.00
Labor (2 men × 12 hrs @ \$102.25/hr)	\$2,454.00
Equipment	\$295.00
Overhead & Profit	\$735.00
Part A Subtotal	\$8,152.00
Part B – Roof Replacement	
PVC membrane roofing material	\$1,420.00
Polyiso insulation (2 layers @ 2.5")	\$1,285.00
Wood blocking & hardware	\$320.00
Flashing metal & sealants	\$285.00
Staging & safety setup	\$450.00
Labor (removal & installation, 10 hrs @ \$102.25/hr)	\$1,022.50
Equipment	\$0.00
Overhead & Profit	\$254.50
Part B Subtotal	\$5,037.00
GRAND TOTAL CHANGE ORDER NO. 1	\$13,189.00

TIME ADJUSTMENT: None

CONTRACT SUMMARY:

- Original Contract Amount: \$1,111,011.00
- Net Change by Previous Change Orders: \$0.00
- **Net Change by This Change Order: +\$13,189.00**
- **New Contract Sum: \$ 1,111,011.00\$+ 13,189.00]**



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APPROVALS:

Contractor: _____ Date: _____

Architect/Engineer: Richard A. Borden Date: 9/3/25

Owner: _____ Date: 9/4/25



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**TOWN OF BROOKLINE
CONSTRUCTION PROPOSAL**

Date: August 15, 2025

Project: Roof Replacement – Brookline High School, Physical Education Building
Owner: Town of Brookline
Contractor: Corolla Contracting, Inc.
Architect/Engineer: SOCOTEC
Contract Date: June 20, 2025- August 28, 2025
PROPOSAL No.: 2

DESCRIPTION OF CHANGE IN WORK:

Sealant application to ends of both PE Building roofs to ensure proper sealing to roof system, as noted by SOCOTEC.

- Approximately 45 LF of joint ends.
- Includes cleaning with acetone, installing backer rod, applying urethane caulking (Sika NP1 or approved equal), and cleanup.
- All work to manufacturers and project specifications.

REASON FOR CHANGE:

Field directive from SOCOTEC to address identified sealant deficiencies for long-term watertight performance.

DETAILED COST BREAKDOWN:

Item	Amount
Materials – acetone, backer rod, NP1 urethane caulking, rags, trash bags	\$185.00
Labor – 2 men × 10 hrs @ \$102.25/hr	\$2,045.00
Equipment & Consumables	\$65.00
Overhead & Profit (per contract)	\$258.00
Total Change Order No. 2	\$2,553.00



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TIME ADJUSTMENT: None

CONTRACT SUMMARY:

- Original Contract Amount: \$1,11,011.00
 - Net Change by Previous Change Orders: \$13,189.00 (from CO No. 1)
 - **Net Change by This Change Order: +\$2,553.00**
 - **New Contract Sum: \$1,111,011.00 + 13,189.00 + 2,553.00]**
-

APPROVALS:

Contractor: _____ Date: _____

Architect/Engineer: Richard A. [Signature] Date: 9/2/25

Owner: [Signature] Date: 9/4/25



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**TOWN OF BROOKLINE
CONSTRUCTION Proposal**

Date August 28,2025

Project: Roof Replacement – Brookline High School, Physical Education Building

Owner: Town of Brookline

Contractor: Corolla Contracting, Inc.

Architect/Engineer: SOCOTEC

Contract Date: June 20, 2025- August 28,2025

Proposal No.: 3

Description of Change

Wrap newly installed ductwork attached to the skylight wall on the Greenough Street side. Provide insulation wrap and related flashings per the roofing specs. No membrane charge (membrane on site). Materials are per roof & related flashings specification.

Reason for Change

Owner/coordination directive: ductwork wrapping is required to maintain enclosure and weatherproofing at the skylight wall interface.

Cost Breakdown (No Overhead & Profit)

Item	Qty/Hours	Unit/Rate	Unit	Amount (\$)
Labor – Prevailing Wage	48	\$102.95/hr HR		\$4,941.60
2" Polyisocyanurate Insulation Sheets	12	\$45.00 EA		\$540.00
Fasteners & Miscellaneous Materials	1	\$456.00 LS		\$456.00
PVC Bonding Adhesive (Pail)	2	\$358.00 EA		\$716.00
		Subtotal		\$6,653.60
		Overhead & Profit	\$0.00	
		Total		\$6,653.60

Notes

- No membrane charge included; membrane is on site.
- All materials per spec for roofing and related flashings.
- No OH&P requested on this COR.



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- Schedule impact: 0 days (performed during regular hours unless directed otherwise).

Approvals

Owner/Designer Authorization: Richard A. Pacheco Date: 9/2/25

Owner's Representative (Print Name & Title): CHARLES STANLEY, DIRECTOR

Contractor Authorization: _____ Date: _____

Gerson Pacheco, Project Manager – Corolla Roofing, Inc.



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TOWN OF BROOKLINE

Date: August 28, 2025

Project: Roof Replacement – Brookline High School, Physical Education Building

Owner: Town of Brookline

Contractor: Corolla Contracting, Inc.

Architect/Engineer: SOCOTEC

Contract Date: June 20-2025- August 28, 2025

Proposal No.: 4

1. Description of Change

Install **check valves / backwater valves** at the Gym's two small roof areas (one roof drain on each side) to prevent the upper (high) roof from draining into the lower roof system. Includes valves, associated fittings/hardware, tie-in to existing drain piping, and testing.

2. Reason for Change

Required by the **Brookline Plumbing Inspector (Karl Debritz)** to protect the building and comply with inspection/code requirements.

3. Cost Breakdown

- Labor (2 plumbers × 8 hrs each @ \$115.21): **\$1,843.36**
- Labor Burden (30%): **\$553.01**
- **Labor Subtotal: \$2,396.37**
- **Materials Subtotal: \$1,055.59**
- **Subtotal (Labor + Materials): \$3,451.96**
- Overhead & Profit (10%): **\$345.19**
- **TOTAL CHANGE ORDER AMOUNT: \$3,797.15**

4. Contract Sum Adjustment

- Original Contract Sum: \$ _____
- Net Change by Previous Change Orders: \$ _____
- Contract Sum Prior to this Change Order: \$ _____
- **Amount of this Change Order (No. 4): \$3,797.15**
- New Contract Sum Including this Change Order: \$ _____



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5. Contract Time Adjustment

Change in Contract Time: **0 calendar days**. Substantial Completion date remains unchanged.

6. Approvals

CONTRACTOR: Corolla Contracting, Inc.

By: _____ Date: _____

Name/Title: _____

ARCHITECT/ENGINEER: SOCOTEC

By: Richard A. Madson Date: 9/2/05

Name/Title: Senior Project Manager

OWNER: Town of Brookline

By: [Signature] Date: 9/14/05

Name/Title: _____

Prepared by: *Gerson Pacheco – Project Manager (Corolla Contracting, Inc.)*

Joan Tolson

From: Kate MacGillivray
Sent: Wednesday, September 17, 2025 11:31 AM
To: Michelle Tejada; Timothy Davis
Cc: Joan Tolson; Daniel J. Murphy; Lap Yan
Subject: 9.16.25 SB approved contracts

5 CONTRACTS APPROVED

5c. Question of approving an Extra Work Order in the amount of \$8,782.75 with Corolla Roofing related to the Brookline High School Roof Replacement project, Tappan St.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

5d. Question of awarding and executing Contract No. PW/26-09 "Water Service Line Replacements," with Five Oaks Construction Co. in the amount of \$521,826.21.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

5e. Question of approving Contract No. PW/26-11 "Putterham Woods Trail Project" with Greener Group 123 Bolt Street, Lowell, MA. 01852 in the amount of \$260,288.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

5f. Question of approving a contract with BLW Engineers, Inc. in the amount of \$175,700 for engineering services related to HVAC services at Brookline High School.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

5g. Question of approving Contract No. PW/26-02 Sign Safety Improvements — Town Wide with KS Corporation in the amount of \$101,170.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein



KATE MACGILLIVRAY

Recording Secretary

Select Board's Office

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