



TOWN of BROOKLINE
Massachusetts

BUILDING DEPARTMENT

Daniel Bennett
Building Commissioner

TO: Selectboard/ School Committee

FROM: Ray Masak, PE Project Manager

SUBJECT: High School Expansion Project – Tappan Gym and 3rd Floor Renovation
CTA Change Order No. 1 (FY 21)

DATE: February 22, 2020

On the Calendar this week, the Building Department has submitted a request for Change Order Approval for the subject project in the amount of \$250,976. The subject project was approved as part of the High School Project and was designed by Willian Rawn Associates.

The OPM has reviewed the change order and is recommending approval. Please refer to the Hill letter March 5, 2021 for further explanation of the change.

The Building Department is available to answer any questions you may have. Thank you for your consideration.

TOWN OF BROOKLINE
333 Washington Street, Brookline, Massachusetts 02445

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 08-Mar-21

TO:	CTA Construction Managers 400 Totten Pond Road Waltham MA 02451
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Purchase Order Number

21201438

Vendor Number

33542

PAYMENT AMOUNT

\$250,976.00

BUDGET \$7,821,340.00
BALANCE \$8,072,316.00

FUND	AGENCY	ORGANIZATION	ACTIVITY	OBJECT
		254C204		6C0002

FOR: Brookline High School - Tappan Gym

Amendment	Date	
1	3/4/2021	Masonry Substitution

AMOUNT
\$250,976.00

BUILDING COMMISSION

APPROVAL OF:

Janet Fierman, Chairman

George Cole

Kenneth Kaplan

Karen Breslawski

Nathan E. Peck

SELECT BOARD

APPROVAL OF:

Bernard W. Greene, Chairman

Nancy S. Heller

Heather Hamilton

Raul Fernandez

John VanScoyoc

SCHOOL COMMITTEE

Mary Ellen Norman, Assistant Superintendent For Administration and Finance

HILL
Hill International

Hill International, Inc.
75 Second Avenue, Suite 300
Needham, MA 02494
Tel: 617-778-0900
Fax: 617-778-0999
www.hillintl.com

March 5, 2021

Mr. Ray Masak, P.E.
Project Manager
Town of Brookline Building Department
333 Washington Street
Brookline, MA 02445

RE: Masonry Bids for Third Floor and Tappan Gym Renovation Project

Dear Ray:

This letter is to inform you that Both Fernandes Masonry (first responsive bidder) and Costa Brothers Masonry (second responsive bidder) have withdrawn their bids because the funding for the 3rd Floor and Tappan Gym Renovation Project was not approved before the bids expired. The third bidder, Chapman Waterproofing, excluded CTA from using their bid. Therefore, the project will move forward with the fourth responsive bidder, Marmelo Masonry.

As you know, the Town of Brookline (ToB) requested CTA to hold their bid price for an additional 30 calendar days awaiting approval from the Massachusetts Department of Revenue to fund this project. As indicated in the Invitation to Bid, all bids were valid for 90 calendar days from the date of the general bid opening that was October 9, 2020. This means that the Town of Brookline (Town) had until January 7, 2021 to have the funding available and execute the contract. In a letter dated January 6, 2021, CTA stated that they would hold their bid price unless low filed sub-bidders withdrew. CTA reported that Fernandes Masonry would withdraw their low masonry bid for this project however other filed sub-bidders were expected to hold their price for the requested 30 additional days. The Town of Brookline did not get approval from the MA DOR until January 29, 2021 and immediately sent a contract to CTA, with the understanding that Fernandes would not honor their bid price because the first deadline expired.

Marmelo's bid is \$248,000 more than the lowest bid submitted by Fernandes Masonry on bid day. In accordance with M.G.L. Chapter 149 Section 44F, the bid shall be adjusted to the amount of premium for the general contractor's performance bond and labor and materials bond caused by the substitution. CTA will prepare the PCO for the bid difference of \$248,000 plus \$2,976.00 for the adjustment in bond premium. PCO 001 is submitted for this change in Masonry filed sub bidders to be an added cost of \$250,976.00. We concur and recommend approval of this amount only. We disagree reservation of rights language.

Very truly yours,



Paul G. Kalous AIA, MCPPO
Program Director

Attachment:
Bid Tabs for 3rd Floor and Tappan Gym Project.

cc. C.Aubin, William Rawn Associates, Architects

Tabulation of Trade Contractor Bids

10/2/2020

Contractor	Bid, no alternates	Alt. 1	Total	Addenda	Paragraph E sub-sub	Bid Restricted to:	Bidders Excluded from using this bid	Bid Signed	Bid Bond or Deposit	DCAMM Cert & Update Statement
040001 Masonry										
1 Fernandes Masonry, Inc.	\$350,000.00	\$0.00	\$350,000.00	1.2.3				YES	YES	YES
2 Costa Brothers Masonry	\$361,000.00	\$0.00	\$361,000.00	1.2.3				YES	YES	YES
3 Chapman Waterproofing	\$578,200.00	\$0.00	\$578,200.00	1.2.3		CTA Construction		YES	YES	YES
4 Marmelo Bros. Construction Co., Inc.	\$598,000.00	\$0.00	\$598,000.00	1.2.3				YES	YES	YES
5 P.J. Spillane Co., Inc.	\$825,000.00	\$0.00	\$825,000.00	1.2.3				YES	YES	YES
050001 Miscellaneous & Ornamental Iron										
1 L&L Contracting, Inc.	\$352,600.00	\$0.00	\$352,600.00	1.2.3				YES	YES	YES
2 Quinn Brothers of Essex, Inc.	\$391,000.00	\$0.00	\$391,000.00	1.2.3		Seaver Construction Inc. and GTC Construction Management		YES	YES	YES
3 SMI Metal Company	\$414,390.00	\$0.00	\$414,390.00	1.2.3				YES	YES	YES
4 North Shore Steel	\$922,200.00	\$0.00	\$922,200.00	1.2.3				YES	YES	YES
070001 Waterproofing, Dampproofing and Caulking										
1 P.J. Spillane Co., Inc.	\$39,000.00	\$0.00	\$39,000.00	1.2.3				YES	YES	YES
2 Folan Waterproofing & Construction Co., Inc.	\$40,800.00	\$0.00	\$40,800.00	1.2.3				YES	YES	YES
3 Chapman Waterproofing	\$48,600.00	\$0.00	\$48,600.00	1.2.3		CTA Construction		YES	YES	YES
080002 Glass and Glazing										
1 Prudential Door & Window Co Inc	\$241,508.00	\$0.00	\$241,508.00	1.2.3				YES	YES	YES
2 Kapiloff's Glass Inc.	\$283,700.00	\$0.00	\$283,700.00	1.2.3		Integrated Facilities Construction Corp		YES	YES	YES
090002 Tile										
1 Joseph Cohn & Son Tile	\$100,160.00	\$0.00	\$100,160.00	1.2.3				YES	YES	YES
2 Pavillon Floors	\$175,176.00	\$0.00	\$175,176.00	1.2.3		GVW Inc.; CIM Services, Enfield Builders		YES	YES	YES
3 Capital Carpet &	\$183,993.00	\$0.00	\$183,993.00	1.2.3		PDS Engineering, Lambrian Construction, GVW, CIM Services, Callahan, Nauset Construction, Nelco Worldwide, GTC Construction Management		YES	YES	YES
090003 Acoustical Tile										
1 K&K Acoustical Ceilings, Inc.	\$261,600.00	\$0.00	\$261,600.00	1.2.3				YES	YES	YES
2 The Cheviot Corporation	\$397,000.00	\$0.00	\$397,000.00	1.2.3				YES	YES	YES
090005 Resilient Floors										

Contractor	Bid, no alternates	Alt. 1	Total	Addenda	Paragraph E sub- subs	Bid Restricted to:	Bidders Excluded from using this bid	Bid Signed	Bid Bond or Deposit	DCAMM Cert & Update Statement
1 Capital Carpet & Flooring	\$177,979.00	\$0.00	\$177,979.00	1.2.3			POS Engineering, Lambrian Construction, GWV, CIM Services, Callahan, Nauset Construction, Nelco Worldwide, GTC Construction Management	YES	YES	YES
2 Massfloors Inc	\$193,738.00	\$0.00	\$193,738.00	1.2.3				YES	YES	YES
3 Pavillion Floors	\$217,733.00	\$0.00	\$217,733.00	1.2.3			GWV Inc.; CIM Services; Enfield Builders	YES	YES	YES
090006 Terrazo										
1 DePaoli Mosaic Company	\$87,778.00	\$0.00	\$87,778.00	1.2.3				YES	YES	YES
2 Roman Mosaic & Tile Company	\$97,471.00	\$0.00	\$97,471.00	1.2.3				YES	YES	YES
3 Joseph Cohn & Son Tile & Terrazzo, LLC	\$104,505.00	\$0.00	\$104,505.00	1.2.3				YES	YES	YES
090007 Painting										
1 Dandis Contracting	\$227,700.00	\$110,800.00	\$338,500.00	1.2.3				YES	YES	YES
2 Homer Contracting Inc.	\$241,000.00	\$130,000.00	\$371,000.00	1.2.3				YES	YES	YES
3 Boudreau Painting	\$269,200.00	\$203,150.00	\$472,350.00	1.2.3				YES	YES	YES
4 Bello Painting Co Inc	\$288,000.00	\$238,000.00	\$526,000.00	1.2.3				YES	YES	YES
5 MI McDonald	\$298,200.00	\$283,000.00	\$581,200.00	1.2.3				YES	YES	YES - Eligibility on DCAMM Website shown as valid
6 Drizos Contracting, LLC	\$314,000.00	\$85,000.00	\$399,000.00	1.2.3				YES	YES	YES - Eligibility Certificate expired. Per COVID-19 Executive Order #18 dated March 10, 2020, it got extended.
210001 Fire Protection System										
1 Rustic Fire Protection	\$98,500.00		\$98,500.00	1.2.3				YES	YES	YES
2 Carlyle Engineering, Inc.	\$194,270.00		\$194,270.00	1.2.3				YES	YES	YES
3 William M. Collins Co., Inc.	\$217,000.00		\$217,000.00	1.2.3				YES	YES	YES
4 Cogswell Sprinkler Co., Inc.	\$247,409.00		\$247,409.00	1.2.3				YES	YES	YES
220000 Plumbing										
1 P.J. Dionne Co., Inc	\$319,000.00	\$0.00	\$319,000.00	1.2.3	\$24,560.00			YES	YES	YES
2 Robert W. Irvine & Sons, Inc	\$385,700.00	\$0.00	\$385,700.00	1.2.3	\$1,000.00			YES	YES	YES
3 Kneeland Plumbing & Heating, Inc.	\$407,700.00	\$0.00	\$407,700.00	1.2.3	\$21,250.00			YES	YES	YES
230000 Heating, Ventilation and Air Conditioning										
1 Thomas E. Snowden, Inc	\$685,000.00	\$0.00	\$685,000.00	1.2.3	\$175,351.00			YES	YES	YES
240000 Electrical										
1 Systems Contracting Inc	\$991,800.00	\$0.00	\$991,800.00	1.2.3	\$0.00			YES	YES	YES
2 Brothers Electrical Corporation	\$1,222,800.00	\$0.00	\$1,222,800.00	1.2.3	\$198,208.00			YES	YES	YES
3 Wayne J. Griffin Electric, Inc.	\$1,270,000.00	\$0.00	\$1,270,000.00	1.2.3	\$151,438.00			YES	YES	YES

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4	Richard T. Losordo Electrical Svc Inc	\$1,294,000.00	\$0.00	\$1,294,000.00	1.2.3	\$244,104.00			YES	YES	YES
5	Annese Electrical Services, Inc. (WBE	\$1,368,000.00	\$0.00	\$1,368,000.00	1.2.3	\$383,552.00			YES	YES	YES
6	Brite-Lite Electrical Co., Inc.	\$1,371,701.00	\$0.00	\$1,371,701.00	1.2.3	\$372,835.00		GTC, Grace Thornton Company, Picard Construction	YES	YES	YES
7	LeVangie Electric Co., Inc	\$1,390,000.00	\$0.00	\$1,390,000.00	1.2.3	\$198,208.00		CTA Construction Managers, LLC	YES	YES	YES

CTA Construction Managers
400 Totten Pond Road
Waltham, 02451
Phone: (781) 786-6600

Project: 2020-02 - Brookline High School

Prime Contract Potential Change Order #001: CE #001 - FSB Masonry Allowance

TO:	Town of Brookline 333 Washington Street, 3rd Floor Brookline Massachusetts, 02445	FROM:	CTA Construction Managers, LLC 400 Totten Pond Road, 2nd Floor Waltham Massachusetts, 02451
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	1 - Brookline High School Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Steve Taylor (CTA Construction Managers, LLC)
STATUS:	Pending - In Review	CREATED DATE:	3/4 /2021
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$250,976.00

POTENTIAL CHANGE ORDER TITLE: CE #001 - FSB Masonry Allowance

CHANGE REASON: No Change Reason

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

CE #001 - FSB Masonry Allowance

3/9/21 PCO 001r1 - Reservation language has been removed.

PCO 001

This proposal is for the increase in the masonry filed sub bid subcontract price between the initial low bidder and marmelo masonry who CTA was directed to subcontract with via email on 2/25/21. As noted in our February 17th 2021 letter, the masonry subcontractors scope includes items, particularly for the exterior site portion which have long lead times once submittals are approved.

Allowance carried for masonry: \$350,000.00

Marmelo's subcontract value: \$598,000.00

ATTACHMENTS:

#	Cost Code	Description	Type	Amount
1	01-000 - Purpose	Masonry value increase	other	\$ 248,000.00
Subtotal:				\$248,000.00
B&I: 1.20% Applies to all line item types.				\$ 2,976.00
Grand Total:				\$250,976.00

Brookline High School Project - Tappan Gym and 3rd Floor Renovation
 Tabulation of Trade Contractor Bids

10/2/2020

Trade bids due: 2:00PM, Friday, October 2, 2020



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Waltham, 02451
Phone: (781) 786-6600

Project: 2020-02 - Brookline High School

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REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	\$250,976.00

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Allowance carried for masonry: \$350,000.00

Marmelo's subcontract value: \$598,000.00

*CTA reserves its rights to additional time and direct and indirect costs associated with this change order. CTA does not waive its rights to an additional extension of time or to recover additional costs by signing this change order. The Awarding Authority, in executing this change order, agrees that CTA has properly reserved its rights for additional time and compensation.

ATTACHMENTS:

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1	01-000 - Purpose	Masonry value increase	other	\$ 248,000.00
Subtotal:				\$248,000.00
B&I: 1.20% Applies to all line item types.				\$ 2,976.00
Grand Total:				\$250,976.00

COK 40 PM
CO No. 1

Brookline High School Project - Tappan Gym and 3rd Floor Renovation
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4 North Shore Steel	\$922,200.00	\$0.00	\$922,200.00	1.2.3				YES	YES	YES
070001 Waterproofing, Dampproofing and Caulking										
1 P.J. Spillane Co., Inc.	\$39,000.00	\$0.00	\$39,000.00	1.2.3				YES	YES	YES
2 Folan Waterproofing & Construction Co., Inc.	\$40,800.00	\$0.00	\$40,800.00	1.2.3				YES	YES	YES
3 Chapman Waterproofing	\$48,600.00	\$0.00	\$48,600.00	1.2.3		CTA Construction		YES	YES	YES
080002 Glass and Glazing										
1 Prudential Door & Window Co Inc	\$241,508.00	\$0.00	\$241,508.00	1.2.3				YES	YES	YES
2 Kapiloff's Glass Inc.	\$283,700.00	\$0.00	\$283,700.00	1.2.3		Integrated Facilities Construction Corp		YES	YES	YES
090002 Tile										
1 Joseph Cohn & Son Tile	\$100,160.00	\$0.00	\$100,160.00	1.2.3				YES	YES	YES
2 Pavilion Floors	\$175,176.00	\$0.00	\$175,176.00	1.2.3		GWV Inc.; CIM Services, Enfield Builders		YES	YES	YES
3 Capital Carpet &	\$183,993.00	\$0.00	\$183,993.00	1.2.3		PDS Engineering, Lambrian Construction, GWV, CIM Services, Callahan, Nauset Construction, Nelco Worldwide, GTC Construction Management		YES	YES	YES
090003 Acoustical Tile										
1 K&K Acoustical Ceilings, Inc.	\$261,600.00	\$0.00	\$261,600.00	1.2.3				YES	YES	YES
2 The Cheviot Corporation	\$397,000.00	\$0.00	\$397,000.00	1.2.3				YES	YES	YES
090005 Resilient Floors										

Contractor	Bid, no alternates	Alt. 1	Total	Addenda	Paragraph E sub- subs	Bid Restricted to:	Bidders Excluded from using this bid	Bid Signed	Bid Bond or Deposit	DCAMM Cert & Update Statement
1 Capital Carpet & Flooring	\$177,979.00	\$0.00	\$177,979.00	1.2.3			PDS Engineering, Lambrian Construction, GWV, CIM Services, Callahan, Nauset Construction, Nelco Worldwide, GTC Construction Management	YES	YES	YES
2 Massfloors Inc	\$193,738.00	\$0.00	\$193,738.00	1.2.3				YES	YES	YES
3 Pavillon Floors	\$217,733.00	\$0.00	\$217,733.00	1.2.3			GVW Inc., CIM Services, Enfield Builders	YES	YES	YES
090006 Terrazzo										
1 DePaoli Mosaic Company	\$87,778.00	\$0.00	\$87,778.00	1.2.3				YES	YES	YES
2 Roman Mosaic & Tile Company	\$97,471.00	\$0.00	\$97,471.00	1.2.3				YES	YES	YES
3 Joseph Cohn & Son Tile & Terrazzo, LLC	\$104,505.00	\$0.00	\$104,505.00	1.2.3				YES	YES	YES
090007 Painting										
1 Dendis Contracting	\$227,700.00	\$110,800.00	\$338,500.00	1.2.3				YES	YES	YES
2 Homer Contracting Inc.	\$241,000.00	\$130,000.00	\$371,000.00	1.2.3				YES	YES	YES
3 Boudreau Painting	\$269,200.00	\$203,150.00	\$472,350.00	1.2.3				YES	YES	YES
4 Bello Painting Co Inc	\$288,000.00	\$238,000.00	\$526,000.00	1.2.3				YES	YES	YES
5 M.L. McDonald	\$298,200.00	\$283,000.00	\$581,200.00	1.2.3				YES	YES	YES - Eligibility on DCAMM Website shown as valid
6 Drizos Contracting, LLC	\$314,000.00	\$85,000.00	\$399,000.00	1.2.3				YES	YES	YES - Eligibility Certificate expired. Per COVID-19 Executive Order #18 dated March 10, 2020, it got extended.
210001 Fire Protection System										
1 Rustic Fire Protection	\$98,500.00		\$98,500.00	1.2.3				YES	YES	YES
2 Carlyle Engineering, Inc.	\$194,270.00		\$194,270.00	1.2.3				YES	YES	YES
3 William M. Collins Co., Inc.	\$217,000.00		\$217,000.00	1.2.3				YES	YES	YES
4 Cogswell Sprinkler Co., Inc.	\$247,409.00		\$247,409.00	1.2.3				YES	YES	YES
220000 Plumbing										
1 P.J. Dionne Co., Inc	\$319,000.00	\$0.00	\$319,000.00	1.2.3	\$24,560.00			YES	YES	YES
2 Robert W. Irvine & Sons, Inc	\$385,700.00	\$0.00	\$385,700.00	1.2.3	\$1,000.00			YES	YES	YES
3 Kneeland Plumbing & Heating, Inc.	\$407,700.00	\$0.00	\$407,700.00	1.2.3	\$21,250.00			YES	YES	YES
230000 Heating, Ventilation and Air Conditioning										
1 Thomas E. Snowden, Inc	\$685,000.00	\$0.00	\$685,000.00	1.2.3	\$175,351.00			YES	YES	YES
260000 Electrical										
1 Systems Contracting Inc	\$991,800.00	\$0.00	\$991,800.00	1.2.3	\$0.00			YES	YES	YES
2 Brothers Electrical Corporation	\$1,222,800.00	\$0.00	\$1,222,800.00	1.2.3	\$198,208.00			YES	YES	YES
3 Wayne J. Griffin Electric, Inc.	\$1,270,000.00	\$0.00	\$1,270,000.00	1.2.3	\$151,438.00			YES	YES	YES

	Contractor	Bid, no alternates	Alt. 1	Total	Addenda	Paragraph E sub- subs	Bid Restricted to:	Bidders Excluded from Using this bid	Bid Signed	Bid Bond or Deposit	DCA/M Cert. & Update Statement
4	Richard T. Losordo Electrical Svc Inc	\$1,294,000.00	\$0.00	\$1,294,000.00	1.2.3	\$244,104.00			YES	YES	YES
5	Annese Electrical Services, Inc. (WBE	\$1,368,000.00	\$0.00	\$1,368,000.00	1.2.3	\$389,552.00			YES	YES	YES
6	Brite-Lite Electrical Co., Inc.	\$1,371,701.00	\$0.00	\$1,371,701.00	1.2.3	\$372,835.00		GTC, Grace Thornton Company, Picard Construction	YES	YES	YES
7	LeVangie Electric Co., Inc	\$1,390,000.00	\$0.00	\$1,390,000.00	1.2.3	\$198,208.00		CTA Construction Managers, LLC	YES	YES	YES