



# 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 – Construction Management @ Risk (CM@R)  
Skanska Change Order –Pre GMP Amendment 15R1/ CO No. 4/ 16

DATE: April 20, 2020

On the Calendar this week, the Building Department has submitted a request for Change Order/ Amendment Approval for the construction management firm Skanska to perform the following services in the amounts noted below:

- 15 R1/ CO No 4- Misc. Changes –Enabling (40 items)
- 16 – COVID 19 Allowance with No Markups

The HS expansion project was awarded to the contractor Skanska (qualifications based). There are two amendments which includes enabling change order work as well as an allowance for work involving COVID 19. Refer to the Hill memo dated April 14, 2020 for further explanation of these services. The final procurement for the project is forthcoming based on negotiations with Skanska and the project team.

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

**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

April 14, 2020 (revised April 16<sup>th</sup>)

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

RE: Recommendation to approve Skanska Pre-GMP Amendment #15r1 thru #16

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendments for the Expansion of Brookline High School Project for acceptance by the Town of Brookline. Following is summary of each Amendment:

**Pre-GMP Amendment #15r1 – Change Orders:**

This reflects Prime Contract Change Order #4 that formally includes about (40) separate Authorization Requests (ARs) that Hill and WRA have previously reviewed, negotiated where applicable and approved. These are all from the Enabling Phase for work completed last summer and fall. Some are \$0 in value, some adds and some offsetting credits (deleting scope or reconciling Owner Allowances. The result is a net add of **\$45,978**. In the May BBC, we will have the remaining (12) ARs associated with the Enabling phase rectified and any approved values will finally closeout the Enabling Phase change orders. An itemized summary of PCCO #4 is following:

- AR #310.065: Enabling – Construct foundation for temporary stair was less than the allowance assigned. This is a credit (Misc. Scope Change)
- AR #310.052: Enabling – Cost to construct foundations for relocated urns. Location not determined and subsequently directed via RFI and Field Bulletin. (Misc. Scope Change)
- AR #310.050: Enabling – Credit to re-route services through an added pipe chase that shortened runs significantly. (Misc. Scope Change)
- AR #310.008: Enabling – Added cost to Enabling Phase to install a new fire alarm panel that was planned for the STEM building package. This was due to that the warranty on the existing fire alarm panel had elapsed and to make the new panel operable as soon as possible. (Misc. Scope Change)
- AR #310.049: Enabling – Cost to locate and trace existing electrical wiring circuits. (Hidden Conditions)
- AR #310.016: Enabling – Cost to revise three beams on third floor per RFI #082. (Misc. Scope Change)
- AR #310.001: Enabling – FB 003: Delete Gas Booster. Credit. (Misc. Scope Change)
- AR #310.053: Enabling – Zero dollars change for clarifications contained in seven RFI's. (Misc. Scope Change)
- AR #310.027: Enabling – Cost to modify temporary egress stairs in field to fit existing conditions. (Misc. Scope Change)

- AR #310.081: Enabling – Revise conduit to MC cable in specific locations due to existing constraints as provided for in the contract. Zero dollars.
- AR #310.082: Enabling – Cost to re-route hot water return. (hidden conditions).
- AR #310.067: Enabling – Credit for unspent allowance on handicap ramp. (Misc. Scope Change)
- AR #310.085: Enabling – Cost to support walls in crawl space expenditure from hold. Zero dollar change. (Unforeseen condition)
- AR #310.080: Enabling – Credit for unspent allowance for drywall patching. (Misc Scope Change)
- AR #310.087: Enabling – Credit for unspent allowance for acoustic ceiling tile and grid (Misc. scope change)
- AR #310.078: Enabling – Cost to floor preparation expenditure from hold. Zero dollars. (unforeseen condition)
- AR #310.079: Enabling – Credit for unspent allowance for painting wall patches. (Misc. Scope Change).
- AR #310.086: Enabling – Credit for unspent allowance for excavation and backfill at temporary handicap ramp (Misc. Scope Change)
- AR #310.032: Enabling – Cost to provide rated partition at stairway. (Misc. scope change).
- AR #310.041: Enabling – Cost for overtime, weekend work three weeks before start of school. (CM contingency expenditure).
- AR #310.059: Enabling – Cost for overtime, weekend work two weeks before start of school. (CM contingency expenditure).
- AR #310.060: Enabling – Cost for overtime, weekend work one week before start of school. (CM contingency expenditure).
- AR #310.063: Enabling – Repair crack in foundation wall to remain. (hidden condition).
- AR #310.035: Enabling – Cost to provide enclosure over temporary walkway (Misc. Scope Change)
- AR #310.061: Enabling – Cost for added Jersey barriers requested by Town. (Misc. Scope Change)
- AR #310.056: Enabling – Cost for temporary handrail. (CM contingency expenditure).
- AR #310.075: Enabling – Cost for fire alarm tie in of H-V 1 (error/omission).
- AR #310.044: Enabling – Cost for adding power to trap primer. (error/omission).
- AR #310.054: Enabling – Cost for correcting saw cut power line in slab. (hidden condition).
- AR #310.055: Enabling – Cost for overtime, for dry valve test. (CM contingency expenditure).
- AR #310.030: Enabling – Cost for painting and cleaning teachers room 317 adjacent to demolition, per request of Town. (misc scope change).
- AR #310.077: Enabling – Cost to relocate a differential pressure sensor. Zero dollars (clarification).
- AR #310.070: Enabling- Cost for Ground Penetrating Radar investigation of basement slab. (hidden conditions)
- AR #310.076: Enabling- Cost for Tree Protection (Misc. Scope Change)
- AR #310.057: Enabling- Cost to construct dummy walls on two levels (CM contingency expenditure)
- AR #310.058: Enabling- Cost to perform site cleaning (CM contingency expenditure)
- AR #310.091: Enabling- Electrical re-route utilizing new pipe chase (CM contingency expenditure).
- AR #310.066: Enabling – Cost for overtime, weekend work the weekend before start of school. (CM contingency expenditure).



- AR #310.085: Enabling- Cost for added railing to temporary ramp. (Misc. scope change).
- AR #310.088: Enabling – Cost for selective cutting of the parapet after demolition of the STEM wing concluded. (Hidden Conditions)

**Pre-GMP Amendment #16 – COVID-19:**

Skanska is requesting that a new **\$52,804** allowance be established to fund costs associated with emergency responses to COVID-19. Although not spelled out within this Amendment request, Skanska had previously indicated via email that this allowance would be for initial costs of disinfecting and carpenter material costs for creating improved hand wash stations, signage and other elevated safety implementations required by the Governor's orders.

**Pre-GMP Amendment #17 & #18:** These were two discussed during the BBC and based on comments received, Skanska and Hill will coordinate revisions and schedule resubmittal prior to a Special BBC requested within next 1-2 weeks.

Based on the above, we recommend approval of this Pre-GMP Amendments.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Andy Felix", is written over the closing text.

Andy Felix, MCPPO  
Project Director

**Skanska USA Building**

101 Seaport Blvd., Suite 200

Boston, MA 02210

Phone 617-574-1400

Fax 617-574-1399

Web [www.usa.skanska.com](http://www.usa.skanska.com)

## Date

APRIL 8, 2020

## Reference

Skanska Project No. 1318014 – Expansion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 015R1**

Mr. Raymond Masak, Project Manager

**TOWN OF BROOKLINE BUILDING DEPARTMENT**333 Washington Street, 3<sup>rd</sup> Floor

Brookline, MA 02445

Dear Mr. Masak:

Skanska USA Building Inc. is pleased to provide you with the attached Pre-GMP Amendment No. **015** for the above referenced project, originally submitted on March 5, 2020 and Resubmitted on April 8, 2020. The summary of this amendment has been organized to include the addition of the items listed above to the amount previously approved in the base contract.

Please do not hesitate to contact me with any questions.

Sincerely,

**SKANSKA USA BUILDING INC.**

*PETER K ROCHE*

Peter K. Roche

Senior Project Manager

CC:

Dan Lanneville, Jim Craft, Rob Mulligan, Anna Lee, Mary Groves (Skanska USB)

Andy Felix, Ian Parks, Paul Kalous, Andy Vo (Hill International)

Samuel Lasky, Andy Jonic (William Rawn Associates)

**AIA®****Document G701™ – 2017****Change Order****PROJECT:** *(Name and address)*Expansion of Brookline High School,  
(Project A and Project B)  
Brookline, MA 02445**CONTRACT INFORMATION:**

Contract For: Construction

Date: July 24, 2018

**CHANGE ORDER INFORMATION:**

Change Order Number: Pre-GMP

Amendment 015 R1

Date: April 8, 2020

**OWNER:** *(Name and address)*Town of Brookline, Massachusetts, by and  
through the Board of Selectmen of  
Brookline  
333 Washington Street, Brookline, MA  
02445**ARCHITECT:** *(Name and address)*

William Rawn Associates Architects Inc.

10 Post Office Square, Suite 1010, Boston,  
Massachusetts 02109**CONTRACTOR:** *(Name and address)*

Skanska USA Building Inc.

101 Seaport Boulevard, Suite 200, Boston,  
MA 02210**THE CONTRACT IS CHANGED AS FOLLOWS:***(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Prime Contract Change Order 004

See Exhibit E, Schedule of Values for all Values.

Pre-GMP Amendment 15a - Sub/Trade Contract Awards: \$0

Pre-GMP Amendment 15b - PCCO 004: \$ 45,978

Neither the Contract Sum, the pre-GMP(s) or the Contract Time (or eventually the final GMP or the Substantial and Final Completion Dates) upon which said Contract Sum is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus.

The original Contract Sum was	\$ 476,928.00
The net change by previously authorized Change Orders	\$ 119,914,524.00
The Contract Sum prior to this Change Order was	\$ 120,391,452.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 45,978.00
The new Contract Sum including this Change Order will be	\$ 120,437,430.00
The Contract Time will be unchanged by Zero (0) days.	
The new date of Substantial Completion will be See Exhibit D	

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

William Rawn Associates Architects Inc.  
ARCHITECT (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE


Town of Brookline

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

  
DANIEL P. LAMBERTI, SR.  
4/9/20



TO OWNER – CONSTRUCTION MANAGER AGREEMENT FOR EXPANSION OF BROOKLINE HIGH SCHOOL,  
(PROJECT A and PROJECT B)

Pursuant to Article 6.1.2 of the Owner – Construction Manager Agreement dated July 24, 2018 and Article VII of the General Conditions of the Contract between the Town of Brookline, Massachusetts, by and through the Board of Selectmen of Brookline (Owner) and Skanska USA Building Inc. (Construction Manager), for construction of the Expansion of Brookline High School, (Project A and Project B) (the Project), the Owner and Construction Manager establish an interim price to allow an interim phase of construction services to proceed prior to the execution of the Guaranteed Maximum Price (GMP) amendment. This Amendment shall also serve as the Notice to Proceed (NTP) for the Construction Manager to perform this initial phase of construction services.

EXHIBITS TO AMENDMENT:

- Exhibit A: Document List
- Exhibit B: List of Allowances & Scope Holds
- Exhibit C: Assumptions, Qualifications & Clarifications
- Exhibit D: Contract Time
- Exhibit E: Schedule of Values
- Exhibit F: Schedule of Alternate Prices
- Exhibit G: Schedule of Unit Prices
- Exhibit H: Time Limit for Acceptance
  
- Exhibit I: Prime Contract Change Order 004 dated April 8, 2020



This agreement is made as of the 8th day of April by and between the Town of Brookline and Skanska USA Building Inc.

SKANSKA USA BUILDING INC.

By: 

Date: 4/8/20

Dan Lanneville, Senior Vice President / Account Manager

**APPROVAL OF OWNER: TOWN OF BROOKLINE**

**Building Commission**

\_\_\_\_\_  
Janet Fierman, Chairman

\_\_\_\_\_  
George Cole, Member

\_\_\_\_\_  
Kenneth Kaplan, Member

\_\_\_\_\_  
Karen Breslawski, Member

\_\_\_\_\_  
Nathan E. Peck, Member

**School Committee**

\_\_\_\_\_  
Helen Charlupski, Member

\_\_\_\_\_  
Suzanne Federspiel, Member

\_\_\_\_\_  
Jennifer Monopoli, Member

\_\_\_\_\_  
Barbara Scotto, Member

Confirmation of Availability of Funds:

\_\_\_\_\_  
**Town Comptroller**

**Selectboard**

\_\_\_\_\_  
Bernard W. Greene, Chair

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Benjamin J. Franco, Member

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Raul Fernandez, Member

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Fax 617-574-1399

Web [www.usa.skanska.com](http://www.usa.skanska.com)

## Date

APRIL 8, 2020

## Reference

Skanska Project No. 1318014 – Expansion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 016**

Mr. Raymond Masak, Project Manager  
**TOWN OF BROOKLINE BUILDING DEPARTMENT**  
333 Washington Street, 3<sup>rd</sup> Floor  
Brookline, MA 02445

Dear Mr. Masak:

Skanska USA Building Inc. is pleased to provide you with the attached Pre-GMP Amendment No. **016** for the above referenced project. The summary of this amendment has been organized to include the addition of the items listed above to the amount previously approved in the base contract.

Please do not hesitate to contact me with any questions.

Sincerely,

**SKANSKA USA BUILDING INC.**

*PETER K ROCHE*

Peter K. Roche  
Senior Project Manager

CC: Dan Lanneville, Jim Craft, Rob Mulligan, Anna Lee, Mary Groves (Skanska USB)  
Andy Felix, Ian Parks, Paul Kalous, Andy Vo (Hill International)  
Samuel Lasky, Andy Jonic (William Rawn Associates)



# AIA<sup>®</sup> Document G701<sup>™</sup> – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Expansion of Brookline High School, (Project A and Project B) Brookline, MA 02445	<b>CONTRACT INFORMATION:</b> Contract For: Construction  Date: July 24, 2018	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: Pre-GMP Amendment 016 Date: April 8, 2020
<b>OWNER:</b> <i>(Name and address)</i> Town of Brookline, Massachusetts, by and through the Board of Selectmen of Brookline 333 Washington Street, Brookline, MA 02445	<b>ARCHITECT:</b> <i>(Name and address)</i> William Rawn Associates Architects Inc.  10 Post Office Square, Suite 1010, Boston, Massachusetts 02109	<b>CONTRACTOR:</b> <i>(Name and address)</i> Skanska USA Building Inc.  101 Seaport Boulevard, Suite 200, Boston, MA 02210

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Establish an Owner Allowance to fund emergency expenditures associated with Corona Virus / COVID-19.

See Exhibit E, Schedule of Values for all Values.

Pre-GMP Amendment 16a: \$52,804

Pre-GMP Amendment 16b - PCCO: \$ 0

Neither the Contract Sum, the pre-GMP(s) or the Contract Time (or eventually the final GMP or the Substantial and Final Completion Dates) upon which said Contract Sum is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus, other than as expressly stated herein.

The original Contract Sum was	\$ 476,928.00
The net change by previously authorized Change Orders	\$ 119,960,502.00
The Contract Sum prior to this Change Order was	\$ 120,437,430.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 52,804.00
The new Contract Sum including this Change Order will be	\$ 120,490,234.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be See Exhibit D

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.



NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

William Rawn Associates Architects Inc.  
ARCHITECT (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Skanska USA Building Inc.  
CONTRACTOR (Firm name)

SIGNATURE

Daniel P. Lanneville, Sr. VP

PRINTED NAME AND TITLE

4/9/20

DATE

Town of Brookline  
OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

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By: 

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Dan Lanneville, Senior Vice President / Account Manager

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Michael Glover, Member

\_\_\_\_\_  
David Pearlman, Member

\_\_\_\_\_  
Sharon Abramowitz, Member



**EXHIBIT A: DOCUMENT LIST:**

**NONE**

**EXHIBIT B – LIST OF ALLOWANCES & SCOPE HOLDS**

1. \$50,000 - Owner Allowance to pay for costs associated with emergency response to Coronavirus and COVID 19.

**EXHIBIT C – ASSUMPTIONS, QUALIFICATIONS & CLARIFICATIONS**

**B. General**

1. ***Neither the Contract Sum, the pre-GMP(s) or the Contract Time (or eventually the final GMP or the Substantial and Final Completion Dates) upon which said Contract Sum is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus, other than as expressly stated herein.***
2. ***This Amendment includes the establishment of an Owner Allowance to pay for costs associated with emergency response to Coronavirus and COVID 19.***
3. This Amendment excludes all Division 01 General Requirements specifications, as they have not been prepared in a project specific manner. The CM reserves the right to negotiate all Division 01 General Requirements and they are subject to mutually agreeable terms.
4. Costs associated with Town of Brookline building permit fees and other building department fees are not included. If required, they are to be paid by the Town of Brookline.
5. Costs associated with sidewalk rentals, parking meter rentals, parking space rentals are not included. If required, they are to be paid by the Town of Brookline.
6. Commonwealth of Massachusetts Sales Tax is not included.
7. This Amendment excludes LEED certification. Per Town of Brookline, the Project will not be submitted to the USGBC for certification, instead, it will be designed as “certifiable”.
8. This Amendment assumes that compliance with any and all LEED requirements have been specifically included in the Contract Documents in the trade specific specification sections required to obtain compliance. Should a product be listed in the trade specific specification section that conflicts with Division 1 Sustainable Design Requirements, we have included the product as identified in the trade specific specifications. It is the Architect’s responsibility to specify products that comply with the Sustainable Design Requirements.
9. Overrun or underrun of allowance values shall be added to or subtracted from the Pre-GMP by Change Order. Overrun or underrun of Scope Hold Values shall be added to or subtracted from the Construction Manager’s Contingency.

**EXHIBIT D – CONTRACT TIME**

The Date of Substantial Completion for the Project prior to this Amendment is:	TBD
This Amendment revises the Contract duration by (Calendar Days):	0
The revised Date of Substantial Completion is:	TBD
The scope associated with Pre GMP Amendment is currently planned to be performed in this time period:	TBD



**EXHIBIT E – SCHEDULE OF VALUES (SUMMARY OF THIS AMENDMENT)**

## EXHIBIT E – SCHEDULE OF VALUES (SUMMARY OF THIS AMENDMENT)

## PRE-GMP AMENDMENT # 016

	DESCRIPTION OF WORK	BASE CONTRACT VALUE	Summary of Pre-GMP Amendments 1 to 14	Summary of Pre-GMP Amendments 15 to 14 (Pre-GMP Amendment 12a - Pre-GMP)	PRE-GMP AMENDMENT 12a - Pre-GMP	PRE-GMP AMENDMENT 12b - Change Order	PRE-GMP AMENDMENT 12a - Pre-GMP	PRE-GMP AMENDMENT 12b - Change Order	REVISED CONTRACT VALUE
<b>PROJECT A AND B</b>									
100.150.01500000.5031	General Requirements	\$	1,838,113	\$	63,040		\$	19,808	\$ 1,920,961
		\$	-	\$	-		\$	-	\$ -
<b>PROJECT A: 311 Express</b>									
<b>SUBCONTRACTS (506)</b>									
	Final Cleaning	\$	-	\$	-		\$	-	\$ -
200.200.02270000.5020	Demolition and Abatement	\$	331,688	\$	-		\$	-	\$ 331,688
200.200.02790000.5020	Monitoring Allowance	\$	250,000	\$	-		\$	-	\$ 250,000
200.200.03300010.5020	Support of Excavation	\$	1,352,603	\$	-		\$	-	\$ 1,352,603
200.200.03450000.5020	Skeleton and Foundations	\$	4,540,542	\$	(64,500)		\$	-	\$ 4,476,042
200.200.03400010.5020	Concrete	\$	3,997,999	\$	-		\$	-	\$ 3,997,999
	Site Concrete	\$	-	\$	-		\$	-	\$ -
200.200.03400000.5020	Precast Concrete	\$	624,727	\$	-		\$	-	\$ 624,727
200.200.04000000.5020	Masonry (Mock Up)	\$	16,459	\$	-		\$	-	\$ 16,459
200.200.05120000.5020	Steel	\$	5,007,650	\$	-		\$	-	\$ 5,007,650
	Milwork	\$	-	\$	-		\$	-	\$ -
	Fireproofing	\$	-	\$	-		\$	-	\$ -
	Overhead Doors	\$	-	\$	-		\$	-	\$ -
	Doors, Frames Hardware	\$	-	\$	-		\$	-	\$ -
200.200.08910000.5020	Curtainwall	\$	7,159,815	\$	-		\$	-	\$ 7,159,815
200.200.09270000.5020	Drywall	\$	6,475,000	\$	-		\$	-	\$ 6,475,000
	Carpet	\$	-	\$	-		\$	-	\$ -
	Resinous Flooring	\$	-	\$	-		\$	-	\$ -
	Misc. Specialties	\$	-	\$	-		\$	-	\$ -
	Signage	\$	-	\$	-		\$	-	\$ -
	Food Service	\$	-	\$	-		\$	-	\$ -
	Window Shades	\$	-	\$	-		\$	-	\$ -
	Overhead Wall	\$	-	\$	-		\$	-	\$ -
	Laboratory Casework	\$	-	\$	-		\$	-	\$ -
	Theatre Drapery	\$	-	\$	-		\$	-	\$ -
	Stage/Theatre Equipment	\$	-	\$	-		\$	-	\$ -
200.200.14200000.5020	Elevators	\$	832,853	\$	-		\$	-	\$ 832,853
	Audiovisual	\$	-	\$	-		\$	-	\$ -
	Landscape / Hardscape	\$	-	\$	-		\$	-	\$ -
<b>TRADE CONTRACTS (BONDS)</b>									
200.200.04000010.5020	Masonry	\$	2,830,000	\$	-		\$	-	\$ 2,830,000
200.200.05100000.5020	Misc. Metal	\$	2,342,181	\$	-		\$	-	\$ 2,342,181
200.200.07100000.5020	Waterproofing (Below Grade)	\$	153,713	\$	-		\$	-	\$ 153,713
200.200.07100010.5020	Waterproofing (Above Grade)	\$	851,060	\$	-		\$	-	\$ 851,060
200.200.07100000.5020	Roofing (STEM)	\$	1,213,500	\$	-		\$	-	\$ 1,213,500
200.200.08810000.5020	Interior Glass	\$	1,004,000	\$	-		\$	-	\$ 1,004,000
200.200.09100000.5020	Tile (STEM)	\$	1,015,800	\$	-		\$	-	\$ 1,015,800
200.200.09100000.5020	Acoustic Ceilings	\$	1,009,000	\$	-		\$	-	\$ 1,009,000
200.200.09650000.5020	Resilient Floor	\$	412,335	\$	-		\$	-	\$ 412,335
200.200.09400000.5020	Terrazzo	\$	951,131	\$	-		\$	-	\$ 951,131
200.200.09000000.5020	Paint (STEM)	\$	334,000	\$	-		\$	-	\$ 334,000
200.200.15300000.5020	Fire Protection	\$	789,125	\$	-		\$	-	\$ 789,125
200.200.15400000.5020	Plumbing	\$	1,893,000	\$	-		\$	-	\$ 1,893,000
200.200.15700000.5020	HVAC	\$	2,441,500	\$	-		\$	-	\$ 2,441,500
200.200.16000000.5020	Electric	\$	4,096,000	\$	-		\$	-	\$ 4,096,000
<b>PROJECT B: Tappan Oaks</b>									
<b>SUBCONTRACTS (506)</b>									
	Final Cleaning	\$	-	\$	-		\$	-	\$ -
	Scuffing and Overhead Protection	\$	-	\$	-		\$	-	\$ -
<b>TRADE CONTRACTS (BONDS)</b>									
	Masonry (STEM)	\$	-	\$	-		\$	-	\$ -
<b>PROJECT C: STEM</b>									
<b>SUBCONTRACTS (506)</b>									
	Final Cleaning	\$	-	\$	-		\$	-	\$ -
300.300.01581000.5020	Scuffing and Overhead Protection	\$	214,050	\$	-		\$	8,942	\$ 222,992
300.300.02000000.5020	Structural Steel (STEM)	\$	2,580,500	\$	-		\$	-	\$ 2,580,500
300.300.02065000.5020	Concrete (STEM)	\$	1,912,041	\$	-		\$	-	\$ 1,912,041
	Site Concrete	\$	-	\$	-		\$	-	\$ -
300.300.02220000.5020	Demolition and Abatement (STEM)	\$	1,515,859	\$	3,830		\$	-	\$ 1,519,689
300.300.03400000.5020	Precast Concrete (STEM)	\$	209,442	\$	-		\$	-	\$ 209,442
300.300.05120000.5020	Structural Steel (STEM)	\$	3,100,000	\$	-		\$	-	\$ 3,100,000
	Milwork	\$	-	\$	-		\$	-	\$ -
300.300.07120000.5020	Fireproofing	\$	68,900	\$	-		\$	-	\$ 68,900
300.300.08100010.5020	Overhead Doors	\$	34,446	\$	-		\$	-	\$ 34,446
300.300.08100000.5020	Doors, Frames Hardware	\$	157,800	\$	-		\$	-	\$ 157,800
300.300.08910000.5020	Curtainwall (STEM)	\$	3,039,510	\$	-		\$	-	\$ 3,039,510
300.300.09120000.5020	Drywall (STEM)	\$	3,087,500	\$	-		\$	-	\$ 3,087,500
300.300.09650010.5020	Carpet	\$	13,845	\$	-		\$	-	\$ 13,845
300.300.09650010.5020	Resinous Flooring	\$	22,845	\$	-		\$	-	\$ 22,845
300.300.10000000.5020	Misc. Specialties	\$	131,903	\$	-		\$	-	\$ 131,903
300.300.10440000.5020	Signage	\$	49,977	\$	-		\$	-	\$ 49,977
	Food Service	\$	-	\$	-		\$	-	\$ -
	Window Shades	\$	-	\$	-		\$	-	\$ -
	Laboratory Casework	\$	-	\$	-		\$	-	\$ -
300.300.14200000.5020	Elevators (STEM)	\$	197,445	\$	-		\$	-	\$ 197,445
	Audio Visual	\$	-	\$	-		\$	-	\$ -
	Landscape / Hardscape	\$	-	\$	-		\$	-	\$ -
<b>TRADE CONTRACTS (BONDS)</b>									
300.300.04000010.5020	Masonry (STEM)	\$	1,532,000	\$	-		\$	-	\$ 1,532,000
300.300.05100010.5020	Misc. Metal (STEM)	\$	2,010,000	\$	-		\$	-	\$ 2,010,000
300.300.07100010.5020	Waterproofing (STEM Below Grade)	\$	91,972	\$	-		\$	-	\$ 91,972
300.300.07100010.5020	Waterproofing (STEM Above Grade)	\$	349,600	\$	-		\$	-	\$ 349,600
300.300.07100010.5020	Roofing (STEM)	\$	1,214,579	\$	-		\$	-	\$ 1,214,579
300.300.08810000.5020	Interior Glass (STEM)	\$	496,650	\$	-		\$	-	\$ 496,650
300.300.09100000.5020	Tile (STEM)	\$	455,262	\$	-		\$	-	\$ 455,262
300.300.09100000.5020	Acoustic Ceilings (STEM)	\$	993,900	\$	-		\$	-	\$ 993,900
300.300.09650000.5020	Resilient Floor (STEM)	\$	319,519	\$	-		\$	-	\$ 319,519
300.300.09400000.5020	Terrazzo (STEM)	\$	868,498	\$	-		\$	-	\$ 868,498
300.300.09000000.5020	Paint (STEM)	\$	317,780	\$	-		\$	-	\$ 317,780
300.300.15300000.5020	Fire Protection (STEM)	\$	416,922	\$	-		\$	-	\$ 416,922
300.300.15400000.5020	Plumbing (STEM)	\$	1,503,800	\$	-		\$	-	\$ 1,503,800
300.300.15700000.5020	HVAC (STEM)	\$	4,342,400	\$	-		\$	-	\$ 4,342,400
300.300.16000000.5020	Electric (STEM)	\$	3,027,000	\$	-		\$	-	\$ 3,027,000
<b>PROJECT C: Enabling</b>									
<b>SUBCONTRACTS (506)</b>									
300.310.01400000.5020	Final Cleaning (Enabling)	\$	-	\$	36,601		\$	1,181	\$ 37,782
300.310.02000000.5020	Structural Steel (Enabling)	\$	853,300	\$	3,450		\$	12,138	\$ 868,838
300.310.02065000.5020	Concrete (Enabling)	\$	263,500	\$	447		\$	(27,143)	\$ 236,804
300.310.03400000.5020	Roofing (Enabling)	\$	78,000	\$	11,243		\$	1,683	\$ 90,926
300.310.08000000.5020	Doors, Frames, HW (Enabling)	\$	17,356	\$	-		\$	-	\$ 17,356
300.310.09120000.5020	Drywall (Enabling)	\$	340,050	\$	20,018		\$	749	\$ 360,817
300.310.09650000.5020	Flooring (Enabling)	\$	10,000	\$	(5,937)		\$	40	\$ 4,123
<b>TRADE CONTRACTS (BONDS)</b>									
300.310.04000000.5020	Masonry (Enabling)	\$	163,700	\$	-		\$	2,362	\$ 166,062
300.310.05100000.5020	Misc. Metals (Enabling)	\$	86,440	\$	15,163		\$	3,395	\$ 105,038
300.310.07100000.5020	Waterproofing (Enabling)	\$	61,139	\$	-		\$	-	\$ 61,139
300.310.09910000.5020	Painting (Enabling)	\$	35,900	\$	897		\$	(13,215)	\$ 23,582
300.310.15300000.5020	Fire Protection (Enabling)	\$	96,263	\$	10,917		\$	(1,065)	\$ 106,115
300.310.15400000.5020	Plumbing (Enabling)	\$	178,000	\$	7,936		\$	(23,570)	\$ 162,366
300.310.15700000.5020	HVAC (Enabling)	\$	847,000	\$	12,793		\$	(930)	\$ 858,863
300.310.16000000.5020	Electric (Enabling)	\$	383,000	\$	14,081		\$	84,900	\$ 481,981

## EXHIBIT E – SCHEDULE OF VALUES (SUMMARY OF THIS AMENDMENT)

## PRE-GMP AMENDMENT # 016

	DESCRIPTION OF WORK	BASE CONTRACT VALUE	Summary of Pre-GMP Amendments 1 to 14	Summary of PCOD's 1 to 3 (Pre-GMP Amendments 12a, 13a, 14a)	PRE-GMP AMENDMENT 15a – Pre-GMP	PRE-GMP AMENDMENT 15b – Change Order	PRE-GMP AMENDMENT 16a – Pre-GMP	PRE-GMP AMENDMENT 16b – Change Order	REVISED CONTRACT VALUE
PROJECT D - 3rd Floor			\$ -	\$ -					\$ -
SUBCONTRACTS (SOW)			\$ -	\$ -					\$ -
TRADE CONTRACTS (BONDS)			\$ -	\$ -					\$ -
PROJECT E: Streetscape			\$ -	\$ -					\$ -
SUBCONTRACTS (SOW)			\$ -	\$ -					\$ -
TRADE CONTRACTS (BONDS)			\$ -	\$ -					\$ -
PROJECT F: Deferred Maintenance			\$ -	\$ -					\$ -
SUBCONTRACTS (SOW)			\$ -	\$ -					\$ -
300.320.14400000.5020	Elevator Modernization Work		\$ 818,317	\$ -					\$ 818,317
TRADE CONTRACTS (BONDS)			\$ -	\$ -					\$ -
SUBTOTAL		\$ -	\$ 96,338,419	\$ 128,668	\$ -	\$ 69,327	\$ -	\$ -	\$ 96,337,317
100.110.01912000.5040	Subcontractor Default Insurance		\$ 677,081	\$ 587	\$ -	\$ 682	\$ -	\$ -	\$ 678,350
PROJECT H: MBTA WORK			\$ -	\$ -					\$ -
400.800.03000010.5020	Enabling and OCS / Platform		\$ 11,259,281	\$ 16,455					\$ 11,275,736
TOTAL DIRECT COST		\$ -	\$ 108,016,740	\$ 145,709	\$ -	\$ 69,974	\$ -	\$ -	\$ 108,781,887
100.800.21900200.5040	Design Contingency		\$ -	\$ -					\$ -
100.800.21900200.5040	Construction Contingency		\$ 2,508,993	\$ (44,282)	\$ -	\$ (14,612)	\$ -	\$ -	\$ 2,830,099
100.810.00000010.5020	Owner Question Allowance		\$ -	\$ -					\$ -
100.810.00000010.5020	COVID Allowance		\$ 130,000	\$ 70,000					\$ 200,000
TOTAL CONTINGENCIES		\$ -	\$ 2,639,993	\$ 25,718	\$ -	\$ (14,612)	\$ 50,000	\$ -	\$ 2,680,099
100.110.01910000.5040	Builder's Risk Insurance		\$ 311,123	\$ 473	\$ -	\$ 140	\$ -	\$ -	\$ 311,817
100.110.01922000.5040	C.C.P.		\$ 3,011,133	\$ 4,554	\$ -	\$ 985	\$ 1,329	\$ -	\$ 3,018,001
100.110.01903500.5040	Railroad Insurance		\$ 95,950	\$ -					\$ 95,950
100.110.01911000.5040	Skanska Bond		\$ 871,499	\$ 1,395	\$ -	\$ 337	\$ 385	\$ -	\$ 875,587
TOTAL INSURANCE AND BONDS		\$ -	\$ 4,289,705	\$ 6,422	\$ -	\$ 1,462	\$ 1,804	\$ -	\$ 4,300,371
100.100.01000000.5010	General Conditions		\$ 2,109,366	\$ -					\$ 2,109,366
SUBTOTAL CM SERVICES		\$ -	\$ 2,109,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,109,366
100.900.26500000.4400	Fee		\$ 2,141,039	\$ -	\$ -	\$ -	\$ 950	\$ -	\$ 2,141,989
100.100.01100000.5010	Change Order OH&P		\$ -	\$ 12,884	\$ -	\$ 9,241	\$ -	\$ -	\$ 22,127
CONSTRUCTION TOTAL		\$ -	\$ 118,653,785	\$ 190,727	\$ -	\$ 45,978	\$ 52,804	\$ -	\$ 119,442,794
100.PRE.00100000.5010	Preconstruction Services		\$ 476,528	\$ -					\$ 476,528
100.PRE.00100000.5010	MBTA Preconstruction		\$ 70,512	\$ -					\$ 70,512
GRAND TOTAL		\$ -	\$ 119,224,797	\$ 190,727	\$ -	\$ 45,978	\$ 52,804	\$ -	\$ 119,442,794

**EXHIBIT F - SCHEDULE OF ALTERNATES**

**NONE**



**EXHIBIT G - SCHEDULE OF UNIT PRICES**

**NONE**

**EXHIBIT H - TIME LIMIT FOR ACCEPTANCE**

Time limit for acceptance of Pre-GMP Amendments shall be a case by case basis based on requirements of specific scope included. Time limit for acceptance of GMP Amendment shall not be less than 90 days (calendar).

Submitted Date	Required Acceptance Date
April 8, 2020	April 14, 2020*

\* Date of next scheduled Brookline Building Commission Meeting