



TOWN of BROOKLINE
Massachusetts

BUILDING DEPARTMENT

Daniel Bennett
Building Commissioner

TO: Selectboard

FROM: Ray Masak, PE Project Manager

SUBJECT: High School Expansion Project – Construction Management @ Risk (CM@R)
Skanska Change Order –Pre GMP Amendment 3

DATE: May 30, 2019

On the Calendar this week, the Building Department has submitted a request for Change Order Approval for the construction management firm Skanska to perform MBTA enabling services in the amount of \$ 3,099,881.

The HS expansion project was awarded to the contractor Skanska which was based on their qualifications. Early bid packages are being prepared by the architect, William Rawn Associates and based on these documents, Skanska prepares pricing. These early bid packages and pricing are necessary to keep the project on schedule. Refer to the Hill memo dated May 28, 2019 for further explanation of this package.

The Building Department will be available on Tuesday evening 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; 28-May-19

TO:	Skanska USA Building Inc 101 Seaport Boulevard, Suite 200 Boston MA 02210
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Purchase Order Number 21911639
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Vendor Number 55399

PAYMENT AMOUNT \$3,099,881.00

BUDGET 1,679,183.00
BALANCE 16,536,619.00

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6B0135

FOR: Brookline High School Expansion

Amendment	Date	Description
3	5/24/2019	Pre GMP Amendment No 3 - Brookline Hills OCS and Site Enabling (MBTA)

AMOUNT
\$3,099,881.00

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

May 28, 2019

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

Dear Ray:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendment 003 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline.

The total cost of this Amendment is \$3,099,881. We are recommending approval of the same. The cost of work is over budget by \$529,219 the previous estimated cost furnished for this scope from Skanska as further summarized below item #2. The work included in this amendment is for the relocation of MBTA Overhead Catenary System (OCS) and Communication/Signal (C&S) cables, and other station enabling work required to provide the necessary clearances and allow the new Cypress Building overbuild. Finally, the scope is in accordance with the requirements specified by William Rawn Associates & AECOM.

This Pre-GMP releases work to Skanska Civil who is the subcontractor to Skanska Building that is detailed in the Request to Award package referenced in this early GMP and recommended by Skanska, Hill and WRA. Generally, the scope of work is:

1. 100% OCS and Enabling work includes:
 - a. Installing new underground ductbank infrastructure in order to relocate existing MBTA Station Eversource power pole, refeed power to the existing Communication and Signals Bungalows, relocate the Fare collection shelter and parking pay station to temporary locations.
 - b. Provide (3) new OCS structural support portals with new foundations and modify (2) existing portals to provide clearance for the overbuild. Once OCS and C&S cables have been relocated to their new portal support locations, (2) existing portal foundations will be completely removed.
 - c. Includes station platform construction phase 1 by reducing the length of existing platform to accommodate (2) trains and cordon off an eastern zone to allow the new Cypress Bldg overbuild.
 - d. Includes installing the new high rail access ramp for MBTA maintenance vehicle to access the train rails, and Skanska Civil will also use MBTA-

approved vehicles to access the rails in order to perform some of their own work associated with this package.

2. The project overrun is primarily due primarily to the following factors:
 - a. Original 30% OCS design had proposed to add (1) new intermediate support and modify (3) existing structural portals by cutting them down height-wise and installing a new cross member beams. Per MBTA feedback, scope was changed to instead provide (3) new structural portals with much deeper foundations to accommodate the overbuild and modify (2) existing portals as noted above. Following are the main reasons that lead to the scope change after a few detailed meetings with MBTA:
 - i. unknown structural capacity of the existing portal and foundation depths which would have required separate shoring in order to over-excavate adjacent to them for the new Cypress Building Foundation
 - ii. uncertain "useful life" condition (rust) of the existing portals eventually needing to be fully replaced and the fact the overbuild would prove challenging clearances for MBTA to replace the portals in the near future.
 - iii. The proposed new portal locations provides MBTA with requested flexibility with future maintenance clearances around their OCS power wiring, yet still maintains the wiring profiles as close to existing conditions (contact wire distance with trolley's pantographs) as possible.
 - b. The previous 30% OCS design did not provide any details on how to refeed the MBTA station power and existing bungalows; therefore the previous estimate carried limited assumptions on how to refeed (similar overhead power and limited u/g ductbank interceptions). After further review of MBTA's as-builts, a brief meeting with Eversource on existing infrastructure over the winter, AECOM subsequently further developed the final details showing all new power and communications u/g ductbanks needed to also allow for phasing of both the Station Improvement phases, as well as the overbuild phasing.

Based on the above we recommend approval of this Pre-GMP Amendment 003 for \$3,099,881.

Very truly yours,



Andy Felix, MCPPO
Project Director

cc. A. Jonic WRA
D. Lanneville Skanska
Attachment: Skanska Pre-GMP Amendment 3

WILLIAM RAWN ASSOCIATES | Architects, Inc.

10 Post Office Sq.
Suite 1010
Boston, MA 02109
t. 617.423.3470
www.rawnarch.com

Ray Masak
Project Manager
Town of Brookline Building Department
Brookline Town Hall
333 Washington Street
Brookline, MA 02445

May 28, 2019

Project Name: Brookline High School Expansion Project
Re: Skanska Pre-GMP Amendment No. 003 RTA

Dear Ray,

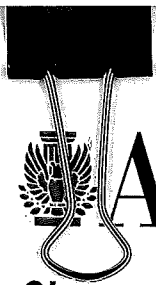
William Rawn Associates has reviewed Skanska's May 24, 2019 Pre-GMP Amendment No. 003 and recommend that the Town approve the scope and cost. We have no further comments.

Please contact me with any questions.

Regards,

A handwritten signature in black ink, appearing to read 'AJ' followed by a stylized flourish.

Andy Jonic, AIA
Senior Associate
William Rawn Associates, Architects Inc.



AIA® Document G701™ – 2017

Change Order

PROJECT: <i>(Name and address)</i> 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 003 Date: May 23, 2019
OWNER: <i>(Name and address)</i> Town of Brookline, Massachusetts, by and through the Board of Selectmen of Brookline 333 Washington Street, Brookline, MA 02445	ARCHITECT: <i>(Name and address)</i> William Rawn Associates Architects Inc. 10 Post Office Square, Suite 1010, Boston, Massachusetts 02109	CONTRACTOR: <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.)

- Brookline Hills OCS and Site Enabling: \$2,868,562
- Builder's Risk Insurance: \$8,032
- CCIP: \$77,950
- Skanska Bond: \$22,629
- General Conditions: \$64,909
- Fee. \$57,800

The original Contract Sum was	\$ 476,928.00
The net change by previously authorized Change Orders	\$ 12,959,810.00
The Contract Sum prior to this Change Order was	\$ 13,436,738.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,099,881.00
The new Contract Sum including this Change Order will be	\$ 16,536,619.00

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.