



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 –Guaranteed Maximum Price (GMP) CO No.13/PCCO No.20

DATE: July 21, 2021

On the Calendar this week, the Building Department has submitted a request for Change Order approval for the construction management firm Skanska to perform the following services:

- PCCO No. 20 - \$0; 36 Misc. Changes

The HS expansion project was awarded to the contractor Skanska that was based on their qualifications. This package represents a change to the project. Refer to the Hill memo dated July 9, 2021 for further explanation of the 36 items listed in this CO.

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



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

July 9, 2021

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

RE: Recommendation to approve Skanska Change Order 013/PCCO 020

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Change Order 013/PCCO 020 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline (ToB). It includes (36) separate Authorization Requests (AR's). Hill and WRA have previously reviewed, negotiated where applicable, and agree that all items listed in this Change Order are fair, reasonable for the described scope of work, and are compensable adjustments to the GMP. All of the changes this month are being funded from source(s) within the GMP. The total is \$0 increase to the GMP.

An itemized summary is following:

- (2) AR's are Owner's request changes funded from within GMP
- (23) AR's are Design Error and Omission funded from within GMP
- (4) AR's are expenditures from GMP allowances or holds changes that account for net \$0 increase to the GMP.
- (3) AR's are expenditures from GMP Contingency that account for net \$0 increase to the GMP.
- (4) AR's are unforeseen conditions and miscellaneous scope funded from within GMP

AR #	CE #	Description	Current Amount	Reason Code
100.004	23	General Conditions adjustment	\$0.00	CM Contingency
100.005	24	AED Device Changes	\$0.00	GMP Contingency
100.006	25	Construction Contingency Replenishment Due to PCCO 019	\$0.00	Budget Transfer
200.134	200.1155	CYPRESS - Field Bulletin 055 - De-Escalation Rm Wall Padding Floor	\$0.00	Owner Change/ Allowance

200.193	200.1355	Install the toilet accessories; missed buyout	\$0.00	CM Contingency
200.195	200.1296	CYPRESS - Field Bulletin 135 - White Box Control Room Guardrail Window	\$0.00	Design Omission/GMP Allowance
200.211	200.1300	CYPRESS - Field Bulletin 145 - Telecom and System Updates	\$0.00	Design Omission/GMP Allowance
200.215	200.1370	Cypress - RFI 478 F01 Light Fixture Colors	\$0.00	GMP Exposure Hold
200.218	200.1395	CYPRESS - Field Bulletin 154 Library Millwork Updates	\$0.00	No Cost to GMP
200.219	200.1266	Cypress Field Bulletin 136 - elect revs Winthrop House Reception - RFI -348	\$0.00	GMP Allowance
200.220	200.1380	CYPRESS - RFI 449 - X1 Exit Signs	\$0.00	GMP Allowance
200.221	200.1366	CYPRESS - Field Bulletin 165/165.1 - RFI 500 - Gas Piping Valving	\$0.00	GMP Allowance
200.222	200.1292	CYPRESS - Field Bulletin 141 - Toilet Accessories	\$0.00	GMP Allowance
200.224	200.1382	Paint the walls of the mechanical room while the equipment was already installed and mounted.	\$0.00	GMP Exposure Hold
200.229	200.1410	CYPRESS - Offsite Light Fixture Storage II	\$0.00	GMP Exposure Hold
200.233	200.1412	CYPRESS - RFI 449 - Additional X1 Exit Signs	\$0.00	GMP Allowance
200.236	200.1414	CYPRESS - RFI 584 - D-Line Exterior GWB Fascia	\$0.00	Design Omission/GMP Allowance
300.187	300.1253	STEM - FB 0110: Brick Lintel & Cornice at Connector	\$0.00	Unforeseen /GMP Allowance
300.205	300.1250	STEM - FB 063R4, R5, R6, & R7: Interior Finishes	\$0.00	Design Omission/GMP Allowance
300.208	300.1291	STEM - RFI 555: Fire Alarm Monitoring of F/SD's	\$0.00	Design Omission/GMP Allowance
300.211	300.1161	STEM - FB 0108: Expansion Joint Details	\$0.00	Design Omission/GMP Allowance
300.212	300.1235	STEM - FB 0139: Connector Bridge Door Adjustments, RFI 501 & 508	\$0.00	Design Omission/GMP Allowance
300.214	300.1269	STEM - RFI 537: 3-inch Lab Waste Pipe Room 107A	\$0.00	Unforeseen /GMP Allowance

300.215	300.1280	STEM - RFI 516: Counter ST-72 and GD 104 Coordination	\$0.00	Design Omission/GMP Allowance
300.216	300.1285	STEM - RFI 551: Cross Brace Conflicts with ACT in 104 and 200D	\$0.00	Design Error/GMP Allowance
300.217	300.1292	STEM - RFI 554: Level 2 Gang Bathroom Entry Ceiling	\$0.00	Design Omission/GMP Allowance
300.218	300.1293	STEM - RFI 568: Chef's Counter Electrical Requirements	\$0.00	Design Omission/GMP Allowance
300.219	300.1296	STEM - FB 0147: IDF Receptacle	\$0.00	Design Omission/GMP Allowance
300.220	300.1300	STEM RFI 571: Acid Tank (PF-9) Conflict	\$0.00	Design Omission/GMP Allowance
300.221	300.1309	STEM - RFI 580: Signs 1.029, 2.002, and 3.002 Dimensions & Design	\$0.00	Design Omission/GMP Allowance
300.224	300.1168	STEM - FB 0121: Delete Quick Sling at ACCUs	\$0.00	Design Omission/GMP Allowance
300.225	300.1204	STEM RFI 411: Room 110D staff Restroom Slab Edge Discrepancy	\$0.00	Design Omission/GMP Allowance
300.227	300.1202	STEM - FB 0128 Demising Wall Parapet End Wall Details	\$0.00	Design Omission/GMP Allowance
300.229	300.1251	STEM - Exposure Hold Expenditure - Patching or Protection of Waterproofing	\$0.00	GMP Exposure Hold
300.230	300.1340	STEM - Cogswell, TJ, Griffin, & Empire Schedule Compression	\$0.00	GMP Contingency
300.231	300.1341	STEM - EH Expenditure: Prep Underside of Stairs	\$0.00	GMP Exposure Hold

Based on the above, Hill recommends to ToB approval of Change Order 013/PCCO #20 to the GMP.

Very truly yours,



Andy Felix, MCPPO
Project Director

333 Washington Street, Brookline, Massachusetts 02445

Mary Ellen Normen, Assistant Superintendent For Administration and Finance

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: 013 Date: July 6th, 2021
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.)

PCCO No. 020: \$0

Neither the adjustments to the Contract Price nor the Contract Time upon which this PCCO is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by the Pandemic (as defined in the GMP), as such cost adjustment to the Contract Sum and GMP shall be reconciled in accordance with the Owner Pandemic Allowance. Skanska further reserves all rights to request adjustment of the Contract Time as a result of the Pandemic Standards and in connection with this PCCO. Skanska will make every reasonable effort to provide the required documentation and notice in accordance with this Contract, however, Skanska may not be able to meet the contractual deadlines due to circumstances outside of Skanska's control.

The original Contract Sum was	\$	476,928
The net change by previously authorized Change Orders	\$	148,761,016
The Contract Sum prior to this Change Order was	\$	149,237,944
The Contract Sum will be increased by this Change Order in the amount of	\$	0
The new Contract Sum including this Change Order will be	\$	149,237,944

The Contract Time will be unchanged by Zero (0) days.
 The new date of Substantial Completion will be November 15, 2021

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

Andrew Jonic, AIA
Senior Associate

PRINTED NAME AND TITLE

July 9, 2021

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



Date: 7/6/2021

Prime Contract Change Order Number 020

Brookline High School

Project # 1318014

Skanska USA Building Inc.

To Contractor:
Skanska USA Building Inc.

The Contract is hereby revised by the following items:

GMP CO 013: Approved Authorization Requests

AR	CE	Description	Amount
200.134✓	200.1155	CYPRESS - Field Bulletin 055 - De-Escalation Rm Wall Padding Floor	\$ 0.00
300.211✓	300.1161	STEM - FB 0108 & 0108R1: Expansion Joint Details	\$ 0.00
300.224✓	300.1168	STEM - FB 0121: Delete Quick Sling at ACCUs	\$ 0.00
300.227✓	300.1202	STEM - FB 0128 & 0128R1: Demising Wall Parapet End Wall Details	\$ 0.00
300.225✓	300.1204	STEM - RFI 411, 553, 549R2: Room 110D Staff Restroom Slab Edge, T7 Accessory and Sink Carrier Chase	\$ 0.00
200.219✓	200.1266	CYPRESS - Field Bulletin 136 - Elect Revs - Winthrop House Reception-RFI-348	\$ 0.00
200.222✓	200.1292	CYPRESS - Field Bulletin 141 - Toilet Accessories	\$ 0.00
200.195✓	200.1296	CYPRESS - Field Bulletin 135 - White Box Control Room Guardrail Window	\$ 0.00
300.212✓	300.1235	STEM - FB 0139: Connector Bridge Door Adjustments, RFI 501 & 508	\$ 0.00
200.211✓	200.1300	CYPRESS - Field Bulletin 145 - Telecom and System Updates	\$ 0.00
300.205✓	300.1250	STEM - FB 063R4, R5, R6, & R7: Interior Finishes	\$ 0.00
300.229✓	300.1251	STEM - Exposure Hold Expenditure - Patching or Protection of Waterproofing	\$ 0.00
300.187✓	300.1253	STEM - FB 0110: Brick Lintel & Cornice at Connector	\$ 0.00
300.214✓	300.1269	STEM - RFI 537: 3-inch Lab Waste Pipe Room 107A	\$ 0.00
300.215✓	300.1280	STEM - RFI 516: Counter ST-72 and GD 104 Coordination	\$ 0.00
300.216✓	300.1285	STEM - RFI 551: Cross Brace Conflicts with ACT in 104 and 200D	\$ 0.00
300.208✓	300.1291	STEM - RFI 555: Fire Alarm Monitoring of F/SD's	\$ 0.00
300.217✓	300.1292	STEM - RFI 554: Level 2 Gang Bathroom Entry Ceiling	\$ 0.00
300.218✓	300.1293	STEM - RFI 568R2: Chef's Counter Electrical Requirements	\$ 0.00
200.193✓	200.1355	CYPRESS - Toilet Accessory Install Scope	\$ 0.00
300.219✓	300.1296	STEM - FB 0147: IDF Receptacle	\$ 0.00
100.004✓	023	General Conditions Replenishment for Pandemic Allowance	\$ 0.00
200.224✓	200.1366	CYPRESS - Field Bulletin 165/165.1 - RFI 500 - Gas Piping Valving	\$ 0.00
200.215✓	200.1370	CYPRESS - RFI 478 F01 Light Fixture Colors	\$ 0.00
300.220✓	300.1300	STEM - RFI 571: Acid Tank (PF-9) Conflict	\$ 0.00
300.221✓	300.1309	STEM - RFI 580: Signs 1.029, 2.002, and 3.002 Dimensions & Design	\$ 0.00
200.220✓	200.1380	CYPRESS - RFI 449 - X1 Exit Signs	\$ 0.00
100.005✓	024	AED Device Changes	\$ 0.00
200.224✓	200.1382	CYPRESS - Painter Painting Around Equipment in Mechanical Rooms	\$ 0.00
200.218✓	200.1395	CYPRESS - Field Bulletin 154 Library Millwork Updates	\$ 0.00
100.006✓	025	Construction Contingency Replenishment Due to PCCO 019	\$ 0.00
300.230✓	300.1340	STEM - Cogswell, TJ, Griffin, & Empire Schedule Compression	\$ 0.00
300.231✓	300.1341	STEM - EH Expenditure: Prep Underside of Stairs	\$ 0.00
200.229✓	200.1410	CYPRESS - Offsite Light Fixture Storage II	\$ 0.00
200.233✓	200.1412	CYPRESS - RFI 449 - Additional X1 Exit Signs	\$ 0.00
200.236✓	200.1414	CYPRESS - RFI 584 - D-Line Exterior GWB Fascia	\$ 0.00
Total			\$ 0.00

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