



# 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.2/PCCO No.9

DATE: August 14, 2020

On the Calendar this week, the Building Department has submitted a request for Change Order for the construction management firm Skanska to perform the following services in the amount of \$ 234,664:

- PCCO No. 9- \$234,664; 21 Misc. Changes

The HS expansion project was awarded to the contractor Skanska which was based on their qualifications. This package represents a change to the project. Refer to the Hill memo dated August 11, 2020 for further explanation of the 21 items listed in this CO.

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



# Hill International

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

August 11, 2020

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 002/PCCO 009

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Change Order 002/PCCO 009 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline (ToB). It includes (21) 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. The result is a net add to the GMP of **\$234,664.00**.

Of the 21 AR's, (4) of the AR's are \$0 in value, (12) are added costs, and (5) are credits. The AR's are categorized as follows:

- (4) AR's are very minor modifications for \$0 cost.
- (3) AR's are the result of Unforeseen Conditions that account for \$89,498.00.
- (4) AR's are the result of Misc. Scope Changes for net CREDIT (\$14,794).
- (2) AR's are for Owner Changes for net CREDIT (\$28,346).
- (2) AR's are for Design Issues for \$27,354.
- (4) AR's are for Third Party requirements that account for \$64,329.00.
- (2) AR's are for Unpurchased Scope that accounts for \$96,623.00.

An itemized summary of CO #2/PCCO #9 is following:

- AR 400.007: MBTA – Cost associated with Bulletin 2 which modified the MBTA electric service NEMA enclosure and foundation system. (\$20,000.00 ADD) (Misc. Scope Change)
- AR 300.061: STEM – Zero dollar change to utilize Scope Hold for aluminum door hardware. (\$0). (Misc. Scope Change)
- AR 400.014: MBTA – Cost to widen the pedestrian track crossing to re-establish a safe crossing left incomplete by the MBTA's contractor. (\$8,184.00 ADD) (Third Party)
- AR 400.017: MBTA – Cost to repair miscellaneous existing platform issues as directed by the MBTA. (\$26,367.00 ADD) (Third Party)
- AR 200.045: 22 Tappan – Zero dollar change for Bulletin 54 for electrical duct bank revisions. (\$0) (Misc. Scope Change)
- AR 500.001: Deferred Maintenance – Cost to provide revisions to electrical power for elevator modernization in existing high school (\$65,873.00 ADD) (Unpurchased Scope)
- AR 300.057: STEM Building– Cost for Bulletin 62 to relocate roof drain. (\$12,757.00 ADD) (Unforeseen Condition)

- AR 200.070: 22 Tappan – Credit adjustment for changing sliding gates at MBTA bungalows to chain link fence. (\$28,105.00 CREDIT) (Owner Change)
- AR 400.026: MBTA – Cost associated with Eversource changes and delays for the parking pay meter electrical service. (\$7,853.00 ADD) (Third Party)
- AR 300.070: STEM Building – Credit adjustment for curtain wall per Bulletin 71. (\$124 CREDIT) (Misc. Scope Change)
- AR 200.077: 22 Tappan Building – Credit for Bulletin 63 for switchgear pad scope revisions. (\$1,450 CREDIT) (Misc. Scope Change)
- AR 200.078: 22 Tappan Building – Zero dollar change for RFI 174, water service reconnection revision. (\$0) (Misc. Scope Change)
- AR 300.060: STEM Building – Zero dollar change in HVAC pipe route per Bulletin 73. (\$0) (Misc. Scope Change)
- AR 300.072: STEM Building – Credit for reduction in mock up scope per Bulletins 65 and 74. (\$241.00 CREDIT) (Owner Change)
- AR 300.055: STEM Building – Acoustic Revisions per Bulleting #83. (\$20,798.00 ADD) (Design Omission)
- AR 300.071: STEM Building– Credit for adjustments in flashing and strapping for limestone cornice per Bulletin 76. (\$33,220.00 CREDIT) (Misc. Scope Change)
- AR 300.053: STEM Building– Costs added due to coordination of wiring for IT, AV and power per Bulletin 81. (\$6,556.00 ADD) (Design Omission)
- AR 300.064: STEM Building – Added cost for VESDA system required by BFD per Bulletin 88. (\$21,925.00 ADD) (Third Party)
- AR 400.031: MBTA – Canopy splicing/fabrication details. The GMP had previously included a \$50,000 Allowance to address design details associated with the canopy not fully vetted at bid time. Due to the length of the canopy and required splicing details, the project team resolved the issues with a local manufacturer that satisfies all design requirements and the reconciliation nets in an increase above the GMP Allowance. (\$30,750.00 ADD) (Unpurchased Scope)
- AR 200.082: 22 Tappan – Cost for removal of Cypress Bridge abutment to accommodate precast concrete section. (\$5,316.00 ADD) (Unforeseen Condition)
- AR 500.002: Deferred Maintenance – Replace existing broken elevator jack in Elevator 2 per Bulletin 100. (\$71,425.00 ADD) (Unforeseen Condition)

Based on the above, Hill recommends to ToB approval of Change Order 002 to the GMP.

Very truly yours,



Andy Felix, MCPPO  
Project Director

## TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

## PURCHASE ORDER CHANGE FORM

INVOICE DATE: 10-Aug-20

TO: Skanska USA Building Inc  
101 Seaport Boulevard, Suite 200  
Boston MA 02210

Purchase Order Number

21911639

Vendor Number

55399

PAYMENT AMOUNT

**\$234,664.00**

BUDGET 120,391,451.00  
BALANCE 124,175,095.08

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

FOR: Brookline High School Expansion

Amendment	Date	
2	8/5/2020	PCCO No. 009 - Misc Changes

AMOUNT  
\$234,664.00





# AIA® Document G701™ - 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: 001  Date: August 5th, 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.)*

PCCO No. 009: \$234,664

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	\$ 146,518,432
The Contract Sum prior to this Change Order was	\$ 146,995,360
The Contract Sum will be increased by this Change Order in the amount of	\$ 234,664
The new Contract Sum including this Change Order will be	\$ 147,230,024

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

August 5, 2020

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)

Craft, Jim

Digitally signed by Craft, Jim  
DN: CN="Craft, Jim"  
Date: 2020.08.06 09:51:12-04'00'

SIGNATURE

PRINTED NAME AND TITLE

DATE

Town of Brookline

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



Date: 8/5/2020

## Prime Contract Change Order Number 009

Brookline High School

Project # 1318014

Skanska USA Building Inc.

**To Contractor:**

Skanska USA Building Inc.

**The Contract is hereby revised by the following items:**

Approved Authorization Requests 08/05/20

AR	CE	Description	Amount
400.007	400.1003	MBTA - OCS & Enabling Field Bulletin # 002	\$ 20,000.00
300.061	300.6062	STEM - Exposure Hold: F&I Aluminum Door Hardware	\$ 0.00
400.014	400.1042	Widen Crossing Replaced by Barletta	\$ 8,184.00
400.017	400.1044	MBTA - West Walkway & Platform Improvements	\$ 26,367.00
200.045	200.1091	CYPRESS - Field Bulletin 054 - Electric Duct Bank Revisions	\$ 0.00
500.001	500.1002	DEF MAINT - FB 057, 078 and 078R1: Elevator Modernization Updates	\$ 65,873.00
300.057	300.1064	STEM - FB 062: Existing RWL Tie In	\$ 12,757.00
200.070	200.1102	CYPRESS - Field Bulletin 057 -Sliding Gates	(\$ 28,105.00)
400.026	400.1054	MBTA - OCS Eversource - Town of Brookline Meter Location Delay	\$ 7,853.00
300.070	300.1076	STEM - FB 071: CW-12 Adjustment	(\$ 124.00)
200.077	200.1128	CYPRESS - Field Bulletin 063 - Switchgear Pad Scope Revisions	(\$ 1,450.00)
200.078	200.1131	CYPRESS - Field Bulletin 079 - RFI - 174 Water Service Connection Revision	\$ 0.00
300.060	300.1081	STEM - FB 073: Split Unit Piping	\$ 0.00
300.072	300.1084	STEM - FBs 065 and 074: Reduce Mock Up Scope	(\$ 241.00)
300.055	300.1087	STEM - FB 083: Acoustic Revisions	\$ 20,798.00
300.071	300.1080	STEM - FB 076: Limestone Cornice, Belt, Hangers, and TWF	(\$ 33,220.00)
300.053	300.1090	STEM - FB 081: Electrical, IT, and AV Coordination	\$ 6,556.00
300.064	300.1114	STEM - FB 088: VESDA System Main Electrical Admin	\$ 21,925.00
400.031	400.1066	Station: Provide Canopy Shop Splice & MBTA Coatings in Excess of Allowance	\$ 30,750.00
200.082	200.1163	CYPRESS - Precast - Cypress Bridge Abutment Conflict - South Side	\$ 5,316.00
500.002	500.1004	DEF MAINT - FB 0100: Replace Elevator Jack at Elev 2	\$ 71,425.00

**TOTAL \$ 234,664.00**

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.

**APPROVAL OF OWNER: TOWN OF BROOKLINE**

**Building Commission**

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

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George Cole, Member

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Kenneth Kaplan, Member

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Karen Breslawski, Member

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Nathan E. Peck, Member

**School Committee**

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

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Suzanne Federspiel, Member

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Jennifer Monopoli, Member

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Barbara Scotto, Member

**Selectboard**

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

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Benjamin J. Franco, Member

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Nancy S. Heller, Member

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Heather Hamilton, Member

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Raul Fernandez, Member

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Julie Schreiner-Oldham, Chair

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Susan Wolf Dittkoff, Member

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Michael Glover, Member

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David Pearlman, Member

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Sharon Abramowitz, Member

Confirmation of Availability of Funds:

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**Town Comptroller**