



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.3/PCCO No.10

DATE: September 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 \$ 627,224:

- PCCO No. 10- \$627,224; 37 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 September 3, 2020 for further explanation of the 37 items listed in this CO.

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-Sep-20

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

21911639

Vendor Number

55399

PAYMENT AMOUNT

\$627,224.00

BUDGET 120,391,451.00
BALANCE 124,802,319.08

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

FOR: Brookline High School Expansion

Amendment	Date	
3	9/2/2020	PCCO No. 010 - Misc Changes

AMOUNT

\$627,224.00

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

APPROVAL OF:

Mary Ellen Normen, 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

September 3, 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 003/PCCO 010

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Change Order 003/PCCO 010 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline (ToB). It includes (37) 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 **\$627,224.00**.

Of the 37 AR's, (6) of the AR's are \$0 in value, (28) are added costs, and (3) are credits. The AR's are categorized as follows:

- (6) AR's are very minor modifications for \$0 cost.
- (4) AR's are the result of Unforeseen Conditions that account for \$94,520.00.
- (12) AR's are the result of Misc. Scope Changes that account for a net add of \$135,764.00.
- (1) AR is for an Owner Change that accounts for a \$9,113.00 CREDIT.
- (10) AR's are for Design Issues that account for \$257,909.00.
- (4) AR's are for Third Party Requirements that account for \$148,144.00.

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

- AR 400.025: MBTA – Added cost for Field Bulletin 001 for OCS cabling revisions, conduits, catenary coatings, and addition of glastic panels per MBTA design comments. (\$113,994.00) (Third Party Requirement)
- AR 300.067: STEM – Added cost for numerous additions to early bid package contracts due to design modifications in final bid documents. (\$92,338.00). (Misc. Scope Change)
- AR 200.081: 22 Tappan – Added cost for refrigerant recovery for existing building demolition (\$4,194.00) (Unforeseen Condition)
- AR 200.017: 22 Tappan – CREDIT for removal of furniture by Town prior to demolition of existing building structure. (\$2,755.00 CREDIT) (Misc. Scope Change)
- AR 400.019: MBTA – Cost for Field Bulletin 004 for revised locations for the parking pay meter and AFH shelter due to AFC 2.0 pay station delayed delivery by the MBTA, requiring a permanent location of aforementioned structures. (\$24,661.00) (Third Party Requirement)
- AR 400.011: MBTA – Cost for Field Bulletin 005 for duct bank and hand holes revisions driven by MEP coordination around building foundation elements. (\$12,296.00) (Misc. Scope Change)

- AR 400.032: MBTA – Added cost for furnish and installation of line protection to protect existing MBTA infrastructure. (\$7,424.00) (Misc. Scope Change)
- AR 400.015: MBTA – Added cost for Field Bulletin 010 for the AFC shelter stone base for frost protection required by the State Building Inspector. (\$3,826) (Third Party Requirement)
- AR 200.061: 22 Tappan – Added cost for Field Bulletin 027 for the electrical component of window shades and steel changes to support white box barn door. (\$24,549.00) (Design Omission)
- AR 200.087: 22 Tappan – Zero dollar change for Field Bulletin 031 for lintel clarifications. (\$0) (Misc. Scope Change).
- AR 200.042: 22 Tappan – Credit for Field Bulletin 051 for operable vent modifications. (\$3,306.00 CREDIT) (Misc. Scope Change)
- AR 200.076: 22 Tappan – Added cost for Field Bulletin 068 for Water Heater Vent, Easement Louvers, Boiler Power. (\$2,679) (Misc. Scope Change)
- AR 200.083: 22 Tappan – Added cost for Field Bulletin 046 for acoustic partition plate removal. (\$96,932.00) (Design Omission)
- AR 200.053: 22 Tappan – Added cost for fire access panels per Field Bulletin 047 (\$86,982.00) (Design Omission)
- AR 200.060: 22 Tappan – Added cost for an eye wash station in the Mechanical Room per Bulletin 044. (\$5,148.00) (Design Omission)
- AR 400.018: MBTA – Added cost for electric service conduit re-work at Pole #144 as directed by the State Electrical Inspector in order to split the Town and MBTA electrical services. (\$5,663) (Third Party Requirement)
- AR 300.056: STEM Building – Added cost for posts to support stairway stringers. (\$19,397) (Design Omission)
- AR 200.037: 22 Tappan – Added cost for removal of existing bridge abutment to receive adjacent precast concrete panel. (\$13,960) (Design Error)
- AR 300.062: STEM Building– Added costs to repair crack in existing basement ceiling slab. (\$11,546) (Unforeseen Condition)
- AR 300.063: STEM Building – Added cost for underpinning existing 1922 building foundation to enable demolition. (\$77,591.00) (Unforeseen Condition)
- AR 200.085: 22 Tappan – PTO for schedule recovery for various trades, OT Allowance draw. (\$0)
- AR 200.091: 22 Tappan – PTO for schedule recovery for Dow, OT Allowance draw. (\$0)
- AR 200.088: 22 Tappan – Utility allowance draw for Eversource electrical feeder work by Griffin. (\$0)
- AR 200.090: 22 Tappan – Added cost for intumescent paint per Field Bulletin 072. (\$1,620.00) (Design Omission)
- AR 200.092: 22 Tappan – Added cost for gridline PP post relocation per Field Bulletin 084 (\$2,718.00) (Misc. Scope Change)
- AR 300.054: STEM – Added cost to for revisions to exterior light locations. (\$1,801.00 (Misc. Scope Change)
- AR 300.075: STEM - Added cost for added control joints and flashing modification. (\$916.00) (Design Omission)
- AR 400.033: MBTA – Added cost for Field Bulletin 019 for the addition of (4) helical pile locations as a result of the catenary foundation design change (\$17,206.00) (Misc. Scope Change)
- AR 300.076: STEM – Added cost for various toilet accessories not in plans. (\$1,226.00) (Design Omission).

- AR 300.077: STEM – Added cost for modifications to slab edge to reconcile early bid package to final design. (\$5,203.00) (Misc. Scope Change)
- AR 300.083: STEM – Added cost for modifications to Doors/Frames/Hardware resulting from shop drawing/submittal review. (\$1,805.00) (Misc. Scope Change)
- AR 300.084: STEM – Credit for reducing the size of toilet partitions. (\$1,645.00 CREDIT) (Misc. Scope Change)
- AR 300.085: STEM – Added cost for anchorage detail to existing slab modification. (\$1,189.00) (Unforeseen Condition)
- AR 300.086: STEM – Credit for reducing the attic stock. (\$9,113.00 CREDIT) (Owner Change).
- AR 500.003: Deferred Maintenance – Added cost for lateral support bracket at elevator 5. (\$7,179.00) (Design Omission)
- AR 300.078: STEM – Exposure hold allocation for crane mat. (\$0) (in GMP)
- AR 300.079: STEM – Exposure hold allocation for removal of temporary lights (\$0) (in GMP).

Based on the above, Hill recommends to ToB approval of Change Order 003 to the GMP.

Very truly yours,



Andy Felix, MCPPO
Project Director

AIA[®] Document G701[™] - 2017

Change Order

PROJECT: <i>(Name and address)</i> Expansion of Brookline High School, (Project A and Project B)	CONTRACT INFORMATION: Contract For: Construction	CHANGE ORDER INFORMATION: Change Order Number: 003
Brookline, MA 02445	Date: July 24, 2018	Date: September 2nd, 2020
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.)

PCCO No. 010: \$627,224

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	\$	<u>476,928</u>
The net change by previously authorized Change Orders	\$	<u>146,753,096</u>
The Contract Sum prior to this Change Order was	\$	<u>147,230,024</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>627,224</u> - OK NMA
The new Contract Sum including this Change Order will be	\$	<u>147,857,248</u>

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

September 2, 2020

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)

SIGNATURE

JIM CRAFT

PRINTED NAME AND TITLE

9/2/20

DATE

Town of Brookline

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



Date: 9/2/2020

Prime Contract Change Order Number 010

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 9/2/20

AR	CE	Description	Amount
400.025	400.1002	MBTA - OCS & Enabling Field Bulletin # 001	\$ 113,994.00
300.067	300.1002	STEM - FB 005, 005.1, 005.2 and 005.3: GMP Bid Set	\$ 92,338.00
200.081	200.1007	CYPRESS - Refrigerant Recovery	\$ 4,194.00
200.017	200.1023	CYPRESS - Credit for Furniture Removed by Others	(\$ 2,755.00)
400.019	400.1021	MBTA - OCS & Enabling Field Bulletin # 004 Relocated Pay Station and AFC Hut	\$ 24,661.00
400.011	400.1022	MBTA - OCS & Enabling Field Bulletin # 005	\$ 12,296.00
400.032	400.1032	MBTA - Furnish & Install Line Protection not Completed by MBTA	\$ 7,424.00
400.015	400.1038	MBTA - OCS & Enabling Field Bulletin 010 - Fare Collection Hut Foundation	\$ 3,826.00
200.061	200.1052	CYPRESS - Field Bulletin 027 - Window Shades & White Box Barn Door	\$ 24,549.00
200.087	200.1054	CYPRESS - Field Bulletin 031 - RFI-072 Lintel Clarification	\$ 0.00
200.042	200.1068	CYPRESS - Field Bulletin 051 - Operable Vent Modifications	(\$ 3,306.00)
200.083	200.1069	CYPRESS - Field Bulletin 046 - Acoustic Partition Plate Removal (Includes FB 018)	\$ 96,932.00
200.053	200.1079	CYPRESS - Field Bulletin 047 - Smoke Detectors (ref; Fire Smoke Dampers)	\$ 86,982.00
200.060	200.1088	CYPRESS - Field Bulletin 044 - Eye Wash Station	\$ 5,148.00
400.018	400.1046	MBTA OCS & Enabling - Service Conduit Work at Pole #144	\$ 5,663.00
300.056	300.1055	STEM - FB 060: Stair 1 Stringer and Dims	\$ 19,397.00
200.037	200.1098	CYPRESS - Precast - Cypress Bridge Abutment Conflict	\$ 13,960.00
300.062	300.1073	STEM - FB 033 & 033R1: Repair Crack in Existing Basement Ceiling Slab	\$ 11,546.00
300.063	300.1074	STEM - FB 070 & 070R2: Existing Foundation at 1922 Demo	\$ 77,591.00
200.076	200.1111	CYPRESS - Field Bulletin 068 - Water Heater Vent, Easement Louvers, Boiler Power	\$ 2,679.00
200.085	200.1122	CYPRESS - Owner Authorized PTO - W/E 3/8/20	\$ 0.00
200.091	200.1124	CYPRESS - Owner Authorized PTO - W/E 3/22/20	\$ 0.00
200.088	200.1126	CYPRESS - RFI-145 - Eversource Electrical Feeder	\$ 0.00
200.090	200.1136	CYPRESS - Field Bulletin 072 - Intumescent Paint Scope	\$ 1,620.00
200.092	200.1139	CYPRESS - Field Bulletin 084 - Gridline PP Post Relocation	\$ 2,718.00
300.054	300.1085	STEM - FB 075 & 075R1: Exterior Lights Location	\$ 1,801.00
300.075	300.1086	STEM - FB 082: Delete Modify Thru Wall Flashing, Additional Control Joints	\$ 916.00
400.033	400.1062	MBTA & Enabling - FB 019 Helical Pile Revisions	\$ 17,206.00
300.076	300.1092	STEM - FB 079: Toilet Accessories, EWCs	\$ 1,226.00
300.077	300.1094	STEM - FB 085 & 085R1: Slab Edge Coordination	\$ 5,203.00
300.083	300.1096	STEM - D/F/H Submittal Comments	\$ 1,805.00
300.084	300.1102	STEM - FB 086: Interior Partitions Toilet Rooms	(\$ 1,645.00)
300.085	300.1107	STEM - FB 089: Slab and Anchorage Existing Connector Option 1	\$ 1,189.00
300.086	300.1117	STEM - FB 094: Attic Stock Deletions	(\$ 9,113.00)
500.003	500.1005	DEF MAINT - FB 0103: VRL Elev 5 Load Transfer Bracket	\$ 7,179.00
300.078	300.1142	STEM - Crane Mat Exposure Hold Expenditure	\$ 0.00
300.079	300.1143	STEM - Exposure Hold: Removal of Temporary Lighting and Power	\$ 0.00
Total			\$ 627,224.00