



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.8/PCCO No.15

DATE: February 17, 2021

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:

- PCCO No. 15 - \$0; 33 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 February 5, 2021 for further explanation of the 33 items listed in this CO.

The Building Department is 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

February 5, 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 008/PCCO 015

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Change Order 008/PCCO 015 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline (ToB). It includes (33) 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 various contingencies, allowance or exposure hold line items within the GMP. The result are budget transfers within the GMP and therefore are a total **\$0 increase**.

An itemized summary is following:

AR #	CE #	Description	Current Amount	Reason Code
200.101	200.1109	Cypress - Regulated Soil Disposal / Reuse on site / material QTY overruns	\$0.00	GMP Allowance reconciliation
200.118	200.1154	CYPRESS - Field Bulletin 092 - Stair 3 Exterior Wall Revisions for Code (<i>Design issue</i>)	\$0.00	GMP Contingency
200.129	200.1197	Cypress - Increase Post Size on North Stair SS Rails RFI 235 (<i>Design issue</i>)	\$0.00	GMP Contingency
200.130	200.1231	CYPRESS - MBTA ROW Safety Measures	\$0.00	GMP Allowance
200.135	200.1249	Cypress - Provide Silver Metallic Paint at Fire Rated Framing (<i>Design issue</i>)	\$0.00	GMP Contingency
200.137	200.1243	CYPRESS - Field Bulletin 121.1 - Roof Guy Wires (<i>Design issue</i>)	\$0.00	GMP Contingency
200.138	200.1241	CYPRESS - Field Bulletin 074.1 - Rated Wall and Ductwork Coordination (<i>Design issue</i>)	\$0.00	GMP Contingency
200.139	200.1254	CYPRESS - Field Bulletin 122 - LCN Closer Revision (<i>Design issue</i>)	\$0.00	GMP Contingency

200.140	200.1257	Cypress - Field Bulletin 130 - Metal Ceiling Fabric (<i>Design issue</i>)	\$0.00	No cost change
200.141	200.1191	CYPRESS - Field Bulletin 109 - White Box Acoustic Soffit – (<i>Design Savings</i>)	\$0.00	GMP Contingency
200.142	200.1195	CYPRESS - Field Bulletin 111 - Special Education Suite Door Glazing (<i>Owner change</i>)	\$0.00	GMP Contingency
200.146	200.1269	Cypress - RFI 284 - Sump Pump Requirements (<i>Design issue</i>)	\$0.00	GMP Contingency
200.147	200.1267	CYPRESS - Field Bulletin 137 - CBT Revision PT Update (<i>Design Savings</i>)	\$0.00	GMP Contingency
200.149	200.1229	Cypress - Electrical Switch Reset (<i>CM request</i>)	\$0.00	GMP Contingency
200.150	200.1275	Cypress - EH Upgrade to paperless drywall (<i>CM request</i>)	\$0.00	GMP Exposure Hold
200.151	200.1190	CYPRESS - Field Bulletin 107 - Stair Tile Deletions - WH Reception Desk Removal (<i>Design Savings</i>)	\$0.00	GMP Contingency
200.158	200.1248	Cypress - EH Place Barriers at electrical switch/transformer (<i>CM request</i>)	\$0.00	GMP Exposure Hold
300.088	300.1116	STEM - FB 090 & 090R1: Mechanical Screen Wall (<i>Design issue</i>)	\$0.00	GMP Contingency
300.106	300.1156	STEM - Pull Station Stopper Covers (<i>Unforeseen</i>)	\$0.00	GMP Contingency
300.128	300.1159	STEM - FB 0117: Stair 5 Structural Modifications (<i>Design fast track</i>)	\$0.00	GMP Contingency
300.138	300.1171	STEM - Exposure Hold Expenditure - Patching or Protection of Waterproofing	\$0.00	GMP Exposure Hold
300.139	300.1209	STEM - OA Expenditure Existing FA Upgrade Support Work	\$0.00	GMP Allowance
300.140	300.1210	STEM - EH Expenditure: Temporary Lighting at Elevator Pit	\$0.00	GMP Exposure Hold
300.141	300.1211	STEM - Expenditure hold: Drywall Upgrades at West Demising Wall	\$0.00	GMP Exposure Hold
300.142	300.1212	STEM EH Expenditure Furnish and Install Utility Crawl Space Protection	\$0.00	GMP Exposure Hold
300.143	300.1163	STEM - FB 0111: Site Concrete and Rebar	\$0.00	GMP Contingency
300.144	300.1207	STEM - JK Glass Sunday 1/10/21	\$0.00	GMP Exposure Hold
300.145	300.1225	STEM - RFI 428: CW Conflict with Curbs at North Elevation (<i>Design issue</i>)	\$0.00	GMP Contingency
300.146	300.1216	STEM - EH Expenditure: Existing Cornice/CW Conflict	\$0.00	GMP Exposure Hold
300.147	300.1221	STEM JK Glass Saturday 1/23/21 Work	\$0.00	GMP Exposure Hold
300.148	300.1195	STEM - Folan Waterproofing Saturday 12/12 Work	\$0.00	GMP Exposure Hold

400.047	400.1060	MBTA & Enabling - FB 017 Signage Revisions (<i>Design issue</i>)	\$0.00	GMP Contingency
400.048	400.1088	MBTA- OCS & Enabling - Provide Coax Cable to AFC Hut Security Camera (<i>Design issue</i>)	\$0.00	GMP Contingency

Based on the above, Hill recommends to ToB approval of Change Order 008/PCCO #15 to the GMP.

Very truly yours,



Andy Felix, MCPPO
Project Director

pursuant to MA DOR borrowing authorization,
ToB proceeding with releasing Contracts/POs:

Item	Company	Contract/PO Amount
Deferred Maintenance	N.B. Kenney Co. Inc.	\$3,075,000
3 rd Floor & Tappan Gym Reno	CTA Construction Managers, LLC	\$7,821,340 (includes Bid Alt #1)
Cypress Playground	Heimlich Landscape/Const	\$5,263,523
Cypress Playground - CA	Weston & Sampson – Construction Admin. Services	\$96,000
Furniture, Fixtures and Equipment	various vendors (W.B. Mason, direct science equipment purchases by Science Dept., etc.)	\$3,100,000 (not-to- exceed budget)
Security	Lan-Tel	\$181,167.97
Technology	various ToB procured vendors	\$1,500,000 (not-to- exceed budget)
A/E	WRA Amendment #20 – Schedule extension beyond original schedule in Amendment #1	\$588,751
OPM	Hill Amendment #6 – extend Site Representative Services thru July, 2021	\$161,910
OPM	Hill (future) Amendments: reconcile MBTA-related tasks; managing (2) additional contractors; services extension (if required); some projected costs were already included within Warrant Article.	TBD and negotiated w/ToB
A/E	WRA (future) Amendments: managing (2) additional contractors; some projected costs were already included within Warrant Article.	TBD and negotiated w/ToB

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: 008 Date: February 3rd, 2021
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. 015: \$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	\$ 148,602,005
The Contract Sum prior to this Change Order was	\$ 149,078,933
The Contract Sum will be increased by this Change Order in the amount of	\$ 0 <i>OK mm</i>
The new Contract Sum including this Change Order will be	\$ 149,078,933

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 Sr. Associate

PRINTED NAME AND TITLE

February 4, 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

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

Benjamin J. Franco, Member

Nancy S. Heller, Member

Heather Hamilton, Member

Raul Fernandez, Member

Julie Schreiner-Oldham, Chair

Susan Wolf Dittkoff, Member

Michael Glover, Member

David Pearlman, Member

Sharon Abramowitz, Member



Date: 2/3/2021

Prime Contract Change Order Number 015

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 008: Approved Authorization Requests

AR	CE	Description	Amount
400.047	400.1060✓	MBTA & Enabling - FB 017 Signage Revisions	\$ 0.00
200.118	200.1154✓	CYPRESS - Field Bulletin 092 - Stair 3 Exterior Wall Revisions for Code	\$ 0.00
300.088	300.1116✓	STEM - FB 090 & 090R1: Mechanical Screen Wall	\$ 0.00
200.151	200.1190✓	CYPRESS - Field Bulletin 107 - Stair Tile Deletions - WH Reception Desk Removal	\$ 0.00
200.141	200.1191✓	CYPRESS - Field Bulletin 109 - White Box Acoustic Soffit	\$ 0.00
200.142	200.1195✓	CYPRESS - Field Bulletin 111 - Special Education Suite Door Glazing	\$ 0.00
200.129	200.1197✓	CYPRESS - Increase Post Size on North Stair SS Rails RFI 235	\$ 0.00
200.101	200.1109✓	CYPRESS - Dow - Rammed Aggregate Pier OA Reconciliation	\$ 0.00
300.106	300.1156✓	STEM - Pull Station Stopper Covers	\$ 0.00
300.128	300.1159✓	STEM - FB 0117: Stair 5 Structural Modifications	\$ 0.00
300.143	300.1163✓	STEM - FB 0111: Site Concrete and Rebar	\$ 0.00
400.048	400.1088✓	MBTA - OCS & Enabling - Provide Fiberoptic Cable in lieu of CAT 6 to AFC Hut and Communications Bungalow	\$ 0.00
300.138	300.1171✓	STEM - Exposure Hold Expenditure - Patching or Protection of Waterproofing	\$ 0.00
200.149	200.1229✓	CYPRESS - Electrical Switch Reset	\$ 0.00
200.130	200.1231✓	CYPRESS - MBTA ROW Safety Measures	\$ 0.00
200.138	200.1241✓	CYPRESS - Field Bulletin 074.1 - Rated Wall and Ductwork Coordination	\$ 0.00
200.137	200.1243✓	CYPRESS - Field Bulletin 121.1 - Roof Guy Wires	\$ 0.00
300.148	300.1195✓	STEM - Folan Waterproofing Saturday 12/12 Work	\$ 0.00
200.158	200.1248✓	CYPRESS - EH - Place Barriers at Electrical Switch	\$ 0.00
200.135	200.1249✓	CYPRESS - Silver Metallic Paint at Fire Rated Framing	\$ 0.00
200.139	200.1254✓	CYPRESS - Field Bulletin 122 - LCN Closer Revision	\$ 0.00
200.140	200.1257✓	CYPRESS - Field Bulletin 130 - Metal Ceiling Fabric	\$ 0.00
300.144	300.1207✓	STEM - JK Glass Sunday 1/10/21 Work	\$ 0.00
200.147	200.1267✓	CYPRESS - Field Bulletin 137 - CBT Revision PT Update	\$ 0.00
300.139	300.1209✓	STEM - OA Expenditure: Existing FA Upgrades Support Work	\$ 0.00
300.140	300.1210✓	STEM - EH Expenditure: Temporary Lighting at Elevator Pit & Walkway	\$ 0.00
300.141	300.1211✓	STEM - EH Expenditure: Drywall Upgrades at West Demising Wall	\$ 0.00
300.142	300.1212✓	STEM - EH Expenditure: Furnish and Install Utility Crawl Space Protection	\$ 0.00
200.146	200.1269✓	CYPRESS - RFI 284 - Sump Pump Requirements	\$ 0.00
300.146	300.1216✓	STEM - EH Expenditure: Existing Cornice/CW Conflict	\$ 0.00
300.147	300.1221✓	STEM - JK Glass Saturday 1/23/21 Work	\$ 0.00
200.150	200.1275✓	CYPRESS - EH Upgrade to paperless drywall II	\$ 0.00
300.145	300.1225✓	STEM - RFI 428: CW Conflict with Curbs at North Elevation	\$ 0.00
Total			\$ 0.00

Printed on: 2/4/2021

33 items

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