



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.9/PCCO No.16

DATE: March 12, 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. 16 - \$168,435; 22 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 March 5, 2021 for further explanation of the 22 items listed in this CO.

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

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 08-Mar-21

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
\$168,435.00

REVISED BUDGET 148,238,374.00
-2017

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

FOR: Brookline High School Expansion

Amendment	Date	
GMP-CO #9	3/3/2021	PCCO No. 016 - Misc Changes (22 items) As per attached AIA Document signed by Skanska/William Rawn Associates

AMOUNT
\$168,435.00

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 International

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

March 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 009/PCCO 016

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Change Order 009/PCCO 016 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline (ToB). It includes (22) 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, except for two, are being funded from various contingencies, allowances or exposure holds within the GMP. The total **\$168,435 increase**.

An itemized summary is following:

AR #	CE #	Description	Current Amount	Reason Code
100.002*	013	Pandemic Allowance Replenishment	\$125,000.00	Replenish GMP Allowance
200.148	200.1252	Cypress - Change Vestibule perf plate to Aluminum and Painted Finish	\$0.00	GMP Contingency
200.153	200.1186	CYPRESS - MBTA Diversion Weekends 10/9/20/ 11/23/20	\$0.00	GMP Allowance
200.154	200.1205	CYPRESS - MBTA Surge Shut Down (Remaining Costs from 200.1152)	\$0.00	GMP Allowance
200.155	200.1200	Cypress - Crane Pad Changes	\$0.00	CM Contingency
200.157	200.1218	CYPRESS - Field Bulletin 009 - GMP Set (Includes 9.1-9.6) - Marguerite Only	\$0.00	GMP Contingency
200.160	200.1276	Cypress - costs associated with Parapet Temporary Protection	\$0.00	GMP Exposure Hold
200.161	200.1265	Cypress - Temp Water Service	\$0.00	GMP Exposure Hold
200.162	200.1192	CYPRESS - Field Bulletin 076.1 - EX-07 Photocell Controls	\$0.00	GMP Contingency

200.164	200.1264	Cypress -Schedule Compression - 12/1/20 thru 1/1/21	\$0.00	GMP Allowance
200.165	200.1235	CYPRESS - Field Bulletin 119 - RFI 266R1 - Louver and Ductwork Revisions	\$0.00	GMP Contingency
200.166	200.1215	CYPRESS - Field Bulletin 115 - South-West Curtain Wall Inside Corner	\$0.00	GMP Contingency
200.168	200.1273	Cypress - Beam Penetrations, FW 040 and 042 - 046	\$0.00	GMP Allowance
200.169	200.1259	Cypress Schedule Compression 1/2/21 thru 1/31/21	\$0.00	GMP Allowance
200.171	200.1216	CYPRESS - Field Bulletin 116 - RFI 292 Grading and Curb Revisions	\$0.00	ASI - \$0 change
300.149	300.1175	STEM - FB 0120: Existing DMH, Infiltration Landscape	\$0.00	GMP Contingency
300.151	300.1213	STEM - Custom Color PA Speakers	\$0.00	GMP Contingency
300.152	300.1217	STEM - FB 0130: Add Tel Data Chem Prep 304B	\$0.00	GMP Contingency
300.153	300.1227	STEM - Exposure Hold Expenditure - Spray Fireproofing Patching	\$0.00	GMP Exposure Hold
300.154	300.1234	STEM - Exposure Hold Expenditure; Griffin Premium Time 1/9/21 and 1/16/21	\$0.00	GMP Exposure Hold
400.034	400.1049	MBTA - FB 011 Permit Set Revisions	\$43,435.00	Design issue
500.009	500.1011	DEF MAINT - EH Expenditure: Standby Operator Time	\$0.00	GMP Exposure Hold

*Regarding AR 100.002, the final GMP had previously included a total of \$200K Allowance with qualifications that the COVID Allowance expenditures would be tracked monthly and revisited every three months for reconciliation and increase *only if* necessary. At the start of COVID restrictions in March 2020, there were evolving opinions and assumptions for what could be potential cost exposures associated due to the Pandemic. The Town had received back in May 2020 estimates of projected costs from various sources ranging up to \$40K/month. Fortunately, the actual burn rate for COVID expenditures on this project has so far been less than originally anticipated (average trend has been around \$13K/month). The original \$200K GMP COVID Allowance is about to be depleted (expenses between March 2020 thru Feb 2021) and now needs to be increased. Since it is still unclear when COVID-safety requirements will change/be reduced or eliminated, we recommend an increase of \$125K to replenish the COVID allowance.

Based on the above, Hill recommends to ToB approval of Change Order 009/PCCO #16 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: 009
Brookline, MA 02445	Date: July 24, 2018	Date: March 4th, 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. 016: \$168,435

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	\$ 168,435
The new Contract Sum including this Change Order will be	\$ 149,247,368

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


3/4/21

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)

Craft, Jim

 Digitally signed by Craft, Jim
DN: cn=Craft, Jim
Date: 2021.03.04 07:24:51-0500

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 Ditkoff, Member

Michael Glover, Member

David Pearlman, Member

Sharon Abramowitz, Member



Date: 3/3/2021

Prime Contract Change Order Number 016

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 009: Approved Authorization Requests

AR	CE	Description	Amount
400.034	400.1049	MBTA - FB 011 - Platform Permit Set Revisions Rev #3	\$ 43,435.00
200.153	200.1186	CYPRESS - MBTA 7 Diversion Weekends - 10/9/20 thru 11/23/20	\$ 0.00
200.162	200.1192	CYPRESS - Field Bulletin 076.1 - EX-07 Photocell Controls	\$ 0.00
200.155	200.1200	CYPRESS - Crane Pad Changes	\$ 0.00
200.154	200.1209	CYPRESS - MBTA Surge Shut Down (Remaining Costs from 200.1152)	\$ 0.00
200.166	200.1215	CYPRESS - Field Bulletin 115 - South-West Curtain Wall Inside Corner Revisions	\$ 0.00
200.171	200.1216	CYPRESS - Field Bulletin 116 - RFI 292 Grading and Curb Revisions	\$ 0.00
200.157	200.1218	CYPRESS - Field Bulletin 009 - GMP Set (Includes 9.1-9.6) - Marguerite Only	\$ 0.00
300.149	300.1175	STEM - FB 0120: Existing DMH, Infiltration, Landscape	\$ 0.00
200.165	200.1235	CYPRESS - Field Bulletin 119 - RFI 266R1 - Louver and Ductwork Revisions	\$ 0.00
100.002	013	Pandemic Allowance Replenishment	\$ 125,000.00
200.164	200.1246	CYPRESS - Schedule Compression - 12/1/2020 thru 1/1/2021	\$ 0.00
200.148	200.1252	CYPRESS - Change Vestibule Perf Plate to Aluminum and Painted Finish	\$ 0.00
200.169	200.1259	CYPRESS - Schedule Compression - 1/2/2021 thru 1/31/2021	\$ 0.00
200.161	200.1265	CYPRESS - Temp Water Service	\$ 0.00
300.151	300.1213	STEM - Custom Color PA Speakers	\$ 0.00
300.152	300.1217	STEM - FB 0130: Add Tel Data Chem Prep 304B	\$ 0.00
200.168	200.1273	CYPRESS - Beam Penetrations, FW 040 and 042 - 046	\$ 0.00
200.160	200.1276	CYPRESS - EH - Parapet Temporary Protection	\$ 0.00
500.009	500.1011	DEF MAINT - EH Expenditure: Standby Operator Time	\$ 0.00
300.153	300.1227	STEM - Exposure Hold Expenditure: Spray Fireproofing Patching	\$ 0.00
300.154	300.1234	STEM - Exposure Hold Expenditure: Griffin Premium Time 1.9.21 & 1.16.21	\$ 0.00
Total			\$ 168,435.00

Printed on: 3/3/2021

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