



# 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 –Pre GMP Amendment 12/ CO No. 1

DATE: December 13, 2019

On the Calendar this week, the Building Department has submitted a request for Change Order/ Amendment Approval for the construction management firm Skanska to perform the following services in the amount of \$ 22,949,790:

- STEM- Carpet, Resinous Flooring, Fireproofing, OH Doors, Drywall
- CYPRESS- Misc. Metals, Waterproofing, Roofing, Interior Glass, Tile, Terrazzo, Acoustic Ceilings, Resilient Flooring, Painting
- MBTA-Platform
- CO No 1- Misc. Changes

The HS expansion project was awarded to the contractor Skanska which was based on their qualifications. Early bid packages are being prepared by the architect, William Rawn Associates and based on these documents, Skanska prepares pricing. These early bid packages and pricing are necessary to keep the project on schedule. This package also includes change order work.

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

**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

December 17, 2019

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

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendment 012 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline. The total cost of this Amendment is \$22,791,377. The direct cost of work within this Pre-GMP Amendment is cumulatively over budget by \$4,824,539 of the previous estimated costs including escalation and design contingencies as pre-reviewed with co-Chairs on 12/6/19. This Pre-GMP releases the following Trade bidders and Subcontractors:

<u>CYPRESS</u>	<u>Savings/(Over budget)</u>
RTA-17A - Misc Metals	\$ (1,176,030)
RTA-18A - Waterproofing (above grade)	\$ (385,536)
RTA-19A - Roofing	\$ (176,585)
RTA-20A - Interior Glass	\$ 208,873
RTA-21A - Tile	\$ (388,822)
RTA-22A - Terrazzo	\$ 150,270
RTA-23A - ACT	\$ (63,027)
RTA-24A - Resilient	\$ 248,029
RTA-25A - Painting	\$ (54,048)

<u>STEM</u>	
RTA-40B - Carpet	\$ 16,575
RTA-41B - Resinous Flooring	\$ (2,530)
RTA-42Br1 - Spray Fireproofing	\$ 37,951
RTA-43B - Overhead Doors	\$ 33,511
RTA-45Br2 - Drywall	\$ (1,263,695)

**MBTA platform**

100% Station Platform and UAB parking lot (accounts for \$150K previously approved in Amend #9)	\$ (2,009,475)
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**TOTAL net overbudget \$ (4,824,539)**

Regarding the Cypress Trade Bids, after extensive evaluation by Skanska, WRA and Hill, our project team's recommendation to the ToB co-Chairs on 12/6/19 was not to rebid the Cypress trade contractors due to other potential risks (unpredictable re-bid results given market conditions and potential schedule impacts), but that the accepted VE suggestions should be issued as Proposal Requests post-award to only the affected Trade & Subcontractors in order for Skanska to negotiate the best credit they can.

Regarding the MBTA platform reconciled bid, it was a combination of factors that led to the budget bust. Back on November 13, 2018 during the 30% MBTA Design Review submission, MBTA had provided Hill with February 2017 documents from another station project to "use as their latest standard" for AECOM developing the forthcoming 60% platform design. That MBTA-provided document showed a precast concrete platform track edge band with a cast-in place platform slab. However during the 60% Design Submission Review process, MBTA subsequently provided several comments with AECOM's design (which ironically followed the "standard" they gave us back in November, 2018), and the back/forth structural review comments evolved into a final 100% platform design with approximately (178) helical piles and a cast-in-place haunched platform slab as the acceptable design to the MBTA and yet allows the MBTA in the future to more easily add the additional 6" topping slab when the next generation (Type 10) of Green Line cars are ready for deployment. Skanska Civil's mid-May 2019 reconciled 60% platform estimate was clearly for a completely different type of platform construction and simultaneously at that time the Cypress overbuild design was still evolving which means schedule assumptions (shorter durations) were made based in the 60% platform estimate. In the end, Skanska's 100% platform negotiated bid reflects the helical pile design and other platform work now coordinated with the developed schedule of the Cypress overbuild, and therefore the platform construction duration is longer than previous assumptions back at 60%. Please note, that Skanska has adjusted this Pre-GMP to account for the initial \$150,000 "Allowance" previously approved in Amendment #9 to start some early work associated with the Station.

Prime Change Order #1 - This Pre-GMP #12 also includes various change order work that have been reviewed by Design Team and Hill and concur they are fair and reasonable as changes to the work. An itemized summary follows:

- AR #310.004: No cost revision associated with deleting FDC bypass per RFI #49.
- AR #310.005: No cost revision associated with relocating FDC connection per RFI #54.
- AR #310.012: Reconnect existing FA devices in utility tunnel to an ETR FA panel per RFI #66. *(unforeseen conditions)*
- AR #310.009: Discovered 3<sup>rd</sup> Flr electrical circuits passing through Roberts Wing that needed to be refed and maintain adjacent spaces powered as ETR. *(unforeseen conditions)*
- AR #310.010: No cost revision for various RFIs included in Bltn #6.
- AR #310.002: Bltn #006.2/CCD Install isolation valves at crawl space entrance for ease of future shut-offs and not affecting existing systems both during construction and future building maintenance. *(Skanska recommended, ToB approved)*
- AR #310.006: Bltn #17/CCD, remove existing sprinklers discovered in attic of Roberts Wing that were not shown on design documents and therefore not bought by Trade contractor. *(Design Omission)*
- AR #200.001: After several meetings and site discussions with MBTA, existing OCS wires needed to be protected with special rubber hoses; Skanska purchased the mat'l in order for MBTA labor to install and protect against construction activities. *(unforeseen MBTA requirement)*



- AR #400.003: MBTA had installed at our site extra line protection material (partial quantity) they had borrowed for another one of their own projects. They required Skanska replenish that stock since it was being used on our site. *(unforeseen MBTA requirement)*
- AR #400.002: On October 10, 2019, MBTA requested a temp. site office trailer for their Resident Engineer/Safety Inspector who was assigned to oversee our construction on behalf of MBTA and coordinate Flaggers. *(unforeseen MBTA requirement)*
- AR #200.002: Bltn #23 made material corrections to project specs that didn't match ToB DPW standard requirement for Class 56 DI pipe. *(Design Error)*

Skanska, WRA and Hill have analyzed in a bridge document the reasons for the busts and they are summarized in Skanska's separate buyout documentation distributed to ToB. We recommend approval of this Pre-GMP Amendment 012 for \$22,791,377.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Andy Felix", written in a cursive style.

Andy Felix, MCPPO  
Project Director

## TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

## Standard Billing Form

INVOICE DATE; 17-Dec-19

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

Purchase Order Number

21911639

Vendor Number

55399

PAYMENT AMOUNT

\$22,949,790.00

BUDGET 70,178,297.00  
BALANCE 57,025,487.08

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

FOR: Brookline High School Expansion

Amendment	Date	
12	12/12/2019	Pre GMP Amendment 12

AMOUNT  
\$22,949,790.00

**Skanska USA Building**

101 Seaport Blvd., Suite 200  
Boston, MA 02210

Phone 617-574-1400

Fax 617-574-1399

Web [www.usa.skanska.com](http://www.usa.skanska.com)

**Date**

DECEMBER 12, 2019

**Reference**

Skanska Project No. 1318014 – Expansion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 012**

Mr. Raymond Masak, Project Manager

**TOWN OF BROOKLINE BUILDING DEPARTMENT**

333 Washington Street, 3<sup>rd</sup> Floor  
Brookline, MA 02445

Dear Mr. Masak:

Skanska USA Building Inc. is pleased to provide you with the attached Pre-GMP Amendment No. **012** for the above referenced project. The summary of this amendment has been organized to include the addition of the items listed above to the amount previously approved in the base contract.

Please do not hesitate to contact me with any questions.

Sincerely,

**SKANSKA USA BUILDING INC.**

*PETER K ROCHE*

Peter K. Roche  
Senior Project Manager

CC: Dan Lanneville, Jim Craft, Rob Mulligan, Anna Lee, Linda Swartz, Mary Groves (Skanska USB)  
Andy Felix, Ian Parks, Paul Kalous (Hill International)  
Samuel Lasky, Andy Jonic (William Rawn Associates)



# 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: Pre-GMP Amendment 012 Date: December 12, 2019
<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.)*

Recommend to Award (RTA) No. 017A. Misc. Metal  
Recommend to Award (RTA) No. 018A. Waterproofing (Above Grade)  
Recommend to Award (RTA) No. 019A. Roofing  
Recommend to Award (RTA) No. 020A. Interior Glass  
Recommend to Award (RTA) No. 021A. Tile  
Recommend to Award (RTA) No. 022A. Terrazzo  
Recommend to Award (RTA) No. 023A. Acoustic Ceilings  
Recommend to Award (RTA) No. 024A. Resilient Flooring  
Recommend to Award (RTA) No. 025A. Painting

Recommend to Award (RTA) No. 040 B. Carpet  
Recommend to Award (RTA) No. 041 B. Resinous Flooring  
Recommend to Award (RTA) No. 042 B. Fireproofing  
Recommend to Award (RTA) No. 043 B. Overhead Doors  
Recommend to Award (RTA) No. 045B. Drywall

Brookline Hills MBTA Platform Scope of Work

Prime Contract Change Order 001

And Associated

Subcontractor Default Insurance  
Construction Contingency  
Builder's Risk Insurance  
CCIP  
Skanska Bond  
Fee

See Exhibit E, Schedule of Values for all Values.

The original Contract Sum was	\$	476,928.00
The net change by previously authorized Change Orders	\$	89,257,375.00
The Contract Sum prior to this Change Order was	\$	89,734,303.00
The Contract Sum will be increased by this Change Order in the amount of	\$	22,949,790.00
The new Contract Sum including this Change Order will be	\$	112,684,093.00

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User Notes:

(3B9ADA4B)



The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be See Exhibit D

**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)*

Skanska USA Building Inc.  
CONTRACTOR *(Firm name)*

Town of Brookline  
OWNER *(Firm name)*

\_\_\_\_\_  
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Date: 12/12/2019

**Prime Contract Change Order Number 001**

Brookline High School

Project # 1318014

Skanska USA Building Inc.

To Contractor:  
Skanska USA Building Inc.

Architect's Project No:  
Contract Date: 7/24/2018  
Contract Number: 1318014

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

Approved Authorization Requests 12/12/19

AR	CE	Description		Amount
310.004	310.1002	Enabling - RFI #049: Delete Fire Department Connection Bypass	\$	0.00
310.005	310.1004	Enabling - RFI #054: FDC Location	\$	0.00
310.012	310.1009	Enabling - RFI #066: Existing Fire Alarm Devices in Tunnel	\$	2,248.00
310.009	310.1010	Enabling - RFI #067: Unforeseen Electrical Conditions - Wiring	\$	7,234.00
310.010	310.1023	Enabling - Field Bulletin 006 - RFI 058, 063, 067 - See CE # 310: 1006 (RFI 058), 1007 (RFI 063), & 1010 (RFI 067)	\$	0.00
310.002	310.1025	Enabling - Field Bulletin 006.2 - Add'l Isolation Valves	\$	3,434.00
310.006	310.1079	Enabling - Field Bulletin 017 - RFI 112 Existing Attic Sprinkler Removal	\$	5,296.00
200.001	200.1024	CYPRESS - Purchase Line Hose for MBTA	\$	44,979.00
400.003	400.1025	MBTA - Replenish Line Protection Provided by MBTA	\$	10,725.00
400.002	400.1036	MBTA - Office Trailer Deliver and Rent	\$	8,396.00
200.002	200.1046	CYPRESS - Field Bulletin 023 - Water Utility Spec Updates	\$	5,969.00

For Approval, Refer to Pre-GMP Amendment and Associated AIA G701 with Town of Brookline Signature Page Attached