

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 13/CO No. 2

DATE: January 16, 2020

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 \$ 7,349,790:

- STEM- Doors, Frames & Hardware
- CYPRESS- Drywall
- CO No 2- 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 International, Inc.
75 Second Avenue, Suite 300
Needham, MA 02494
Tel: 617-778-0900
Fax: 617-778-0999
www.hillintl.com

January 13, 2020

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 013 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline. The total cost of this Amendment is \$7,349,790. The Bid and Awarded direct cost of work within this Pre-GMP Amendment only is net cumulatively over budget by \$1,984,358 of the previous estimated costs including escalation and design contingencies as pre-reviewed with co-Chairs on 1/10/20. This Pre-GMP releases the following Subcontractors:

TOTAL net overbudget	\$	(1,984,358)
STEM RTA-44B - Doors, Frame & Hardware	\$	13,161
RTA-26A Drywall	\$	(1,997,519)
CYPRESS	Savin	gs/(Over budget)

Skanska informed us that they were only able to successfully receive one bid, out of (9) invited drywall bidders, even after extending the bid due date in hopes of giving other potential bidders more time to consider bidding. Hill and WRA attended Skanska's de-scope meeting with the single Cypress drywall bidder (Sweeney) on Friday December 13, 2019 and the outcome of the scope review meeting did not unveil any apparent inconsistencies in their bid for the work. Skanska prepared a bridge document explaining what they believed to be a combination of reasons for the bust and that was included as part of RTA-26A review and recommendation.

<u>Prime Change Order #2</u> - This Pre-GMP #13 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 #310.011: Enabling RFI #56 to provide a temporary connection for undocumented existing sanitary drain line. The permanent solution will be performed under next STEM phase project. (unforeseen conditions).
- AR #310.007: Enabling RFI #58 existing roof drain rework due to conflict with new parapet wall; it was relocated to the side of the building that is to remain. (unforeseen conditions)

- AR #310.014: Enabling RFI #64 scope modifications due to discovered existing plaster ceiling, above existing ACT. A unistrut frame was added to support new MEPs and soffits were built in order to avoid disturbing existing plaster ceiling's integrity. (unforeseen conditions)
- AR #310.020: Enabling RFI #75 temp unistrut lateral bracing required until permanent concrete roof is placed on top of mechanical crawl space in the STEM phase of project Enabling misc. metal design did not account for this phasing issue between Enabling and permanent condition that would occur subsequently. (Design Omission)
- AR #310.017: No cost revision for various RFIs included in Bulletin #6.1.
- AR #310.013: Final Cleaning effort after Summer Enabling work in preparation for start of Sept. school. (Approved CM contingency expenditure as unpurchased scope)
- AR #310.015: Credit to reconcile actual T&M costs against previously approved budget from RTA 19B/Amendment #2 for Enabling phase flooring. (Reconciled Buyout savings)

Based on the above, we recommend approval of this Pre-GMP Amendment 013 for \$7,349,790.

Very truly yours,

Andy Felix, MCPPO Project Director

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

PURCHASE ORDER CHANGE FORM

INVOICE DATE;

14-Jan-20

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

21911639

Vendor Number

55399

BUDGET BALANCE 84,049,848.08

89,852,868.00

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002
	2594C204		6C0002

PAYMENT AMOUNT \$7,349,790.00

FOR: Brookline High School Expansion

Amendment	Date		AMOUNT
13	1/9/2020	Pre GMP Amendment 13/Change order No. 2	\$7,349,790.00



Skanska USA Building

www.usa.skanska.com

101 Seaport Blvd., Suite 200 Boston, MA 02210 Phone 617-574-1400 Fax 617-574-1399

Date

Reference

JANUARY 9, 2020

Skanska Project No. 1318014 – Exapnsion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 013**

Mr. Raymond Masak, Project Manager **TOWN OF BROOKLINE BUILDING DEPARTMENT** 333 Washington Street, 3rd Floor Brookline, MA 02445

Dear Mr. Masak:

Skanska USA Building Inc. is pleased to provide you with the attached Pre-GMP Amendment No. **013** 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.

PETERK 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, Andy Vo (Hill International)

Samuel Lasky, Andy Jonic (William Rawn Associates)



Change Order

PROJECT: (Name and address) Expansion of Brookline High School, (Project A and Project B) Brookline, MA 02445

OWNER: (Name and address) Town of Brookline, Massachusetts, by and through the Board of Selectmen of

Brookline 333 Washington Street, Brookline, MA 02445

CONTRACT INFORMATION: Contract For: Construction

Date: July 24, 2018

ARCHITECT: (Name and address) William Rawn Associates Architects Inc.

10 Post Office Square, Suite 1010, Boston, Massachusetts 02109

CHANGE ORDER INFORMATION:

Change Order Number: Pre-GMP Amendment 013

Date: January 9, 2020

CONTRACTOR: (Name and address) 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. 026A. Rough Carpentry and Drywall

Recommend to Award (RTA) No. 044 B. Doors, Frames and Hardware

Prime Contract Change Order 002

And Associated

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

See Exhibit E, Schedule of Values for all Values.

The original Contract Sum was The net change by previously authorized Change Orders The Contract Sum prior to this Change Order was The Contract Sum will be increased by this Change Order in the amount of The new Contract Sum including this Change Order will be

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

476,928.00 112,048,752.00 112,525,680.00 7,349,790.00 119,875,470.00

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.	Skanska USA Building Inc.	Town of Brookline
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
SIGNATURE	SIGNATURE	SIGNATURE
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DATE	DATE	DATE

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SKANSKA

Date: 1/9/2020

Prime Contract Change Order Number 002

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 01/09/20

AR	CE	Description			Amount
310.011	310.1005	Enabling - RFI #056: Existing Sanitary Line Discovery	\$		4,542.00
310.007	310.1006	Enabling - RFI #058: Roof Drain Conflict	\$		10,805.00
310.014	310.1008	Enabling - RFI #064: Plaster Ceiling Discovery & Unistrut	\$	63	20,879.00
310.020	310.1016	Enabling - RFI #075: Unistrut Lateral Bracing	\$		7,467.00
310.017	310.1024	Enabling - Field Bulletin 006.1 - RFIs: 049, 054, 064, & 082 - See CE # 310: 1002 (RFI 049), 1004 (RFI 054), 1008 (RFI 064), & 1015 (RFI 082)	\$		0.00
310.013	310.1038	Enabling - Frontline - T&M contract	\$		0.00
310.015	310.1085	Enabling - Allegheny T&M Contract	(\$		6,240.00)

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

Printed on: 1/9/2020

Page 1