

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 14/CO No. 3

DATE: February 13, 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 \$ 515,982:

- STEM- Specialties; Signage
- CYPRESS- None
- CO No 2- Misc. Changes Cypress, Enabling, MBTA

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 This package also includes change order work. Refer to the Hill memo dated project on schedule. February 11, 2020 for further explanation of these services. The final procurement for the project is scheduled for next month.

The Building Department will be 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;

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

Purchase Order Number 21911639

55399

PAYMENT AMOUNT

\$515,982.00

\$515,982.00

89,852,868.00 BUDGET BALANCE 84,565,830.08

ORGANIZATION 2594C204 OBJECT ACTIVITY FUND 6C0002

Brookline High School Expansion FOR:

	Amendment	Date		
Γ	14	2/6/2020	Pre-GMP Amendment 14/Change order No. 3	



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

February 11, 2020

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

RE: Recommendation to approve Skanska Pre-GMP Amendment #14

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre-GMP Amendment 014 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline. The total cost of this Amendment is \$515,982.00.

This Amendment includes direct cost for subcontracts for signage and specialties that total \$288,387.00. The Bid and Awarded direct cost of work within this Pre-GMP Amendment only, is net cumulatively savings of \$33,538.00 of the previous 60% estimated costs including escalation and design contingencies.

Previous Pre-GMP Amendment #2 had included \$70,000 in approved Allowances under RTA-5A SOE that turns out is no longer needed. Skanska requested and Hill agrees with reallocating (net zero budget transfer) that \$70,000 into a newly created Owner Overtime Allowance. This Amendment includes an additional new \$130K to supplement that \$70K in order to create a budget that ToB and Hill can pre-authorize Skanska to selectively spend overtime as deemed appropriate for Skanska to recover current projected schedule impacts due to unforeseen/changed conditions.

Previous Pre-GMP Amendment #2 had included a \$150K allowance for utility company backcharges. As of January, Skanska has paid Eversource and National Grid a total of \$152,696.32 for at least (9) Work Orders to date. However, we anticipate a few more new Work Orders in future, including costs to relocate temporary cantilevered power lines and guy wires back to their original locations. We recommend increasing the allowance by another \$100K to cover future utility company backcharges and Skanska has reflected that in this Amendment #14.

This Pre-GMP releases the following Subcontractors:

CYPRESS		Savin	gs/(Over budget)
None		\$	None
STEM			
RTA-46B - Specialties		\$	24,747
RTA-47B - Signage		\$	8,791
***************************************	TOTAL net Saving	\$	33,538

Bid coverage was very good (at least five bidders for each), and a relatively close spread. Because of that, we believe that the bids being advised as being accepted are low and responsive.

<u>Prime Change Order #003</u> - This Pre-GMP #14 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. Prime Contract Change Order 003 totals \$64,993.00. An itemized summary follows:

- AR #200.003: Cypress Owner Allowance BP #05A SOE Obstruction Allowance (reallocate Pre-GMP #2 Allowance to a new Overtime Allowance; no additional cost)
- AR #200.004: Cypress Owner Allowance BP #05A -Elimination of Tie Backs Under MBTA Tracks (reallocate Pre-GMP #2 Allowance to a new Overtime Allowance; no additional cost)
- AR #310.018: Enabling Field Bulletin 008 & 008.1 Counter in Cafeteria: revise horizontal pipe chase due to revised pipe routing (Misc. Scope Change)
- AR #310.021: Enabling RFI #123: Thermostat some non-functioning, others exist but not shown (Error & Omission)
- AR #310.022: Enabling RFI #115: Exterior Lighting Not Working (unforeseen conditions)
- AR #310.023: Enabling Field Bulletin 021 no added cost as those were separately captured in AR #310.021 and #310.022
- AR #310.024: Enabling RFI #74 selective demo to assist with Structural review of existing unforeseen conditions at Roberts Wing demo limit. (unforeseen conditions).
- AR #310.025: Enabling Overtime Expedite/Accelerate Week 7/13 (CM contingency expenditure)
- AR #310.026: Enabling Field Bulletin 009 RTU Curb Relocation (Unforeseen condition)
- AR #310.033: Enabling Griffin OT Contingency / Acceleration (CM contingency expenditure)
- AR #310.034: Enabling Overtime Expedite/Accelerate Week 8/3/19 (CM contingency expenditure)
- AR #310.036: Enabling Field Bulletin 013 Relocate Existing vent at H&V (Misc Scope Change)
- AR #310.037: Enabling Existing heavy Safe Relocation in way of enabling work (Owner request)
- AR #310.039: Enabling RFI #077: Lintel Sizing Crawl Space (Misc Scope Change; Credit)
- AR #310.042: Enabling ToB Request Investigate Clock & Fire alarm issue (Owner Directed)
- AR #310.043: Enabling RFI #093: Tel/Data Aerial Connection (Misc. Scope Change; Credit because work was performed directly by ToB's own vendor)
- AR #310.045: Enabling Investigate and repair Door Controller/Operator Cut (Owner request)
- AR #310.047: Enabling Field Bulletin 020 Gooseneck Duct (Error & Omission)
- AR #310.048: Enabling Field Bulletin 014 Addt'l Lights at Covered Walkways (Misc. Scope Change)
- AR #400.004: MBTA Furnish Temp Line Protection 9/20/19 (unforeseen MBTA requirement)
- AR #400.005: MBTA Replenish Line Protection Provided by MBTA II (unforeseen MBTA requirement)
- AR #400.006: MBTA OCS & Enabling Field Bulletin # 003 (Allowance expenditure)

Based on the above, we recommend approval of this Pre-GMP Amendment 014 for \$515,982.00.

Very truly yours,

Andy Felix, MCPPO Project Director



Skanska USA Building

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

Web www.usa.skanska.com

Date

Reference

FEBRUARY 6, 2020

Skanska Project No. 1318014 – Exappsion & Renovation of Brookline High

School (Project A and Projejct B) - Pre-GMP Amendment No. 014

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. **014** 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 014

Date: February 6, 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. 046B. Building Specialties

Recommend to Award (RTA) No. 047B. Signage

\$100,000 increase to General Requiements for Utility Company Backcharges \$130,000 Create Owner's Overtime Allowance

Prime Contract Change Order 003

And Associated

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

See Exhibit E, Schedule of Values for all Values.

Pre-GMP Amendment 14a - Sub/Trade Contract Awards: \$450,989

Pre-GMP Amendment 14b - PCCO 003: \$64,993

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
\$ 119,398,542.00
\$ 119,875,470.00
\$ 515,982.00
\$ 120,391,452.00

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 (From name)		OWNER (Firm name)	
SIGNATURE SP. ASSOC.	SIGNATURE CANSOL CANSOL	me	SIGNATURE	
PRINTED NAME AND TITLE 2.11.20	PRINTED NAME AND TITLE	SAVE	PRINTED NAME AND TITLE	
DATE	DATE		DATE	

TO OWNER – CONSTRUCTION MANAGER AGREEMENT FOR EXPANSION OF BROOKLINE HIGH SCHOOL, (PROJECT A and PROJECT B)

Pursuant to Article 6.1.2 of the Owner – Construction Manager Agreement dated July 24, 2018 and Article VII of the General Conditions of the Contract between the Town of Brookline, Massachusetts, by and through the Board of Selectmen of Brookline (Owner) and Skanska USA Building Inc. (Construction Manager), for construction of the Expansion of Brookline High School, (Project A and Project B) (the Project), the Owner and Construction Manager establish an interim price to allow an interim phase of construction services to proceed prior to the execution of the Guaranteed Maximum Price (GMP) amendment. This Amendment shall also serve as the Notice to Proceed (NTP) for the Construction Manager to perform this initial phase of construction services.

EXHIBITS TO AMENDMENT:

Exhibit A: Document List

Exhibit B: List of Allowances & Scope Holds

Exhibit C: Assumptions, Qualifications & Clarifications

Exhibit D: Contract Time

Exhibit E: Schedule of Values

Exhibit F: Schedule of Alternate Prices Exhibit G: Schedule of Unit Prices

Exhibit H: Time Limit for Acceptance

Exhibit I: Prime Contract Change Order 003 dated February 6, 2020

This agreement is made as of the and Skanska USA Building Inc.	<u>6th</u> day of	February	by and between the Town of Brookline
SKANSKA USA BUILDING INC By:			
Date: 26 20		-	

Dan Lanneville, Senior Vice President

APPROVAL OF OWNER: TOWN OF BROOKLINE **Building Commission** Selectboard Janet Fierman, Chairman Bernard W. Greene, Chair George Cole, Member Benjamin J. Franco, Member Kenneth Kaplan, Member Nancy S. Heller, Member Heather Hamilton, Member Nathan E. Peck, Member Raul Fernandez, Member **School Committee** Helen Charlupski, Member Julie Schreiner-Oldham, Chair Suzanne Federspiel, Member Susan Wolf Ditkoff, Member Jennifer Monopoli, Member Michael Glover, Member Barbara Scotto, Member David Pearlman, Member Sharon Abramowitz, Member Confirmation of Availability of Funds:

Town Comptroller