



# 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 17R1/ CO No. 5

DATE: May 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 noted below:

- 17 R1/ CO No 5- Partial Subcontractor Awards; Full Subcontractor Awards; General Conditions; Change Order 16 items - \$ 3,509,209

The HS expansion project was awarded to the contractor Skanska (qualifications based). Refer to the Hill memo dated May 5, 2020 for further explanation of these services. The final procurement for the project is forthcoming based on negotiations with Skanska and the project team.

The Building Department will be 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

May 5, 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 #17r1

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendment #17r1 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline. Following is summary of what is included within this Amendment:

**Subcontractor Awards:** Pursuant to comments received at previous April 14<sup>th</sup> Building Commission, Skanska has re-evaluated and revised in this Amendment (2) Subcontractors that need to be released on their full scope of work and (8) Subcontractors that are only being partially released only for their initial project management, engineering, coordination and other front end costs associated with the preparation of submittals and shop drawings (balance of these (8) Subcontracts would be included and released in upcoming final executed GMP). The total amount of Subcontractor only costs in this Amendment is **\$1,252,226** per following breakdown, plus Skanska indirect costs.

**A. Release Partial Scope of Work: \$243,726**

	<u>Adjusted</u> <u>60%</u> <u>budget</u>	<u>RTA</u>	<u>Variance</u> <u>Savings/(Over</u> <u>budget)</u>	<u>Skanska Pre-</u> <u>GMP #17r1</u> <u>partial award</u>	<u>Balance of</u> <u>Award on</u> <u>Hold for</u> <u>future GMP</u>
<b><u>CYPRESS</u></b>					
RTA 36A Kitchen Equipment	\$675,300	\$752,000	\$ (76,700)	\$17,500	\$734,500
RTA 40A AV	\$372,204	\$711,298	\$ (339,094)	\$6,950	\$704,348
RTA 44A Lab Casework	\$427,224	\$372,324	\$ 54,900	\$11,000	\$361,324
RTA 27A Millwork	\$1,191,891	\$2,225,548	\$ (1,033,657)	\$151,975	\$2,073,573
<b><u>STEM</u></b>					
RTA 50B Kitchen Equipment	\$528,978	\$512,650	\$ 16,328	\$7,500	\$505,150
RTA 51B AV	\$177,093	\$235,261	\$ (58,168)	\$8,170	\$227,091
RTA 54B Lab Casework	\$1,108,582	\$989,914	\$ 118,668	\$30,000	\$959,914
RTA 55B Millwork	\$330,528	\$186,339	\$ 144,189	\$10,631	\$175,708
<b>TOTAL</b>	<b>\$4,811,800</b>	<b>\$5,985,334</b>	<b>\$ (1,173,534)</b>	<b>\$243,726</b>	<b>\$5,741,608</b>

B. Release Full Scope of Work: \$1,008,500

	<u>Adjusted 60% budget</u>	<u>RTA</u>	<u>Variance Savings/(Over budget)</u>
<b>CYPRESS</b>			
RTA-28A Fireproofing	\$341,349	\$619,500	\$ (278,151)
RTA-29A Doors/Frame/H'ware	\$195,016	\$389,000	\$ (193,984)
<b>TOTAL</b>	<b>\$536,365</b>	<b>\$1,008,500</b>	<b>\$ (472,135)</b>

**Partial increase to General Conditions:** In previous Amendments #2 & #3, approval was given for partial budget up to \$2,105,366 for GCs to cover start of construction phase Spring 2019 thru October 2019 based on average monthly burn rate taken from the 60% reconciled estimate. This Amendment requests another partial increase to their budget to allow them to bill appropriate % complete; basically avg. \$226,717.41/month x 8 months (Nov, 19 thru Jun, 20) equals **\$1,813,739**. Based on projected values for the May and June requisitions (due to project slowdown/delays), it does not appear we will exceed this value. Negotiations are still on-going and Hill fully expects the final GMP will reflect the agreed upon lump sum GCs that includes all previous partial approvals. The GMP is anticipated to be executed based on outcome of upcoming June Town Meeting.

**Prime Contract Change Order #5:**

This reflects Prime Contract Change Order #5 that formally includes sixteen (16) separate Authorization Requests (ARs) that Hill and WRA have previously reviewed, negotiated where applicable, and approved. Some are \$0 in value, some adds and (1) offsetting credits for reconciling an enabling phase Owner Allowance. The result is a net add of **\$218,483**. An itemized summary of PCCO #5 is following:

- AR #310.092: Enabling – Added cost to utilize Brokk demo equipment at Crawl Space wall that was required due to that the existing wall was discovered to be much thicker than shown on bid documents; \$38,357. (Hidden Conditions)
- AR #310.051: Enabling – Field Bulletin 002 sitework. This was not added scope, but simply work originally planned for the subsequent STEM Phase that was decided to be procured and implemented under the Enabling phase; \$127,815 (Unbought Scope from a latter project phase)
- AR #310.062: Enabling – Reconcile and credit unused Owner Allowance for early masonry mock-ups. (\$9,679) (Reconcile Owner Allowance)
- AR #300.004: STEM – Added cost of precast scope revisions from design assist sufficiently covered by Owner Allowances for this work. \$9,121. (Reconcile Owner Allowance)
- AR #200.006: CYPRESS – Zero dollar change to incorporate Bulletin #1. (Misc. Scope Change)
- AR #200.007: CYPRESS – Zero dollar change to incorporate Bulletin #2. (Misc. Scope Change)
- AR #200.008: CYPRESS – Zero dollar change to incorporate Bulletin #3. (Misc. Scope Change)
- AR #200.009: CYPRESS – Zero dollar change to incorporate Bulletin #4. (Misc. Scope Change)
- AR #200.010: CYPRESS – Zero dollar change to incorporate Bulletin #6. (Misc. Scope Change)
- AR #200.011: CYPRESS – Zero dollar change to incorporate Bulletin #7. (Misc. Scope Change)
- AR #200.012: CYPRESS – Zero dollar change to incorporate Bulletin #8. (Misc. Scope Change)
- AR #310.071: Enabling – Over excavation and structural fill/lean concrete to accommodate new footings pursuant to McPhail observance onsite due to unforeseen soil/underground conditions; \$13,537. (Hidden Conditions)
- AR #200.013: CYPRESS – Zero dollar change to incorporate Bulletin #49. (Misc. Scope Change)

- AR #400.023: MBTA – Installation and set-up of an additional site office trailer for MBTA's Resident Engineer in order to support our project; \$7,800. (Third Party Request)
- AR #310.073: Enabling – Electrical revisions associated with Field Bulletin 002. Work included increasing feeder sizes and location. \$31,532. (Misc. Scope Change)
- AR #300.006: STEM – Zero dollar change to incorporate Bulletin #64. (Misc. Scope Change)

Based on the above, we recommend approval of this Pre-GMP Amendment.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Andy Felix".

Andy Felix, MCPPO  
Project Director



WILLIAM RAWN ASSOCIATES | Architects, Inc.

10 Post Office Sq.  
Suite 1010  
Boston, MA 02109  
t. 617.423.3470  
www.rawnarch.com

Ray Masak  
Project Manager  
Town of Brookline Building Department  
Brookline Town Hall  
333 Washington Street  
Brookline, MA 02445

~~May 6, 2020~~

Revised May 7, 2020 (text in red has been updated)

Project Name: Brookline High School Expansion Project

**Re: Skanska Pre-GMP Amendment No. 017 R1**

CC: Andy Felix, Ian Parks, Andy Vo, Paul Kalous, Rob Mulligan, Mike Pugh, Peter Roche`

Dear Ray,

William Rawn Associates has reviewed RTAs submitted by Skanska for Pre-GMP Amendment No. 017 R1. Our comments are as follows:

- **RTA 050B – Bid Package 56 B Kitchen Equipment (STEM) Partial Award**
  - Qualification #17: Skanska to clarify this comment. Crabtree McGrath does not see the issue with the ST-77 equipment
- **RTA 051B – Bid Package 60B Audio & Visual Systems (STEM) Partial Award**
  - Qualification #13: The Town of Brookline to confirm the following replacement projector is acceptable: Epson Brightlink 1485i (HD Projection)  
[https://mediaserver.goepson.com/ImConvServlet/imconv/e7e3f0085a65eb8e12f4fb838f602ff4ddada75b/original?assetDescr=BrightLink\\_1485Fi\\_Product\\_Specificatio\\_n\\_Sheet.pdf](https://mediaserver.goepson.com/ImConvServlet/imconv/e7e3f0085a65eb8e12f4fb838f602ff4ddada75b/original?assetDescr=BrightLink_1485Fi_Product_Specificatio_n_Sheet.pdf). Skanska to confirm the AV subcontractor has included this in their bid.
  - Qualification #14: Skanska to provide an allowance if dedicated circuits have not been provided in the Contract Documents. If they have not covered the cost of this projector, provide an allowance.
- **RTA 055B Bid Package 36B Architectural Millwork & Casework (STEM) Partial Award**
  - Qualification #17: The shelving and carts shown on 6/A7-33 and on 3/A7-33 are “not in contract” and are included in the FFE package.
- **RTA 054B Bid Package 37B Laboratory Casework and Fume Hoods (STEM)**
  - No comment.
- **RTA 028A Bid Package 24A Fireproofing (Cypress)**
  - No comment.
- **RTA 029A Bid Package 29A Doors, Frames, Hardware (Cypress)**

- No comment.
- **RTA 036A Bid Package 42A Kitchen and Food Service Equipment (Cypress)**
  - No comment.
- **RTA 044A Bid Package 22A Lab Casework Equipment (Cypress) Partial Award**
  - Qualification #13: Mobile teacher station drawings were included in the bid documents. Please see drawings 3,4,5/A9-28-A issued in FB #9.2 (GMP Bid Documents Amendment #2). Skanska to confirm the teaching stations will be provided by the lab casework subcontractor for the stated allowance.
- **RTA 040A Bid Package 48A Audio/Visual Systems (Cypress) Partial Award**
  - Wall mount projectors: This RTA does not mention the discontinued projector cited in RTA 051B. WRA's comments on RTA 051B apply to this RTA
  - Skanska to confirm the projector lift in the Cypress Cafeteria is included in this RTA. If not, please provide an allowance. Specifications were sent to Skanska.
- **RTA 027A Bid Package 021A Millwork (Cypress)**
  - No comment.
- **Exhibit D – Contract Time**
  - Skanska to confirm "Through June 2020" is correct. Does this only apply to those RTAs that are only for shop drawings?

With the exception of the one Exhibit D comment above, the rest of our comments only pertain to "partial award" contracts. WRA recommends that the Town award RTA 017A and that the outstanding comments are resolved prior to full award of the AV and Lab casework contracts. Please contact me with any questions.

Regards,



Andy Jonic, AIA  
Senior Associate  
William Rawn Associates, Architects Inc.

**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

MAY 4, 2020

## Reference

Skanska Project No. 1318014 – Expansion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 017R1**

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. **017R1** 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, Lauren Daly (Skanska USB)  
Andy Felix, Ian Parks, Paul Kalous, Andy Vo (Hill International)  
Samuel Lasky, Andy Jonic (William Rawn Associates)



# **AIA® 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 017R1 Date: May 4, 2020
<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.)*

Adjustment to previously approved enabling coding. Move \$6,047 from fire protection cost code to plumbing code.

Project A Millwork Partial Award: \$151,975  
Recommend to Award (RTA) No. 024A. Fireproofing: \$619,500  
Recommend to Award (RTA) No. 026A. Doors, Frames, Hardware: \$389,000  
Project A Lab Casework Partial Award: \$11,000  
Project A Kitchen & Food Service Equipment Partial Award: \$17,500  
Project A Audio/Visual Systems Partial Award: 6,950

Project B Kitchen Equipment Partial Award: \$7,500  
Project B Audio/Visual Partial Award: \$8,170  
Project B Laboratory Casework / Fume Hoods Partial Award: \$30,000  
Project B Millwork Partial Award: \$10,631

Pre-GMP Amendment 17a Subcontract Awards (Partial) and General Conditions: \$3,290,726  
Pre-GMP Amendment 17b - PCCO No. 005: \$218,483

And Associated

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

Neither the Contract Sum, the pre-GMP(s) or the Contract Time (or eventually the final GMP or the Substantial and Final Completion Dates) upon which said Contract Sum is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus, other than as expressly stated herein.

The original Contract Sum was	\$ 476,928.00
The net change by previously authorized Change Orders	\$ 120,013,306.00
The Contract Sum prior to this Change Order was	\$ 120,490,234.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 3,509,209.00
The new Contract Sum including this Change Order will be	\$ 123,999,443.00

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be See Exhibit D

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User Notes: (3B9ADA4E)




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 Assoc.

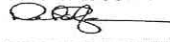
PRINTED NAME AND TITLE

May 8, 2020

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)



SIGNATURE

Daniel P. Lanneville, Senior Vice President

PRINTED NAME AND TITLE

05/07/2020

DATE

Town of Brookline

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE



Date: 4/29/2020

## Prime Contract Change Order Number 005

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 04/29/20

AR	CE	Description		Amount
310.092	310.1013	Enabling - Brokk at Crawl Space Wall	\$	38,357.00
310.051	310.1018	Enabling - Field Bulletin 002 - Misc. Submittal & RFI Conformance	\$	127,815.00
310.062	310.5002	Enabling - Owner Allowance - Masonry - Mockup Masonry Sample Boards	-\$	9,679.00
300.004	300.1007	STEM - Precast Scope Revisions During Design Assist	\$	9,121.00
200.006	200.1009	CYPRESS - Field Bulletin 001 - Landscape Demo Plan	\$	0.00
200.007	200.1010	CYPRESS - Field Bulletin 002 - Updated SMP Boundary	\$	0.00
200.008	200.1011	CYPRESS - Field Bulletin 003 - Curtainwall Updates	\$	0.00
200.009	200.1012	CYPRESS - Field Bulletin 004 - Plaza Updates	\$	0.00
200.010	200.1014	CYPRESS - Field Bulletin 006 - Misc. Concrete and Steel Revisions	\$	0.00
200.011	200.1015	CYPRESS - Field Bulletin 007 - Acoustic Deck and Beam Penetrations	\$	0.00
200.012	200.1016	CYPRESS - Field Bulletin 008 - AREMA Updates	\$	0.00
310.071	310.1113	Enabling - McPhail Over Excavation	\$	13,537.00
200.013	200.1065	CYPRESS - Field Bulletin 049 - Spec Section 260750	\$	0.00
400.023	400.1047	MBTA - MBTA Trailer Set Up	\$	7,800.00
310.073	310.1128	Enabling - Electrical Breakout of Field Bulletin 002	\$	31,532.00
300.006	300.1071	STEM - FB 064: HHW Controls and Sequence	\$	0.00
			<b>TOTAL</b>	<b>\$ 218,483.00</b>

Neither the Contract Price (or eventually the GMP) nor the Contract Time (or eventually the project schedule) upon which said Contract Price (and eventual GMP) is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus.

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