



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 18R1/ CO No. 6

DATE: June 10, 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:

- 18 R1/ CO No 6- Change Order 36 items - \$ 71,821

The HS expansion project was awarded to the contractor Skanska (qualifications based). Refer to the Hill memo dated June 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

June 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 #18r1

Dear Mr. Masak:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendment #18r1 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:

Prime Contract Change Order #6:

This reflects Prime Contract Change Order #6 that formally includes 36 separate Authorization Requests (ARs) that Hill and WRA have previously reviewed, negotiated where applicable and approved. 21 of the AR's are \$0 in value, 13 are added costs, one (1) is a credit due to a change in scope and one (1) offsetting credits for reconciling an enabling phase Owner Allowance. The result is a net add of **\$71,821**.

Of the 36 AR's below:

- 17 are very minor modifications with no or very little change to project cost. Eight AR's below are the result of unforeseen conditions and account for \$64,082 of the \$71,821 total.
- Five AR's below are authorizations of the use of CM contingency or owner allowances that have no change to project cost.
- Three AR's are for Owner Changes.
- Two AR's are for design issues.
- One AR is a third party requirement (MBTA).

An itemized summary of PCCO #6 is following:

- AR #310.084: Enabling – Reconcile and credit unused Owner Allowance for excavation and backfill of existing foundations Credit (\$8,012). (Reconcile Owner Allowance)
- AR #310.029: Enabling – Zero dollar change for the response to RFI 89. (Misc. Scope Change).
- AR #310.046: Enabling – Replace temperature control wiring for cabinet unit heater; \$3,751.00 (Unforeseen Condition)
- AR #200.031: Cypress Building– Zero dollar change for Field Bulletin 08A, modification of steel brick supports; (Misc. Scope Change)
- AR #300.010: STEM Building – Zero dollar change to incorporate Bulletin #1, curtain wall pricing set. (Misc. Scope Change)

- AR #200.005: Cypress Building – Cost to survey and re-create new as-builts of the tracks after the MBTA replaced the tracks themselves in September 2019. \$4,720. (Misc. Scope Change)
- AR #200.032: Cypress Building – Zero dollar change to incorporate Bulletin #10, revisions to structural steel details. (Misc. Scope Change)
- AR #300.015: STEM Building – Zero dollar change to incorporate Bulletin #25, revision to foundation wall. (Misc. Scope Change)
- AR #300.011: STEM Building – Zero dollar change to incorporate Bulletin #27, revision to furring for hall buttons for elevator. (Misc. Scope Change)
- AR #300.017: STEM Building – Reduce the number of window shades in accordance with Bulletin #29. (\$2,537.00)(Misc. Scope Change)
- AR #310.094: Enabling – Re-route trench and hot water piping to avoid underground obstructions. \$14,914.00 (Unforeseen Condition)
- AR #300.018: STEM Building – Zero dollar change to incorporate Bulletin #42 to adjust the dimension of a stair 3(Misc. Scope Change)
- AR #300.019: STEM Building – Zero dollar change to incorporate Bulletin #45 to adjust the dimension of a stair 4 & 5 (Misc. Scope Change)
- AR #300.023: STEM Building – Structural conflict with existing tunnel adjustments per Bulletin 052: \$16,436.00 (Unforeseen Condition)
- AR #300.024: STEM Building– Zero dollar change to incorporate Bulletin #43, wall dimensional change. (Misc. Scope Change)
- AR #300.025: STEM Building– Repair existing storm water pipe at existing building per Bulletins 41 and 41R1. \$20,393.00 (Unforeseen Condition)
- AR #300.021: STEM Building– Zero dollar change to incorporate Bulletin #46, revise detail for beam pocket infill condition. (Misc. Scope Change)
- AR #200.035: Cypress Building– Zero dollar change to revise OCS insert locations per Bulletin 22. (Misc. Scope Change)
- AR #310.074: Enabling– Zero dollar to clean a trench for a pipe inspection.
- AR #300.022: STEM Building– Contingency expenditure for premium time for concrete work on Saturday January 11 and 18, 2020 when weather was suitable. \$6,610.00 contingency expenditure, \$0 dollar to contract (contingency expenditure)
- AR #300.014: STEM Building–Zero dollar change to incorporate Bulletin #5, updated Audio Visual drawings. (Misc. Scope Change)
- AR #200.026: Cypress Building–Zero dollar change to incorporate Bulletin #40R1, dimensional adjustment to shaft location. (Misc. Scope Change)
- AR #310.090: Enabling–Zero dollar change to trouble shooting ATC in existing building. \$6,170.00 CM contingency expenditure (Unforeseen Conditions)
- AR #200.027: Cypress Building–Dimensional change to shaft directed in Bulletin 040R2. \$3,181.00 (Misc. Scope Change)
- AR #200.022: Cypress Building–Zero dollar change to grout voids in concrete plank purchased in owners allowance contained in RTA.
- AR #200.023: Cypress Building–Zero dollar change to provide embeds for safety stanchions purchased in owners allowance contained in RTA.
- AR #300.026: STEM Building–Revise laboratory faucets \$3,341.00 per Bulletin 53. (Owner Change)
- AR #300.027: STEM Building–Revise details around interior aluminum frame per Bulletin #50, \$1,417.00 (Misc scope change)
- AR #300.009: STEM Building–Extend HVAC piping unistrut rack in mechanical trench. \$6,136.00 (Unforeseen Condition)

- AR #300.028: STEM Building–Modify matt foundation to accommodate sanitary line. \$2,452. (Unforeseen Condition)
- AR #200.028: Cypress Building– Plumbing modification from AHU 8 coordination per Bulletin 69.1 \$362.00 (Misc. Scope Change)
- AR #200.030: Cypress Building– Zero dollar change to revise laboratory faucets per Bulletin 75. (Owner Change)
- AR #310.095: Enabling–Zero dollar change to enclose insulation at roof top doghouse. CM contingency expenditure of \$686.00 (Misc. Scope Change)
- AR #300.029: STEM Building–Zero dollar change for device coordination per Bulletin 77.
- AR #300.030: STEM Building–Unit cost adjustment for soils classification in building footprint per RFI 245. \$4,079.00 (Unforeseen Condition)
- AR #310.096: Enabling– Purchase of flooring material for high school offices. \$1,128.00 (Owner Change)

Subcontractor Awards: No subcontractor awards are part of this amendment.

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

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) Brookline, MA 02445	CONTRACT INFORMATION: Contract For: Construction Date: July 24, 2018	CHANGE ORDER INFORMATION: Change Order Number: Pre-GMP Amendment 018R1 Date: June 3rd, 2020
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.)

Pre-GMP Amendment 18a Subcontract Awards (Partial) and General Conditions: \$0

Pre-GMP Amendment 18b - PCCO No. 006: \$71,821.

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	\$ 123,522,515.00
The Contract Sum prior to this Change Order was	\$ 123,999,443.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 71,821.00
The new Contract Sum including this Change Order will be	\$ 124,071,264.00

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)

SIGNATURE

ANDREW JONIC AIA SR. ASSOC.

PRINTED NAME AND TITLE

DATE

6.3.20

Skanska USA Building Inc.

CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

6/3/20

Town of Brookline

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

PURCHASE ORDER CHANGE FORM

INVOICE DATE; 08-Jun-20

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

Purchase Order Number

21911639

Vendor Number

55399

PAYMENT AMOUNT

\$71,821.00

BUDGET 120,391,451.00
BALANCE 101,016,335.08

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

FOR: Brookline High School Expansion

Amendment	Date	
18R	6/3/2020	Pre-GMP Amendment 18R / CO No. 6 - Misc Changes

AMOUNT
\$71,821.00

**Skanska USA Building**

101 Seaport Blvd., Suite 200

Boston, MA 02210

Phone 617-574-1400

Fax 617-574-1399

Web www.usa.skanska.com

Date

JUNE 3, 2020

Reference

Skanska Project No. 1318014 – Expansion & Renovation of Brookline High School (Project A and Project B) – **Pre-GMP Amendment No. 018R1**

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. **018R1** 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.

Rob Mulligan

Rob Mulligan
Senior Project Manager

CC: Dan Lanneville, Jim Craft, Peter K. Roche, 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

PROJECT: <i>(Name and address)</i> Expansion of Brookline High School, (Project A and Project B) Brookline, MA 02445	CONTRACT INFORMATION: Contract For: Construction Date: July 24, 2018	CHANGE ORDER INFORMATION: Change Order Number: Pre-GMP Amendment 018R1 Date: June 3rd, 2020
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.)

Pre-GMP Amendment 18a Subcontract Awards (Partial) and General Conditions: \$0
Pre-GMP Amendment 18b - PCCO No. 006: \$71,821.

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
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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)

ARCHITECT (Firm name)

SIGNATURE

ANDREW SONIC AIA SR. ASSOC.

PRINTED NAME AND TITLE

6.3.20

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)

Craft, Jim

Digitally signed by Craft, Jim
DN: CN="Craft, Jim"
Date: 2020.06.03 10:24:38-04'00'

CONTRACTOR (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

6/3/20

DATE

Town of Brookline

OWNER (Firm name)

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

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 006

This agreement is made as of the 3rd day of June by and between the Town of Brookline and Skanska USA Building Inc.

SKANSKA USA BUILDING INC.

By: Craft, Jim Digitally signed by Craft, Jim
DN: CN="Craft, Jim"
Date: 2020.06.03 10:25:11-04'00'

Date: _____

Jim Craft, Project Executive

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: 6/3/2020

Prime Contract Change Order Number 006

Brookline High School

Project # 1318014

Skanska USA Building Inc.

To Contractor:
Skanska USA Building Inc.

The Contract is hereby revised by the following items:

PCCO 6 Approved Authorization Requests 05/29/20

AR	CE	Description	Amount
310.084	310.5006	Enabling - Owner Allowance - Sitework - E&B at temp stair foundation	-\$ 8,012
310.029	310.1043	Enabling - RFI #089 Temporary Wall - Basement	\$ 0
310.046	310.1066	Enabling - RFI #114: Wiring for Old Cabinet Unit Heaters	\$ 3,751
200.031	200.1017	CYPRESS - Field Bulletin 008A - Steel Brick Support Revisions	\$ 0
300.010	300.1010	STEM - FB 001 - Curtainwall Pricing Set	\$ 0
200.005	200.1027	CYPRESS - Survey MBTA Track Replacement	\$ 4,780
200.032	200.1028	CYPRESS - Field Bulletin 010 - Structural Steel Detail Revisions	\$ 0
300.015	300.1017	STEM - FB 025 - Foundation Wall Coordination	\$ 0
300.011	300.1020	STEM - FB 027 - Elevator Furring and Hall Buttons	\$ 0
300.017	300.1022	STEM - FB 029 - Window Shade Reduction	-\$ 2,537
310.094	310.1108	Enabling - RFI #085: Direct Bury Trench - Reroute	\$ 14,914
300.018	300.1024	STEM - FB 042 - Stair 3 Dimensional Adjustment	\$ 0
300.019	300.1025	STEM - FB 045 - Stair 4 and 5 Dimensional Adjustment	\$ 0
300.023	300.1029	STEM - FB 052 - P1 and F49 Conflict with Existing Tunnel RFI 164	\$ 16,436
300.024	300.1031	STEM - FB 043 - Sloped Walk Revisions	\$ 0
300.025	300.1033	STEM - FB 041 & 041R1 - Repair Leaking Storm Line in Existing Building	\$ 20,393
300.021	300.1034	STEM - FB 046 - Beam Pocket Infill Permanent Condition	\$ 0
200.035	200.1049	CYPRESS - Field Bulletin 022 - OCS Insert Layout Revisions	\$ 0
310.074	310.1123	Enabling - Clean Exposed Trench	\$ 0
300.022	300.1038	STEM - Premium Time 01/11/2020 and 01/18/2020	\$ 0
300.014	300.1041	STEM - FB 005.5 - AV Specification and Drawings Update	\$ 0
200.026	200.1064	CYPRESS - Field Bulletin 040R1 - Shaft Dimensional Adjustment	\$ 0
310.090	310.1124	Enabling - Siemens Troubleshooting	\$ 0
200.027	200.1071	CYPRESS - Field Bulletin 040R2 - Shaft Dimensional Adjustment	\$ 3,181
200.022	200.5022	CYPRESS - Owners Allowance - BP#01 - Grouting of Precast Plank and Voided Slabs	\$ 0
200.023	200.6066	CYPRESS - EH - BP#01 - Provide Embed Plates for Safety Stanchions	\$ 0
300.026	300.1062	STEM - FB 053: Revise Lab Faucet Type	\$ 3,341
300.027	300.1063	STEM - FB 050: Details Around Interior Aluminum Frames	\$ 1,417
300.009	300.1066	STEM - RFI 222: Unistrut Rack in Mechanical Trench	\$ 6,136
300.028	300.1072	STEM - FB 068: Modify Matt Foundation for Existing Sanitary Line	\$ 2,452
200.028	200.1106	CYPRESS - Field Bulletin 069.1 - AHU 8 Revisions - Plumbing Coordination	\$ 362
200.030	200.1127	CYPRESS - Field Bulletin 075 - Physics Classroom Faucet Revisions	\$ 0
310.095	310.1136	Enabling - Observation #148 - Seal ductwork insulation at doghouse	\$ 0
300.029	300.1082	STEM - FB 077: Device Coordination	\$ 0
300.030	300.1083	STEM - RFI 245: Soil Classification around Building Footprint	\$ 4,079
310.096	310.1138	Enabling - Allegheny - Material Only for CO 003/slip #23980	\$ 1,128
			\$ 71,821

Neither the Contract Price (or eventually the GMP) nor the Contract Time (or eventually the project schedule) upon which 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