

## TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02146

## PURCHASE ORDER CHANGE FORM

INVOICE DATE: 10-Apr-24

TO:	Consigli Construction 72 Summer Rd Milford MA 01757
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Purchase Order Number

22209234

Vendor Number

28728

PAYMENT AMOUNT

\$13,150,019.00

BUDGET \$57,400.00  
BALANCE \$13,276,878.07

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C209		6B0142

FOR: John R. Pierce School

Amendment	Date	AMOUNT
6	4/4/2024	Early GMP Budget
		\$13,150,019.00

## BUILDING COMMISSION

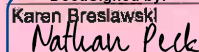
APPROVAL OF

DocuSigned by:

  
Janet E. Shuman, Chairman

  
George Cole

DocuSigned by:

  
Nathan E. Peck

Brooke Duskin

## SELECT BOARD

APPROVAL OF

Charles Carey, Town Administrator

Bernard Greene, Chairman

Michael Sandman

John VanScoyoc

Miriam Aschkenasy

Paul Warren

## SCHOOL COMMITTEE

APPROVAL OF

Deputy Superintendent For Administration and Finance

March 27, 2024

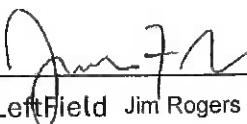
Building Commission  
333 Washington Street  
Brookline, MA 02445

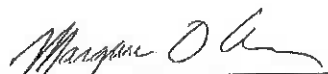
RE: Pierce Project Team Recommendation regarding release of early package for Pierce project

Dear Building Commission Members:

As previously communicated, project team members LeftField, Miller Dyer Spears (MDS), and Consigli, all fully recommend the release of the early package as soon as possible for the following reasons:

1. It saves a year off of project duration.
2. It prevents additional escalation and carry costs totaling approximately \$5.5M to \$10.6M. We do not believe that we will be able to value engineer this much cost out of the current design/scope, meaning the project could require additional funding from the Town.
3. It allows the Architect to uncover potential design issues during demolition.
4. It allows the school to begin communicating with their students, teachers, parents, and administrators about the impending move to a temporary location for the next several school years while Pierce is under construction.
5. It allows Consigli to assign staff to the project.
6. The early package GMP has come in over \$2.5M under the established DD project budget.
7. The filed sub bid(s) expire on April 6. This could require a full re-bid.

  
LeftField Jim Rogers

  
MDS Margaret O. Clark, RA LEED AP BD+C

  
Consigli

## CONSTRUCTION CONTRACT FOR CONSTRUCTION MANAGER AT RISK SERVICES AMENDMENT No. 6

**WHEREAS**, the Town of Brookline ("Owner") represented by Owner's Project Manager, LeftField, LLC, entered into a contract ("Contract") with Consigli Construction Company, Inc. (the "CM at Risk") (collectively the "Parties") for construction manager services in association with the design and construction of the John R. Pierce School Project (the "Project") on May 17, 2022; and

**WHEREAS** CM Contract Amendment No. 1 was approved on August 9, 2022; and

**WHEREAS** CM Contract Amendment No. 2 was approved on June 13, 2023; and

**WHEREAS** CM Contract Amendment No. 3 was approved on October 10, 2023; and

**WHEREAS** CM Contract Amendment No. 4 was approved on February 13, 2024; and

**WHEREAS** CM Contract Amendment No. 5 was approved on March 12, 2024; and

**WHEREAS** effective as of April 9, 2024, the Parties wish to amend the Contract;

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

- The Owner hereby authorizes this Amendment No. 6 with a total value of \$13,150,019. This Amendment is comprised of Pre-GMP #1 which includes Abatement and Demolition, Cut, Cap and Make-Safe of Plumbing, Mechanical and Electrical and Sitework and is based on Bid Package No. 1, dated January 24, 2024 and Addenda 1 and 2, dated March 4 and March 5, 2024, respectively. The Contract Price in accordance with Articles 6 and 7 of the Owner-Construction Manager Agreement shall be amended as follows:

<u>Fee for Basic Services</u>	<u>Original Contract</u>	<u>Previous Amendments</u>	<u>Amount of This Amendment</u>	<u>After This Amendment</u>
SD Preconstruction Services	\$ 57,400.00	\$ 4,288.00	\$ 0.00	\$ 61,688.00
Preconstruction Services		\$ 341,991.25	\$ 0.00	\$ 341,991.25
Pre-GMP #1		\$ 0.00	\$ 13,150,019.00	\$13,150,019.00
<b>Total Fee</b>	<b>\$ 57,400.00</b>	<b>\$ 346,279.25</b>	<b>\$ 13,150,019.00</b>	<b>\$ 13,553,698.25</b>

- The Project Schedule shall be as follows:

Original Schedule for Substantial Completion:

July 21, 2027

Amended Schedule for Substantial Completion:

October 29, 2027

- The Construction Budget shall be as follows:

Original Budget:

\$168,022,660

John R. Pierce School Project

Amended Budget:

\$ No Change

This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties have caused this amendment to be executed by their respective authorized officers.

**OWNER:****TOWN OF BROOKLINE**

By executing this Agreement, the undersigned authorized signatory of Owner, who incurs no personal liability by reason of the execution hereof or anything herein contained, hereby certifies under penalties of perjury that this Contract is executed in accordance with a prior approval of the Town of Brookline.

**By:** See Attached Signature Page for Town **Date:** April 9, 2024

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**CM at RISK:****CONSIGLI CONSTRUCTION COMPANY, INC.**

DocuSigned by:

**JODY STARUK**

**By:** EB8732ABE51543C **Date:** 4/4/2024

Name: JODY STARUKTitle: Project Executive**APPROVED AS TO FORM:**

**By:** \_\_\_\_\_ **Date:** April 9, 2024

Name: \_\_\_\_\_

Title: \_\_\_\_\_

DocuSign Envelope ID: 83893AE0-B2B2-486E-BDC6-5ACA60976463

A black and white architectural rendering of a modern, multi-story school building. The building features a mix of brick and large glass windows, with a prominent corner section. In front of the building is a row of young trees and a paved area, possibly a parking lot or playground. The sky is cloudy.

# TOWN OF BROOKLINE JOHN R. PIERCE SCHOOL



## **EARLY SITE & DEMOLITION GMP**

### **TOWN OF BROOKLINE**

John R. Pierce School Project

### **SUBMITTED BY:**

Consigli Construction Co., Inc.  
Jody Staruk, LEED AP, Project Executive  
(508) 922-0822 | [jstaruk@consigli.com](mailto:jstaruk@consigli.com)

March 7, 2024



**CONSIGLI**  
*Est. 1905*

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Town of Brookline, John R. Pierce School



## **The Right Choice**

Consigli is a fourth-generation, family-led organization that offers the resources and experience of one of the strongest construction management firms in the Northeast and Mid-Atlantic with the creativity and flexibility of a start-up.

- 1. Trade Summary**
- 2. Assumptions & Qualifications**
- 3. General Conditions & General Requirements**
- 4. Leveling Sheets**
- 5. Estimate Phase 1 only**
- 6. Estimate Phase 2 only**

Town of Brookline, John R. Pierce School

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## 1 | Trade Summary



**CONSIGLI**  
*Est. 1905*

# Pierce School

## Brookline, MA

DD Estimate

3/7/2024



WBS	DESCRIPTION	Control Budget		Phase 1 Breakout from	Phase 1 GMP Draft	Variance	Remaining
		(DD Estimate w/VM)		Control Estimate			Budget
		2/1/2024		2/1/2024	3/7/2024		
		231,420 SF					
02.00	Final Cleaning	1.40	323,988	-	-	-	323,988
02.01	Demolition and Abatement	31.87	7,374,462	7,374,462	6,098,087	(1,276,375)	1,276,375
03.01	Concrete	41.76	9,664,816	-	-	-	9,664,816
03.04	Gypsum Cement Underlayment	1.63	378,000			-	378,000
04.01	Masonry (TS)	17.11	3,959,976			-	3,959,976
05.01	Structural Steel	34.81	8,056,508			-	8,056,508
05.03	Misc Metal (TS)	13.44	3,110,312			-	3,110,312
06.01	Rough Carpentry	4.20	972,910			-	972,910
06.02	Finish Carpentry	7.95	1,839,433			-	1,839,433
06.03	Historic Salvage & Reuse	0.13	30,784			-	30,784
07.01	Waterproofing & Caulking (TS)	9.36	2,165,930			-	2,165,930
07.02	Roofing (TS)	9.38	2,171,684			-	2,171,684
07.06	Exterior Wall Panels	12.50	2,893,714			-	2,893,714
07.07	Slate Siding	2.07	478,933			-	478,933
07.09	Fireproofing	2.88	665,603			-	665,603
08.01	Curtain-Walls (TB)	21.97	5,083,433			-	5,083,433
08.02	Glass & Glazing (TS)	4.60	1,064,825			-	1,064,825
08.04	Doors and Hardware	4.92	1,138,880			-	1,138,880
08.07	Overhead Doors	0.10	23,296			-	23,296
09.01	Drywall & Carpentry	34.40	7,959,824			-	7,959,824
09.02	Tile (TS)	3.26	754,430			-	754,430
09.03	Acoustical Tile (TS)	5.11	1,183,463			-	1,183,463
09.05	Resilient Flooring (TS)	4.46	1,032,209			-	1,032,209
09.06	Terrazzo (TS)	3.72	859,871			-	859,871
09.07	Painting (TS)	3.79	877,480			-	877,480
09.60	Polished Concrete	0.20	45,398			-	45,398
09.64	Wood Flooring	1.05	241,947			-	241,947
09.65	Epoxy Flooring	0.81	187,487			-	187,487
09.68	Carpet & Mats	0.70	161,173			-	161,173
09.80	Acoustical Panels	2.03	469,506			-	469,506
10.02	Signage	0.89	206,225			-	206,225
10.03	Specialties	3.71	858,121			-	858,121
11.02	Food Service Equipment	3.41	790,270			-	790,270
11.03	Parking Equipment	-	-			-	-
11.04	Stage Curtain & Rigging	0.96	221,919			-	221,919
11.05	Gymnasium Equipment	1.26	290,854			-	290,854
11.06	Parking Equipment	0.43	100,000			-	100,000
11.07	Window Washing Equipment	0.60	140,000			-	140,000
12.02	Window Treatment	1.23	284,818			-	284,818
12.30	Manufactured Casework	7.88	1,822,757			-	1,822,757
14.01	Elevator (TS)	3.27	757,100			-	757,100
21-01	Fire Protection (TS)	8.07	1,868,091			-	1,868,091
22-01	Plumbing (TS)	18.82	4,355,131	22,594	22,594	-	4,332,537
23-01	HVAC (TS)	76.79	17,771,347	22,594	22,594	-	17,748,753
26-01	Electrical (TS)	62.40	14,439,896	292,140	309,495	(17,355)	14,130,401
26-02	Photovoltaic	-	-			-	-



**Pierce School**  
**Brookline, MA**

DD Estimate

3/7/2024



WBS	DESCRIPTION		Control Budget (DD Estimate w/VM) 2/1/2024 231,420 SF	Phase 1 Breakout from Control Estimate 2/1/2024	Phase 1 GMP 3/7/2024	Variance	Remaining Budget
31.22	Sitework		54.41 12,591,513	2,551,610	2,543,250	(8,360)	10,048,263
32.02	Site Concrete		4.82 1,115,608			-	1,115,608
32.03	Landscaping & Site Improvements		13.72 3,175,267			-	3,175,267
33.04	Geothermal Wells		14.99 3,468,800			-	3,468,800
<b>SUBTOTAL 0</b>			<b>559 129,427,992</b>	<b>10,263,400</b>	<b>8,996,020</b>	<b>(1,267,380)</b>	<b>120,431,972</b>
	Design/Estimate Contingency		27.96 6,471,400	615,804	-	(615,804)	6,471,400
	Escalation		19.57 4,529,980	410,536	-	(410,536)	4,529,980
<b>SUBTOTAL 1 (TRADE COSTS)</b>			<b>607 140,429,372</b>	<b>11,289,740</b>	<b>8,996,020</b>	<b>(2,293,720)</b>	<b>131,433,352</b>
	SDI / Subcontractor Bonds	1.40%	4.11 950,792	143,371	121,611	(21,760)	829,181
	Building Permit	0.00%	- -	-	-	-	-
<b>SUBTOTAL 2</b>			<b>611 141,380,164</b>	<b>11,433,111</b>	<b>9,117,631</b>	<b>(2,315,480)</b>	<b>132,262,533</b>
	General Conditions		45.65 10,563,556	2,879,865	2,724,207	(155,658)	7,839,349
	Winter Conditions		2.16 500,000	30,000	30,000	-	470,000
	General Requirements		18.33 4,241,405	460,328	460,328	-	3,781,077
	P&P Bond	0.67%	4.86 1,124,657	99,182	87,984	(11,198)	1,036,673
	Builder's Risk		3.15 730,000	-	-	-	730,000
	Insurance	1.20%	8.70 2,014,312	178,830	157,582	(21,248)	1,856,730
<b>SUBTOTAL 2</b>			<b>694 160,554,094</b>	<b>15,081,316</b>	<b>12,577,732</b>	<b>(2,503,584)</b>	<b>147,976,362</b>
	Construction Contingency	2.50%	18.05 4,177,147	377,033	314,443	(62,590)	3,862,704
<b>SUBTOTAL 4</b>			<b>712 164,731,241</b>	<b>15,458,349</b>	<b>12,892,176</b>	<b>(2,566,173)</b>	<b>151,839,065</b>
	CM Fee	2.00%	14.22 3,291,359	309,167	257,844	(51,323)	3,033,515
<b>TOTAL COST</b>			<b>726 168,022,600</b>	<b>15,767,516</b>	<b>13,150,010</b>	<b>(2,617,497)</b>	<b>154,872,581</b>