

**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 8

DATE: September 19, 2019

On the Calendar this week, the Building Department has submitted a request for Change Order Approval for the construction management firm Skanska to perform the following services in the amount of \$ 4,399,529:

- Project A Cypress- structural steel
- Elevator Credit

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.

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

September 17, 2019

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

Dear Ray:

Under separate cover, Skanska USA Building Inc. is submitting original copies of Pre- GMP Amendment 008 for the Expansion of Brookline High School Project for acceptance by the Town of Brookline.

The total cost of this Amendment is \$4,399,529. The cost of work within is over budget by \$689,676.00 the previous estimated costs including escalation and design contingencies. This Pre-GMP releases Project A Cypress Concrete and also includes additional credit offered by Elevator Sub above previously Accepted Deduct Alternate #5 in previous Amendment #7/RTA-8A.

Based on the above we recommend approval of this Pre-GMP Amendment 008 for \$4,399,529.

Very truly yours,

Andy Felix, MCPPO  
Project Director

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

September 9, 2019  
Project Name: Brookline High School Expansion Project  
**Re: Skanska RTA 010A**

Dear Ray,

William Rawn Associates has reviewed Skanska's September 6, 2019 RTAs for Project A (Cypress) Concrete Foundations and Flatwork. We have the following comments:

1. Item #21 in the cover letter states the RTA includes non-tapered rigid insulation over the precast planks. Item #10 on page 29 of 29 in Exhibit A excludes extruded poly-styrene board between concrete plank and the top concrete slab. Skanska should confirm that the rigid insulation is included per Item #21.

Once Skanska confirms this outstanding issue we recommend that the Town approves this RTA.

Please contact me with any questions.

Regards,



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

## Ray Masak

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**From:** Pugh, Michael <michael.pugh@skanska.com>  
**Sent:** Tuesday, September 10, 2019 2:03 PM  
**To:** Andrew Jonic; Ray Masak  
**Cc:** Felix, Andy; ianparks@hillintl.com; Kalous, Paul; Roche, Peter; Groves, Mary; Lee, Anna; Dan Bielenin; Russ Hoogasian  
**Subject:** RE: BHS - Project A Concrete Foundations and Flatwork RTA

Andy,  
Good afternoon. In response to your comment, both note 10 of the Exhibit A and note 21 in the RTA are applicable. Polystyrene is a type of rigid insulation and what is called for on the drawings between the topping slab and the precast concrete voided slabs. I can confirm we are including polystyrene extruded insulation.

Thank you,

Mike

**Michael Pugh**  
Project Manager  
Skanska USA Building Inc.

101 Seaport Blvd. 2nd Floor  
Boston, MA 02210, United States  
Mobile +1 617 212 6697  
Fax +1 866 593 4156

**Skanska USA**  
[usa.skanska.com](http://usa.skanska.com)  
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**From:** Andrew Jonic <AJonic@rawnarch.com>  
**Sent:** Monday, September 9, 2019 3:00 PM  
**To:** Pugh, Michael <michael.pugh@skanska.com>; Raymond Masak (rmasak@brooklinema.gov) <rmasak@brooklinema.gov>  
**Cc:** Felix, Andy <AndyFelix@hillintl.com>; ianparks@hillintl.com; Kalous, Paul <PaulKalous@hillintl.com>; Roche, Peter <Peter.Roche@skanska.com>; Groves, Mary <Mary.Groves@skanska.com>; Lee, Anna <Anna.Lee@skanska.com>; Dan Bielenin <DBielenin@rawnarch.com>; rhoogasian@brooklinema.gov  
**Subject:** RE: BHS - Project A Concrete Foundations and Flatwork RTA

[External Email]

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All,

Attached is our RTA letter. We had one comment.

Andy



**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

SEPTEMBER 12, 2019

Reference

Skanska Project No. 1318014 -- Expansion & Renovation of Brookline High School (Project A and Project B) -- **Pre-GMP Amendment No. 008**

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. 008 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, Anna Lee, Mary Groves (Skanska USB)  
Andy Felix, Ian Parks, Paul Kalous (Hill International)  
Samuel Lasky (William Rawn Associates)

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 18-Sep-19

TO:	Skanska USA Building Inc 101 Seaport Boulevard, Suite 200 Boston MA 02210
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Purchase Order Number
21911639

Vendor Number
55399

BUDGET 1,679,183.00  
BALANCE 53,973,809.00

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6C0002

PAYMENT AMOUNT
\$4,399,529.00

FOR: Brookline High School Expansion

Amendment	Date	
8	9/12/2019	Pre GMP Amendment No 8 - Elevator credit; Cypress Building Concrete

AMOUNT  
\$4,399,529.00



# 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 008 Date: September 12, 2019
<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.)*

Revisions to Award (RTA) No. 8A. ELEVATORS, credit an additional \$10,000 to revise car # 2 from traction to hydraulic.

Recommend to Award (RTA) No. 010A. CONCRETE: \$ 3,997,999

Subcontractor Default Insurance: See Exhibit E for Value

Construction Contingency See Exhibit E for Value

Builder's Risk Insurance: See Exhibit E for Value

CCIP: See Exhibit E for Value

Skanska Bond: See Exhibit E for Value

Fee: See Exhibit E for Value

The original Contract Sum was	\$ 476,928.00
The net change by previously authorized Change Orders	\$ 49,097,353.00
The Contract Sum prior to this Change Order was	\$ 49,574,281.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 4,399,529.00
The new Contract Sum including this Change Order will be	\$ 53,973,810.00

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

SR ASSOC

ANDREW JONIC AIA

PRINTED NAME AND TITLE

9.18.19

DATE

Skanska USA Building Inc.

CONTRACTOR (Firm name)



SIGNATURE

David Lamber Self

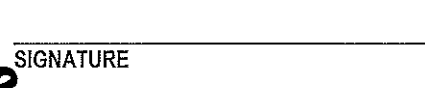
PRINTED NAME AND TITLE

9/12/19

DATE

Town of Brookline

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

This agreement is made as of the 12 day of SEP by and between the Town of Brookline and Skanska USA Building Inc.

SKANSKA USA BUILDING INC.

By:  \_\_\_\_\_

Date: 9/12/19 \_\_\_\_\_

Dan Lanneville, Senior Vice President

APPROVAL OF OWNER: TOWN OF BROOKLINE

Building Commission

*Janet P. Ferman*

Janet P. Ferman, Chairman

George Cole, Member

*George Cole*

Kenneth Kaplan, Member

*Karen Breslawski*

Karen Breslawski, Member

*Nathan E. Peck*

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