



Jim Craft  
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November 8, 2018

Mr. William Lovallo  
Chair, Belmont High School Building Committee  
Town of Belmont  
455 Concord Avenue,  
Belmont, MA 02478

Reference: Pre-GMP Amendment #1  
Belmont High School

Dear Mr. Lovallo,

Skanska is pleased to provide you with the attached Pre-GMP Amendment #1 in the amount of **Four Hundred Forty Six Thousand, Five Hundred Eighty Two Dollars and Zero Cents (\$446,582.00)** for the **Preconstruction Services (Other than Schematic Design Services)** (per attached sheets) at the new Belmont High School.

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,



Jim Craft  
Senior Project Manager

Cc: G. Hall – Town of Belmont  
C. Subramanian – Town of Belmont  
P. Bruschi – Belmont HS Building Committee  
S. Nolan – Daedalus  
T. Gatzunis - Daedalus  
D. Lanneville – Skanska

Accounting  
File

**AMENDMENT NO. 1  
TO OWNER – CONSTRUCTION MANAGER AGREEMENT  
FOR  
BELMONT HIGH SCHOOL PROJECT**

Pursuant to Article 6.3.2 of the Agreement dated July 17<sup>th</sup>, 2018 between the Town of Belmont by its School Building Committee (Owner) and Skanska USA Building Inc. (Construction Manager), for construction of the Belmont High School (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.

**Pre-GMP Amendment #1  
CONTRACT VALUE**

The Construction Manager's price for this work is **Four Hundred Forty Six Thousand, Five Hundred Eighty Two Dollars and Zero Cents (\$446,582.00)**. This price is for the work associated with the **Preconstruction Services (Other than Schematic Design Services)** all as set forth in the following pages of this Amendment and Exhibit 1 attached.

**Pre-GMP Amendment #1  
CONTRACT TIME**

The date of substantial completion for the Project is TBD.

Signatures next page

This agreement is made as of the \_\_\_\_ day of \_\_\_\_ by and between the Town of Belmont and Skanska USA Building, Inc.

**CONSTRUCTION MANAGER**

Skanska USA Building, Inc.

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

Jim Craft  
Senior Project Manager

**OWNER**

Town of Belmont  
By its School Building Committee

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

Mr. William D. Lovallo  
Chair, Belmont High School Building Committee

Approved as to Availability of Funds:

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Name: Chitra Subramanian

Title: Town Accountant

Date:

G/L Account \_\_\_\_\_



Belmont High School - Belmont MA  
Pre-GMP Amendment #1  
Article 6.7.1a - List of Design Documents  
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#### DESIGN DOCUMENTS

The work associated with **Pre-GMP 1 - Preconstruction Services (Other than Schematic Design Services)** is based on the following Design Documents included with this Amendment and attached.

- 1 Belmont HS CM at Risk Agreement\_20180607
- 2 Belmont HS Request for Proposal\_CM at Risk\_20180425 - Exhibit 1B
- 3



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**ALLOWANCES**

Allowance Description	Amount	Comments
<b>Allowances not included in Subcontracts</b>		
None	\$ -	
<b>Allowances included in Subcontracts</b>		
None	\$ -	
<b>TOTAL</b>	\$ -	



Belmont High School - Belmont MA  
Pre-GMP Amendment #1  
Article 6.7.1c Assumptions, Qualifications and Clarifications  
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**ASSUMPTIONS, QUALIFICATIONS AND CLARIFICATIONS**

The list below represents any assumptions, qualifications and clarifications made in preparation of **Pre-GMP Amendment #1** to supplement the information contained in the Project Design Documents, including a listing of any unavoidable constructability issues that may preclude the issuance of a Final Certificate of Occupancy, as described in paragraph 4.2 of the Contact Agreement.

- 1 Not Applicable
- 2
- 3
- 4
- 5
- 6



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**CONTRACT TIME**

The Substantial Completion Date is yet to be determined. The work associated within Pre-GMP Amendment is in accordance with our Preliminary Project Schedule.





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PRE-GMP AMENDMENT #1 SCHEDULE OF VALUES

DESCRIPTION	MSBA COST CODE	BASE CONTRACT	PRE-GMP AMENDMENT 1	Project Total
Schematic Design Preconstruction Services	0004-0000	\$ 103,912.00	\$ -	\$ 103,912.00
Preconstruction Services	0501-0000	\$ -	\$ 446,582.00	\$ 446,582.00
General Conditions	0502-0100	\$ -	\$ -	\$ -
Division 01 - General Requirements	0502-0100	\$ -	\$ -	\$ -
Division 02 - Existing Conditions	0502-0200	\$ -	\$ -	\$ -
Division 03 - Concrete	0502-0300	\$ -	\$ -	\$ -
Division 04 - Masonry	0502-0400	\$ -	\$ -	\$ -
Division 05 - Metals	0502-0500	\$ -	\$ -	\$ -
Division 06 - Wood, Plastics and Composite	0502-0600	\$ -	\$ -	\$ -
Division 07 - Thermal & Moisture Protection	0502-0700	\$ -	\$ -	\$ -
Division 08 - Opening	0502-0800	\$ -	\$ -	\$ -
Division 09 - Finishes	0502-0900	\$ -	\$ -	\$ -
Division 10 - Specialties	0502-1000	\$ -	\$ -	\$ -
Division 11 - Equipment	0502-1100	\$ -	\$ -	\$ -
Division 12 - Furnishings	0502-1200	\$ -	\$ -	\$ -
Division 13 - Special Construction	0502-1300	\$ -	\$ -	\$ -
Division 14 - Conveying Systems	0502-1400	\$ -	\$ -	\$ -
Division 21 - Fire Suppression	0502-2100	\$ -	\$ -	\$ -
Division 22 - Plumbing	0502-2200	\$ -	\$ -	\$ -
Division 23 - Heating Ventilation Air Conditioning	0502-2300	\$ -	\$ -	\$ -
Division 25 - Integrated Automation	0502-2500	\$ -	\$ -	\$ -
Division 26 - Electrical	0502-2600	\$ -	\$ -	\$ -
Division 27 - Communications	0502-2700	\$ -	\$ -	\$ -
Division 28 - Electronic Safety and Security	0502-2800	\$ -	\$ -	\$ -
Division 31 - Earthwork	0502-3100	\$ -	\$ -	\$ -
Division 32 - Exterior Improvements	0502-3200	\$ -	\$ -	\$ -
Division 33 - UTILITIES	0502-3300	\$ -	\$ -	\$ -
Alternates	0506-0000	\$ -	\$ -	\$ -
Fee	0502-0010	\$ -	\$ -	\$ -
Insurance	0502-0020	\$ -	\$ -	\$ -
GMP Contingency	0502-0030	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 103,912.00</b>	<b>\$ 446,582.00</b>	<b>\$ 550,494.00</b>



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ALTERNATES

ALT #	DESCRIPTION	ADD/DED.	AMOUNT	BID PKG	Accept	Reject	Hold
001	None this Amendment	N/A	\$ -	N/A			
002	None this Amendment	N/A	\$ -	N/A			
003	None this Amendment	N/A	\$ -	N/A			
004	None this Amendment	N/A	\$ -	N/A			
TOTAL ALTERNATES			\$ -				

NOTES:



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UNIT PRICES

UNIT PRICE #	BID PKG	DESCRIPTION	ASSUMED QTY	UNIT COST ADD	UNIT COST DEDUCT	AMOUNT
001	N/A	None this Amendment	-	\$ -	\$ -	\$ -
002	N/A	None this Amendment		\$ -	\$ -	\$ -
003	N/A	None this Amendment		\$ -	\$ -	\$ -
004	N/A	None this Amendment		\$ -	\$ -	\$ -

TOTAL UNIT PRICES

\$ -

NOTES:



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**TIME LIMIT FOR ACCEPTANCE**

Limit for acceptance of Pre-GMP Amendment #1 Proposal (which shall not be less than 90 days).

Submitted Date	Required Acceptance Date
November 8, 2018	February 6, 2019

Belmont High School

Skanska USA Building Inc. | Construction Manager at Risk- Pricing Proposal "Exhibit 1"

PRECONSTRUCTION SERVICES FEE SCHEDULE Estimated Duration: December, 2018 - November, 2019 (12 months)

Exhibit 1B- PRECONSTRUCTION SERVICES

Comments, Clarifications, Qualifications

Phase Cost

Multiplier

Extension

\$/Unit

Unit

Name

Description	Name	Unit	\$/Unit	Extension	Multiplier	Phase Cost	Comments, Clarifications, Qualifications
PRECONSTRUCTION SERVICES FEE SCHEDULE							
Estimated Duration: December, 2018 - November, 2019 (12 months)							
Project Executive	Dan Laineville	hourly	188.30	hrs./Month	12 months	\$0	
Preconstruction Manager	Joe Palermo	hourly	192.49	27	12	\$59,879	
Sr. Project Manager	Jim Craft	hourly	200.98	23	12	\$59,127	
Assistant Project Manager #1	Mike Morrison	hourly	89.04	53	12	\$128,024	Sr. Project Manager
Assistant Project Manager #2		hourly	89.04	34	12	\$95,883	Project Manager
Assistant Project Manager #3		hourly	203.75	hrs./Month	12 months	\$0	
Superintendent	Kris Olsen	hourly	203.75	hrs./Month	12 months	\$0	
Assistant Superintendent #1		hourly		27	12	\$64,793	
Assistant Superintendent #2		hourly		hrs./Month	12 months	\$0	
Assistant Superintendent #3		hourly		hrs./Month	12 months	\$0	
Project Engineer		hourly		hrs./Month	12 months	\$0	
MEP Manager		hourly		hrs./Month	12 months	\$0	
BIM Coordinator	Matt Ermond	hourly	110.34	15	12	\$20,303	
LEED Coordinator		hourly		hrs./Month	12 months	\$0	
Project Scheduler	Mark Pater	hourly	150.08	8	12	\$18,807	
Project Accountant	Lauren Bonta	hourly	59.01	15	12	\$10,858	
Project Purchasing Agent	Steve Haney	hourly	141.53	18	12	\$30,004	
Project Estimator	Bob Bonafront	hourly	151.78	8	12	\$18,964	
Project Assistant (Clerical)	Emilie Fettes	hourly	66.40	3	12	\$2,591	
Safety and First Aid Manager		hourly		hrs./Month	12 months	\$0	
Quality Control Manager		hourly		hrs./Month	12 months	\$0	
Regulatory Services		hourly		hrs./Month	12 months	\$0	
Compliance Officer		hourly		hrs./Month	12 months	\$0	
IT Technician		hourly		hrs./Month	12 months	\$0	
Sr. Vice President/Principal	Bryan Northrop	hourly	0.00	As Needed	12 months	\$0	Included as Needed
Preconstruction Director	Matt Impastato	hourly	0.00	As Needed	12 months	\$0	Included as Needed
MEP Estimator	Dan Brosseau	hourly	145.75	8	12	\$13,409	
General Superintendent/Ops Manager	Willis Gary	hourly	0.00	As Needed	12 months	\$0	Included as Needed
Month 1		monthly		NA	12 months	\$0	
Month 2		monthly		NA	12 months	\$0	
Month 3		monthly		NA	12 months	\$0	
Month 4		monthly		NA	12 months	\$0	
Month 5		monthly		NA	12 months	\$0	
Month 6		monthly		NA	12 months	\$0	
Month 7		monthly		NA	12 months	\$0	
Month 8		monthly		NA	12 months	\$0	
Month 9		monthly		NA	12 months	\$0	
Month 10		monthly		NA	12 months	\$0	
Month 11		monthly		NA	12 months	\$0	
Month 12		monthly		NA	12 months	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Lump sum		Lump sum		NA	Lump sum	\$0	
Total Payment for General Conditions/General Requirements Costs - Pre Construction Phase						\$446,582	