



DRAFT

Potential Change Order Request

Skanska USA Building Inc.
1318017 - Belmont Middle and High School
221 Concord Street
Belmont, MA

1318017 Belmont Middle and High School

Potential Change Order: 933 Date: 6/15/2023

To: Thomas Gatzunis, Daedalus Projects Incorporated, 1 Faneuil Hall Marketplace South, Floor 3, Boston, MA 02109
From: Mike Morrison, Skanska USA Building Inc., 101 Seaport Boulevard, Suite 200, Boston, MA 02210
Tel: Fax:

Description

CE 2260 Added Scope for Risk 3 PV Racking System

Notes

This PCO is to track additional cost related to the PV racking system scope. PV specification 263100 2.3D note that the racking system is to be completely ballasted without the use of mechanical attachments. Based on the layout shown in the contract documents and the wind classification of the project site. 1267 mechanical roof attachments are required to support the system. This proposal includes the cost to furnish, install and coordinate the additional roof attachments required but not detailed/ quantifiable in contract documents. All costs related to schedule delays have been excluded from this revision. Any/all cost related to schedule delays will be tracked and submitted in a future cost event.

Neither the adjustments to the Contract Price nor the Contract Time upon which this PCO is based contemplates any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by the Pandemic (as defined in the GMP), as such cost adjustment to the Contract Sum and GMP shall be reconciled in accordance with the Owner Pandemic Allowance. Skanska further reserves all rights to request adjustment of the Contract Time as a result of the Pandemic Standards and in connection with this PCO. Skanska will make every reasonable effort to provide the required documentation and notice in accordance with this Contract, however, Skanska may not be able to meet the contractual deadlines due to circumstances outside of Skanska's control.

Schedule Impact

Skanska reserves the right to continue to assess our construction schedule on a monthly basis and advise the Owner of any impacts at that time.

Table with 4 columns: Item No, Company, Item Description, Amt Prop. Rows include Wayne J. Griffin Electric, Inc. for PV Panels and Silktown Roofing, Inc. for Roofing & Flashing.

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 Skanska Standard With Architect Signature



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0004	Silktown Roofing, Inc.	Roofing & Flashing - Silktown Roofing 035 - Projected cost for roofer to intall additional attachment points	\$5,000.00
Level 002		2.70% CCIP Markup	\$8,384.00
Level 003		5.00% Skanska O & P Markup	\$15,946.00
Level 004		.73% P & P Bond Markup	\$2,444.00
<b>PCO #933 Total:</b>			<b>\$337,303.00</b>

**Submitted By:**

**Architect/Design Approval By:**

**Approved By:**

**Signature**

**Signature**

**Signature**

**Name** Mike Morrison

**Name** Brian Spangler

**Name** Thomas Gatzunis

**Date**

**Date**

**Date**

Skanska Cost Summary for PV Delay & Direct Costs due to Rack Changes, 7-17-23


Preliminary Design			
	SDA Contract Documents	5 Degree Tilt (Max Allowable Panels)	10 Degree Tilt 06/28/2023
<b>Griffin Costs</b>			
Panel Count	2431	\$ 2,255	2,200
Panel / Rack Cost			(61,745)
Block Count	3851	\$ 3,851	10,575
Block Cost		\$ -	\$ 23,877
Strut Material		\$ 55,439	\$ 29,881
Anchor Count		\$ 1,267	682
Anchor Material	0	\$ 48,133	\$ 25,909
Garlock		\$ 20,000	\$ 20,000
Crane		\$ 8,500	\$ 17,000
Labor		\$ 43,345	\$ 70,147
Misc., OH &P		\$ 45,112	\$ 57,248
<b>Total</b>		<b>\$ 220,529</b>	<b>\$ 182,316.86</b>
<b>Silktown (Estimate)</b>			
Labor (3 Anchors/hr) \$95/hr		\$ 40,000	\$ 20,045.00
Misc. Roof Materials		\$ 20,000	\$ 5,000.00
Mech Attachment Testing Allowance		\$ 5,000	\$ 5,000.00
<b>Total</b>		<b>\$ 65,000</b>	<b>\$ 25,045.00</b>
Allowance to Get 2431 Panels		\$ 25,000	\$ -
<b>Subtotals Subs Costs Only</b>		<b>\$ 310,529</b>	<b>\$ 207,362</b>
		<b>Reduction</b>	<b>\$ 103,167</b>
<b>Skanska (Estimate)</b>			
General Conditions			<del>\$ 102,000.00</del>
General Requirements			<del>\$ 80,000.00</del>
PT Allowance for Off Hours Loading			<b>\$40,000</b>
OH&P		\$ 26,774	<del>\$ 35,042</del>
<b>Skanska Total Costs</b>		<b>\$ 26,774</b>	<b>\$ 217,042.00</b>
<b>Total Costs</b>		<b>\$ 337,303</b>	<del><b>\$ 424,404</b></del>
		<del>Increase</del>	<del>\$ 87,101</del>
		<b>Decrease</b>	<b>\$(67,000)</b>

Original Bid  
2,431 panels  
5 Deg Tilt  
1,142.57 kWdc  
1,349,397 kWhr/yr

Current Layout  
2,207 panels  
10 Deg Tilt  
1,059.36 kWdc~ (Reduction of 83.21 kWdc = 92.7% of original 7.3% reduction)  
1,249,827 kWhr/yr

June 28, 2023

**Option A**   
Remove Low Roof B and  
Mechanical Well  
- 161 Panels  
2,046 Panels

**Option B**   
Remove panels from roof  
edge to match PW's set  
- 186 Panels  
1,860 Panels

