

MINUTES

date: 03.26.2020

meeting date: 03.26.2020– 4:00 PM **at:** WebEx

re: Brookline High School Expansion Project – BHS Advisory Building Committee

attendees: BHS Expansion Advisory Building Committee (Committee)
George Cole, Nancy Heller, Susan Wolf Ditkoff, Anthony Meyer, Nancy O'Connor, Ed Wisner, Lokia Rutherford, Daniel Bennett, Ian Roffman

Absent – Ray Masak, Matthew Oudens, Faith Dantowitz, Mel Kleckner, Jordan Watts, Nicole Gittens, Mary Ellen Normen, Andrea Parzen, Ben Lummis, Bobbie Knable,.

Community Members: Hal Mason, Andrea Huawei, David Leseochier, John Vanseoyou, Carla Benka, Matt Gillis, Arthur, Tony Guigli, Susan and Ira Vishner.

William Rawn Associates (WRA) – Andrew Jonic, Sam Lasky

Hill International, Inc. (Hill) – Andy Felix, Andy Vo, Ian Park

Skanska (SKA) – Peter Roche, Rob Mulligan,

distribution: Ray Masak, Mary Ellen Normen, Ben Lummis for distribution

attachment: Brookline High School Expansion Advisory Committee Meeting, March 26, 2020 slide show, by WRA/SKA/Hill

item: topic:

1. Approval of Meeting Minutes

- A. This meeting is to provide update on the current project. There is no vote on the meeting minutes from January 22, 2020.

2. Design, Construction, Budget and Schedule Update:

1. Hill International presented an overview of the presentation agenda.
 - a. Construction Progress Update
 - b. Background of the Brookline High School Project
 - c. Project History from 2017 to 2020
 - d. The Project Budget
2. Skanska presented the construction progress update for STEM, Cypress and OCS work at the MBTA Station.
 - a. Skanska presented progress pictures of the foundation work, progress on the demotion of Roberts Wing.
 - b. Major milestone achieved is the delivery of steel for STEM on March 25, 2020.
 - c. On-going concrete work, dampproofing and waterproofing at Cypress Building.
 - d. Completed lowering of new catenary support and wiring relocation of MBTA infrastructure to prepare for the Cypress overbuild.
 - e. Skanska presented three-month look ahead schedule for Cypress, STEM and MBTA work.
 - i. Major milestones for upcoming months for both Cypress and STEM are structural steel and precast concrete erection.

- ii. Major milestones for upcoming months for MBTA work is to complete final underground ductbank section as part of OCS/Enabling Phase and start the platform work.
 - iii. Skanska mentioned that the great weather from winter 2019 did not delay any of the foundation work in preparation for upcoming steel erection start.
- 3. However, Hill noted that updates being presented today have not yet accounted for developing impacts caused by COVID-19 health emergency and related decision by MBTA to suspend construction support of all third party projects, including our BHS project, starting March 23rd thru (at least) April 13, 2020. Skanska advised of some select notices they're formally receiving in past week or so from certain suppliers as we're just beginning to hear about some potential impacts this pandemic event is causing such as, but is not limited to:
 - a. Precast concrete manufacturer in Vermont has temporarily shut down its production per Governor's orders.
 - b. Structural steel manufacturer in Quebec are also under a state of emergency with very limited fabrication crews, which will likely impact some steel material deliveries.
- 4. The project budget history was recapped starting back at Feasibility Phase in 2017 up to the current projected costs
 - a. Feasibility Scope in 2017 project cost was \$149M.
 - b. Town Vote voted in 2018 on a project schematic budget of \$205.6M.
 - i. During Design Development phase, the hard costs were estimated to be \$133.5M with the total Value Management Cost of -\$3.2M with 47 accepted Value Engineering items.
 - ii. During 60% Construction Document Phase, the hard costs were estimated to be \$136.2M with the total Value Management Cost of -\$4.8M with 43 accepted Value Engineering items.
 - c. The current projected cost is \$237.8M. This is approximately \$32.2M over budget.
 - i. GMP hard costs under review is \$145.6M. This only includes Cypress, STEM, MBTA and Elevator modernization cost.
 - ii. Estimated hard cost for Tappan, 3rd Floor, Deferred Maintenance and Streetscape is \$22.6M and estimated hard cost for Cypress Field at \$5.8M. These have not yet been bid.
 - iii. However, the current project cost does not include cost or schedule impacts associated with COVID-19 events and temporary suspension of MBTA operational support
 - d. The five primary reasons that have escalated the project cost:
 - i. Unprecedented escalation in the construction market (prior to COVID-19 events). According to MSBA website, appears other projects are also trending much higher
 - ii. Unknown conditions. A couple of examples among several:
 - 1. Unsuitable soils North of MBTA Tracks.
 - 2. Unforeseen demolition issue at Roberts Wing.
 - iii. STEM basement level added scope to reduce risk.
 - iv. Added MBTA Plaza per community request.
 - v. Work around and for the MBTA.
- 5. Nancy Heller explained some choices to be made include increasing fund of \$32.2M per Warrant Article at May Town Meeting. The recent lower favorable bond rates may yield additional funds that may help offset some of the current projected overages; this is still being evaluated. Below are other options to be considered if funding is not approved:
 - a. Further reduction of Tappan Renovation or remove this scope of work entirely.
 - b. Further reduction of 3rd Floor Renovation or remove this scope of work entirely.
 - c. Remove Deferred Maintenance scope of work.
 - d. Pursue additional MBTA cost sharing.
 - e. Remove Cypress Field scope of work.
 - i. Nancy O'Connor explained the importance of Cypress Field Project, which was considered a stand-alone project and will be managed to stay on budget. She was adamant that the team should not cut the Cypress Field project.
 - ii. Anthony Meyer agreed with Nancy O'Connor requesting to keep the Cypress Field project for community use.

6. Nancy Heller advised the Committee that the new address for Cypress Building is officially 22 Tappan Street.

3. Next meeting:

TBD.

4. Adjourn

B. The meeting was adjourned at 5:10 PM.