

## MINUTES

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**date:** 06.4.2020

**meeting date:** 06.4.2020– 3:30 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, Ray Masak, Bobbie Knable, Mel Kleckner

Absent – Matthew Oudens, Faith Dantowitz, Jordan Watts, Nicole Gittens, Mary Ellen Normen, Andrea Parzen, Ben Lummis

Town of Brookline: Hal Mason, Matt Gillis, Tony Guigli

Community Members: Scott Englander, Deborah Rivers

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

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

Skanska (SKA) – Rob Mulligan, Jim Craft

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

**attachment:** Brookline High School Expansion Advisory Committee Meeting, June 4, 2020 slide show, by Hill

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**item:    topic: Discussion of Budget, Schedule and Town Meeting.**

### 1. Approval of Meeting Minutes

- A. This meeting is to provide update on the current project budget. There is no vote on the meeting minutes from January 22, 2020 and March 26, 2020.

### 2. Design, Construction, Budget and Schedule Update:

1. Hill International presented the current schedule update with the ongoing construction projects and two schedule scenarios regarding Warrant Article 7 request for appropriation either for Town Meeting in June and defer the request until Town Meeting in November 2020.
  - a. The targeted date to finalize the GMP for 22 Tappan (Cypress), STEM, MBTA and Elevator Modernization is July 14, 2020.
    - i. 22 Tappan (Cypress) construction is ongoing and completion date is December 2021; pending schedule updates based on approved MBTA diversions support.
    - ii. STEM construction is ongoing and completion date is June 2021
    - iii. MBTA station construction is ongoing and completion date is December 2021
    - iv. Elevator Modernization will start summers 2020 and 2021
    - v. Ongoing construction dates above will not be affected by the Town Meeting date.
  - b. Remaining sub-projects that need to have design advanced beyond 60% up to 100% completion are Tappan Gym Renovation, 3<sup>rd</sup> Floor Old Science Wing Renovation, Deferred Maintenance and Tappan Streetscape Construction.
  - c. Hill presented the pros and con of Schedule Scenario #1 with Town Vote in June 2020.
    - i. This schedule scenario will continue with the design, estimate and bidding of the remaining sub-projects after the Town Vote passed at Town Meeting in June 2020.

- ii. There is risk that the bid price may exceeded the additional amount requested at Town Meeting in June 2020. The Town may have to request more funding if the bid price is higher than the budget.
        - iii. Cost impact caused by Covid-19 will not be identified in time for Town Meeting in June 2020. The Town may have to request additional funding to cover for cost due to Covid-19.
        - iv. This scenario shows Cypress Field opens late Spring 2022 and Summer 2022 depend on seeding and 2 growth seasons.
      - d. Hill presented the pros and con of Schedule Scenario #2 with Town Vote in November 2020.
        - i. This schedule scenario allowed the design, estimate and bidding of the remaining sub-projects to be completed with the bids in hands before going to Town Meeting in November 2020.
        - ii. Bid price will be known, which reduces the risk of going back for more fund.
        - iii. Cost and schedule impacts due to Covid-19 should be better known before Town Meeting in November 2020.
        - iv. The Town will request for funding only once at Town Meeting. The fund requested would be actual bids for remaining construction areas and known cost impacts due to Covid-19.
        - v. This scenario shows Cypress Field being delayed to late Fall 2022 or Spring 2023.
2. Nancy Heller explained some choices to be made include increasing fund of \$32.2M per Warrant Article #7 at June Town Meeting or defer the request at the Special Town Meeting in November 2020 due to requests for hard bids for the balance of projects and hopefully having more costs certainty related to Covid-19 impacts. Breakdown of \$32.2M can be found on page 3 of 4 on the presentation. The recent lower favorable bond rates may yield additional funds that may help offset some of the current projected overages.
  - a. Nancy Heller confirmed that the current low bond interest rate is between 2.44% and 2.97%.  
Matt Gillis added comments that he has been noticing lower bond rates lately.
3. Nancy O'Connor explained the importance of Cypress Field Project and how much the park is being used by the community. Nancy O'Connor disagreed with the delay on scenario #2 schedule.
4. Debra and Scott Englander from the community advocated for the Cypress Field project.
5. Ian Roffman and Nancy O'Connor spoke about the importance of Tappan Gym and the fact that it needs to be renovated.
6. George Cole recommended to go to Town Meeting once for additional funding.
7. Nancy Heller requested a motion to recommend to the Select Board, School Committee, and the Building Commission to proceed with schedule scenario #2 to request for additional funding of the project at Town Meeting in November 2020. The project will only request for the funding once. George Cole seconded the motion. Nancy Heller completed the roll call for the motion.
  - a. Nancy 'O Connor voted "no" for the motion.
8. Ray explained the next steps is to complete the 90% CD and cost estimate then go out to bid. With the bids in hands, the project team will seek approval from the Building Commission and Town Meeting in November to move forward with all projects.
9. Susan Wolf Ditkoff discussed the Davis path foot bridge and the urgency to get a temp bridge to accommodate the 9<sup>th</sup> grade students.
10. With the upcoming two separate 9-day MBTA D-line diversions June 6-14 and 20- 28, 2020, Committee requested a summarized update from Hill by end of June, 2020 to confirm actual progress was made with the overbuild of 22 Tappan and any other general updates.

### 3. Next meeting:

Susan Wolf Ditkoff will send out Doodle Poll to the members of the Advisory Building Committee to set up the next meeting either 3<sup>rd</sup> of 4<sup>th</sup> week of August 2020.

### 4. Adjourn

B. The meeting was adjourned at 4:44 PM.