

---

RECORD OF THE BROOKLINE SCHOOL COMMITTEE MEETING HELD ON **THURSDAY, JULY 18, 2019** AT 6:15 PM IN THE WALSH SCHOOL COMMITTEE ROOM, 5<sup>TH</sup> FLOOR, TOWN HALL. STATUTORY NOTICE OF THIS MEETING WAS FILED WITH THE TOWN CLERK.

School Committee Members Present: Ms. Schreiner-Oldham (Chair), Ms. Federspiel (Vice Chair), Dr. Abramowitz, Ms. Ditkoff, Mr. Glover, Ms. Monopoli, Mr. Pearlman (by phone), and Ms. Scotto. School Committee Members Absent: Ms. Charlupski. Also present: Mr. Bott, Ms. Normen, Ms. Ngo-Miller, Mr. Lummis, Mr. Gillis, and Ms. Coyne.

Others Present: Interim Principal of Early Education Programs Regina Watts, Ray Schleck (Harvard Doctor of Educational Leadership Program), Associate Town Counsel John Buchheit (during the Executive Session), and Attorney Liz Valerio (during the Executive Session).

Ms. Schreiner-Oldham called the meeting to order at 6:15 PM. She announced that Mr. Pearlman will be participating remotely, by phone.

**1. ADMINISTRATIVE BUSINESS**

**a. Consent Agenda**

**ACTION 19-76**

On a motion of Ms. Federspiel and seconded by Ms. Ditkoff, the School Committee VOTED, by roll call, with 6 in favor, 0 opposed, and 2 abstentions (Dr. Abramowitz and Ms. Monopoli), to approve the items included in the Consent Agenda.

**a. Consent Agenda**

- i. Past Record: July 9, 2019 School Committee Workshop
- ii. Past Record: June 6, 2019 School Committee Meeting
- iii. Past Record: May 29, 2019 Visit to Coolidge Corner School
- iv. Past Record: May 28, 2019 Visit to Runkle School
- v. Past Record May 20, 2019 Meeting with BEEP PTO
- vi. Brookline High School Project-Construction Management at Risk Skanska Change Order, \$19,589,187 Pre GMP 4 Early Bid Package (Attachment A)

**2. PROPOSED EXECUTIVE SESSION**

By unanimous roll call vote at 6:20 PM, the School Committee entered into Executive Session, pursuant to Massachusetts General Laws chapter 30A section 21 (a) for the following purposes:

Purpose 1: To review and possibly take remedial action regarding an Open Meeting Law Complaint received on or about July 9, 2019, pursuant to the exemption to discuss complaints or charges brought against a public officer (G.L. c. 30A, s. 21(a)(1)).

Purpose 6, to consider the purchase, exchange, lease or value of real property because the chair declared that an open meeting may have a detrimental effect on the negotiating position of the public body (Newbury College, 129 Fisher Avenue, Brookline,

---

Massachusetts; Maimonides School, 2 Clark Road, Brookline, Massachusetts; and Rentals including 62 Harvard Street LLC, 62 Harvard Street, Brookline, Massachusetts; Related Beal, 24 Webster Place, Brookline, Massachusetts; Brookline Teen Center, 40 Aspinwall Avenue, Brookline, Massachusetts).

Purpose 3, to discuss strategy with respect to collective bargaining with the Brookline Educators Union, Unit A, Unit B, and Paraprofessionals because the Chair declared that an open meeting may have a detrimental effect on the bargaining or litigating position of the public body.

Purpose 2: To conduct a strategy session in preparation for negotiations with nonunion personnel, specifically the superintendent of schools.

Ms. Schreiner-Oldham announced that the meeting will reconvene in open session at the conclusion of the executive session. By unanimous roll call vote at 10:35 PM, the School Committee reconvened in public session.

### **3. PRESENTATIONS AND DISCUSSIONS OF CURRENT ISSUES**

#### **a. Discussion and Possible Vote on Leases for Classroom and/or Office Space at Various Locations**

School Committee members provided a brief update on leases for classroom and/or office space at various locations. It was noted that since the failure of the May 7, 2019 override, the School Committee and School Department have been working through a wide variety of short- and long-term options to address the historic enrollment increases, overcrowding, and substandard space in our public schools. There was a discussion about the need to balance space requirements with the impact on children and families of frequent relocations. Several Committee members remarked that in nearly all presented plans, a four-section Driscoll solution was implicated, and suggested moving forward with an immediate recommendation for a four-section Driscoll. Over the course of numerous public meetings, the Committee has been working to find building solutions that respond to and address a variety of competing factors including: prioritize pedagogy by providing the best educational environment for children, especially those with special needs; hear and be responsive to Community Feedback, specifically our parent and educator communities; and long-term considerations, including strategic and financial goals, and flexibility. Concerns were raised that the current and pending proposals were too short-term and could result in frequent relocations over too short a period of time. Ms. Schreiner-Oldham noted that conversations regarding a potential Maimonides lease continue.

### **4. NEW BUSINESS**

There was no new business to discuss.

### **5. ADJOURNMENT**

Ms. Schreiner-Oldham adjourned the meeting at 10:40 PM.

Respectfully Submitted,  
Robin E. Coyne, Executive Assistant  
Brookline School Committee



# 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 4

DATE: July 10, 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 \$ 19,589,187:

- Below grade waterproofing
- Curtainwall
- Structural steel
- Site work deep foundations

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.

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02445

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 08-Jul-19

TO:	Skanska USA Building Inc 101 Seaport Boulevard, Suite 200 Boston MA 02210
-----	---

Purchase Order Number
21911639

Vendor Number
55399

PAYMENT AMOUNT
\$19,589,187.00

BUDGET 1,679,183.00  
BALANCE 36,125,806.00

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C204		6B0135

FOR: Brookline High School Expansion

Amendment	Date	
4	7/2/2019	Pre GMP Amendment No 4 - Below grade waterproofing; curtainwall; structural steel; site work/deep foundations

AMOUNT  
\$19,589,187.00



**Skanska USA Building**

101 Seaport Blvd., Suite 200  
Boston, MA 02210  
Phone 617-574-1400  
Fax 617-574-1399  
Web www.usa.skanska.com

Date

July 2, 2019

Reference

Skanska Project No. 1318014 – ~~Expansion & Renovation of Brookline High School (Project A and Project B)~~ – **Pre-GMP Amendment No. 004**

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. 004<sup>A</sup> 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)  
Paul Kalous, Andy Felix (Hill International)  
Samuel Lasky (William Rawn Associates)

DRAFT

# AIA® 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 004 Date: July 3, 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.)*

- Recommend to Award (RTA) No. 28B. Below Grade Waterproofing: \$91,972
- Recommend to Award (RTA) No. 04A & 04B. Curtainwall Furnish and Install: \$10,025,536
- Recommend to Award (RTA) No. 21B. Structural Steel : \$3,100,000
- Recommend to Award (RTA) No. 007A. Sitework/Deep Foundations: \$4,540,542

- Subcontractor Default Insurance \$238,492
- Construction Contingency \$539,896
- Builder's Risk Insurance: \$51,902
- CCIP: \$492,591
- Skanska Bond: \$143,001
- Fee: \$365,255

The original Contract Sum was	\$	476,928.00
The net change by previously authorized Change Orders	\$	16,059,691.00
The Contract Sum prior to this Change Order was	\$	16,536,619.00
The Contract Sum will be increased by this Change Order in the amount of	\$	19,589,187.00
The new Contract Sum including this Change Order will be	\$	36,125,806.00

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)

Skanska USA Building Inc.  
CONTRACTOR (Firm name)

Town of Brookline  
OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE

Handwritten signature of the Architect: *William Rawn*

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 \_\_\_\_\_ day of \_\_\_\_\_ by and between the Town of Brookline and Skanska USA Building Inc.

**SKANSKA USA BUILDING INC.**

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

Date: \_\_\_\_\_

Bryan Northrop, Executive Vice President/General Manager