



**WARRANT ARTICLE EXPLANATIONS
FILED BY PETITIONERS FOR THE
NOVEMBER 17, 2020 SECOND SPECIAL TOWN MEETING**

ARTICLE 1

Submitted by: Select Board

This article is inserted in the Warrant for any Town Meeting when budget amendments for the current fiscal year are required. For FY2021, the warrant article is necessary to balance the budget based on higher than projected revenue, appropriate ride-share revenue, and to appropriate additional funding needed for the Water and Sewer garage floor project.

ARTICLE 2

Submitted by: Select Board

In May 2018, Brookline voters supported a debt exclusion override to fund the expansion and renovation of Brookline High School. Construction on the Brookline High School Expansion began on June 10, 2019. There are several major components to the project:

- Build a new, state of the art Science, Technology, Engineering, and Math (STEM) wing at the corner of Tappan and Greenough Streets, replacing the existing Roberts Wing
- Build a new academic building at the corner of Cypress and Tappan Streets that will primarily serve 9th grade students while being fully integrated into the core of BHS campus. This includes MBTA Station Improvements.
- Renovate the third floor of the Schluntz Gym wing turning the existing and outdated science labs into modern, full sized classrooms
- Renovate the Tappan Gym
- Rebuild Cypress Playground and Athletic Fields
- Rebuild site features along Tappan Street

This warrant article seeks Town vote to appropriate, borrow or transfer from available funds, an additional \$32M to the previously approved budget of \$205.6M in order to complete all planned components of the Brookline High School Expansion Project.

The Town is using a CM at-risk method for the 22 Tappan St., STEM and MBTA Station Improvement project areas. With this method the Town uses a two-phase selection process to contract with a construction manager that will also serve as the project's general contractor. The contract is a cost plus fixed fee contract with a guaranteed maximum price (GMP). CM at Risk provides design phase and preconstruction services and can provide early cost estimates and feedback to help in the design development process resulting in a more accurate cost model and the ability to influence outcomes by addressing issues early. It is typical with CM @ Risk (CMR) delivery approach to incrementally start a project with early bid packages, in advance of final overall building designs and complete cost estimates/Guaranteed Maximum Price (GMP), in order to meet an earlier desired completion date for the project. A risk with this approach is starting the

project, and then at a later date receiving a GMP for the overall project after majority of bid packages are procured. The Project Team had previously agreed to release early design packages for Enabling work, Demolition/Abatement, Curtainwall, Precast, Sitework, Structural Steel, Concrete, MBTA Enabling Phase, and misc. other early scopes, which were all bid and procured between January 2019 and Summer 2019. 100% final designs were completed for the new Cypress Building, STEM addition and the MBTA Station Improvements between July and August 2019 at which point the balance of bid packages could then be procured throughout Fall and early Winter 2019.

As of February 2020, the majority of bid results came in cumulatively over budget for STEM, Cypress and MBTA Station projects. The Draft GMP was received on mid-March, 2020, just before the unprecedented COVID-19 crisis further developed into stay-at-home orders and caused uncertainty throughout the world. GMP negotiations continued during the height of the pandemic. Only after gaining schedule clarity when MBTA resumed operational support in June 2020 (which MBTA previously suspended as of March 23, 2020 due to COVID-19), the FINAL GMP negotiations were completed and it was approved in July, 2020. Additionally, projected costs for Town-funded Force Accounts with the MBTA in order to fund selective shutdowns of the D-line service on certain weekend/weeknight diversions in order to complete construction activities in and around the active Station. Combined overruns from bidding to date and MBTA are estimated between \$27M-\$32M over the original 2017 budget of \$205.6M (approximately 15%).

The balance of Brookline High School Expansion sub-projects Tappan Gym Renovations, 3rd Floor Renovations (Old Science Wing), Streetscape improvements and misc. Deferred Maintenance are planned to be separately procured per M.G.L. Chapter 149 lump sum General Bids due in October, which means Town will have bids in hand prior to the Town meeting vote in November. 90% estimates for these sub-projects are currently reflected within the above projections.

The public design review process for the Cypress Playground and Athletic Fields Renovation Project was completed by the Park and Recreation Commission and Park and Open Space Division staff. Bids have been received and a construction contract is ready to be awarded and executed.

The entire project team have continuously looked for opportunities to reduce the projected overruns throughout each various design phases over the past couple of years (dual estimates performed each time), and even after bids have been received. Mitigating options and recommendations to the Town will be presented in various upcoming meetings.

ARTICLE 3

Submitted by: Select Board

Article 15 of the Annual Town Meeting was voted favorably by Town Meeting contingent on a debt exclusion vote. Under state law, a Town-wide debt exclusion override vote must occur within 90 days before or after the Town Meeting vote. Due to concerns expressed by the Town Clerk's office, the Select Board chose to include the override vote on the November 3 national election ballot. Since this vote will not be within the statutory requirement to validate the June 30 ATM vote, a new Town Meeting vote to support the appropriation is necessary.