

Town of Brookline

Brookline High School Expansion Project



EXECUTIVE SUMMARY

This Monthly Progress Report for the Town of Brookline's High School Expansion Project, submitted by **Hill International**, covers activities for the month of March 2020. Please refer to previous reports for a recap of prior events and milestones.

The COVID-19 pandemic is affecting fabrication, delivery and installation of construction work and these effects are indicated below.

Skanska submitted a draft Guaranteed Maximum Price proposal (GMP) on March 13, 2020 that is under review.

COVID-19 PANDEMIC:

The unprecedented health and human safety crisis resulting from COVID-19 Pandemic is impacting the Brookline High School project. On March 23, 2020 the "Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, And Prohibiting Gatherings of More Than 10 People, COVID-19 Order no. 13" was issued by the Office of the Governor, Commonwealth of Massachusetts. The order includes a declaration there now exists in the Commonwealth a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-9") and requiring all businesses and organizations that do not provide "COVID-19 Essential Services" to close their physical workplaces and facilities to workers, customers and the Public as of Tuesday, March 24th at noon until Tuesday, April 7th at noon with businesses encouraged to continue operations remotely.

The Governor's Order clarified the order on March 25 to define services that are deemed "Essential" and public works including schools was included. The clarification indicated protocols that are required on construction sites including taking temperatures, hand washing stations, distancing, etc. The clarification also extended the Order to May 4, 2020.

Similarly, the MBTA issued a COVID-19 Directive on March 23, 2020 suspending their operational support for the Cypress Building until April 13, 2020 including all flagging support, ROW training, and night and weekend diversions.

Skanska submitted notice on March 30, 2020 that they are impacted in schedule and cost as a result of the pandemic and the Town is preparing a response.

The Design Team and Hill International are, so far, only affected in as much as the construction work is impacted. Responses and review to submittals RFI's, GMP, potential change orders, etc. are continuing. It is expected that the pandemic will continue to effect or delay the activities of the design and management teams. As an unprecedented event, it is difficult to predict specific impacts.

PROGRESS AND MILESTONES ACHIEVED IN MARCH 2020

Town of Brookline

Brookline High School Expansion Project



The project team continued to meet with the Co-Chairs on March 6, 13, and 20, 2020 to review the progress of the construction, procurement and budget concerns. The team met with the Advisory Building Committee on March 26, 2020 and provided update on construction progress, schedule and the status of the current budget based on the GMP received.

Skanska submitted draft GMP for Cypress, STEM, MBTA and Elevator Modernization on March 13, 2020. The project team is currently reviewing the draft GMP and has targeted to finalize the GMP in April 2020.

SourceOne, the utility expeditor/liaison for the project continues to communicate with Eversource and National Grid regarding status of the utility work orders. SourceOne is managing the coordination for Cypress permanent and temporary power to Cypress Building work orders. Eversource completed work associated with STEM ductbank including Verizon pole work to enable structural steel installation at STEM. Team continues to chase down dates for all other works orders.

Cypress Building activities include on-going construction of foundations north and south of the MBTA Right of Way (ROW). On March 23, 2020 MBTA temporary suspended all their operational support service for the Cypress Building until April 13, 2020 due to COVID-19. This is delaying steel erection for the Cypress Building as is the material delivery stoppage.

Cypress Building procurement is ongoing with 18 Requests to Award (RTA's) pending and included in the draft GMP. Two of these RTA's are priority that are spray fireproofing and doors, frames and hardware and will likely need to be approved in advance of acceptance of a final GMP.

STEM footings and concrete foundation wall installation is on-going. Skanska completed the last of the Roberts Wing demolition in February. As noted above, Eversource completed construction of the electrical ductbank and pole work associated with duct bank to remove interference with steel erection. Structural steel is slated to begin in late March 2020 is now delayed due to transportation and delivery stoppage due to COVID 19. STEM procurement of remaining Subcontractors is nearly complete. The number of RTA's that have not been agreed is down to two, that are directed to be re-bid, and the proposed cost for these are included in the draft GMP.

KEY MBTA OBJECTIVES IN MARCH 2020:

- Constructed the new catenary wire supports (portals) and moved and re-fastened all catenary wires to them; removed existing portals for substantial completion of this OCS modification phase of work.
- On-going coordination with MBTA for approved access to perform diversion work that was halted due to COVID-19 pandemic.

Town of Brookline

Brookline High School Expansion Project



- The design team coordinated and provided responses to the State Building Inspector comments on the station; the permit is still anticipated April 2020.
- Implemented a 1-day safety stand-down on March 30, 2020 as required by the MBTA in work areas related to the License for Entry.

KEY OBJECTIVES FOR APRIL 2020

- Complete review of Skanska's GMP DRAFT and respond with comments.
- Eversource completion of power line temporary outrigging or relocation at both STEM and Cypress Buildings.
- Cypress – Completion of deep foundations and spread footings in and around MBTA's ROW. Continue trades as possible to allow for steel erection to begin as soon as pandemic precautions are lifted that are preventing delivery of materials.
- STEM – begin steel erection as soon as pandemic precautions are lifted that are preventing delivery of materials.
- OCS – complete cabling relocations onto newly installed portals; remove existing portal structures and continued work at platform.

BUDGET

The total project cost approved by the Town of Brookline is \$205.6 million. The total project budget is to pay for the construction and soft costs for the new Cypress building, Tappan renovation and addition, STEM Building addition, Third Floor renovation of the high school, several deferred maintenance items, MBTA improvements and the Cypress Field. The Cypress Field work is a separate project within the approved budget.

On-going detail project cost review with co-Chairs based on Cypress and STEM remaining procurement progress, to still determine extent of the final scope of the project associated with 3rd Floor, Tappan and Deferred Maintenance and documented in the February 2020 report. The draft GMP was submitted on March 13, 2020. Hill has compiled comments on the GMP for review with the Town and then response back to Skanska in early April. To summarize the issues identified by Hill, they include assumptions and exclusions that are contrary to the contract, the costs and items identified in general conditions and general requirements that significantly exceed the base contract and 60% estimates.

SCHEDULE

The team developed a preliminary project schedule. Skanska updated their construction schedule and included the below highlights.

- The Cypress Building construction started in July 2019. Skanska's February 10th schedule update is now showing a delayed Substantial Completion date of October 8, 2021. There are multiple

Town of Brookline Brookline High School Expansion Project



meetings on-going and discussions on how to mitigate; and there has been incremental progress made this month. However, we have requested a more detailed recovery schedule/plan with mitigating cost projections from Skanska for ToB and Hill analysis. We are nearly past the risk of unforeseen underground issues impacting foundation progress. The team submitted a proposed work plan requiring MBTA approval to allow selective daytime steel erection (currently scheduled for weekends) over the tracks after the precast overbuild is completed that the MBTA did not approve. With the work and delivery stoppages as a result of the COVID-19 pandemic, it is difficult to predict the overall impact on the schedule and delivery date of the Cypress Building.

- The STEM wing construction began on schedule on June 10, 2019 and was scheduled to be substantially complete February 12, 2021. However, Skanska's recent schedule update forecasts further delays and is now showing an April 27, 2021 completion. Skanska and project team are obviously seeking to strategically mitigate these recent impacts. Steel erection was to begin as scheduled on the February schedule update but is now postponed due to the delivery stoppage of the structural steel due to the COVID-19 pandemic.
- Tappan Gym construction was currently scheduled to take place in Summer/Fall 2020 and Summer/Fall 2021. However, the construction schedule will need to be completely revised depending on projected budget overruns and Town Vote decisions. With the current work and delivery stoppages, work on the Tappan Gymnasium is very unlikely in Summer 2020.
- 3rd Floor Renovation is currently scheduled to be completed in August 2021. *(to be determined based on projected budget overruns and Town Vote decisions)*
- Deferred Maintenance items are scheduled to be complete in the Summer of 2020 and 2021. *(to be determined based on projected budget overruns and Town Vote decisions)*. Summer 2020 deferred maintenance work, other than elevators, is very unlikely due to COVID-19 work and delivery stoppages.
- Streetscape improvements are scheduled to be constructed in Fall 2021. *(to be determined based on projected budget overruns and Town Vote decisions)*
- MBTA OCS/Enabling is completed enough in March 2020 to allow for the Cypress overbuild to begin. All MBTA support of the Brookline Hills Station project and Cypress building is on hold until at least April 13, 2020 due to the COVID-19 pandemic.

The quantity and timing of MBTA diversions remains a potential risk to only the Cypress and MBTA station improvement projects for both schedule and cost. Due to the stoppage by the MBTA of support to these projects, the number and timing of diversions is unknown.

Winter weather was favorable in March 2020. Project team will hope for continued favorable weather for April.

Hill has performed a detailed schedule analysis as part of the GMP review and will be transmitting the review with the GMP comments.

**Town of Brookline
Brookline High School Expansion Project**



Hill will continue to evaluate schedule closely between Skanska and the MBTA when the stoppages due to the pandemic are lifted. This will be to try and anticipate the most reasonable activities to limit the number of diversions and week night early access dates needed; especially ones that will need to be funded by the ToB's Force Account.

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