

## TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02146

## PURCHASE ORDER CHANGE FORM

INVOICE DATE: 11-Aug-25

TO:	Miller Dyer Spears, Inc 99 Chauncy Street Boston MA 02111
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Purchase Order Number

21201408

Vendor Number

2060

BUDGET	\$18,732,557.11
BALANCE	\$8,571,778.57

FUND	ORGANIZATION	ACTIVITY	OBJECT
	2594C209		6B0142

PAYMENT AMOUNT

\$41,800.00

FOR: John R. Pierce School

Change Order	Date	
19	7/29/2025	Additional Design Services for Unforeseen Condition

AMOUNT

~~\$41,800.00~~

\$51,837.00

## BUILDING COMMISSION

APPROVAL OF:

Approved via Team  
Janet Fierman, Chairman

George Cole

Karen Breslowski

Nathan E. Peck

Brooke Duskin

## SELECT BOARD

APPROVAL OF:

Charles Carey, Town Administrator

Bernard Graene, Chairman

Michael Sandman

John VanScoyoc

Miriam Aschkenasy

Paul Warren

## SCHOOL COMMITTEE

APPROVAL OF:

Deputy Superintendent For Administration and Finance



July 29, 2025

Ms. Lynn Stapleton  
101 Federal Street,  
Boston, MA 02110

Re: Pierce School - LSP - Limited Removal Action - Assessment and Evaluation

Dear Lynn,

As discussed with Adam Keane, MDS is submitting  
incurred by MDS in the form of additional LSP Serv  
action assessment and evaluation phase for the fou  
historic building.

See GEI proposal attached.

Exclusions:

A supplemental proposal will be prepared to include  
remediation support when that scope is more define

For the additional scope defined above, MDS propos

Fee Proposal:

GEI	\$38,000
<u>MDS markup</u>	<u>\$3,800</u>
<b>Total Additional Service</b>	<b>\$41,800</b>

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret O. Clark", written in a cursive style.

MDS ARCHITECTS  
Margaret O. Clark, AIA, LEED AP BD+C, WELL AP  
Associate Principal

Cc: A. Mackrell



Consulting July 28, 2025  
Engineers and Proposal 2403583  
Scientists

Ms. Margaret Clark  
MDS/Miller Dyer Spears, Inc.  
40 Broad Street, Suite 103  
Boston, Massachusetts 02109

Dear Ms. Clark:

**Re: Proposal for Environmental Engineering Services – Additional Service #4  
Pierce Elementary School Project  
50 School Street  
Brookline, Massachusetts 02445**

GEI Consultants, Inc. is submitting this proposal to continue providing environmental engineering services for the proposed Pierce Elementary School project at 50 School Street in Brookline, Massachusetts.

### **Background**

As part of soil pre-characterization sampling performed on March 28, 2025, polychlorinated biphenyls (PCBs) were detected in a soil sample adjacent to the historic building at a concentration constituting a 120-day reporting condition to the Massachusetts Department of Environmental Protection (MassDEP) under the Massachusetts Contingency Plan (MCP). GEI notified MDS and Leftfield of this condition on April 16, 2025, the Town of Brookline was notified on the same day. The 120-day deadline for reporting to MassDEP is August 14, 2025.

Between April and July 2025, GEI has been working with MDS, Leftfield, Consigli Construction Co., and J. Derenzo Company to develop and implement soil sampling plans to evaluate the extent of PCB contamination in soil. The assessment has been completed. The current proposal is intended to include the level of effort performed by GEI between April and mid-August 2025 during assessment and evaluation activities.

A supplemental proposal will be prepared to include MCP regulatory support and soil remediation support when that scope is more defined.

### **Scope of Work**

1. **PCB Assessment:** We have performed the following out-of-scope activities to assess PCBs in a timely and responsive manner given the aggressive construction schedule:
  - Prepared for and observed test pits on 6 days to collect soil samples for PCBs to define the extent of PCB contamination (May 1, May 28, June 16, July 1, July 2, and July 14).

- Tested 85 samples for PCBs, 30 of which were analyzed on expedited turnaround times at a premium cost to receive results sooner.
  - Tested two samples for other waste characterization parameters to facilitate soil receiving facility approval:
    - Volatile organic compounds (VOCs)
    - Semi-volatile organic compounds (SVOCs)
    - Total petroleum hydrocarbons (TPH) by method 8100M
    - MCP 14 total metals
    - Conductivity
    - Corrosivity
    - Ignitability
    - Reactivity
  - Evaluated PCB testing results, including tabulating data, preparing sketches, preparing test pit logs, and discussing internally to develop subsequent steps.
  - Participated in multiple calls with MDS, Leftfield, Consigli, and Derenzo to discuss sampling plans, sampling results, regulatory implications, construction sequencing, and other aspects of work related to the presence of PCBs in soil.
2. Ongoing Evaluation: We will continue to evaluate results and provide input to the team regarding soil remediation plans and regulatory strategy. We have assumed \$5,000 for Task 2 for forecasted support through mid-August, including preparing the Release Notification Form (RNF) to formally notify MassDEP of the PCB contamination in soil. As described above, a supplemental proposal will be prepared to include regulatory support and soil remediation support when that scope is more defined.

## **Fee**

Our fee for the above scope of work is \$38,000. Reimbursable expenses such as environmental laboratory testing, field equipment, and other incidentals (all included in the costs above) are approximately \$10,000.

Additional services will be performed on a negotiated lump sum or unit cost basis. Invoices will be submitted monthly based on the work performed for each lump sum task and the actual units completed for the other tasks at the end of the billing period.

We will notify you before we reach the budgeted cost for any task before completing the planned scope if unanticipated conditions arise.

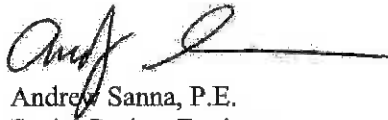
## **Terms and Conditions**

Our services will be provided in accordance with the existing contract between GEI and Miller Dyer Spears, Inc. dated May 30, 2023. If this proposal is acceptable, please return a signed copy, which will serve as our contract and notice-to-proceed.

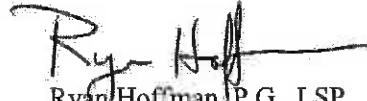
We appreciate the opportunity to submit this proposal. Please call Andy Sanna at 781-721-4020 or Ryan Hoffman at 781-424-9920 if you have any questions.

Sincerely,

GEI CONSULTANTS, INC.



Andy Sanna, P.E.  
Senior Project Engineer



Ryan Hoffman, P.G., LSP  
Vice President

RSH:

c. Adam Keane, LeftField Project Management

B:\Working\MDS ARCHITECTS\2302441 Pierce School Geothermal\02\_PMVAdditional Services\#04 Initial PCB Assessment\GEI Proposal\_Pierce School PCBs Assessment\_2025-07-28.docx

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Accepted by:

**MILLER DYER SPEARS, INC.**

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Typed/Printed Name)

\_\_\_\_\_  
(Date)

Task	Unit	Unit Price	Quantity	Original Budget	Reallocated Amount	Reallocated Budget	Blind to Date	Remaining Budget	Proposed Budget Increase	Proposed New Budget	Ratecode
<b>Geotechnical</b>											
1.1. Test Well Program	Lump Sum	\$70,500.00	NA	\$70,500.00		\$70,500.00	\$70,500.00	\$0.00		\$70,500.00	
1.2. Wall Fluid Design	Lump Sum	\$45,000.00	NA	\$45,000.00	\$5,100.00	\$45,100.00	\$45,100.00	\$0.00		\$45,100.00	
1.3. Construction Administration	Lump Sum	\$105,000.00	NA	\$105,000.00	\$6,100.00	\$107,000.00	\$2,037.50	\$85,962.50		\$87,990.00	
<b>Environmental</b>											
2.1. Phase I ESA	Lump Sum	\$15,000.00	NA	\$15,000.00		\$15,000.00	\$15,000.00	\$0.00		\$15,000.00	
2.2. Soil Pre-Characterization - Existing Building Demolition (2025) (8 samples)	Lump Sum	\$25,000.00	NA	\$25,000.00		\$25,000.00	\$25,000.00	\$0.00		\$25,000.00	
2.3. Soil Pre-Characterization - New Building Construction (2025) (24 samples)	Lump Sum	\$42,000.00	NA	\$42,000.00	\$13,250.00	\$55,250.00	\$55,250.00	\$0.00		\$55,250.00	
2.4. Soil Pre-Characterization - Geothermal Well Installation (2025) (6 samples)	Lump Sum	\$15,000.00	NA	\$15,000.00		\$15,000.00	\$15,000.00	\$0.00		\$15,000.00	
2.5. Specifications	Lump Sum	\$5,000.00	NA	\$5,000.00		\$5,000.00	\$5,000.00	\$0.00		\$5,000.00	
2.6. Design Phase Team Meetings and Consultation (32 hours)	Lump Sum	\$11,000.00	NA	\$11,000.00	(\$5,400.00)	\$7,600.00	\$8,100.00	\$1,500.00		\$7,600.00	
2.7. Community Meetings	Meeting	\$3,250.00	3	\$9,750.00	(\$2,200.00)	\$1,550.00	\$0.00	\$1,550.00		\$1,550.00	
2.8. NPDES DRGP NOT (single permit for school and park sites)	Lump Sum	\$12,000.00	NA	\$12,000.00	\$3,000.00	\$15,000.00	\$15,000.00	\$1,500.00		\$15,000.00	
2.9. Building Phase Team Meetings and Consultation (8 hours)	Lump Sum	\$2,000.00	NA	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
2.10. Submittal Reviews and RFIs (50 hours)	Lump Sum	\$10,000.00	NA	\$10,000.00	(\$2,000.00)	\$8,000.00	\$2,800.00	\$2,400.00		\$8,000.00	
2.11. Soil Disposal Coordination (8 LSR Option Letters)	Lump Sum	\$1,000.00	6	\$10,000.00		\$10,000.00	\$10,000.00	\$0.00		\$10,000.00	
2.12. Construction Phase Meetings and Consultation (40 hours)	Lump Sum	\$10,000.00	NA	\$10,000.00	(\$9,250.00)	\$750.00	\$750.00	\$0.00		\$750.00	
2.13. Soil Monitoring Mobilization/Demobilization	Lump Sum	\$8,500.00	NA	\$8,500.00	\$3,400.00	\$9,900.00	\$9,900.00	\$0.00		\$9,900.00	
2.14. Soil Monitoring and Reporting	Month	\$4,000.00	4	\$16,000.00	\$0.00	\$16,000.00	\$16,000.00	\$0.00		\$16,000.00	
2.15. UST Confirmation Soil Sampling	Lump Sum	\$2,000.00	NA	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00		\$2,000.00	
2.16. UST Closure Report	Report	\$4,500.00	1	\$4,500.00		\$4,500.00	\$4,500.00	\$0.00		\$4,500.00	
<b>Environmental Unit Costs</b>											
3.1. Construction Observation - Full Days	Full Day	\$1,275.00	10	\$12,750.00		\$12,750.00	\$12,750.00	\$5,100.00		\$12,750.00	
3.2. Construction Observation - Half Days	Half Day	\$637.50	30	\$3,825.00		\$3,825.00	\$3,825.00	\$1,500.00		\$3,825.00	
3.3. Construction Observation - PID Daily	Day	\$75.00	40	\$3,000.00		\$3,000.00	\$3,000.00	\$1,500.00		\$3,000.00	
3.4. UST Removal Observation - Full Days	Full Day	\$1,275.00	3	\$3,825.00		\$3,825.00	\$3,825.00	\$1,275.00		\$3,825.00	
3.5. UST Removal Observation - PID Rental	Day	\$75.00	3	\$225.00		\$225.00	\$225.00	\$75.00		\$225.00	
<b>Amendment 17</b>											
4.1. Soil Pre-Characterization - New Building Construction	Lump Sum	\$17,750.00	1	\$17,750.00		\$17,750.00	\$17,750.00	\$16,000		\$17,750.00	
4.2. Soil Pre-Characterization - Geothermal Well Installation	Lump Sum	\$13,000.00	1	\$13,000.00		\$13,000.00	\$13,000.00	\$0.00		\$13,000.00	
4.3. Soil Disposal Coordination	Lump Sum	\$2,000.00	7	\$14,000.00		\$14,000.00	\$14,000.00	\$15,000		\$29,000.00	
<b>Proposed Amendment</b>											
5.1. PCB Assessment and Migration (through mid-August 2025)	Lump Sum	\$34,000.00	1	\$0.00	\$0.00	\$34,000.00	\$34,000.00	\$11,280.50		\$45,280.50	Assessment and migration of PCB contaminated soils encountered south of Napier building.
<b>Total:</b>				\$533,850.00	\$0.00	\$533,850.00	\$533,850.00	\$11,280.50		\$545,130.50	

**Notes:**  
1. Build to Date is through June 27, 2025.  
2. Future services associated with PCB assessment and migration are not included in the Proposed Budget Increases described above.  
3. Reallocated Budget accounts for task budget re-allocations approved by HOS on February 20, 2025 (decreasing Task 1.3 by \$8,100 and increasing Task 1.2 by \$4,150; decreasing Task 2.6 and 2.7 by \$3,400 and \$6,200, respectively, and increasing Task 2.12 and 2.14 by \$5,400 and \$6,200, respectively); on May 27, 2025 (decreasing Task 2.8 by \$2,400, Task 2.10 by \$5,000, and Task 2.12 by \$9,250 and increasing Task 2.3 by \$13,250 and Task 2.8 by \$3,000).



August 4, 2025

Ms. Lynn Stapleton  
101 Federal Street,  
Boston, MA 02110

Re: Pierce School – Additional Services – School Street Drainage Revisions

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for additional expenses to be incurred by MDS in the form of additional civil and landscape services due to the discrepancy in field conditions versus survey and record plans of the existing brick drain in School Street.

This additional service includes the following scope of work:

- Coordination meetings with Brookline DPW, Consigli, and their subcontractors
- Concept-level routing and hydraulic calculations for proposed alternatives
- Final design and hydraulic calculations for preferred direction
- Revisions to civil drawings, including the following:
  - C2-01 and C2-02, demolition sheets
  - C3-01, utility plan for coordination between geothermal, school utilities, and updated drain line
  - C4-02, update Section 2 for school street crossing
  - C5-00, updated drainage connections
  - C5-02 and new sheet C5-02a to capture new drain line connection to Tannery Brook Sewer
  - C5-05 and C5-06, updated structure tables
  - C6-02, updated drainage profiles
  - Nominal updates to landscape drawings for drainage structure shifts

Exclusions:

This proposal does not include any additional obstructions that may be found later.

For the additional scope defined above, MDS proposes the fees below:

Fee Proposal:

Sasaki	\$9,125
MDS Markup 1.1	\$912
<b>Total Additional Service</b>	<b>\$10,037</b>

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret O. Clark". The signature is fluid and cursive, with the first name "Margaret" being more prominent and the last name "Clark" following in a similar style.

MDS ARCHITECTS  
Margaret O. Clark, AIA, LEED AP BD+C, WELL AP  
Associate Principal

Cc: A. Mackrell



## **CONTRACT FOR DESIGNER SERVICES**

### **AMENDMENT NO. 19**

**WHEREAS**, the TOWN OF BROOKLINE (“Owner”) and MILLER DYER SPEARS, INC. (the “Designer”) (collectively, the “Parties”) entered into a Contract for Designer Services for the Feasibility Study and Schematic Design Phases for the John R. Pierce Elementary School Project (Project Number 201800460040) on January 26, 2021, (“Contract”). The John R. Pierce Elementary School is located at 50 School Street, Brookline, MA 02445; and

**WHEREAS**, the scope of this work is summarized in the two attached Miller Dyer Spears (MDS) Additional Services Request Proposals, one dated July 29, 2025, for Limited Removal Action – Assessment and Evaluation from GEIS and one dated, August 4, 2025, for School Street Drainage Revisions from Sasaki.

**WHEREAS**, Contract Amendment No. 1 was approved by the Town of Brookline on August 10, 2021; and

**WHEREAS**, Contract Amendment No. 2 was approved by the Town of Brookline on September 14, 2021; and

**WHEREAS**, Contract Amendment No. 3 was approved by the Town of Brookline on January 11, 2022; and

**WHEREAS**, Contract Amendment No. 4 was approved by the Town of Brookline on June 29, 2022; and

**WHEREAS**, Contract Amendment No. 5 was approved for approval by the Town of Brookline on July 11, 2023; and

**WHEREAS**, Contract Amendment No. 6 was approved for approval by the Town of Brookline on July 11, 2023; and

**WHEREAS**, Contract Amendment No. 7 was approved by the Town of Brookline on May 14, 2024 and on June 11, 2024; and

**WHEREAS**, Contract Amendment No. 8 was approved by the Town of Brookline on June 11, 2024; and

**WHEREAS**, Contract Amendment No. 9 was approved by the Town of Brookline on June 11, 2024; and

**WHEREAS**, Contract Amendment No. 10 was approved by the Town of Brookline on June 11, 2024; and

**WHEREAS**, Contract Amendment No. 11 was approved by the Town of Brookline on September 4, 2024; and

**WHEREAS**, Contract Amendment No. 12 was approved by the Town of Brookline on October 8, 2024; and

**WHEREAS**, Contract Amendment No. 13 was approved by the Town of Brookline on November 12, 2024; and

**WHEREAS**, Contract Amendment No. 14 was approved by the Town of Brookline on February 11, 2025; and

**WHEREAS**, Contract Amendment No. 15 was approved by the Town of Brookline on April 8, 2025; and

**WHEREAS**, Contract Amendment No. 16 was approved by the Town of Brookline on May 13, 2025; and

**WHEREAS**, Contract Amendment No. 17 was approved by the Town of Brookline on June 10, 2025; and

**WHEREAS**, Contract Amendment No. 18 was approved by the Town of Brookline on July 8, 2025; and

**WHEREAS**, effective as of August 12, 2025, the parties wish to amend the contract, as amended:

**NOW, THEREFORE**, in consideration of the promises and the mutual covenants contained in this Amendment, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree as follows:

1. The Owner hereby authorizes this Contract Amendment No. 19 for the total value of **\$51,837.00**. The Miller Dyer Spears' (MDS) Contract Amendment is comprised of the two attached proposals: Limited Removal Action – Assessment and Evaluation, dated July 29, 2025, for \$38,000.00 for GEI and \$3,800.00 for MDS' Mark-up for a total of \$41,800.00; and School Street Drainage Revisions , dated August 4, 2025, for \$9,125.00 for Sasaki and \$912.00 for MDS' mark-up for a total of \$10,037.00. The Designer is herein authorized to commence the services outlined in this Amendment, pursuant to the terms and conditions set forth in the Contract, as amended.
2. For the performance of services required under the Contract, as amended, the Designer shall be compensated by the Owner in accordance with the following Fee for Basic Services:

<b>Fee for Basic Services</b>	<b>Original Contract</b>	<b>Previous Amendments</b>	<b>Amount of This Amendment</b>	<b>Total of All Amendments</b>
Feasibility Study/Schematic Design Phase	\$1,294,466	\$ 170,652.11	\$ 0	\$ 1,465,118.11
Design Development Phase	\$ 0	\$ 3,705,919	\$ 0	\$ 3,705,919
Construction Documents Phase	\$ 0	\$ 6,229,098	\$ 0	\$ 6,229,098
Bidding Phase	\$ 0	\$ 394,247	\$ 0	\$ 394,247
Construction Phase	\$ 0	\$ 5,164,912	\$ 0	\$ 5,164,912
Completion Phase	\$ 0	\$ 394,247	\$ 0	\$ 394,247
Printing (Over Min.)	\$ 0	\$ 0	\$ 0	\$ 0
A/E Reimbursable Services	\$ 0	\$ 1,270,999.75	\$ 10,037.00	\$ 1,281,036.75
HAZMAT Services	\$ 0	\$ 275,083	\$ 0	\$ 275,083
Geotechnical/Geo-Environmental	\$ 0	\$ 532,570.50	\$ 41,800.00	\$ 574,370.50
Site Survey	\$ 0	\$ 63,311.60	\$ 0	\$ 63,311.60
Traffic Studies	\$ 0	\$ 78,473	\$ 0	\$ 78,473
<b>Total Fee</b>	<b>\$1,294,466</b>	<b>\$18,279,513.96</b>	<b>\$ 51,837.00</b>	<b>\$19,625,817.96</b>

This Amendment is for Geo-environmental Services required for assessment and evaluation of PSBs found in soils south of the Historic Building and Civil and Landscape Services for School Street Drainage Revisions.

3. The Construction Budget shall be as follows:

Original Budget: \$168,022,660

Amended Budget \_\_\_\_\_

4. The Project Schedule shall be as follows:

Original Schedule: (based on 6/1/23 DD start) Substantial Completion – 7/21/27

Amended Schedule

5. This Amendment contains all of the terms and conditions agreed upon by the Parties as amendments to the original Contract, as amended. No other understandings or representations, oral or otherwise, regarding amendments to the original Contract, as amended, shall be deemed to exist or bind the Parties, and all other terms and conditions of the Contract, as amended, remain in full force and effect.

IN WITNESS WHEREOF, the Owner, with the prior approval of the Authority, and the Designer have caused this Amendment to be executed by their respective authorized officers.

**OWNER:**

TOWN OF BROOKLINE

\_\_\_\_\_ (print name)

(print title)

By: \_\_\_\_\_  
(signature)

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

**DESIGNER:**

MILLER DYER SPEARS, INC.

\_\_\_\_\_  
(print name)

(print title)

By: \_\_\_\_\_  
(signature)

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