

TOWN OF BROOKLINE

333 Washington Street, Brookline, Massachusetts 02146

PURCHASE ORDER CHANGE FORM

INVOICE DATE: 12-May-25

TO:	Miller Dyer Spears, Inc 99 Chauncy Street Boston MA 02111
-----	---

Purchase Order Number

21201408

Vendor Number

2060

PAYMENT AMOUNT

\$5,225.00

BUDGET \$18,732,557.11  
BALANCE \$8,431,292.57

FUND	ORGANIZATION	ACTIVITY	OBJECT
	40004101		524010

FOR: John R. Pierce School

Change Order	Date	
16	5/13/2025	Structural Design to fix abutters defective structural columns

AMOUNT \$5,225.00

BUILDING COMMISSION

APPROVAL OF

*Janet Fierman*  
Janet Fierman, Chairman

*George Cole*  
George Cole

*Karen Breslawski*  
Karen Breslawski

Nathan E. Peck

Brooke Duskin

SELECT BOARD

APPROVAL OF

Charles Carey, Town Administrator

Bernard Greene, Chairman

Michael Sandman

John VanScoyoc

Miriam Aschkenasy

Paul Warren

SCHOOL COMMITTEE

APPROVAL OF:

Deputy Superintendent For Administration and Finance

---

---

---

---

---

---

---

---

---

---



May 13, 2025

Mr. Lap Yan  
Project Manager  
Building Department  
333 Washington Street  
Brookline, MA 02445

Re: John R. Pierce School Project  
Designer Services Contract Amendment No. 16

Dear Mr. Yan,

LeftField has reviewed Designer Contract Amendment No. 16 presented by Miller Dyer Spears (MDS). It includes Structural Analysis of Unforeseen Conditions at the Historic Building Columns. Designer Contract Amendment No. 16 is for \$5,225.00 which includes the structural services of Sousa True & Partners (ST&P) for \$4,750.00 to investigate the columns of the historic building and to make recommendations for repair of the columns. This Amendment also includes MDS' mark-up for \$475.00. The scope of work presented in Amendment No. 16 is necessary to protect the asset of the historic Pierce School and to progress construction activities for the new Pierce School.

The scope of services is needed, and the costs are fair and reasonable. LeftField recommends that the Town of Brookline accept Designer Contract Amendment No. 16 in the total amount of \$5,225.00.

Should you have any questions regarding this recommendation of approval, please contact me.

Sincerely,  
LeftField Project Management

Lynn Stapleton, AIA, LEED AP B D + C

Attachment: MDS Designer Contract Amendment 16

Cc: Jim Rogers, LeftField, LLC  
Adam Keane, LeftField, LLC  
Andrew Deschenes, LeftField, LLC  
Margret Clark, Miller Dyer Spears, Inc.

main: 617-737-6400 fax: 617-217-2001  
101 federal street, suite 1900, boston, ma 02110

**owner project manager**  
owner representative construction audits  
cost forecasting **capital budgeting**

**CONTRACT FOR DESIGNER SERVICES**

**AMENDMENT NO. 16**

**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 attached Miller Dyer Spears (MDS) Additional Services Request Proposal for Unforeseen Conditions at Historic Building Columns, dated May 2, 2025.

**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**, effective as of May 13, 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. 16 for the total value of **\$5,225.00**. The Miller Dyer Spears’ (MDS) Amendment is comprised of the attached quote via email from ST&P, dated April 29, 2025 which is for structural analysis of unforeseen conditions at the historic building columns and recommendations. ST&P’s costs of \$4,750.00 along with MDS’ mark-up of

\$475.00 comprise the total value of \$5,225.00. 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	\$ 1,235,442.75	\$ 0	\$ 1,235,442.75
HAZMAT Services	\$ 0	\$ 206,729	\$ 0	\$ 206,729
Geotechnical/Geo-Environmental	\$ 0	\$ 532,570.50	\$ 0	\$ 532,570.50
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>\$18,175,602.95</b>	<b>\$ 5,225.00</b>	<b>\$19,475,292.95</b>

This Amendment is for MDS' Additional Services for Structural Analysis and Recommendation for Unforeseen Conditions at the Historic Building Columns.

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: \_\_\_\_\_



May 2, 2025

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

Re: Pierce School - Additional Historic Building Columns

Dear Lynn,

As discussed with Adam Keane, MDS is submitting this proposal for expenses to be incurred by MDS in the form of additional services for unforeseen existing conditions at the historic building columns near the proposed elevator.

The existing columns were found to only extend +-9 inches below the existing slab, which was significantly shallower than expected.

- Either added underpinning or replacement of the three existing brick columns would be required.
- As the lowering of the 1<sup>st</sup> floor was already removing a portion of the three columns, it was determined that replacement was the best solution. These new columns will also accommodate the proposed lower elevator pit.
- See section sketches attached.

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

Fee Proposal:	
STP	\$4,750.00
MDS markup	\$475.00
<b>Total Additional Service</b>	<b>\$5,225.00</b>

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

Sincerely,

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

Cc: A. Mackrell

## Margaret Clark

---

**From:** Jerome Yurkoski <jyurkoski@souzatrue.com>  
**Sent:** Tuesday, April 29, 2025 3:49 PM  
**To:** Margaret Clark  
**Subject:** RE: 312300-5.1\_SD\_Earthwork Site\_Underpinning at Historic Building Elevator Shaft and proposed concrete columns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Filed in TonicDM, 2101-000 Brookline Pierce School

Margaret:

We are estimating an add service fee of \$4,750.00 related to this change.

Please let us know if / when it is acceptable to proceed.  
Thanks.

**Jerome A. Yurkoski, PE, Senior Principal**  
**SOUZA, TRUE & PARTNERS, INC.**

(978) 852-6243 (cell)  
(781) 918-7790 (direct)  
(617) 926-6100, extension 101 (Main)

**Please note that Souza, True & Partners, Inc. has moved to a new location:**  
**One Cranberry Hill, Suite 301**  
**Lexington, MA 02421**



**From:** Margaret Clark <mclark@mds-bos.com>  
**Sent:** Friday, April 25, 2025 2:24 PM  
**To:** Jerome Yurkoski <jyurkoski@souzatrue.com>; Frank DeSimone <fdesimone@souzatrue.com>  
**Cc:** Kelsey Holmes <kholmes@mds-bos.com>; Rowan Greenlaw <rgreenlaw@mds-bos.com>  
**Subject:** RE: 312300-5.1\_SD\_Earthwork Site\_Underpinning at Historic Building Elevator Shaft and proposed concrete columns

Hi Jerry,

We are working on that with Consigli.

Though, Consigli recently dug test pits at the existing columns and the bottoms are only at +-47.7', so the 4'-0" pit and especially the sump pit would have undermined the brick piers anyway.

Assuming it goes forward, Consigli would like to go with concrete columns. I suggest two at the intersections of the intersections of the LVLs, if that works for you all.

Frank and I discussed possibly 16x16 at the 1 story column and 24x24 at the one that connects to the steel column above. This would adjust the still column left to that intersection.

I've taken a pass at putting that in our historic building Revit model. See sections attached. I've also marked it on the structural drawings in the bluebeam session.

What would be the value of your add service for the replacement of those columns?

Thanks,  
Margaret

**Margaret Clark**, AIA, LEED AP BD+C, WELL AP  
Associate Principal  
She/her

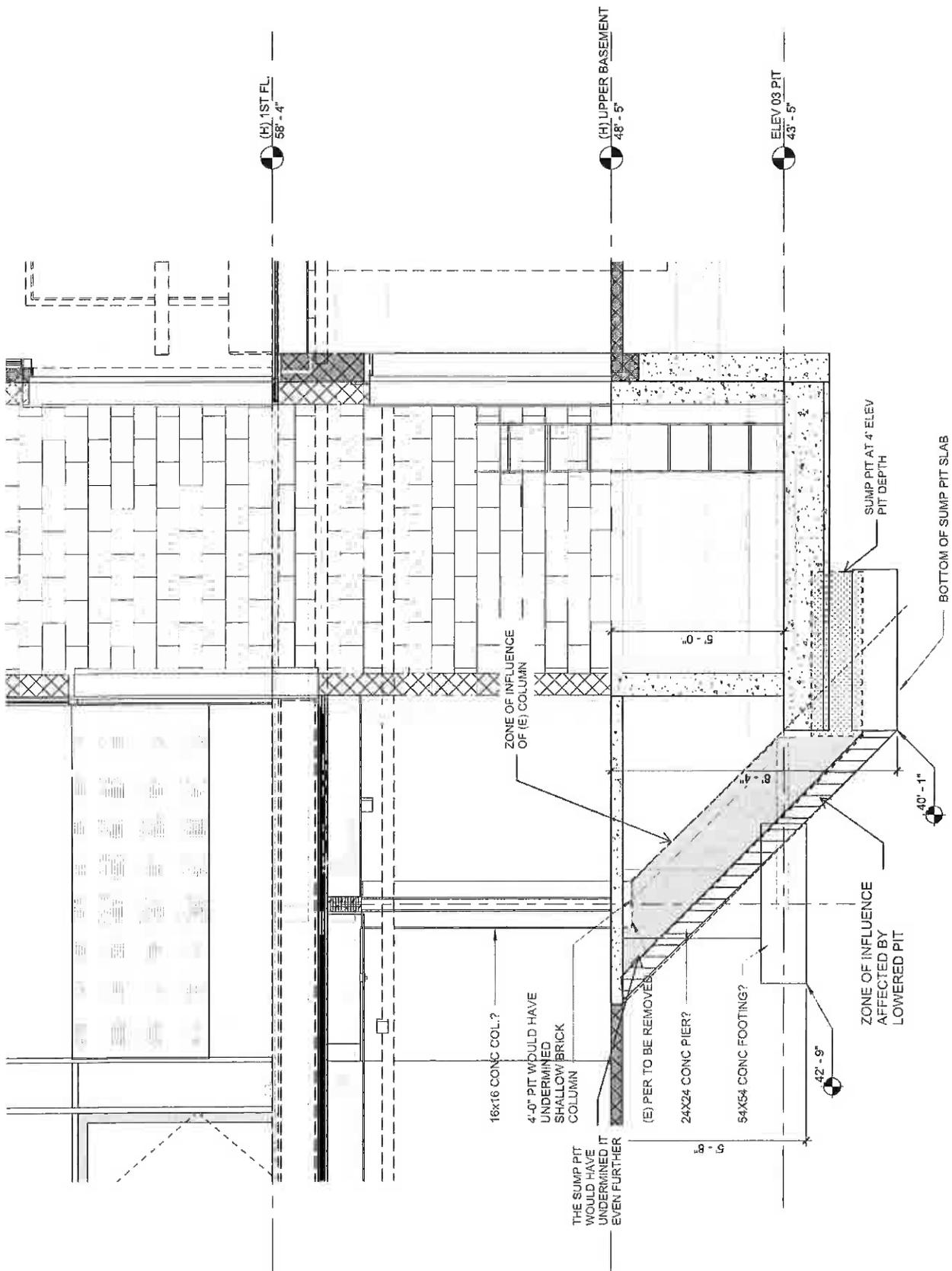
**MDS ARCHITECTS**  
617-338-5350 main  
781-820-3234 mobile

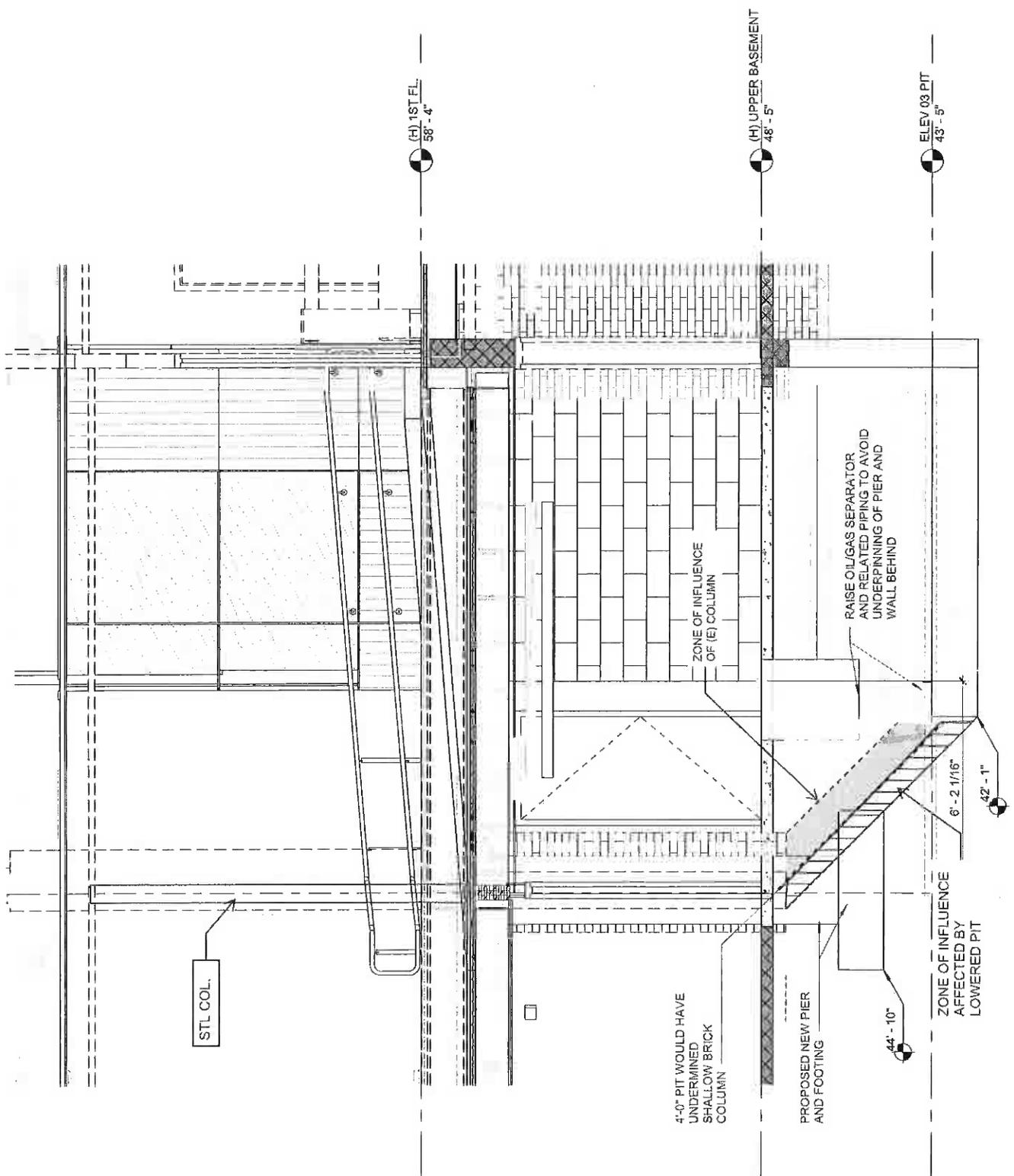
**From:** Jerome Yurkoski <[jjurkoski@souzatrue.com](mailto:jjurkoski@souzatrue.com)>  
**Sent:** Friday, April 25, 2025 1:23 PM  
**To:** Margaret Clark <[mclark@mds-bos.com](mailto:mclark@mds-bos.com)>; Frank DeSimone <[fdesimone@souzatrue.com](mailto:fdesimone@souzatrue.com)>  
**Cc:** Kelsey Holmes <[kholmes@mds-bos.com](mailto:kholmes@mds-bos.com)>; Rowan Greenlaw <[rgreenlaw@mds-bos.com](mailto:rgreenlaw@mds-bos.com)>  
**Subject:** RE: 312300-5.1\_SD\_Earthwork Site\_Underpinning at Historic Building Elevator Shaft - LGCI response

So is Consigli going to remove and rebuild the piers / footings at a lower elevation in order to not do underpinning?

**Jerome A. Yurkoski, PE, Senior Principal**  
**SOUZA, TRUE & PARTNERS, INC.**  
(978) 852-6243 (cell)  
(781) 918-7790 (direct)  
(617) 926-6100, extension 101 (Main)

**Please note that Souza, True & Partners, Inc. has moved to a new location:**





(H) 1ST FL.  
58' - 4"

(H) UPPER BASEMENT  
48' - 5"

ELEV 03 PIT  
43' - 5"

STL COL.

ZONE OF INFLUENCE  
OF (E) COLUMN

RAISE OIL/GAS SEPARATOR  
AND RELATED PIPING TO AVOID  
UNDERPINNING OF PIER AND  
WALL BEHIND

4'-0" PIT WOULD HAVE  
UNDERMINED  
SHALLOW BRICK  
COLUMN

PROPOSED NEW PIER  
AND FOOTING

ZONE OF INFLUENCE  
AFFECTED BY  
LOWERED PIT

44' - 10"

6' - 2 1/16"

42' - 1"