

Minutes of the Building Commission Meeting

Tuesday, January 11, 2022

Remote Meeting via Zoom

6:00 p.m.

In Attendance: Janet Fierman, George Cole, Karen Breslawski, Nate Peck, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Dan Bennett, Building Commissioner; Charlie Simmons, Director of Public Buildings; Andy Vo, Ian Parks, Hill International Staff; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Andrew Deschenes, Leftfield Staff; Philip Gray, Carol Harris, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Lynda Callahan, Walter Kinkaid, Gilbane Staff; Margaret Clark, Will Spears, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Scott Landgren, Parks Department; Susan Wolf-Ditkoff, Helen Charlupski, School Committee; Sam Rippen, Hal Mason, Matt Gillis, School Department; Nancy Heller.

Meeting Minutes

Motion made by G. Cole to approve the meeting minutes for December 14, 2021.

Aye: Peck, Fierman, Cole, Breslawski

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. They presented invoices and Contract amendments for approval; Budget Update; Review of CM-at-Risk Construction Delivery Method; and Schedule Review.

J. Carlson presented Leftfield's Amendment # 2 for printing the Preferred Schematic Report in the amount of \$1,084.04.

Motion made by N. Peck to approve Leftfield's Amendment # 2 for printing the Preferred Schematic Report in the amount of \$1,084.04.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson presented Miller Dyer Spears (MDM) Amendment # 3 for a traffic study analysis surrounding the Pierce School conducted by MDS' Traffic consultant Vanasse & Associates in the amount of \$90,750. Also included is the Geothermal Feasibility Study for the HVAC system in the amount of \$44,000. The total amount of the Contract Amendment is \$134,750. Discussion took place on the cost of the traffic study.

Motion made by N. Peck to approve MDS' Amendment # 3 for a traffic study analysis surrounding the Pierce School conducted by MDS' Traffic consultant Vanasse & Associates in the

amount of \$90,750 and the Geothermal Feasibility Study for the HVAC system in the amount of \$44,000 for a total amount of the Contract Amendment \$134,750.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson reviewed the invoices as follows; Invoice # 14 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of December 2021; and Invoice # (852930) for printing for PSR Submission in the amount of \$1,084.04; for a total amount of \$16,479.04.

Motion made by G. Cole to approve Invoice # 14 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of December 2021; and Invoice # (852930) for printing for PSR Submission in the amount of \$1,084.04; for a total amount of \$16,479.04.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the CM-at-Risk Construction Delivery Method Review. There are many reasons to choose the CM-at-Risk Delivery Method such as: Project Size and Cost; Complex Construction Logistics; Construction Phasing; Existing Site Conditions; Construction Schedule; and Preconstruction Services.

J. Carlson presented the recommendation for a vote of approval of a Construction Manager-at-Risk (CMR) delivery method for pre-construction and construction for the Pierce School Project.

Motion made by G. Cole to approve a Construction Manager-at-Risk (CMR) delivery method for pre-construction and construction for the Pierce School Project.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction; Schedule Analysis; Budget; and Project Approvals.

J. Rogers introduced Andy Deschenes, the new clerk of the works on the Driscoll Project. He has been on the project for several months.

L. Callahan provided the construction progress update, including progress photos from December to today, a three-week look ahead, and a description of scheduled tasks. It included a review of subcontracts and when they were awarded and/or executed. They are working on foundations. There's a lot of concrete work ongoing and soil moving around including backfill. She showed photos of different angles of the project's progress. They are tracking soil hauling.

M. Casey provided a Schedule Analysis, including graphics. There are 1404 submittals for the entire project. Of that amount, 1061 have not yet been sent to the design team; 309 are processed: 34 are under review by the design team. They are on track with a substantial completion date of August 26, 2023. Submittals are prioritized on the submittal logs, and there are weekly meetings with Gilbane, JLA and Leftfield to discuss priorities. Steel submittals are the most critical and time-sensitive, and an additional structural engineer was added full-time to the project with weekly meetings to discuss the submittals with the project team and subcontractor. The first fabricated steel is due March 21, 2022. He showed photos of a 3D model of the concrete.

J. Rogers provided a budget update. He feels good where they are from a budget perspective. They have used about \$50,000 to \$100,000 out of the contingency so far.

L. Stapleton presented Gilbane's Owners Change Order (OCO) # 7 for miscellaneous changes such as changing a wide style door and sanitary sewer in the amount of \$6,841.

Motion made by G. Cole to approve the Owner Change Order # 7 in the amount of \$6,841 for the Driscoll school Project.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for December 2021. Included are Leftfield's invoice # 24 for OPM Services for November 2021 in the amount of \$58,239; JLA invoice # 1823-00-27 in the amount of \$148,207.65; UTS's invoice # 97564 for testing and inspections in the amount of \$3,557.52; BR+A invoice # 1068508 for commissioning services for January 30, through March 26, 2021 in the amount of \$5,400 and invoice # 1072632 for commissioning services for October 20 through November 26, 2021 in the amount of \$1,750 and Gilbane's invoice # PC20 for Construction Services in the amount of \$1,989,638.72 for a total of \$2,206,792.89.

Motion made by N. Peck to approve the monthly invoices for December 2021 including Leftfield's invoice # 24 for OPM Services for November 2021 in the amount of \$58,239; JLA invoice # 1823-00-27 in the amount of \$148,207.65; UTS's invoice # 97564 for testing and inspections in the amount of \$3,557.52; BR+A invoice # 1068508 for commissioning services for January 30, through March 26, 2021 in the amount of \$5,400 and invoice # 1072632 for commissioning services for October 20 through November 26, 2021 in the amount of \$1,750 and Gilbane's invoice # PC20 for Construction Services in the amount of \$1,989,638.72 for a total of \$2,206,792.89.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

BHS Expansion Update

Staff from the Town, Hill, Skanska and WRA appeared before the Commission to discuss the BHS project.

Cypress Playground Progress Update

S. Landgren provided an update on the Cypress Playground Project. At the Greenough Plaza, handicap work needs to be complete; the light poles are in, installation of planting and engrave sign wall and they need to finish bench tops. There is still some playground installation left to be done but most of it is complete. The splash pad needs to go in. The Basketball court and sledding hill needs to be complete. The cold weather has slowed down the work of the project but expect it to be picked up again once the weather gets better.

Skanska - 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of 22 Tappan Street and the MBTA Station. He showed the site plan of overall progress of the project. The big milestone that happened was the opening of the platform. Occupancy of the building at 22 Tappan Street is expected to happen on January 26, 2022. He showed pictures of the cafeteria, kitchen, library and classrooms. A plumbing inspection occurred and went well. There will be elevator inspections and expect to get the Temporary Certificate of Occupancy. There are a few things left on the punch list such as a health inspections and a few other things that need to be done. Members of the School Department staff expressed that they are excited about the building opening and the good work done on the project.

CTA – Tappan Gym Progress Update/ Third Floor Renovations

I. Parks showed progress photos of the Tappan Street Gym. There are 64 remaining items left on the punch list. There are 238 items that are ready for inspection and 223 items that have been closed. They are making good progress on the punch list. At the third floor project, there were 452 punch list items and there are only three open. They are working towards get the Temporary Certificate of Occupancy for the Tappan Gym. The lighting and the colors of the building shows a significant improvement of the building.

NB Kenney – Deferred Maintenance Progress Update

I. Parks explained that there will be installation of breaching for the flat boilers. There will be state inspections for the FLEX boilers.

Monthly Invoices

I. Parks reviewed the Monthly December Invoices. The list of invoices cumulatively added up to \$5,487,150.62.

Motion made by G. Cole to approve the December Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$5,487,150.62.

Aye: Peck, Breslawski, Cole, Fierman
By Roll Call Vote Approved.

Change Orders

I. Parks presented Skanska's GMP Change Order # 19, PCCO # 26 for a in the amount of \$0.00 for about 30 various items.

Motion made by G. Cole to approve Skanska's GMP Change Order # 19, PCCO # 26 for the Brookline High School project for an amount of \$0.00.

Aye: Peck, Breslawski, Cole, Fierman
By Roll Call Vote Approved.

A. Jonic reviewed WRA monthly Change Order Summary Log. They are only slightly up \$21,000 versus the previous month. There were a few things that need to be changed such as adding on sprinkler heads, etc.

I. Parks presented CTA Change Order # 10 in the amount of \$61,076.63 consisting of different miscellaneous change orders including owner request, unforeseen conditions and design omission.

Motion made by N. Peck to approve CTA Change Order # 10 in the amount of \$61,076.63 consisting of different miscellaneous change orders including owner request, unforeseen conditions and design omission.

Aye: Peck, Breslawski, Cole, Fierman
By Roll Call Vote Approved.

Amendments for Approval

I. Parks presented Amendment # 9 for Hill International for a contract Extension through November 2022 in the amount of \$125,835. The purpose of the extension is to close out all current projects as well as provide additional services for the quad and the third floor renovations. This extension goes from March 2022 to November 2022.

Motion made by G. Cole to approve Amendment # 9 with Hill International for an extension of the contract through November 2022 in the amount of \$1254,835.

Aye: Peck, Breslawski, Cole, Fierman
By Roll Call Vote Approved.

Discussion took place on the summer projects. The projects are expected to start once school gets out. Bid packages will go out on January 29, 2022 for the quad and the third floor projects.

Building Department Projects Status Updates

BC STATUS REPORT & SCHEDULE

- CIP for 2022(Funding Issues) – See FY 2023 – 2028 Preliminary CIP in Dropbox Files

TOWN/ SCHOOL PROJECTS

- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design complete; bid to be scheduled (delayed due to COVID 19) ; additional FY 2022 projects to be added – no change
- Building Roofs- Heath; New Lincoln; Pierce Primary; MSC; MSC, Heath and New Lincoln roofs complete including skylights; Pierce Primary complete- no change
- Elevator Renovations- Old Lincoln complete, Soule Rec complete, MSC ongoing , Water Dept. ongoing
- Solar PPA's- Devotion- complete , Runkle- nearing completion, Tappan- roof work required- completed, HS- next (coordinating with PPA provider) , Heath, MSC

SCHOOL PROJECTS

- HS Expansion –refer to Hill monthly; classrooms/office renovations on 3rd floor substantially complete and occupied; all A/C work complete (startup issues on some units) ; boiler startup ongoing
- Pierce School- refer to Leftfield monthly
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- zoning design (on hold pending Town Meeting approval)

R. Masak presented Change Order # 1 for MDM Engineering, Inc. in the amount of \$25,054.66 for Roof Replacement project at the Heath School and the Municipal Service Center.

Motion made by G. Cole approve Change Order # 1 for MDM Engineering in the amount of \$25,054.66 for Roof Replacement project at the Heath School and the Municipal Service Center.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

R. Masak presented an Invoice # 5 for MDM Engineering, Inc. in the amount of \$173,624.68 for Roof Replacement project at the Heath School, Pierce Primary, New Lincoln and the Municipal Service Center.

Motion made by G. Cole approve Invoice # 5 for MDM Engineering, Inc. in the amount of \$173,624.68 for Roof Replacement project at the Heath School, Pierce Primary, New Lincoln and the Municipal Service Center.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simons presented invoices for Embree Elevator for an elevator upgrade at the Municipal Service Center in the amount of \$29,468.00 and for elevator repairs at the Water Garage in the amount of \$7,390 for a total of \$36,858.00. Also presented were invoices for school lease agreements at Temple Emeth in the amount of \$158,105 and Maimonides School in the amount of \$577,500 for a total amount of \$735,605.

Motion made by N. Peck approve the invoices for Embree Elevator for an elevator upgrade at the Municipal Service Center in the amount of \$29,468.00 and for elevator repairs at the Water Garage in the amount of \$7,390 for a total of \$36,858.00 and for invoices for school lease agreements at Temple Emeth in the amount of \$158,105 and Maimonides School in the amount of \$577,500 for a total amount of \$735,605.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

T. Guigli mentioned that C. Simmons shared a Memo from Mel Kleckner, Town Administrator to the Select Board regarding the Fiscal Year 2023-2028 Preliminary Capital Improvement Program (CIP).

T. Guigli recommended there be an Executive Session with Town Counsel at the next Building Commission Meeting.

T. Guigli presented an invoice for SGH for the investigation of concrete slab deterioration at the Water Garage in the amount of \$13,611.

Motion made by G. Cole approve the invoice for SGH for the investigation of concrete slab deterioration at the Water Garage in the amount of \$13,611.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by N. Peck to give the Chair as the authority to sign on behalf of all the Building Commission members any invoices, amendments, change orders, contracts or any other documents approved at the meeting by a roll call vote.

Aye: Cole, Kaplan, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

T. Guigli informed the Building Commission that this was the last Building Commission Meeting for Ray Masak as Project Manager for the Town of Brookline. The Board thanked Ray for his work for over 20 years. The Town advertised his position to fill the vacancy.

Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Beth McDonald.