

Minutes of the Building Commission Meeting

Tuesday, January 12, 2021

Remote Meeting via Zoom

6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, Nathan Peck, Karen Breslawski, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Dan Bennett, Building Commissioner; Charlie Simmons, Director of Public Buildings; Andy Felix, 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, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Linda Callahan, Gilbane Staff; Will Spears, Vinicius Gorgati, Carla Ceruzzi, Kate Tooke, Tamar Warburg, Amy MacKrell, Margaret Clark, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Matt Gillis, School Department.

Meeting Minutes

Motion made by J. Fierman to approve the meeting minutes for December 8, 2020.

Aye: Kaplan, Peck, Breslawski, Fierman

Abstain: Cole

By Roll Call Vote Approved.

Water Garage Slab Repairs

M. Gallagher spoke about the floor finish and cracks in the concrete at the garage. Shrinkage cracks have developed in different locations in the slab. It is mostly seen at the pads at the extreme ends of the new centerline trench drain. This occurs when the concrete cures more quickly than the underlying slab. Such cracking does not penetrate the full depth of the slab. Cracks are destined to happen, and it is more of an aesthetic issue rather than an issue of performance. AMCE has looked at it. The plan is to take another look at it at the 11-month point (June 2021) to assess conditions again and recommend any mitigation measures. During construction, testing of the concrete for the slab placements was conducted and the concrete is above the design strength and has met specifications. At this time, Desman does not recommend other diagnostic measures such as core samples, adding those could be done anytime, if needed. Subsequent to Acme's work, the Water Department put finish sealer on the concrete.

It was decided that M. Gallagher, N. Peck and members of the Water Department would meet at the garage and look at the cracks and finish and confirm that the punch list is complete. The cracking may have a potential warranty claim.

Motion made by J. Fierman to approve the final requisition contingent on confirmation that the punch list is complete and approval of the engineer.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. J. Rogers introduced Miller Dyer Spears Architects (MDS) and Sasaki as the architects chosen by the Designer Selection Panel (DSP) to do the design work. Eight proposals were received and it was narrowed down to three firms: Jonathan Levi Architects (JLA), William Rawn Architects (WRA) and MDS with Sasaki. Each of these firms was interviewed by the DSP, which included H. Charlupski, K. Kaplan, B. Green, and members from the MSBA. W. Spears introduced members of both firms. He feels the team has good synergy and collaboration. The division of responsibility of the two firms will be that MDS will do the Project Management and MSBA interface and submittals. The two firms will work collaboratively to come up with the best solution during feasibility and schematic phase. During DD and CD, the tasks will be split up. Sasaki will assist with production of the exterior envelope drawings. The CA will be MDS responsibility and Sasaki will review things as needed. J. Rogers presented the Contract for approval for MDS with Sasaki in the amount of \$1,294,466, noting it will need to be approved by the Building Commission, the Select Board and the School Committee. Discussion took place on the negotiating of the contract. The Building Commission expressed their concern that issues such as existing conditions, geo-tech, environmental and hazmat be thoroughly investigated early in design. J. Carlson presented the schedule of the project, as follows: the Preliminary Design Program (PDP) will be presented to the MSBA on May 1st, 2021; the Development of Alternatives; Preferred Schematic Report (PSR) will be submitted to MSBA on September 8th, 2021; MSBA Board Meeting is on October 27, 2021; Schematic Design follows; Schematic Design is submitted to MSBA on February 23, 2022; MSBA Board of Approval happens on April 13, 2022; then Town Meeting is in May 2022.

Motion made by G. Cole to approve a contract with Miller Dyer Spears Architects with Sasaki in the amount of \$1,294,466 for feasibility and schematic design phases for the Pierce School Project.

Aye: Kaplan, Cole, Breslawski, Peck

Abstain: Fierman

By Roll Call Vote Approved.

L. Stapleton presented an invoice for approval with Leftfield for OPM Feasibility Study Services for Designer Procurement for the month of December in the amount of \$15,395.

Motion made by G. Cole to approve payment to Leftfield for an invoice in the amount of \$15,395 for Design Procurement for the Pierce School Project.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Driscoll School Project

Items for discussion include updates from Leftfield on the budget; Gilbane Sitework Procurement; Project Approvals; and upcoming meetings.

J. Rogers presented the 90% CD cost estimate reconciliation, of estimates done by Gilbane and CHA, the Cost Estimator for JLA. Reconciliations have been made and there is new information to report. It became clear that the storefront design would be problematic and the team decided to revert to curtain wall. This will result in a better product in terms of constructability and long term maintenance, and is estimated to cost an additional \$300K. Other cost impacts include sitework, with an increase from the last estimate of \$1.5M. The increase is attributed possibly to scope creep, and the fact that site work companies are now in the process of bidding the work. As a result of these increases, the Gilbane and JLA estimators agreed to take \$500K out of the mechanical estimates and lowered the Design Contingency to \$435K. Total construction estimate of \$92.7M is \$57K under the budget, which does not include the alternates. Geothermal wells are one of said alternates, estimated at \$2.5M. Building Commission feels that geothermal wells are important to the project, and discussion took place about them and the design and timeline of the project. Bids are currently due to go out on February 1, 2021. If redesign happens then it changes the schedule and could impact the start of the project. The Building Commission asked for the School Department input. School Committee representatives said the goal of the project is to be fossil fuel free and the question is about how to achieve it, with the School Capital Subcommittee of the position that geothermal wells are important to the project. It was decided to schedule a Special Building Commission Meeting on Tuesday, January 26th, 2021 at 6:00 pm via Zoom regarding the site work, alternates and bid schedule. The dates of other meetings will be adjusted around this special meeting.

L. Stapleton presented an approval of Contract Amendment # 2 to Gilbane for revisions to the Construction Management Plan as requested by the Town in response to neighborhood/abutters concerns in the amount of \$7,350.

Motion made by J. Fierman for approval of Amendment # 2 to Gilbane in the amount of \$7.350 for the Driscoll School Project.

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for December. The total expenditures against the budget are \$519,218.80. Included in this amount are Leftfield's invoice # 12 for OPM Services for December 2020 for a total amount of \$94,003; JLA invoice # 1823-00-15 in the amount of \$402,715.80; and Gilbane's invoice # PC-9 for CM Preconstruction services in the amount of \$22,500.

Motion made by G. Cole to approve the invoices related to the Driscoll School Project; one for Leftfield; one for JLA; and one for Gilbane in the total amount of \$519,218.80.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

BHS Expansion Update

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

DOR/Status Warrant Article

A. Felix reported that the Town met with the Massachusetts Department of Revenue (DOR) in December regarding Warrant Article # 2 for additional funding for the Brookline High School Expansion project. The Town sent a letter on January 5, 2021 to DOR and they are waiting for approval or comment regarding this article. MA DOR approval is required to increase the bond authorization per the Warrant Article.

A. Felix reported that CTA and NB Kenny agreed to extend their bid pricing until early February 2021 for the Tappan Street Gym, the Third Floor project and for Deferred Maintenance. The bids were received in early October and expired in early January. Hill wrote letters asking that they extend their bids and they agreed due to delayed DOR response. The Cypress Playground Team also did the same with their bidder and they also agreed to extend their bid until early February.

A. Felix asked the Building Commission to approve contracts contingent to MA DOR approval of additional funding to award to NB Kenny for Deferred Maintenance in the amount of \$3,075,000; CTA for third floor /Tappan Street Gym Renovations in the amount of \$7,821,340; Heimlich Landscaping for Cypress Playground in the amount of \$5,263,523; and Weston & Sampson Amendment Contact Amendment Services for Cypress Playground in the amount of \$96,000.

Motion made by G. Cole to approve of contracts for NB Kenny for Deferred Maintenance in the amount of \$3,075,000; CTA for third floor /Tappan Street Gym Renovations in the amount of \$7,821,340; Heimlich Landscaping for Cypress Playground in the amount of \$5,263,523; and Weston & Sampson Amendment Contact Amendment Services for Cypress Playground in the amount of \$96,000 contingent on MA DOR approval and response for additional funding voted by Town Meeting.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

MBTA Status

A. Felix reported that the Town of Brookline and Hill met with the MBTA Executives on December 21, 2020 as a follow up to several meetings they had in the Fall to solidify the costs and diversions discussions to allow the station to move forward. A follow up meeting is TBD. R. Masak mentioned they need to bypass the station. If that can be done it can be built by late August/early September.

Construction Status

R. Mulligan showed a three-month comparison of progress photos of the STEM and Tappan Building from October 2020 to January 2021. There has been a lot of progress made. Pictures showed the exterior and interiors of the construction work. Photos of the STEM Building at the corner of Greenough and Tappan Street showed the front of the building frames and glazing were shown. Interior photos showed the stair two installation and Stair one concrete fill. Other photos showed the 2nd Floor Corridor MEP rough-in and a current photo of the Chemistry Lab. Pictures were shown of 22 Tappan, the west elevation /loading dock and the corner of Cypress and Tappan Street; the main entrance and the cafeteria entrance; the roof installation and the third floor window installation; was the view of stair one from the cafeteria, and the main electrical equipment, first floor corridor and the view of stair three on the second floor. R. Mulligan also shared the three-month look ahead schedule for STEM and 22 Tappan Street.

Change Order Summary

A. Jonic presented The Overall Change Order Summary Log. The good news is the projections for Change Orders have come down by about \$11K. One of the large pending change orders is related to the line of work for Emergency Repairs to the Administrative Building Connector slab. A. Jonic went over the scope of the work. The concrete at the connector was far more deteriorated than anticipated. It was uncovered during construction.

Change Order/Amendment(s)

A. Felix presented Skanska Change Order # 7 in the amount of \$28,858 comprised of several positives and credits based on scope reductions.

Motion made by G. Cole to approve Change Order # 7/PCCO # 14 in the amount of \$28,858 for the Brookline High School Expansion Project.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

A. Jonic presented WRA Contract Amendment # 19 in the amount of \$17,888 for additional services for AECOM and their engineering team for encountering six helical piles that did not achieve proper design depth due to unforeseen obstructions on the outbound platform below the overbuild. Building Commission recommends that if something like this happens again to

consult with them first for their recommendation. R. Masak also reported that R. Hoogasian may be returning in April 2021.

Motion made by J. Fierman to approve WRA Contract Amendment #19 in the amount of \$17,888 for the Brookline High School Expansion Project.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

A. Felix made a recommendation to extend Hill's Site Representative through July 2021 (at least). R. Masak reported that it may be needed due to a number of projects that are happening with the project and it will help if there is one more person working on the project.

A. Felix reviewed the Monthly December Invoices. Skanska's Req # 28 in the amount \$5,788,745; WRA Invoice #40 in the amount of \$162,909.98; NV5 Invoice in the amount of \$1,086.04; Briggs invoice in the amount of \$5,327.50; Briggs invoice in the amount of \$ 10,128.75; Embree Invoice in the amount of \$10,470.00; Embree Invoice in the amount of \$2,838.00; and Hill's invoice in the amount of \$95,807.00; for a combined total of \$6,077,312.27.

Motion made by G. Cole to approve the December Monthly Invoices for the Brookline High School Project in the amount of \$6,077,312.27.

Aye: Peck, Cole, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

Building Department Projects Status Updates

R. Masak and T. Guigli updated the Building Commission on Building Department projects:

BC STATUS REPORT & SCHEDULE

- CIP for 2022(Funding Issues) – Building Envelopes & Roofs ; Elevators; Life Safety/ Security; Energy Conservation; Energy Management; Fire Station Renovations (on hold); Classroom capacity (leases); ADA Renovations; Climate Control; HVAC Equipment; Fire Alarm Systems; Town Building Rehabs; Solar PPA's (may change due to COVID 19)

TOWN PROJECTS

- Water Garage Repairs - construction complete; negotiated final change order with contractor (pending approval); punchlist ongoing
- FS No. 6 Training & Maintenance/ MEP Renovations – project complete- contractor received occupancy on Nov 26, 2019; closeout – complete except for a handful of punchlist/ warranty items (ongoing)

- Putterham Library Bathrooms- construction complete; punchlist and project closeout ongoing
- Harry Downes Field House - construction complete; punchlist and project closeout ongoing
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design complete; bid to be scheduled (delayed due to COVID 19)
- Building Roofs- Heath; New Lincoln; Pierce Primary; Larz Anderson Skate Pavilion; MSC – out to bid

SCHOOL PROJECTS

- Devotion Expansion – project complete; MSBA pre-audit
- HS Expansion –refer to Hill/ Skanska monthly
- Pierce School- Designer Selection process- MDS selected, awaiting contract proposal
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- zoning design (on hold)

Old and New Business

R. Masak and T. Guigli reviewed the invoices with the Building Commission.

Motion made by G. Cole 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, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by J. Fierman to approve Charlie's invoices for the Ridley School Emergency Management System; roofing by McKenna Roofing at Fire Stations # 4 and 6; and moving expenses for moving boxes over the summer for Brookline High School and the total amount not to exceed \$80K contingent on getting the invoices.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by J. Fierman to approve invoices for the contractor for the Putterham Library Bathroom Renovations not to exceed \$5,000 contingent on getting a copy of the invoices that the architect signed.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 9:00 p.m.

Minutes respectfully submitted by Beth McDonald.