

Minutes of the Building Commission Meeting

Tuesday, February 8, 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, Retired Project Manager; Charlie Simmons, Director of Public Buildings; Ian Parks, Hill International Staff; Rob Mulligan, 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 Architects (JLA) Staff; Lynda Callahan, 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; Matt Gillis, School Department; Robert King, Rob Kefalas, Engineering Division; John Buchheit, Town Counsel; Jay Hersey, Water Department; Ben Rybaltowski, Gustaro Tumialan, Sal Capobianco, SGH; Nancy Heller.

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for January 11, 2022.

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 a Project Overview; Invoices for Approval; Budget Update; and a CM-at-Risk Update.

J. Carlson reported that the Preferred Schematic Report (PSR) was submitted to the Massachusetts School Authority (MSBA) on December 23, 2021; Comments were received from the MSBA on January 24, 2022, which were responded to on February 7, 2022; there was a MSBA Facilities Assessment Subcommittee Meeting on February 2, 2022; the MSBA Board of Directors will meet on March 2, 2022 for Approval to proceed with Schematic Design; the Schematic Design estimates are planned for May, 2022; the Schematic Design Submission is anticipated on June 27, 2022; the MSBA Project Approval is expected on August 31, 2022; and the Town Meeting/Debt Exclusion Vote is expected in September, 2022.

J. Carlson reviewed the invoices as follows; Invoice # 15 is for Leftfield, LLC in the amount of \$10,000 for OPM Feasibility Study Services for the month of January 2022; and to MDS, Invoice # 68353 in the amount of \$105,436 for A/E Feasibility Study Services; Invoice # 68354 in the amount of \$1,650 for Amendment # 1 for Existing Conditions Survey; and Invoice # 68355 in the amount of \$26,400 for Amendment # 2 for the Garage Study; for a total amount of \$143,486.

Motion made by G. Cole to approve invoices as follows; Invoice # 15 is for Leftfield, LLC in the amount of \$10,000 for OPM Feasibility Study Services for the month of January 2022; and to MDS, Invoice # 68353 in the amount of \$105,436 for A/E Feasibility Study Services; Invoice # 68354 in the amount of \$1,650 for Amendment # 1 for Existing Conditions Survey; and Invoice # 68355 in the amount of \$26,400 for Amendment # 2 for the Garage Study; for a total amount of \$143,486.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson provided a Budget Update. The MSBA tracks four line items: the OPM Feasibility/Schematic Design; A&E Feasibility Study/Schematic Design; Environmental and Site; and Other. The budget is \$2M. They are committed to \$1.8M. The difference of the amount will be used for Anticipated expenses such as: Building Department Administration to date at \$47,636; Building Department Administration projected at \$53,364; Property due diligence at \$15,000 for Town Counsel conducting research; additional site survey at \$15,230 which is only required if internal block property lines are not established; and CM Pre Construction/SD Estimate at \$60,000. The total anticipated expenses are \$190,230 which brings them over budget by \$1,572 but some of the anticipated expenses may not be needed. Building Commission emphasized that if expenses go beyond budget the Town cannot pay for it beyond the allocated \$2M.

J. Carlson provided the CM-at-Risk Update. They need to put together a Selection Committee for the CM-at-Risk selection process. The committee consists of one OPM Representative; one Design Team Representative; one Select Board Representative, Bernard Greene; one School Committee Representative, Helen Charlupski; and one Building Commission Representative. Building Committee member Karen Breslawski volunteered for this position.

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.

L. Callahan provided the construction progress update, including progress photos, a three-week look ahead, and a MBE/WBE update. They are working on concrete foundations and have nearly completed all of the soils hauling off site. A photo of the elevator pit was shown. They are concentrating on the core area.

L. Callahan provide the tracking for the minority participation. The project is 100% bought out. The MBE goal is 10.4. They are currently at 6.8%. There was some misunderstanding from the glass supplier with respect to MBE and Gilbane is working that out with the supplier.

M. Casey provided a Schedule Analysis, including graphics. The project remains on track for the Substantial Completion date of August 16, 2023. There are 1404 submittals for the entire project. Of that amount many are under review by the design team. Submittals are prioritized in the logs, and there are weekly meetings with Gilbane, JLA and Leftfield to discuss priorities. The added

engineer staffing has resulted in catching up on steel submittals and none are overdue. The exterior envelope submittals are currently the most critical. Supply chain issues remain a concern.

J. Rogers provided a budget update. There have been \$4.8M changes so far and of that approximately \$4.7M is for geothermal. Only \$77,000 has been for hard costs changes. The project remains in a very solid financial shape.

L. Stapleton presented Designer Contract Amendment # 20 for additional geo-environmental services for monitoring and soils testing in the amount of \$74,800.

Motion made by N. Peck to approve Designer Contract Amendment # 20 for additional geo-environmental services for monitoring and soils testing in the amount of \$74,800.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented JLA Change Order # 8 for a variety of ATP changes including HVAC Revisions, Electric Room Changes, Angled Window Clarifications, change to mock-up, Data Jacks and Patch Panel Labeling, Relocation of Disconnect Switch for Electric Water Heaters, Elevator emergency power, Typical slab edge at brick support, Mat slab reinforcement, RTU/AHU Dehumidification Sequence revision, and a credit for hollow metal doors and frames substitution in the amount of \$21,549.

Motion made by G. Cole to approve JLA Change Order # 8 for a variety of ATP changes in the amount of \$21,549.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton asked for approval to have T. Guigli have the authority to sign for ATP's on behalf of the Building Commission.

Motion made by N. Peck to have T. Guigli have the authority to sign ATP's on behalf of the Building Commission.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for January 2022. Included are Leftfield's invoice # 25 for OPM Services for January 2022 in the amount of \$52,342; JLA invoice # 1823-00-28 in the amount of \$138,831.32; UTS's invoice # 97986 for concrete testing and reinforcing inspections in the amount of \$6,589.42; BR+A invoice # 1073089 for commissioning services for November 27 through December 31, 2021 in the amount of \$820; and Andelman & Lelek invoice # 2021-4345 for Energy Modeling in the amount of \$7,012.50 and Gilbane's invoice # 21 for Construction Services in the amount of \$1,883,543.93 for a total of \$2,089,139.17.

Motion made by N. Peck to approve the monthly invoices for invoices for January 2022. Included are Leftfield's invoice # 25 for OPM Services for January 2022 in the amount of \$52,342; JLA invoice # 1823-00-28 in the amount of \$138,831.32; UTS's invoice # 97986 for concrete testing and reinforcing inspections in the amount of \$6,589.42; BR+A invoice # 1073089 for commissioning services for November 27 through December 31, 2021 in the amount of \$820; and Andelman & Lelek invoice # 2021-4345 for Energy Modeling in the amount of \$7,012.50 and Gilbane's invoice # 21 for Construction Services in the amount of \$1,883,543.93 for a total of \$2,089,139.17.

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

R. Kefalas provided an update on the Cypress Playground Project. Site work is currently shut down for the month of January and may return in February, depending on the weather. They are coordinating with Eversource to bring in new service to the site, have bi-weekly meetings with Hal Mason, Assistant Headmaster and have discussed a plan for the Greenough Plaza to open in the Spring. He presented a Change Order for the relocation of a Traffic Signal Cabinet at the corner of Cypress and Tappan Street. The original plan was to lift and rotate the cabinet in place. The grading of the playground/walkway are proving that it is difficult with the existing location. They propose moving the cabinet closer to Dave/Cypress Street; install new power supply, and move/adjust various signal feeds into cabinet. The cost of this Change Order is \$17,780. The overall current budget indicates they should be able to cover this cost. Discussion took place on this. This will be tabled until next Building Commission Meeting.

Summer projects (2022)

R. Kefalas presented the street scape work to be done during the summer of 2022, the bulk of the work is to be completed in the two-month period of July and August before school starts. R. King described the scope of work, which includes both the School and Parks side of the street. The total estimate of the work is \$1.5M. Under separate contract, removal of oil tanks between the UA Building and the Pool is planned with the goal of getting it done prior to summer. The idea is to have Skanska, CTA and NB Kenny out of the way by April or May. Other planned work is the third floor classrooms renovations and renovation of the quad. The schedule and the number of projects needed to be complete prior to and during the summer is a lot of work. Engineering would like to delay streetscape. Building Commission would like to finish up the construction project this summer, if feasible.

Skanska - 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of 22 Tappan Street and the MBTA Station. They received the Temporary Certificate of Occupancy for 22 Tappan Street and it opened on January 26, 2022. Pictures of the entrance, cafeteria, science rooms, conference rooms and library, and exterior were shown. The climate control systems are running. There are some issues and challenges with the lighting control system and Skanska is working with the vendor.

CTA – Tappan Gym Progress Update/ Third Floor Renovations

I. Parks reported that the third floor and the Tappan Gym were issued Temporary Certificate of Occupancy on January 21, 2022. Remaining work is to be done during February. There was an issue with a burst sprinkler pipe in the workout area of the gym. The team is working together to come up with a corrective action plan.

NB Kenney – Deferred Maintenance Progress Update

I. Parks reported that there was a State Inspection of the four FLEX Boilers on January 20, 2022. They have been started in are now in operation.

Quad and 3rd Floor Renovations (Summer 2022)

I. Parks reviewed the schedule. The bid period is January 29, 2022 through March 3, 3022. As far as construction is concerned, the plan is for double shift work. Work is anticipated to start on May 1, 2022 at the third floor for early access with other areas commencing at the end of the school year. The target date of completion is August 28, 2022.

Monthly Invoices

I. Parks reviewed the Monthly January Invoices, which cumulatively added up to \$3,156,414.79.

Motion made by G. Cole to approve the January Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$3,156,414.79.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Change Orders

I. Parks presented Skanska's GMP Change Order # 20, PCCO # 27 which consist of approximately 84 items in the amount of \$161,653.

Motion made by G. Cole to approve Skanska's GMP Change Order # 20, PCCO # 2 for the Brookline High School project for an amount of \$161,653.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

A. Jonic reviewed WRA monthly Change Order Summary Log. The net increase is about \$66,200. There were several deducts and there were some additions such as sign changes and additional exit signs needed in advance of issuing the TCO.

I. Parks presented CTA Change Order # 11 in the amount of \$70,434.28 consisting of different miscellaneous change orders including owner request, unforeseen conditions and design omission.

Motion made by N. Peck to approve CTA Change Order # 11 in the amount of \$70,434.28 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 # 26 for WRA for Quad Lighting in the amount of \$9,725. Discussion took place on the cost of this expense.

Motion made by G. Cole to approve Amendment # 10 with WRA for Quad Lighting not to exceed \$9,725.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Building Department Projects Status Updates

TOWN/ SCHOOL PROJECTS

- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – bid documents nearing completion; 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; 22 Tappan substantially complete and open to operations, MBTA Station operational and open to passengers, commissioning and punch list ongoing. Awaiting schedule from NBK as to remaining work. Quad and third floor renovations out to bid, streetscape bid documents nearing completion.
- 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)

T. Guigli presented two invoices. One for SGH for their concrete slab investigations at the Water Garage in the amount of \$4,388.41. The second invoice is a final payment for to JJ Cardozi for Fire Station # 6 in the amount of \$38,098.51 recommended by R. Masak as a close out to that project.

Motion made by N. Peck the invoice for SGH in the amount of \$4,388.41 for concrete slab investigations at the Water Garage.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by N. Peck the invoice for JJ Cardozi in the amount of \$38,098.51 for their final payment at Fire Station # 6.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented two invoices for Embree Elevator for elevator upgrades at the Water Garage in the amount of \$22,101 and also in the amount of \$7,367 for a total of \$29,468.

Motion made by G. Cole approve the invoices for Embree Elevator for elevator upgrades at the Water Garage in the amount of in the amount of \$22,101 and also in the amount of \$7,367 for a total of \$29,468.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons informed the Building Commission that there are problems with the elevator at 22 Tappan Street that were installed by Delta Beckwith. C. Simmons hired an elevator consultant to review the issues. Delta Beckwith will work on the problems over February vacation week. The consultant will come back and reevaluate the situation.

C. Simmons also informed the Building Commission that there are issues with lighting at 22 Tappan Street similar to what happened at the Ridley School. The lights are turned on in the middle of the night. Skanska is working to correct the issue.

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, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

T. Guigli informed the Building Commission that there is still a vacancy on the Building Commission and the Town is looking for candidates to fill this position.

Meeting adjourned at 8:42 pm and Building Commission went into Executive Session.

Minutes respectfully submitted by Beth McDonald.