

Minutes of the Building Commission Meeting

Tuesday, March 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; Dan Bennett, Building Commissioner; Ray Masak, Retired Project Manager; Charlie Simmons, Director of Public Buildings; 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 Architects (JLA) Staff; Lynda Callahan, Kevin Cooke, Gilbane Staff; Margaret Clark, Will Spears, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Susan Wolf-Ditkoff, Helen Charlupski, School Committee; Matt Gillis, Hal Mason, Sam Rippin, School Department; Robert King, Rob Kefalas, Engineering Division; Fire Chief John Sullivan, Fire Department; Carla Benka, Advisory Committee; Nancy Heller.

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for February 8, 2022.

Aye: Peck, Fierman, Cole, Breslawski

By Roll Call Vote Approved.

Motion made by J. Fierman to approve the meeting Executive Session minutes for February 8, 2022.

Aye: Peck, Fierman, Cole, Breslawski

By Roll Call Vote Approved.

Fire Department CIP

Fire Chief Sullivan appeared before the Building Commission to present the plans for all five Fire Station Renovations. The purpose of the renovations is to meet the needs of the health and safety of all firefighters. The renovation would parse out the toxic fumes from the trucks and gear from the living quarters. Through engineering and new ventilation and cooling systems this could help with elimination of toxic fumes. Chief Sullivan provided examples of living spaces at each stations. The Stations are older buildings and there are deficiencies in these buildings. Without an upgrade, the department will fall below OSHA statutes. The renovation will also address gender equity problems. The facility needs to be made equal for female firefighters. Separate male and female bathrooms will need to be installed. The project would also aim to have a net zero building. GGD Engineers provided an analysis and the renovation would cost approximately \$49M to \$50M and \$60M to achieve net zero energy buildings. It would take five to seven years for the projects. Currently there is no funding for this project. Town Meeting has to vote on the funds for this renovation.

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; CM-at-Risk Update; and a Design Update.

J. Carlson reported that the MSBA Board of Directors approved the project to go in the Schematic Design on March 2, 2022. The next milestone will be the cost estimated for the schematic design phase. Documents will be submitted to the cost estimator's on May 9, 2022. There will be three cost estimators: from the Design Team, the OPM and the CM. Final cost estimated are due back in mid-June 2022. The team will submit them to the MSBA on June 27, 2022. The MSBA will discuss to approve the project on August 27, 2022. The Town will take a vote/debt exclusion vote in the Fall of 2022.

J. Carlson reviewed the invoices as follows; Invoice # 16 is for Leftfield, LLC in the amount of \$10,000 for OPM Feasibility Study Services for the month of February 2022; and to MDS, Invoice # 68396 in the amount of \$105,436 for A/E Feasibility Study Services; Invoice # 68397 in the amount of \$12,567.50 for Amendment # 3 for Traffic Study (Vanasse) for a total amount of \$128,003.50.

Motion made by N. Peck to approve invoices as follows Invoice # 16 is for Leftfield, LLC in the amount of \$10,000 for OPM Feasibility Study Services for the month of February 2022; and to MDS, Invoice # 68396 in the amount of \$105,436 for A/E Feasibility Study Services; Invoice # 68397 in the amount of \$12,567.50 for Amendment # 3 for Traffic Study (Vanasse) for a total amount of \$128,003.50.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson provided a Budget Update. There were no major changes since the last meeting. 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 Anticipated expenses such as Building Department Administration is projected at \$100,000; Property due diligence at \$10,000 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 \$185,230 with a \$188,658 budget for a delta of \$3,428.

J. Carlson provided the CM-at-Risk Update. They issued a RFQ a few weeks ago and are due on March 10, 2022. They did some outreach to firms for their interest. So far they have received six proposals. After the deadline, the Selection Committee will meet to discuss the qualified proposals. Proposals are due the week of March 28, 2022. After review, interviews will take place during the week of April 4, 2022.

M. Clark provided the design update. She shared the floorplans of the building. They have had meetings with various people about particular spaces. Some spaces were moved around. They

are changing the floorplans based on the feedback. The garage at Pierce, Town Hall and upper garage was discussed. They reviewed the landscaping and site design with the PTO.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction; Schedule Analysis; Change Order Log; Cash Flow Review; Budget; and Project Approvals and Requests.

J. Rogers introduced K. Cooke from Gilbane. He is a senior executive and a new member to the project.

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. Waterproofing has been installed. Soil modeling is complete. A photo was shown from the drone above the project to show the progress made on the site. Installation of ADA sidewalks are done. Overall the project is on schedule.

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. Walls in building A and B are 49% complete. 366 feet remain out of 734 total feet. To maintain the current schedule, the project needs to make 80 feet of wall a week; this is two wall pours a week. The project lost four to five days due to COVID. The plan is to make this up by working on Saturdays. The month of February had three lost days due to weather issues. They anticipate higher production as weather gets better. Sequencing has shifted to accommodate geopiers while maintaining schedule. Work on Saturdays are planned for the remainder of concrete walls/cores/foundations. Steel is still on schedule for both approvals and production coming from Canada. Building Commission requested that the team provide the Building Commission with a simplified overall schedule for next month's meeting, including information on materials and skilled labor.

L. Stapleton provided a Change Order by Reason chart. The chart consisted of Change Orders 1 – 9 of the project. Authorities Having Jurisdiction (AHJ) at \$1,287, 0.03%; Construction Document (CD) at \$5,197, 0.11%; Errors/Omissions (E/O) at \$53,195, 1.16%; Unforeseen Conditions (UC) at \$87,002, 1.89%; and Owners Scope Changes (OSC) at 97%. The majority of the Change Orders are the OSC due to the addition of the geothermal to the project. Discussion took place and it was recommended that the chart take out the geothermal to provide a better understanding of the base contract.

L. Stapleton provide a chart of Cash Flow of Actual Billing versus Forecast Billing from May 2021 to date.

J. Rogers provided a budget update. There have been \$4.8M changes so far and of that approximately \$4.7M is for geothermal. The project is in good financial shape. Discussion took place on the monthly payments.

L. Stapleton presented Change Order # 9 for Gilbane. It consists of 11 miscellaneous change requests for a credit in the amount of \$175,598.

Motion made by N. Peck to approve Change Order # 9 for Gilbane for miscellaneous items for a credit in the amount of \$175,598.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for February 2022. Included are Leftfield's invoice # 26 for OPM Services for February 2022 in the amount of \$52,342; JLA invoice # 1823-00-29 in the amount of \$195,396.21; UTS's invoice # 98362 for testing and inspections in the amount of \$4,122.52; BR+A invoice # 1073827 for commissioning services for January 1 – January 28, 2022 in the amount of \$1,680; and Gilbane's invoice # 22 for Construction Services in the amount of \$2,537,477.23 for a total of \$2,791,018.46.

Motion made by N. Peck to approve the monthly invoices for invoices for Leftfield's invoice # 26 for OPM Services for February 2022 in the amount of \$52,342; JLA invoice # 1823-00-29 in the amount of \$195,396.21; UTS's invoice # 98362 for testing and inspections in the amount of \$4,122.52; BR+A invoice # 1073827 for commissioning services for January 1 – January 28, 2022 in the amount of \$1,680; and Gilbane's invoice # 22 for Construction Services in the amount of \$2,537,477.23 for a total of \$2,791,018.46.

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. King provided an update on the Cypress Playground. They have been working closely with Heimlich, the contractor for the project. He provided an updated schedule of the project. They anticipate an early July finish for all work associated with the park. He will be able to provide more details at next month's meeting. They will continue to do their due diligence to keep the project under budget.

Skanska - 22 Tappan / MBTA Station/ STEM Wing / Elevators

R. Mulligan showed progress photos of 22 Tappan Street. The AV crew have brought in all their lighting components. The grid and the ceiling in the theatrical lighting was added. The final touches are being done with the sound system. They are working through the punch list. They are about 91% complete. There is about 300 items and conditioning has about two days' worth of work remaining. They continue to work on the lighting control system issues. They are making progress with the electrical subcontractor but are not complete. Discussion took place on the lighting system.

They also continue to work on the elevator problem in the admin building. Discussion on the elevator took place. C. Simmons explained that the elevator goes up to the fourth floor. There have been numerous problems with it since September. A student got stuck in the elevator. Delta Beckwith came to look at the elevator again. They were told a new jack was needed and the cost of that was \$89,000 and with labor and time it would take about 14 weeks to fix. An elevator consultant looked at the elevator. He does not have confidence in Delta Beckwith. He spoke to Town Counsel to either have the contractor or the architect put on notice because this is a serious issue and it needs to be corrected. They will be putting in a chair lift as a temporary alternative solution. Building Commission let the team know of the urgency to get the elevator issue fixed.

CTA – Tappan Gym Progress Update/ Third Floor Renovations

I. Parks reported that progress has been made on the punch list. There was a pipe burst that did damage to the Fitness Center. Work was done over February vacation to repair damage. They plan to work on the vestibule doors in the front building. Benches will be installed in April.

NB Kenney – Deferred Maintenance Progress Update

I. Parks reported that there are about 40 items on the punch list that remain open. Work is scheduled to be done over April vacation with cranes with removal of two UST's. Also at the Kirrane Swimming Pool and installation of one heat unit is scheduled over Memorial Day weekend.

Quad and 3rd Floor Renovations (Summer 2022)

I. Parks provided an update on the Quad and 3rd Floor Renovations. The bids have been received. He reviewed the bidders for the General Contractor and Lambrian Construction Corporation was the low bidder at \$8.4M. The estimate and the actual bids that came in were higher than expected. The bid is \$2M over expected budget. Discussion took place on the bids and why the bids were very high. There is concern over why this is over budget. A. Jonic said the bids were sent to the estimator and will report back with their explanation. T. Guigli reminded the group that there is a very particular schedule in terms of start and end dates. There is a very small window to get a lot of work done. A Special Building Commission Meeting was scheduled for the last week in March to approve the contract with Lambrian. The contract

will also need to be approved the School Committee and the Select Board. The Building Commission recommends a contract with Lambrian.

Motion made by N. Peck to approve a contract with Lambrian Construction Corporation as the General Contractor for the Brookline High School Third Floor Expansion and Quadrangle work in the amount of \$8,482,000.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

Streetscape (Summer 2022)

I. Parks reported that they put together a project coordination plan. Skanska, CTA and NB Kenney will be completing projects in April and May 2022. They hope to start the third floor renovation and the quad in May and finish in August 2022. H showed a diagram of the projects that are planned with start and completion dates for the various projects happening over the summer months.

Monthly Invoices

I. Parks reviewed the Monthly February Invoices, which cumulatively added up to \$3,973,906.41.

Motion made by N. Peck to approve the February Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$3,973,906.41.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Change Orders

I. Parks presented Skanska's GMP Change Order # 21, PCCO # 28 which consist of \$0.00.

Motion made by G. Cole to approve Skanska's GMP Change Order # 21, PCCO # 28 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. The net increase is about \$144K. There were eleven new items added. They are getting near the end of the project and expect the number to be lower next month.

CTA Change Order

I. Parks presented CTA Change Order # 12 in the amount of \$13,306.35 consisting of different miscellaneous change orders including owner request, unforeseen conditions and design omission.

Motion made by G. Cole to approve CTA Change Order # 12 in the amount of \$13,306.35 consisting of different miscellaneous change orders including owner request, unforeseen conditions and design omission.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

NBK Change Order

I. Parks presented NB Kenney Change Order # 6 in the amount of \$77,978 which consist of wiring of domestic water heaters.

Motion made by N. Peck to approve NB Kenny # 6 in the amount of \$77,978 for wiring of domestic water heaters.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Amendments for Approval

None.

Building Department Projects Status Updates

C. Simmons presented invoices for the Maimonidis School in the amount of \$21,260.67 for extra fees; building insurance for March 1, 2021 through June 30, 2021 in the amount of \$5,114.50; and building insurance from July 1, 2021 through December 31, 2021 in the amount of \$8,162.80 for a total amount of \$34,537.97.

Motion made by G. Cole approve the invoices for Maimonidis School in the amount of \$34,537.97.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

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.

Meeting adjourned at 9:11 pm.

Minutes respectfully submitted by Beth McDonald.