

Minutes of the Building Commission Meeting

Tuesday, April 12, 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, Jim Craft, Skanska Staff; Andrew Jonic, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, 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, Sam Rippin, School Department; Robert King, Engineering Division.

Meeting Minutes

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

Aye: Peck, Fierman, Cole, Breslawski

By Roll Call Vote Approved.

Motion made by J. Fierman to approve the meeting minutes for March 28, 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; Schedule Update; CM-at-Risk Update; and a Design Update.

J. Carlson reported that CM-At-Risk Interviews were conducted with four firms. The Selection Committee deliberated and ranked them as follows, #1) Consigli Construction; # 2) Gilbane Construction; # 3) Walsh Brothers Construction and # 4) Skanska. Now a contract with Consigli Construction will be pursued. There will be three (3) estimators providing estimates on this project; from the Design Team, the OPM and the CM, and documents will be made available to them on May 9. Final estimates are due back in mid-June 2022, and the team will submit them to the MSBA on June 27, 2022. The MSBA approval of the project is expected on August 27, 2022. Town Meeting will then take a town vote/debt exclusion vote in November 2022.

J. Carlson reviewed invoices as follows; Invoice # 17 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of March 2022; and to MDS, Invoice # 68419 in the amount of \$110,436 for A/E Feasibility Study Services in March 2022; Invoice #

68420 in the amount of \$17,589 for Amendment # 3 for Traffic Study (Vanasse) for a total amount of \$143,420.

Motion made by N. Peck to approve invoices as follows Invoice # 17 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of March 2022; MDS, Invoice # 68419 in the amount of \$110,436 for A/E Feasibility Study Services in March 2022; Invoice # 68420 in the amount of \$17,589 for Amendment # 3 for Traffic Study (Vanasse) for a total amount of \$143,420.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson provided a Budget Update. The current budget is \$2M, of which \$1.8M is committed. The Anticipated expenses include Building Department Administration 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 property lines are not established; and CM Pre Construction/SD Estimate at \$57,400. The total anticipated expenses are \$182,630 with a \$188,658 budget for a delta of \$6,028.

J. Carlson provided a Schedule Update. The project will go before Town Meeting in November 2022 for a Town Vote/Debt Exclusion vote. She presented three options for construction. The first option is a linear schedule with one bid package. The second option consists of an alternative schedule with two bid packages. The third option is multiple early bid packages. A graphic was shown of the schedule comparison that Consigli included with their interview consisting of a Baseline, Alternative and an Accelerated Schedule. Consigli felt that the alternative was the best cost-wise and lowest risk and listed the advantages and disadvantages. Discussion took place on the different options.

J. Carlson provided the CM-at-Risk Update. The Selection Committee interviewed four firms: Consigli Construction, Gilbane Construction, Walsh Brothers Construction and Skanska. Consigli Construction was ranked first. A contract is expected to be presented to the Commission at the May meeting.

W. Spears provided a design update, including updated pictures the building and floor plans. Discussion took place on these designs.

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 and Budget; and Project Approvals and Requests.

L. Callahan provided the construction progress update, including progress photos, a three-week look ahead, and a MBE/WBE update. Structural steel is ongoing and progressing well. Concrete work continues and below grade plumbing is underway. An aerial photo was displayed to show

site progress. With regards safety, there was a worker injury on March 21, 2022. His recovery is progressing. In response to this incident, Gilbane is taking steps including a meeting with management and a roundtable discussion in an effort to prevent any future instances and safety retraining of workers.

A. Deschenes provided a Schedule Update. Overall the project is on schedule. For concrete, Area C is complete. In Area A, stair core is ahead of schedule. Foundation walls are completed. Area B is scheduled to start at the end of April. For Steel, Area C is on schedule. Work on Saturdays continued for most of March to make up for weather related issues. Underground utility work within the building has commenced. Exterior waterproofing, backfilling and compaction is happening around the perimeter of the building.

L. Stapleton provided the Change Order by Reason chart. They took out the geothermal change order as requested. Authorities Having Jurisdiction (AHJ) at \$1,287, 0.001%; Construction Document (CD) at \$56,266.60, 0.06%; Errors/Omissions (E/O) at \$61,996, 0.07%; Unforeseen Conditions (UC) at \$87,002, 0.09 %; and Owners Scope Changes (OSC) at (\$54,500), (0.06%).

L. Stapleton provide a chart of Cash Flow of Actual Billing versus Forecast Billing from May 2021 to date. It is tracking toward the percentage of completion of construction, and is close to where it should be.

J. Rogers provided a budget update. There is still \$5.8M left in the contingency between the construction contingency of \$4.8M and \$930K. S. Wolf-Ditkoff asked about changing from turf to grass. J. Rogers explained that they would go back to a grass field, if so directed. Discussion took place on this topic.

L. Stapleton presented Change Order # 10 for Gilbane. It consists of seven miscellaneous change requests the amount of \$59,840.

Motion made by G. Cole to approve Change Order # 10 for Gilbane for miscellaneous items in the amount of \$59,840.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton present Amendment # 1 for BR+A for Building Envelope Commissioning Services for monitoring and testing of the installation of exterior windows, roofs and facades for a total amount is \$20,735.

Motion made by G. Cole to approve Amendment #1 for BR+A for Building Envelope Commissioning Services for monitoring and testing of the installation of exterior windows, roofs and facades in the amount is \$20,735.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for March 2022. Included are Leftfield's invoice # 27 for OPM Services for March 2022 in the amount of \$52,342; JLA invoice # 1823-00-30 in the amount of \$106,296.71; UTS's invoice # 98743 for testing and inspections in the amount of \$7,075.04; BR+A invoice # 1074628 for commissioning services for January 29 – February 25, 2022 in the amount of \$1,225; and Gilbane's invoice # 23 for Construction Services in the amount of \$2,240,892.18 for a total of \$2,407,830.93.

Motion made by G. Cole to approve the monthly invoices for Leftfield's invoice # 27 for OPM Services for March 2022 in the amount of \$52,342; JLA invoice # 1823-00-30 in the amount of \$106,296.71; UTS's invoice # 98743 for testing and inspections in the amount of \$7,075.04; BR+A invoice # 1074628 for commissioning services for January 29 – February 25, 2022 in the amount of \$1,225; and Gilbane's invoice # 23 for Construction Services in the amount of \$2,240,892.18 for a total of \$2,407,830.93.

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 Progress Updates, Invoices for Approval, Change Orders and Amendments for Approval.

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

R. Mulligan provided an update on some of the activities they have been working on. Training has been completed on the AV system in the white box theatre. The teacher parking lot was striped and opened up for parking. The fence along Brington Road is progressing and should be complete soon. Meetings on landscaping occurred for the Spring planting. Irrigation around the building is about 75% complete. The lighting control system is performing well. The elevator in the main building has continued to perform well and a new backup chair lift has been installed. The punch list items continue to be worked on. NB Kenney – Deferred Maintenance Progress Update

I. Parks reported that NB Kenney will be starting the removal of underground storage tanks and plan to have the ground backfilled and paved again. NB Kenny is working on their corrective action log on various open items. Work is scheduled to be done over April vacation for the removal of two UST's. One heat unit is scheduled to be installed over Memorial Day weekend.

CTA – Tappan Gym Progress Update/ Third Floor Renovations

I. Parks reported that progress has been made on the punch list. Vestibule doors and enclosure had workmanship issues and CTA is addressing those issues. Benches will be installed in May. Plantings will be put in place out front in May 2022.

Quad and 3rd Floor Renovations (Summer 2022)

I. Parks provided an update on the Quad and 3rd Floor Renovations. A contract with Lambrian Construction Corp was executed. A kick-off meeting was held.

Cypress Playground Progress Update

R. King provided an update on the Cypress Playground. Ongoing maintenance is currently in process and reseeding of the field is occurring to have a better growing season. Play equipment and basketball court work is ongoing and anticipate to be done in June. The accessible path from Cypress to Tappan Street is expected to be complete in late August 2022. They are working on installing a needed power supply to support the new park. Discussions with the teams recommendations will take place on this project.

R. King presented Change Order # 2 for work performed by Heimlich Landscaping and Construction Co., Inc. for improvements to Cypress Street Playground in the amount of \$17,780.00.

Streetscape (Summer 2022)

R. King reported that the team is working on getting a package out for the sidewalk work, roadway work, traffic calming measure, striping, etc. on Tappan, Greenough Street and Davis Ave., as the summer planned summer project will not happen. Despite some apparent interest, zero bids were received and the feedback is due to challenges and the complicated design.

Motion made by N. Peck to approve Change Order #2 for work performed by Heimlich Landscaping and Construction Co., Inc. for improvements to Cypress Street Playground in the amount of \$17,780.00.

Aye: Breslawski, Peck, Cole, Fierman

By Roll Call Vote Approved.

Monthly Invoices

I. Parks reviewed the Monthly March Invoices, which cumulatively added up to \$1,960,904.41.

Motion made by N. Peck to approve the March Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$1,960,901.41.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Change Orders

I. Parks presented Skanska's GMP Change Order # 22, PCCO # 29 in the amount of \$98,778.

Motion made by G. Cole to approve Skanska's GMP Change Order # 22, PCCO # 29 for the Brookline High School project in the amount of \$98,778.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Review Skanska Cost Control Dashboard

R. Mulligan review the Cypress Construction Control Dashboard. There are about 45 open cost events. Some of them are recent items that have come up and some are commercial issues that need to be resolved in the range of \$200,000.

Review WRA Monthly Change Summary Log.

A. Jonic reviewed WRA monthly Change Order Summary Log. There had been a \$74,000 increase since last month. They consist of mostly smaller items.

CTA Change Order

I. Parks presented CTA Change Order # 12 in the amount of \$14,283.47 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 \$14,283.47 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 # 7 in the amount of \$72,289 which consist of emergency stops and CO Detectors, gas booster, boiler, primary pump, etc.

Motion made by G. Cole to approve NB Kenny # 7 in the amount of \$72,289 for emergency stops and CO Detectors, gas booster, boiler, primary pump, etc.

Aye: Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Amendments for Approval

I. Parks presented WRA Amendment # 27 in the amount of \$34,694 for a number of services such as 1) Easement survey; 2) Temporary Lift Variance Application; and 3) Permanent incline lift Documentation and Variance Application. Discussion took place on the elevator issue.

Motion made by N. Peck to approve WRA Amendment # 27 in the amount of \$34,694 for various services.

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 under review; 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; 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- underway with material arriving mid-month, 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 contract executed work to commence mid-month, streetscape bid with 0 bids received.
- 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)

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.

C. Simmons presented an invoice for the Art DiGiovanni in the amount of \$18,957.88 for exterior painting at the Eliot Recreation Center.

Motion made by G. Cole approve the invoice for Art DiGiovanni in the amount of \$18,957.88.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

T. Guigli mentioned that he received plans developed by Russo Barr and Associates and are under review for various buildings such as Fire Station # 4, the New Lincoln School. Soule Recreation Center, the comfort station at Larz Anderson, the Public Safety Building and the Main Library.

T. Guigli shared that he is still working with Town Counsel on the Water Garage floor and how to proceed.

T. Guigli shared that Russ Hoogasian, the Clerk of the Works, is retiring this week. The group thanked him for his work over the years.

The Building Commission thanked School Committee Member Susan Wolf-Ditkoff for all her work and involvement in the Building projects. She is leaving as a School Committee member and this is her last meeting as a member.

Meeting adjourned at 8:21 pm.

Minutes respectfully submitted by Beth McDonald.