

## **Minutes of the Building Commission Meeting**

Tuesday, June 8, 2021  
Remote Meeting via Zoom  
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, 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 Felix, Hill International Staff; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, Chris Aubin, William Rawn Associates Staff; Roger Gagnier, AECOM; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Lynda Callahan, Gilbane Staff; Margaret Clark, Will Spears, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Matt Gillis, School Department; Erin Gallentine, Scott Landgren, DPW.

### **Meeting Minutes**

*Motion made by J. Fierman to approve the meeting minutes as edited for May 11, 2021.*

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

**By Roll Call Vote Approved.**

*Motion made by J. Fierman to approve the meeting minutes for May 26, 2021.*

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

**By Roll Call Vote Approved.**

*Motion made by G. Cole to enable the Chair to sign the documents necessary to execute the GMP to the contract between the Town of Brookline and Gilbane Building Company for the Michael Driscoll School project, which the Building Commission voted in favor of the GMP on May 26, 2021 in the May 26, 2021 meeting minutes.*

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

**By Roll Call Vote Approved.**

### **Pierce School Project**

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. They presented invoices for approval; the Preliminary Design Program (PDP) submission schedule; PDP Options and Schedule.

J. Carlson reviewed the schedule. The team worked on the final version of the Educational Plan and the Space Summary. It went to the School Committee and School Building Committee for review. The PDP is scheduled to be submitted to the MSBA for review on June 16, 2021. The Preferred Schematic Report (PSR) option selection is scheduled for late October 2021. The Schematic Design Submission is scheduled for May 4, 2022. The MSBA Board of Approval is

scheduled for June 22, 2022. There may be a Special Town Meeting in September 2022. The execution of the Project Funding Agreement with the MSBA is scheduled for October 2022.

M. Clark presented the four different options of the PDP submission plan. Option One is an addition/ renovation of Areas A and B and Demo of C. Option Two is an addition/renovation of Areas A and a Demo of B and C. Option Three is a new building on the existing Site. Option Four is a new building at the existing park and a re-build of the park at the existing school site. All of these options came from discussions through the interview process, and some are to address the MSBA process.

J. Carlson reviewed the project invoices. Invoice # 7 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of May 2021 and Invoice # 68125 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of May 2021 in the amount of \$82,913.15; and two invoices 1) \$1,500 and 2) \$400 for The Town of Brookline Police Department for Police Details in the amount of \$1,900 for a total amount of \$100,208.15

*Motion made by K. Breslawski to approve Invoice # 7 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of May 2021 and Invoice # 68125 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of May 2021 in the amount of \$82,913.15; and two invoices 1) \$1,500 and 2) \$400 for The Town of Brookline Police Department for Police Details in the amount of \$1,900 for a total amount of \$100,208.15 .*

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

T. Guigli asked about the status of the borings. During the boring testing, there was an issue with sub-surface water in the employee garage. M. Clark said there were 15 borings locations. The existing site is complex. Almost all of the site has building or garage over it and there are sub-surface utilities in many locations. Geothermal options were discussed, as that is an interest to the school department. A. Keane reported that they did get a boring in front of the school staff parking garage. They attempted another in the town employees parking garage but encountered water. There are no known utilities in the area. It has been reported there is a sub-surface river along with high water table in the garage area. Testing for environmental and hazardous materials in/on the existing school and site is ongoing.

### **Driscoll School Project**

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

L. Callahan proposed an update on the qualification language of the GMP. The clarification to the qualifications, under Item # 33 under general and # 12 under specific...Gilbane proposed the following language: "in addition to the support of third party independent commissioning

agent, all trade contractors and filed subcontractors are responsible for a commissioning of respective systems furnished and installed under the contract as outlined per the plans and specifications.”

The language was updated in order to proceed to a zero dollar change order request at next month’s meeting.

L. Callahan shared the Six-Week Look Ahead schedule. They received the Notice to Proceed Letter from the Town. Permit Applications have been submitted to various entities such as the Building Department, DPW, Fire and Board of Health. Permit applications are needed by June 15, 2021. Gilbane plans to mobilize on June 16, 2021. Newsletters will go out. Kick-off meetings will take place. The last day of school is June 23, 2021. Meetings with the tree warden will take place. Paving of temporary play space will happen. Additional borings work will take place in the alley. A lot of site work will happen. Discussion took place regarding the borings. A. Keane explained that earlier boring work detected a lightly contaminated soil in an area close to the alley. As required by Mass DEP, they needed to find the limits of that exposure. It was a known event and they need to chase it out into the alleyway. L. Callahan shared the information that will go out to the community. A ground-breaking ceremony will occur in September so the school community can be involved.

L. Callahan provided an update on structural steel costs. Gilbane learned of an increase in costs after the GMP was approved. The initial increase was \$250,000. Gilbane worked with bidders one and two, and were able to get bidder # 1 down to \$150,000. Gilbane requests this additional amount come out of the construction contingency within the GMP. Discussion took place. The Building Commission requested at Contract Status Report the next meeting.

J. Rogers provided a Budget Update. Construction costs are budgeted at \$93,823,333. The Owner’s Contingency is \$1,316,415 and the Construction Contingency is \$4,645,478. Considering all contingencies in aggregate, they are at 6% of new construction. It will be decided later if the add alternate for the terrazzo flooring is to be included in the work of the project.

L. Stapleton presented the monthly invoices for May 2021. The total expenditures against the budget are \$267,259.85. Included in this amount are Leftfield’s invoice # 17 for OPM Services for May 2021 in the amount of \$67,009. JLA invoice # 1823-00-20 in the amount of \$43,921.85; and Gilbane’s invoice # PC13 for Preconstruction Services in the amount of \$156,329 for a total of \$267,259.85.

*Motion made by G. Cole to approve the invoices related to the Driscoll School Project; for Leftfield in the amount of \$67,009; for JLA in the amount of \$43,921.85; and Gilbane in the amount of \$156,329 for a total amount \$267,259.85.*

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

**By Roll Call Vote Approved.**

L. Stapleton presented Amendment # 7 for an extension of SLS Fire Inc. for services to perform a Fire Protection/Life Safety Third Party Review Services based on meeting with Engineers at GGD in the amount of \$550. G. Cole noticed a math error and it was decided to not move forward with it at the meeting and Leftfield would correct the error and bring it forward to the next meeting.

### **BHS Expansion Update**

Staff from 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. The temporary fence and tents are up but will be removed on June 22, 2021. Students used them as an outdoor eating area for social distancing because of COVID. Work continues building up athletic field to subgrade, except in the fenced-in area. Softball infields are being built up to subgrade. Collector drain installed along field edge, except in the fenced-in area. Some of the larger drain manholes have been installed. Pads are prepared for new concrete in the dugout area. Athletic lighting system light pole bases have been installed. And they are preparing areas for permanent seating installation along the athletic field.

S. Landgren presented a Change Order in the amount of \$180,950. Cypress Playground. The additional work and cost arised from a three-month delay (March 20th – June 20th) created when the Town agreed to limit the Contractor’s access to the entire construction site until the end of the school year. This accommodation was made following a request from High School Administration, in order to provide outdoor space for student lunch, breaks, music class, tents etc...resulting from Covid-19 protocols and the directive from the Department of Elementary and Secondary Education (DESE) to a return to in-person learning. Limiting access to the Cypress Street Playground/Field site required the contractor to deviate from their original schedule of operations and sequencing of work. The change limited the contractor’s access to a part of the athletic field (about 1 acre of the overall 5 acre park), which under the overall project schedule, is required to be seeded by the Fall of 2021, in order to be opened in 2022 (allowing grow-in time for the athletic field.)

In general, additional costs are related to:

- Labor to adjust temporary fencing and inclusion of scrim
- Sequencing changes including additional trucking to move materials from the restricted area to the stockpile area (over road now versus through the site)
- Additional labor to strip topsoil in the restricted area once available

- Mobilization of work crews in multiple phases to address subgrade, drainage, and grading for the restricted area
- Costs to complete irrigation in this area after work completed in rest of field area
- Separately spread amended soils and root zone mix in this area for final grading

This Extra Work Order also includes additional fill and dense grade crushed stone to prepare the subbase, an additional cost associated with changing the construction phasing of the project to allow a section of the field to be used by the High School. It was originally anticipated that the site was a balanced cut and fill site, meaning the various materials excavated across the entire site could be used for fill, especially under the athletic field. Without access to the whole site, some of these fill materials became unavailable when needed to fill the field area. As a result, fill needed to be imported to raise the grade of the athletic field in order to maintain progress of the overall field including installing subsurface drainage and irrigation system. The total value of this Extra Work Order is \$180,950.00

*Motion made by K. Kaplan to approve Change Order #1 for Heimlich Landscaping and Construction Corporation in the amount of \$180,950.*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

#### Monthly Invoices

A. Felix reviewed the Monthly May Invoices. The list of invoices cumulatively added up to \$9,585,422.36

*Motion made by J. Fierman to approve the May Monthly Invoices for the Brookline High School Expansion Project in the amount of \$9,585,422.36*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

#### STEM, 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of STEM, 22 Tappan Street and the MBTA Station. At the STEM Addition, the painting of floors, masonry, stairway wall tile are all on-going. The date of substantial completion is August 4, 2021. At 22 Tappan, work includes masonry installation on South and West elevations, sheetrock and taping continues and some rooms have first coat of painting started, elevator installation is on-going, pipe and duct testing, oil/sand separator have been installed, backfilling of loading dock is on-going, metal panel install on the canopy and north is on-going. At the Tappan Gym, CTA completed the demolition and underground plumbing. Framing, masonry partitions, MEP coordination is on-going. For Deferred Maintenance, the boilers are targeted to be delivered in mid-June 2021. NB Kenney continues with the submittal and coordination process. At the MBTA, the conduit is complete, rail tile, formwork and rebar installation at platform. The station is projected to be complete in October/November 2021 depending on the MBTA commissioning process.

## Change Orders

A. Felix presented Skanska's GMP Change Order # 12, PCCO # 19 in the net amount of \$0.00 based on in-scope and out-of-scope work.

*Motion made by G. Cole to approve Skanska's GMP Change Order # 12, PCCO #19 for a net zero amount.*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

A. Felix presented CTA Change Order # 3 consists of five different changes due to owner's changes and change in scopes of work and unforeseen changes for a total credit in the amount of \$578.52.

*Motion made by K. Kaplan to approve CTA Change Order # 3 for a credit amount of \$578.52.*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

A. Felix presented NB Kenney Change Order # 1 due to piping change at the Rooftop Unit (RTU) and unforeseen conditions in the amount of \$194,129.

*Motion made G. Cole to approve NB Kenney Change Order # 1 for unforeseen conditions in the amount of \$194,129.*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

## Amendments

A. Felix presented a future Hill Amendment for the next meeting to extend site support beyond July 2021 due to R. Hoogasian, Project Manager, return to work. It was discussed if this additional support work will be needed. R. Masak will meet with R. Hoogasian to discuss the workload of the project.

## Change Order Summary

A. Jonic presented The Overall Change Order Summary Log. The amount increase to \$94,783 in changes. Of that amount, \$48,000 was associated with Cypress, \$62,000 with STEM and the MBTA decreased by \$15,000.

## CTA – Tappan Gym Progress

A. Felix showed progress photos of the Tappan Street Gym. The pictures showed the Tappan Gym/Kirrane future security desk area. He also showed a picture of the enlarged Fitness Center. He showed the door frames and the ground floor under slab. Progress is on-going.

## Deferred Maintenance

A. Felix reported that NB Kenney will mobilize later this month on the Roof Top Unit (RTU), air conditioning and piping scope of work. They are also preparing for boiler replacement. Equipment has been ordered and will be delivered in the near future.

## Other

H. Charlupski asked about the MBTA money set aside in force accounts in the warrant article. A. Felix explained that there is about \$3.4 - \$3.5M in the account. They have been working with the MBTA on their account. Discussion took place.

## **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 ; 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; Solar PPA's (may change due to COVID 19)

### **TOWN PROJECTS**

- 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): Town to address punchlist issues
- Harry Downes Field House - construction complete; punchlist and project closeout ongoing; Facility open
- 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;MSC roof complete except for metal fascia ; material shortage issues

- Elevator Renovations- Old Lincoln underway, Soule Rec, MSC- new fire alarm and elevator relays installed, Water Dept.
- Solar PPA's- Devotion- complete , Runkle- nearing completion, Tappan- roof work required, HS- next (coordinating with PPA provider) , Heath, MSC

## **SCHOOL PROJECTS**

- Devotion Expansion – project complete; MSBA audit accepted, awaiting MSBA vote
- HS Expansion –refer to Hill monthly
- 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 approve three invoices for Russo Barr Associates for \$73,340 for Investigation and Design Phase; \$5,000 for the Bidding Phase; and \$10,112 for Construction and Administration Phase for a total amount of \$88,452; and invoice for MDM Engineering in the amount of \$637,450 for the Municipal Service Center Roof for a grand total of \$725,902.*

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

## **Old and New Business**

C. Simmons reviewed an invoice with the Building Commission.

C. Simmons presented an invoice for Embree Elevator for elevator upgrades at the Municipal Service Center in the amount of \$44,340.

*Motion made by J. Fierman to approve the invoice for Embree Elevator for the elevator upgrade in the total amount of \$44,340.*

Aye: Kaplan, 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, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

Meeting adjourned at 8:33 p.m.

Minutes respectfully submitted by Beth McDonald.