

Minutes of the Building Commission Meeting

Tuesday, September 14, 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; Charlie Simmons, Director of Public Buildings; Andy Felix, Hill International Staff; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, Sam Laskey, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Andy Deschenes Leftfield Staff; Philip Gray, Carol Harris, Jonathan Levi Architects (JLA) Staff; Linda Callahan, Walt Kincaid, Gilbane Staff; Margaret Clark, Will Spears, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Alexandra Vecchio, Scott Landgren, Parks Department; Susan Wolf-Ditkoff, Helen Charlupski, School Committee; Matt Gillis, School Department

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for August 10, 2021.

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 and amendments for approval; project timeline and reviewed project options.

J. Carlson reviewed the invoices as follows; invoice # 10 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of August 2021 and Invoice # 68244 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of August 2021 in the amount of \$43,141.16; for a total amount of \$58,536.16.

Motion made by K. Kaplan to approve Invoice # 10 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of August 2021 and Invoice # 68244 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of August 2021 in the amount of \$43,141.16; for a total amount of \$58,536.16.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson presented Amendment #2 to the contract with Miller Dyer Spears for a garage survey in the amount of \$26,400. The survey is to be performed by Feldman Land Surveyors and the scope is described in Feldman's proposal dated May 13, 2021. The additional work is needed to provide information on Garages, A, B, D and E, to locate subsurface utilities and to tie the garage surveys to the surface level surveys to better inform design and pricing of the design options.

Motion made by K. Kaplan to approve Contract Amendment # 12 to MDS in the amount of \$26,400 for a garage survey.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson provided a project timeline. The Preferred Schematic Report (PSR) will be submitted to the MSBA at the end of December, for their March 3, 2022 Board Meeting. Building Commission suggested they take as much time as needed on the preliminary design, as the Pierce School is a very complicated site.

M. Clark provided an overview of the Preferred Schematic Report Options. She showed various designs of the four different options. The first is to keep Units A and B. The second option 2b, is to keep Unit A. The third option 3b, is to have a new building on the existing site without the historic building. The fourth option 3b-H, is to have a new building on the existing site with the historic building. Discussion took place on the different schemes. All of them have underground parking. Discussion took place on the potential of parking on adjacent streets or of an above grade-parking garage. J. Carlson said the next steps is to get pricing on all the options as they look at sustainability, programming and constructability.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including construction progress, neighbor communication, Schedule Analysis, Budget and Project Approvals.

L. Callahan provided the construction progress update, including photos, a three-week look ahead, and a description of scheduled tasks. She provided a review of subcontracts and when they were awarded and/or executed. The minority participation rate is at 7.85%. Their goal is to get to 10%. A newsletter will be sent out in the middle of the month providing milestone information and photos of the project. The alley is officially closed. There are temporary play areas. There was a groundbreaking ceremony at the site.

M. Casey provided a schedule update. They have temporary play areas. The emergency generator was ordered. Roofing installation has been pushed out. They expect the foundation work to be complete by November 23, 2021.

J. Rogers provided a Budget update. The project is on budget. There has been a about \$26K reduction in project contingency. There is 6% of construction contingency remaining in the project.

L. Stapleton presented Owner Change Order (OCO) # 2 Change Order submitted by Gilbane in the amount of \$5,339 for the Fire Department's third party plan reviewer SLS request for modifications to the Fire Protection design in order to issue the building permit.

Motion made by N. Peck to approve the Owner Change Order # 2 in the amount of \$5,339 for Fire Protection design..

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Amendment # 13 for JLA for a Solar Study in the amount of \$2,090.

Motion made by G. Cole to approve Amendment # 13 in the amount of \$2,090 for a Solar Study.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Amendment # 14 for JLA for Supplemental Geo-environmental Engineering Services in the amount of \$19,800.

Motion made by J. Fierman to approve Amendment # 14 in the amount of \$19,800 for Supplemental Geo-environmental Engineering Services.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for August 2021. The total expenditures against the budget are \$690,466.61. Included in this amount are Leftfield's invoice # 20 for OPM Services for August 2021 in the amount of \$84,179.92; JLA invoice # 1823-00-23 in the amount of \$104,913.69; and Gilbane's invoice # PC16 for Construction Services in the amount of \$499,583.62 for a total of \$690,466.61.

Motion made by K. Breslawski to approve the invoices related to the Driscoll School Project Leftfield's invoice # 20 for OPM Services for August 2021 in the amount of \$84,179.92; JLA invoice # 1823-00-23 in the amount of \$104,913.69; and Gilbane's invoice # PC16 for Construction Services in the amount of \$499,583.62 for a total of \$690,466.61.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

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 Tappan Street sidewalk was opened for the start of school. The following work was done on the Athletic Field: Drainage stone and lateral drainage pipes were placed on the Greenough side of the field; they will start to place root zone mix on the Greenough side of the field and then they will hydroseed that portion of the field; the goal is to have the field seeded by the end of September; and the irrigation is expected to be functional within the athletic field area as well. They continue to work on permanent seating areas throughout. The four dugout concrete pads, structures and seating are complete. The concrete plaza/paver work will occur in the Fall.

STEM, 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of STEM, 22 Tappan Street and the MBTA Station. The STEM Building was substantially complete and was issued a Certificate of Occupancy dated August 19, 2021. The majority of FF&E has been delivered with a few remaining pieces to arrive on the first floor after school has started. The west end of the third floor renovation was completed on August 26th, 2021. Staff were in the building on August 30, 2021 and students were in the building on September 1, 2021. A certificate of Occupancy was issued on August 31, 2021. The cafeteria overflow space opened and has been used by students. At 22 Tappan Building, Skanska is working in all areas. The substantial completion date is expected to be January 7, 2022. A. Jonic reported that water is coming in the windows. Work needs to be done on the third floor curtain wall sill flashing. Work needs to be done at 45 locations along the third and fourth floor perimeter. The Skanska trailers were demobilized at the UA Parking lot. The team moved their offices to the ground level at 22 Tappan. The toilet partitions came in and will be installed. The MBTA station is progressing.

Change Orders

A. Felix presented Skanska's GMP Change Order # 15, PCCO # 22 in the net amount of \$0.00 based on GMP funding sources and contingencies for variety of items.

Motion made by G. Cole to approve Skanska's GMP Change Order # 15, PCCO # 22 for the Brookline High School project in the amount of a net zero amount.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

A. Jonic presented The Overall Change Order Summary Log. The overall number went up about \$200K since last month due to the issues at 22 Tappan Street Building.

A. Felix presented NBK Change Order # 3 for the addition on one heat pump in room 126 in the amount of \$18,185.

Motion made by G. Cole to approve CTA Change Order # 3 in the amount of \$18,185.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Amendments for Approval

A. Felix presented WRA Amendment # 24 for a redesign of the remaining areas of the third floor Old Science Renovation for summer 2022 construction; for Campus Wayfinding Signage; Quad Gate Hardware modifications in the amount of \$387,450.

Motion made by G. Cole to approve WRA Amendment #24 in the amount of \$387,450.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Monthly Invoices

A. Felix reviewed the Monthly August Invoices. The list of invoices cumulatively added up to \$8,980,516.47.

Motion made by G. Cole to approve the August Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$8,980,516.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

CTA – Tappan Gym and 3rd Floor Progress Update

A. Felix showed progress photos of the Tappan Street Gym and the 3rd Floor. At the Tappan Gym, exterior work is ongoing, the interior connection of the pool and the gym are ongoing, work on the 2nd floor gym and Mezzanine is complete and work is ongoing in the Community Center. Work on the third floor renovation (West) classroom is complete. At the third floor (east) demolition is complete. Framing and drywall is ongoing.

NB Kenney – Deferred Maintenance Progress Update

A. Felix reported that miscellaneous HVAC equipment has been installed. The Boiler Plant is on schedule for first large boiler operational by mid-October; balance of boilers 100% by December 1st per contract milestone.

Building Department Projects Status Updates

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/ SCHOOL PROJECTS

- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design complete; bid to be scheduled (delayed due to COVID 19) ; additional FY 2022 projects to be added
- Building Roofs- Heath; New Lincoln; Pierce Primary; MSC; MSC, Heath and New Lincoln roofs complete except for skylights; Pierce Primary complete
- Elevator Renovations- Old Lincoln complete, Soule Rec underway, MSC to commence late September early October , Water Dept. to commence mid-October
- Solar PPA's- Devotion- complete , Runkle- nearing completion, Tappan- roof work required, HS- next (coordinating with PPA provider) , Heath, MSC

SCHOOL PROJECTS

- HS Expansion – refer to Hill monthly; STEM wing including 2 classrooms on 3rd floor substantially complete and occupied; all A/C work complete (startup issues on some units)
- 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)

C. Simmons presented an invoice for the Temple Ohabei Shalom Lease for July 2021 to June 2022 in the amount of \$212,310. Funding comes out of the Classroom Capacity Account.

Motion made by J. Fierman to approve the invoice for the Temple Ohabei Shalom Lease for July 2021 to June 2022 in the amount of \$212,310.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented two invoices for Embree Elevator for elevator upgrades at the Old Lincoln School and the Soule Recreation Center. The Old Lincoln School invoice is for \$5,416.50. The Soule Recreation Center invoice is for \$29,080.50. The total for both invoices are in the amount of \$34,497.00.

Motion made by K. Kaplan to approve two invoices for Embree Elevator for elevator upgrades at the Old Lincoln School and the Soule Recreation Center in the amount of \$34,497.00.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

S. Wolf-Ditkoff mentioned that there is Special Town Meeting scheduled for October 5, 2021. There is a Warrant Article to be voted on for the Driscoll School Geothermal Project. The vote is to appropriate, borrow or transfer from available funds, \$4,900,000, to provide a fossil-fuel-free Ground Source Heat Pump system for the new Driscoll School.

R. Masak presented two invoices for the roofing projects.

The first invoice is for MDM Engineers in the amount of \$739,100 for multiple building roof projects at the Heath School, Pierce Primary, Municipal Garage and the New Lincoln School.

Motion made by G. Cole to approve the invoice for MDM Engineers in the amount of \$739,100 for multiple building roof projects.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

The second invoice is for Russo Barr Associates in the amount of \$17,696 for designer services for the Building Envelope Repair Projects.

Motion made by G. Cole to approve the invoice for Russo Barr Associates in the amount of \$17,696 for designer services for the Building Envelope Repair Projects.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

T. Guigli provided an update on the Water Garage Project. N. Peck and T. Guigli worked together to look at the issues. The floor is in failure at this point. There are spider cracks on the brand new floor and they appear to be getting bigger. A meeting is scheduled with Simpson Gumpert and Hager (SGH) to find a solution to the issues. Desmond Associates will be alerted of the meeting.

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 8:40 p.m.

Minutes respectfully submitted by Beth McDonald.