

## Minutes of the Building Commission Meeting

Tuesday, October 12, 2021

Remote Meeting via Zoom

6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, Nate Peck, Building Commission; Dan Bennett, Building Commissioner; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Andy Felix, 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, 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; David Afzali, ACME; Scott Landgren, Parks Department; Susan Wolf-Ditkoff, Helen Charlupski, Valerie Frias, School Committee; Sam Rippen, Matt Gillis, School Department.

### Meeting Minutes

*Motion made by N. Peck to approve the meeting minutes for September 14, 2021.*

Aye: Kaplan, Cole, Peck, 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 Amendment for approval; project timeline; reviewed project options cost comparison; and above ground structured parking sketches.

J. Carlson reviewed the invoices as follows; invoice # 11 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of September 2021 and Invoice # 68270 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of September 2021 in the amount of \$44,056.50; for a total amount of \$59,451.50.

*Motion made by G. Cole to approve Invoice # 11 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for the month of September 2021 and Invoice # 68270 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of September 2021 in the amount of \$44,056.50; for a total amount of \$59,451.50.*

Aye: Kaplan, Cole, Peck, Fierman

**By Roll Call Vote Approved.**

J. Carlson presented Amendment # 1 to the contract with Leftfield in the amount of \$19,800. This is for independent cost estimating services to be provided by PM&C. Estimates will be provided for the options presented in the Preferred Schematic Report (PSR) and for the final option presented in the Schematic Design Submission as required by the MSBA.

*Motion made by N. Peck to approve Contract Amendment # 1 to Leftfield in the amount of \$19,800 for independent cost estimating.*

Aye: Kaplan, Cole, Peck, Fierman

**By Roll Call Vote Approved.**

J. Carlson provided a new project timeline for submittal to the MSBA. It will be pushed out by two months. Originally, it was going to be submitted on October 28, 2021. The Preferred Schematic Report (PSR) will now be submitted to the MSBA on December 28, 2021 for their March 3, 2022 Board Meeting. The updated schedule does not affect the end date of the project.

J. Carlson reviewed the list of upcoming meetings. There are several meetings scheduled such as a Community Forum, Building Commission, School Committee and the School Building Committee at the end of November to vote on a single option to submit to the MSBA and a vote at the end of December to vote to approve the PSR Submission to the MSBA.

J. Carlson presented the Cost Comparison Analysis from AM Fogarty and PM&C. Total Estimates costs for the Option 2B – Keep Unit A&H /Addition is \$150M; Option 3B – New Construction without Historical Building is \$146M; and Option 3BH – New Construction with Historic Building is \$157M

W. Spears provided different option sketches for the Pierce Structured Parking Study. They offered 160 parking spaces as a one-story level and a two-story level. Discussion took place on the two options presented.

### **Driscoll School Project**

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction Update, Schedule Analysis, Geothermal Update, Neighborhood Communication, 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 8%. Their goal is to get to 10%.

M. Casey provided an update on the Schedule Analysis. They have switched to a different excavation system to stay on track. The Project Team tracks what needs to be done. Gilbane is taking advantage of the good weather, and they are in good shape.

J. Rogers provided an update on the Geothermal Budget. The total budget is \$4.9M. The Hard Costs consisting of construction is \$4.7M. The Soft Costs consists of Design/Consultant is \$80K.

The Contingency budget is \$119K. Discussion took place. The \$80K are for design and administration costs.

J. Rogers provide an update on the neighborhood and community communications. Leftfield has put together a weekly newsletter. They will provide weekly updates in this newsletter to abutters. It will be uploaded to the website, on the Facebook page, and emailed out to commercial abutters. Hard copies will be provided for those who do not have access to internet.

J. Rogers provided a Budget update. As mentioned earlier, \$4.9M funding has been added to the budget for Geothermal. There are two areas of contingency at \$4.8M for Construction Contingency and \$1.1M for Owner's Contingency. There is approximately \$6M in total for Contingency.

J. Carlson presented Gilbane Owners Change Order # 3 for a credit in the amount of \$50,000. It covers several zero dollar cost items and the credit for \$50,000 for the deletion of vibration monitoring from the GMP.

*Motion made by G. Cole to approve the Owner Change Order # 3 for a credit in the amount of \$50,000.*

Aye: Kaplan, Peck, Cole, Fierman

**By Roll Call Vote Approved.**

J. Carlson presented Gilbane Owners Change Order # 4 for the addition of Geothermal wells and change of scope to the project in the amount of \$4,700,307.

*Motion made by K. Kaplan to approve the Owner Change Order # 4 in the amount of \$4,700,307.*

Aye: Kaplan, Peck, Cole, Fierman

**By Roll Call Vote Approved.**

J. Carlson presented Designer Contract Amendment # 15 with JLA for construction dewatering monitoring services in the amount of \$48,400.

*Motion made by K. Kaplan to approve Designer Contract Amendment # 15 with JLA for dewatering monitoring services in the amount of \$48,400.*

Aye: Kaplan, Peck, Cole, Fierman

**By Roll Call Vote Approved.**

J. Carlson presented Designer Contract Amendment # 16 with JLA for the addition of engineering and design services for geothermal in the amount of \$79,244.

*Motion made by N. Peck to approve Designer Contract Amendment # 16 with JLA for the addition of engineering and design services for geothermal in the amount of \$79,244.*

Aye: Kaplan, Peck, Cole, Fierman

**By Roll Call Vote Approved.**

J. Carlson presented the monthly invoices for September 2021. Included are Leftfield's invoice # 21 for OPM Services for September 2021 in the amount of \$58,239; JLA invoice # 1823-00-24 in the amount of \$134,132.32 ; and Gilbane's invoice # PC17 for Construction Services in the amount of \$946,589.34 for a total of \$1,139,760.66.

*Motion made by N. Peck to approve the invoices related to the Driscoll School Project Leftfield's invoice # 21 for OPM Services for September 2021 in the amount of \$58,239; JLA invoice # 1823-00-24 in the amount of \$134,132.32; and Gilbane's invoice # PC17 for Construction Services in the amount of \$946,589.34 for a total of \$1,139,760.66.*

Aye: Kaplan, 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

S. Landgren provided an update on the Cypress Playground. Athletic field was seeded by October 1, 2021. On the Greenough and High School edge of the park, plaza-concrete band/paver work has begun. The play equipment has arrived on site with work to begin in late October 2021. He also showed progress photos of the field.

#### 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. At 22Tappan, they are expecting a January 7, 2022 Substantial Completion. The third floor curtainwall sill flashing has been complete. Exterior granite work is on-going. Interior work all levels continues. At the MBTA Plaza, finish sub-grade/backfill and curbing work is ongoing at the UA Building and MBTA parking lot. Discussion on the windows at the Cypress Building took place.

#### Change Orders

A. Felix presented Skanska's GMP Change Order # 16, PCCO # 22 in the net amount of \$182,773 for a new substantial completion date of January 7, 2022 for 22 Tappan Building.

*Motion made by G. Cole to approve Skanska's GMP Change Order # 16, PCCO # 23 for the Brookline High School project in the amount of \$182,773..*

Aye: Peck, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

A. Felix presented CTA Change Order # 6 in the amount of \$68,467.51 for the Tappan Gym substantial completion date extension to November 24, 2021; the Kirrane Pool Vestibule Completion Date extension date to December 15, 2021; and the Third Floor Renovation (East) Substantial Completion extension to November 26, 2021.

*Motion made by G. Cole to approve CTA Change Order # 6 in the amount of \$68,467.51 for the Tappan Gym substantial completion date extension to November 24, 2021; the Kirrane Pool Vestibule Completion Date extension date to December 15, 2021; and the Third Floor Renovation (East) Substantial Completion extension to November 26, 2021.*

Aye: Peck, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

A. Felix presented CTA Change Order # 7 in the amount of \$86,289.92 for unforeseen issues and changes at the Tappan Gym and Third Floor project.

*Motion made by G. Cole to approve CTA Change Order # 7 in the amount of \$86,289.92 for unforeseen issues and changes at the Tappan Gym and Third Floor project.*

Aye: Peck, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

Amendments for Approval

A. Felix presented NV5 Amendment # 1 for five (5) additional site visits for observation of window tests in the amount of \$6,000.

*Motion made by G. Cole to approve NV5 Amendment #1 in the amount of \$6,000.*

Aye: Peck, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

Monthly Invoices

A. Felix reviewed the Monthly September Invoices. The list of invoices cumulatively added up to \$7,760,092.71

*Motion made by K. Kaplan to approve the September Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$7,760,092.71*

Aye: Peck, Kaplan, Cole, Fierman

**By Roll Call Vote Approved.**

#### CTA – Tappan Gym Progress Update

A. Felix showed progress photos of the Tappan Street Gym. Exterior work is ongoing; the interior connection of the pool and the gym is ongoing, including finishes in the Tappan Gym.

#### CTA – Third Floor Progress East Side Update

A. Felix reported that the ceiling grid is complete. The first coat of paint is complete. Floor prep will begin this week. Rough MEP is complete. In addition, sprinkler heads are installed.

#### NB Kenney – Deferred Maintenance Progress Update

A. Felix reported that miscellaneous HVAC upgrades are complete. Domestic hot water startup is scheduled for October 20, 2021. The first new large boiler start up began. The remaining boilers will start up by mid-November.

#### **Water Garage**

T. Guigli discussed the flooring issues at the Water Garage. David Afzali attended the meeting as a representative from ACME. He was not part of the project but will help with the issues going forward. The concrete slab flooring is deteriorating. The firm Simpson Gumpertz and Heger provided a proposal for Investigation of Concrete Slab deterioration in the amount of \$18,000. They are a sole source provider.

*Motion made by J. Fierman to approve a contract with Simpson Gumpertz and Heger provided a proposal for Investigation of Concrete Slab deterioration in the amount of \$18,000.*

*Aye: Peck, Kaplan, Cole, Fierman*

**By Roll Call Vote Approved.**

#### **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

##### **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 – no change
- Building Roof s- Heath; New Lincoln; Pierce Primary; MSC; MSC, Heath and New Lincoln roofs complete except for skylights; Pierce Primary complete- no change
- Elevator Renovations- Old Lincoln complete, Soule Rec complete, 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- started, HS- next (coordinating with PPA provider) , Heath, MSC

## SCHOOL PROJECTS

- HS Expansion – refer to Hill monthly; STEM wing including 2 classrooms on 3<sup>rd</sup> floor substantially complete and occupied; all A/C work complete ( startup issues on some units ) ; boiler startup commenced
- 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 an invoice for Temple Emeth for lease payment from September 1, 2021 to February 28, 2022 in the amount of \$158,105.

*Motion made by J. Fierman to approve the invoice for Temple Emeth for lease payment from September 1, 2021 to February 28, 2022 in the amount of \$158,105.*

*Aye: Cole, Kaplan, Peck, Fierman*

**By Roll Call Vote Approved.**

T. Guigli presented invoices for Embree Elevator for an elevator update at the Soule Recreation Center in the amount of \$9,693.50. Also presented was an invoice for James McKenna and Son for a roof upgrade at Fire Station # 6 Training Center in the amount of \$12,680.12.

*Motion made by G. Cole approve the invoices for Embree Elevator for an elevator upgrade at the Soule Recreation Center in the amount of \$9,693.50 and James McKenna and Son in the amount of \$12,680.12.*

*Aye: Cole, Kaplan, Peck, Fierman*

**By Roll Call Vote Approved.**

R. Masak presented three invoices for the building envelope repair project for Russo Barr Associates for a total in the amount of \$21,746.

*Motion made by J. Fierman to approve the invoices for Russo Barr Associates in the amount of \$21,746 for building envelope repair projects.*

Aye: Cole, Kaplan, Peck, Fierman

**By Roll Call Vote Approved.**

*Motion made by N. Peck 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, Fierman

**By Roll Call Vote Approved.**

R. Masak informed the Building Commission of his decision to retire on January 21, 2022. He has worked for the Town for 23.5 years. The Commission thanked him for all his work over the years. D. Bennett received approval for an Authorization to Hire from the Select Board for this position.

Meeting adjourned at 8:36 p.m.

Minutes respectfully submitted by Beth McDonald.