

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

June 14, 2016

4<sup>th</sup> Floor Conference Room, Town Hall

6:00 p.m.

In Attendance: George Cole, Ken Kaplan, Karen Breslawski, Nate Peck, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Daniel Bennett, Building Commissioner; David Pollak, School Committee; Pip Lewis, HMFH Architects staff; Jonathan Hirst, Kyle Lloyd, Shawmut staff.

### **Meeting Minutes**

*Motion made by George Cole to approve the meeting minutes of May 10<sup>th</sup>, 2016.*

**Unanimously approved.**

### **Devotion School Renovations and Additions – HMFH Architects, Shawmut Design & Construction**

J. Hirst from Shawmut Design & Construction appeared to discuss early bid package work and the Change Order #4 associated with it. J. Hirst reviewed the total GMP-1 amounts for early release trades. A discussion took place regarding the sub-contractors selected for Early Release bid #1. Shawmut confirmed a high level of comfort with these contractors due to past experience with all of the selected bidders. J. Hirst confirmed with the Building Commission that BIM and clash detection review with HMFH is done on a weekly basis in detail. P. Lewis from HMFH confirmed that the Change Order #4 and contract presented by Shawmut has been reviewed and approved on the part of HMFH.

*Motion made by Ken Kaplan to approve Change Order #4 to Shawmut Design & Construction for the early bid package work associated with GMP #1 on the Devotion School project in the amount of \$19,077,463.61.*

**Unanimously Approved**

T. Guigli reviewed with the Building Commission documents from Eversource that will be used to begin electrical work with that firm on the Devotion School project. T. Guigli asked the Building Commission to grant the Town Administrator authority to sign the licensing agreement with Ever Source, on the Building Commission's behalf, for pole location work at 345 Harvard Street necessary to move forward with the Devotion School project.

*Motion made by Nate Peck to assign the Town Administrator authority to sign the licensing agreement with Ever Source for the electrical work on the Devotion School Building Project.*

**Unanimously Approved**

T. Guigli provided the Building Commission with a project update. The current school year will end on Monday June 20<sup>th</sup> and the move out of Devotion will begin in earnest the next day. The

plan is to have the entire school empty by the first week of July. Construction fencing and trailers will begin to go up on site the week school is out and all neighbors have been given notice. Shawmut has agreed to walk visitors through the site when requested. A discussion took place regarding cameras on site to record the progress of work for educational purposes.

P. Lewis from HMFH provided the Commission with the monthly update. The Devotion project remains on target for schedule and budget. P. Lewis stated that the 90% Construction pricing set will undergo review in the next week. The submission of the 90% pricing set to the MSBA will be due on July 20<sup>th</sup>. A discussion took place regarding the early bid package releases and GMP #2. D. Pollak asked how the bids received to date compared with original estimates. J. Hirst confirmed that the bids received thus far are directly in line with the projected budget.

P. Lewis updated the Commission that the most recent community meeting at the Devotion School went well. T. Guigli has informed all residents to direct complaints directly to him so that he can ensure all problems are taken care of. T. Guigli discussed with the Building Commission a recent issue with tree removal to be addressed at an upcoming Devotion School Building Committee Meeting. A discussion took place regarding the issues associated with altering project plans at this stage to preserve the trees currently identified for removal, which would require significant utility restructuring and re-design that would result in a delay of project and significant increased project expense. J. Hirst stated that once survey is complete, trees to stay and trees that must be removed will be clearly marked.

G. Cole asked for an update on transportation for tradesmen to the job site. Shawmut confirmed that all subs and workers will be aware that they will need to use carpooling and public transportation in order for workers to get to the job site. K. Lloyd expressed confidence that the contractors they are working with are familiar with working in urban environments that do not have parking readily available for staff.

### **Building Department Projects Status Updates**

R. Masak appeared to update the Building Commission on Building Department projects.

- CIP for 2017-Building Envelope, Elevators, Security, Energy Efficiency, Energy Management, Training & Maintenance (Fire), Fire Station Renovations, Classroom capacity (split out leases), 9<sup>th</sup> school.

### **Town Projects**

- MSC Renovation-Upper floor repair done; roofing/masonry ongoing; MEP rough ongoing; severe schedule issues continue. R. Masak stated some days work progresses better than others. G. Cole asked for an estimated time for completion, which R. Masak estimated to be the end of November.

R. Masak presented to the Building Commission Change Order #1 for additional masonry work and a change in air vapor barrier on the Municipal Service Center Renovations and New Washbay project in the amount of \$6,860.30.

*Motion made by Ken Kaplan to approve Change Order #1 to Contractors Network for the Municipal Service Center Renovations and New Washbay in the amount of \$6,860.30.*

***Unanimously Approved***

- Elevators (Town/Schools)-final design ongoing; amendment pending.
- Roof Repair/Replacement & Building Envelope (Town/Schools) - Schools Phase – building permit issued; Town phase – ongoing. Museum of Transportation is nearing completion and job has progressed very nicely.
- Pool Repointing; Shower Restoration (Rec)-summer package out to bid. The goal is to have structural/ pool tile work completed in a timely manner so that the locker room can be completed during the following spring.
- Devotion House-restoration of windows to restart (8 out of 23 windows completed)
- Reservoir Gate House Roof Restoration – June 9<sup>th</sup> site visit scheduled.
- Phase 5 Garage Repairs – Desman amendment.

R. Masak updated the Building Commission on the Phase 5 Garage repairs at the Town Hall Garage. After further site assessment it was discovered that work was needed on the circular upper deck of the Pierce School, including a drain pipe that needs to be repaired. The teacher parking garage area underneath the school also requires review to survey its current condition. This work was not included in the original scope.

*Motion made by George Cole to approve the Condition Survey proposal at the Pierce Elementary School Garage to Desman Design Management in the amount of \$11,800.*

***Unanimously Approved***

### School Projects

- Devotion Expansion – move planning, GMP #1 pending approval (June 7<sup>th</sup>, 2016). Discussed earlier in meeting.
- 9<sup>th</sup> School/HS Site Selection Study – C of 7 selected J. Levi; contract execution.

R. Masak informed the Building Commission that J. Levi gave an outstanding presentation during the interview process conducted for selecting an architectural firm to conduct the 9<sup>th</sup> School / HS Site Selection study. R. Masak reviewed the scope of services and proposed cost of the study, which includes weekly internal staff meetings in Brookline that J. Levi will attend. R. Masak asked the Building Commission for approval of the Design Service contract with Jonathan Levi in the amount of \$185,860 for the Brookline 9<sup>th</sup> Elementary School Site Study and Brookline High School Site Selection and Feasibility Study.

*Motion made by G. Cole to approve the proposed contract with Jonathan Levi for the study of the Ninth Elementary School and Brookline High School sites not to exceed the amount of \$185,860.*

***Unanimously Approved***

R. Masak stated that weekly staff meetings will occur through the summer and fall with opportunities for public input. The final designation of a site for study will occur by November 1<sup>st</sup>. The intent will be to do a feasibility on one site.

#### Project Closeout

- Town-Fisher Hill Gate House/Comfort Station.

#### C of 7's needed

- HS Feasibility Study/Ninth School Feasibility Study

K. Breslawski, N. Peck and G. Cole volunteered to sit on the Committee of 7 study for the HS feasibility study/Ninth School Feasibility Study.

- FS No. 6 Training & Maintenance/MEP Renovations

K. Kaplan, J. Fiermen and K. Brewlawski were appointed to sit on the Committee of 7 study for Fire Station Training Center.

#### Issues

- Building Committee makeup for future project
- Ninth School/HS Timeline

Meeting adjourned at approximately 7:10 p.m.  
Minutes respectfully submitted by Sara Gooding.