

Minutes of the Building Commission Meeting

September 13, 2016

4th 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; C. Simmons, Director of Public Buildings; Matt Gillis, School Department; David Pollak, Helen Charlupski, School Committee; Pip Lewis, Vassilios Valaes, HMFH Architects staff; Jonathan Hirst, Kyle Lloyd, Shawmut staff.

Meeting Minutes

Motion made by Ken Kaplan to approve the meeting minutes of August 9th, 2016.

Unanimously approved.

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

T. Guigli provided the Commission with a project update. He stated that the project remains on schedule. The Planning Board has given their final project review and approved exterior elevations, lighting and final design review as required by the ZBA approval conditions. The permit for demolition is in place and the permitting for the remainder of the job will be pursued shortly. T. Guigli stated that the file sub-bids for GMP#2 will be received prior to the next Building Commission meeting. T. Guigli reviewed with the Commission the schedule for October meetings. It was decided that the next Building Commission meeting will be held on Thursday October 13th. In addition, a special Building Commission meeting will be held on Tuesday October 25th prior to the final approval of GMP #2.

J. Hirst from Shawmut Design & Construction appeared to discuss the current status of the project. The Building Commission reviewed the Executive Summary to Date with Shawmut staff. J. Hirst stated that the majority of work to date has been focused on abatement and demolition. The 1954 section is complete, the 1913 section has been abated and the 1974 section is scheduled for completion in roughly 2 weeks. Temporary lighting and safety rails are in place, as are partitions to ensure weather tightness. J. Hirst stated that the excavation and soil removal crew will begin work on the A wing in the upcoming week. It is expected that all demolition work will be completed by the third week of October.

J. Hirst informed the Commission that the multi-phase demo permit in place has allowed for the project to remain on schedule. In addition, areas of potential issues were reviewed:

1. The removal of primary power feeds has been completed by Eversource and the transformer will be removed shortly.
2. The work order for relocation of power lines along discontinued Devotion Street has been submitted but not yet addressed by the utility company. Alternate arrangements have been made on site for the time being, until the work is completed.

Shawmut staff and the Building Commission reviewed site photos. The Commission asked if there had been any neighbor complaints to do date. J. Hirst stated that a complaint was relayed through the Health Department regarding excessive dust (most likely resulting from the very dry weather conditions of the summer). To control the dust, misting machines were set up and have been running on site and are keeping the dust under control.

J. Hirst reviewed with the Commission the MBE/WBE contract requirements for this project. A discussion took place regarding Shawmut's tracking and expected participation of MBE/WBE businesses to meet these requirements.

Shawmut staff identified to the Commission a bidding mis-scope on Shawmut's part. J. Hirst stated that in the early bid release drawings, only half of the stability bracings needed for demolition of the rear of the 1913 building were allocated for. J. Hirst presented the proposal that due to the increased number of bracings necessary prior to demo, the fabrication and installation of the bracings would be funded through a portion of the allotted steel allowance within the budget. The Building Commission confirmed with Shawmut that monthly updates on changes to allowances are helpful and necessary to understand the billing for this project.

The Commission asked Shawmut staff if anything in the 100% Construction Document set indicated future need to use more allowance. J. Hirst stated that there were no indications at this time.

P. Lewis and V. Valaes from HMFH Architects appeared and stated their agreement with the progress report presented by Shawmut. T. Guigli added that the project has been running smoothly to date.

Building Department Projects Status Updates

T. Guigli appeared to update the Building Commission on Building Department projects.

- CIP for 2018-Building Envelope, Elevators, Security, Energy Efficiency, Energy Management, Fire Station Renovations, Classroom capacity (leases), 9th school/HS schematic design; Driscoll HVAC.

Town Projects

- MSC Renovation-Upper floor fit-out ongoing; Wash Bay – slab installed; utility installation ongoing; overall MEP rough ongoing; severe schedule issues.

T. Guigli informed the Building Commission that a draft letter to the bonding company regarding the delayed status of this project is under review by Town Counsel with the intent to issue shortly to the contractor and surety. The Commission requested that Town Counsel confirm that any additional costs due to the project delay will be

considered re-imbursable. T. Guigli stated that the job is slowly progressing, and the quality of work thus far is good.

T. Guigli presented to the Building Commission Change Order #2 for additional work at the Municipal Service Center Garage. The Commission asked for an update on this Change Order from Ray Masak at the next Building Commission meeting.

Motion made by George Cole to approve Change Order #2 in the amount of \$43,451.41 to modify the contract between the Town of Brookline and Contractors Network for work at the Municipal Service Center.

Unanimously Approved

T. Guigli presented to the Building Commission Amendment #2 to HKT Architects to cover additional administrative services due to the delay in contract completion in the amount of \$15,000. A discussion took place regarding the progress of the contract to date.

Motion made by Ken Kaplan to approve Amendment #2 to HKT Architects in the amount of \$15,000.

Unanimously Approved

- Elevators (Town/Schools)-final design nearing completion.
- Roof Repair/Replacement & Building Envelope (Town/Schools) - Schools Phase-70 % complete; Town Phase-nearing completion.
- Pool Repointing; Shower Restoration (Rec)-final design ongoing.
- Devotion House-restoration of windows restarted (16 out of 23 windows completed)
- Reservoir Gate House Roof Restoration – schematic design received; preservation comments received.
- Phase 5 Garage Repairs –condition survey to commence.
- Fire Station No. 1 (Building envelope) – Amendment executed; design to commence.

School Projects

- Devotion Expansion – move completed, GMP-1 approved, Prequalification of sub-trades for GMP-2 completed; overall mobilization including asbestos removal, temporary utilities and site work including demolition of 1950's wing ongoing. Discussed earlier in meeting.
- 9th School/HS Site Selection Study – study ongoing nearing completion.

T. Guigli presented to the Building Commission a Contract Amendment to the contract with Jonathan Levi Architects to conduct the 9th school feasibility study, to commence once the site selection has been made. This Contract Amendment in the amount of \$294,980 will be reviewed and voted on by both the School Committee and the Selectmen in October. The Commission approved the contract amendment to Jonathan

Levy for the feasibility study, but asked for the 9th School Study Committee and J. Levi to return to the next Building Commission meeting in order to provide more information before a final motion for approval is made.

Project Closeout

- Schools – Lawrence/Pierce Elevators – final inspections (Pierce completed).

C of 7's

- HS Feasibility Study/Ninth School Feasibility Study-K. Breslawski, N. Peck, G. Cole.
- FS No. 6 Training & Maintenance/MEP Renovations-K. Kaplan, J. Fiermen and K. Breslawski.

Issues

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

C. Simmons appeared to update the Building Commission on future Building Department projects. The High School and 9th School studies are underway. In addition, a space utilization study will be added to examine the efficiency of space use at the High School. Science Room renovations will occur in all of the schools. It is anticipated that more space will be offered to the Town for school use at 62 Harvard/Pierce Lofts. Fire Station #6 remains slated for renovation. The libraries have requested that roofing, window and masonry work be addressed. C. Simmons stated that a feasibility and phasing plan to work on all three of the libraries, while maintaining their use, estimated work could be completed for a total of \$1,000,000. The DPW remains satisfied with their building thus far.

C. Simmons informed the Building Commission that M-V electric has been at work to update the electrical systems at Old Lincoln School. In addition the water lines at Old Lincoln School were replaced to eliminate any possible lead contamination. C. Simmons stated that the original estimate for the cost of this service went out to bid and bids were returned at amounts higher than the budget would allow. After re-evaluation of the engineer's initial plans, the in-house plumbing company was able to complete the work for a fraction of the initial anticipated cost. The water at Old Lincoln School is now lead free. C. Simmons stated that the water at 30 Webster is also lead free.

Meeting adjourned at approximately 7:30 p.m.

Minutes respectfully submitted by Sara Gooding.