

Minutes of the Building Commission Meeting

October 18, 2016

4th Floor Conference Room, Town Hall

6:00 p.m.

In Attendance: Janet Fierman, George Cole, Ken Kaplan, Karen Breslawski, Nate Peck, Building Commission; Ray Masak, Project Manager; Daniel Bennett, Building Commissioner; Charles Simmons, Director of Public Buildings; Andy Pappastergion, Commissioner Department of Public Works; Kevin Johnson, DPW; Mary Ellen Dunn, School Department; David Pollak, School Committee; Jonathan Levi, Phillip Grey, Jonathan Levi Associates; Vassilios Valaes, Julie Darling, HMFH Architects staff; Jonathan Hirst, Shawmut staff; Stacey Villa, HKT Architects Staff; Dan Goyette, CNI Staff.

Meeting Minutes

Motion made by Karen Breslawski to approve the meeting minutes of September 13th, 2016.

Unanimously approved.

Ninth School – Jonathan Levi Associates, School Department

R. Masak presented to the Building Commission the proposed timeline for the 9th School. He stated that the project is entering the Feasibility study phase, anticipated to last from November 2016 through April 2017. A discussion took place regarding the selection process and the site selection study of the three sites under review: Brookline Village school site, Baldwin Site, Baker School Site.

J. Levi and P. Grey from Jonathan Levi Associates appeared to present to the Building Commission a brief overview of the site selection study and its findings. P. Grey stated that each site was reviewed and rated for a large variety of parameters: Building location, parking availability, ease of access/transportation, etc. All sites were also examined using different possible layouts for the building, parking and play spaces which were taken under consideration with all of the relevant Town Departments.

P. Grey stated that the findings were then all summarized into an evaluation matrix which reviewed all the possible variables and ranked each parameter at each site. J. Levi added that the process involved many public meetings and a final vote by the School Committee and the Board of Selectmen. P. Grey stated that the Baldwin site was the final selection for review through the Feasibility Study. A discussion took place regarding the selection of the Baldwin site.

R. Masak presented to the Building Commission the Contract Amendment to Jonathan Levi Architects for the 9th school feasibility study. R. Masak stated that approval of the Amendment will allow the site selection of the Baldwin school to enter into the feasibility study phase of the project. The feasibility study will focus on the Baldwin Site and an exploration of all possible

alternatives to create school space, parking space and play space in addition to access and transportation. A discussion took place regarding moving towards net-zero goals with School buildings.

Motion made by George Cole to approve the Contract Amendment with Jonathan Levi Architects for the 9th School feasibility study of the Baldwin School site in the amount of \$294,980.

Unanimously Approved

D. Pollak and M. E. Dunn appeared to discuss with the Building Commission the implementation of two new advisory Building Committees for the Brookline High School Expansion project and the 9th Elementary School project. D. Pollak stated that in order to provide a range of expertise and support behind the two upcoming projects the creation of the two Building Committees has been endorsed by the School Committee. M. E. Dunn explained that representatives from the Selectmen, School Committee, School Department and a variety of Town Departments would be hopefully involved. The School Department expressed their desire to also have members of the Building Commission act as representatives on each of the Committees. A discussion took place regarding the involvement of the Building Commission on both the Brookline High School Expansion Committee and on the 9th Elementary School Committee. G. Cole agreed to serve on the High School Building Committee. J. Fierman agreed to serve on the 9th School Committee.

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

J. Hirst from Shawmut Design & Construction appeared to discuss the current status of the project. J. Hirst stated that demolition is near completion and that weekend work will be done to move the project forward to stay on schedule. J. Hirst added that the fill in area 1 is complete; footings and stripping of walls are underway. Underpinning is underway for the existing structure of the 1913 buildings and gymnasium abatement has been completed.

The Building Commission asked J. Hirst to speak on the status of WBE and MBE business bidding on the sub-trades. J. Hirst stated that Shawmut is actively pursuing businesses and it is anticipated there will be a 16% combined contribution of WBE/MBE business on the project. A list of businesses and trades that are anticipated to fulfill the requirements on this project were discussed. The Building Commission encouraged Shawmut to make sure the contribution of WBE and MBE businesses were near equal to achieve the total percentages required.

The Building Commission asked J. Hirst to speak on any recent resident complaints associated with the project. J. Hirst stated that there has been a complaint of cracking plaster and that this issue is being addressed. There are no safety issues to date.

J. Hirst stated the project is currently on budget. The final GMP will be complete on November 1st. A discussion took place regarding the procedure for requests to use project allowances/GMP contingency funds to cover premium work. J. Hirst discussed the current

example of unforeseen abatement needs that set the project back a few days, and his request to work longer days and weekend hours to make up for lost time. The Building Commission and Shawmut agreed that if within the budget, proposals to request allowance use of contingency funds with descriptions of needed work should be sent to R. Hoogasian, T. Guigli and K. Kaplan for review and signature.

Municipal Service Center Renovations – CNI

R. Masak and J. Fierman provided the Building Commission with an update on the Municipal Service Center project. A meeting between CNI, Building Department representatives and the bonding company had taken place on site the previous week. R. Masak stated that the project progress was reviewed and CNI was asked to prepare two separate schedules: one for the washbay and one for the remaining project work. The project is estimated at seventy percent completion to date.

D. Goyette appeared to review the washbay schedule and the remaining project work schedule with the Building Commission. The Washbay schedule was discussed by the Building Commission. CNI and HKT staffs were advised that curing time must be addressed for all the sealants being used. The remaining work schedule was discussed. The Building Commission confirmed with CNI that all materials and products have been procured and are ready to go. K. Johnson addressed concerns to CNI and HKT that an area of the washbay will not be available when the initial sealant application occurs. This area is housing trucks while the shops are being worked on and once the shop work is completed, sealant will have to be reapplied in the area where the trucks are currently parked.

The Building Commission advised CNI and HKT that a change order is expected for the deletion of canopy installation work which has been contracted out to another company. The Building Commission stated that most of the work remaining should be complete by the November meeting.

Building Department Projects Status Updates

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

- CIP for 2018-Building Envelope & Roof, 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; bonding company notified of issues. Discussed earlier in meeting.
- Elevators (Town/Schools)-out to bid.

- Roof Repair/Replacement & Building Envelope (Town/Schools) - Schools Phase-100 % complete; Town Phase-nearing completion-windows/doors to be installed.
- Pool Repointing; Shower Restoration (Rec)-final design nearing completion.
- Devotion House-restoration of windows completed.
- Reservoir Gate House Roof Restoration – schematic design received, preservation comments addressed; meeting with preservation on Oct 17, 2016.
- Phase 5 Garage Repairs – condition survey conducted on Oct 11, 2016.
- Fire Station No. 1 (Building envelope) – met with Fire Dept. on Oct 8, 2016 to review site logistics.

School Projects

- Devotion Expansion – Filed sub-bids received and under review; demolition of 1950's wing complete; demolition of 1970's wing underway; bracing being installed in 1913 wing as prep to demo; above ground hazmats nearing completion; footing placed at Zaftigs; Discussed earlier in meeting.
- 9th School/HS Site Selection Study – Site selection voted on Oct 13, 2016, Baldwin Site chosen.
- 9th School Feasibility Study – amendment to be executed.
- High School Feasibility Study – HMFH Architects selected.

Project Closeout

- Schools–Lawrence/Pierce Elevators–Lawrence final inspection scheduled for Oct 19, 2016.

C of 7's

- HS Feasibility Study/Ninth School Feasibility Study-Interviews conducted on Oct 17, 2016.
- FS No. 6 Training & Maintenance/MEP Renovations-The Galante Studios selected.
- UAB repointing/CC Library Building Envelope selected: Karen Breslawski, Nate Peck and Ken Kaplan.

Issues

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

Meeting adjourned at approximately 8:05 p.m.
Minutes respectfully submitted by Sara Gooding.