

Minutes of the Building Commission Meeting

Tuesday, January 10, 2023

Remote Meeting via Zoom

6:00 p.m.

In Attendance: Janet Fierman, George Cole, Karen Breslawski, Nate Peck, Building Commission; Charles A. Simmons, Director of Public Buildings; Tony Guigli, Project Administrator; Andrew Jonic, Sam Lasky, William Rawn Associates Staff; Jen Carlson, Jim Rogers, Adam Keane, Andrew Deschenes, Leftfield Staff; Carol Harris, Phil Gray, Jonathan Levi Architects (JLA) Staff; Kevin Cooke, Douglas Murphy, Gilbane Staff; Rob King, Engineering Division; John Buchheit, Town Counsels Office; Matt Gillis, School Department; Andrew Barr, Jack Rushe, Russo Barr Associates; James Lambrianidis, Lambrian Construction; Susan Wolf-Ditkoff; Nancy Heller.

Meeting Minutes

Motion made by N. Peck to approve the meeting minutes for December 13, 2022.

Aye: Breslawski, Cole, Peck (Fierman not in attendance at this time)

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project.

J. Rogers reported that the project was approved by the Massachusetts School Building Authority (MSBA) on December 21st, 2022. The next step in the process will be a funding vote in the Town Election in May 2023.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction, Schedule Analysis, Budget, Scope Discussion and Project Approvals.

D. Murphy of Gilbane provided the construction progress update, including photos and a three-week look ahead. It included the roofs, storefront, masonry, window testing, drywall, mock up room, and MEP's. Discussion on the type of paint took place.

A. Deschenes provided a Schedule review. The Substantial Completion date is September 15, 2023. Progress has been made with critical subs who have improved their performance despite the lost time for holidays. They are moving in the right direction. The interior framing has been completed in Area B. The mock-up room has paint, ceiling and lights. Major HVAC equipment has been delivered and moved into the mechanical room. In-wall inspection has been done in

Area A. There have been 1,283 submittals issued and 1,260 responded. Millwork, signage and ATC have a high priority. There have been 600 RFI's issued and 585 responded. Items impacting ongoing work or work already in place are the most critical.

J. Rogers provide a budget update. The Committed Budget is at 94%; the Expended amount is at 47%; the Construction Progress is at 54%. The status of the Construction Contingency is at \$3.75M; the Owner's Contingency is at \$881K; and the total is \$4,638,141. Pending ATP's are at \$31,801; Estimated are at \$506K; FFE Overage is at \$200K; and the total pending is \$738,362.

A. Deschenes provided the Cash Flow Report for December 2022 of the actual billing versus the forecasted billing. For the month of December, the actual exceeded the projection. The monthly forecasted amount was \$3,756,695 and the actual was \$4,690,625. The cumulative forecasted amount was \$46,211,835 and the actual is \$49,131,804.

J. Rogers asked for approval for Contract Amendment # 21 Toilet Room modifications in the amount of \$18,366 and Change Order # 22 for various ATPs such as climbing walls, covers in Gym etc. in the amount of \$30,223 for a total amount of \$48,589.

Motion made by G. Cole to approve Change Order # Contract Amendment # 21 Toilet Room modifications in the amount of \$18,366 and Change Order # 22 for various ATP such as climbing walls, covers in Gym etc. in the amount of \$30,223 for a total amount of \$48,589.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Rogers presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,279,169 and the Value of Change Orders with Geothermal is \$5,788,426.

J. Rogers presented the monthly invoices for December 2022. Included are Leftfield's invoice #36 for Construction Administration Services for December 2022 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-39 for Construction Services for December in the amount of \$131,172.96; UTS Invoice # 103214 for concrete testing and reinforcing inspections in the amount of \$1,120; and Gilbane's invoice # 32 in the amount of \$4,494,218.29 for a total of \$4,678,853.25.

Motion made by N. Peck to approve the monthly invoices for Leftfield's invoice #36 for Construction Administration Services for December 2022 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-39 for Construction Services for December in the amount of \$131,172.96; UTS Invoice # 103214 for concrete testing and reinforcing inspections in the amount of \$1,120; and Gilbane's invoice # 32 in the amount of \$4,494,218.29 for a total of \$4,678,853.25.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

BHS Expansion Update

Staff from the Town, WRA and Lambrian Construction appeared before the Commission to discuss the BHS project Progress Updates, Invoices for Approval, Change Orders and Amendments for Approval.

Streetscape

R. King provided an update on the streetscape project. They plan to provide a bid package for the streetscape project at the end of January 2023. The project has been advertised. They would like the work to begin in April break. Discussion took place on the type of work needed for this project.

Lambrian - Quad and 3rd Floor Renovations

J. Lambriandis provided an update on the third floor. There are three rooms that need epoxy counter tops. They plan to do work during February vacation break to not disturb classroom time. This work involves electrical, plumbing and carpentry. Discussion took place on the work that needs to be done on these rooms as the school department needs these rooms for classroom sessions. Discussion took place on the quad and masonry work and tree planting. Lambrian intends to have the work complete by February, weather permitting.

Discussion took place on Change Order # 7 in the amount of \$154,936 but the Building Commission tabled it until they receive further information and they will have a Special Meeting to vote on it.

Monthly Invoices

T. Guigli reviewed the Monthly December 2022 Invoices, which cumulatively added up to \$799,252.81.

Motion made by N. Peck to approve the Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$799,252.81

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

HVAC

A. Jonic provided an update on the HVAC issues in the physics rooms at 22 Tappan Street Building. The rooms do not have air conditioning. This is part of the energy efficiency of the design of the building. The team has been working with RFS Engineering and GGD Engineering. They have looked at different systems. They are looking to find a solution to the HVAC problems. Discussion took place on this topic because it is a very significant issue and concern for the Town. This has been an ongoing issue since June 2022.

Building Department Projects Status Updates

TOWN/ SCHOOL PROJECTS

- Building Envelope – Thompson Waterproofing work nearing completion; New Lincoln work delayed until summer 2023; additional FY 2023 projects to be added – no change
- Brookline Ice Rink Feasibility Study complete.

SCHOOL PROJECTS

- HS Expansion –refer to Hill monthly; 22 Tappan potential design issue with HVAC system, working with architect for corrective measures, MBTA close-out negotiations ongoing at TA level, commissioning and punch list ongoing. NBK nearing completion, mostly close out documents. Third floor classroom work nearing completion, some items such as electrical and storefronts to happen in February 2023. Quad work continuing slowly with plans for completion of all work by the end of January with the exception of the gate which will happen in February and the plantings.
- Tappan Streetscape and street milling and paving design and design review nearing completion to be bid this month.
- Pierce School- refer to Leftfield monthly
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- Station #1 and #4 – RFQ drafted and under review
- Police Department Locker Room Renovations – RFQ drafted and under review

Old and New Business

Andrew Barr and Jack Rushe of Russo Barr Associates provided an update on the Building Envelope Project of five Town buildings.

T. Guigli presented Change Order # 3 for Thompson Waterproofing in the amount of \$19,465.79 for work at the Public Safety Building as recommended for approval by the design team.

Motion made by J. Fierman to approve Change Order # 3 for Thompson Waterproofing in the amount of \$19,465.79 for work at the Public Safety Building.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

T. Guigli presented Pay Requisition # 4 for Thompson Waterproofing in the amount of \$107,569.99 as recommended for approval by the design team.

Motion made by N. Peck to approve Pay Requisition # 4 for Thompson Waterproofing in the amount of \$107,569.99.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented two invoices for approval; Art DiGiovanni and GGD Engineering. Art DiGiovanni's invoice is for painting the iron fence at the Public Safety Building in the amount of \$7,376.32. The invoice for GGD is for design review for Fire Station # 5 in the amount of \$8,800. The total of the two invoices amount to \$16,176.32.

Motion made by N. Peck to approve the invoices for Art DiGiovanni and for GGD Engineering. Art DiGiovanni's invoice is for painting the iron fence at the Public Safety Building in the amount of \$7,376.32. The invoice for GGD is for design review for Fire Station # 5 in the amount of \$8,800. The total of the two invoices amount to \$16,176.32.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by G. Cole to give the Chair or her designee 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, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 7:49 pm and went into Executive Session.

Minutes respectfully submitted by Beth McDonald.