

## MEETING MINUTES \_\_\_\_\_

**date:** 01.13.2021

**meeting date:** 01.13.2021– 6:00 PM      **at:** Zoom Conference Call

**re:** Brookline High School Expansion Project – BHS Advisory Building Committee

**attendees:** BHS Expansion Advisory Building Committee (Committee)  
George Cole, Nancy Heller, Susan Wolf Ditkoff, Anthony Meyer, Daniel Bennett, Ian Roffman, Ray Masak, Lakia Rutherford, Bobbie Knable, Ed Wiser, Mary Ellen Normen, Andrea Parzen

Absent –Faith Dantowitz, Jordan Watts, Nicole Gittens, Ben Lummis, Nancy O'Connor, Mel Kleckner, Matthew Oudens,

Brookline High School: Hal Mason

Community Members: Deborah Rivers, Eli Epstein, Dima Rogozin, Susan and Ira Vishner

William Rawn Associates (WRA) – Andrew Jonic

Hill International, Inc. (Hill) – Andy Felix, Andy Vo

Skanska (SKA) – Rob Mulligan, Jim Craft

**distribution:** Ray Masak, Mary Ellen Normen, Ben Lummis for distribution

**attachment:** Brookline High School Expansion Advisory Committee Meeting, January 13, 2021 slide show, by William Rawn Associates

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**item:    topic:** Discussion of Budget, Schedule and Warrant Article.

### 1. Approval of Meeting Minutes

- A. The Building Committee voted to approve the Meeting Minutes from September 9, 2020 and October 19, 2020. Nancy had the roll call and the minutes were approved.

### 2. Design, Construction, Budget and Schedule Update:

- A. Susan Wolf Ditkoff requested that the Brookline High School websites be updated with the expansion project info.
- B. Hill provided overview schedule update on the Brookline HS Expansion Project.
  - a. 22 Tappan Building will be substantial complete in November 2021.
  - b. STEM Addition will be substantial complete in July 2021.
  - c. MBTA Station Improvement is on hold pending MBTA diversion support. The project team has requested for MBTA support from March through August 2021. Work will be at nights and weekends. The team will accommodate the schedule for piggybacking with the MBTA diversions. Skanska Civil team is preparing a shorter duration schedule to submit to MBTA for approval. The MBTA Station needs to be bypassed, which is a closure to passenger access, in order for construction to be completed within one phase. The original two phase's construction will not work with the shorter time frame right now due to delays/lack of MBTA support as originally requested. MBTA has not approved the proposed diversion schedule yet.
  - d. Balance of Elevator Modernization will be completed in Summer 2021.

- e. Tappan Gym Renovations, 3<sup>rd</sup> Floor Renovation, Deferred Maintenance, Tappan Streetscape, Street Painting, Signal Work and Cypress Playground are all pending MA DOR approval on additional funding following Fall Town Vote.
- C. Skanska presented progress photos of on-going construction work for STEM Addition below.
  - a. East Elevation - ongoing air vapor barrier (AVB) and installation of curtain wall.
  - b. Northeast Elevation - ongoing air vapor barrier (AVB) and installation of curtain wall. Mason continued to install scaffold for brick work. Sheathing, AVB, 2<sup>nd</sup> and 3<sup>rd</sup> floor windows are installed. 1<sup>st</sup> floor windows are ongoing.
  - c. Concrete poured at Stair #1 and Stair #2.
  - d. MEP rough inspection is anticipated to be on 2/1/21.
- D. Skanska presented progress photos of on-going construction work for 22 Tappan Building below.
  - a. South and West elevation facades - sheathing and AVB works are ongoing. Both elevations are ready for window installation.
  - b. Main Entrance - curtain wall frames at cafeteria are installed. Window glazing is ongoing. Mechanical roof screen is installed.
  - c. Cafeteria view - curtain wall at overbuild is completed. AVB is ongoing on upper levels.
  - d. Overbuild view - curtain wall work was completed during the 7 weekend diversions.
  - e. Roof view - window installation.
  - f. Ongoing work at Stair #1 and Stair #3, Switch Gear at Main Electrical Room and interior framing work. MEP rough is ongoing at 22 Tappan Building.
  - g. All progress photos can be viewed on the Advisory Building Committee presentation dated 1/13/21.
- E. Skanska presented 3 month look ahead schedule for STEM Addition below:
  - a. Curtain wall, permanent roof, frame walls and soffits and MEP roughing are scheduled to be completed in February 2021.
  - b. Board & tape bathrooms, elevator work, equipment, wire test and energize switchgear will be completed in March 2021
  - c. Submittal process, stone and brick façade, and interior finishes will be ongoing through March 2021.
- F. Skanska presented 3 month look ahead schedule for 22 Tappan Building below:
  - a. Curtain wall and glazing, permanent roof, rig and set mechanical equipment and interior stairs work will be completed in March 2021.
  - b. Submittal, stone and brick façade, frame walls and soffits, MEP rough, permanent power and drywall are scheduled to be completed after March 2021.
- G. Ian Roffman asked how Covid-19 impacted the project. Skanska explained that Covid-19 has slowdown the project and the cost for cleaning and work restricted due to social distancing. Some summer activities were pushed to fall season and some fall activities were pushed to winter season. Skanska has seen major increase frequency of workers that tested positive for Covid-19. This is a big concern to the project team as the winter months continue.
- H. Hill provided recap on Warrant Article #2, which was passed at Special Town Meeting November 17, 2020. The Town of Brookline has ongoing discussion with MA Department of Revenue (DOR). Nancy Heller stated that the Town has been having conversations and meetings, followed by a memo/addendum to MA DOR sent on January 5, 2021 to further clarify and submit evidence regarding the budget increase questions from MA DOR.
  - a. The following sub-projects are still subject to MA DOR decision and approval on proposed additional funding:
    - i. NB Kenney: Deferred Maintenance \$3,075,000
    - ii. CTA: 3<sup>rd</sup> Floor/Tappan Gym Renovations \$7,821,340
    - iii. Heimlich Landscape/Construction: Cypress Playground \$5,263,523
    - iv. All three contractors above agreed to extend their bids until February 2021.
- I. George Cole expressed concern about lack of MBTA support for the MBTA Station work. In order to complete the MBTA Platform work the team requested the MBTA to temporarily close the Brookline Hill Station to passenger access to allow for the construction. The requested down time will be from March through August or September (worst case). The project team is waiting for decision from MBTA. Mary Ellen Normen reminded the team to plan accordingly because parents and students are currently using the trains at Brookline Hill Station.
- J. Ian Roffman is concerned about the steep grading at the main entrance of the 22 Tappan Building. William Rawn stated that there will be planting at the steep grade and there will be a 42" guard rail along the

- porch. Ian is concerned that students would climb over the guard rail and requested the design team to review if there is landscape option to avoid students from climbing over the guard rail.
- K. The Building Committee expressed gratitude to the Brington Road neighbors and the community for bearing the noise and vibration from construction work at Brookline High School. The Building Committee also expressed their gratitude toward the project team for the hard work and to bring the project to this milestone.

**3. Next meeting:**

February 24, 2021 at 5:30pm – 6:30pm.

**4. Adjourn**

The meeting was adjourned at 6:59 PM.

APPROVED