Minutes of the Building Commission Meeting
Tuesday, January 14, 2020
Town Hall, Room 408
6:00 p.m.

In Attendance: Janet Fierman (by phone), Ken Kaplan, George Cole, Nathan Peck, Karen Breslawski, Building Commission; Tony Guigli, Ray Masak, Charlie Simmons, Building Department; Vassilios Valaes, HMFH Architects; Tim Hurdlebrink, Josiah Herbert, Patrick Laverty; Shawmut; Bob Ponzini, OSRAM; Ted Jones, SK & Associates; Jamie McGrath, YES; Carlos DeSousa, GGD Engineers; Andy Felix, Hill International; Peter Roche, Rob Mulligan, Skanska; Andrew Jonic, William Rawn Associates; Jim Rogers, Jen Carlson, Lynn Stapleton, Leftfield; Philip Gray, Jonathan Levi, JLA Architects; Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Lisa Cunningham, TMM P 15; Diane Sokal, members of the public.

The Building Commission Meeting started and G. Cole read the Call-in Protocol Policy as J. Fierman participated by phone.

Meeting Minutes

Motion made by K. Kaplan to approve the meeting minutes for December 10, 2019. Unanimously Approved.

Coolidge Corner School Renovations and Additions

T. Guigli introduced the regular members of the group. T. Hurdlebrink provided an update on the project. He reported the floor repairs were completed on the third, second and first floors. The boy’s locker room will be done during February vacation. There is progress being made on the green screen. The big item that has been done is the lighting control system. Discussion took place on the lighting system. J. McGrath explained that he addressed each of the items with the entire team. They are very close to fixing the problem. It was determined that it was a bad Energy Control Unit (ECU) in addition to other smaller issues such as broken switches. T. Jones explained how the ECU works. B. Ponzini explained that they replaced the ECU and has been monitoring it and it looks to be working fine. Discussion took place on how this situation can be prevented in other projects. J. McGrath said this was a much too complicated system. C. DeSousa explained the coding system. He will look at other options for the Driscoll School project. C. Simmons asked why this system failed. B. Ponzini said the ECU failed because the switches were damaged. G. Cole suggested keeping it simple because we look to build with 50-year life spans for town facilities. C. DeSousa said this system will not be used in Brookline again. T. Hurdlebrink reported that the Stedman Street raised crosswalk work is not complete yet due to weather conditions. On another matter it appears that radiant panels may not be properly hung from the ceiling. Maintenance personnel notified the Building Department that the panels were beginning to separate from the ceiling grid in several locations. A meeting took
place at the school with the design team to investigate. They asked what is the proper way to support these units and if the installation was done correctly. It was asked if there was any danger in terms of occupancy and if the panels were at risk of falling. V. Valaes responded that they have hangers holding them. The hangers are currently not in full tension. The ceiling seems to be supporting some if not all of the weight of the panels. It was determined that they need to figure out if Harold installed them correctly. P. Laverty said they are hung with the proper wire and he looked at the drawings and that manufactures instructions were followed. The concern is whether they were installed properly, whether the wires are in the right place, whether they are in tension and whether they are supported from the right structures. It appears they are not installed correctly. The Building Commission asked what the recommendation is to solve this problem. V. Valaes and GGD Engineers will get the installation instructions from the manufacturer and will make a recommendation soon. G. Cole asked about the status of the garage insulation and garage HVAC projects. Both projects are basically complete with the exception of water balancing. C. Simmons said overall the work seems to have resolved the issue of cold spaces over the garage, but we have not had a lot of cold weather so far this season.

### BHS Expansion Update

R. Masak outlined the agenda for the High School project. A. Felix reported the project is going well but there are some challenges on Cypress A but are now back on track. He continues to work with the MBTA on coordination for work that has to take place on weekends and week nights. They are preparing to install steel in mid-February on the STEM Project. R. Mulligan provided handouts on 111 Cypress Project and showed the progress being made.

P. Roche presented Skanka’s Pre-GMP Amendment #13 consisting of three primary items as the subcontractor award for the STEM Building doors, frames and hardware including furnish and delivery, subcontract award for Cypress Building drywall scope of work, and prime contract change order to the enabling work. The two subcontracts total $7.3M and the prime contract change order value is $37K. The award total is $7,349,790. The drywall budget is significantly over budget which appears to be market driven. Hill and Rawn Associates reviewed the bid packages and agree with the recommendation for approval.

*Motion made by K. Kaplan to approve Pre-GMP Amendment #13 in the amount of $7,349,790 for the approval of subcontractor awards and prime contract change order. Unanimously Approved.*

P. Roche presented Skanka’s recommendation for payment # 16 through December 31, 2019 in the amount of $2,687,730. This amount includes progress billings across all the projects from enabling, STEM, Cypress and the MBTA. The Building Commission asked for a draw scale of the project relative to plan and completion date. Skanska will provide an update on this. The Building Commission asked about any noise complaints. There have been no complaints. R. Masak went before the Select Board to extend the noise by-law. The work has gotten less noisy.
C. Simmons reported that there was a sprinkler pipe that froze and split in the A-wing before Christmas. The Building Department is working with the Skanska to get the school back to the condition it was before the sprinkler break. The Town’s exposure is in the range of $125K. Most of the work has been done but there is still electrical and fire alarm work to be done. There haven’t been any issues with mold, carpets were replaced, flooring fixed and ceiling tiles were repaired. R. Mullin reported that they had an environmental hygienist inspect the area. They will follow up with their recommendations. Insurance claim will cover the costs.

A. Felix reported that William Rawn is asking for an amendment in the amount of $11K for additional site visits in order to come up with a support design to support the demolition of the existing Roberts wing. A. Felix agrees that these costs were unknown and unforeseen prior to construction. The Town agrees with this after review.

*Motion made by K. Kaplan to approve the Amendment in the amount of $11,000 for the approval of William Rawn to provide additional site visits due to unknown and unforeseen costs prior to construction.*

*Unanimously Approved.*

A. Jonic provided an update on the design aspects of the project. FF&E meetings have been held for the Cypress and STEM buildings. The Tappan Gym is in a holding pattern.

G. Cole reported that this project is significantly over budget. Skanska was asked to categorize the overruns by scope or market condition and misestimating. Skanska replied that the majority of the costs are due to market conditions. It is not a good time to be buying construction costs effectively. They do not want to cut scope to the Tappan street Gym but that may be a way to retain the budget. They are going to the MBTA to see if they can recover some of the extraordinary expenses.

A. Felix presented the MBTA Amendment #3 from the force account for an additional $3,278,077.50 for diversions to be funded by the Town for coverage projected for rest of the year 2020.

*Motion made by G. Cole to approve the MBTA Force Account Amendment #3 in the amount of $3,278,077.50 for the additional diversions to be covered for the rest of 2020.*

*Unanimously Approved.*

**Driscoll School Project**

After introductions, G. Cole explained that the role of the Building Commission is to be responsible for the execution of major Town of Brookline capital projects. JLA Architects gave a PowerPoint presentation on the Driscoll School Project. P. Gray presented and explained that on November 19, 2019 Town Meeting voted a $115.3M Budget and there was a Town wide vote approving the funding on December 20, 2019. The plan is to keep students in the current
building during construction of the new building. The building shall be fossil-fuel free, likely including a geo-thermal system. Schematic plans were reviewed in accordance with the PreK-8 educational philosophy of the Town of Brookline. It will have playground for both school and neighborhood use and will address traffic, pedestrian and student safety, including a new dedicated student drop-off lane. There will be five levels of the school. J. Rogers explained the costs of the $115.3M budget. Construction costs are estimated to be $93M; 10% for design; 4% for project management; and 5% for contingency. Discussion took place on the 5% contingency. There was concern that it may not be enough as this is a new all electric school. P. Gray explained that is a completely new building and not a renovation. The Building Commission wants to make sure that this is done extremely well and that the school works as intended. The budget should reflect all the unknowns. P. Gray presented the schedule of the project. The Building Commission is concerned about the schedule as being very ambitious. J. Rogers and J. Levi expressed confidence in the timelines. J. Rogers agreed to re-evaluate the schedule and come back to the Commission.

Building Department Projects Status Updates

R. Masak provided a status update as follows:

BC STATUS REPORT & SCHEDULE

- CIP for 2020 – Building Envelopes & Roofs; Elevators; Life Safety/Security; Energy Conservation; Energy Management; Fire Station Renovations; Classroom capacity (leases); Pierce School; ADA Renovations; Climate Control; HVAC Equipment; Fire Alarm Systems; Town Building Rehabs; Solar PPA’s

TOWN PROJECTS

- Water Garage Repairs - slab deteriorated; floor assessment completed; report issued; no change; additional funding approved by Town meeting for full slab repair; Amendment for full slab repair executed; Bids Received Dec 5, 2019; construction contract execution – in process
- FS No. 6 Training & Maintenance/MEP Renovations – project complete- contractor received occupancy on Nov 26, 2019; closeout – in process
- CC Library (Building Envelope / Elevator) – complete; in closeout – punch list issue with roofing sub- punch list resolution complete
- Putterham Library Bathrooms- design underway
- Reservoir Park Gatehouse – work nearing completion - installation of doors
- Harry Downes Field House - bids received Dec 3, 2019 – overbudget; VE underway
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – amendment negotiated/ in process
SCHOOL PROJECTS

- Devotion Expansion – refer to Shawmut monthly
- HS Expansion – refer to Hill/Skanska monthly
- Pierce School - accepted into MSBA process; Town meeting voted funding
- Driscoll School – override vote on Dec 10, 2019 approved; proceeding to Design Development pending Architect and OPM amendments

C OF 7’s

- None needed at this time

Old and New Business

None.

Meeting adjourned at 8:57 p.m.

Minutes respectfully submitted by Beth McDonald.