

Minutes of the Building Commission Meeting

Tuesday, February 14, 2023

Hybrid Meeting

4th Floor Conference Room and via Zoom

6:00 p.m.

In Attendance: Janet Fierman, George Cole, Karen Breslawski, Nate Peck, Building Commission; Tony Guigli, Project Administrator; Dan Bennett, Building Commissioner; Andrew Jonic, Sam Lasky, William Rawn Associates Staff; Jim Rogers, Adam Keane, Lynn Stapleton, Andrew Deschenes, Leftfield Staff; Carol Harris, Phil Gray, Jonathan Levi Architects (JLA) Staff; Kevin Cooke, Douglas Murphy, Gilbane Staff; Ted Lemkpa, Chad Montrose, RFS; Rob King, Engineering Division; Helen Charlupski, School Committee; Matt Gillis, School Department; Alex Galanos, Lambrian Construction; Susan Wolf-Ditkoff; Nancy Heller, Brooke Duskin.

Meeting Minutes

Motion made by G. Cole to approve the meeting minutes for the Regular Meeting and Executive Session meeting minutes on January 10, 2023 and the Special meeting on January 20, 2023.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call Vote Approved.

Pierce School Project

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

J. Rogers presented and invoices for Miller Dyer Spears for the A/E Feasibility Study Services for HAZMAT Peer Consultants from September 1 through October 31, 2022 in the amount of \$1,625.

Motion made by N. Peck to approve the invoice for Miller Dyer Spears for the A/E Feasibility Study Services for HAZMAT Peer Consultants from September 1 through October 31, 2022 in the amount of \$1,625.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

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. Discussion took place.

Driscoll School Project

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

D. Murphy gave 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.

A. Deschenes provided a Schedule review. The Substantial Completion date is September 15, 2023. Critical subs have staffed up and are working on Saturdays. A major portion of the roof is complete, some detailing remains. Area C drywall is complete, paint and ceiling grid is ongoing. Windows in Area A are complete. Framing in Area B is complete.

J. Rogers gave a Budget Update. There were no Contract Amendments for the month of January 2023. Budget Transfer were made from the Construction Contingency Budget Line to fund Gilbane Change Order # 23 to indicate the impact to the overall Project Budget. The Committed Budget is at 95%; the Expended amount is at 51%; the Construction Progress is at 56%. The status of the Construction Contingency is at \$4.02M; the Owner's Contingency is at \$881K; and the total is \$4,906,116. Pending ATP's are at \$670,680; Estimated are at \$299K; FFE Overage is at \$30K; and the total pending is \$1,270,661. The Remaining Total is \$3,635,455 and the 5% of Balance to Spend is \$2,965,460.

D. Murphy provided the Cash Flow Report for January 2023 of the actual billing versus the forecasted billing. The Actual Monthly amount was \$3,850,307 and the Projects Monthly amount was \$4,215,415. The Actual Cumulative amount was \$52,982,110 and the Forecast Cumulative amount was \$50,464,997.

L. Stapleton presented Change Order # 23 consisting of various ATP's with the biggest being the soil allowance reconciliation for a total net amount of -\$267,975.

Motion made by G. Cole to approve Change Order # 23 consisting of various ATP's with the biggest being the soil allowance reconciliation for a total net amount of -\$267,975.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,011,194 and the Value of Change Orders with Geothermal is \$5,520,451.

L. Stapleton presented the monthly invoices for January 2023. Included are Leftfield's invoice #37 for Construction Administration Services for January 2023 in the amount of \$54,762; Jonathan Levi Architects invoice # 1823-00-40 for Construction Services for December in the amount of \$124,442.96; Collin Box & Supply invoice # INV1219 in the amount of \$4,436.55; UTS Invoice # 103706 for steel inspections in the amount of \$260 and Gilbane's invoice # 33 for January 2023 in the amount of \$3,674,396.52 for a total of \$3,858,284.98.

Motion made by N. Peck to approve the monthly invoices for Leftfield's invoice #37 for Construction Administration Services for January 2023 in the amount of \$54,762; Jonathan Levi

Architects invoice # 1823-00-40 for Construction Serves for December in the amount of \$124,442.96; Collin Box & Supply invoice # INV1219 in the amount of \$4,436.55; UTS Invoice # 103706 for steel inspections in the amount of \$260 and Gilbane's invoice # 33 for January 2023 in the amount of \$3,674,396.52 for a total of \$3,858,284.98.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented an invoice for CCS invoice # IN107969 for classroom display boards out of the technology budget in the amount of \$302,599.70.

Motion made by G. Cole to approve the invoice for CCS invoice # IN107969 for classroom display boards out of the technology budget in the amount of \$302,599.70.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented information on the Project Commitments under the Relocation and FF&E Category. The total amount of the commitments are \$1,639,111.77. These expenses are purchased by Town Staff for Classroom and Office furniture and cleaning/maintenance equipment.

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. A bid package was let for the streetscape project at the end of January 2023. Bids are due on February 16, 2023. The project has been advertised. They would like the work to begin during April break. Discussion took place on the type of work needed for this project.

Lambrian - Quad and 3rd Floor Renovations

A. Galanos provided an update on the third floor. Lambrian is focused on the third floor electrical and plumbing and the epoxy countertops. The materials are in but the classrooms are occupied and work will be done during February vacation week. Lambrian will also work on remaining items on the punch list.

Masonry work is almost complete at the Quad except for the back wall where there were unforeseen conditions. The goal is to have the courtyard work complete by next month.

T. Guigli presented Change Order # 9 for Lambrian for added site work electrical and masonry work in the amount of \$33,500.

Motion made by G. Cole to approve Change Order # 9 for Lambrian for added site work electrical and masonry work in the amount of \$33,500.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

HVAC

S. Lasky provided an update on the HVAC issues at 22 Tappan Street. WRA hired GGD to investigate the issues with the HVAC system. GGD concurred with RFS recommendations for the fix. He explained the recommendations that include adjusting air handlers and making changes to the duct layout in order to get the temperatures right. Discussion took place on the funding.

T. Guigli presented Change Order # 14 for CTA for a credit in the amount of -\$26,489.10 for One-year Planting Maintenance and Exterior Door and Hardware as the Town will engage an independent contractor to do the remaining work.

Motion made by G. Cole to approve Change Order # 14 for CTA for a credit in the amount of -\$26,489.10 for One-year Planting Maintenance and Exterior Door and Hardware as the Town will engage an independent contractor to do the remaining work.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Monthly Invoices

T. Guigli presented monthly invoices which include NB Kenney, Skanska, Lambrian and CTA for a total amount of \$410,960.99.

Motion made by N. Peck to approve monthly invoices which include NB Kenney, Skanska, Lambrian and CTA for a total amount of \$410,960.99.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Building Department Projects Status Updates

BC STATUS REPORT & SCHEDULE

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 – TOB working with design team and others on potential HVAC fix at 22 Tappan to be implemented in spring 2023, MBTA close-out negotiations ongoing at TA level with partial refund of remaining force account proceeds received, 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 February followed by plantings.
- Tappan Streetscape and street milling and paving bids expected this month and contract for March Commission Meeting.
- Pierce School- refer to Leftfield monthly
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- Station #1 and #4 – RFQ advertised responses due 28 February 2023.
- Police Department Locker Room Renovations – RFQ advertised responses due 6 February 2023.

Old and New Business

T. Guigli introduced Brooke Duskin to the Building Commission as a potential Building Commission member. Introductions were exchanged and the role of the Building Commission members was explained. T. Guigli will submit an email to the Select Board asking them to approve the nomination of B. Duskin as a new Building Commission member.

On behalf of C. Simmons, T. Guigli presented two invoices for approval; YES and James McKenna.

The invoice for YES was for installing temporary sensors at 22 Tappan Street in the amount of \$857.58. The invoice for James McKenna was for installing aluminum snow guards and heating cables at the Physical Education Building in the amount of \$ 4,376.35.

Motion made by N. Peck to approve the invoices for YES and James McKenna.

The invoice for YES was for installing temporary sensors at 22 Tappan Street in the amount of \$857.58. The invoice for James McKenna was for installing aluminum snow guards and heating cables at the Physical Education Building in the amount of \$ 4,376.35.

Aye: Cole, Peck, Fierman (Breslawski abstained, stepped out)

By Roll Call Vote Approved.

T. Guigli presented an invoice for The Boston Herald for legal notices for the Police Locker Room Project and the Fire Department Project RFQ's which are required to post for RFQ's in the amount of \$483.85.

Motion made by K. Breslawski to approve the invoice for The Boston Herald Legal Notices for RFQ's in the amount of \$483.53.

Aye: Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by K. Breslawski 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.

The Chair designated N. Peck to sign any invoices, amendments, change orders, contracts or any other documents.

Minutes respectfully submitted by Beth McDonald.