

Minutes of the Building Commission Meeting

Tuesday, March 9, 2021
Remote Meeting via Zoom
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, Karen Breslawski, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Dan Bennett, Building Commissioner; Charlie Simmons, Director of Public Buildings; Andy Felix, Hill International Staff; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, Sam Lasky, Chris Aubin, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Linda Callahan, Paul Ruggiero, Gilbane Staff; Will Spears, Margaret Clark, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Matt Gillis, School Department; Carla Benka, Advisory Committee.

Meeting Minutes

Motion made by K. Kaplan to approve the meeting minutes for February 9, 2021.

Aye: Cole, Peck, Kaplan, Breslawski, Fierman

By Roll Call Vote Approved.

Pierce School Project

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

J. Carlson provided an overview of Approvals and a Schedule Update. Invoice # 4 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of February 2021 and Invoice # 68043 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design in the amount of \$61,232.25 for a total amount of \$76,627.25.

Motion made by G. Cole to approve invoice # 4 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of February 2021 and Invoice # 68043 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design in the amount of \$61,232.25 for a total amount of \$76,627.25.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson presented the schedule of the project, as follows: there is a Public Forum to discuss on site use and building visioning on March 15, 2021 from 6:00 pm – 8:00 pm and there is a Sustainability Visioning Workshop on March 18, 2021 from 2:30 pm – 4:30 pm.

M. Clark presented the PDP Submittal Development Schedule that includes Existing Conditions, Programming and Preliminary Evaluation of Alternatives. They had almost all of their consultants at the Pierce Primary Building and Pierce Main Building over February vacation break do their walk-thru's and are working on their reports.

Driscoll School Project

Leftfield (LF) staff appeared before the Building Commission to provide an update on the Driscoll School project including the Budget; Schedule; Gilbane Procurement Update; and Project Approvals.

J. Rogers provided an update on Schedule of Bidding Packages. For Sitework Packages: in November 2020, they released 90% of CD's; in early January 2021, initial bids were received; McPhail did site investigation to find out where rock was; and pricing is almost finalized. For Steel/Concrete Package: on February 1, 2021, bid package was released based on progress set; In early March, Initial bids were received; on March 2nd, Addendum # 1 was send to bidders; and de-scope meetings are ongoing. For trade subcontractor Bid Packages: on February 15th, 100% of CD's were issued by JLA; on February 19th, they were released to prequalified bidders; based on the addenda and a number of questions, the bid due date was extended from March 12th to March 19th.

LF is proposing a de-scope meeting on March 25th with the Building Commission and on April 1st, they would like to propose a Special Building Commission Meeting to discuss iGMP # 1. On May 13th, they expect to have a GMP for the remainder of the project and ready for approval. Discussion took place on the proposed schedule. Building Commission asked about the GMP. W. Kinkaid explained that GMP depends on bids coming in favorably. The Building Commission reiterated its position that the Town needs price certainty before it considers a GMP for the project. J. Rogers explained his goal is getting the building open in September. Discussion took place on the iGMP. J. Rogers explained iGMP # 1 includes the release of sitework; steel, concrete, general conditions and everything but the remaining buys. Building Commission stated they want a not to exceed number for the total GMP at the iGMP stage in order to sign off on GMP #2 when the paperwork is completed.

W. Kinkaid explained drywall and landscaping are out to bid now and results won't be known until March 19th, 2021. T. Guigli asked all three firms, Gilbane, Leftfield and JLA, about the buyout and the condition of the contract documents. J. Rogers explained Addendums # 1-4. There were a lot of questions asked. There is a lot of interest in the bids which is a good thing. W. Kinkaid showed how they calculate the bids. Building Commission stated again that they will not consider an iGMP and/or GMP until there is cost certainty. Price and quality is more important than the move-in date.

L. Stapleton presented the monthly invoices for February 2021. The total expenditures against the budget are \$304,619.98. Included in this amount are Leftfield's invoice # 14 for OPM Services for February 2021 for a total amount of \$60,879; JLA invoice # 1823-00-17 in the amount of \$206,390.98; BR+A's invoice # 1067554 for commissioning in the amount of \$14,850; and Gilbane's invoice # PC11 for CM Preconstruction services in the amount of \$22,500.

Motion made by J. Fierman to approve the invoices related to the Driscoll School Project; one for Leftfield; one for JLA; one for BR+A and one for Gilbane in the total amount of \$304,619.98.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Designer Contract Amendment # 11 by JLA for supplemental Geotechnical Engineering Services that was provided by their Geotechnical/Geo-Environmental Engineering Consultant, McPhail Associates. McPhail's costs include \$12,000 and JLA's costs include \$1,200 for a total amount of \$13,200.

Motion made by K. Kaplan to approve Contract Amendment # 11 in the amount of \$13,200.

Aye: Cole, Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

BHS Expansion Update

Staff from Hill, Skanska and WRA appeared before the Commission to discuss the BHS project.

Monthly Invoices

A. Felix reviewed the Monthly February Invoices. Skanska's Req # 30 in the amount \$5,738,362; WRA Invoices for a total in the amount of \$202,297.57; Briggs invoice in the amount of \$1,279; Briggs invoice in the amount of \$385; and Hill's invoice # 42 in the amount of \$83,606; for a combined total of \$6,025,929.57.

Motion made by G. Cole to approve the February Monthly Invoices for the Brookline High School Project in the amount of \$6,025,929.57.

Aye: Peck, Cole, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

STEM & Tappan Progress Update

R. Mulligan showed progress photos of STEM and 22 Tappan Street. At the STEM Building, masonry work has been ongoing, brick work has been completed to the roof line of the enclosure; scaffolding erected on south elevation and are stacked with materials. Stone crew has been working on the limestone. Masonry work is progressing. The roof is substantially complete. Dry wall is ongoing and painting has started on level 2.

At the Cypress Building, glazing has been completed on the north elevations and the curtain wall has been glazed as well. Masonry is under way with production brick. Scaffolding system is up on the east elevation. The focus is on mechanical rough-ins on the third floor, all the egress stairs are completed, the roofer well under way and is half-way complete.

In the upcoming four to five weeks at the STEM Building, there will be millwork performed, terrazzo flooring will be installed, mechanical equipment will be started and energized. At the

Cypress Building, power from the street was energized. It was mentioned that there are a shortage of man power on the STEM wing. Skanska reported they are about three weeks behind on the STEM Building. The projected date of completion for STEM Building is July 29, 2021 instead of July 7th, 2021 as planned.

Amendments

A. Felix mentioned that WRA # 21 and Hill # 7 will be resubmitted for next month's meeting. WRA # 21 is for an extension of services through the end of December or later as a result of: 1) working with multiple general contractors and re-packaging bid documents for the Tappan Gym, third Floor Renovation, Deferred Maintenance, Tappan landscape, streetscape and street painting; and 2) Scope # 2 for oil tank removal geotechnical and environmental engineering services. Hill Amendment # 7 is for MBTA project related fees and services and an extension of services for STEM and 22 Tappan Street Building due to the change in schedule.

Change Orders

A. Felix presented Skanska GMP Change Order # 9 in the amount of \$168,435. It is comprised of 1) MBTA Field Bulletin # 11 which is a revision to platform station scope of work in the amount of \$43,435 and 2) pandemic allowance replenishment in the amount of \$125,000 due to extra cleaning services that Skanska has been doing on the project due to COVID since last April 2020.

Motion made by G. Cole to approve the Skanska Change Order # 9 for the Brookline High School Project in the amount of \$168,435.

Aye: Peck, Cole, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

A. Felix presented CTA Change Order # 1 in the amount of \$250,976 for interior masonry at the Tappan Gym and third floor renovation. The original mason bidder would not hold their bid. Bids were valid for 90 days. Bond funding from the Department of Revenue was not approved until the end of January 2021 and as a result they had to go with the fourth bidder. The team followed the procedure from the Attorney General's Office.

Motion made by G. Cole to approve the CTA Change Order # 1 for the Brookline High School Project in the amount of \$250,976

Aye: Peck, Cole, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

MBTA Status

They will look at additional diversions through Labor Day. They have submitted multiple times the number of weekends and nights the team needed in order to construct the station. They have not been given nights, only weekends. They met with the MBTA on February 1st and the first week in March to go over Skanska's schedule. The start of the station work will happen on

April 3rd, 2021 so the MBTA can provide enough notice of the station closure. In order to meet the original completion date in November 2021, the station needs to be bypassed. Some work will be done during the day but not all the time, it depends on what can be done that is not in proximity to the high voltage line which is above the work. The Station and plaza will be completed in November 2021 dependent on when the MBTA can support final commissioning. Building Commission asked who is paying for the diversions. A. Felix is working with the MBTA on an analysis of the costs.

Change Order Summary

A. Jonic presented The Overall Change Order Summary Log. The good news is the total value has decreased by \$250K across the board as a result of vetting and change orders. There are proposed repairs to the Administrative Building Connector concrete slab. This work will happen this summer. This work is outside the original scope of work. It was discovered as the project progressed.

Tappan Gym Design

C. Aubin presented the design of the Tappan Street Gym. He showed layouts of the proposed renovation and existing conditions on level 1. He showed pictures of various views of the proposed design from the entrance, a view to the fitness center, a view from the fitness center to the pool, the garden level, the second floor and mezzanine, third floor field house painting, stair improvements, and landscape design. The wall will be removed so the lobby of the gym and pool will be open.

Schedule

A. Felix provided an update on the schedule of the projects as follows:

<u>Project</u>	<u>Substantial Completion</u>
22 Tappan Building	November 2021
STEM Addition	July 2021
MBTA Station & Improvements	December 2021
Elevator 1 & 4 Modernization	August 2021
Tappan Gym Renovations	October 12, 2021
Third Floor Renovations	Phase 1 – August 20, 2021; Phase 2 – November 12, 2021
Deferred Maintenance:	
UAB, Main Campus	Phase 1 – August 15, 2021; Phase 2 – December 1, 2021
Deferred Maintenance:	
UAB Oil Tank Removal	Phase 3 – August 12, 2022
Cypress Playground Project	August 2022
Tappan Streetscape, Street Painting	Bidding January 2022; Completion August 2022
Tappan/Cypress Traffic Signal Work	Bidding May 2021; Completion November 2021

Building Department Projects Status Updates

R. Masak and T. Guigli updated the Building Commission on Building Department projects:

BC STATUS REPORT & SCHEDULE

- CIP for 2022(Funding Issues) – Building Envelopes & Roofs ; Elevators; Life Safety/ Security; Energy Conservation; Energy Management; Fire Station Renovations (on hold); Classroom capacity (leases); ADA Renovations; Climate Control; HVAC Equipment; Fire Alarm Systems; Town Building Rehabs; Solar PPA’s (may change due to COVID 19)

TOWN PROJECTS

- FS No. 6 Training & Maintenance/ MEP Renovations – project complete- contractor received occupancy on Nov 26, 2019; closeout – complete except for a handful of punchlist/ warranty items (ongoing)
- Harry Downes Field House - construction complete; punchlist and project closeout ongoing
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design complete; bid to be scheduled (delayed due to COVID 19)
- Building Roofs- Heath; New Lincoln; Pierce Primary; Larz Anderson Skate Pavilion; MSC – bids received Jan 28, 2021
- Elevator Renovations- Senior Center (2), Soule Rec, MSC, Water Dept.
- Solar PPA’s- Devotion, Runkle, Tappan, HS, Heath, MSC

SCHOOL PROJECTS

- Devotion Expansion – project complete; MSBA audit underway
- HS Expansion –refer to Hill monthly
- Pierce School- refer to Leftfield monthly
- Driscoll School –refer to Leftfield monthly

C OF 7’s

- Fire Stations- zoning design (on hold)

Old and New Business

C. Simmons reviewed the invoices with the Building Commission.

C. Simmons presented invoices for Embree Elevator for elevator upgrades at the Old Lincoln School and the Senior Center and YES for a replacing a Fire Panel at the Physical Education Building for approval.

Motion made by J. Fierman to approve the invoices for Embree Elevator in the amount of \$32,499 for elevator upgrades at the Old Lincoln School and \$18,675 at the Senior Center and approval of invoice for YES for replacing a fire panel Alarm at the Physical Education Building in the amount of \$24,000 for a total amount of \$75,174.00.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by G. Cole to give the Chair as 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, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Beth McDonald.