Minutes of the Building Commission Meeting
Tuesday, March 10, 2020
Town Hall, Room 408
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, Nathan Peck, Karen Breslawski, Building Commission; Tony Guigli, Project Administrator; Ray Masak, Project Manager; Charlie Simmons, Director of Buildings; Tim Hurdlebrink; Shawmut Staff; Andy Felix, Hill International Staff; Peter Roche, Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Leftfield Staff; Philip Gray, JLA Architects Staff; Helen Charlupski, Susan Wolf-Ditkoff, School Committee.

Meeting Minutes

Motion made by K. Kaplan and seconded by G. Cole to approve the meeting minutes for December 18, 2019.
Unanimously Approved.
K. Breslawski abstained.

Motion made by J. Fierman and seconded by K. Breslawski to approve the meeting minutes for February 11, 2020.
Unanimously Approved.

Coolidge Corner School Renovations and Additions

T. Hurdlebrink updated the Building Commission on the Coolidge Corner Project. February vacation was very productive. There was huge progress on the flooring issues, with just the boy’s and girl’s locker rooms remaining. The handrail in the front entrance was re-worked, there is still some remaining masonry patchwork to be complete. SDC needs to update the permit for the Stedman Street crosswalk fix, which is planned for April. There is a small amount of landscaping left to do. The list is getting smaller. The monetized portion of the list adds up to $168K. Of that amount, $35K is allocated for the handrail; $50K is for the Stedman Street Fix and $50K is for consultation with HMFH for the flooring.

T. Guigli asked for an update on the raised sidewalk schedule, a report on the radiant panels, and training videos on the multi-purpose room lighting and sound systems. T. Hurdlebrink reported that they are re-doing the videos. He is hoping they will be done next month. In regards to the clips, the report is not ready. There were about 20 clips left to do. There was an effort in February to get the clips and getting them ordered. They are hoping the weather will get better in April and can get the Stedman Street crosswalk complete without disruption to the school.
BHS Expansion Update

R. Masak informed the Building Commission that Hill will present an update on the project including the MBTA and utilities. Skanska will provide an update on construction. Rawn will provide an update on FF&E Design. Budget and schedule will also be discussed. There is a pre GMP # 15 and change order # 4 to be approved and a requisition to sign for Rawn.

A. Felix reported that there is ongoing communication with the MBTA to address the work on site. The old portals were removed to make room for the new portals. The target date for completion of this work is the first week in April. In regards to utilities, there has been a lot of activity with Eversource at the Stem building. The project team is trying to schedule a meeting with National Grid to discuss permanent gas to the site.

R. Mulligan shared photos of the projects progress. He described the big milestones of the project. He explained the dark green portals are installed and the plan is to finish up relocating wires on to the new portals. He discussed the concrete pours. He discussed the Verizon pole (STEM) which took a lot of work to get complete. Both A. Felix and R. Masak did a lot of work to get this work completed. Pictures showed the Robert’s wing demo and the cafeteria area. Building Commission asked about the scheduling for the project. R. Mulligan responded that he expects substantial completion by September 24th in the Cypress Building. G. Cole asked how they felt about the overview of the project. R. Mulligan feels that it is good overall. There has been a lot of work and big milestones were made. A. Jonic feels that they have made significant progress on the project.

P. Roche presented the budget. They have put $20M of work in place in the past seven months. In the past month, they have put $5M of work in place for a total of $25M. G. Cole asked them to explain to the Commission an overview and presentation of where we are with preparation of a GMP. Skanska stated that they do not have a GMP yet. G. Cole stated that every time they get an amendment to the GMP, the GMP goes up and that’s not a GMP that is a cost plus contract. The Building Commission asked where they are with the GMP. A. Felix explained he met with Skanska and the team, Skanska has committed to having a GMP by Friday. This represents the GMP for STEM, Cypress, MBTA and elevator modernization. The Tappan Gym and the third floor are on hold. Skanska stated they are deep into the buyout of trades. Forecast to date is a $32M overrun. There are discussions with the MBTA to get some of cost projections down. Building Commission asked for clarification for the changes between the 60% estimate where we were at $205.6 for total authorized budget and the increase in just construction of $24M. Building Commission requested a full presentation of the full project budget both hard and soft costs. They requested Skanska to present their GMP in detail to the Commission. This project is over budget by a large extent and it needs to be explained. A Warrant Article has been filed for additional funding. The Building Commission stated that until they have a full presentation of what is going on with the budget from Skanska they can’t approve anything. They were expecting the GMP in January as promised but still do not have it. H. Charlupski mentioned that the Select Board and the School Committee need to understand
this too. The plan is that they would present the GMP to the Co-Chairs and then bring it to the Building Commission.

C. Simmons mentioned that back in December/January there was damage at the High School. There were two frozen pipes. The Town hired contractors to fix the problem. The Town and the contractors have not been reimbursed yet. It has been going on for three months and he has been notifying R. Mulligan but he still does not have an answer to give to the contractors who fixed the damage and did the work. He still hasn’t heard about the damage to the cafeteria floor. This needs to get addressed. R. Mulligan will reach out the adjuster and will make sure it gets done. He met with one of the Town’s contractors to look at the floor and he will also meet with another contractor to also look at the floor. He will also bring in an Environmental Consultant to do some sampling because there may be asbestos. It is on the radar and he will follow up.

Building Commission asked if the amendment is not signed if there will there be anything that will be affected in the project. P. Roche said that window treatments, audio/visual, landscaping, kitchen equipment and mill work are important items for the project to continue to forecast and meet the schedule. Building Commission is concerned that we do not have the funds based on the current forecast for overall budget. They would like to approve an amendment that has the absolute minimum needed to progress. The GMP is 90 days late and they were led to believe the GMP would be a certain number and it is much higher than they were led to believe. The schedule also is slipping. The Building Commission offered to give them another hour to come up with a number to cover essential subs and keep the project going. Skanska declined.

G. Cole told his fellow Commission Members that, despite his concerns over costs and schedule, he would rate Skanska an A+ on field work and their ability to build this project. It is really outstanding work. A. Jonic concurred with the statement about the field work and the ability to keep the schedule on track. G. Cole also said the architects and engineering team has done an outstanding job on the project.

**Driscoll School Project**

T. Guigli informed the Building Commission that there were CM@R Interviews all day for the Driscoll School project. There were five firms interviewed. All firms gave great presentations. The CM@R selection committee will meet again to rank the firms and make a recommendation. Items discussed included a project update from Jonathan Levi Architects (JLA) and Leftfield (LF); discussion of the LF contract amendment; proprietary vote on geothermal well drilling; and discussion overall of test well drilling.

JLA will provide a power point presentation of the project design at the next Commission meeting. L. Stapleton reviewed the OPM Monthly Project Report, starting with the summary. Design Development is underway and JLA has met with school staff and neighbors. The Driscoll School Playground Design Review Subcommittee has been formed and a meeting will take place...
on March 2, 2020. The topic of parking was discussed. Boring’s were taken on site and results are expected back on March 26, 2020. Discussion took place on soil disposals, the geothermal wells and why the latter should be proprietary. L. Stapleton explained that the Rygan product is a high performance geothermal well and by going with this firm there is an opportunity to reduce the number of wells and real estate required for them and the product has a proven track record. This was also recommended by McPhail Associates, the geothermal consultants.

*Motion made by G. Cole and seconded by J. Fierman for the Michael Driscoll School project to approve the proprietary designation to Rygan HPGX system for geo-thermal wells at the project site.*

*Unanimously Approved.*

L. Stapleton reviewed the project financial report. To date, $324,147.17 has been expended which is 2% of the total project budget. A recommendation for the CM-at- Risk Firm is expected by the end of the week.

J. Rogers discussed the schedule. He believes the project will finish somewhere between January and May of 2023. After meeting with the five CM Firms, they offered completion dates ranging anywhere between September 2022 and January 2023. All firms confirmed at least a completion date of January 2023 without making any changes. The plan is for the final GMP number in a year. Sitework, steel, foundation and utilities would have already been pre-bought by then.

T. Guigli presented the proposed contract amendment #1 between the Town and Leftfield in the amount of $3,182,090, for continuation of services through project completion. There are two significant changes that came about over the past month. The first is that after the building is complete, the Town at its sole discretion may self-perform Clerk of the Works services for the balance of work and adjust the Leftfield contract accordingly. Also, if the project is done early, the fee will be re-visited because based on the contract’s current completion date.

*Motion made by J. Fierman and seconded by G. Cole to approve Amendment # 1 to the contract between the Town of Brookline and Leftfield in the amount of $3,182,090.*

*Unanimously Approved.*

S. Wolf-Ditkoff said that the School Committee and the Select Board needs a presentation before they will approve a contract.

The Building Commission requested a Design presentation on the project for the next meeting.

Discussion took place on the allocation of responsibilities for the project. S. Ditkoff requested that something needs to be put in writing that explains the roles and responsibilities of staff on the project. G. Cole created a Matrix that he is still working on with S. Ditkoff. She said there needs to be training on Open Meeting Law and what everyone’s role is in the project.
Building Department Projects Status Updates

R. Masak updated the Building Commission on Building Department projects:

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 - construction contract executed; issues with vehicle lift

  Motion made by J. Fierman and seconded by G. Cole to approve the Change Order for a no cost time extension to move the date of substantial completion to June 19, 2020. Unanimously Approved.

- FS No. 6 Training & Maintenance/ MEP Renovations – project complete - contractor received occupancy on Nov 26, 2019; closeout – in process

  Motion made by J. Fierman and seconded by G. Cole to approve the Change Order for the Training Tower in the amount of $7,247.63. Unanimously Approved.

- CC Library (Building Envelope / Elevator) – closed out
- Putterham Library Bathrooms - design ongoing
- Reservoir Park Gatehouse Exterior Renovation – work complete
- Reservoir Park Gatehouse Bathroom – bids received Jan 29, 2020; contract execution underway; Preconstruction conference to be scheduled
- Harry Downes Field House - bids received Dec 3, 2019 – over budget; VE complete; out to bid
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – in design

SCHOOL PROJECTS

- Ridley School – refer to Shawmut monthly
- HS Expansion – refer to Hill/ Skanska monthly
- Pierce School- accepted into MSBA process; Town meeting voted funding
Driscoll School – refer to Leftfield monthly; Design Development proceeding; Architect and OPM amendments in process

C OF 7’s

- None needed at this time

Old and New Business

None.

Meeting adjourned at 8:45 p.m.

Minutes respectfully submitted by Beth McDonald.