

DRAFT

Minutes of the Building Commission Meeting

Tuesday, March 14, 2023

Zoom Meeting

6:00 p.m.

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

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for February 14, 2023.

Aye: Breslawski, Peck, Fierman, (Duskin abstained)

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project including Vote to approve Project Funding Agreement, Project Approvals and New Business.

L. Stapleton requested a Vote to approve the Project Scope and Budget Agreement between the Town of Brookline and the Massachusetts School Building Authority (MSBA) for the Pierce School Project, to authorize town Administrator Charles Carey to execute and deliver said Agreement and to authorize Town Administrator Charles Carey, Superintendent of Schools Dr. Linus Guillory and Project Administrator Tony Guigli, or their designees, to make final, binding decisions on behalf of the Town of Brookline with respect to the Proposed Project.

Motion made by J. Fierman to approve the Project Scope and Budget Agreement between the Town of Brookline and the Massachusetts School Building Authority (MSBA) for the Pierce School Project, to authorize town Administrator Charles Carey to execute and deliver said Agreement and to authorize Town Administrator Charles Carey, Superintendent of Schools Dr. Linus Guillory and Project Administrator Tony Guigli, or their designees, to make final, binding decisions on behalf of the Town of Brookline with respect to the Proposed Project.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented invoices for Miller Dyer Spears Inc. The first invoice # 0068892 for A/E Feasibility Study Services: Feldman – Survey Consultant from December 1 – 31, 2022 in the amount of \$1,100 and the second invoice # 0068926 for A/E Feasibility Study Services: Feldman – Survey Consultant from January 1 – 31, 2023 in the amount of \$650 for a grand total of \$1,750.

Motion made by N. Peck to approve the invoice for Miller Dyer Spears for the first invoice # 0068892 for A/E Feasibility Study Services: Feldman – Survey Consultant from December 1 – 31, 2022 in the amount of \$1,100 and the second invoice # 0068926 for A/E Feasibility Study Services: Feldman – Survey Consultant from January 1 – 31, 2023 in the amount of \$650 for a grand total of \$1,750.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call Vote Approved.

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 of Gilbane provided 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. He provided information on the progress of the Exterior Envelope and the Interior in Areas C, A and B. He reported that there have been 1,195 submittals issued and 1,187 responded. Millwork, metal railings and playground equipment have a high priority. There have been 770 RFI's issued and 765 responded. Items impacting ongoing work or work already in place are the most critical. He noted that open submittals and RFI's have been greatly reduced. The focus going forward will be to clear up outstanding changes and to make quick decisions in support of construction. He talked about the Risks including elevator delay (impacts terrazzo), window testing/rework, permanent power, redesign of North ramp, unknown underground conditions during demolition, unsuitable soils during demolition and utility complications during road reconstruction of Westbourne Terrace. Discussion took place on these risks.

J. Rogers gave a Budget Update. There were no Contract Amendments for the month of February 2023. Budget Transfers were made from the Construction Contingency Budget Line to fund Gilbane Change Order # 24 to indicate the impact to the overall Project Budget. The Committed Budget is at 96%; the Expended amount is at 55%; the Construction Progress is at 60%. The status of the Construction Contingency is at \$3.92M; the Owner's Contingency is at \$881K; and the total is \$4,806,488. Pending ATP's are at \$53,215; Estimated are at \$115K; FFE

Overage is at \$30K; and the total pending is \$499,034. The Remaining Total is \$4,307,454 and the 5% of Balance to Spend is \$2,020,602.

D. Murphy provided the Cash Flow Report for February 2023 of the actual billing versus the forecasted billing. The Actual Monthly amount was \$4,416,525 and the Projects Monthly amount was \$4,484,820. The Actual Cumulative amount was \$57,595,713 and the Forecast Cumulative amount was \$55,415,466.

L. Stapleton presented Change Order # 24 consisting of various ATP's with the biggest being the summer beam light fixture and electrical panel and EPO modifications in the amount of \$99,628.

Motion made by K. Breslawski to approve Change Order # 24 consisting of various ATP's with the biggest being the summer beam light fixture and electrical panel and EPO modifications in the total amount of \$99,628.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,110,822 and the Value of Change Orders with Geothermal is \$5,620,079.

L. Stapleton presented the monthly invoices for February 2023. Included are Leftfield's invoice #38 for Construction Administration Services for February 2023 in the amount of \$54,342; Jonathan Levi Architects invoice # 1823-00-41 for Construction Services for February 2023 in the amount of \$123,672.96; CCS invoice # IN107969 for Technology Equipment in the amount of \$302,599.70; BR+A Invoice # 1081289 for Construction Phase & Building Enclosure Commissioning in the amount of \$14,775; UTS Invoice # 104153 for Firestopping Inspections in the amount of \$640 and Gilbane's invoice # 34 for February 2023 in the amount of \$4,208,930.41 for a total of \$4,400,360.37.

Motion made by N. Peck to approve the monthly invoices for Leftfield's invoice #38 for Construction Administration Services for February 2023 in the amount of \$54,342; Jonathan Levi Architects invoice # 1823-00-41 for Construction Services for February 2023 in the amount of \$123,672.96; CCS invoice # IN107969 for Technology Equipment in the amount of \$302,599.70; BR+A Invoice # 1081289 for Construction Phase & Building Enclosure Commissioning in the amount of \$14,775; UTS Invoice # 104153 for Firestopping Inspections in the amount of \$640 and Gilbane's invoice # 34 for February 2023 in the amount of \$4,208,930.41 for a total of \$4,400,360.37.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call

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 presented Contract Amendment # 1 for Weston and Sampson for completion of the Cypress Field Playground in the amount of \$15,000.

Motion made by N. Peck to approve Contract Amendment # 1 for Weston and Sampson for completion of the Cypress Field Playground in the amount of \$15,000.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call

R. King presented a Contract for IW Harding for streetscape and sidewalk improvements on Tappan Street in the amount of \$2,637,718.01.

Motion made by J. Fierman to approve a Contract with IW Harding for streetscape and sidewalk improvements on Tappan Street in the amount of \$2,637,718.01.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call

Lambrian - Quad and 3rd Floor Renovations

A. Galanos provided an update on the third floor. He plans to have the project complete by the end of March. The exterior components of the project have been delayed due to the weather. They have railings to install. There are miscellaneous and punch list items that need to be complete on the first floor. They are working on getting the countertops installed.

CTA and NB Kenney

T. Guigli reported that the contracts with CTA and NB Kenney are complete. The exterior signage was installed. Most of the work left to be done by Skanska is warranty work.

Monthly Invoices

T. Guigli presented an invoice for The Boston Herald for payment of a Legal Notice for the Streetscape Project in the amount of \$610.58. Also presented was Lambrian Requisition # 10 in

the amount of \$341,154.50. Also presented were four invoices for WRA in the amount of \$16,596; \$16,697, \$18,695.45; and \$13,000. These items totaled up to \$467,503.53.

Motion made by N. Peck to approve invoices for The Boston Herald for payment of a Legal Notice for the Streetscape Project in the amount of \$610.58. Also presented was Lambrian Requisition # 10 in the amount of \$341,154.50. Also presented were four invoices for WRA in the amount of \$16,596; \$16,697, \$18,695.45; and \$13,000. These items totaled up to \$467,503.53.

Aye: Breslawski, Duskin, Peck, Fierman

By Roll Call

HVAC

S. Lasky provided an update on the HVAC issues at 22 Tappan Street. The team is working with the design team on a resolution for the HVAC issues. Discussion took place.

Building Department Projects Status Updates

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, evolving situation, MBTA close-out negotiations ongoing at TA level with partial refund of remaining force account proceeds received, Skanska warranty work ongoing. NBK and CTA complete. Third floor classroom work mostly punch list items. Quad work continuing slowly with plans for completion of all work pending, see project status report for further details. Awaiting structural engineer report on tunnel repairs
- Tappan Streetscape contract with IW Harding pending approval.
- 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, three proposals received, under review.
- Police Department Locker Room Renovations – RFQ advertised responses due 6 February 2023, one proposal received, under review.

Old and New Business

C. Simmons presented three invoices for approval. The first invoice was for Maimonides School for Insurance from July 1, 2022 through December 31, 2022 in the amount of \$8,615.46. The second invoice was for Industrial Burner for Supply Equipment for a heat pump project at the Physical Education Building in the amount of \$20,562.52. The third invoice was for James McKenna for a Roof Evaluations Report for the Town and School Buildings in the amount of \$9,478.05.

Motion made by J. Fierman to approve the invoices for Maimonides School for Insurance from July 1, 2022 through December 31, 2022 in the amount of \$8,615.46. The second invoice was for Industrial Burner for Supply Equipment for heat pump project at the Physical Education Building in the amount of \$20,562.52. The third invoice was for James McKenna for a Roof Evaluations Report for the Town and School Buildings in the amount of \$9,478.05.

Aye: Breslawski, Peck, Duskin, Fierman

By Roll Call Vote Approved.

Motion made by N. Peck 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: Breslawski, Peck, Duskin, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:02 pm.

Minutes respectfully submitted by Beth McDonald.