

Minutes of the Building Commission Meeting

Tuesday, April 11, 2023

Hybrid Meeting

Town Hall, 4th Floor Conference Room and via Zoom

6:00 p.m.

In Attendance: Janet Fierman, Karen Breslawski, George Cole, Nate Peck, Brooke Duskin, Building Commission; Tony Guigli, Project Administrator; Dan Bennett, Building Commissioner; Charles A. Simmons, Director of Public Buildings; Andrew Jonic, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Adam Keane, Lynn Stapleton, Andrew Deschenes, Leftfield Staff; Carol Harris, Phil Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Kevin Cooke, Douglas Murphy, Gilbane Staff; Rob King, Engineering Division; Jonathan Simpson; Town Counsel's Office; Helen Charlupski, Valerie Frias, 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 March 14, 2023.

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

By Roll Call Vote Approved.

Pierce School Project

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

J. Carlson reported that the Pierce School Project website has been updated with Frequently Asked Questions.

The project funding override will be voted on at the Town Election on May 2, 2023.

Driscoll School Project

Leftfield staff appeared before the Building Commission to update on the Driscoll School project including Construction, Schedule Review, Budget, Change Process Discussion and Project Approvals and Requests.

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. Discussion took place on the completion date. J. Rogers requested the move-in date be changed from September 15th, 2023 to October 9th, 2023 to allow more time for finishing punch list items, commissioning, and an orderly occupancy. The Building Commission supported this request. 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 1,223 submittals issued and 1,208 responded. There have been 796 RFI's issued and 784 responded. Items impacting ongoing work or work already in place are the most critical. A streamlined change on process has been put in place to keep pace with construction.

J. Rogers gave a Budget Update. There were no Contract Amendments for the month of March 2023. Budget Transfers in the amount of \$374,486 were made from the Construction Contingency Budget Line to fund Gilbane Change Order # 25 to indicate the impact to the overall Project Budget. The Committed Budget is at 96%; the Expended amount is at 58%; the Construction Progress is at 63%. The status of the Construction Contingency is at \$3.5M; the Owner's Contingency is at \$881K; and the total is \$4,432,002. Pending ATP's are at \$461,162; Estimated are at \$663K; FFE Overage is at \$30K; and the total pending is \$1.15M. The Remaining Total is \$3,276,387 and the 5% of Balance to Spend is \$2,085,345.

D. Murphy provided the Cash Flow Report for March 2023 of the actual billing versus the forecasted billing. The Actual Monthly amount was \$3,437,632 and the projected Monthly amount was \$4,884,993. The Actual Cumulative amount was \$61,033,026 and the Forecast Cumulative amount was \$60,495,657.

J. Rogers explained the Change Process moving forward and to address them in a timely fashion. All submitted ATP's would be reviewed, acknowledged, prioritized, add a second change review meeting and if changes need to be made, T. Guigli would need to approve for all schedule impact related changes estimated for \$20K and less, estimated above \$20K but less than \$50K N, Peck would approve. If estimated over \$50K, then the Commission would need to meet and approve the changes. Discussion took place on this presentation.

L. Stapleton presented Change Order # 25 consisting of multiple ATP's with the biggest being the modifications in the Central Stairs and the fourth-floor ceiling clarifications in the amount of \$374,486. Discussion took place on why there are so many ATP's.

Motion made by N. Peck to approve Change Order # 25 consisting of multiple ATP's in the total amount of \$384,486.

Aye: Breslawski, Cole, Duskin, Peck, Fierman

By Roll Call

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,450,886 and the Value of Change Orders with Geothermal is \$5,960,143.

L. Stapleton presented the monthly invoices for March 2023. Included are Leftfield's invoice #39 for Construction Administration Services for March 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-42 for Construction Services for March 2023 in the amount of \$125,597.96; BR+A Invoice # 1081844 for Construction Phase & Building Enclosure Commissioning in the amount of \$2,857.96; UTS Invoice # 104569 for Firestopping Inspections in the amount of \$900; Gopher Invoice # IN258476 for Elementary Pole Vault/High Jump in the amount of \$3,814.12; Republic Services Invoice # 0094-001749573 for 30 Cu Yd Dumpster Service in the amount of \$549.85; ProShred Security invoice # 1125357 for Shredding service in the amount of \$50; MADEP invoice # INTF92197TR3X00036385 for Annual DEP Compliance Assurance Fees in the amount of \$2,455; and Gilbane's invoice # 35 for March 2023 in the amount of \$3,456,737.76 for a total of \$3,645,303.94.

Motion made by N. Peck to approve the monthly invoices for Leftfield's invoice #39 for Construction Administration Services for March 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-42 for Construction Services for March 2023 in the amount of \$125,597.96; BR+A Invoice # 1081844 for Construction Phase & Building Enclosure Commissioning in the amount of \$2,857.96; UTS Invoice # 104569 for Firestopping Inspections in the amount of \$900; Gopher Invoice # IN258476 for Elementary Pole Vault/High Jump in the amount of \$3,814.12; Republic Services Invoice # 0094-001749573 for 30 Cu Yd Dumpster Service in the amount of \$549.85; ProShred Security invoice # 1125357 for Shredding service in the amount of \$50; MADEP invoice # INTF92197TR3X00036385 for Annual DEP Compliance Assurance Fees in the amount of \$2,455; and Gilbane's invoice # 35 for March 2023 in the amount of \$3,456,737.76 for a total of \$3,645,303.94.

Aye: Breslawski, Cole, Duskin, Peck, Fierman

By Roll Call

L. Stapleton shared the Project Approvals – Committed Received after Monthly invoice reporting in the amount of \$11,400 for relocation services by Isaac's Moving and Storage from the Old Driscoll School Building to the New Driscoll School Building. This expense will be made in October 2023.

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 reported that IW Harding will begin work during April Vacation week. Tree work and sidewalk improvements will be done and neighbors and abutters will be notified.

Cypress Playground

R. King reported that punch list items remain to be completed. The basketball court and splash pad will be done over for use in the summer.

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 April. The quadrangle will be open. There is a small amount of masonry work that needs to be done. A. Galanos needs to provide the balance report.

The third-floor renovation is still ongoing. They are working with the electrician to finish the job. Training needs to be provided to staff so they know who to use the equipment.

T. Guigli presented Change Order # 31 for WRA in the amount of \$8,885 for additional work related to the streetscape project.

Motion made by G. Cole to approve Change # 31 for WRA in the amount of \$8,885 for additional work related to the streetscape project.

Aye: Breslawski, Cole, Duskin, Peck, Fierman

By Roll Call

Building Department Projects Status Updates

TOWN/ SCHOOL PROJECTS

- Building Envelope – Thompson Waterproofing awaiting some materials for Larz Anderson comfort station, all project work expected to be complete by end of month; 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 – HVAC issues to be discussed with staff, Town Counsel and Commission in Executive Session, MBTA close-out negotiations ongoing at TA level with partial refund of remaining force account proceeds received, Skanska warranty work ongoing. Third floor classroom work mostly punch list items. Quad nearly complete and expected to open to staff and students this week. Small bid package let for added masonry repairs in Quad, pricing expected end of month. Structural engineer report on tunnel repairs complete.
- Tappan Streetscape contract with IW Harding executed, contractor mobilizing.
- 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, Committee of Seven had first meeting and is interviewing two firms this week.
- Police Department Locker Room Renovations – design contract with Michael Kim Architects pending.

Old and New Business

C. Simmons presented seven invoices for approval. There are two invoices for Industrial Burner Systems. The first invoice is in the amount of \$19,055.95 for four heat pumps for 22 Tappan Street. The second invoice is in the amount of \$ 9,827.95 for two heat pumps at 22 Tappan Street. There are two invoices for New England School Services. The first invoice is in the amount of \$14,250 to replace the entrance door at the Physical Education Building. The second Invoice is in the amount of \$14,250 to replace the entrance door at the Pool. There is one invoice for Johnson Controls in the amount of \$24,719.85 to install heat pumps at the Physical Education Building. There is another invoice for Industrial Burner Systems in the amount of \$24,719.85 to install heat pumps at the Physical Education Building. And there is one invoice for Your Electrical Solutions in the amount of \$15,903.50 for wiring the heat pumps at the Physical Education Building. The total amount of the invoices is \$100,384.21.

Motion made by J. Fierman to approve the invoices presented by C. Simmons for a total amount of \$100,384.21.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

T. Guigli reported that three firms responded to the design RFQ for the Fire Station Project. The Committee of Seven met and decided to interview all of them. One firm declined. The interviews for the remaining two firms are scheduled for April 13, 2023.

T. Guigli presented the Design Services contract between the Town of Brookline and MKA Architects for the Brookline Police Locker Room Renovations. The amount of the contract is \$37,000.

Motion made by J. Fierman to approve the Design Services contract between the Town of Brookline and MKA Architects for the Brookline Police Locker Room Renovations in the amount of \$37,000.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

Motion made by G. Cole 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.

Meeting adjourned at 8:15 pm and went into Executive Session.

Minutes respectfully submitted by Beth McDonald.