

Minutes of the Building Commission Meeting

Tuesday, April 13, 2021
Remote Meeting via Zoom
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, Karen Breslawski, Nate Peck, 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; Margaret Clark, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Matt Gillis, School Department; Fire Chief John Sullivan, Fire Department; Carla Benka, Advisory Committee.

Meeting Minutes

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

Aye: Kaplan, Breslawski, Fierman
(Peck not in attendance at time of vote)

By Roll Call Vote Approved.

Pierce School Project

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

J. Carlson began by presenting the schedule of the project, as follows: there have been various meetings the past month such as the School Team and the Educational leadership group. It is expected that the Preliminary Design Program (PDP) will be submitted for MSBA Staff Review on June 7, 2021. Following that, alternates will be developed and reviewed, culminating in the submission of the Preferred Schematic Report (PSR) to the MSBA by early September 2021. The MSBA Board of Approval of the PSR is expected at the end of October 2021. Discussion took place on the schedule.

M. Clark said that the structural engineer noticed two areas, size is approximately two large classrooms, on the second floor of the 1970's building where there is deflection of the bottom of the concrete slab. A survey on the top of the slab is recommended. If the top of the slab is deflected then there has been a change in the concrete slab that needs to be addressed. If the top of the concrete slab is flat then it happened during construction and there is no issue.

Motion made by J. Fierman to approve a change in contract with MDS pending review of the documentation in principal.

Aye: Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson reviewed the project financials and presented Invoice # 5 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of March 2021 and Invoice # 68080 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of March 2021 in the amount of \$75,953.70 for a total amount of \$91,348.70.

Motion made by N. Peck to approve invoice # 5 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of March 2021 and Invoice # 68080 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for March 2021 in the amount of \$75,953.70 for a total amount of \$91,348.70.

Aye: Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

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 bidding. Bids were received on March 23, 2021, and came in approximately \$5.8M over the budget in aggregate. The team of Leftfield, JLA and Gilbane are working to develop a VE list in excess of that amount; targeting between \$7.2M and 7.5M. VE items under consideration do not result in any significant impacts in the education approach of the school. It is still a fossil fuel free school, but geothermal is no longer under consideration. One possible contributing factor for the bids over budget may be the recent inflation spike in commodities such as copper, steel and lumber that was not apparent about six to eight weeks ago. The filed sub bids were \$1.1M over budget and the non-filed sub bids were \$4.5M over budget.

J. Levi elaborated on Value Management efforts mostly in five categories; Architecture, Structure, HVAC, Electrical and Landscape. With respect to Architecture JLA will simplify interior finishes without sacrificing acoustical performance, reduce wood trim, simplify geometry without affecting room sizes; remove residual exterior sunshade/trellis, remove south canopy, simplify exterior window system, and simplify exterior details and materials without affecting performance. Structural will simplify exterior perimeter details, lower floor to floor heights by 8" at Second, Third and Fourth Floors and simplify concrete placements where possible. HVAC will bring the scope in line with the Ridley School without affecting comfort or air changes per hour, simplify metering and controls and substitute radiant ceiling panels for radiant light shelves. Electrical will bring scope in line with the Ridley School simplify metering and controls and simplify the audio visual scope. Landscaping will simplify materials such as railings and site furniture without affecting playgrounds or longevity, reduce size, quantity and type of boulders, simplify concrete finishes' reduce density of shrub and perennial plantings, remove pergola structure and simplify salvaging of mural. Discussion took place on the store front/curtainwall. They reduced glazing by 20%. The main change was the radiant panel.

J. Rogers gave an update on project schedule. On April 22, 2021, documents will be available to bidders. On May 13, 2021 at 2:00 pm, bids are due. On May 25, 2021, it is expected Gilbane will provide a GMP to the Building Commission, School Committee and the Select Board. In mid-June, Gilbane will be able to begin construction on site. They are one month behind the original schedule but the building will be complete for a September 1st opening date with a more efficient building and on budget.

L. Stapleton presented the monthly invoices for March 2021. The total expenditures against the budget are \$283,444.77. Included in this amount are Leftfield's invoice # 15 for OPM Services for March 2021 in the amount of \$60,879; JLA invoice # 1823-00-18 in the amount of \$151,697.77; and Gilbane's invoice # PC12 for CM Preconstruction services in the amount of \$70,868.

Motion made by J. Fierman to approve the invoices related to the Driscoll School Project; one for Leftfield; one for JLA; and one for Gilbane in the total amount of \$283,444.47.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Amendment # 12 to the JLA contract for Supplemental Survey Services by their Survey Engineering Consultant, Hancock Associates. It is for survey services required to analyze and certify the new building height and to stamp the report by a licensed surveyor, as required by the Brookline Fire Department. The cost is \$1,200 and \$120 for JLA's administrative fee per the Designer Contract for a total amount of \$1,320.

Motion made by K. Breslawski to approve Contract Amendment # 12 to JLA for surveyor services in the amount of \$1,320.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

T. Guigli presented the Transformer License with Eversource Energy for installation of the new permanent electric service to the Driscoll School. It is a no cost installation to the project. It was reviewed by the Design Team including GGD. Town Counsel reviewed and determined that all three bodies of signatories to the funds of the project shall approve it and authorize the Town Administrator to sign on their behalf. Discussion took place.

Motion made by J. Fierman for the proposed transformer license to Eversource Energy for subject for approval by Town Counsel and GGD.

Aye: 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 March Invoices. Skanska's Req # 21 in the amount \$7,045,105; WRA Invoices for a total in the amount of \$162,909.98; CTA March Req # 1 in the amount of \$116,258.68; Hill March Invoice # 43 in the amount of \$99,342.50; Heimlich Landscaping in the amount of \$198,949; Two NV5 Invoices: \$1,529.28 and \$907.63; Three Briggs invoices in the amount of \$1,243, \$2,275 and \$3,452; Aqualine Utility in the amount of \$32,900; Collin Box in the amount of \$3,452; Isaac's Moving in the amount of \$1,770; DEP Fees – STEM in the amount of \$4,910; and three ePlus invoices in the amount of \$1,407.66; \$16,483; and \$11,424.60 for a combined total of \$7,704,319.33.

Motion made by K. Kaplan to approve the March Monthly Invoices for the Brookline High School Expansion Project in the amount of \$7,704,319.33.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

STEM, 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of STEM, 22 Tappan Street and the MBTA Station. At the STEM addition, northeast elevation the scaffolds have come down since the last meeting and brick work is up towards the connector. The glazing subcontractor is detailing the curtainwall. The view from the courtyard elevation shows the progress on backside of the quad area. At the Tappan Gym area, the mason is working up towards the west. They are focusing on the limestone at the top. Interior views of restrooms showed tile work done as well as in stairwells. Interior glazer is going in on the second and third floors. The terrazzo subcontractor started. The culinary kitchen showed progress made on level one. At the Cypress Building, the brick on the upper level is installed and scaffolding is down. The curtain wall is complete on the north and west side. The MEP rough-ins are under way as well as the elevators, exterior brickwork and garden level work. Most of rough-in is happening on floor three and moving to the fourth floor. Views of the MBTA tracks were shown westbound. There were two weekend shutdowns with the MBTA. Platforms, foundations and canopies have been removed. A lot of the material was excavated.

A. Felix reported that the existing MBTA platform is gone. The MBTA approved the station bypass through December 2021. Weekend diversions are approved only through April. The Plaza work should begin by August. R. Mulligan said the ongoing noise by-law waiver was brought to Select Board and was approved through December 8, 2021.

Amendments

A. Jonic presented Amendment # 21 in the amount of \$160,955 for additional services which consists of two parts. The first part includes Working with Multiple General Contractors and Re-packaging contract documents for Chapter 149 bids for: the Tappan Gymnasium Renovation & Third Floor Renovation; Deferred Maintenance; and Tappan Landscape / Streetscape / Street Painting. The second part consists of Scope #2: Oil Tank Removal Geotechnical and Environmental Engineering Services.

Motion made by K. Kaplan to approve Amendment # 21 for WRA for additional services in the amount of \$160,955.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

A. Felix presented Hill Amendment #7 in the amount of \$312,939 for an extension of services 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. This Amendment is the net difference between current contract balance and the forecasted remaining services through February 2022, beyond the timeline established in previous Amendment #1. The approved Warrant Article #2 budget increase request at the Fall 2020 Special Town Meeting and subsequent authorization by MA DOR, includes an anticipated value for Hill's extended services.

Motion made by N. Peck to approve Amendment # 7 for Hill's for extension of services in the amount of \$312,939.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

Change Orders

A. Felix presented Skanska's GMP Change Order # 10, PCCO # 17 for a net zero charge.

Motion made by J. Fierman to approve Skanska's GMP Change Order # 10, PCCO #17 for a net zero charge.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

A. Felix presented CTA Change Order # 2 for the Brookline High School Tappan Gym and Third Floor Renovation in the amount of \$15,669.15. The purpose is for the General Contractor to carry builders risk property insurance in lieu of Owner per Article 11.3.1.2 of General Conditions (spec 007200). CTA was not previously instructed to carry the insurance in the base bid. Therefore they have to carry it now.

Motion made by N. Peck to approve CTA's Change Order in the amount of \$15,669.15 for property insurance for the Brookline High School Expansion Project.

Aye: Peck, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

Change Order Summary

A. Jonic presented The Overall Change Order Summary Log. The numbers have gone up since last month. The Tappan Street Gym has approximately \$53K worth of estimated change orders. The STEM Wing has approximately 432K worth of unforeseen expenses. There are about \$30K worth of miscellaneous small items. And there is about \$9K in irrigation expenses.

WRA – Third Floor Design

C. Aubin gave a presentation on the Third Floor Design showing plans of existing floor plans versus proposed plans. The key changes include: plumbing and gas lines capped; new flooring in classrooms; new ceiling tiles in classrooms and existing grids to remain; new ceilings in office suites; use existing ceiling grid; patch and paint walls; new casework in office suites and reconfigured classrooms; re-use casework where possible and minimal HVAC changes, windows are to remain. Work on the Third floor will begin at the end of June when school is over.

CTA – Tappan Gym Progress

A. Felix and C. Aubin showed current pictures of the Tappan Gym. Panels were demolished in the locker rooms. The rooms are all open and ready for construction.

Rezoning Fire Stations

Fire Chief J. Sullivan provided a presentation on the Capital Improvement Plan for Fire Station Decontamination and Renovations/Replacement. He provided an overview of historical facts on fire stations in Brookline. There are five fire stations that have an average age of 93.5 years. Changes need to be made to the current fire stations for a variety of reasons such as: firefighter's exposure to chemicals and toxins resulting in a growing rate of cancer in firefighters post retirement; accommodations for female firefighters; and compliance with federal OSHA standards.

Some of the Strategic Objectives are:

- Decontamination of existing structure and contents:
 - Power washing/ scrubbing of all hard surfaces; floors, walls, ceilings; counters
 - Removal of all possible “soft” furnishings, replacement with nonporous furniture capable of simple decontamination
- Establish “environmental zoning” through HVAC controls to limit spread or contaminants and toxins in personnel living spaces.
 - Development and implementation of comprehensive on-scene and station decontamination program(s)
- Alter/renovate internal configuration of stations to facilitate:
 - Create more capacity and resiliency for Female Firefighters.

- o Environmental zoning to reduce continued FF exposure to carcinogens and toxic environmental hazards in the workplace.
- o Compliance with and conformity to all applicable State and Federal OSHA standards.

There are two Preliminary Cost Estimates. Option A cost estimate is in the amount of \$40,635,948.56 for Rehabilitation and Restoration including a new building for Fire Station # 5 on Babcock Street. Option B cost estimate is in the amount of \$22,893,405.98 for renovations at all stations. This would require a debt exclusion vote.

The anticipated order of renovations and replacement would be as follows: Year 1: Station #4 and Station #1; Year 2-3: Replace Station #5; Year 4: Station #7; and Year 5 Station #6. Station # 4 is the Pivot Point while the buildings are renovated for these reasons: it is centrally located; it is Least obtrusive/extensive; Renovations to accommodate two (2) companies: One Engine and One Ladder; there is adequate off-street parking; and anticipated future growth in South Brookline. Chief Sullivan showed layout pictures of Environmental zonings of the buildings.

C. Benka explained the process of the by-law for building construction renovations. She said the Advisory Committee unanimously supports this project.

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): Town to address punchlist issues
- Harry Downes Field House - construction complete; punchlist and project closeout ongoing; Town needs to turn on water to complete
- 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 – contract executed; need to schedule a precon meeting with Town

- Elevator Renovations- Senior Center (2) - complete, Old Lincoln next, Soule Rec, MSC- new fire alarm and elevator relays installed, Water Dept.
- Solar PPA's- Devotion- nearing completion, Runkle- started, Tappan- roof work required, 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 invoices and an erroneous coding request with the Building Commission.

C. Simmons presented an Erroneous Coding Request to move expenses from the School Buildings Natural Gas Account to the High School Expansion Project Natural Gas Account for temporary meters that were installed for the addition in the amount of \$7,764.50. The meters have been removed.

Motion made by J. Fierman to approve the erroneous coding from the School Buildings Natural Gas Account to the High School Expansion Project Natural Gas Account in the amount of \$7,764.50.

Aye: Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented three invoices for Embree Elevator for elevator upgrades at the Senior Center for approval for a total of \$81,264.

Motion made by N. Peck to approve the three invoices for Embree Elevator for elevator upgrades at the Senior Center for a total amount of \$81,264.

Aye: Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:33 p.m.

Minutes respectfully submitted by Beth McDonald.