Minutes of the Building Commission Meeting
Tuesday, April 14, 2020
Remote Meeting Via Webex
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; Dan Bennett, Building Commissioner; Charlie Simmons, Director of Public Buildings; Tim Hurdelbrink, David Quintal, 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, Jonathan Levi, JLA Architects Staff; Lynda Callahan, Walt Kincaid, Joe McCoy, Kevin Cooke, Derek Ullman, Robert Braga, Gilbane Staff; Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee.

Meeting Minutes

Motion made by K. Kaplan to approve the meeting minutes for March 10, 2020.
Yea: Cole, Kaplan, Breslawski, Fierman
Peck abstained.
By Roll Call Vote Approved.

Designate Signing Authority for Contracts, Change Orders and Invoices

Motion made by G. Cole to designate J. Fierman as signatory for the Building Commission for all contracts, change orders, contract amendments and invoices upon approval of same by the Building Commission.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved.

Coolidge Corner School Renovations and Additions

T. Guigli informed the Building Commission that there was not a pay requisition this month. Remaining work items include the raised cross-walk re-work, which is expected to happen very soon. D. Quintal from Shawmut said this work has recently been delayed due to weather conditions and the COVID-19 situation. Building Commission and Staff were concerned about this news and encouraged Shawmut to have the contractor get the work done soon.

T. Guigli reported that Shawmut informed him the flooring repairs have also been postponed due to COVID-19. T. Hurdelbrink said they did try to get a waiver from the union to continue but was denied. Shawmut is encouraged to take advantage of the time while the kids are not in school to get work done while observing good COVID-19 precautions.

D. Quintal provided an update on other remaining items. The cast stone repairs at the Harvard Street entrance were addressed this week and are waiting inspection from HMFH. With
regards lighting, YES is waiting for replacement light fixtures for the gymnasium and the staircase lighting. The Roman Ironworks Warranty Letter came back and is pending HMFH review. The video of the training/use of the audio/visual systems for the Multi-Purpose Room will soon be transmitted to the Town. The Spring startup of the cooling system needs to be complete, awaiting warmer weather.

BHS Expansion Update

A.Felix from Hill International provided a presentation on the project to the Building Commission. He provided a Project Scope Comparison of the Original Project Scope (2017) with a project cost of $149.9M; the Town Vote Project Scope (2018) with a project cost of $205.6M; the Current Project Scope with an overall project cost of $237.8M. He reviewed the cost estimates and the value management efforts. The Design Development Estimate Total Cost was $205.6M. The 60% Cost Construction Cost Estimate Total was $205.6M. The Current Projected Cost is a Total of $237.8M. Included in this amount are the GMP Hard Costs (Cypress, STEM, Elevator Modernization, MBTA) at $145.6M; Estimated Hard Costs (Tappan, 3rd Floor, Deferred Maintenance, Streetscape) at $22.6M (these have not been bid yet); Estimated Hard Costs (Cypress Field) at $5.8M (these have not been bid yet); and Soft Costs at $63.8M for a complete total of $237.8M. This total amount does not reflect costs or scheduled impact associated with COVID-19 and the temporary suspension of the MBTA operations.

A.Felix reviewed the items that changed the numbers such as: 1) Unprecedented escalation in the construction market; 2) Unknown conditions; 3) STEM Basement Level (added scope, reduced risk); 4) Community Meetings – MBTA Plaza (added scope); and 5) Work around for the MBTA (added scope) such as building requirements, site access/diversions and station design.

A.Felix shared a Project Comparison from the MSBA Website comparing costs per square footage for other high school projects happening in other cities and towns. These costs are all pre-COVID-19 costs. Discussion took place on what may or may not happen on costs due to COVID-19.

A.Felix also shared the cost increases that were due to market conditions. There were significant increases in costs between May 2018 and the first quarter of 2020. There were cost increases due to the MBTA platform design, platform design changes and required additional diversions and other force account costs. Other Unknown conditions included unsuitable soils at the MBTA tracks and also structural reinforcing at the existing Robert’s Wing. A total of these costs are $26M-$32M.

A.Felix reviewed where we are now with the budget including a breakdown of categories of Hard Costs, Soft Costs, FF&E and Technology, Real Estate Costs, Other Costs and Cypress Field costs for a total Project Budget of $205.6M vs. a total Projected Budget of $237.8M and an total overage of $32.2M. Discussion took place on costs post COVID-19. There are assumptions. There may be competition for labor work. Cost of materials and deliverables are unknown.
A. Felix provided a list of choices to be made to help with the overage costs including an increase in funding; a removal of scope including Tappan Street Gym Renovation, Third Floor Renovations, Deferred Maintenance and Cypress Field. At this time, the Project Team is recommending an increase of funding through Town Meeting and also to pursue potential cost sharing with the MBTA.

The Building Commission is very concerned about the overage of the budget on this project and the unknown costs due to COVID-19. Discussion took place on Pre-GMP Amendment #18 in regards to Requests to award schedule sensitive Subcontracts. This involves bids for the Cypress Trades and the STEM Trades. Discussion took place on the trades and bids that have already been contracted. Subcontract bids may be expiring in June, July and August. If bids expire it is unknown if costs would be higher or lower. Discussion took place whether a contract should be signed now. Building Commission asked for more information from Hill, Skanska and staff and it was agreed they will provide that information before they sign a contract.

P. Roche presented a summary of the pre-GMP Amendments. He explained Amendment #15R1/Change Order #4. It involves charges to the enabling work in the amount of $45,978.

*Motion made by G. Cole to approve Pre-GMP Amendment Change Order #4 in the amount of $45,978 for Brookline High School Expansion Project.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

P. Roche explained Amendment #16. It is Skanska’s recommendation to establish an allowance in their contract to fund Emergency Response costs to COVID-19. They recommend a $52,804 allowance intended to fund costs associated with their emergency response and items generally that are required to keep the project going and compliant with local jurisdictions, the State, the CDC and implement changes to the project. These costs are items that have already been incurred or will be incurred in the near future.

*Motion made by J. Fierman to approve a COVID Emergency Response Change Order #16 for costs already incurred in the amount of $52,804, (without markups).*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

P. Roche explained Pre-GMP #17. It is for General Conditions and General Requirements in the amount of $4,754,978 to increase the previously approved General Conditions and General Requirements and fund the General Conditions and General Requirements from November 2019 to June 2020. The Building Commission is concerned about the cost. Discussion took place on approving this cost. A. Felix reviewed the numbers. The Building Commission wants to provide payment but believes they do not have sufficient information of what is spent to date to approve the entire amount of what they are requesting. A. Felix understands what
information is needed and he will clean up the spreadsheet to make it more understandable for approval in the future.

R. Mulligan shared photos of the projects progress. He discussed the big milestones of the project. Photos showed progress of 111 Cypress and the STEM Building. They are doing what they can do to get the jobs done even through the COVID situation. He reviewed the COVID-19 Chronology of the project during the months of March and April.

P. Roche presented March Requisition #19. The Contract Value is based on Pre-GMP Amendment #14. The Current Invoice Value is $4,534,435 and the Total Invoice Value is $29,670,661. That is 25% complete of current contract value and about 20% complete of proposed GMP Value. Both Hill and Rawn have reviewed the requisition and have approved it.

Motion made by G. Cole to approve for payment to Skanska for the Brookline High School Expansion Project Requisition #19 in the amount of $4,331,325.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved

A.Jonic of William Rawn Associates presented a Contract Amendment for two scopes of work. The first scope is to revise the third floor renovation drawings to significantly reduce the scope and costs of drawings. The plan was to do a full gut renovation but after 60% construction documents and receiving the estimate and being over budget it was decided as part of the project value management to change it to a light touch renovation. This proposal is for the additional field work and re-documentation of the construction document. The original proposal was $87,000 that was based on a projection and this proposal was reduced for WRA’s scope of work to $49,360 based on actual time spent and RFS has a proposal of $20,000 that is part of the scope for a total of $69,360.

Motion made by G. Cole to approve Scope #1 for third floor renovations and re-documentation in the amount of $69,360 for William Rawn Associates.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved

The second scope of work in the amendment is for the geo-technical engineer for additional soil pre-characterization on site for $13,860. The facility they were using is no longer allowing them to dispose of the soil so they need to go to a new facility which requires additional pre-characterization. A. Felix said we exhausted all estimated quantities for soils and also exhausted other avenues to dispose the soil at other facilities. A few more tests need to be done which would finish the entire soil disposal on the Cypress project.

Motion made by G. Cole to approve additional soil pre-characterization and testing for the Cypress Street site in the amount of $13,860.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved
**Driscoll School Project**

The discussion items included an update on design, proposed Jonathan Levi Architects (JLA) contract amendments, a proposed contract amendment to Leftfield, an introduction to the Gilbane team and early information from Gilbane as to their approach to the project.

Members of Gilbane introduced themselves. L. Callahan shared an organizational chart for the project and explained the roles of Gilbane staff. She shared a slides including schedule, site enabling, Early Packages/Structure, Main Building Construction and Demo, Wall and Field Work. The project is expected to be complete by October 2023. The presentation included slides of the existing school and the proposed school and photos of dust mitigation processes planned for Driscoll. W. Kinkaid provided an update on planned safety precautions due to COVID-19.

J. Levi presented slides of the overall site plan, floor plans and exterior elevations. He showed the layout of a typical classroom. The Building Commission emphasized that the school needs to be designed and built to be readily and cost-effectively maintained by the Town over a very long period of time. Discussion took place regarding building elements including envelope and the glass canopy. The glass is self-cleaning according to J. Levi, who also stated he believes schools designed by his firm are durable.

L. Stapleton of Leftfield reviewed the monthly report. The Transportation Board recently approved 116 parking spaces which includes a combination of on-site (about 35) and on-street spaces. The Design Development set (50%) is planned to be sent to the estimators by April 20. The geothermal test well installation will begin next week. JLA has submitted an application to the Planning Board to get on its next available agenda. The Planning Board/ZBA process is time sensitive in order that work may begin later this year. There is a community meeting planned for 6 May in which Gilbane will be first introduced to the wider community.

L. Stapleton reviewed the Project Budget Summary and Invoice Summary, both included in the monthly report. She explained proposed Amendments #3, 4 and 5 to the architect’s contract.

*Motion made by J. Fierman to approve Contract Amendment #3 to the contract with JLA in the amount of $123,173 for supplemental services for geo-thermal test well and engineering and sound noise measurements.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

*Motion made by G. Cole to approve Contract Amendment #4 to the contract with JLA for Hazmat Consulting Services (including destructive testing) in the amount of $138,512.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**
Motion made by J. Fierman to approve Contract Amendment #5 to the contract with JLA in the amount of $340,725 for geo-thermal and geo-environmental design and construction administration and added borings.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved

Motion made by J. Fierman to approve Contract Amendment #2 to Leftfield for reimbursable services for printing and advertising relating to the CM at Risk procurement in the amount of $588.59.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved

Motion made by J. Fierman to approve payment for Leftfield and JLA. J. Fierman will sign the invoices.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved

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 - issues with vehicle lift; construction to commence
- FS No. 6 Training & Maintenance/ MEP Renovations – project complete- contractor received occupancy on Nov 26, 2019; closeout – in process
- Putterham Library Bathrooms- design ongoing
- Reservoir Park Gatehouse Bathroom – Preconstruction conference held on March 11, 2020; construction underway
- Harry Downes Field House - Filed subbids received 3/25/2020; GC bids received 4/2/2020
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – in design

SCHOOL PROJECTS

- Devotion Expansion – refer to Shawmut monthly
• HS Expansion – refer to Hill/ Skanska monthly
• Pierce School - accepted into MSBA process; Town meeting voted funding; MSBA vote pending
• Driscoll School – refer to Leftfield monthly; Design Development proceeding; Architect and OPM amendments executed; Gilbane selected as CM@R

C OF 7’s

• Fire Stations- zoning design

Old and New Business

J. Fierman reviewed the list of invoices brought before the Building Commission for approval. All were approved and J. Fierman will sign them.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved.

Meeting adjourned at 9:22 p.m.

Minutes respectfully submitted by Beth McDonald.