

## Minutes of the Building Commission Meeting

Tuesday, May 9, 2023

Hybrid Meeting

Town Hall, 4<sup>th</sup> Floor Conference Room and via Zoom

6:00 p.m.

In Attendance: Janet Fierman, 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, Mark Warner, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Douglas Murphy, Mike O'Brien, Andrew Prochniak, Nathan Burnham, Gilbane Staff; Rob King, Engineering Division; Helen Charlupski, Valerie Frias, School Committee; Matt Gillis, School Department; Alex Galanos, Lambrian Construction; Nancy Heller.

### Meeting Minutes

*Motion made by N. Peck to approve the Regular Meeting minutes and the Executive Meeting Minutes for April 11, 2023.*

Aye: Cole, Peck, Duskin, Fierman

**By Roll Call Vote Approved.**

### Pierce School Project

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

The project funding override was approved at the Town Election on May 2, 2023. The next step is approval of Town Meeting in late May 2023.

Building Commission requested if the project is approved, that they receive a Master Schedule due to the complexity of the project.

### Driscoll School Project

Leftfield staff appeared before the Building Commission to update on the Driscoll School project including Construction, Schedule Details, Change Process Improvements, Owner Change Discussion, Quality and Budget.

Mike O'Brien and Andrew Prochniak explained the change in staff at Gilbane. Nathan Burnham will be replacing Kevin Cooke on the project. They assured the Building Commission that this

change will have zero impact on the project and the Town will received top-notch service from the leadership team. Discussion took place on the high amount of staff turnover at Gilbane.

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 Change Order to redesign the North Ramp is being evaluated for cost and will have an impact on the September 15, 2023 Substantial Completion date. Critical subs are still 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 1,248 submittals issued and 1,236 responded. Fire Protection shops and Phase 2 items have high priority. There have been 825 RFI's issued and 816 responded. Items impacting ongoing work or work already in place are the most critical.

A. Deschenes explained current Owner requested changes. Discussion took place on moving the bronze murals/plaques and other art work from the current Driscoll School Building to the new Driscoll School Building. The estimated cost is \$50K and there is funding available in the budget. Changes to the railing height at the Pre-K playground on the roof was also discussed.

A. Deschenes provided a quality and testing update. There will be Window Leakage Testing, Roof Testing and Brick/Flashing rework.

J. Rogers gave a Budget Update. The Committed Budget is at 96%; the Expended amount is at 63%; the Construction Progress is at 69%. The status of the Construction Contingency is at \$3.2M; the Owner's Contingency is at \$881K; and the total is \$4,134,675. Pending ATP's are at \$513,532; Estimated are at \$357K; FFE Overage is at \$30K; and the total pending is \$901,315. The Remaining Total is \$3,223,360 and the 5% of Balance to Spend is \$1,802,033.

D. Murphy provided the Cash Flow Report for April 2023 of the actual billing versus the forecasted billing. The Actual Monthly amount was \$6,088,858 and the projected Monthly amount was \$4,786,351. The Actual Cumulative amount was \$67,121,884 and the Forecast Cumulative amount was \$65,413,368.

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,729,838 and the Value of Change Orders with Geothermal is \$6,257,470.

J. Rogers presented Change Order # 26 for multiple ATPS' in the amount of \$297,327.20. The changes were reviewed by the Engineers, Architects and the Team and the change is recommended.

*Motion made by N. Peck to approve Change Order # 26 in the amount of \$297,327.20 for the Driscoll School Project.*

Aye: Cole, Duskin, Peck, Fierman

## **By Roll Call**

L. Stapleton presented the monthly invoices for April 2023. Included are Leftfield's invoice #40 for Construction Administration Services for April 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-43 for Construction Administration Services for April 2023 in the amount of \$123,672.96; BR+A Invoice # 1080057 for Construction Phase & Building Enclosure Commissioning in the amount of \$600; BR+A Invoice # 1082681 for Construction Phase & Building Enclosure Commissioning in the amount of \$12,083.75; UTS Invoice # 104987 for Concrete Testing in the amount of \$455; and Gilbane's invoice # 36 for April 2023 in the amount of \$5,963,557.49 for a total of \$6,152,711.20.

*Motion made by G. Cole to approve the monthly invoices for Leftfield's invoice #40 for Construction Administration Services for April 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-43 for Construction Administration Services for April 2023 in the amount of \$123,672.96; BR+A Invoice # 1080057 for Construction Phase & Building Enclosure Commissioning in the amount of \$600; BR+A Invoice # 1082681 for Construction Phase & Building Enclosure Commissioning in the amount of \$12,083.75; UTS Invoice # 104987 for Concrete Testing in the amount of \$455; and Gilbane's invoice # 36 for April 2023 in the amount of \$5,963,557.49 for a total of \$6,152,711.20.*

Aye: Cole, Duskin, Peck, Fierman

## **By Roll Call**

L. Stapleton shared the Proposed Invoice for relocation services moving from the Old Driscoll School to the New Driscoll School Building in September 2023 in the amount of \$11,400.

Discussion took place on the Schedule Extension for Additional Services for JLA.

## **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.

### 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.

### Streetscape

R. King reported that IW Harding began work during April Vacation week. Tree work and sidewalk improvements were done and neighbors and abutters were notified. There was relocation of a hydrant. IW Harding will be back the last part of May to continue.

T. Guigli presented Requisition # 1 for IW Harding in the amount of \$91,736.50. A. Jonic recommends the requisition.

*Motion made by J. Fierman to approve Requisition # 1 for IW Harding in the amount of \$91,736.50.*

Aye: Cole, Duskin, Peck, Fierman

**By Roll Call**

Lambrian - Quad and 3<sup>rd</sup> Floor Renovations

A. Galanos provided an update on the third floor. The project is 98% complete. Lambrian is working through the punch list. T. Guigli requested a cleaned-up copy from A. Galanos. There are 33 items that remain. A. Jonic is waiting for a Balancing and Testing Report from Lambrian. Building Commission said Lambrian needs to finish the project before the next Building Commission Meeting in June.

T. Guigli presented Requisition # 12 for Lambrian Construction in the amount of \$29,074.75.

*Motion made by G. Cole to approve Requisition # 12 for Lambrian Construction in the amount of \$29,074.75.*

Aye: Cole, Duskin, Peck, Fierman

**By Roll Call**

T. Guigli presented Contract Amendment # 32 for WRA for addition punch list visits in the amount of \$16,410.

*Motion made by J. Fierman to approve Contract Amendment # 32 for WRA for addition punch list visits in the amount of \$16,410.*

Aye: Cole, Duskin, Peck, Fierman

**By Roll Call**

T. Guigli presented the following invoices for approval: Britevisual for shades in the amount of \$492.20 and \$1,334.46; DEMCO for Library Materials in the amount of \$346.16, \$235.30 and \$244.34; WB Mason for furniture items in the amount of \$18,202.80 and \$7,130.72. WRA in the amount of \$4,894.00 and \$6,481.50 and Sign Design in the amount of \$3,100.00.

*Motion made by N. Peck to approve invoices for Britevisual for shades in the amount of \$492.20 and \$1,334.46; DEMCO for Library Materials in the amount of \$346.16, \$235.30 and \$244.34; WB Mason for furniture items in the amount of \$18,202.80 and \$7,130.72. WRA in the amount of \$4,894.00 and \$6,481.50 and Sign Design in the amount of \$3,100.00.*

Aye: Cole, Duskin, Peck, Fierman

**By Roll Call**

A. Jonic provided the status of the doors at 22 Tappan. C. Simmons had his Tradesman to replace parts to fix the doors.

## **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.
- Fire Stations- Station #1 and #4 – design contract with Cambridge Seven pending.
- Police Department Locker Room Renovations – design contract with Michael Kim Architects pending.

### **SCHOOL PROJECTS**

- HS Expansion – Staff working with Town Counsel regarding HVAC issue at 22 Tappan Street, 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 wall repair four quotes received, under review. Structural engineer report on tunnel repairs complete, Committee of Seven needed.
- Tappan Streetscape contract with IW Harding executed, contractor mobilized, and work underway.
- Pierce School - refer to Leftfield monthly, over-ride approved by voters, appropriation pending Town Meeting
- Driscoll School –refer to Leftfield monthly

### **C OF 7's**

- Committee of Seven needed for design of BHS Tunnel Repairs and Waterproofing.

## **Old and New Business**

C. Simmons presented several invoices for approval as follows: 1) Kraft Power for pipe replacement at Fire Station # 4 in the amount of \$1,413.76; Johnson Controls for new engine server at the UA Building in the amount of \$13,736.25; Jody McGrill for finishing the installation of heat pumps at 22 Tappan Street in the amount of \$9,780; Industrial Burner for installation of an air duct system in the amount of \$13,226.76; James McKenna for fixing the portico at Town Hall in the amount of \$28,977.81 and for Roof Evaluations of the Town and School Buildings in the amount of \$6,095.22. The total amount of the invoices is \$73,229.80.

*Motion made by J. Fierman to approve the invoices presented by C. Simmons for a total amount of \$1073.229.80*

Aye: Cole, Peck, Duskin, Fierman

**By Roll Call Vote Approved.**

C. Simmons reported that the Town is working with the company NV5 to help with the HVAC system at 22 Tappan Street. They should be starting their work in mid-June 2023.

T. Guigli reported that the Town will be working with Michael Kim of MKA Architects on the Police Locker Room Renovation.

Meeting adjourned at 8:20 pm.

Minutes respectfully submitted by Beth McDonald.