

Minutes of the Building Commission Meeting

Tuesday, May 11, 2021
Remote Meeting via Zoom
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, 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; Roger Gagnier, AECOM; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Lynda Callahan, Paul Ruggiero, Gilbane Staff; Margaret Clark, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Helen Charlupski, School Committee; Matt Gillis, School Department; Erin Gallentine, Scott Landgren, DPW.

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for April 13, 2021.

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. They presented invoices for approval; the PDP submission schedule and MDS's project status.

J. Carlson reviewed the project invoices. Invoice # 6 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of April 2021 and Invoice # 68103 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of April 2021 in the amount of \$74,833.62; and James M. McKenna and Son for Environmental and Site Repair Work for Investigative Test Cuts in the amount of \$5,767.28 for a total amount of \$95,995.90. In addition, there was also an invoice from Park Landscaping in the amount of \$525.00 for bushes and stumps removals and cleanup and regrading for same to facilitate the borings work.

Motion made by G. Cole to approve invoice # 6 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of April 2021 and Invoice # 68103 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for April 2021 in the amount of \$74,833.62 and James M. McKenna and Son in the amount of \$5,767.28 for a total amount of \$95,995.90 and Park Landscaping in the amount of \$525.00.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson presented the Preliminary Design Proposal (PDP) Schedule. They have had weekly meetings to develop a Space Summary. There will be an Education Plan for the new spaces that will be satisfactory to the Town and the School. The goal is to have it complete by the end of the month. There are eight different options that have been submitted to the estimator. There is one full renovation; three additions/renovations and four new building options. The cost information is due back on May 24, 2021. The School Committee will be asked to approve of the Education Plan before it goes to the MSBA.

M. Clark reported that they are making good progress. MDS is adjusting the space summary as they have been defining the program. She also reported that geotechnical and geoenvironmental engineering exploratory work took place during April Vacation week. Further borings are to be done on Saturday, May 15 2021. She shared information about the eight, different options of the PDP. Building Commission asked that they get a clearer explanation of them for the next Building Commission Meeting.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including the Planning Board findings, Procurement and Project Approvals.

J. Rogers discussed bidding. The first round of bidding resulted in bids over budget by \$5.6M in aggregate. As a result, the team worked to take an estimated \$7M of scope reductions. These changes were made both inside and outside of the building, without impacting the education program or a fossil free school. Geothermal is no longer in the scope of work.

J. Levi and P. Gray provided a presentation of the scope reductions made with a focus in five areas: Architecture; Structure; HVAC; Electrical; and Landscape. This included images of the school from different angles from the October 15, 2020 Planning Board Meeting and current images with the changes made since then. Some of the changes inside the building include going from custom mill work to off the shelf mill work, eliminating finishes in the classrooms, changing the overall height of building without losing daylight and spaciousness in the classrooms, and eliminating wood paneling in the multi-purpose room. They were able to maintain the Educational program, the Town Building's requirements for a durable facility and maintainability of mechanical systems. There have been changes to landscaping as well. Although geothermal has been abandoned, the project maintains the mandate that it be fossil fuel free. The team is still very proud of the design of building and feel it fulfills the needs of the Town. The Planning Department was sent the images and they approved of the changes, with some comments to which the design team will respond.

J. Rogers discussed procurement. For the second round of bidding, non-filed sub bids that came in on May 7th, 2021 to Gilbane are under review. The Filed sub bids are due on May 13th, 2021 at 2:00 pm. On May 20, 2021, there is a School Building Advisory Committee Meeting. On May 23rd, 2021, Gilbane will provide a GMP for approval. Following will be a Building Commission Meeting on May 26th, 2021 at 6:00 pm; a School Committee Meeting at 7:30 pm; a

Select Board Meeting on May 27th, 2021 or June 1st, 2021. If all goes well and the GMP is approved, the plan would be that Gilbane will begin mobilizing on site in the middle of June.

The bids that came in on May 7th, 2021 were higher than anticipated. They have met with the low bidders for steel, drywall, demo, food service, and flooring. They are hoping for \$7M in total savings and hoping to get \$5M in savings out of the non-filed sub bids and \$2M savings out of filed bids. J. Rogers showed graphs on price of steel and its recent escalation.

W. Kinkaid said there are three areas of concern with regards price escalation; drywall, steel and site improvements. The drywall scope has been reduced. Further discussion took place.

G. Cole stated appreciation for all the efforts by the project team but noted his concern about the tempo of changes and re-bidding and buys. Discussion took place. The team has seen cost issues on other projects as well. There is a supply and demand issue. Discussion took place on possibly postponing the project until the market stabilizes. J. Rogers countered that he feels the situation may be manageable depending on the results of the trade bids. J. Levi said any delay of the project would increase the cost of the project. He feels the re-bidding has helped. G. Cole requested a spreadsheet with the original budget with hard and soft costs comprehensively for the project.

It was decided to have a Special Building Commission Meeting on May 26th, 2021 at 6:00 pm.

L. Stapleton presented Amendment # 6 for an extension of SLS Fire Inc. for services to perform a Fire Protection/Life Safety Third Party Review of the revised Contract in the amount of \$1,210, as requested by the Fire Department.

Motion made by J. Fierman to approve Amendment # 6 for Leftfield, LLC in the amount of \$1,210 for Fire Protection/Life Safety Third Party Review for the Driscoll School Project.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Amendment # 4 to the Gilbane contract for extended preconstruction services in the amount of \$46,667. Gilbane is requesting an additional month of preconstruction costs for the extended time to construction start in June due to the Value Engineering required and the re-bidding the project. To cover this cost, a transfer will be made from the Construction Budget to the Preconstruction Budget. Building Commission had questions on it and discussion took place. J. Rogers explained it is an advance for a vehicle of payment for their overall GC's. W. Kinkaid said that GMP is going to show a deducted amount based on the GC's agreed to today that reflects this shift.

Motion made by J. Fierman to approve Amendment # 4 to the change to the Preconstruction services contract in the amount of \$46,667 on the express understanding that that amount will be deducted from the General Contractor's portion of the GMP contract.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for April 2021. The total expenditures against the budget are \$247,961.60. Included in this amount are Leftfield's invoice # 16 for OPM Services for April 2021 in the amount of \$70,638; JLA invoice # 1823-00-19 in the amount of \$67,609.60; and Gilbane's invoice # PC13 for CM Preconstruction services in the amount of \$109,714 for a total of \$247,961.60. Building Commission asked for an explanation of how Gilbane's preconstruction fees were calculated. Discussion on this topic took place. L. Callahan said this amount was needed for Falvi's preconstruction surveys and Vanesse's traffic surveys. The monthly costs for Gilbane is \$22,500 a month which was the reason they had to revert from the discounted rate to undiscounted rate per month of \$46,000. After discussion, it was decided that payment for Gilbane would be put on hold until a further detailed explanation was provided to the Building Commission at the next Building Commission Meeting.

Motion made by J. Fierman to approve the invoices related to the Driscoll School Project; one for Leftfield in the amount of \$70,638; one for JLA in the amount of \$67,609.60 for a total amount \$138,247.60.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

BHS Expansion Update

Staff from Hill, Skanska and WRA appeared before the Commission to discuss the BHS project.

Cypress Playground Progress Update

S. Landgren and E. Gallentine provided a presentation on the progress on the Cypress Playground. Heimlich Landscaping and Construction has fully mobilized to the site. The site is fully fenced in, excluding where fence was adjusted to allow tent and picnic tables for High School usage. Field site is fully stripped except for the area outside the fence at Greenough Street. The loam is stockpiled on site for re-use. Tree removal work has been completed. Subsurface drainage area is excavated. A team consisting of the Director of Parks and Open Space, Project Engineer, and Senior Landscape Architect meet regularly with the High School Administration to discuss the construction timeline and project phasing.

There are additional costs for this project. After the contract was awarded, High School and School Committee Representatives requested additional space to be provided. The Town team worked with the High School to come up with a workable plan. This resulted in a loss of about one acre of the five acre work site, including part of the field and the entire plaza along Greenough Street. This additional cost is \$134,000. The Budget for the Cypress Field Improvements is carried within the high school project budget. The High School Co-Chairs recommend the overage of the \$134,000 come out of the project contingency which there is sufficient funding. This will be brought before the Building Commission at a future meeting.

Contract Approval

R. Masak presented Contract Approval for Mass. Bay Electrical for Tappan/Cypress Street Traffic Signal Improvements in the amount of \$102,000. Four bids were received and the bid was about \$43,000 under budget.

Motion made by G. Cole to approve the Mass. Bay Electrical invoice in the amount of \$102,000 for the Brookline High School Project.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Monthly Invoices

A. Felix reviewed the Monthly April Invoices. Skanska's Req # 32 in the amount \$9,499,159; three WRA invoices in the amount of \$126,582.93, \$46,503.10, and \$210,320; CTA April Req # 2 in the amount of \$292,827.42; NB Kenney in the amount of \$64,220; Hill April Invoice # 44 in the amount of \$93,594; Heimlich Landscaping in the amount of \$203,822.50; NV5 Invoice in the amount of \$10,694.07; two Briggs invoices in the amount of \$5,878 and \$2,221; Andrew T. Johnson invoices in the amount of \$6.30, \$204.40, \$12.60, \$234.30 and \$84; Gray Installs LLC in the amount of \$4,700; Lan-Tel in the amount of \$70,000; New England School Services in the amount of \$7,560; and Republic Services invoice in the amount of \$565.55 for a combined total of \$10,639,189.17.

Motion made by G. Cole to approve the April Monthly Invoices for the Brookline High School Expansion Project in the amount of \$10,639,189.17

Aye: Peck, Breslawski, Kaplan, Cole, 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, masonry continues. Inside the building, the terrazzo flooring is underway on levels two and three. Finishes in the bathrooms are complete. In the lab space, they are starting to mobilize the hoods, acid storage and flammability cabinets. They are working on the delivery of epoxy tops. The Subcontractor procured them out of Texas but are delayed due to Covid and Texas winter storms. At 22 Tappan, masonry continues. The concrete pour at the cafeteria has been completed. MEP trades continue. Work at the MBTA station continues. The station is being prepped for concrete pours. G. Cole recommends that people take a tour of both buildings to see all the progress that has been made. The STEM addition is expected to open at the end of July.

Amendments

A. Jonic presented WRA Amendments # 22 and # 23. R. Masak explained that Amendment # 22 was for platform boxout and re-testing of soil at 22 STEM. The amount is \$14,014. WRA Amendment # 23 is to maintain the current platform schedule; AECOM re-designed the platform helical pile placement and platform re-bar layout to avoid unforeseen conditions below grade obstructions. These are actual hours meeting with Skanska Civil. The amount is \$21,291.

Motion made by G. Cole to approve WRA Amendments # 22 in the amount of \$14,014 and # 23 in the amount of \$21,291 for additional services.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Change Orders

A. Felix presented Skanska's GMP Change Order # 11, PCCO # 18 for a credit of \$9,424.00

Motion made by G. Cole to approve Skanska's GMP Change Order # 11, PCCO #18 for a credit in the amount of \$9,424.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Change Order Summary

A. Jonic presented The Overall Change Order Summary Log. The MBTA schedule has been changed a couple of times. There is a credit of over a \$1M that shows a drop in the total change order value this month in the amount of \$854,712. Cypress/STEM change order request continues with WRA reviewing for possible reduction in scope.

Basement Discussion

A. Jonic showed pictures of the concrete structural slab in the basement of the STEM wing. It connects the main campus to a new STEM wing in the basement. This was an unforeseen condition and was decided that it should be repaired since this has been identified as a structural issue that should be addressed now. The cost is about \$250,000. The work should be done this summer.

STEM Kitchen

R. Masak said the kitchen equipment specifications allowed the project to get a rebate in the amount of \$8,050 (Energy Star).

Mass Save Utility

R. Masak reported that the team has been working with Eversource and NGrid regarding their energy incentives for 22 Tappan. They received from Eversource \$5,034 for exterior lighting saving and \$36,833 for electrical savings and received from NGrid \$12,913 for gas savings.

CTA – Tappan Gym Progress

A. Felix showed progress photos of the Tappan Street Gym. The pictures showed the first floor area demolished from the front to the back of the building. They showed the lobby area of the first floor Masonry Shoring and the Masonry Shoring opening to the Kirrane Pool. Pictures showed the basement exposed underground slab and existing piping to reconfigure the underground plumbing. Next month new walls will start.

C. Aubin provided an update on the Contractor Team Procurement. They continue to work with the GC's on the Tappan and the Third Floor Project. They are almost done with the MEP submittals for Tappan. They approved the terrazzo sample that matched the existing lobby floor. For the third floor, work will mobilize in June when school gets out. Movers are being hired to move science materials and chemicals out.

Deferred Maintenance

A. Felix reported that there is an unexpected Roof Top Unit (RTU), air conditioning, piping scope increase. They have pricing from NB Kenny that is under review by the Design Team and RFS. The amount is approximately \$223,000.

Other

H. Charlupski asked about the cleaning of the glass windows. J. Craft said they are self-cleaning windows. They will have the windows washed once the building is turned over to the Town.

G. Cole and the Building Commission expressed their appreciation for all the work that Nancy Heller has done throughout the High School Expansion Project. She has been the one of the Co-Chairs of the project and has put in an amazing amount of time and energy and heart and soul into the project. Because she won't be continuing on as a Select Board member, she won't be continuing on as Co-Chair of the Committee. They wanted to recognize all her work and are thankful for her contribution.

G. Cole said they have done an extensive budget review. They are projecting a finish cost of the project as currently scoped well below the authorized spending limit. He wanted to reassure the Building Commission that it is quite a significant amount that it is below the authorization spending limit. They won't be spending a significant part of the additional money that was received. They received about \$30.5M of additional funds; they may not spend half that amount.

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 payment of gas used to heat the wing while under construction in the amount of \$1,323.02.

C. Simmons presented three invoices for Embree Elevator for elevator upgrades at the Soule Recreation Center in the amount of \$58,161; Water Garage in the amount of \$44,202; and the Old Lincoln School in the amount of \$32,499 for a total amount of \$134,862.

Motion made by J. Fierman to approve the three invoices for Embree Elevator for elevator upgrades in the total amount of \$134,862.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by G. Cole 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 \$1,323.02.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

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; Facility open
- 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; precon meeting held with Town for MSC; project delayed due to material shortage
- Elevator Renovations- Old Lincoln underway, Soule Rec, MSC- new fire alarm and elevator relays installed, Water Dept.
- Solar PPA's- Devotion- complete , Runkle- nearing completion, Tappan- roof work required, HS- next (coordinating with PPA provider) , 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 pending Town Meeting approval)

Motion made by G. Cole to give the Chair as 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, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:30 p.m.

Minutes respectfully submitted by Beth McDonald.