

## **Minutes of the Building Commission Meeting**

Tuesday, May 12, 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; 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, Gilbane Staff; Roger Gagnier, AECOM; Matt Gallagher, Desmond Associates; Carlos DeSousa, Dominic Punielli; GGD; Matt Gillis, Rob Mullin, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee.

### **Meeting Minutes**

*Motion made by J. Fierman 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.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

*Motion made by J. Fierman to approve the meeting minutes for April 14, 2020.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

### **Driscoll School Project**

The discussion items included updates from Leftfield on the budget, the schedule, overall progress, and the Community Forum. In addition Jonathan Levi Architects (JLA) gave an update on the Design, including fossil free MEP. Finally, approval of invoices and contracts.

J. Rogers from Leftfield reported that JLA issued the 50% Design Development documents. Two estimates were then completed on these documents; One was done by the JLA estimator (CHA Consulting Inc.) and the other by Gilbane. Both estimates came within 5% of the budget. The budget is \$92.8M. The estimates came between \$93M - \$98M. Estimate reconciliation is underway. They will continue with value management process to get the scope back within budget. The review included COVID cost impacts on the budget.

There was a successful meeting between Gilbane and the community; topics of discussion included logistics and other construction related impacts. J. Rogers reviewed the Project Schedule. Discussion took place on the bidding process. W. Kincaid discussed the plan for site utilization and construction, which is subject to change due to future developments. Safety plans are in place.

A discussion took place regarding the budget, the estimates and potential impacts due to COVID19. Building Commission shall be updated with developments. The project team is streamlining costs and carefully considering value management opportunities. For now, the project will proceed with the team carefully assessing and managing COVID impacts going forward. J. Rogers will continue to update staff and the commission with the permitting process and design process and the ability to start the job early.

L. Callahan of Gilbane discussed summarized the recent community meeting. There were 45 attendees on WebEx. Gilbane prepared a presentation outlining their experience in comparison to other similar school projects they have done. Topics included their safety plan and COVID-19 impacts with an emphasis on safety for community, students and staff while construction is underway. They discussed site logistics and how the site will change throughout the life of the project. Other issues discussed were traffic and parking, noise and dust mitigation and temporary play areas. They responded to questions from attendees.

P. Gray of JLA provided an update on two items HVAC and on the overall design . HVAC design development drawings were reviewed with Building and School staff and feedback was positive. He reported that there were a few public meetings they had regarding sustainability on the project. Building Commission was interested in learning more about the HVAC system and about the ability to maintain the system over a 30-year period relative to replacing cost, service, ease of use and functionality. P. Gray reported that the geo-thermal test pit is complete. Results will be received a couple of weeks, which will inform the design. C. DeSousa provided a brief description of the HVAC system.

P. Gray provided an update on design progress. There have been meetings, tests and submissions that were done since the last time they met. He reviewed the dates his firm met with different groups. H. Charlupski expressed her concern over any cost overruns on the project. Discussion took place on this concern. J. Rogers said he hears the concern loud and clear and agrees. J. Levi of JLA explained that the project is not 5% over budget. They have only engaged in half of the reconciliation of the project and still have to finish the other half. This is 50% of the DD estimate. They will know more about market conditions at the end of June. If they feel the project will be at risk because of tightening market conditions they will aim to be under budget in order to provide an additional measure for budget overruns. Value management will be necessary right now. He said that JLA has never had a project that has gone over budget.

J. Rogers of Leftfield presented items for approvals, including the Gilbane Contract and a contract amendment for JLA and invoices. Town Counsel has reviewed the Gilbane contract. L. Stapleton mentioned that the contract is missing the certificate of authority, the signature page for Equal Employee Opportunity and Non-discriminatory Form as well as the certificate of insurance and the W-9 Form. Gilbane is getting this information together and will be adding it to the contract. The contract includes pre-construction costs of \$180K and the construction fee of \$2,070,000. The other piece in the fee proposal is the General Conditions estimate of

\$7,335,981. That gets confirmed as they develop the interim GMP and final GMP. The fixed costs per MGL Chapter 149 is \$180K and the \$2,070,000 for a total of \$2,250,000 of monetary value of the contract. Discussion took place on these costs.

*Motion made by J. Fierman to approve the CM Contract with Gilbane subject to Town Counsel's approval for pre-construction services only in the amount of \$180K for eight months of preconstruction.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

L. Stapleton explained Contract Amendment # 6 for JLA in the amount of \$1,375 for hydrant flow tests to inform the fire suppression system analysis and design. Leftfield recommends approving this amendment.

*Motion made by K. Kaplan to approve Contract Amendment # 6 for Fire Protection with JLA in the amount of \$1,375 for Hydrant Flow tests.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

L. Stapleton reviewed three invoices for approval. Invoices included: 1) Leftfield for OPM Services Design Development for the month of April 2020 in the amount of \$71,215; 2) JLA for A/E Services for Design Development for the month of April 2020 in the amount of \$272,214.90; and 3) Gilbane for Preconstruction Services for the month of April 2020 in the amount of \$22,500. The total amount requested for approval is 365,959.90. These are all in accordance with the fee schedules provided by all firms.

*Motion made by K. Breslawki to approve Leftfield's Invoice # 4; JLA's Invoice # 1823-00-07; and Gilbane's Invoice # PC-1 for a total of \$365,959.90.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

### **BHS Expansion Update**

R. Masak outlined the topics for presentation including the progress schedule, COVID-19, meeting with the Advisory Hearing on May 21<sup>st</sup> to discuss the High School warrant for an additional \$32 million and discuss to changes and amendments.

Building Commission asked R. Masak for an update on the insurance claim regarding the floods. It was his understanding that all claims have been processed and has been paid.

A.Felix of Hill International provided an update on COVID-19. The MBTA has further suspended their support of work on the Cypress Building until June 1<sup>st</sup>. This is further delaying work. The team is asking the MBTA when they can continue concrete work. They are not getting clear

responses. There are some activities that are still on going on Cypress but not in the critical areas. R. Mulligan described the progress made and showed photos of the project. He showed progress on slab work. Carpenters returned to work on April 21<sup>st</sup>. At the STEM Building, precast erection started however one of the pieces failed. There was no injury. The fabricator came to look at the site. Based on evaluation, there were no fabrication issues and it was determined as user error. Crews are working in the Admin Building. Electricians are working in the building. There are about 10 – 15 people working on site at Cypress and about 25 people at the STEM Buildings including electricians, iron workers, and site work.

A.Felix reported they have been working on the GMP numbers with the team and should have it by the end of the week. The analysis of the COVID costs are still being reviewed. They are still learning and what is changing with COVID-19. Building Commission is concerned about the overages and they want it to be known that the overruns are not reflected of COVID impact at all. Discussion took place on COVID costs due to the fact that they are still learning, labor force is affected due to social distancing. Some markets may be affected while others may not.

A.Felix presented Skanska Amendment #17 R1 in the amount of \$3,509,209, a revised submission for partial/full release of subs based on the analysis of the schedule, partial release of general work conditions and miscellaneous change orders. A. Felix is recommending this approval.

*Motion made by G. Cole to approve Amendment #17-R1 to Skanska for the Brookline High School the amount of \$3,509,209.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

P. Roche presented Skanska Application for Payment # 20 through April 30, 2020 for payment in the amount of \$2,560,752. A. Felix is recommending payment for the application.

*Motion made by G. Cole to approve for payment# 20 to Skanska for the Brookline High School the amount of \$2,560,752*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

A.Jonic reported they are working closely with Skanska and subcontractors. They updated STEM finishes. There have been a few FF&E meetings. He presented Contract # 17 that includes three scopes of work. The first scope is additional services in the amount of \$38,049 for additional ductbank coordination required at the base of the Cypress building and the MBTA plaza due to the MBTA design change of the foundation. The second scope is the AECOM proposal that was reviewed at the Building Commission that changes the OCS portal to a mini pile design in the amount of \$16,748. The third scope is for additional survey work by Feldman working on as-built easement documents and this is in the amount of \$14,300. The total amount of this amendment is \$69,097. A. Felix approves this amendment request.

*Motion made by G. Cole to approve Contract Amendment #17 to William Rawn Associates for the Brookline High School the amount of \$69,097.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

A.Felix presented Amendment # 4 for Hill International. It is a request to extend services of SourceOne in the amount of \$45,000. This scope of work should take SourceOne to the end of the job. SourceOne has provided the team with expertise to navigate and coordinate work order applications to Eversource and work orders to National Grid.

*Motion made by G. Cole to approve Amendment #14 with Hill International to continue consulting services with SourceOne for the Brookline High School project not to exceed the amount of \$45,000.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

### **Water Garage Slab Repairs**

T. Guigli introduced M. Gallagher of Desmond Associates, who gave an update on the project including issues encountered. The scope includes replacement of the top 4" (+/-) of the garage slab (which is deteriorating) and to replace all of the underslab drainage piping. There were drawings of the building but there were no as-built drawings. In the process of sawcutting the floor for new drainage piping, in-slab electrical conduit was cut and created a huge problem that will be very costly to fix. Desmond has come up with a modified plan to reduce the plumbing scope to minimize demolition and the problems associated with it. The Acme contract amount is approximately \$476K. There appears to be about \$100K available in project funding beyond the ACME contract. T. Guigli asked the Building Commission to consider three invoices: 1) For Desmond in the amount of \$2,600; 2) ACME Waterproofing in the amount of \$58,798.35 and 3) Relocation of the fire alarm System by Encore Fire Protection in the amount of \$5,680.32. M. Gallagher recommends payment.

*Motion made by J. Fierman to approve three invoices 1) For Desmond in the amount of \$2,600; 2) ACME Waterproofing in the amount of \$58,798.35 and 3) Relocation of the fire alarm system by Encore Fire Protection in the amount of \$5,680.32.*

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 and drainage system; construction commenced
- FS No. 6 Training & Maintenance/ MEP Renovations – project complete- contractor received occupancy on Nov 26, 2019; closeout – complete except for a handful of punchlist items
- Putterham Library Bathrooms- design ongoing; going out to bid
- Reservoir Park Gatehouse Bathroom – construction ongoing
- Harry Downes Field House - Filed subbids received 3/25/2020; GC bids received 4/2/2020;contract execution ongoing
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design nearing completion

## **SCHOOL PROJECTS**

- Devotion Expansion – refer to Shawmut summary
- HS Expansion –refer to Hill/ Skanska monthly
- Pierce School- accepted into MSBA process; Town meeting voted funding; MSBA voted approval; selection committee needed for OPM RFS
- 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**

T. Guigli provided an update on the progress at the Ridley School. The raised cross-walk re-work has been completed and accepted by Engineering. Shawmut (SDC) just needs to do the street striping. The flooring work repair/replacement work is complete. The flooring Warranty Letter has been received. The Building Department will soon put out a small bid package to change the signage due to the name change of the school. There is a SDC pay req in the amount of \$282,400.

*Motion made by J. Fierman to approve pay req #54 in the amount of \$282,400 for Shawmut Design & Construction.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

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 8:42 p.m.

Minutes respectfully submitted by Beth McDonald.