

Minutes of the Building Commission Meeting

Tuesday, June 9, 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 Architects (JLA) Staff; Lynda Callahan, Walt Kincaid, Joe McCoy, Gilbane Staff; Matt Gallagher, Desmond Associates; Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee.

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes for May 12, 2020.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

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.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by J. Fierman as suggested by Town Counsel to approve and authorize the Town Administrator to execute the Feasibility Study Agreement for the John R. Pierce School Project.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Driscoll School Project

The discussion items included updates from Leftfield on the budget and schedule; updates from Gilbane on Logistics; and updates from JLA on Design, Permitting and Due Diligence.

J. Rogers from Leftfield reported that the 50% DD Estimates Reconciliation has been completed. He presented the results from both estimators from ARCH Estimator (CHA) and Gilbane Building Co. The total estimated costs for the project from CHA was \$94.7M and Gilbane was \$95.9M for a difference of \$1.2M or 1.36%. Both firm's estimates were over the construction budget of \$92.8M. CHA's estimate was over by \$1.9M and Gilbane's estimate was over by \$3.2M. They were tasked to look for \$3.2M in savings. J. Rogers reviewed the VE List and believes they will be able to reach the \$3.2M target. The Building Commission urged the team to not set arbitrary goals because it is a difficult time financially for everybody and without affecting the

quality or longevity of the project to save as much as they can. J. Rogers and J. Levi agreed and said that is their goal as well.

J. Rogers suggested undertaking a Market Study. The cost is in the range of is \$25K - \$30K. They have included it in their VE items so it would be a re-class out of the construction line item in the project budget and a move to the soft cost line item to be able to fund it. J. McCoy of Gilbane noted the advantages of undertaking the market study. Discussion took place on this topic and the Commission authorized Leftfield to proceed with it. J. Rogers is going through the list of what firms would be best suited for it.

J. Rogers reviewed the schedule of the project. They are looking to have JLA produce Early packages on April 1 for site work and some utilities and on November 15, 2020 for foundations and steel, so as to start work on October 1st. The site work would then be complete on March 1st or March 15, 2021 to be ready for structural steel. In this scenario, they expect to have the full GMP on April 1st within six months of the start of construction. Discussion took place. Building Commission is concerned about this approach. They do not want to repeat what happened with the High School Project in terms of multiple “pre GMP” packages. The concern is that multiple pre-GMPs result in less control over the final project construction cost. The Building Commission recommended that the project team come back to them with a revised schedule that shows the alternative. This schedule would affect the heating system. C. Simmons is concerned that there may be a complete failure of the heating system.

Motion made by J. Fierman to approve expenditure not to exceed \$90K on a third estimate at 100% DD's and an expert in market consultant to look at the various factors that come in to play over the next six to twelve months and advise our consultants and estimators with a written report.

Yea: Breslawski, Peck, Fierman

Nay: Kaplan

Abstain: Cole

By Roll Call Vote 3-1-1 Approved.

P. Gray provided an update on important meetings they had over the last month. There was a meeting with the School Building Advisory Committee to review acoustics, materials, exterior lighting and historic artifacts. They met with the Planning Board and got a positive feedback from them on the design and formulation of a Design Advisory Team. They met with Water and Sewer and Engineering Departments to go over utility connections for the new building. They had a Park and Playground Community Meeting, who voted unanimously to recommend the site design to the School Committee. They issued reports over the last month, including geothermal findings and soils which indicated VOC's found about 15 feet underground. There were borings done all around the localized VOC findings and the results were negative. The geothermal well findings were analyzed and they appear favorable. GGD and McPhail are working together to analyze the findings of the geothermal test well to generate a design. They also issued a hazardous abatement report based on recent destructive testing of the building and site and results are in line with the visual inspection they had before.

L. Stapleton presented a contract amendment and invoices for approval. Designer Services Contract Amendment # 7 is for the need to have more geotechnical exploratory work in the area of the support of excavation and location of the drain line that currently crosses beneath the building footprint, so as to relocate it outside the proposed building and along its perimeter. The cost of \$45,500 is for McPhail's base cost and \$4,550 is for JLA's Administrative cost for a total of \$50,050.

Motion made by G. Cole to approve the \$50,050 Designer Contract Amendment # 7 for McPhail Services on an as needed basis not to exceed.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

Motion made by G. Cole to approve the total amount of \$632,383.28 for all invoices including: Leftfield's Invoice # 5 for OPM Services Design Development for May 2020 in the amount of \$71,214.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

For JLA's Invoice # 1823-00-08 in the amount of \$529,669.28 for Design Development for May 2020; Geothermal Test Well Installation and Field Oversight; and Geotechnical and Geo-environmental Task 1 Services.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

For Gilbane Building Co.'s Invoice # PC-2 in the amount of \$22,500 for CM Preconstruction Services.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

Water Garage Slab Repairs

M. Gallagher provided an update on the Water Garage change order, pay req and potential credit on deleted work. The demo is about 95% complete, hydro demolition will then be demobilized, followed by cleaning out of debris and otherwise prepping for new concrete work. They have cleared most of the hurdles with in slab electrical and drainage. Plumbing work is ongoing. He is recommending approval of pay req for May. The change order request for credit is TBD.

He explained the current Change Order amount of \$10,522.63, including extending the completion date from June 19th to July 3, 2020. He recommends approval of this Change Order # 2.

Motion made by K. Breslawski to approve Change Order # 2 for waterproofing in the amount of \$10,522.63 with a no cost time extension to July 3, 2020.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

M. Gallagher explained the current pay req in the amount of \$97,850 for predominately for general conditions and demolition. He recommends approval of payment.

Motion made by G. Cole to approve pay req in the amount of \$97,850 for general conditions and demolition.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

Motion made by J. Fierman to approve Desmond invoice not to exceed in the amount of \$6,000 for April.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

BHS Expansion Update

R. Masak outlined the topics for presentation including a progress update, High School warrant article update; Change Order # 6 for Skanska; and William Rawn Amendment.

A.Felix provided a summary schedule outlining where the overall project stands and also reflected a schedule scenario for bidding as of late August the Tappan Gym, 3rd Floor Old Science Renovation, balance of Deferred Maintenance and Tappan Streetscapes. This approach is in order to have bids in hand in advance of November 2020 Town Meeting. Also provided a brief update of the current activities for the project - namely steel erection on both the STEM/ Cypress projects which is ongoing. Cypress team is poised to take advantage of the first of two 9-day long MBTA D-line shutdowns in June in order to accelerate and complete the structural erection of the overbuild. The Warrant Article for additional funding has been postponed for Fall Town Meeting in November 2020.

R. Mulligan showed progress photos of the project for the STEM and the Cypress Buildings. For the Cypress project, photos showed different views of work being done over the MBTA tracks. The MBTA has been shut down for nine days allowing the steel/ concrete plank installation to progress. Skanska is working two shifts in this area. There will also be another MBTA shutdown at the end of June allowing the completion of the steel over the tracks. With this work complete, steel erection will progress on the rest of the project. For the STEM, photos showed the ongoing steel / concrete plank installation.

R. Mulligan presented Skanska's Change Order # 6 / Pre-GMP Amendment # 18R1 in the amount of \$71,821 comprised of 36 change requests involving enabling, STEM and Cypress projects, 17 of which were minor modifications and were unforeseeable conditions.

Motion made by G. Cole to approve Skanska's Change Order # 6 / Pre-GMP Amendment # 18R1 in the amount of \$71,821.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

A.Jonic explained William Rawn's Contract Amendment # 18. There are four scopes to the Amendment. Scope #1 Code Required Geotechnical Engineering Services in the amount of \$18,150; Scope #2 Unforeseen Conditions at STEM / Main High School Connector in the amount of \$20,000; Scope #3 Traffic Mitigation Measure design and engineering services in the amount of \$64,610; and Scope #4 Tappan Renovation – reduced scope documentation up to 60% CD in the amount of \$169,650 for a Grand Total: \$272,410.

Motion made by G. Cole to approve William Rawn Amendment #18 for a total amount of \$272,410.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

The invoices involving the Brookline High School project were reviewed for approval.

Motion made by G. Cole to approve invoice for Hill in the amount of \$70,245.50. Skanska Invoice in the amount of \$1,298,018; William Rawn invoice for a total of 191,196.48, NV 5 Invoice in the amount of \$1,296.17 for the Brookline High School project.

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

Motion made by G. Cole to move to support the delay of Warrant Article relative to additional funding request for the Brookline High School Project from Spring Town Meeting to Fall Town Meeting 2020.

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 2021 – 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 (may change due to COVID 19)

TOWN PROJECTS

- Water Garage Repairs - issues with vehicle lift and drainage system; construction continues
- 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 complete; park open
- Harry Downes Field House - contract commenced
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design nearing completion; bids to be delayed (COVID 19)

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 continues; Gilbane amendment executed

C OF 7's

- Fire Stations- zoning design (on hold)

Old and New Business

None.

Meeting adjourned at 8:30 p.m.

Minutes respectfully submitted by Beth McDonald.