

Minutes of the Building Commission Meeting

Tuesday, June 13, 2023

Hybrid Meeting

Town Hall, 4th Floor Conference Room and via Zoom

6:00 p.m.

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

Meeting Minutes

Motion made by N. Peck to approve the Meeting minutes for May 9, 2023.

Aye: Cole, Peck, Fierman

Abstain: Breslawski,

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, subsequently the appropriation of funds for the project was approved by Town Meeting on May, 2023. The next step is negotiation and approval of contract amendments schedule preparation and advancement into Design Development. Leftfield will meet with the Town's Comptrollers' Office to verify expenditures and information to report to the Massachusetts School Building Authority (MSBA).

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction, Schedule Details, Risks, Quality, Budget, and Project Approvals and Requests.

N. Burnham of Gilbane provided an update on Gilbane staff changes. Two members left the Gilbane Driscoll Project team, but there are two other individuals that will fill those roles. Discussion took place on the high turnover rate with Gilbane on this project, and the Building

Commission's concerns. The project needs to be done within three months for an October 6, 2023 school opening. Gilbane explained the reasons for the staff turnover and that they are committed to completing the project on time.

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. At the Exterior Envelope in Area C, Metal Panels are complete. Trespa panels are 95% complete. Window frame caps and exterior doors need to be completed. In Area A, Trespa panels are 95% complete. Window frame caps and exterior doors need to be completed. In Area B, Window glazing is 95% complete. Trespa panels are 95% complete. Exterior doors and window frame caps and exterior doors need to be completed. For the Interior work in Area C, Ceiling grid/tile is complete. Millwork is 90% complete. Painting is 95% complete. Flooring is 20% complete. In area a, Ceiling grid/tile is 95% complete. Millwork is 80% complete. Painting is 90% complete. Flooring is 20% complete. In Area B, Ceiling grid/tile is 80% complete. Millwork is 5% complete. Painting is 85% complete. Overall, components that are on schedule are ceilings, flooring, millwork, plumbing fixtures and lights. Those that are behind schedule are visual display boards, interior glazing and hallway lockers. There have been 1282 submittals issued and 1275 responded, and 870 RFI's issued and 862 responded.

A. Deschenes provided a quality update. He explained that there was window testing done and there is still some work left to be done on some windows but it is not holding anything else. There is also some brick/flashing rework that needed to be done.

A. Deschenes provided information on the Project Risks. They have had to deal with were unknown underground conditions during demolition, unsuitable soils during demolition and utility complications during road reconstruction on Westbourne Terrace.

L. Stapleton gave a Budget Update. There are two Contract Amendments for McPhail's Geo-environmental services. One was for \$201,850 and the second was for \$5,500 was required in the month of May 2023. A Budget Transfer of \$207,350 was made from the Owners' Contingency to the A/E Geotechnical/Geo-environmental Budget. A Budget Transfer of \$57,941 was made from the Construction Contingency Budget to CM Change Order Budget to fund Gilbane Change Order # 27. The value of Change Order # 27 has been included in the Project Budget Report to indicate the impact to the overall budget.

J. Rogers elaborated on the budget. The Committed Budget is at 96%; the Expended amount is at 67%; the Construction Progress is at 73%. The status of the Construction Contingency is at \$3.1M; the Owner's Contingency is at \$673K; and the total is \$3,869,384. Pending ATP's are at \$820,873; Estimated are at \$783K; FFE Overage is at \$93K; and the total pending is \$1,698,477. The Remaining Total is \$2,170,907 and the 5% of Balance to Spend is \$1,604,371.

L. Stapleton provided the Cash Flow Report for May 2023 of the actual billing versus the forecasted 5,096,474. The Actual Cumulative amount was \$71,313,318 and the Forecast Cumulative amount was \$70,742,584.

L. Stapleton presented Change Order # 27 for multiple ATP's in the amount of \$57,941. Discussion took place.

Motion made by J. Fierman to approve Change Order # 27 in the amount of \$57,941 for the Driscoll School Project.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$1,840,576 and the Value of Change Orders with Geothermal is \$6,349,833.

L. Stapleton presented JLA Contract Amendment # 23 in the amount of \$201,850. This is the for the geo-environmental work associated with the phase two site work and the installation of geothermal wells.

Motion made by G. Cole to approve Contract Amendment # 23 for JLA in the amount of \$201,850 for the Driscoll School Project.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

L. Stapleton presented JLA Contract Amendment # 24 in the amount of \$5,500 to recategorize soil sampling and profiling in order to change disposal facilities.

Motion made by K. Breslawski to approve Contract Amendment # 24 for JLA in the amount of \$5,500 for the Driscoll School Project.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

L. Stapleton presented the monthly invoices for May 2023. Included are Leftfield's invoice #41 for Construction Administration Services for May 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-44 for Construction Administration Services for May 2023 in the amount of \$125,845.31; ProShred Security invoice # 1166739 for \$50; Republic Services invoice # 0094-001747300 for Dumpster Services in the amount of \$1,049.40; CCS invoice # IN109027 for Technology installation in the amount of \$32,829.18; WB Mason invoice # SF0096514 for Furniture Deposit in the amount of \$ 498,258.58; BR+A Invoice # 1083471 for Construction Phase & Building Enclosure Commissioning in the amount of \$17,947; UTS Invoice # 105438 for Firestopping Inspections in the amount of \$640; UTS Invoice # 105925 for Concrete Inspections and Testing in the amount of \$2,805 and Gilbane's invoice # 37 for May 2023 in the amount of \$4,011,187.99 for a total of \$4,742,954.46.

Motion made by G. Cole to approve the monthly invoices for the Driscoll School Project in the amount of \$4,742,954.46.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

L. Stapleton shared that there is a Town Commitment in the amount of \$41,804.28 furniture, fixtures and equipment from various vendors.

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 work will be done for use in the summer.

Streetscape

A group of staff from several departments including DPW, Highway, Parks, Police, Fire and Building met to discuss the roadway construction in front of the Highschool for future bike accommodations.

They are preparing a draft schedule for road work construction on Tappan Street.

T. Guigli presented Requisition # 2 for IW Harding in the amount of \$77,795.70 and Invoice # 21 for Heimlich Landscaping and Construction in the amount of \$11,280.

Motion made by J. Fierman to approve Requisition # 1 for IW Harding in the amount of \$77,795.70 and Invoice # 21 for Heimlich Landscaping and Construction in the amount of \$11,280.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

Lambrian - Quad and 3rd Floor Renovations

T. Guigli reported that we still don't have substantial completion. He has not received the final balancing for air and water. Discussion took place on RTU unit for this project. There is concern for the amount of incomplete work on the punch list. A. Galanos reported that there were about 80 items and he will review the list. Discussion took place on the change order request.

T. Guigli presented Change Order # 10 for Lambrian Construction in the amount of \$41,595.

Motion made by G. Cole to approve Change Order # 10 for Lambrian Construction in the amount of \$41,595.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

T. Guigli presented the monthly invoices for approval for a total amount of \$1,290,192.45 for the High School project.

Motion made by J. Fierman to approve monthly invoices for a total amount of \$1,290,192.45 for the High School project.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call

Building Department Projects Status Updates

TOWN/ SCHOOL PROJECTS

- Building Envelope – Thompson Waterproofing some issues with door installation at Larz Anderson comfort station, in communication with designer and contractor, 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 discussions ongoing.
- Police Department Locker Room Renovations – design contract with Michael Kim Architects executed.

SCHOOL PROJECTS

- HS Expansion – Staff working with Town Counsel regarding HVAC issue at 22 Tappan Street, temporary cooling installed, MBTA close-out negotiations ongoing at TA level with partial refund of remaining force account proceeds received. 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 approved by Town Meeting, discussions on contract amendments ongoing.
- 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

T. Guigli reported that he is working with Michael Kim of MKA Architects on the Police Locker Room Renovation.

C. Simmons requested Building Commission members for a Committee of Seven for the design of BHS Tunnel Repairs and Waterproofing Project. The members chosen will be B. Duskin, K. Breslawski and N. Peck.

C. Simmons presented several invoices as follows: 1) YES for Wire Heat Pumps for the Physical Education Building in the amount of \$4,739.10; 2) YES for Wire Heat Pumps for the Physical Education Building in the amount of \$626.30; 3) YES for 22 Tappan Street for heat pumps for the third and fourth floor in the amount of \$13,743.40; 4) Lan-Tel for Soule Recreation Center for door locks in the amount of \$534.60; 5) Lan-Tel for Larz Anderson Toilets for door locks in the amount of \$4,064.33; 6) Art DiGiovanni for Soule Recreation for exterior painting in the amount of \$35,688.40 and 7) Art DiGiovanni for the Gardener's Shed for Exterior Painting in the amount of \$5,839.92. The total amount of invoices is \$65,238.05.

Motion made by G. Cole to approve the invoices presented by C. Simmons for a total amount of \$65,238.05.

Aye: Breslawski, Cole, Peck, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:11 pm.

Minutes respectfully submitted by Beth McDonald.