

Minutes of the Building Commission Meeting

Tuesday, July 11, 2023

Hybrid Meeting

Town Hall, 4th Floor Conference Room and via Zoom

6:00 p.m.

In Attendance: Janet Fierman, George Cole, Karen Breslawski, Nate Peck Brooke Duskin, Building Commission; Tony Guigli, Project Administrator; Dan Bennett, Building Commissioner; Andrew Jonic, William Rawn Associates Staff; Jim Rogers, Adam Keane, Lynn Stapleton, Andrew Deschenes, Leftfield Staff; Phil Gray, Carol Harris, Jonathan Levi Architects (JLA) Staff; Douglas Murphy, Jody Staruk, Nathan Burnham, Gregg McGuirl, Gilbane Staff; Rob King, Engineering Division; Karen King, Susan Givens, School Department; Helen Charlupski, Valerie Frias, Andy Liu, School Committee; Alex Galanos, Lambrian Construction; Carla Benka, Nancy Heller.

Meeting Minutes

Motion made by G. Cole to approve the Meeting minutes for June 13, 2023.

Aye: Breslawski, Cole, Peck, Fierman

Abstain: Duskin

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project's four amendments.

W. Spears presented Amendment # 5 for Miller Dyer Spears (MDS) in the amount of \$6,204.99 for hazmat testing and geotechnical investigations in and around the Pierce School buildings. Discussion took place.

Motion made by B. Duskin to approve Amendment # 5 for MDS in the amount of \$6,204.99 for hazmat testing and geotechnical investigations in and around the Pierce School buildings.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

W. Spears presented Amendment # 6 for MDS in the amount of \$17,267,439, which is about 10.3% of the construction cost, for extended basic services for Design Development, Construction Documents, Bidding, Construction Administration, Closeout and Reimbursable Consultant Services. Discussion took place.

Motion made by B. Duskin to approve Amendment # 6 for MDS in the amount of \$17,267,439 for extended basic services for Design Development, Construction Documents, Bidding, Construction Administration, Closeout and Reimbursable Consultant Services.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

J. Staruk presented Amendment # 2 for Consigli Construction Company in the amount of \$300,000 for extended pre-construction manager services in association with the design of the Pierce School. Discussion took place.

Motion made by N. Peck to approve Amendment # 2 with Consigli Construction Company in the amount of \$300,000 for extended pre-construction manager services in association with the design of the Pierce School.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

J. Rogers presented Amendment # 3 for Leftfield in the amount of \$6,750,000 for their work to manage the Pierce School Project through substantial completion in August, 2027. He described the work to be done by several of his staff members. The project includes new construction and renovation of the existing building including geothermal, street work, site improvements and garage construction. Discussion took place on the fee. Building Commission emphasized that it is their job to make sure that they are helping the school achieve its program needs on budget and with good quality.

Motion made by G. Cole to approve Amendment # 3 with Leftfield in the amount of \$6,750,000 for OPM services through design and construction for the Pierce School Project.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

J. Rogers said the team will have the schedule including all the deliverables for each of the design phases for the next Building Commission Meeting.

D. Bennett expressed concerns as to the forward progress of the project owing to current and pending staffing issues resulting his department potentially being understaffed. He is working with the Town Administration to address the issue. J. Rogers offered his teams support when needed.

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.

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. Discussion took place on schedule concerns and whether the project will be completed on time. The Building Commission requested a completion schedule for the next meeting.

A. Deschenes provided a progress review of the interior of the building at Areas C, A, and B. Ceiling, Flooring, millwork, plumbing fixtures and lights are on schedule. Behind schedule are the visual display boards and interior glazing. There are two open submittals. There are seven open RFI's, four of which are due.

A. Deschenes outlined some potential schedule risks going forward including unknown underground conditions during demolition, unsuitable soils with site work, and utility issues with the road reconstruction of Westbourne Terrace.

A. Deschenes provided a quality update. He explained that window testing done and there is still some work left to be done on some windows but it is not holding up anything else. There is also some brick/flashing rework that needed to be done. There will be soil testing performed once site work re-commences.

J. Rogers provided a Budget Update. The Committed Budget is at 97%; the Expended amount is at 71%; the Construction Progress is at 78%. The status of the Construction Contingency is at \$2.8M; the Owner's Contingency is at \$414K; and the total is \$3,298,304. Pending ATP's are at \$783,485; estimated are at \$275K; FFE Overage is at \$93K; and the total pending is \$1,152,632. The Remaining Total is \$2,145,672 and the 5% of Balance to Spend is \$1,352,222.

D. Murphy provided the Cash Flow Report for June 2023 of the Actual Monthly Billing was \$5,606,473 versus the Projected Monthly Billing was 4,361,354. The Actual Cumulative amount was \$76,923 and the Forecast Cumulative amount was \$75,169,411.

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$2,151,943 and the Value of Change Orders with Geothermal is \$6,661,200.

L. Stapleton presented Contract Amendment # 25 for Jonathan Levi Architects in the amount of \$259,713.21 for extended Construction Administration Services for the additional time required to achieve Substantial completion, extending it from May 31, 2023 to September 29, 2023. Discussion took place. After discussion, it was decided to hold off on voting the amendment for now and waiting until the end of Phase One. J. Levi agreed that it can wait until October 2023.

L. Stapleton presented Change Order # 28 for Gilbane for multiple ATPs' in the amount of \$311,367. After discussion took place and it was decided to remove ATP 207R3, ASI S2R, RFI 418, Wall Section and Exterior Details in the amount of \$100,615.

Motion made by G. Cole to approve Change Order # 28 for Gilbane for multiple ATPs' in the amount of \$210,752.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for June 2023. Included are Leftfield's invoice #42 for Construction Administration Services for June 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-45 for Construction Administration Services for June 2023 in the amount of \$12,821; ProShred Security invoice # 1183179 for \$50; Collin Box and Supply for Moving Services in the amount of \$841.25; ePlus invoice # V2699084 for Technology in the amount of \$73,492.30; Amazon Business invoice # 19NK-X6FL-177D for Furniture, Fixtures and Equipment in the amount of \$333.49; BR+A Invoice # 1084058 for Construction Phase & Building Enclosure Commissioning in the amount of \$5,075; UTS Invoice # 106386 for Concrete Inspections and Testing in the amount of \$3,740 and Gilbane's invoice # 38 for June 2023 in the amount of \$5,354,355.52 for a total amount of \$5,503,060.56. (JLA's invoice # 1823-00-46 for Construction Administration for Amendment # 25 in the amount of \$86,571.07 was removed as the Amendment was tabled at this meeting).

Motion made by B. Duskin to approve the monthly invoices for June 2023. Included are Leftfield's invoice #42 for Construction Administration Services for June 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-45 for Construction Administration Services for June 2023 in the amount of \$12,821; ProShred Security invoice # 1183179 for \$50; Collin Box and Supply for Moving Services in the amount of \$841.25; ePlus invoice # V2699084 for Technology in the amount of \$73,492.30; Amazon Business invoice # 19NK-X6FL-177D for Furniture, Fixtures and Equipment in the amount of \$333.49; BR+A Invoice # 1084058 for Construction Phase & Building Enclosure Commissioning in the amount of \$5,075; UTS Invoice # 106386 for Concrete Inspections and Testing in the amount of \$3,740 and Gilbane's invoice # 38 for June 2023 in the amount of \$5,354,355.52 for a total amount of \$5,503,060.56.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

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.

Streetscape

R. King reported that there have been some issues but the work is coming along nicely. A lot of soil removal has taken place and will continue. Landscape and roadway curb installation is nearing completion and sidewalk are being prepared for concrete placement. They are still on track to be substantially complete before schools starts.

Lambrian - Quad and 3rd Floor Renovations

T. Guigli reported that the Town does not have a substantial completion certificate yet due to not having a balancing report although the building has been in use and occupied for some time now. An approved Balancing Report is needed. It has been decided that T. Guigli and C. Simmons will take over that effort. C. Simmons plans on meeting with the design engineer, GGD, to look at the HVAC system.

T. Guigli reported that Lambrian's work is down to punch list items and the architect, WRA, has monetized the list. The town would like to complete the project and plans to finish the work themselves.

T. Guigli presented Change Order # 11 for Lambrian Construction in the amount of \$154,112 for various things. Discussion took place on this Change Order.

Motion made by B. Duskin to approve Change Order # 11 for Lambrian in the amount of \$154,112.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

T. Guigli mentioned that Building Commission members have been nominated for the Committee of Seven for Designer Selection for the BHS Tunnel Repairs project and there will need to be three members from the School Committee.

T. Guigli presented the monthly invoices for approval for a total amount of \$272,236.31 for the High School project.

Motion made by G. Cole to approve monthly invoices for a total amount of \$272,236.31 for the High School project.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

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 underway;
- 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, start-up meeting pending.

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 punch list to be monetized. Quad wall repair work planned for July 2023. Structural engineer report on tunnel repairs complete, Committee of Seven needed.
- Tappan Streetscape contract with IW Harding executed, contractor mobilized, and work underway. Sidewalk grading issues being reviewed.
- 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 provided an update on the Fire Station # 1 and # 4 projects. Both buildings are due for renovation and must be fossil-fuel free. He will work with Cambridge Seven for Schematic Design.

D. Bennett presented invoices for approval on C. Simmons behalf. The invoice for Perez Landscaping in the amount of \$14,500 for landscaping work at the New Lincoln School.

Motion made by J. Fierman to approve the invoice for Perez Landscaping in the amount of \$14,500 for landscaping work at the New Lincoln School.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 8:45 pm.

Minutes respectfully submitted by Beth McDonald.