Minutes of the Building Commission Meeting
Tuesday, July 14, 2020
Remote Meeting via Zoom
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; 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, Matt Casey, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Lynda Callahan, Walt Kincaid, Gilbane Staff; Matt Gallagher, Desmond Associates; Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Carla Benka, Advisory Committee.

Meeting Minutes

Motion made by K. Kaplan to approve the meeting minutes for June 9, 2020.
Aye: Cole, Kaplan, Breslawski, Peck, Fierman
By Roll Call Vote Approved.

Water Garage Slab Repairs

M. Gallagher provided an update on the Water Garage. The project is substantially complete. There are ongoing electrical and fire alarm hurdles but the drainage system is working. Desman will review standing water on the slab issues. The under slab drainage system scope was changed drastically owing to unforeseen existing conditions related to extensive conduit and wiring embedded in the existing slab. There were no drawings showing this condition. As a result there were costs associated with electrical and fire alarm. These will be offset to some degree by expected savings with the elimination of trenching and other slab work that was not done because of the change in scope. Guigli said much of the building currently does not have power due to the electrical and fire alarm issues, including the shops and other critical areas. GGD has been retained to get a drawing and specs for pricing and repairs to the electrical system. The Fire alarm system was put back in a permanent fashion apart from the electrical work but there are ongoing issues with ground faults. It may be very expensive to find out the cause of the ground faults and to fix it. He asked Matt if ACME had any responsibility in the fire alarm issues. He asked why the lines are loaded with sludge. T. Guigli will to do an assessment of the budget.

M. Gallagher said they need to figure out what ACME is responsible for regarding the fire alarms. They need to figure out what the issue is. ACME is investigating the issue.
**Driscoll School Project**

J. Rogers provided an outline of items for discussion including updates from Leftfield on the budget and schedule; approvals for invoices; and future meetings.

L. Stapleton presented the following invoices for approval; Leftfield, Invoice # 6 in the amount of $71,214 for OPM Services Design Development for June 2020, JLA Invoice # 1823-00-09 for A/E Services for Design Development for June 2020 in the amount of $362,953.20, for Geothermal Test Well Installation and Field Oversight (Amendment #3) in the amount of $90,744.92, HAZMAT Services (Amendment #4) in the amount of $16,477.89 for a total of $470,176.01. Gilbane Invoice # PC-3 is for Preconstruction Services for June 202 in the amount of $22,500. The total amount of all is $563,890.01.

*Motion made by K. Kaplan to approve all invoices presented by Leftfield in the aggregate amount of $563,890.01.*

Aye: Breslawski, Peck, Cole, Kaplan, Fierman  
**By Roll Call Vote Approved.**

L. Stapleton presented OPM Contract Amendment # 3 for the construction market study in the amount of $27,500 and OPM Contract Amendment # 4 for independent cost estimating services in the amount of $42,900. These costs will come out of Value Engineering. Leftfield and JLA recommend these studies.

*Motion made by J. Kaplan to approve Amendment # 3 in the amount of $27,500 and Amendment # 4 in the amount of $42,900 respectively.*

Aye: Breslawski, Peck, Cole, Kaplan, Fierman  
**By Roll Call Vote Approved.**

J. Rogers provided an update on the project. Estimates will come in this week and their goal is to maximize value management opportunities. The market study will come in at the same time as the estimates. They hope to understand between RLB and the three estimators where escalation will be going forward. J. Levi mentioned that the market study will also assist the estimators with understanding cost in each sector of the construction budget. It is the escalation but it is also unit cost. It will help with areas of HVAC and steel, etc.

J. Rogers provided an update on the schedule of the project. With the hiring of Gilbane, the original goal of the team was to start construction on October 1, 2020 based on the early release package of August 1st, 2020. There would be a second early release package on November 15th, 2020 that would have included steel and foundations. Based on that they would have started on October 1st with site work and foundations would have started March 1st, 2021 and steel would have arrived in May 2021 and targeting a November 2022 completion for a January 1, 2023 move-in with the students. With the onset of COVID and some of the movements of the market, they have taken another look at the schedule and their approach. The suggestion now is for one combined package that would go out on February 1st, 2021 with
one exception; site work would be released based on 90% Construction Documents in November/December. That would then allow Gilbane to start site work on March 1\textsuperscript{st}, 2021 and everything else would be bid out on February 1\textsuperscript{st}, 2021, with foundations and steel starting shortly after in April/May.

With this scenario, instead of starting in October 2020 and finishing in November 2022, followed by the opening of school in January 2023, the new finish date would be in May 2023 with the opening of school in September 2023. This is an eight-month difference in terms of opening school, January 2023 versus September 2023.

Pros and Cons of this approach were discussed. The Pros include market de-escalation; more certainty in terms of budget and GMP with one major GMP package; possibly more certainty around COVID better coordinated and more complete design the school would have the fields and playground available in the Fall of 2020; single site package allows for more coordination; a schedule cushion and premium avoidance with finishing in May and opening in September; improved commissioning and punch list turnover; extended FFE duration; hazmat abatement done during the summer when kids are gone; more time now to allow for neighborhood and logistics concerns; and more time for the permitting and ZBA process. The Cons are the extended maintenance of the boiler piping system, having to go two winters with the existing equipment and the concern of its use of life; new playfields wouldn’t be available until the Fall of 2024; increased general conditions; and students would be in the existing building in the spring of 2023.

Quantitative reasons were discussed. If costs stay neutral, if there was no escalation and de-escalation, they say the escalation that was picked up in the estimates in the amount of $2,051,614; there would be some savings with minimizing the changes around 100% CD’s going out in the amount of $300,000; Gilbane put a schedule together and put some general conditions and came up with a $400,000 add for a mid-price range. Leftfield will work with Gilbane to minimize these costs as part of the study; putting money into the boiler system; premium time savings where we don’t need to spend as much to get into the building in September as they would have in January. This allows for a $2.1M savings in this approach. If they didn’t realize a zero escalation this is still a wash with the general conditions being offset by some of the minimizing of changes in premium time. This number goes up a little higher if they assume some de-escalation in the markets. They show a range of savings between $2.1M and $4.6M. In the case where there is no de-escalation, zero or similar escalation what is currently captured in the 50% DD’s, they still have the extended GC’s and they still have money for the boiler and in a worst case scenario they would have a $600,000 add in this approach.

Discussion took place on the difference between Option three and Option four. Both Options allow for 26 months. There is a two-month difference. Option four allows for a lag for fall opening.
JLA recommends issuing the drawings all at one. The delay of the opening will achieve savings by doing this Option three schedule approach. The Building Commission i endorses this approach.

There was a meeting with the Town Attorney’s, members of the School Committee and other team members concerning the logistics around the alley next the school and around the sidewalk and the impact on some of the abutters. W. Kinkaid reported that going with the Option three approach allows the team time to work with the stakeholders on the challenging logistics. This is an important issue to all to come up with a plan.

P. Gray provided an update on important meetings they had over the last month, including the plumbing inspector, with DPW, Water Department, the School Department to go over the new deliveries layout of the building, and they met with Police Department to discuss security.

T. Guigli suggested that the Schools reach out to the Town Clerk’s Office regarding voting during construction and once the construction is complete. It is a voting location and it’s important to be proactive to reach out to them and address their concerns.

**BHS Expansion Update**

R. Masak announced to the Building Commission that they have come up with an agreement on the GMP.

A. Felix outlined the topics for presentation including the Skanska GMP; Change Order # 1 for Skanska; Construction site photos; MBTA updates, Design updates; and Monthly invoices approval.

A.Felix presented the GMP to the Building Commission. The team worked together to come to an agreement. The amendment itself is for $22,213,702 and the Change Order is for $710,394. He explained this amendment on top of all the prior amendments that have been approved. The base GMP before added in pre-construction was $145.6M back in March. The GMP received is down to $143.9M which is roughly 1.6M less. There were GCGR reductions in the amount of roughly $1.5M. There were some reductions in direct costs in the amount of roughly $160,000 adjustments. There was CM contingency was already reduced to 2.5%, both in the March and July GMP presentation. They added the Precon values. The total with the GMP is about $1.5M before they add in the PCCO #7 which is included in the package as well as the $22M. The base GMP value of $146,284,966 and roll in the Change Order # 1 in the amount of $710,394. The total GMP is $146,995,360 compared to March GMP of $147,450,948. The GMP now is based on a schedule of substantial completion date of STEM of July 7th compared to April 27th when they started the process in March. The majority of the 10-week delay is actualization of unforeseen conditions such as Roberts Wing demolition, some under pinning issues by the cafeteria, and COVID issues. For 22 Tappan St., back in March, they were targeting October 8th, before subsequent COVID impacts and MBTA suspension of operational support for the work
which (as of May, 2020) had pushed the schedule out to December 7, 2021 completion. However, with the MBTA shutdown surge in June, 2020, this picked up time and pulled back completion to November 15, 2021. For the MBTA station, back in March they were looking at October 28th but it has been pushed out to December 10th. In summary, these values are reflected in the overall budget presented. The amendment presented in the amount of $22,213,702. It includes all packages that were some were partially released last month and this releases the balance of them after gone through all recommendations. It release’s all the remaining packages that they have not released. Skanska is re-bidding site concrete for both projects.

Building Commission asked how much over the original budget is this. A. Felix replied $130M plus $9M for the MBTA, roughly a $140M. Discussion took place on the costs. It was determined that it is over $30M, running 26% over original budget. The MBTA station is a large portion of the overage in the amount of roughly $11M. The park is carried in the overall project budget. R. Masak reported that the park has been bid and the bidder is holding it until November. They are finishing he design for Tappan and the third floor based on significant value management. Both projects will go out to bid in September. The amount appropriated was voted at Town Meeting in November 2019. The amount available in the appropriation is enough only for STEM, Tappan and the MBTA platform. There would be about $10M left in the budget if this was voted.

Motion made by G. Cole to approve Skansa’s GMP in the amount of $146,995,360.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

The team has reviewed and recommend Change Order # 1.

Motion made by G. Cole to approve Skansa’s Change Order # 1 in the amount of $710,394 for several changes $500,000 for unforeseen conditions between STEM and Cypress and the rest are miscellaneous pieces that were discovered funded from project contingency.
Yea: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved

R. Masak reported that there are two large cracks under the archways at the main building. They have pricing and are working with Skanska on this. These are pre-existing conditions and significant deterioration and will be a significant cost. There is money in a budget line item that will cover this expense.

R. Mulligan showed progress photos of the STEM and Cypress Buildings. Pictures showed views from all angles of the project. Aerial photos showed areas of the pre-cast. Views from Brington Road looking north toward 22 Tappan were shown. Pictures showed steel progress at the main building. Outrigging from Eversource of the poles were shown.
R. Mulligan reviewed the three-month look ahead schedule for the project. For 22 Tappan, they are wrapping up sub contract procurement with the GMP approvals and submittals into mid-September. MEP coordination is wrapping up the month of July. They are working on Constructability mock up through the end of August. Structural steel is progressing through the third week of August. They will be working on Steel Decking and Concrete slab through the third week of September. In August they will work on slab on grade. Spray fireproofing will start in September. Stair installation will start in August. Miscellaneous backfill and site utilities will be on going. For STEM addition, subcontract procurement will go into beginning of September. MEP is wrapping up in July. Constructability Mock up construction should be complete the third week of August. Concrete foundations should be complete at the end of July. Steel erection is going through the first week of September. Slab on deck will happen the end of August through the third week of September. Spray fireproofing will occur during September. In the middle of August, the installation of stairs will be put in place through the middle of September.

R. Masak provided an update on the MBTA. He is meeting with the MBTA team. He sent them a letter. His counterpart at the MBTA said they cannot support the project and told him he has to put the platform project on hold. They are working to see how they can work to support the project in the Fall which will allow us to save on substantial costs.

A.Jonic provided a Design Update. They are preparing bid documents for deadline of August 28th. The bid packages will be the third floor and the Tappan building combined as one. Deferred maintenance will be another package going out involving the boilers at UAB, the oil tanks in the ground between the UAB and the Kirrane pool. MacPhail has construction photos of the last time they took the tanks out. For the FFE bid package, there will be a few more meetings before they issue the procurement documents to the Town so they can get a number from WB Mason on September. The street painting, signal changes package are still being worked out in response to Transportation Board approvals. The Tappan Gym landscape pricing is being finalized. They are about 50-55% of the way through submittals. They are still reviewing samples in the field. R. Masak mentioned that there has been significant value management. They feel they found good designs for the third floor and Tappan Gym that will meet the needs programmatically. They continue to meet with Parks and Recreation Commission regarding the joint entrance at the Tappan Gym.

A.Felix reviewed monthly invoices for Skanska’s June Req # 22in the amount of $5,050,943; WRA invoice total in the amount of $254,917.28; NV 5 invoice in the amount of $6,034.17; and Hill’s June Invoice in the amount of $81,923.

Motion made by G. Cole to approve invoices for June relating to the High School Renovation project.

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 - construction nearing completion; small electrical bid package to be prepared
- 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
- Putterham Library Bathrooms- out to bid
- Reservoir Park Gatehouse Bathroom – construction complete; park open; closeout ongoing
- Harry Downes Field House - construction ongoing
- 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 process for OPM’s ongoing
- Driscoll School – refer to Leftfield monthly

C OF 7’s

- Fire Stations- zoning design (on hold)

Old and New Business
T. Guigli provided an update on the Pierce School Building Project. The Selection Committee is in the mist of choosing an Owner’s Project Manager. Four firms were short-listed and interviewed. The Committee will meet to rank the four finalists. Once that is done, the Building Commission will work on negotiating a contract. A package including the negotiated contract shall be submitted to the MSBA by August 19th, 2020 so as to get on their agenda for the September 14th, 2020 OPM Board Meeting.

*Motion made by J. Fierman to approve invoices presented by R. Masak to the Building Commission.*
Aye: 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.*
Aye: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

Meeting adjourned at 7:55 p.m.

Minutes respectfully submitted by Beth McDonald.