

Minutes of the Building Commission Meeting

Tuesday, August 8, 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; Jim Rogers, Adam Keane, Lynn Stapleton, Andrew Deschenes, Jen Carlson, Leftfield Staff; Jonathan Levi, Carol Harris, Mark Warner, Jonathan Levi Architects (JLA) Staff; Douglas Murphy, Nathan Burnham, Andrew Prochniak, Mike O'Brien, Gilbane Staff; William Spears, Margaret Clark, Miller Dyer Spears (MDS); Gregg McGuirl, Jody Starukl, Consigli Staff; Rob King, Engineering Division; Karen King, Jamie Yadoff, Susan Givens, School Department; Helen Charlupski, School Committee; John Van Scoyoc, Selectboard.

Meeting Minutes

Motion made by G. Cole to approve the Meeting minutes for July 11, 2023.

Aye: Breslawski, Cole, Peck, Fierman, Duskin

By Roll Call Vote Approved.

Pierce School Project- Leftfield

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. J. Carlson provided project update. Design Development is underway. Consigli is working on construction schedule. Investigative site work has been planned and preliminary testing is underway. Discussion took place. Building Commission advised Leftfield, MDS, and Consigli need to work together to plan for in-depth preliminary testing to cover any unknown conditions that may be encountered with demo and the handling and disposal of debris. Water issues at the Pierce Primary basement will be investigated. Interior 3D scans of both buildings have been done. Further work will be done to provide extensive scope of all foundations. Building Commission advised this scope of work should be accounted for in bid packages.

L. Stapleton reviewed Pierce budget report. The August invoice in the amount of \$305,919 was reviewed: two invoices were presented; Leftfield in the amount of \$140,000 for Design development services and MDS in the amount of \$165,919 for professional services.

Motion made by N. Peck to approve July invoice for the Pierce School project in the amount of \$305,919 for OPM and designer services through design and construction for the Pierce School Project.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved

J. Rogers presented Pierce project schedule. Three options were reviewed:

- Option 1: Early release packages to start investigative work; mid-year school move out: 04/18/24 completion date 8/24/28
- Option 2: Early release packages to start investigative work; end of year school move out: 07/8/24 completion date 10/29/27
- Option 3: no early release; anticipated 12-month delay to project; move out 05/8/25; completion date 08/28/28

The three different options were reviewed with the Building Commission. Discussion took place. Impacts to schedule, budget, cost escalation, unknown conditions, programming of schools were reviewed. S. Givens from the School Department noted that completion dates in late August leave no room for error in construction schedule and that there may be mid-year move-in to the new site required with both of these scenarios. The School Department voiced concern over program disruption with move out of students in the middle of the school year. Option 2 is favored by School Department due to the July move out and earlier completion date. Building Commission noted that the early release option may reduce some of the financial risk associated with unforeseen conditions considering the complexity of this site. The Building Commission suggested that Leftfield return to the next meeting with a schedule recommendation based on tightening up the schedule with a focus on Option 2 early release.

Driscoll School Project- J. Levi, Leftfield, Gilbane

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, exterior site improvements, interior finishes and MEP's. Milestones and progress to date were reviewed. Upcoming milestones were presented and punch list plan was discussed. D. Murphy confirmed there will be four total commissioning events, fall 2023 and spring 2024, there will be another fall and spring to do once the geo thermal wells are in place. It was noted that these commissioning events should be included on the milestone schedule. T. Guigli informed the Commission that an issue with the furniture delivery occurred. The new building was not able to receive the new furniture on the date of delivery, so the furniture is now incurring storage and handling costs. A discussion took place. The furniture issue will have to be addressed at an upcoming meeting.

H. Charlupski asked if the new building took in any water during the recent rain incidents, which caused flooding throughout the Town. A. Deschenes stated that only one area was noted for water; the skylight over the small gym had a leak and a repair will be addressed to make sure properly sealed. The upcoming demolition plan of the old site was reviewed including correspondence sent to abutters.

J. Rogers provided a Budget Update. The Committed Budget is at 97%; the Construction Progress is at 82%. The status of the Construction Contingency is at \$2.8M; the Owner's Contingency is at \$392K. D. Murphy provided the Cash Flow Report for July 2023. The Actual Monthly Billing was \$3,078,197, this amount was slightly under the projected billing for July due to summer vacation schedule of one of the contractors. J. Rodgers stated that the pending work and forecasted remaining expenses track within budget.

L. Stapleton presented Change Order #29 for Gilbane in the amount of \$45,715 for various ATP's and Change Order #30 for Gilbane for multiple ATP's in the amount of \$100,615; for a total in the amount of \$146,330.

Motion made by B. Duskin to approve Change Order #29 and Change Order #30 for Gilbane for multiple ATPs' in the amount of \$146,330.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

L. Stapleton presented the monthly invoices for July 2023. Included are Leftfield's invoice #43 for Construction Administration Services for July 2023 in the amount of \$52,342; BR+A Commissioning invoice 1084610 in the amount of \$12,457.30; UTS invoice 106826 for concrete testing in the amount of \$695; ePlus invoice V2730270 for technology equipment in the amount of \$479,593.53; Next Gen invoices 376322 and 01 for custodial equipment in the amount of \$25,148.43; ProShred Security invoice # 1200389-1 for \$50; and Gilbane's invoice # 39 for July 2023 in the amount of \$3,078,197.23 for a total amount of \$3,648,483.49.

Motion made by B. Duskin to approve the monthly invoices for July 2023 for a total amount of \$3,648,483.49.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

H. Charlupski asked about tax reimbursement and incentives from the state for geo-thermal wells. A discussion took place regarding the state program and other communities that have applied for reimbursement. Leftfield staff stated as the geo thermal well installation moves forward a tax attorney may be consulted to assist with the rebate application process.

G. Cole stated that he had a recent site walk through of the new Driscoll School and that extensive progress has been made by Gilbane.

BHS Expansion Update

T. Guigli gave a BHS project progress update. Air balancing work is still being done on site. Coordination with Building Department staff is underway to try to resolve the existing HVAC issues and close up the remaining open items on the project.

Streetscape

R. King reported that there has been significant progress made on the Tappan Street exterior work. The sidewalk and pavement work is completed. Striping of the road will occur in the next week. The completed work is coming along nicely. Engineering Staff have worked well with all contractors and departments to make this work happen. The project is on track to be substantially complete before schools starts.

T. Guigli presented BHS project monthly invoices for July, 2023 in the total of \$670,977.93. Included in these invoices are Masonry repairs to the Quad, radio system infrastructure upgrades and Streetscape project work.

Motion made by G. Cole to approve monthly invoices for a total amount of \$670,977.93 for the High School project.

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. A discussion took place regarding the additional tunnel repair needs that were discovered while doing work in the quad area. There will be an RFQ for design services released in the fall.

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 went well. Public Safety staff provided feedback to architect so that a final design can be presented for review by the end of August. Intent to bid this project in the fall.

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. Meetings are ongoing with Cambridge Seven for Schematic Design. Adherence to net-zero requirements while remaining within the budget voted at Town Meeting for the Fire Station renovation project has presented some challenges.

T. Guigli presented an invoice for approval on C. Simmons behalf. The invoice for Industrial Burner in the amount of \$11,981.28 for BHS project, installation of variable frequency drive (VFD) on gas booster at gas lines in the UAB plant.

Motion made by G. Cole to approve the invoice for Industrial Burner in the amount of \$11,981.28 for VFD at the High School campus.

Aye: Breslawski, Cole, Peck, Duskin, Fierman

By Roll Call Vote Approved.

Meeting adjourned at 7:43 pm.

Minutes respectfully submitted by Sara Gooding.