

Minutes of the Building Commission Meeting

Tuesday, August 10, 2021
Remote Meeting via Zoom
6:00 p.m.

In Attendance: Janet Fierman, Ken Kaplan, George Cole, Karen Breslawski, Nate Peck, 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; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, Chris Aubin, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Leftfield Staff; Philip Gray, Carol Harris, Mark Warner, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Derek Ullman, Gilbane Staff; Margaret Clark, Will Spears, Miller Dyer Spears Architects (MDS) and Sasaki Staff; Joe Lombardo, Nick Hodge McPhail Associates staff; Erin Gallentine, Alexandra Vecchio, Scott Landgren, Parks Department; Dominic Puniello, GGD Engineering; Susan Wolf-Ditkoff, School Committee; Matt Gillis, School Department; Nancy Heller, former Select Board; Jon VanScoyoc, Select Board.

Meeting Minutes

Motion made by K. Breslawski to approve the meeting minutes as edited for July 13, 2021.

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

Pierce School Project

Staff from Leftfield appeared before the Commission to discuss the Pierce School Project. They presented invoices and amendments for approval and reviewed project options.

J. Carlson reviewed the project invoices. Invoice # 9 is for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of July 2021 and Invoice # 68208 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of July 2021 in the amount of \$80,245.89; for a total amount of \$95,640.89.

Motion made by K. Kaplan to approve Invoice # 9 for Leftfield, LLC in the amount of \$15,395 for OPM Feasibility Study Services for Designer Procurement for the month of July 2021 and Invoice # 68208 to Miller Dyer Spears for A/E Feasibility Study/Schematic Design for the month of July 2021 in the amount of \$80,245.89; for a total amount of \$95,640.89.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

J. Carlson presented Design Contract Amendment #1 for the Miller Dyer Spears for a slab deflection survey performed by Feldman Land Surveyors. The survey fee is \$1,500 and the administrative fee is \$150 for a total amount of \$1,650.00. The survey is needed to provide

information to the Structural Engineer to help understand the causes of the existing interior slab deflection in Wing A of the building.

Motion made by K. Kaplan to approve Contract Amendment # 1 to MDS in the amount of \$1,650 for a slab deflection survey.

Aye: Kaplan, Cole, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

M. Clark provided an overview of the Preliminary Design Program (PDP) of the Pierce School. There are four different options. The first option is an addition/renovation of areas A & B and a demolition of Area C. The second option is an addition/renovation of area A and a demolition of B and C. The third option is a new building on the existing site involving a demolition of areas A, B and C or a new building on the existing site involving a demolition of areas A, B and C with a gym pavilion. The fourth option is a new building at the existing park and rebuild the park at the existing school site and return the historic building to the Town for other uses. Option four was eliminated by the School Building Committee. Discussion took place on the various options. Pierce is currently a four-section school. The current size of the school with parking is 226K sq. feet and 147K without parking. They propose to make it 10K sq. ft. larger. The MSBA will not fund garage space. Parking spaces would be 150 spaces including the Town Hall and the school. The 1970's building is not programmatic efficient. Discussion of possibly locating staff parking to underneath the park across the street took place.

Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including a Construction, Contaminated Soil, Geothermal, Budget and Project Approvals.

D. Ullman from Gilbane provided a construction progress update. The project office trailer has been mobilized on site; there has been site soil excavation progress; the sidewalk replacement has begun on Westbourne Terrace; a temporary playground area has been set up on the Westbourne Terrace side of the existing building; there has been paving and a fence installed at the temporary play area behind the school; a ramp from Washington Street to the existing school has been constructed. The interaction with neighbors have been positive to date.

A. Keane provided an overview on the soil condition, including the results of the borings in the ally and testing and characterization of groundwater.

J. Lombardo from McPhail Associates went into more detail. The contamination in ground water is highest closest to Washington Street. Historically there was a gasoline service station near the property, across the street. The contamination is coming from that area. For the MCP, they will file a downgradient property status that tells the DEP they found contamination on the site but that they did not cause or contribute to it. This relieves the Town from performing future remediation and completing comprehensive response items under the MCP.

J. Rogers provided a geothermal update. The Town may have a possibility of funding it as an added scope item to the project. After the first round of bidding, geothermal was taken out due to higher than expected bids. There are different options consider. Continuing to procure the larger generator as currently owned in the project will buy some time for the Town to make a decision, at the cost of any potential savings from a smaller generator that would be part of geothermal. The funding may come from Federal monies associated with the American Rescue Act, as it may be used for green initiatives. Leftfield stated the Town has until September 1, 2021 to act on geothermal without adversely impacting schedule. It would need to be approved by the Schools Capital Subcommittee, Building Commission and the Select Board.

J. Rogers provided a Budget update. There was no real change in costs from last month to this month. There is still approximately \$6M left in Owners Contingency.

L. Stapleton presented the monthly invoices for July 2021. The total expenditures against the budget are \$1,264,753.43. Included in this amount are Leftfield's invoice # 19 for OPM Services for July 2021 in the amount of \$58,239; JLA invoice # 1823-00-22 in the amount of \$88,717.62; and Gilbane's invoice # PC15 for Construction Services in the amount of \$1,117,796.81 for a total of \$1,264,753.43.

Motion made by G. Cole to approve the invoices related to the Driscoll School Project Leftfield's invoice # 19 for OPM Services for July 2021 in the amount of \$58,239; JLA invoice # 1823-00-22 in the amount of \$88,717.62; and Gilbane's invoice # PC15 for Construction Services in the amount of \$1,117,796.81 for a total of \$1,264,753.43.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

L. Stapleton presented Owner Change Order (OCO) # 1 Change Order submitted by Gilbane. It is a no cost change order. It is an acknowledgment from PJ Kenney and Delta Beckwith that addenda # 1, # 2 and # 3 are no added cost as these were issued after their contracts were awarded. The change includes the contingency move of \$150K from the GMP contingency to the structural steel budget line in order to fund the cost escalation. It is expected change orders will be done on a monthly basis, as needed.

Motion made by K. Kaplan to approve the Owner Change Order # 1 for net zero amount.

Aye: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved.

Discussion on the possibility of locating students to the Old Lincoln School took place if geothermal option happens as it affects the schedule of the project. Parents may not want to have their children attend school at the other side of Town. In any case, the team will look at the cost of this option and the enrollment of students.

BHS Expansion Update

Staff from Hill, Skanska and WRA appeared before the Commission to discuss the BHS project.

Cypress Playground Progress Update

S. Landgren provided an update on the Cypress Playground Work performed. The Athletic Field has been subgraded, irrigation infrastructure within the field is ongoing; finalizing recipe for field soil mix. Screening stockpile is on site; in mid-August, they will begin to install lateral drains/bottom drainage stone layer; there have been some pandemic related challenges; they are focusing on getting the field seeded in September 2021; they have re-set all granite curb alongside Greenough and Tappan Street; the water tap for drinking fountain are complete; they are working on various permanent seating area; dugouts concrete will be installed in August; and other internal subsurface infrastructure is ongoing. Pedestrian access routes have been created around the field and from Brookline High School to the Old Lincoln School.

A. Felix spoke about the sidewalk closures and temporary access in front of the Gym and the Kirrane Swimming Pool along Tappan Street occurring from August to mid-September. There were some unforeseen circumstances and granite delivery that delayed work.

Monthly Invoices

A. Felix reviewed the Monthly July Invoices. The list of invoices cumulatively added up to \$7,819,118.25.

Motion made by G. Cole to approve the July Monthly Invoices for the Brookline High School Expansion Project collectively in the amount of \$7,819,118.25.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

STEM, 22 Tappan and MBTA Station Progress Update

R. Mulligan showed progress photos of STEM, 22 Tappan Street and the MBTA Station. At the STEM Building, topsoil and irrigation has been installed; trees and sod installation is scheduled for next week; fence removal is scheduled; canopy and column covers has been completed; granite and sidewalks have been placed; kitchen equipment has been installed in the cafeteria; they have toilet partitions have been received; they are waiting for the shipment of wood doors; the misc metals subcontractors have been supplemented their forces by Skanska. The shape of the courtyard will be backfilled, hardscaped and good for the students. The deferred maintenance for elevator work is ongoing at the Admin Building. At the Cypress Building, the stairs have been cast and stripped. Granite on walls will start at the end of the week. Masonry is ongoing; the terrazzo is ongoing for several weeks; lockers have been installed; ceiling grid is ongoing; and flooring work will follow. MBTA progress is moving along. With the shutdown, yellow strips have been put down at both sides of the tracks; conduit, rail track and concrete

pouring have been complete at the platform; canopy is scheduled to go up at the end of August. The trailers will be taken down and out in September and parking will be opened up next the UA Building.

CTA – Tappan Gym and 3rd Floor Progress Update

A. Felix showed progress photos of the Tappan Street Gym and the 3rd Floor. At the Tappan Gym, exterior work is ongoing, the interior connection of the pool and the gym are ongoing, framework and drywall is ongoing in classroom 106 and locker room 110, painting at the gym is ongoing as well. At the third floor, demolition has been complete; framing and drywall is ongoing. Painting, drywall and ceiling is ongoing. Work is being done in the meeting room 354D and in the Learning Center 348.

NB Kenney – Deferred Maintenance Progress Update

A. Felix reported that the boilers did not fit in the area at first and they were able to work them to get in. New A/C units have been installed.

Change Orders

A. Felix presented Skanska's GMP Change Order # 14, PCCO # 21 in the net amount of \$0.00 based on GMP funding sources and contingencies for variety of items.

Motion made by G. Cole to approve Skanska's GMP Change Order # 14, PCCO # 21 for the Brookline High School project in the amount of a net zero amount.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

A. Jonic presented The Overall Change Order Summary Log. The overall number went up about \$85K due to miscellaneous items at Cypress and the STEM Building. The number of change orders has slowed with STEM coming to completion.

A. Felix presented CTA Change Order # 5 consists of eleven various change orders in the amount of \$74,139.81.

Motion made by N. Peck to approve CTA Change Order # 5 in the amount of \$74,139.81.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

A. Felix presented NB Kenney Change Order # 2 in the amount of \$31,326.61 due for cutting insulation valves in the Boiler Room.

Motion made by G. Cole to approve NB Kenney Change Order # 2 in the amount of \$31,326.61.

Aye: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved.

Reintroduction of Select Scope

A. Felix presented a possible reintroduction of select scope previously VE'd at the third floor and quad repairs. The design fee, schedule and logistics are still under review. A. Jonic showed photos of the deficiencies of the quad area. Plants would need to be replaced. Seat walls need to be repainted. Caps on benches need to be reset. The Quad would need to be fully accessible near the stage area. Lighting, drainage structures would need to be repaired as well.

Building Department Projects Status Updates

BC STATUS REPORT & SCHEDULE

- CIP for 2022(Funding Issues) – Building Envelopes ; Elevators; Life Safety/ Security; Energy Conservation; Energy Management; Fire Station Renovations (on hold); Classroom capacity (leases); ADA Renovations; Climate Control; HVAC Equipment; Fire Alarm Systems; Solar PPA's (may change due to COVID 19)

TOWN PROJECTS

- 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 (ongoing): Town to address punchlist issues
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design complete; bid to be scheduled (delayed due to COVID 19) ; additional FY 2022 projects to be added
- Building Roofs- Heath; New Lincoln; Pierce Primary; MSC; MSC and New Lincoln roofs complete except for skylights ; Heath started 7/27/2022
- Elevator Renovations- Old Lincoln nearing completion, Soule Rec underway, MSC to commence late September early October , Water Dept. to commence mid-October
- Solar PPA's- Devotion- complete , Runkle- nearing completion, Tappan- roof work required, HS- next (coordinating with PPA provider) , Heath, MSC

SCHOOL PROJECTS

- HS Expansion –refer to Hill monthly
- Pierce School- refer to Leftfield monthly
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- zoning design (on hold pending Town Meeting approval)

R. Masak presented an invoice for MDM Engineers in the amount of \$153,900 for the roofing project.

Motion made by J. Fireman to approve the invoice for MDM Engineers in the amount of \$153,900 for the roof project.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented an invoice for the Maimonides School Lease for August 2021 to January 2022 in the amount of \$577,500. Funding comes out of the Classroom Capacity Account.

Motion made by G. Cole to approve the invoice for the Maimonides School Lease for August 2021 to January 2022 in the amount of \$577,500.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented invoices for Embree Elevator for elevator upgrades at the Old Lincoln School and the Soule Recreation Center. The Old Lincoln School invoice is for \$37,915.50.

Motion made by K. Kaplan to approve the invoice for Embree Elevator for elevator upgrades at the Old Lincoln School in the amount of \$37,915.50.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

C. Simmons presented invoice for Embree Elevator for elevator upgrades at the Soule Recreation Center in the amount of \$38,777.00.

Motion made by J. Fierman to approve the invoice for Embree Elevator for elevator upgrades at the Soule Recreation Center in the amount of \$38,774.00.

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

By Roll Call Vote Approved.

Motion made by K. Breslawski 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 8:30 p.m.

Minutes respectfully submitted by Beth McDonald.