

## **Minutes of the Building Commission Meeting**

Tuesday, August 11, 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; Charles Simmons, Director of Public Buildings; Andy Felix, Hill International Staff; Rob Mulligan, Jim Craft, Skanska Staff; Andrew Jonic, Sam Laskey, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane Leftfield Staff; Philip Gray, Carol Harris, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Joe McCoy, Gilbane Staff; Matt Gallagher, Desman Associates; Fred Russell, Water Department; Sean Strassell, GGD; Michael O'Reilly, Rider Levett Bucknall, (RLB); Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee; Carla Benka, Advisory Committee.

### **Meeting Minutes**

*Motion made by K. Breslawski to approve the meeting minutes for July 14, 2020.*

Aye: Breslawski, Peck, Fierman

Abstained: Cole

(Kaplan not present at time of vote).

**By Roll Call Vote 3-0-1 Approved.**

### **Water Garage Slab Repairs**

M. Gallagher provided an update on the Water Garage project in regards to lift installation, change orders and electrical work issues. Discussion of electrical bids was discussed. A plan for the anticipated project cost overage is needed. The strategy for additional funding is within the Water Department's purview. In order for the lift installation to happen the installer needs a letter from the engineer of record that the floor slab is ready and capable for mounting of the lift. ACME provided a credit change order but also submitted added costs. Desman will review all proposed change orders and get back to the Building Commission. Desman has submitted a project amendment to cover additional CA services; it is under review by staff. The Water Garage is ready for use. In summary, there are four major outstanding issues that need to be resolved: electrical; re-installation of the lift; change order review and execution; and proposed Contract Amendment for Desman. It is expected to take 30 days for the electrical work to be complete once underway.

## **Ridley School Project**

Aside from paperwork, including the MSBA audit, T. Guigli reported that the last item needing resolution are the issues with the cooling system. They need to get resolved quickly due to pending end of the cooling season and the MSBA requirement for the final sign off from the commissioning agent before an audit can proceed. S. Strassel reported that the sequencing on the chillers are not correct. Building Commission emphasized that this needs to get done.

T. Guigli shared that the Architect, HMFH, would like to take advantage of the Federal Chapter 179D Energy Policy Act. Its tax deductions are meant as an incentive for building owners and designers to incorporate energy conserving elements and practices into new buildings. HMFH has participated with this program for a number of years and it has recently been reinstated by congress to include projects that were substantially completed in 2018.

*Motion made by J. Fierman to recommend that the Town authorize transfer of the tax credit and, to the extent that Town Counsel advises that we have authority to authorize the transfer, to authorize the transfer.*

Aye: Breslawski, Peck, Cole, Kaplan, Fierman

**By Roll Call Vote Approved.**

## **Driscoll School Project**

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

J. Rogers presented the 100% Design Development Cost Estimate Comparison. The three estimators were: Gilbane, CHA and PM&C. The results of the total estimated costs from PM&C are \$93,162,260; from CHA are \$91,652,872 and from Gilbane are \$92,929,979. They are within 0.5% and 1.5% of one another. They will rely on the Gilbane numbers, and are Doing everything possible to contain costs. The goal is to be under 1% of the budget. The budget is \$92.8M and JLA's goal budget is \$91.8M.

M. O'Reilly presented the Market Study. In summary, RLB's findings anticipate an annual escalation rate of 1.5% to 2.0% per year, and an allowance of between 1.0% to 1.35% be carried in the 100% DD Estimates assuming a bid-date in March 2021. This does show a reduction in escalation compared to the 4% - 6% per year typically expected before the COVID-19 pandemic.

M. Casey provided the Value Management Update. The construction budget is \$92.7M. There were two add alternates totaling \$1,055,000. The current estimate with bid alternates is \$92.9M. The base bid variance with the budget is \$916,911. Costs were reduced by \$3.35M in the 50% to 100% DD.

L. Stapleton presented invoices and amendments for approval. The total expenditures against the budget are \$561,501.40. Included in this amount are Leftfield's invoice # 7 for OPM Services for July 2020 in the amount of \$68,889; JLA invoice # 1823-00-10 in the amount of \$470,112.40; and Gilbane's invoice # PC-4 in the amount of \$22,500.

*Motion made by J. Fierman to approve the five invoices related to the Driscoll School Project; one for Leftfield; three for JLA; and one for Gilbane in the total amount of \$561,501.40.*

Aye: Breslawski, Peck, Cole, Kaplan, Fierman

**By Roll Call Vote Approved.**

L. Stapleton presented Amendment # 8 and Amendment # 9. Amendment # 8 is for the surveying and staking the alley way and adjacent corners of the proposed school and is in the amount of \$2,750.

*Motion made by G. Cole to approve Amendment # 8 for the Driscoll School Project in the amount of \$2,750.*

Aye: Breslawski, Peck, Cole, Kaplan, Fierman

**By Roll Call Vote Approved.**

Amendment # 9 is for This Amendment is for sampling and testing groundwater from three monitoring wells, prepare and submit a Release Notification Form (RNF) to DEP and assess and recommend future action and is in the amount of \$42,900.

Discussion took place on this and it was decided to put this on hold until they receive more information. A special Building Commission meeting will be scheduled to follow up on this topic.

### **BHS Expansion Update**

A. Felix outlined the topics for presentation including the Design Updates, MBTA updates, Construction site project photos, Skanska GMP Amendment Change Order # 2; Review of Skanska Cashflow; Review of Monthly Invoices.

A.Jonic provided a design update. They are working on bid packages. One bid package is for the Tappan Gym with outside landscaping and 3<sup>rd</sup> floor renovation. Deferred Maintenance is its own bid package. They along with ToB are still determining how to bid Traffic Signal and Street Painting. August 28<sup>th</sup> is the target date to issue the bid sets. FFE procurement was discussed. They are working with WB Mason on furniture. Bids are due in October and bids will be held until after Town Meeting in November.

A.Felix provided an MBTA update. A letter was drafted to the MBTA. MBTA said they could not support in July and August for the Station platform work. If they do not respond, the team may

need to go to the Town Administrator, Mel Kleckner who will deal with the Governor's office or Legislation delegation.

R. Mulligan showed construction site 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. He explained the process of the curtain wall, the white tarp and glazing. It will take 8 working days to put up. Building Commission feels this could have been pre-glazed/pre-fab units rather than stick build.

A.Felix presented Skanska GMP Amendment Change Order # 2 in the amount of \$234,664. R. Mulligan explained that it includes 21 separate Authorization Requests (AR) associated with STEM, Cypress, and the MBTA. The team has reviewed and recommends this Amendment Change Order.

*Motion made by G. Cole to approve Skanska GMP Amendment Change Order # 2 in the amount of \$234,664 for the Brookline High School Expansion Project.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

A.Felix reviewed Skankas cashflow as requested by the Building Commission. R. Mulligan explained the projected billings versus the actual projections. . Cashflow reflects it's behind for the month primarily because no MBTA platform work was allowed to progress in July.

A.Felix reviewed the monthly invoices. Skankas July requisition # 23 in the amount of \$4,595,303; WRA July invoices total \$253,444.38; and Hill July invoices total \$58,076.63 for a grand total of \$4,906,824.01.

*Motion made by J. Fierman to approve the High School invoices for Skanska, WRA and Hill in the amount of \$4,906,824.01.*

Yea: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved**

### **Building Department Projects Status Updates**

R. Masak and T. Guigli updated the Building Commission on Building Department projects:

#### **TOWN PROJECTS**

- Water Garage Repairs - construction commenced/ completed ; awaiting change order from contractor for project closeout; received pricing for small electrical bid package
- 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 which are ongoing

- Putterham Library Bathrooms- final design completed, bid project, received bids July 30, 2020, contract execution ongoing
- Reservoir Park Gatehouse Bathroom – design complete, bid project, received bids, executed contract, construction complete; park open; closeout ongoing
- Harry Downes Field House - design complete, bid project, received bids, executed contract, construction commenced, construction ongoing (roughs nearing completion)
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design nearing completion; bids to be delayed (COVID 19)
- Building Roofs- Heath; New Lincoln; Pierce Primary; Larz Anderson Skate Pavilion; MSC – contract amendment

## **SCHOOL PROJECTS**

- Ridley School Expansion – punchlist and final closeout continued
- HS Expansion
  - STEM – construction continues- steel, concrete planks, foundations, MEP coordination
  - 22 Tappan(Cypress) - - steel, concrete planks, foundations, MEP coordination
  - MBTA - enabling work nearing 95% complete; station platform work commenced in June; project on hold pending support from the MBTA
  - Tappan Gym, 3<sup>rd</sup> floor – value management process complete; design commenced in June for September bid process
  - Deferred Maintenance- design commenced in June for September bid process
  - Other- met with Advisory regarding additional funding (warrant article); deferred to Fall Town meeting ; Final GMP signed (negotiations – February- July)
- Pierce School- accepted into MSBA process; Town meeting voted funding; MSBA voted approval; OPM selection process commenced and was completed with Leftfield selected as the OPM
- Driscoll School – design development commenced/ completed; Architect and OPM amendments executed; CM@R selection process commenced and was completed with Gilbane being selected as the CM; CM contract executed

*Motion made by J. Fierman to approve the amendment to the roofing contract at the Heath, New Lincoln, Pierce Primary, Larz Anderson Skate Pavilion and the MSC with Russo Barr in the amount of \$202,240.*

Aye: Cole, Kaplan, Breslawski, Peck, Fierman

**By Roll Call Vote Approved.**

## **Old and New Business**

R. Masak reviewed the invoices with the Building Commission.

*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 8:52 p.m.

Minutes respectfully submitted by Beth McDonald.