

Minutes of the Building Commission Meeting

Tuesday, September 8, 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, Samuel Lasky, William Rawn Associates Staff; Jim Rogers, Jen Carlson, Lynn Stapleton, Matt Casey, Adam Keane, Leftfield Staff; Philip Gray, Jonathan Levi, Jonathan Levi Architects (JLA) Staff; Walt Kincaid, Joe McCoy, Barry Manfredi, Karen Flint, Gilbane Staff; Matt Gallagher, Desman Associates; Matt Gillis, School Department; Helen Charlupski, Susan Wolf-Ditkoff, School Committee.

Meeting Minutes

Motion made by J. Fierman to approve the meeting minutes for August 11, 2020.

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

Motion made by J. Fierman to approve the meeting minutes for August 24, 2020.

Aye: Kaplan, Cole, Peck, Breslawski, Fierman

By Roll Call Vote Approved.

Water Garage Slab Repairs

T. Guigli provided an update on the Water Garage Slab Repairs project. The lift installation and the electrical work are both underway and should be completed soon. M. Gallagher provided an update on the remaining items around ACME, Change order and pencil req and completion of work. There are a few punch list items needed to be complete. M. Gallagher has been working with ACME on the change order. There is also a contract amendment request by Desman is for additional services for site visits. There is no req from ACME. T. Guigli will talk to F. Russell from the Water Department and will get back to the Building Commission in regards to the Contract Amendment with Desman Associates.

Driscoll School Project

Items for discussion include updates from Leftfield on the budget; schedule; community outreach; approvals for invoices; and future meetings.

With regards to budget, J. Rogers said there is an approved set of VE and ad alternates. The geo-thermal has been approved as an ad alternate. JLA will continue to develop drawings. The DD is within \$92.8M of construction budget. Their goal is always to be under budget.

J. Rogers provided an update on the Schedule. The schedule consists of a 3/1/2021 start date; a 5/1/2023 completion; a 9/1/2023 for Occupancy; and a 5/2024 completion of fields. They have their denial letter and they will meet with the Zoning Board of Appeals (ZBA). They spoke to P. Selkoe of the Planning Department and she believes they will be able to get a building permit in time to start on 3/1/2021.

J. Carlson provided a Commissioning Agent Procurement Update. She has been working with the Town's Purchasing Division. LF will be handling the process and they will appoint a Selection Committee of three. The ad has been sent to The Tab for the RFP proposal. Proposals are due on Monday, September 28, 2020.

A.Keane provided an update on Logistics and several meetings with the community. Members of the project team have been working closely with abutters, specifically commercial abutters. They met with School administrators to discuss a temporary play area; with the Fire Department to discuss requirements in regards to plans, permits, etc.; with the Police Department to discuss BPD concerns and details that will be required, and also accessibility for emergency vehicles; with the Traffic Department to discuss the management plan for vehicle and pedestrian traffic; and with T. Brady, Tree Warden of DPW, regarding the trees and tree removals/replacements. There are 180 new trees expected to be planted as part of the project.

Discussions with commercial abutters of the site included finding solutions to concerns on Washington Street regarding access to stores and parking areas. The alley will be closed at the entrance to Washington Street for about 18 months, and the team is working to minimize impact

Based on meetings with Eversource and RCN, power will be provide from Westbourne Terrace. They will work with their electrical engineer and with the engineer from Eversource to put a spare conduit in the future transformer pad for temporary electrical service. There will be a meeting with National Grid in the near future to discuss the very large gas vault in front of the building with respect to planned construction activities.

B. Manfredi and K. Flint of Gilbane provided a presentation on Insurance. They explained the two different insurance products - the Contractor Controlled Insurance Program (CCIP) model and Subcontractor Default Insurance (SDI). CCIP is a way to combine insurance into a single program. They recommend the CCIP model. It has to make sense financially. There are benefits to the project such as unified safety program between all contractors under the CCIP insurance carrier; broader coverage; higher limits dedicated to the project; one insurer for the owner, construction manager and all enrolled contractors significantly reducing cross litigation; insurance cost fixed for the life of the project; upfront savings for the owner; potential backend savings through loss prevention and loss mitigation; avoids additional insured challenges; defense provided by single counsel/insurer in project's best interest – reduced litigation expenses; consolidated program offers the best defense strategy if a large loss occurs; and improved public relations through participation if local disadvantaged business enterprises (MBE/WBE). There are no real disadvantages to the Town of Brookline. The one risk to the

Town of Brookline is if the insurance company goes under. They provided a breakdown of pricing. Building Commission recommended a primer on why we should buy insurance. Discussion took place on this topic and Gilbane will get back to the Building Commission with more information.

L. Stapleton presented invoices for approval. The total expenditures against the budget are \$449,089.51. Included in this amount are Leftfield's invoice # 8 for OPM Services for August 2020, Printing and delivery costs, advertising, cost estimating and market study for a total amount of \$139,877.59; JLA invoice # 1823-00-11 in the amount of \$286,711.92 and Gilbane's invoice # PC-5 in the amount of \$22,500.

Motion made by G. Cole to approve the nine invoices related to the Driscoll School Project; six for Leftfield; two for JLA; and one for Gilbane in the total amount of \$449,089.51.

Aye: Peck, Cole, Breslawski, Kaplan, Fierman

By Roll Call Vote Approved.

There were no contract amendments or budget revisions for this month.

J. Carlson asked the Building Commission if they wanted to have an in-depth technical fossil free review meeting. After discussion it was decided by the Building Commission that this meeting is not necessary at this point as meetings were already taken place on this topic.

Building Commission requested a Design update for next month.

BHS Expansion Update

A. Felix outlined the topics for presentation including the Design Updates, Procurement Updates; MBTA updates, Construction site project photos, Skanska GMP Amendment Change Order # 3; Review of Skanska Cash flow; Review of Monthly Invoices.

A.Jonic provided a design update. They are working on bid packages for deferred maintenance and for the Tappan Gym and the third floor which were combined into one bid package. They sent FFE to the Town's Purchasing Division. The small equipment will be issued later. The subject projects will be bid under Chapter 149. WRA will be working with one contractor per project -- one for deferred maintenance and one for Tappan and the third floor. The bidding for bike lane, street painting and signal changes at Tappan and Cypress intersections will be determined at a later time. The Tappan streetscape involves widening the sidewalk, providing an accessible ramp at the UAB and landscaping in front of the UAB.

A.Felix provided an MBTA update. Skanska sent a letter to the MBTA with schedule details for potential access for over seven weekend diversions from October through mid-November. They are waiting for approval. Platform work is on hold since June 2020. They met with Mel Kleckner, the Town Administrator, to discuss issues happening with the project. The Town

Administrator will contact the Governor's Office regarding the lack of response from the MBTA, if needed.

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. Pictures showed steel progress at the main building. Building Commission feels the steel erection is going slow. Steel work is about two weeks behind schedule. The challenges are lack of man power steel workers. Photos of other locations showed progress on the site.

A.Felix and A. Jonic discussed the Post GMP change order summary. The grand total is \$3.5M (47% of this value represents formally submitted change orders). A revised grand total without the Tappan Streetscape is a total of \$2.7M. A revised grand total without the Tappan Streetscape and a new west MBTA OSC portal is \$2.4M.

A.Felix presented Skanska GMP Amendment Change Order # 3 in the amount of \$627,224. Building Commission requested a full project accounting overview and information regarding the project costs to date at the next Building Commission meeting.

Motion made by G. Cole to approve Skanska GMP Amendment Change Order # 3 in the amount of \$627,224 for the Brookline High School Expansion Project.

Yea: Kaplan, Peck, Breslawski, Cole, Fierman

By Roll Call Vote Approved

A.Felix and R. Mulligan reviewed Skankas cash flow as requested by the Building Commission. R. Mulligan explained the projected billings versus the actual projections.

A.Felix reviewed the monthly invoices. Skankas August requisition # 24 in the amount of \$3,103,798; WRA August invoices total \$283,006.82; and Hill August invoices total \$60,899 for a grand total of \$3,447,703.82.

Motion made by K. Kaplan to approve the High School invoices for Skanska, WRA and Hill in the amount of \$3,447,703.82

Yea: Peck, Breslawski, Kaplan, Cole, Fierman

By Roll Call Vote Approved

Building Department Projects Status Updates

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

BC STATUS REPORT & SCHEDULE

- CIP for 2022 – Building Envelopes & Roofs ; 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; Town Building Rehabs; Solar PPA's (may change due to COVID 19)

TOWN PROJECTS

- Water Garage Repairs - construction complete; negotiating change order with contractor; small electrical bid package ongoing; lift installation underway
- 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- construction ongoing
- Reservoir Park Gatehouse Bathroom – construction complete; park open; closeout ongoing
- Harry Downes Field House - construction ongoing (finishes)
- Building Envelope – Public Safety; Main Library; Soule Rec; Baker – design nearing completion; bids delayed (COVID 19)
- Building Roofs- Heath; New Lincoln; Pierce Primary; Larz Anderson Skate Pavilion; MSC – contract amendment executed

SCHOOL PROJECTS

- Devotion Expansion – ongoing issues with cooling system startup
- HS Expansion –refer to Hill/ Skanska monthly
- Pierce School- accepted into MSBA process; Town meeting voted funding; MSBA voted approval; Leftfield selected for OPM- pending MSBA OPM Board approval
- Driscoll School –refer to Leftfield monthly

C OF 7's

- Fire Stations- zoning design (on hold)

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 8:53 p.m.

Minutes respectfully submitted by Beth McDonald.