

## Minutes of the Building Commission Meeting

Tuesday, October 10<sup>th</sup>, 2023

Hybrid Meeting

Town Hall, 4<sup>th</sup> Floor Conference Room and via Zoom

6:00 p.m.

In Attendance: George Cole, Karen Breslawski, Nate Peck, Building Commission; Tony Guigli, Project Administrator; Charles Simmons, Director of Public Buildings; Jim Rogers, Adam Keane, Lynn Stapleton, Andrew Deschenes, Jen Carlson, Leftfield Staff; Carol Harris, Mark Warner, Vinicios Gorgati, Jonathan Levi Architects (JLA) Staff; Douglas Murphy, Nathan Burnham, , Mike O'Brien, Gilbane Staff; William Spears, Margaret Clark, Scott Bascom, Miller Dyer Spears (MDS); Gregg McGuirl, Jody Staruk, Consigli Staff; Alex Galanos, Lambrian Construction Rob King, Engineering Division; Karen King, Jamie Yadoff, Susan Givens, School Department; Helen Charlupski, School Committee; John Van Scoyoc, Paul Warren, Select Board; Carla Benka, Nancy Heller, Carol Levin.

### Meeting Minutes

*Motion made by G. Cole to approve the Meeting minutes for September 12, 2023.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

### Pierce School Project

Leftfield staff appeared before the Building Commission to provide an update on the Pierce School Project including Design, Schedule and an Early Release Package.

S. Bascom and W. Spears presented the Design Update, including different versions and views of the exterior and the interior of the building. The playground area is being worked on separately.

L. Stapleton presented the Budget Update. The amount Committed is at 12% and the amount Expended is at 2%. The Owner's Contingency is \$3,022,814. The Construction Contingency is \$7,701,133. The Total Contingency is \$10,723,947. The Contingency as percentage of Construction Budget is 6.4%.

L. Stapleton presented Consigli Amendment # 3 for Approval in the amount of \$29,842.54. The scope includes Hazmat and structural exploratory work conducted in August and September 2023.

*Motion made by K. Breslawski to approve Consigli Amendment # 3 in the amount of \$29,842.54.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

L. Stapleton presented the monthly invoices for September 2023. Included are Leftfield Invoice # 25 for OPM Design Development Services for September 2023 in the amount of \$100,000; MDS Invoice # 77 for A/E design Development Services for September 2023, etc., for a total amount of \$676,235.64; Consigli Invoice # PC-7 for DD Preconstruction Services for September 2023 in the amount of \$15,000; and a credit form the Town of Brookline for Payroll Costs and Reclass in September in the amount of \$5,907.12 for a total amount of invoices \$785,328.52.

*Motion made by N. Peck to approve the Monthly Invoices for September 2023 presented by Leftfield.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

L. Stapleton presented the Owner's Contingency Budget Revision to realign the budgets and the categories.

*Motion made by G. Cole to approve the Owner's Contingency Budget Revision.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

J. Rogers presented Schedule Update. There are three Options for the start of construction. The first Option is the current schedule with an Early Release and an April 2024 Start. The second Option is the Current Schedule with an Early Release and a July 2024 start. And the third Option is the Current Schedule with no Early Release and a July 2025 start. He explained the impacts of cost with each option. The pros to eliminating the Early Release Package are the cost of certainty before the start of construction. The cons to eliminating the Early Release Package are: extensive VE effort to Offset Escalation Increases; no opportunity to update drawings based on existing conditions; later finish – completion of one year later; additional escalation exposure; and additional soft costs and preconstruction costs.

The Building Commission favors preparing documents for an early release package and getting pricing for same to coincide with the Design Development estimates. The idea is to see how the early bid package pricing actually relates to the estimates and the overall budget before a decision is made to proceed with the construction scope associated with said early bid package.

*Motion made by G. Cole to approve that the Early Release Package design proceed and to defer a decision on proceeding with the work until costs and Design Development estimates are complete.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

## Driscoll School Project

Leftfield staff appeared before the Building Commission to provide an update on the Driscoll School project including Construction, Schedule Details, Budget, Quality, and Upcoming Meetings.

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, drywall, mock up room, and MEP's. He also presented the Abatement and Demolition schedule of the Old Driscoll School Building.

A. Deschenes provided a Schedule Update on the Fixtures, Furniture and Equipment. Installation on furniture is expected to be complete by October 16, 2023. There are ten submittals open. There are six RFI's due of the ten that are open.

L. Stapleton provide a Budget Update. A Budget Transfer of \$32,075 was made from the Construction Contingency Budget to the CM Change Order Budget to fund Gilbane Change Order # 32. A Budget Transfer of \$3,520 was made from the Owner's Contingency to A/E Reimbursable Services to fund Designer Contract Amendment # 25 for noise/sound output measuring. The value of Change Order # 32 and Designer Contract Amendment # 25 has been included in the Project Report to indicate the impact to the overall budget. The Committed Budget is at 97%; the Expended amount is at 80%; the Construction Progress is at 81%. The status of the Construction Contingency is at \$2.6M; the Owner's Contingency is at \$648K; and the total is \$3,265,091. Pending ATP's are at \$468K; estimated are at \$235K; FFE Overage is at \$93K; and the total pending is \$797,988. The Remaining Total is \$2,467,103 and the 5% of Balance to Spend is \$939,234.

L. Stapleton presented the Change Orders by reason. The Value of Change Order's without Geothermal is \$2,379,161 and the Value of Change Orders with Geothermal is \$6,88,418.

D. Murphy provided the Cash Flow Report for September 2023 of the Actual Monthly Billing was \$2,784,022 versus the Projected Monthly Billing was \$2,574,075. The Actual Cumulative amount was \$85,692,640 and the Forecast Cumulative amount was \$85,088,198.

L. Stapleton presented Change Order # 32 in the amount of \$32,075 for Gilbane for multiple ATP's such as door magnetics holds, ceiling detail and dumpster screening.

*Motion made by N. Peck to approve Change Order # 32 in the amount of \$32,075 for Gilbane.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

L. Stapleton presented Contract Amendment # 25 for Jonathan Levi Architects in the amount of \$3,520 for additional Acoustical Consulting services to perform sound/noise output

measurements for the adiabatic dry cooler and the generator to address neighborhood noise concerns and to provide necessary insight on acoustical considerations.

*Motion made by G. Cole to approve Contract Amendment # 25 for Jonathan Levi Architects in the amount of \$3,520.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

L. Stapleton presented the monthly invoices for September 2023. Included are Leftfield's invoice #45 for Construction Administration Services for September 2023 in the amount of \$52,342; Jonathan Levi Architects invoice # 1823-00-48 for Construction Administration Services for September 2023 in the amount of \$9,900; UTS invoice # 107757 in the amount of \$560 for Engineer Inspections; B&G Harbour Foods in the amount of \$18,765.33 for Kitchen smallwares; Republic Services invoice in the amount of \$628.10 for dumpster services; Collin Box and Supply for Moving Services in the amount of \$2,162.50; Gopher for gym equipment in the amount of \$2,245.92, 8,022.95, 4,118.26; Hillyard for Custodial Equipment for \$7,772.29; Proshred for shredding services for \$50; James McKenna for salvage of brass plaques and mosaic art work for \$2,624; WB mason for Furniture for \$1,019,709.89; Town of Brookline for Payroll costs for \$2,398.84; and Gilbane's invoice # 41 for September 2023 in the amount of \$2,667,684.39 for a total amount of \$3,798,984.47. T. Guigli recommended approving the WB Mason invoice subject to staff confirming all the furniture has been installed and complete.

*Motion made by K. Breslawski to approve the September invoices for a total amount of \$3,798,984.47.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

A. Deschenes provided a quality update. Window testing and roof testing are complete.

A. Deschenes presented the dates for future meetings in October and November.

### **BHS Expansion Update**

Staff from the Town, WRA and Lambrian Construction appeared before the Commission to discuss the BHS project Progress Updates, Invoices for Approval, Change Orders and Amendments for Approval.

T. Guigli presented requisitions on behalf of R. King of the Engineering Division. The first pay requisition # 22 is for Heimlich Landscaping and Construction for Cypress Playground in the amount of \$79,900. The second pay requisition # 6 is for Tappan Street Improvements in the amount of \$ 53,132.43.

T. Guigli reported that a RFQ has been sent out for the tunnel project. The due date is October 12, 2023.

A. Galanos gave an update on the update on the third-floor project. They are going through the punch list. There needs to be some electrical and brick work complete.

T. Guigli presented the monthly invoices for approval for IW Harding in the amount of \$53,142.43; WRA for \$4,575; Lan-Tel for \$1,654; Heimlich Landscaping for \$ 79,900; and Boston Herald for \$564.5 for a total amount of \$139,835.93 for the High School project.

*Motion made by G. Cole to approve monthly invoices for a total amount of \$139,835.93 for the High School project.*

Aye: Breslawski, Cole, Peck, Duskin, Fierman

**By Roll Call Vote Approved.**

## **Building Department Projects Status Updates**

### **TOWN/ SCHOOL PROJECTS**

- Building Envelope – Final inspection of work and close-out documents pending.
- Fire Stations- Station #1 and #4 – design contract with Cambridge Seven executed; schematic design to commence.
- Police Department Locker Room Renovations – Three design options completed and reviewed, but estimated pricing higher than budgeted. Architect redesigned with an estimate in budget; to be reviewed with Police Department.

### **SCHOOL PROJECTS**

- HS Expansion – Staff working with Town Counsel regarding HVAC issue at 22 Tappan Street, outside consultant to evaluate systems pending. Third floor classroom punch list monetized, HVAC change order pending for Room 348, air balancing to follow. Tunnel Repairs project Committee of Seven appointed, design RFQ responses due on 12 October, selection process will then commence. Interior wayfinding signage contract work executed, approximately \$58K
- Tappan Streetscape contract with IW Harding executed, work nearing completion with mostly landscaping and street trees remaining.
- Pierce School - refer to Leftfield monthly.
- Driscoll School – refer to Leftfield monthly

### **C OF 7's**

- None pending.

## **Old and New Business**

C. Simmons presented the following invoices for Newbury Embree Elevator for Elevator Improvements in the amount of \$32,919; Hastings Consulting for Site Code in the amount of \$4,200; Brookline Lock for new locks in the amount of \$12,479.40. Invoices for the Pierce School Project for cleaning out the storage and basement to Barry Brothers Disposal in the amount of \$1,070.17, \$1,476.94, \$1,199.73 and \$159.69. There was an invoice for NB Kenney for the High School Project for water damage. Town Counsel reviewed the invoice and recommended paying the \$15,118.12 invoice. The total amount of the invoices is \$68,623.05.

*Motion made by G. Cole to approve the invoices presented by C. Simmons for a total amount of \$68,623.05.*

Aye: Breslawski, Cole, Peck

**By Roll Call Vote Approved.**

T. Guigli reported that the Select Board voted to approve a Contract with Cambridge Seven for the Fire Station # 5 project. Also, the Public Safety Locker room design came in over budget. There will need to be another re-design and a meeting to discuss.

Meeting adjourned at 8:20 pm.

Minutes respectfully submitted by Beth McDonald.