

DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA	MEETING MINUTES APPROVED 7/23/2020
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DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE	June 25, 2020
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Location:	Online GoToMeeting
Time:	7:30 AM

Name	Assoc.	Present
Susan Wolf Ditkoff	Town of Brookline, Co-Chair SBS, PSB	Y
Heather Hamilton	Town of Brookline, Co-Chair SBC, TOB Board of Selectmen	Y
Karen Breslawski	Building Commission	Y
Ken Kaplan	Town of Brookline, Building Commission	N
David Leschier	Advisory Committee	Y
Ali Tali	Transportation Board	N
Nancy O'Connor	Parks and Recreation Commission	Y
Dan Deutsch	Community Representative	Y
Victor Kusmin	Community Representative	Y
Linda Monach	Community Representative / Special Education Parent Advisory Council	N
Arjun Mande	Community Representative	Y
Lakia Rutherford	Parent Representative / METCO	Y
Sara Stoutland	Community Representative	N
Mel Kleckner	Town Administrator	N
Dr. Nicole Gittens	Deputy Superintendent of Schools for Teaching and Learning	N
Ben Lummis	Superintendent of Schools	Y
Matt Gillis	Director of Operations	Y
MaryEllen Normen	Deputy Superintendent for Administration and Finance	N
Dr. Suzie Talukdar	Driscoll School Principal	Y
David Youkilis	Driscoll School Assistant Principal	Y
Helen Charlupski	School Committee	Y
Tony Guigli	Project Manager, Town of Brookline	Y
Dan Bennett	Building Commissioner	Y
Charlie Simmons	Director of Public Buildings	N
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Matt Casey	LEFTFIELD	Y
Jonathan Levi	Jonathan Levi Architects	Y
Philip Gray	Jonathan Levi Architects	Y
Carol Harris	Jonathan Levi Architects	N
Eduardo Vivanco	Jonathan Levi Architects	Y
Walt Kincaid	Gilbane Building Company	Y
Lynda Callahan	Gilbane Building Company	Y
Robert Braga	Gilbane Building Company	Y
Joe McCoy	Gilbane Building Company	N
Tommy Vitolo	State Representative	Y
Sam Ditzion	Community Member	Y
Werner Lohe	Conservation Commission, Climate Action Committee	Y
Leonard Wholey	Community Member	Y

The meeting was called to order at 7:30 AM.

Susan Wolf Ditkoff made a motion to approve meeting minutes from the April 16, 2020 and May 21, 2020 School Building Advisory Committee meetings. Karen Breslawski seconded the motion. Ten members of the committee voted in favor of approving the meeting minutes. The meeting minutes were approved 10 – 0 – 0.

Leftfield provided an update on budget. In late April, the 50% Design Development document set was issued and two estimates were performed, one by the Design Team's estimator, CHA and one by Gilbane. The construction budget is \$92,791,890. The Gilbane estimate came in at \$95,978,501 resulting in a \$3,186,611 overrun, while the CHA Estimate came in at \$94,714,542 resulting in a \$1,922,652 overrun. The estimates were reconciled within 1.36% of each other.

Because Gilbane is responsible for building the project, and as is customary on other projects, the Project Team has decided to use Gilbane's estimate as the primary. Based on this, \$3.2M of value engineering is required. To date, \$1.9M of VE has been accepted and incorporated into the project documents. JLA has maximized other efficiencies in the building design for additional savings that will bring the project to budget for the 100% DD estimate.

The 100% DD documents will be issued on June 25, 2020 and 3 estimators will price the set. The Project Team is adding PM&C as a third estimator to be managed by Leftfield. Adding the third estimate was approved by the Building Commission.

Leftfield explained that a list of value engineering items has been identified by the Project Team, adding that none of the items that have been accepted to date affect the educational program of the building. The overall list totals \$7.2M in potential VE items with \$1.9M accepted to date and included in the 100% DD documents.

JLA noted that estimating the 50% DD set was useful for the Design Team to direct their efforts to finding efficiencies early in the process. Most of the items on the list have been accepted and included in the 100% DD documents. The team is continuing to identify larger items for consideration after the 100% DD estimates are reconciled.

Leftfield noted that the team is working to achieve 1% below the budget after the 100% DD estimate process. A market study is being developed in concert with the 100% DD estimates that will provide more insight on what to expect from the market at the end of 2020 and early 2021 when the project is expected to go out to bid. This will help the team better understand how to prepare for any changes in the market due to COVID-19.

Co-chair Wolf Ditkoff added that this cost conversation has been an active one and is taking into consideration the effects of the pandemic on the Town of Brookline. The Project Team will review the list of VE items with the wider group before accepting any big ticket items. She emphasized that the items accepted to date do not affect educational program, and that there will be no change in the commitment to a fossil fuel free school.

JLA explained a few items shown on the VE list, including an item that the structural engineer suggested to shift the basement plan to maximize structural efficiencies. This update requires less earth moving

than the initial plan resulting in major savings to the project. Several other items were noted as well, such as reducing the gym height, changes to building mechanical systems, and the mechanical penthouse.

A member of the committee noted concern about the height of the gym being lowered adding that if the height is too low, gym equipment could get lodged in the ceiling. Leftfield noted that reducing the gym height by one or two feet will reduce the excavation depth by one or two feet, resulting in a savings of \$200,000 per foot. The significant savings is being weighed against the impact to play areas to determine if it will be recommended or not. Leftfield added that a decision on this item and the others listed in the agenda (eliminating Pre-K playground roof terrace, 2nd grade bathrooms, maker space, and grades 1 and 2 teacher planning rooms) has not been made. The Project Team will be reviewing each item in depth before making a recommendation to the SBAC.

A member of the community asked how a decision is made on Value Engineering items. Co-chair Wolf Ditkoff explained that the Project Team will propose a recommendation, the SBAC will review and advise the Select Board, Building Commission and School Committee on how to proceed. JLA added that there are many items on the list that do not affect the educational program and any impacts to educational program would be vetted by the Town prior to being accepted.

A member of the community noted that fossil fuel free is a high priority for the Town and should not be value engineered out of the project. The member also asked about the mass timber that was being considered for the building's structure. JLA explained that the timber concept was determined to have a cost premium associated with it, so the Project Team decided to pursue a more standard steel structure.

JLA explained that the geothermal well field is not tied to the fossil fuel free goal for the project. The goal only requires that the building not use fossil fuel in the building and that this could be achieved by having a fully electric mechanical system. If the geothermal well field, currently estimated at \$2 million, is removed from the project, it would be difficult to put back in later.

A member of the committee asked about whether the temporary play space been considered through the lens of the pandemic and how the school will function when it reopens. JLA explained that the Project Team has reviewed the temporary play space on site and areas were identified in front of the library, the area next to the gaga pit, and the teacher parking area. It was suggested that the team revisit the possibility of closing surrounding streets for use during recess.

Leftfield outlined two schedule options that the Project Team has been considering. The first option has a site package being issued on 8/1/20 and work on site and utilities would begin on 10/1/20 with concrete beginning 3/1/21 and steel on 5/1/21. This first option would allow the school to open on 1/1/2023 as currently shown.

The second schedule option has everything bid off a package issued on 2/1/21 and would result in site work beginning 3/1/21 which may set the project up to take advantage of potential de-escalation in the market due to Covid-19. This option would push building completion out to 5/1/23, likely meaning that the school wouldn't open until 9/1/23.

The Project team is analyzing the pros and cons of each option and will be reviewing these approaches with the Building Commission, Select Board and School Committee and would also be taking into consideration the results of the market study that is underway and due in mid-July.

A member of the committee asked when the existing Driscoll School building would be demolished as compared to the original schedule. Leftfield explained that demolition would push to summer and fall of 2023 with the playgrounds and field starting after that. In the alternative schedule, students would have access to the existing playground and field through March 2021. JLA clarified that the building's mechanical systems would purify the air inside the building and demolition would not affect the air quality inside the new building.

A member of the committee asked if there was a difference in dust mitigation during demolition in the neighborhood adding that if demolition occurs over the winter, neighborhood homes would have their windows closed while in summer windows are more likely open. Gilbane explained that there are strict dust mitigation standards that need to be met regardless of weather and that their team is looking at dust mitigation in particular.

JLA provided an update on the Planning Board process. JLA has presented to the Planning Board, and to the Design Advisory Team (DAT), a group appointed by the Planning Board to review the project in more detail. The feedback was constructive and addressed by JLA at the DAT meeting. One update presented to the DAT is the redesigned front entrance which eliminates the need for a ramp. The next DAT meeting is scheduled for July 15, 2020. At this meeting JLA will be presenting more information on the sunscreens, sections of the site and landscaping, pedestrian travel throughout the site and drop off procedure.

Victor Kusmin and Arjun Mande were members of the DAT and noted that the comments received from other members of the DAT were thoughtful and constructive. They added that JLA has done a great job responding to all comments to date. JLA noted that because of the 40+ public meetings on the Driscoll Project and interest from the community throughout the process, the DAT is hopeful that only two meetings in total will be necessary before the advise the Zoning Board of Approvals and Planning Board on next steps.

Leftfield noted that there is an upcoming Community Forum scheduled to review site safety, logistics, and schedule. The meeting will be scheduled for early August.

A member of the community noted that if any changes need to be made due to budget, the park and playgrounds should be a priority as they are a major benefit to the students and neighborhood as a whole. Leftfield noted that the landscape as designed and agreed upon by the Park and Playground Design Review Committee has been included in the 100% DD documents and will be priced in the next round of cost estimates.

A member of the School Committee noted that the Old Lincoln School, currently occupied by the high school, should be freed up by 2022. She suggested keeping that building in mind as a swing space for students during construction. Tony Guigli of the Building Department noted that there are costs associated with using the Old Lincoln School as a swing space, including bussing.

Driscoll School Vice Principal David Youkilis asked about temporary outdoor play space during demolition. JLA explained that there are some locations that have been identified and are being considered further. Mr. Youkilis noted his support for exploring closing adjacent streets as play space during recess hours. Gilbane added that a positive aspect of pushing the schedule out as shown in option two above is that the existing park and playground would be available until they mobilize in early March 2021.

State Representative Tommy Vitolo joined the meeting and voiced his support for the fossil fuel free goals of the school project. Representative Vitolo asked whether resistance heat would be the main source of heat in the building or if it would only be used as a boost for the system on extremely cold days. JLA explained that including the geothermal wells in the project will ensure the resistance heat system is only used during exceptionally cold weather and that the building will initially need to use the resistance heating while geothermal wells are being constructed and will be kept in building in case it is needed in the future. JLA will send the life cycle cost analysis to Representative Vitolo.

Rep. Vitolo noted that the language used publicly makes it seem like resistance heating is the main source of heat in the building. He added that the way it is actually designed is much more efficient than the wording suggests. It was noted that there was a meeting on sustainability with a large group of people. The meeting was recorded and posted to the project website. JLA is going to summarize the building's sustainability in a PDF for distribution. The Project Team will also revisit the life cycle analysis with the updated number and depth of wells.

Co-Chair Susan Wolf Ditkoff noted that Interim Superintendent Ben Lummis would be moving on to another district at the end of the month. The Committee thanked Mr. Lummis for his continued support for the Driscoll School and wished him well in his future endeavors. Mr. Lummis commended the Committee, Project Team, and many others for their hard work and dedication to the Driscoll School project.

The meeting was adjourned at 9:00 AM.