

<b>DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA</b>	<b>MEETING MINUTES Approved 5/20/21</b>
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<b>DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE</b>		<b>April 1, 2020</b>
Location:		Online GoToMeeting
Time:		7:30 AM
<b>Name</b>	<b>Assoc.</b>	<b>Present</b>
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	Y
David Pollak	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	Y
Arjun Mande	Community Representative	Y
Lakia Rutherford	Parent Representative / METCO	Y
Sara Stoutland	Community Representative	N
Mel Kleckner	Town Administrator	Y
Dr. Jim Marini	Interim Superintendent of Schools	N
Matt Gillis	Director of Operations	Y
Michelle Bartley	Driscoll School Vice Principal	Y
MaryEllen Normen	Deputy Superintendent for Administration and Finance	Y
David Youkilis	Interim Driscoll School 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	Y
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Matt Casey	LEFTFIELD	Y
Adam Keane	LEFTFIELD	Y
Jonathan Levi	Jonathan Levi Architects	Y
Philip Gray	Jonathan Levi Architects	Y
Carol Harris	Jonathan Levi Architects	Y
Eduardo Vivanco	Jonathan Levi Architects	Y
Walt Kincaid	Gilbane Building Company	Y
Lynda Callahan	Gilbane Building Company	Y
Robert Braga	Gilbane Building Company	N
Joe McCoy	Gilbane Building Company	N
Paul Ruggieri	Gilbane Building Company	Y
Jessie Waisnor	Town of Brookline	Y
Scott Landgren	Town of Brookline	Y
Nate Peck	Brookline Building Commission	Y
Jonathan Golden	Community Member	Y
Sam Ditzion	Community Member	Y

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

Leftfield provided an overview of the bidding process. Bids were received March 23<sup>rd</sup> and were a total of \$5.6 Million over the project budget of \$92.8 Million. Filed Sub Bids accounted for \$1.1M of the overrun with HVAC (\$1.6M), Electrical (\$468k), and Miscellaneous Metals (\$300k) being major factors. Non-Filed Sub Bids accounted for the other \$4.5M due to major overruns in steel, concrete, drywall, millwork, curtainwall, and landscaping pricing.

Significant value management (VM) across many trades is required to get the project back within budget. The Team has developed a VM list that that will ensure bids do not come in over budget when the project goes back out to bid. Currently, the goal is to identify approximately \$7M and \$8M of VM in order to allow for enough buffer to ensure pricing is within budget.

The significant VM items identified have no significant educational impacts – all changes have been reviewed with the School. The building will still be Fossil Fuel Free per the Town’s mandate.

A question was asked if the budget includes the cost of the work required at the sidewalk at Westbourne Terrace – Leftfield confirmed that this cost is included.

Another question was asked if \$7M would be enough buffer to ensure the project gets back within budget. The Project Team is being cognizant of what changes will allow the project to stick to the September 2023 school open date. JLA has been working diligently to work through these changes and have committed to issuing a new set of drawings by April 16<sup>th</sup> for a re-bid.

A question was asked about how confident the Project Team is with the updated schedule. Will we be required to go back to the Planning Board due to any of the redesign. Leftfield noted that there will be a schedule proposed later in the meeting.

A member of the committee asked how to make sure that the project isn’t in the same spot after the next round of bidding. The committee member noted that the current spike was unpredicted and no one is sure how much more pricing could increase between now and when the next round of bids is due.

Leftfield explained that the team needs to move forward with the items identified in the VM list even before pricing for the items are known because the scope of the overrun is so great that the project needs to be adjusting everywhere.

A parks and recreation commission and SBAC member requested that keeping the green space as close to as-designed as possible is a priority. She noted that the park is a community amenity and that the open space needs to be valued highly. She added that the synthetic turf is necessary to maintain use of the field and it has been something that the community has wanted for quite some time. Leftfield explained that the landscape pricing overrun accounted for 25% of the \$5.6M budget overage. So far the team has been approaching the VM with an understanding that it is important to the community and have only removed items like large boulders.

A member noted that there are also some savings shown in line items and asked if those savings could be typical in a rebid. Leftfield explained that the largest overruns were found in HVAC, Electrical, and Miscellaneous Metals in the Filed Sub Bids, which are typically a little more aggressive than the non-Filed Sub Bids because the low bidder is selected. Leftfield and Gilbane reviewed the pricing noting that some of the numbers that look like savings are just scope alignment issues.

Jonathan Levi Architects noted that while the Filed Sub Bids could not change, the Non-Filed Sub Bids are more fluid and Gilbane and the team will continue to work on the pricing received from these companies.

JLA noted that it is the Architect's responsibility to redesign the project and implement the plan to get the project back to budget. JLA explained the process they've laid out, presenting the VM items to the Committee as noted below.

- **Architecture**
  - Simplify interior finishes without sacrificing acoustical performance. Reduce wood trim.
  - Simplify geometry without affecting room sizes
  - Remove residual exterior sunshade / trellis
  - Remove canopy at Washington Street entrance
  - Simplify exterior window system
  - Simplify exterior details and materials without affecting performance
  - Simplify project area and break out space geometry
  - Remove balcony at Media Center
  
- **Structure**
  - Simplify exterior perimeter details
  - Lower floor to floor heights by 8" at upper floors
  - Simplify concrete pours where possible
  
- **HVAC**
  - Bring scope in line with Ridley, without affecting comfort or air changes per hour
  - Simplify metering and controls
  - Substitute radiant ceiling panels for radiant light shelves
  - Simplify diffuser connection at curved classroom wall
  
- **Electrical**
  - Bring scope in line with Ridley
  - Simplify metering and controls
  - Remove Audio Visual scope from construction documents and purchase through the Project's soft cost FF&E/Technology budget
  
- **Landscape**
  - Simplify materials such as railings and site furniture without affecting playgrounds or longevity
  - Reduce size, quantity, and type of boulders
  - Simplify concrete finishes
  - Reduce density of shrub / perennial plantings

- Remove pergola structure

The changes made to the exterior of the building will be presented to the Planning Board members to determine if a full meeting with the Planning Board will be necessary to approve the change. JLA felt the changes to the exterior of the building are not drastic and the façade will still be considerate to the scale and warmth of the neighborhood.

JLA explained that they think that the majority of the Electrical overage could be found in the A/V, so that will need to be reviewed further. The team will be comparing the A/V design against what was provided recently at the Ridley School to ensure equitability across schools.

Tony Guigli, the Town PM asked if lighting was under consideration as savings. JLA noted that the lighting in the classrooms will not change as there would be no significant savings there, but lighting in public spaces will be considered.

Leftfield noted that the synthetic turf field have not been identified at this stage, but it could be an item that is considered in the future. A member of the School Committee noted that the team should be careful in considering how this will affect maintenance costs of the field. A member of the Parks and Recreation Commission and the SBAC noted that the community has been asking for a field upgrade for a very long time and that it is a priority.

JLA confirmed that any change made to the landscape will be thoughtful and carefully considered, the team genuinely respects the conversations previously had with the community and will continue to involve the Town's parks and open space team in changes made.

A member of the committee noted that the list of VM is very well crafted and that the core of the design and the school remains strong. He noted that the building is a permanent structure and should be a higher priority than the landscape that is able to change easier over time. A member of the Parks and Recreation Commission noted that the landscape design was developed by the community, by Town employees and many others in Town. She added that the park and playground is not just an important space to the school, but also to the Community.

Leftfield explained that the path back to having a project needs to include the VM discussed at today's meeting. These options are not optional at this point in order to get back within budget. Schedule was reviewed with the following milestones highlighted.

- 4/16 – JLA will issue new set of drawings which will include the changes discussed today
- 4/22 – documents will be available to bidders
- 5/13 – filed sub bids due
- 6/15 – Gilbane mobilizes to site
- 6/17 – original bids expire, need to have an executed contract by this date

This timeline does put pressure on the 9/1/23 school open date. What this schedule does not consider is any impacts that may occur if the Planning Board requires a new review. JLA noted that they expect the changes will be minimal.

Co-chair Susan Wolf Ditkoff noted that the community process needs to be clear and what boards and commissions will be needed for the appropriate approvals. Leftfield noted that pricing on the VM items will be back from Gilbane's estimators by end of day April 2<sup>nd</sup>. An explanation and update will be issued to the community. The team will discuss changes with the parks department and the Planning Board to determine if any additional time is needed for review. The project team was requested to lay out the process and timeline of approvals needed to keep the project moving.

JLA noted that they have not made any changes to the building that would affect the educational program of the building. JLA also noted that they are proceeding at risk to redesign based on the VM items presented today. Tony Guigli noted that if the schedule is important, the project team should be trusted to move forward with the changes outlined, they will pull in the appropriate stakeholders as needed in the review of the items.

Leftfield noted that pricing comes back on the VM items tomorrow, but if the pricing does not come in over \$7M as the team is targeting now, there may be more changes necessary prior to going back out to bid that may be more invasive.

Leftfield also explained that there are cost implications that come with pushing the building opening out from 9/1/23 as it would delay demolition of the existing school building and the overall project schedule would be extended by 3-4 months and there would be escalation and carry costs for the entire team that could be added to the project if that were to happen. This would require even further VM to cover those costs.

The team will continue to communicate with the community and provide updates regarding the numbers.

The meeting was adjourned at 9:00am.