

DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA	MEETING MINUTES DRAFT
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DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE		August 5, 2022
Location:		Online Zoom Meeting
Time:		9:00 AM
Name	Assoc.	Present
Miriam Aschkenasy	Voting Member: Co-Chair SBC, TOB Board of Selectmen	Y
Valerie Frias	Voting Member: Co-Chair SBC, PSB	N
Susan Wolf Ditkoff	Voting Member: School Committee Community Representative	Y
Karen Breslawski	Voting Member: Building Commission	Y
David Pollak	Voting Member: Advisory Committee	Y
Nancy O'Connor	Voting Member: Parks and Recreation Commission	Y
Dan Deutsch	Voting Member: Community Representative	Y
Victor Kusmin	Voting Member: Community Representative	N
Arjun Mande	Voting Member: Community Representative	N
Lakia Rutherford	Voting Member: Parent Representative / METCO	Y
Mel Kleckner	Voting Member: Town Administrator	N
Dr. Linus Guillory	Voting Member: Superintendent of Schools	Y
Lesley Ryan Miller	Voting Member: Deputy Superintendent of Teaching & Learning	Y
Matt Gillis	Voting Member: Director of Operations	Y
Samuel Rippin	Voting Member: Deputy Supt. of Administration and Finance	Y
David Youkilis	Voting Member: Driscoll School Principal	Y
Tony Guigli	Voting Member: Project Manager, Town of Brookline	N
Dan Bennett	Voting Member: Building Commissioner	Y
Charlie Simmons	Director of Public Buildings	N
Helen Charlupski	School Committee	N
Michelle Bartley	Driscoll School Vice Principal	N
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	Y
Adam Keane	LEFTFIELD	Y
Andrew Deschenes	LEFTFIELD	N
Adele Sands	LEFTFIELD	Y
Jonathan Levi	Jonathan Levi Architects	N
Philip Gray	Jonathan Levi Architects	Y
Carol Harris	Jonathan Levi Architects	Y
Kevin Cooke	Gilbane Building Company	Y
Colleen Shouldice	Gilbane Building Company	Y

The meeting was called to order at 9:00AM.

Project Team Transitions and Introductions

LeftField Project Manager Jen Carlson is starting maternity leave on August 19th and is expected to return January 1st, 2023. While she is gone, the administrative responsibilities of her position will be filled by Adele Sands and her project management responsibilities will be split amongst the existing team.

Gilbane Project Manager Lynda Callahan has moved on to another opportunity and is being replaced by a Project Executive. Derek Ullman is moving to another opportunity within the Gilbane company and will be replaced by another Project Manager within the company who will be shadowing Derek for several weeks before he takes over the position.

David Pollack made a motion to approve SBAC Meeting Minutes for May 6, 2022, Nancy O'Connor seconded. Roll was called and the vote was 11-0-0, the motion passed.

Pierce Swing Space

The School Department is working on a relocation plan for the Pierce School project. Options include a scenario where some students from Pierce are sent to the Driscoll School. The School Department is working to finalize the plan and have met with both the Driscoll and Pierce School communities to outline the options under consideration. The presentation from the community meeting will be posted to both the Pierce and Driscoll School websites.

Construction Update

Gilbane reviewed the 3-week look ahead while outlining progress on the latest aerial photo of the site. The A building has begun and steel is to the roof level with slabs going in. Foundations in building B are complete and the crane will move out of the hole mid-August to begin erecting steel at the next area. Community relations and coordination with public safety have been going well. Photos were shared showing steel decking at Building A, exterior sheathing going in at Building C, roofing has begun at Building C with insulation and finish roofing products being installed. The schedule is moving as planned with QA/QC systems in place to ensure warranties are maintained on all products in the building. New water service has been installed underground along Westbourne Terrace, Eversource will be working on site to connect the building to electrical soon. Inside the building, the monumental stair is being erected in Building A. Steel is scheduled to be completed by mid-September with a topping off ceremony to be scheduled. The building is anticipated to be weather tight by the end of January 2023 and anticipated building turnover remains August 16, 2023 - although 4 weeks have been added to the contract for substantial completion due to the Town's addition of Terrazzo to the project, which brings turnover to mid-September 2023, Gilbane is working hard to maintain the original schedule in order to maintain a September 1, 2023 open for the school.

Budget Update

LeftField presented a budget update noting that there is still approximately \$5.7M left in the total Owner's contingency line items (which includes a budget line called Construction Contingency and one called Owner's Contingency). The project started with just about \$6M in contingency and given where the project is and the greatest unknowns of the project being underground, the project is in very good shape financially. LeftField explained that there is about \$72M balance to complete on Gilbane's contract and a good rule of thumb for new construction is that there should be around 5% left in contingency on the balance to remain. Currently, the Driscoll project has about 8% remaining in contingency against that balance to remain. The project budget is currently in excellent standing. LeftField noted that the cost for the change to Terrazzo will be fairly significant, likely between \$300,000 and \$400,000, and will come out of the remaining \$5.7M in contingency.

A member of the committee asked whether the budget included geothermal wells. LeftField explained that the budget does include geothermal wells and because the amount was appropriated separately and added to the project after the GMP, it is shown as additional funding. Gilbane explained that geothermal wells will be installed once the existing Driscoll School is demolished. A member of the

committee asked if the wells are being installed under the park/playground and Gilbane explained that the majority of the well field will be installed under the new field. There will be no impact to play at that area and there will be no indication above ground that the wells are there.

Upcoming Meetings

- August 9, 2022 – Building Commission Meeting – 6:00 PM
- September 13, 2022 – Building Commission Meeting – 6:00 PM
- October 11, 2022 – Building Commission Meeting – 6:00 PM
- November 4, 2022 – School Building Advisory Committee – 9:00 AM

A member of the committee asked the SBAC Building Commission representative if she had anything to add or report given the Building Commission discusses the Driscoll project once a month. She noted that based on the information they receive monthly, there are no concerns about the project at the moment.

Another member of the committee provided an update on the direction provided on synthetic turf. Town Meeting directed a committee be established that would take a close look at the synthetic turf vs. grass. Their analysis is due in November and a decision will be made at the next Town Meeting. The decision will determine whether synthetic turf can be used on the Driscoll project.

A member of the public asked if the School Department has considered using the existing Driscoll School building as swing space for the Pierce School project. The School Department noted that while it is not off the table, it would impact the schedule of the Driscoll Project significantly and create other hurdles for the project, so currently it seems the least likely option.

The meeting was adjourned at 9:40AM.