

DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA	MEETING MINUTES DRAFT
---	----------------------------------

DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE		March 24, 2023
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	Y
Susan Wolf Ditekoff	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	N
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	N
Charles Carey	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
David Youkilis	Voting Member: Driscoll School Principal	Y
Tony Guigli	Voting Member: Project Manager, Town of Brookline	Y
Dan Bennett	Voting Member: Building Commissioner	Y
Charlie Simmons	Director of Public Buildings	Y
Helen Charlupski	School Committee	N
Michelle Bartley	Driscoll School Vice Principal	N
Jim Rogers	LEFTFIELD	Y
Lynn Stapleton	LEFTFIELD	Y
Jen Carlson	LEFTFIELD	N
Adam Keane	LEFTFIELD	Y
Andrew Deschenes	LEFTFIELD	Y
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
Doug Murphy	Gilbane Building Company	Y

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

Project Team Transitions and Introductions

Gilbane Project Manager Doug Murphy was introduced as the new lead for Gilbane on-site.

Construction Update

Doug provided the overview of the project progress, beginning with drone photographs taken in early March. The overall roof is complete, and the team is planning on craning RTU #4 up to the roof on 4/7/23.

He noted that measuring for Trespa panels has been done, and window testing has been ongoing with good results. Glazing was completed in Areas A and C and is ongoing in Area B along with curtain wall. He confirmed that Gilbane is still showing a 9/15/23 Substantial Completion date. Noted that skylights have been installed. On the interior he mentioned that the gym ceiling has been framed and bleachers are planned to arrive in late July/early August. The Multipurpose Room received a signoff from the Building Inspector in mid-March. The kitchen hood and the walk-in cooler have both been installed. Permanent power is expected on 3/28/23.

Schedule Review

Andy Deschenes of LeftField the overall schedule and noted that while the Substantial Completion date has remained at 9/15/23, the 'wobble room' in the schedule has gone away. Critical subcontractors have increased their work crews and are working Saturdays to stay on track, roughly 120 tradespeople are on site daily.

He also reviewed the exterior progress of the building and agreed with Gilbane's assessment of windows, brick work and metal panel progress. On the interior he noted that the painters and drywall crews have increased their crews and indicated progress as shown in the graphic on the screen. RFI's and submittals have been processed well by the Design Team, with few outstanding issues at the moment. However, the team has decided to add another Change meeting to the weekly schedule on Mondays in order to speed up the approvals process which has been taking 5-6 weeks.

Deschenes discussed current risks on the project, one being the delivery of the elevator which has been fabricated and is being shipped to the site. He also mentioned that window testing was a concern but that after a series of good results this risk has been mitigated. Permanent power had also been listed as a risk but that date was met and power is on in the building. Finally, the North Ramp was indicated as a risk; an issue with the footing design and a risk of undermining the new foundations was caught so the footings are being redesigned and updated shop drawings will be expedited. The exact impact on schedule and cost has yet to be determined but will be reviewed once the drawings have been updated and reviewed by the trades.

Miriam asked if the ramp was changing and Andy replied that it's just the foundations and footings, not the ramp itself.

Budget Update

Jim Rogers noted that the project is 96% committed, 50% expended and construction is at 60%. The Construction Contingency is at \$3.9M and \$881,000 for Owner Contingency, totalling \$4.8M. Estimated and forecasted changes are approximately \$1.25M so there is approximately \$3.5M in total contingency left. Typically at this point in a project, 5% of the balance of construction would be expected with would be \$2.2M so the overall contingency is in excellent shape from a financial perspective.

Doug Murphy briefly discussed Cash Flow, Gilbane is expecting peak manpower to be reached between April and June.

Quality Review

LeftField presented a number of slides on the project Quality Process, starting with what's written into the specifications and listing a large number of inspections and reports that have been performed across a wide number of trades. The testing and inspection reports are posted to the Town website and there is a paper copy of them on site as well. Additionally, there are Envelope Commissioning and MEP Systems Commissioning efforts that are ongoing independently, and manufacturer's reps have been involved throughout the project to date. He mentioned that the Town inspections have been ongoing

and there is a good relationship between the trades, the GC and the inspectors. He also said that there have been a number of in-place mockups of various items (in addition to the initial mockup of the exterior of the building) and that those have been successful and will continue as needed.

Temporary Play Space

Philip Gray from JLA discussed the temporary play spaces that have been identified by the team for the school's use during Phase 2. A graphic of the site plan indicating what areas will be available was presented. Davis Youkilis mentioned that his team will take a closer look at those areas to make sure that appropriate play is planned for the specific areas, to avoid damage to the new building.

Demolition

A brief discussion occurred about the demolition phase of the building; Kevin Cooke from Gilbane indicated that his team is still working on an updated plan and will review it with the team once it is ready. They will follow industry standards for Safety and Environmental Health measures. He estimated that mid-June they would be prepared to provide an update.

Q&A

Dan Bennett had a question about the temporary paving at the Rain Garden and wanted to know if this was discussed with the DPW. Kevin responded that the project will still be under the construction stormwater management plan which would cover that temporary condition.

Victor Kusmin asked if specific items were scheduled to be salvaged – like the bronze tiles, benches, memorial plaques, murals, etc. Philip Gray responded that yes, there is specific list of items to be salvaged and brought over to the new school. Victor asked if any other materials (like bluestone) were being salvaged. Adam Keane offered that the team will work with Charlie Simmons to identify any key components like door hardware or mechanical equipment.

Solar

There was a discussion about a photovoltaic system for the building. Adam Keane said that the building will be "PV ready", meaning it has been designed for a PV system to be installed at a future date. Conduit has been installed from the main electric room to the roof, and the roof structure was designed to support PV panels. He noted that the Town has a choice to make between purchasing the system or going with a Power Purchase Agreement (PPA) which is more typical of what the Town has done in the past. The project will not know if it has the funds available to purchase a system until roughly this time next year. Dan Bennett mentioned that if the system is purchased that there would be operating costs to the Town; currently it is not known what the system or potential operating costs would be.

New Business

David Pollak mentioned that he's heard there are some significant issues with the mechanical system at 22 Tappan and wondered if there are any lessons learned that could be applied at Driscoll. Matt Gillis said that he thought the solutions had already been incorporated at Driscoll since they have the same design engineer.

Miriam asked a question about interior lights being able to be turned off; Andy noted that there had recently been a Boston Globe article about a school that was unable to turn off their lights for three years. Driscoll doesn't have a lighting control system so that problem could not happen here. Adam noted that construction lights need to stay on 24/7 for safety reasons.

Upcoming Meetings

- May 19, 2023 – School Building Advisory Committee – 9:00 AM

The meeting was adjourned at 10:04 AM.