

<b>DRISCOLL ELEMENTARY SCHOOL – BROOKLINE, MA</b>	<b>MEETING MINUTES DRAFT</b>
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<b>DRISCOLL SCHOOL BUILDING ADVISORY COMMITTEE</b>		<b>February 17, 2023</b>
Location:		Online Zoom Meeting
Time:		9:00 AM
<b>Name</b>	<b>Assoc.</b>	<b>Present</b>
Miriam Aschkenasy	Voting Member: Co-Chair SBC, TOB Board of Selectmen	Y
Valerie Frias	Voting Member: Co-Chair SBC, PSB	Y
Susan Wolf Ditzkoff	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	N
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	N
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	N
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.

**Meeting minutes approval**

The meeting minutes for the 8/5/22 and 11/4/22 meetings were approved.

**Construction Update**

Doug provided the overview of the project progress, beginning with drone photographs taken in early April.

The majority of the brick masonry will be completed this month; metal panels are ongoing around the building and window installation is ongoing in Area B. Inside the building, drywall is nearly complete in Area C, Area A should be close to complete by the end of the month, and it is underway on levels 1 and 2 in Area B. Inspections with the Town have been ongoing and the Substantial Completion date remains at September 15, 2023.

### **Schedule Review**

Andy Deschenes of LeftField followed up on schedule, indicating that regular testing of mechanical systems has been ongoing as portions of systems are completed, and that those testing records are maintained by both the subcontractors and Gilbane.

He mentioned that there have been some minor issues relative to window testing, and that follow-up testing would occur with the independent envelope consultant.

He said that ceiling grid installation was occurring in Areas C and A, following the painters. He referenced the graphic in the slides which tracks the monthly progress of some of the major interior trades.

Valerie Frias asked that items which have been flagged during testing be followed up on to ensure that they're being fixed, and asked if the team could present on the Quality process at the next SBAC meeting. Adam noted that there is a third party inspection happening on behalf of the Owner and that the team would present on the overall Quality plan at the next meeting.

### **Budget Update**

Jim Rogers noted that the project is 95% committed, 51% expended and construction is at 56%. The Construction Contingency is at \$4.0M and \$881,000 for Owner Contingency, totaling \$4.9M. Estimated and forecasted changes are approximately \$1.27M so there is approximately \$3.6M in total contingency left. Typically at this point in a project, 5% of the balance of construction would be expected with would be \$2.9M so the overall contingency is in excellent shape from a financial perspective.

Doug Murphy briefly discussed Cash Flow, Gilbane is slightly behind on their projection which is mostly due to the terrazzo contract being executed a little later than anticipated.

### **New Business**

#### **Solar**

Val asked about the pros and cons of adding solar at this stage rather than just making it 'solar ready'. Adam responded that the building is being fitted out to incorporate solar in the future but that no actual design has happened for a PV system just yet. He did mention that he's spoken to Matt Shortsleeve, a solar consultant who has done work with Brookline and that based on square footage alone it would be somewhere around \$400K-\$500K to purchase a system, and that the Town also has the option to do a Power Purchase Agreement with a provider. Val responded that figure would be a commitment that couldn't be done at this moment, knowing that there are other risk exposures out there. She asked when is the last date by which the Town could secure a price? Adam responded that it should wait until after the demolition and geothermal work has been completed. Karen Breslawski noted that the Town should tread carefully with the risks associated with demolition. Philip Gray suggested that perhaps a year from now would be appropriate, which would allow for a system installation during the Summer of 2024. Dan Bennett noted that if ownership is decided upon rather than a PPA that there are operating costs that would need to be budgeted. He noted that items like roof warranties need to be considered as well.

Dan Dodge asked if the team was prepared to have a discussion about what play space was going to be available during Phase Two. Andy responded that there is a graphic that indicates the space available that has been reviewed with both the GC and the school that he will send out following the meeting.

Val brought up a question about safety and quality concerns during the demolition process for the student body, parents and neighbors. Adam replied that there is a very specific abatement process that

is monitored through the DEP which will be reviewed by a third party Industrial Hygienist. Kevin from Gilbane noted that they are working with their Demo contractor to provide an updated demolition plan and would be happy to present it when it's available. Andy noted that the demo plan as well as a review of the work scheduled for Westbourne Terrace this summer should be discussed at a future meeting. Some discussion followed about scheduling the next meeting which was decided to be on 3/24/23 at 9:30am. Val asked if the slides/information could be sent out ahead of time so the committee could review them.

### **Upcoming Meetings**

- March 24, 2023 – School Building Advisory Committee – 9:30 AM

The meeting was adjourned at 10:05 AM.