

MINUTES OF THE LINCOLN SCHOOL COMMITTEE AND LINCOLN SCHOOL BUILDING COMMITTEE
Tuesday, June 5, 2012
Hartwell Building, Lincoln, MA
OPEN SESSION

Present: Jennifer Glass (Chair), Tom Sander (Vice Chair), Al Schmertzler, Jen James. Also present: Mickey Brandmeyer (Superintendent), Buckner Creel (Administrator for Business and Finance).

Absent: Tim Christenfeld, Carol Perkins (Boston Representative) Mary Sterling (Assistant Superintendent), Stephanie Powers (Administrator for Student Services), Lisa Pizarro (Hanscom Civilian School Liaison Officer).
School Building Committee [SBC] Present: Gary Taylor (Co-Chair), Al Schmertzler (Co-Chair), David Bau, Owen Beenhouwer, Peter Braun, Laura Regrut, John Snell, Stephen McKenna, Mickey Brandmeyer, Buckner Creel, Michael Haines.

SBC Absent: Andrew Glass, Eric Harris, Sheila Webber.

Other Attendees:

Office of Michael Rosenfeld, Inc. [OMR]—Jeanne Roberts, Chuck Koehler.

Skanska, Inc. [Owner's Project Manager]—Dan Tavares.

Ia. Greetings and Call to Order

Ms. Glass, Chair, called the meeting to order at 7:37 pm. She welcomed the assembled, noting that the School Building Committee and School Committee were doing what is best to educate our students. They need intellectual stimulation in a socially supportive, clean, and safe environment that is well lit, has good air quality, and enables students to hear. The school must also be flexible to accommodate the changing needs of teaching and learning for the next 50 years. She congratulated the SBC for its' work and for keeping the mission in mind. She thanked OMR, Dan Tavares, and all who have worked on this project for the time they have spent reaching out. Tonight they have reached a significant milestone.

Ms. Glass thanked Mr. Brandmeyer for everything he has done for the project, noting that tonight was his last official School Building Committee meeting because he will retire the end of the month.

Ms. Glass welcomed Dr. Rebecca McFall, who will become Superintendent of the Lincoln Public Schools on July 1. Dr. McFall has already spent much time on this project.

Ms. Glass turned over the meeting to Gary Taylor, Co-Chair of the SBC, who called the SBC meeting to order at 7:42 pm.

Ib. Joint Meeting with the School Building Committee

Documents: 1) Schematic Design Meeting packet from OMR Architects, June 5, 2012, Joint Meeting of the School Building Committee and School Committee; 2) Total Project Budget, Town of Lincoln, Lincoln School, dated June 7, 2012; 3) Recommended Motions for the Joint Meeting of the School Building Committee and School Building [sic] Committee, undated

Mr. Taylor recognized the members of the SBC and thanked them for their effort, noting that they are at the end of the second major phase of the school building project. Tonight they will discuss the Schematic Design, the Construction Manager at Risk delivery method, total budget and any add alternates to the project with the hope of approving all and recommending them to the School Committee for approval. If these items are approved by the SBC and the School Committee, they will be submitted to the Massachusetts School Building Authority [MSBA]. Mr. Taylor said they have worked hard to balance the project's educational objectives against the costs.

Mr. Taylor turned over the meeting to Mr. Brandmeyer, who introduced Jeanne Roberts and Chuck Koehler of OMR and Dan Tavares from Skanska. Mr. Brandmeyer said Mr. Tavares has kept all of them on track to submit all the documents to the MSBA on time. Mr. Brandmeyer said the key goals with the project were for the SBC to be as transparent as possible, and they held ten coffees and conversations about the project. The school facility needs to support students in their education and be flexible to meet student needs for the next 50 years. At the same time, the school facility serves as a community gathering place for voting, Town Meeting, and other activities, and as Lincoln's largest building, it uses the most energy in Town; they want to meet the Town's energy bylaw by using green technologies. The SBC wants to be fiscally responsible, to get the best value for each dollar spent, and to receive the largest reimbursement from the MSBA as possible.

Mr. Brandmeyer reviewed the process to date, highlighting that the MSBA verified the school buildings' conditions when they invited Lincoln to enter into the feasibility study. They anticipate that the MSBA will approve the Schematic Design at their July 25 Board meeting, and if approved, the Town will hold a Special Town Meeting on Saturday, November 3, 2012 and a vote on the project on Tuesday, November 6, 2012.

Ms. Roberts reviewed the 11 preliminary alternatives that the MSBA required them to submit. New construction will be 53,300 gross square feet, and renovation will be 86,234 gross square feet. In addition to working with the SBC, OMR worked with Town Boards and the buildings' users to refine the December 2011 plan into the current Schematic Design site plan, which has a total gross square footage of 139,534, slightly smaller than the existing building. The cafeteria space and community entrances were reconfigured, and security,

site circulation, parking, playing fields and drop off conditions were improved. Ms. Roberts mentioned that the MSBA gives an additional two points, which increases the reimbursement rate for the Town, to projects that meet MA CHPS guidelines, and the current schematic design is 36.69% better than the Massachusetts Energy Code; the current school buildings are significantly lower than the Massachusetts Energy Code guidelines. The MSBA does not reimburse for photovoltaics [PV], so they have not been included in the current Schematic Design, but the construction is strong enough to add PV later.

Mr. Tavares explained the construction delivery method, which changed as a result of the Reform Law of 2004. School districts have two options for construction delivery when projects are valued at at least \$5 million: the design-bid-build method where the district must choose the lowest bidder, or the construction manager at risk [CMr] method, which allows districts to choose their contractor based on qualifications, experience, and the proposed team before the project goes out to bid. The MSBA provides one point of reimbursement if a district chooses the CMr method. The CMr method also brings the CMr on early in the project to help avoid design flaws and schedule construction. The CMr delivery method can save money in the long-term. Mr. Tavares reviewed the construction cost estimates, noting that the two groups providing estimates were only \$190,000 apart, which is phenomenal. The SBC's goal was to stay below \$50 million for a Total Project Budget Cost. The project scope refinement and value engineering items brought the cost down. The design will continue to be refined, and there is a list of alternates that may be added after the MSBA's meeting on July 25. They will need to find out whether the costs for those alternates are eligible for reimbursement.

In addition to working with the Conservation Commission and the Fire Chief, Mr. Brandmeyer noted that they continue to work to come to consensus with the Historical Commission, which does not want the Smith Building demolished. The MSBA will not pay the district to renovate the Smith Building. OMR and the SBC met with the Disabilities Commission to make the buildings fully accessible.

Mr. Tavares and Mr. Brandmeyer presented the MSBA reimbursement rate of 44.80, which Mr. Brandmeyer said was higher than they had anticipated. The Total Project Budget is \$49,956,540, with the total maximum grant from the MSBA of \$20,988,972. The total cost for Lincoln would be \$28,967,568. The feasibility cost of \$650,000 is included in the Total Project Budget.

The Committee members discussed the current design's energy efficiency. Mr. Snell, the Green Energy Technology Committee representative, said that the project was too far away from meeting the target of 65% and cited the Lincoln-Sudbury Regional High School was at 37%, and this project as designed is only at 44%. He urged them to meet the intent of the bylaw and asked them to keep energy efficiency on the table. It was noted that with the addition of photovoltaics, the facility would be much closer to the target efficiency. Mr. Bau noted that the way that PV projects are financed is different from other methods and said it is wise for them to keep the option as a separate project. While the project is 61% renovation, with the current budget and design, they cannot meet the goal of 65%. Mr. Brandmeyer asked whether the Hanscom schools would count toward meeting the Town's goal, if so, the new Hanscom Middle School, which will be a brand new building, might help meet the goal. Mr. Snell will look into that possibility.

Mr. Schmertzler moved, and Mr. Haines seconded, that the School Building Committee approve the Schematic Design for the Revitalization of the Lincoln School including the use of Construction Manager at Risk Delivery Method, the Total Project Budget and the Schematic Design Report, including Add Alternates as potential projects but not for inclusion in the Total Project Budget, and to recommend these to the School Committee for their vote to authorize submission to the Massachusetts School Building Authority [MSBA]. The School Building Committee voted nine to zero to approve the motion. Mr. Snell abstained, and Mr. Braun abstained on behalf of the Selectmen.

Mr. Snell moved, and Mr. Schmertzler seconded, that the School Building Committee make the best effort to design a project that will meet the Town of Lincoln's energy bylaw. The School Building Committee voted ten to zero to approve the motion. One Committee member abstained.

Mr. Sander moved, and Mr. Schmertzler seconded, that the School Committee accept the recommendation of the School Building Committee to accept the Schematic Design as approved by the School Building Committee on June 5, 2012 for the Revitalization of the Lincoln School including the use of Construction Manager at Risk Delivery Method, the Total Project Budget and the Schematic Design Report, including Add Alternates as potential projects but not for inclusion in the Total Project Budget and to authorize the School Building Committee to submit, through its Design Team of OMR and Skanska, the Schematic Design Report to the Massachusetts School Building Authority [MSBA] and associated Reports to the Department of Elementary and Secondary Education as required. The School Committee voted four to zero to accept the recommendation.

The School Committee members thanked the SBC for their hard work.

Ic. Lincoln School Building Committee Adjournment

Document: None.

Mr. Taylor moved, and Mr. Schmertzler seconded, the motion to adjourn the SBC meeting at 9:22 pm. The School Building Committee voted unanimously to adjourn the SBC meeting.

The School Committee remained in open meeting.

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II. Chairperson's and Members' Reports

Ms. James said the middle school's Olympic Day was a huge success. 8-10 parents helped, and the students consumed 30-40 pizzas. She also reported that the school garden continues to grow; they planted 100 plants.

III. Public Comments

None.

IV. Consent Agenda

A. Accept Gifts

Documents: 1) Memorandum to School Committee and Mickey Brandmeyer from Sharon Hobbs, dated June 5, 2012; 2) Memorandum to Lincoln School Committee from Maureen Devlin, Chair, Class of 2012, dated May 31, 2012

Ms. Glass moved, and Mr. Sander seconded, the motion to accept the donations of \$197.50 for the Lincoln School Drama Department, \$2,000.00 from the Lincoln PTA to help fund the grade 6 overnight field trip to the Museum of Science, \$100 from Nicholas Kondon for the Legacy Fund, \$200 from David Henken and Melissa Mills for the Legacy Fund, and a granite bench from the Lincoln School Class of 2012. The Committee voted unanimously to accept the donations.

Mr. Brandmeyer will write thank-you letters.

B. Request for Grade 6 Museum of Science Overnight Field Trip

Documents: None.

Mr. David Trant, Grade 6 Science Teacher, would like to shift the 6th grade overnight trip to the Museum of Science in Boston to the beginning of the school year, October 18-19, 2012, to build the 6th grade community of teachers and students early. This would be the 4th year they have offered the trip. The trip would introduce the science curriculum for the year and is a good transition to 6th grade. They are committed to use public transportation.

Mr. Sander moved, and Mr. Schmertzler seconded, the motion to approve in principle the 6th grade overnight field trip to the Museum of Science in Boston in October 2012, subject to additional details. The Committee voted unanimously to approve the overnight trip.

V. Adjournment

On motion by Ms. Glass, seconded by Mr. Sander, the Committee voted unanimously to go into Executive Session for the purpose of contract negotiations for union personnel. Ms. Glass, yes; Mr. Sander, yes; Mr. Schmertzler, yes; Ms. James, yes. The Committee would not be returning to open session. The open session adjourned at 9:40 pm.

VI. Executive Session

Respectfully submitted,
Sarah G. Marcotte
Recording Secretary