

School Building Committee

Wednesday, February 16, 2022; 7:00 p.m.

<https://zoom.us/j/98800242598?pwd=NEVHZEHdDWC83cGU1QIBxWUE1WkiDQT09>

Meeting ID: 988 0024 2598; Password: SBC

***Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order, as Extended on June 15, 2021, with the Governor's signing of Senate Bill #2475, Suspending Certain Provisions of the Open Meeting Law**

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging & Human Services; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, CHA; Sean Sweeney, Consigli; Matt Guimond, Consigli; Aditya Modi, Consigli; Jody Staruk, Consigli.

Absent: Andrew Glass, liaison, Historical Commission; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford, Technology Director, Lincoln Public Schools; Mary Ellen Normen, Administrator for Business and Finance, Lincoln Public Schools; Andrew Payne; Rich Rosenbaum.

Welcome and Opening Comments: Chris Fasciano welcomed everyone and confirmed those present by roll call at 7:01pm. He noted that the School Building Committee (SBC) is meeting virtually as per Governor Baker's March 12, 2020, emergency order extended by legislation signed by Governor Baker on June 16, 2021. The meeting is being recorded and will be posted on the town's video website.

Construction Update: Mr. Fasciano turned the meeting over to Amanda Sawyer, CHA. Ms. Sawyer shared a slide presentation. Matt Guimond, Consigli, provided a progress update:

- West side of Building B (Media Center) has been closed in.
- Building C has been tied into the Dining Commons.
- Windows will be installed in the east face of Building B this week.
- Building B utilities are being installed.
- The exterior sheathing on the Building A addition is complete.
- The slab in the 3rd Grade hub is being installed – this is a significant milestone.
- Kindergarten wing classrooms are being painted and Kindergarten bathrooms are getting tiled.
- Infiltration Basin at the corner of the playing field has been installed and backfilled.
 - Craig Nicholson asked when this area of the field would be restored. Buck Creel said that grass will need to be regrown for a couple of growing seasons before it is ready for play.
- Currently the project is about 6-7 days behind schedule due to slow steel deliveries and weather; Consigli feels those days can be made up over the next few months.
- There have been some materials replacement due to the supply chain; same quality and no financial exposure.

Owner's Project Manager Update

- Ms. Sawyer said the project budget has held steady; Mr. Creel noted that a donor may be interested in some additional tree planting.
- Contingency is being monitored; items such as the lighting system and other items will be reviewed later in the meeting.
- Covid cases are slowing down, no recent cases on site.
 - Kim Bodnar asked for clarification about the concrete slab milestone. Mr. Guimond said that the slab placement is significant because they can then proceed with interior work such as framing doors, pulling wires, etc.
- Project is 82% complete; contingency spent is close to that percent. Expected/potential/unknown categories remain at 17%. We have been spending 4-5% of contingency monthly, and we are likely to expend all of our contingency. Working hard to manage the funds.

- Change Order #23 for \$245,073. Major components include:
 - \$135K for unsuitable soils; this is the final reconciliation of this line item.
 - \$32K for supports in the Reed Gym roof deck.
 - Lutron Lighting Control – Replacement of the Audacy system with the Lutron system. Griffin Electric is moving forward with installation of Lutron in Phase 2. This cost is just the labor for Phase 2; materials being provided by supplier.
 - Mr. Nicholson asked about the longevity of the Lutron system. Rob Ford noted that the Lutron system is not cloud based, giving us the ability to program the system locally.
 - Tim Christenfeld noted that with a 50-year building there will be issues with technology at some point down the road. He asked whether we would reach a time when we are confident that there are no longer any surprise big ticket items that need to come out of contingency. Ms. Sawyer did not see any on the horizon. Jody Staruk said that Covid and weather could be unpredictable items. Mr. Creel noted that he is working with the Town Finance Director on Covid relief funds.
- **MOVED:** Mr. Christenfeld moved to approve CO #23 as presented. The motion was seconded by Mr. Creel. The motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, nay.

Solar Project Update: Mr. Creel reported that Eversource has approved the final technical arrangements. The Power Purchase Agreement (PPA) rate has been set at 15.41 cents/kWh. There will be a gradual ramp up in cost over time. The escalation will be 1% annually. Tomorrow he, Brandon Kelley, and Consigli will meet with SunPower to talk about logistics. Mr. Creel anticipates that SunPower will share information about Covid-related supply issues.

- Ms. Bodnar asked about when repaving will happen and how they're navigating the process. Mr. Creel said that this will be one of the main topics of discussion. Need to take many issues into account.

7:46: Becky McFall and Tara Mitchell had to leave the meeting to attend another meeting.

Modular Classrooms Update: Mr. Creel reported that the modular trailers will be purchased by the Nauset Regional High School for \$550K. Discussions about timing are underway; trailers should be vacated by July 8th for removal. It will probably take about a month for removal. The town will be asked to fund the field restoration at town meeting and the funds from the sale would replace those dollars in the town budget.

Mr. Fasciano thanked Mr. Creel for his efforts to make sure the temporary classrooms became a net positive to the project.

Mr. Christenfeld asked where furniture will be stored over the summer. Mr. Creel noted that a lot of the furniture will be recycled. He also reported that Maureen Onigman has begun placing orders for new furniture.

Building Lightning Control System Update & Path Forward: There are now two viable options for completing the switch to Lutron in Phase 1 (Middle School). "Option 1" which was presented in January is not viable.

- Option 2: Replace Audacy with Lutron in the Middle School in the future. The estimated to cost is about \$370K if completed in a couple of years after the current project is complete. Assumes a 6% escalation rate.
- Option 3: Replace Audacy with Lutron in the Middle School while we are under the current contract with Consigli. Cost would be \$297,350.

There are pros and cons to each approach:

- Option 2 benefit might be additional time to procure funding. Possible that there might be cost savings by bidding it as a separate project. Risks include cost escalation. Also, the school has to manage potential hardware failures and loss of programming capabilities.
- Option 3 benefits include the ability to take advantage of the design and construction teams currently in place. They know the building. Risks include work force availability in a tight and escalating construction market.
 - Mr. Fasciano asked who would decide whether premium time would need to be used to complete the Lutron installation. Ms. Staruk said that the initial proposal from the electrical contractor had

proposed that the whole project done with “premium time.” Consigli separated out the incremental cost of premium time in the proposal to have better control over when it would be used.

- Mr. Nicholson recognized that this is a tough situation. He asked for the basis of the \$370K estimate in Option 2. Mr. Creel said he used Griffin’s estimate for subcontract work. He also included some funds for a Request for Proposals process and some for project management oversight. Also included \$21K for additional contingency. Mr. Creel said we need to plan for premium time because work would need to be done when school is not in session.
- Mr. Nicholson asked if the leadership team has spoken with IDEAL to see if there are plans to provide support for the Audacy system. He also asked about current warrantees and support. Could any portion of replacement be covered by IDEAL? Mr. Ford said they had spoken with Cree and there were no plans to continue the line. Joel Seeley, SMMA, said that the product had met the specifications at the time it was proposed.
- Sean Sweeney, Consigli, said there are issues both with system and the hardware. The system is based on cloud support that is going to disappear over time. Do we spend funds now to prevent future issues? He suggested that, as difficult as this is, the risks of waiting probably outweigh the pain of the current cost. Mr. Ford noted that this seems to be an unprecedented rate of failure of devices. Mr. Guimond agreed that this is a high rate of failure. Mr. Nicholson thought that based on this information, some pushback on Cree is warranted. Is there some kind of legal course of action to get some costs defrayed, e.g. premium time? Mr. Creel said that the supplier has helped us navigate these issues. Brandon Kelly said that we have used Phase 2 stock to keep Phase 1 up and running. Mr. Creel said that the worst outcome is that there will be an impact on the educational program because of lighting issues.
- Mr. Christenfeld asked how we would pay for Lutron.
 - The School Committee will go through the Capital Committee and Finance Committee processes. Mr. Creel said there is some funding remaining in owners’ soft costs contingency.
 - We need to decide this evening how to proceed and then would go through steps for town meeting.
 - Asking for authorization to use up to \$200K from soft costs and to seek \$200K from town.
- Ms. Bodnar asked if there is an issue with getting Phase 2 equipment by April 8 in order to stay on schedule. Ms. Soucy said they are working with the distributor. If there is a delay, then it makes construction sequencing harder. Ms. Bodnar asked if there would then be premium time from other vendors as a result. Mr. Guimond said it’s hard to know at this point.
- Ms. Bodnar asked if the \$70K estimate for premium time is an “allowance” or a “cap.” Mr. Sweeney said it could be less or more. She asked whether the high failure rate is enough for us to look at the contract. Mr. Sweeney said that it would be a difficult and expensive case to make. If they are supplying parts, they are living up their contract.

(Becky McFall and Tara Mitchell returned to the SBC meeting)

- Ed Lang said he is in favor of staying with Audacy and not spending additional funds. There are uncertainties no matter which way we go.
- Mr. Kelley noted that right now we have people available to take care of issues, which will not be true when the construction team is gone. There is a cost to that.
- Gina Halsted said that she gave FinCom a brief update about the lighting situation. FinCom is working on scheduling another meeting so that they can deliberate.
- Mr. Fasciano said that any time we are faced with going back to the town, we do it with great reluctance. However, he is more reluctant about us to finish our job knowing that the issue will need to be faced in the near future.
- Mr. Nicholson said he would feel better knowing that we are putting some pressure on Cree. Need to verify that Griffin has been going back to them for replacement parts. If they are supplying them, then they’re fulfilling their warranty. We need to be able to know we’ve done all we can to get costs covered.

(Jennifer Glass left the meeting)

- **MOVED:** Mr. Creel moved that the SBC support the request of the School Committee’s request to replace the Phase 1 Audacy lighting system with the Lutron System. The motion was seconded by Ms. Halsted and approved by roll call vote: The motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye;

Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, nay.

- **MOVED:** Dr. McFall moved that the SBC support the School Committee's request to the Finance Committee for support of the replacement of the Phase 1 Audacy system contingent upon the Capital Committee's vote of support. The motion was seconded by Mr. Sugar and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Adams, concur; Lang, nay.

Public Participation: None

Outreach Update: The Outreach team will meet tomorrow (Thursday) at 10:am via Zoom.

OPR Working Group Update: Mr. Kelley said that they've been working with SMMA and Consigli to fine tune the HVAC system. They have rectified several issues. Working to make sure the system is efficient as possible. Mr. Lang said he looks forward to seeing data about temperature, humidity, and energy use.

Minutes: January minutes were passed over until next month.

Discussion of other Topics

Adjournment: **MOVED:** Mr. Sugar moved to adjourn. The motion was seconded by Mr. Adams, and the motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur; Spencer, concur.

The meeting adjourned at approximately 9:10pm

Minutes respectfully submitted by Jennifer Glass