

**School Building Committee**  
**Wednesday, July 13, 2022; 7:00 p.m.**  
**Virtual Meeting \***  
**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; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Steve Banak, Consigli; Matt Guimond, Consigli; Aditya Modi; CHA; Amanda Sawyer, CHA; Sean Sweeney, CHA.

**Absent:** Sharon Hobbs; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging & Human Services; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

**Also Present:** Rob Ford, Director of Educational Operations and Technology; Mary Ellen Normen, Administrator for Business & Finance; Andrew Payne, Chair, Finance Committee.

**Welcome and Opening Comments:** Chris Fasciano, Chair, welcomed everyone and confirmed those present by roll call at 7:02pm. 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, who shared a presentation. Matt Guimond, Consigli, reviewed images and provided an update:

- Ceiling finishes and lighting are up in the Administrative suite and Learning Commons; flooring has been installed in the Learning Commons.
- Sunshades are installed on the exterior of the window walls in the Learning Commons.
- Temporary walls between the Learning Commons and Dining Commons were removed, reconnecting the school.
- Ceiling tiles installed in hallways and Media Center.
- The Smith Gym has been painted; will need to do some floor patching where the old kitchen area was located.
- Millwork installed in the Case classrooms.
- Kindergarten finishes installed, ready for punch list.
- Curbing around Commons playground has been installed; equipment should go in soon.
- Concrete plaza is being poured. The accent color remains to be poured.
- The preK playground will be installed after the Commons playground.
- J&J is removing the trailers and they will begin moving them off the campus to their new home at Nauset High School.

*Questions:*

- Mr. Fasciano asked about the installation progress of the Phase 1 Lutron lighting system. Steve Banak said that the equipment has been shipped and is mostly received. They are finding they are short a few components in spots and are making sure parts are used to complete the Phase 2 installation before moving on to finishing Phase 1.
- Craig Nicholson asked if there are any remaining Phase 1 punch list items. Mr. Guimond said that he, Buck Creel, and Rob Ford are working on those final items. Some were supply-chain related.
- Mr. Nicholson asked about the commissioning process and the timeline for completion. Mr. Guimond said they are working on bringing the HVAC systems in each area of the building online. The Commissioning Agent (CA) will start coming out in August and continue through the winter. Ms. Sawyer said they have been in touch with the CA, and he has been coordinating with SMMA and is aware of the schedule to minimize delays.

- Tim Christenfeld asked whether there are operational lights in the Middle School (Phase 1) while we wait for the remaining Lutron parts. Mr. Banak said they are operational where summer programming is underway.
- Kim Bodnar asked if Eversource disconnected power from the modulars when they were supposed to. Mr. Creel said they did. She also asked if the modular schedule is on time. Mr. Creel said they should start being moved next week. Ms. Sawyer said Nauset is very eager to receive the units.
- Ms. Bodnar asked if we're starting to have a sense of how much electricity will be consumed and how it compares to our expectations. Mr. Guimond said that electricity was being used by the construction team, so it is hard to know at this point. Becky McFall also noted that they had to comply with the Covid HVAC rules and the failure of the Audacy lighting system, which impacted electricity use.
- Jennifer Glass asked about installation of the PV panels. Mr. Banak said they are in the process of installing supports; they started with Building H (Reed gym) and have reached Building E. They have started putting the first sets of panels on the Reed Gym roof. Mr. Creel noted some minor supply chain issues are starting to smooth out. Mr. Banak said the drilling contractor will begin working on the Primary School parking lot to bring power to the canopies.

**OPM Update:** Ms. Sawyer said that the "total budget" page of the report has been updated with the funds for the modular trailer foundation removal. Ms. Sawyer said that last month they reported they were scrubbing the budget.

- Further administration contingency funds will not need to be expended, so about \$83K will be available to move to other areas of the project.
- Funds were moved from the soft costs' contingency to the design amendments line item.
- Currently there is about \$331K in contingency.
- Key Topics:
  - Mr. Creel said that the move into the new building is on schedule. He thanked staff members involved in planning the move. Expect the bulk of furniture to arrive in early August. He also thanked the custodians for getting all the crates out of the trailers ahead of schedule.
  - Mr. Creel said we received the remaining funds from Nauset, and they now have title of the modulars.
  - They have awarded the subcontract for removal of the modular foundations to J&J so that they can remove them as they dismantle the temporary school.
  - The solar PPA was signed. Ms. Glass thanked everyone involved in getting the contract hammered out.

*Questions:*

- Gina Halsted asked what it means to "tap into" line items. Ms. Sawyer said that they are looking at remaining funds in each line item and determining whether or not they will need to be expended. At this point, they are not planning to transfer those funds, but will look at doing so as the project uses the remaining \$331K.
- Mr. Christenfeld asked for more details about the commissioning timeline. He also wondered how we process and respond to any results of the commissioning process.
  - Mr. Creel said that in his conversations with Eversource, they've explored incentives Lincoln might receive. It should be about \$148K. Eversource has a "verification program" incentive that is a comprehensive analysis of energy usage and identifies areas for improvement. He thinks this might be a worthwhile program to pursue. Brandon Kelly said he hopes the commissioning of Phase 2 is smoother having learned a lot from Phase 1.
  - Mr. Kelly said that the verification program would probably be a good investment.
  - Mr. Christenfeld asked if the SBC needs to stay functional to address issues that might arise a year or two down the line as commissioning continues. Mr. Creel suggested that the SBC may need to stay functional for occasional meetings and that this is a good discussion for the leadership team.
  - Mr. Creel will find out more information about the verification program and come back to the SBC.

Mr. Christenfeld asked whether the money for participation in the program would come out of construction and whether the timing matters. Does Mr. Creel need authorization to spend up to a certain amount? Mr. Creel agreed that it would be helpful. Mr. Christenfeld suggested that if the net cost of the Eversource Verification Incentive Program exceeds \$10,000, then Mr. Creel will return to the SBC with a more detailed proposal outlining the cost, and how the SBC could best pay for the program.

- MOVED: Mr. Christenfeld moved that the SBC authorize a net expenditure up to \$10,000 to pursue the Eversource Verification Incentive Program. Tara Mitchell seconded the motion. The motion was approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, abstain; A. Glass, concur; Lang, concur.
- The punch list process will proceed sequentially through the school starting with Building A. All parts of the team will be involved.
  - Ms. Bodnar asked if Consigli has a contractual obligation to complete the punch list by a certain date. Ms. Sawyer said there will be a master list of items and who is responsible. The goal is to have everything completed as soon as possible after the start of school.
  - The expectation is that there will be a completion date for each section of the building. Mr. Banak noted that most Phase 1 items were responses to ongoing issues.
- Contingency Status:
  - Owner's Contingency has a balance of \$331K
  - Projected balance includes submitted and requested change orders, creating an overage beyond what is in contingency of \$318K. We are expecting funds from a Mitsubishi reimbursement and a CARES Act reimbursement of \$37K.
    - A potential project budget transfer would be \$251K.

Questions:

- Mr. Christenfeld asked how many months of potential change orders we should anticipate. Ms. Sawyer said there are still some items that need to go through the process.
- Ms. Halsted confirmed that the potential budget transfer of \$251K would come out of the \$400K that has been identified as being available from other line items. She noted that with \$249K of potential additional "general requirements" and a possible inclusion of a half basketball court for \$49K, the potential contingency deficit is \$550K.
  - General requirements could include clean-up and additional disposal fees. Currently there is no formal number from Consigli. Mr. Creel said that it is too early to know if this will be an item.
- Mr. Fasciano asked whether there are additional "unknown unknowns" that will make further demands on contingency. Ms. Sawyer said that all requests should be in the system.
- Ms. Bodnar asked for an update on premium time and whether that has been captured in the current numbers. Ms. Sawyer said that premium time has been included in specific change requests. Mr. Banak confirmed that it has been included in specific requests. Ms. Bodnar asked if we are exposed to additional costs because of the need to get students in the building. Mr. Banak said there could be some premium time associated with the mezzanine, but they are carrying funds for that.
- Ms. Halsted asked if the SBC needs to go to Capital Planning for any items. Currently none have been submitted. Mr. Creel suggested that he, Dr. McFall, and Mr. Kelly should have a discussion. Ms. Halsted noted that if there are going to be items, the SBC would need to vote in August to bring items to the Capital Committee in September.

*Change Order #28:* Jennifer Soucy, SMMA, provided some details:

- Demolishing the modulares – \$135K
- Revisions to mezzanine ductwork - \$10K
- Asphalt escalation - \$10K
  - Ms. Glass asked if asphalt work will include repairs to damaged burms. Mr. Banak said it will.
- MOVED: Ms. Mitchell moved to approve Change Order #28 as presented. The motion was seconded by Mr. Nicholson and approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

**Public Participation:** none

**Outreach Update:** Outreach meets tomorrow at 9:30am via Zoom.

**OPR Working Group Update:** No further updates.

**Minutes:**

MOVED: Mr. Nicholson moved to approve the minutes of June 15, 2022, as presented. Ms. Michell seconded the motion, and it was approved by roll call vote: Bodnar, aye; Creel, aye; Glass, abstain; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, abstain; Fasciano, abstain; A. Glass, abstain; Lang, concur.

**Discussion of other Topics:** Mr. Christenfeld reported that the Community Center Committee has met twice. Sarah Chester is the Chair, and Jonathan Dwyer is the Vice-Chair. The committee has been reviewing prior work and will prepare to ask for funds at a Special Town Meeting in the Fall.

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

The meeting was adjourned at approximate 8:34pm.

Minutes respectfully submitted by Jennifer Glass