

**School Building Committee**  
**Wednesday, August 10, 2022; 7:00 p.m.**

Virtual Meeting via Zoom

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWC83cGU1QIBxWUE1WkIDQT09>

Meeting ID: 988 0024 2598; Password: SBC

**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; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Kalvin Cho, Consigli; Steve Banak, Consigli; Aditya Modi, CHA; Amanda Sawyer, CHA; Sean Sweeney, CHA; Jody Staruk, CHA.

**Absent:** 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, opened the meeting at 7:02 pm and noted that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, as further extended on July 16, 2022 by the Governor's signing of the Acts of 2022, this meeting of the Lincoln School Building Committee will be conducted via remote participation to the greatest extent possible.

**Construction Update:** Amanda Sawyer, CHA, shared the slide presentation; Kalvin Cho, Consigli, provided the update:

- Smith Gym being used for furniture delivery and assembly.
- Casework installed in main office.
- Custom display cases being installed near science room and Matloff Lab.
- Learning Commons ceiling has been installed.
- Commons playground is in place.
- Solar canopy foundations are in place in the parking lots.
- Matloff lab classroom shown as an example of a completed classroom.

**Questions:**

- Jennifer Glass asked about elements of the playground. Buck Creel and Jenn Soucy said there are a couple of elements yet to be installed.
- Gina Halsted asked about the appearance of a wall around the Commons playground. Becky McFall noted that the photo created an optical illusion that the curb between the playground and roadway is larger than it really is.

### **OPM Update**

- Steve Banak, Consigli, reported that the modulars are being dismantled. Also, furniture is being delivered and is delivered to classrooms as rooms are complete. It will be a tight schedule, but they are confident they will meet the necessary milestones before the start of school.
- Final paving and concrete work is being done.
- Budget has not changed since last month; no significant or unexpected changes. Continuing to track \$400K that is available from various line items that could be used to offset any contingency overages.
- Key Topics:
  - Move in to the building is ongoing; classrooms not yet ready for set-up.
  - HVAC start up and commissioning on August 18<sup>th</sup>.
  - Modulars are on the move to Nauset; field restoration will follow. Mr. Creel noted that there are 11 trailers remaining. Three will move tomorrow, the remainder will move next week. There

was a slowdown as the State Police are no longer supporting two moves per day over the bridge to Cape Cod.

- Lutron lighting in the Middle School will be completed at the end of the month. The system in the Primary School is on schedule.
- Solar canopy foundations are being installed. Coordination between Consigi and the solar company is good. Canopy supports will arrive on Monday.
- Punch List Status:
  - The team has gone through the Building A punch list and it is in good shape; August 12<sup>th</sup> completion.
  - Mezzanine area has been slow; bathrooms were framed; Sept. 7<sup>th</sup> completion.
  - Building B walkthrough complete and items identified; August 19<sup>th</sup> completion.
  - Teachers will be able to return on August 22<sup>nd</sup>.
  - Building C punch list completion by August 22<sup>nd</sup>.
  - September 6<sup>th</sup> is the first day of school.
  - Remaining punch list items should be substantially complete by September 30<sup>th</sup>.
    - Kim Bodnar noted how exciting it is to see this major milestone after all these years.
- Contingency: \$217K remaining after this evening's proposed change order.
- Currently projecting that \$265K will need to be transferred from other line items in the budget. The owner contingency overage has increased somewhat due to the cost of the steel needed for the Mezzanine.
  - Mr. Fasciano asked if there is any update on possible additional COVID reimbursements from FEMA. Mr. Creel said he did not yet have any additional information.
  - Peter Sugar asked if we have the ability to cover the \$265K from other line items. Ms. Sawyer said that there is about \$400K available in other line items. He asked what they anticipate in addition expenditure. Ms. Sawyer said that there is about \$205 in potential costs; there may be a few other items. Mr. Sugar confirmed that the \$205K is included in the current projection of a \$265K deficit.
  - Craig Nicholson asked about the additional "potential" items. Ms. Sawyer said that the projection might increase, but those items are still under negotiation.
  - Mr. Nicholson asked about the confidence of the CARES act funds. Mr. Creel said those are already in hand. Mr. Creel said he will check on the Mitsubishi reimbursement.
  - There could be additional general requirements expenses and we now have an estimate for the ½ basketball court in the event that funds remain.

*Change Order #29:* Jennifer Soucy, SMMA, provided some details about the major components:

- Modifications to the septic system that upgrade the enclosures that secure the panels - \$20.1K
- Additional supports for the glue-lam beams in the mezzanine as a load-bearing wall was removed. Steel supports needed - \$17.4K
- Added walkways outside the Kindergarten rooms. \$14.4K
- Additional demolition and new support columns in the Mezzanine. \$28.5K

MOVED: Mr. Creel moved to approve Change Order #29 as presented. The motion was seconded by Mr. Christenfeld and 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; Sugar, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Mr. Fasciano asked about the status of SBC meetings after October. Mr. Creel said that he would check in with the project team about the needed frequency.

**Public Participation:** none

**Update on Ribbon Cutting Ceremony:** Ms. Bodnar outlined plans for the October 28<sup>th</sup> Ribbon Cutting Celebration.

- Starts at 1:30pm, attendees will be encouraged to arrive at 1:00pm; about a 45 minute ceremony.
  - The ceremony and ribbon cutting will take place in the Learning Commons and it will be broadcast throughout the school and to the community. Public is invited!
  - Reception in the Dining Commons; after students are released, tours will begin at 3:00pm.
  - Additional tours on Saturday, October 29<sup>th</sup> in the afternoon; time TBA.

- Ms. Bodnar thanked the group that is working on the plans.
- Ms. Glass said that a slide show will be prepared that shares highlights of the project and the construction process. Outreach would like to include SBC members in the show and is asking each member and liaison to reflect on the highlights and challenges of the project. She is requesting that each person submit a photo and a few sentences, or film themselves for no more than 2 minutes as they talk about what the project has meant to them.
- Andrew Glass, who is the president of Friends of Modern Architecture, announced that FoMA has chosen the Project Team as the recipient of its annual Excellence in Modern Architecture Award.
- Dr. McFall said that they will work on a building tour for the SBC once things are further along, and before the Ribbon Cutting.

**Outreach Update:** Friday at 8:30am, via Zoom.

**Owners Project Requirements Working Group Update:** Mr. Creel reported that the Eversource verification program is within the \$10K budget we allocated and that we will partner with SMMA. With the help of SMMA, we are able to participate in an incentive program that will give us \$1/SF of PV panels if we can achieve an EUI (Energy Use Intensity) under 25. SMMA was able to explain the project sufficiently to Eversource in order for us to qualify.

### **Approve Minutes from July 13<sup>th</sup> Meeting**

MOVED: Mr. Sugar moved to approve the minutes of July 15, 2022, as presented. Mr. Christenfeld 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, aye; Fasciano, aye; A. Glass, abstain; Lang, concur.

### **Discussion of other Topics:**

Ms. Bodnar asked how watering will work for the new plantings. Mr. Banak said that the landscaper has to make provisions to water the trees. He said they will wait for cooler weather to plant and do the field restoration.

### **Adjournment**

MOVED: Mr. Christenfeld moved to adjourn. The motion was seconded by Ms. Mitchell, 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 8:00pm.

Minutes respectfully submitted by Jennifer Glass