

School Building Committee
Wednesday, November 16, 2022; 7:00 p.m.

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWc83cGU1QIBxWUE1WkiDQT09>

Meeting ID: 988 0024 2598; Password: SBC

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Becky McFall; Craig Nicholson; Peter Sugar; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Steve Banak, Consigli; Amanda Sawyer, CHA; Sean Sweeney.

Absent: Tim Christenfeld; Brandon Kelly; Tara Mitchell; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Building Committee; Andrew Glass, liaison, Historical Commission; 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.

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:03 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.

He thanked the entire Ribbon Cutting team for their work to put the Ceremony together.

Construction Update: Amanda Sawyer also thanked everyone for a fun ceremony. She shared a presentation and Steve Banak provided an update.

- The center field is now restored other than a small corner where the solar contractor has materials.
- Tree planting is mainly complete around the campus.
- New swings have been installed and are in use.
- PreK playground is being finished.
 - Chris Fasciano asked about the status of the baseball diamond to the west of the building. Mr. Banak said they were working on grading. A buried structure was found that had to be addressed.
- Continuing to work on punch list items.
- Concentrating on wrapping up the loose ends.

OPM Update

- No budget changes – 97% complete with financial aspects of the project.
- Down to about 60 punch list items; many are waiting for materials.
- Weekly meetings continue to review the “issues list.”
- HVAC startup/Commissioning: systems have gone through commissioning process; a few ongoing issues with systems alerts, but the system is working well. Still must do commissioning of the Lutron lighting system.
- Audio/Visual work is mostly finished except for a few components. The system has been turned over to the district. That commissioning walk-through just took place.

- Solar project: Buck Creel reported that the panels are up on the parking lots. Should start to see panels on the sloped roofs soon. They need to have two planned electric outages so that the connections can be made. This will most likely happen during December and February vacations.
- About 3% of project is left.
- Owner's contingency is mostly drawn down; about \$40K remains. Projecting that there will be an additional balance of \$446K. They continue to look at change requests each week. Looking at items that could be done later or are not essential. Working through the logistics of staying within this amount.
 - Jennifer Glass asked about the half basketball court. It is not likely that funds will remain for this project.
 - Kim Bodnar asked if there is a known cost for a Lincoln School sign. Could this be included in the next presentation in December? Becky McFall said this question was raised with SMMA. Could we have a ballpark cost for the next meeting?
 - Gina Halsted noted that in September we saw costs from the prior winter. We had asked if there was a deadline for submitting expenses. Do we have a deadline? Mr. Banak said that most final costs have been submitted, and there is continued conversation about some of the requests.

Change Order #32: Jennifer Soucy, SMMA, provided details about the major components of the request for \$60,742K:

- Design clarifications on Building A roof - \$10.9K
- Reset fence at South Playground - \$12.3K
- Removal of temporary asphalt transitions - \$5.7K
- Fire hydrant relocation - \$17.1K – the Water Department has paid for this Change Order.
 - Ms. Bodnar asked about work near the Kindergarten playground. Mr. Creel said that that is conduit for the solar transformers. Mr. Creel noted that there is also some work to install the hydration station, which will be accessible to the ball fields.

MOVED: Mr. Creel moved to approve Change Order #32 for \$60,742 as presented. The motion was seconded by Craig Nicholson and approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Sugar, aye; Lang, concur.

- Mr. Sugar asked for more clarification about the additional funds that will be needed. He is not satisfied that we have the funds available. Mr. Creel said that the negative balance is against the original contingency, but there are other funds within the budget that have not yet been expended. Mr. Sugar would appreciate more detail. Mr. Creel said that he is keeping track of each line item and he feels we will have sufficient funds.
- Sean Sweeney said that they are working on validating claims. Once there is a resolution, they are confident that funds will satisfy what remains.

Public Participation: none

Outreach Update: Ms. Bodnar said that Outreach meets on Zoom at 1:30pm tomorrow. The Time Capsules have continued to be on display. Ms. Bodnar reached out to the Town Archivist, and in January 2023, some items will go into display cases in the library. At some point need a final location for the Time Capsules. Ms. Bodnar thanked the project team for coming to the Ribbon Cutting.

OPR Working Group Update: Mr. Creel said that he and Ed Lang are now thinking about the monitoring part of the Commissioning Process. There will be a formal monitoring process that will include looking at building usage outside of the school day. Mr. Lang said that he agrees with Mr. Creel that it is a complex task to understand. Ms. Glass asked if we could talk in December about the actions

the school and wider community will need to take to meet the planned EUI. Ms. Bodnar wondered if other groups in town have reached out to the school about using spaces. Dr. McFall said that use of the school will likely be part of the discussion about the possible Community Center.

Approve Minutes from October 12th Meeting: MOVED: Mr. Sugar moved to approve the minutes of October 12th as presented. Mr. Nicholson seconded the motion, which was approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur.

Other Topics: Ms. Bodnar recalled that we had talked about the school being a warming center, and wanted to confirm that this is still the case. It is.

Adjournment: MOVED: Mr. Nicholson made a motion to adjourn, which was seconded by Ms. Bodnar and approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur.

The meeting adjourned at approximately 7:55pm.

Minutes respectfully submitted by Jennifer Glass