

School Building Committee

Wednesday, February 15, 2023; 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; Tim Christenfeld; Buck Creel; Jennifer Glass; Gina Halsted; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Ed Lang, liaison, Green Energy Committee; Steve Banak, Consigli; Alex Pitkin, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, CHA.

Absent: Sharon Hobbs; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging; Andrew Glass, liaison, Historical Commission; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: none

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:01 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 shared a presentation and Steve Banak provided an update.

- Completing punch list items and going through the close-out process. There are about 20 open items, 13 of which are waiting for materials or waiting for the spring. A handful of items are scheduled for February break; several items that SMMA will review.
- No changes to total funding.
- Have made some budget line transfers; did not need to this month.
- HVAC: Had been experiencing issues with some parts of the system; design team is looking at all aspects of the system. SMMA and Consigli have been working together. Jenn Soucy, SMMA, said that there has been good collaboration between all who are involved in solving the issues.
- Solar Project: Buck Creel said that in the next two weeks, canopy work should be complete. The PV company has been in communication with Eversource; currently Eversource is planning to do the connection next week. One piece of equipment, the main switchboard, is still on order. Start up in July.
- Jennifer Glass asked whether the issues with odors had been resolved. Brandon Kelly said they did some additional diagnostic work. The 2nd grade odors have resolved themselves. The preK conference room odors are also dissipating.

Owner's Project Manager Update

- Mr. Creel noted that there is a placeholder on the March Annual Town Meeting warrant to reappropriate funds for field restoration to instead be used for remaining expenses. He is predicting that about \$80,000 will be available. FEMA funds have not yet reimbursed the district for COVID expenses; if the FEMA funds come through, it may not be possible to pass over the warrant article.
- This evening's change order will come out of the remaining contingency funds, no transfer needed.

- The submitted costs for contingency is \$263K based on additional change requests to re-sequence the HVAC. The new requests are being reviewed.
 - Craig Nicholson asked about the “resequencing” that is triggering the additional change requests. Mr. Kelly said the team is looking into reprogramming the order of operations in the units; they want to put the controls on the thermostat in the room to prevent short cycling. Planning to do a trial on a couple of units before implementing changes. 12 units in total are impacted. Mr. Nicholson asked who, ultimately, is responsible for these needed design changes. Why would the Town be responsible for these costs? Mr. Kelly said that because the system was being controlled by the Building Management System, which meant that we were overriding the factory settings, not Mitsubishi’s internal components. The changes will mean the units are controlled at the unit level. Are there energy efficiency impacts? Mr. Kelly said that we are likely to gain insights; energy efficiency should be neutral. Units should run more efficiently. Are we at risk for additional change orders? No, Mitsubishi has taken ownership and replaced the compressors.
 - Kim Bodnar asked if we can quantify the exposure for the redesign? Is \$70K the max? Mr. Creel said it should be about half that amount. Ms. Soucy said that they must do the reprogramming before having a final number. Ms. Bodnar said that seeing the jump is unfortunate. Mr. Creel underscored that the testing of a couple of units will provide a more accurate price, but it should be within the \$35K range.
 - Mr. Fasciano asked about the Covid costs, and Ms. Sawyer said that the current number is considered the “worst case scenario.”
- Mr. Creel said that there have been discussions about the release of retainage. Mr. Christenfeld asked why the expected outlays are spiky in the last few months. Mr. Creel said that it is due to the release of retained funds.

Change Order #35: Jennifer Soucy, SMMA, provided details about the major components of the request for \$1,526.00:

- The change order is for catch basin cleaning.
- Ms. Sawyer noted that other requests are not yet ready for approval as more review needs to occur.

MOVED: Tim Christenfeld moved to approve Change Order #35 for \$1,526.00 as presented. The motion was seconded by Mr. Nicholson, and approved by roll call vote: Bodnar, aye; Creel, aye; J. Glass, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur.

Public Participation: none

Outreach Update: Ms. Bodnar said that Outreach will meet via Zoom at 9:00am tomorrow. The Grade 3 and 4 time capsules from 1994-1995 are on display at the Lincoln Public Library.

OPR Working Group Update: Mr. Creel said that we are holding off on the one year monitoring period with Eversource until the control system issues are resolved. The system did struggle somewhat when the temperature went below zero; this can be mitigated

Approve Minutes from January 11, 2023, Meeting: MOVED: Ms. Mitchell moved to approve the minutes of December 14th. Mr. Christenfeld seconded the motion, which was approved by roll call vote:

Bodnar, aye; Christenfeld, abstain; Creel, aye; Glass, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur.

Other Topics: None

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

The meeting adjourned at approximately 7:41 pm.

Minutes respectfully submitted by Jennifer Glass.