



LINCOLN PUBLIC SCHOOLS

Mary Ellen Normen
Administrator for Business and Finance

January 13, 2021

To: Capital Committee
Becky McFall, Superintendent
School Committee

From: Mary Ellen Normen, Administrator for Business and Finance

CC: Brandon Kelly, Facilities Director
Rob Ford, Director of Education Technology
Buckner Creel, Lincoln School Project Manager

Subject: *Update* to Proposed Capital Project list – Special Town Meeting & FY23 CapCom project process

The following is an update to the projects proposed for submission to the Lincoln Capital Planning Committee (CapCom) for consideration for Annual Town Meeting. The 5 Year Plan is also attached along with project descriptions.

- **Roof Replacement -- Hartwell Pods (Phase I)**

Removed: Insurance Claim Submitted and Accepted: The highest priority is the Pod C roof replacement of 1988 membrane damaged in an April 2021 storm. The roof has been patched, but it has sustained damage that can only be repaired with a new roof membrane. The Town and School District submitted an insurance claim for the damage to the Hartwell Pod C Roof Replacement. *At the end of December, we received confirmation that the insurance claim will be approved and that work to replace the roof will begin as soon as practical.*

We recommend advancing five (5) projects to the CapCom for Annual Town Meeting

- **FY23 Priority 1 -- Annual Classroom Rehabilitation and Maintenance Program**

Revised to \$25,000 project will consist of:

- \$25,000 for classroom adjustments; typical projects include:
 - Unanticipated adjustments in the school buildings needed to meet revised needs, whether from COVID or by changes in building use
 - Hartwell complex and Mods projects, which might include:
 - Reconfiguring classroom spaces
 - Replace carpet or vinyl tile
 - Repaint classrooms, hallways and offices
 - Replace shades and blinds as needed
 - Replace air compressor components
 - Rebuild HVAC components, including circulating pumps and exchangers
 - Perform major service on boilers and HVAC systems
 - Replace plumbing

- ⊖ **Removed and paid by the LS Building Project \$35,000** for necessary maintenance, including extension of the public address system (PA) due to the Lincoln School removal of the existing PA system into the Hartwell complex buildings.

- **FY23 Priority 2 – Reclaiming Lincoln School Field** **Projected Cost: \$350,000**

The project entails the cost repairing and reclaiming the Ballfield Campus Center Field used to locate modular classrooms for the K-4 program during construction for the Lincoln School Revitalization project. The project timing with the completion of the project is to begin the reclaim and repair as soon as possible to not lose two growing seasons (Fall and Spring). This portion of the Lincoln School Building project was value engineered out of the original project scope.

- **FY23 Priority 3 - Roof Replacement - : Hartwell Pod A & B Roofs** **Project Cost: \$240,000 or \$60,000**

The CapCom was provided an update on this project on January 5. The town has two recommendations to consider to protect the asset of the Pod A & B buildings. The choice is dependent on whether or not the Community Center moves forward with a funding vote from Town Meeting. If it moves forward, the \$60,000 option is necessary to protect the asset and continue to provide a functional facility to Parks & Recreation programming that occurs in Pod A and to safe guard maintenance shop, storage, and Testing program in Pod B.

Update:

- **Original request** and 30 Year Roof option. This updated request proposes the replacement of the roofs on the A, B (\$240,000) Pods. The Hartwell Complex rooves we believe were installed in 1988, 32 years ago. The existing roof membranes are black EPDM with an anticipated life of 20 years. The estimate of \$240,000 is based on a parametric estimate extrapolated from the Insurance Claim cost for replacing Pod C.
- **Alternate Request: 3+ Year Option: Hartwell Pod A & B Roofs:**
The Facilities Department received a quote for recovering Pod A and Pod B roof in order to get an additional 5-10 years of life from them. It will be a full rubber membrane over the existing roof. If the Community Center does not proceed within the five-year window of this roof life cycle, the School Committee will need to return with the same request again.

- **FY 23 Priority 4 – Firewall Replacement**

Lincoln Project Cost: \$26,000
Hanscom Reserve: up to \$26,000
Total Project Cost: \$52,000

This project replaces our existing firewalls with a newer model. Our current Palo Alto 3020 firewalls have served us well for over seven years, but were declared end-of-sale in 2019. They currently receive only security updates and are not receiving further feature updates and improvement, and support for them will end in early 2024. Five years is a typical lifespan for a firewall, so we have done well to have had these performing well for us for so long, and now is the right time to replace them ahead of the end of support. Doing so will allow us to maintain our existing level of service and take advantage of new security features in the newer models. A portion (\$26,000) will be funded by HANSCOM reserve fund.

Update: The quote attached is adjusted by an additional 5% due to the date of the original quote and the projected start time of the project.

• **FY23 Priority 5 - Abate Asbestos-Containing materials – Hartwell Building** **\$65,000**

The district has a long-term goal to remove all asbestos materials from its buildings to reduce the possibility that a child may come into contact with asbestos, and to reduce the effort required to properly manage asbestos-containing materials. Project will remove remaining exposed asbestos containing materials, mostly pipe and pipe fitting insulation, from the Hartwell Building.

Update: The cost estimate is based on the work previously completed under prior year articles for this purpose. It is an annual request and the work is limited to the funds available, and will reoccur until the removal is complete.