

School Building Committee
Wednesday, April 10, 2019
7:00 p.m., Open Session
Hartwell Multipurpose Room

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Michael Haines; Becky McFall; Craig Nicholson; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison, Community Center PPDC; Christine Dugan, liaison, Conservation Commission; Ruth Ann Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Shane Nolan, Daedalus; Delwyn Williamson, Daedalus; Christian Riordan, Consigli. SMMA; Greg McGuirl, Consigli.

Absent: Gina Halsted; Sharon Hobbs; Doug Adams, liaison, Historical Commission; Chris Dugan, Conservation Liaison; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation; John Ritz, liaison, Disabilities Commission; Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation Commission. Ian Spencer, liaison, Public Safety.

Also Present: Rob Ford, Lincoln Public Schools Technology Director; Tara Mitchell; Andrew Payne; Peter Watkinson. Jim Hutchinson, Sandy Creighton

Welcome and Opening Comments: Chris Fasciano brought the meeting to order at 7:01pm. He noted that there is an updated meeting schedule that goes through August.

Public Comments: none

Review Updated Construction Timeline

Joel Seeley, SMMA, said the presentation would address logistics, and then the cost estimates. Christian Riordan and Greg McGuirl, Consigli, presented the updated logistics plans.

- The Logistics Group has been meeting weekly.
- During April vacation there will be exploratory work in ceilings and interior and exterior walls.
- Demolition and abatement will start after July 4th, and continue through August 2019.
- In October 2019, installation of the modulares will begin.
- In Summer 2020, construction will begin on Reed. K through 4 students will move into the modulares in September 2020, and remain there until the end of the project. Middle School students will move to the Smith School.
- The staging area will be in the Reed parking lot; the tennis courts will not be needed for staging. Field offices will be set up on the northwest corner of the school. Refinement of the plans will determine whether the baseball field can be used.
- There will be year round access to Codman Field and to the pool; limited parking spots will be available.
- Bus traffic and construction traffic will mostly be separated. Trucks will not be coming in during school drop off or pick up. Dr. Becky McFall, Superintendent, said that she will be meeting with administrators of the CASE Collaborative (special education programs) to determine the best pick up and drop off schedule during and after construction.
- In July 2021, Middle School students will move back into the renovated Brooks School, and work will begin on Smith. The playing fields to the west and the red playground will not be available. The Brooks drop off loop will be used by cars.
- In July 2022, renovation should be complete and Consigli will start putting the site back together. This should be finished in time for school to start in Fall 2022.
- Jim Hutchinson, Finance Committee, asked when the solar canopies can be installed. Mr. Seeley said that they will work with the PPA provider so that the building renovation and canopy construction are finished concurrently.

Review Preliminary Construction Costs: Richard Marks, Daedalus, presented the latest round of cost estimates. This represents the end of the Design Development. Three estimates were completed last Friday, and the reconciliation process took place yesterday. There is good consistency between the three cost estimators, and the reconciled *construction cost* number is \$76 million. The project continues to be on budget.

- Mr. Marks said that this is a good opportunity to take a careful look at ways to shave cost among the design and construction teams. Some wiggle room would be good. There is a five percent design contingency embedded in the numbers.
- Mr. Seeley said that they do not suggest a formal value engineering (VE) process. It would be good to get to 60% Construction Documents phase and then see if a VE process is necessary at that point. The estimates will be even more detailed.
 - He suggested that given the news about the cost estimates, the SBC may not need to meet on April 24th. The group could take a breather and meet on May 8th to kick off the Construction Documents phase.
- Peter Sugar asked about the difference in the site work estimates between Daedalus and the other estimators; also the difference in modular costs.
 - Mr. Marks noted that the modular trade costs are identical; when they are grossed up with contingencies, there are some differences. The costs are higher than at schematic design, partly because they now include the temporary parking area. In getting the estimates, they've looked at every aspect of moving, installing, and then breaking down the modulares.
 - Site Work: Mr. Marks said that the difference is in the estimated cost for earthwork and new soil. The final cost will depend on the quality of the current soil, where it can be stored, etc. They are continuing to work on this. The top soil has been sent to UMass for analysis.
- Mr. Perlmutter noted that we were just about on budget at the end of schematic design, and asked how we can still be on budget given the higher cost of the modulares. Mr. Marks and Buck Creel said that now we are at the end of Design Development, we now have more information, and the design contingency and escalation have been adjusted.
- Craig Nicholson asked about other available contingencies. There is a Construction Manager contingency of about \$2.2M, plus a contingency in the construction budget.
- Mr. Hutchinson asked if there will be a further presentation on cost estimates at the next meeting. Mr. Marks said that we do not need to do a heavy value management effort at this point, so unless there is a big change, an update in the next month or two should be sufficient.
- Mr. Creel asked if this estimate includes the new concrete foundation along the perimeter of the building. Mr. Marks confirms that it does.
- Mr. Sugar asked about the soft costs. Mr. Marks said that they are consistent with the estimate. Mr. Creel said that so far there is enough of an allowance for additional studies, and the insurance costs are projected to be less than originally thought.
- Peter Watkinson asked about the updated energy model. Mr. Seeley said that they would send out that information to the SBC once it is available.

Outreach Update: Kim Bodnar reported that the Outreach team will meet tomorrow (April 11th). She noted that people are looking for updates about the timeline, which the team highlight in this week's blog post.

Educational Working Group Update: Jennifer Soucy said that on April 1st the group met with administrators and public safety. The next task is to start reviewing interiors. These will be brought back to the SBC at a future meeting.

OPR/MEP/GEC Incentive Working Group Update: There will be a meeting focused on electrical and plumbing systems this week.

Construction Logistics Working Group Update: The next meeting is on April 18th. Will keep exploring details as more is learned about existing conditions.

Solar Working Group Update: Tim Christenfeld said that the group met last Wednesday and will meet again on the 24th. The current feeling is that the outcome of the meetings with Eversource will have a material impact on the contract. They are going with Sun Power to Eversource to discuss behind the meter vs. around the meter models, or some combination. The group is getting input from Town Counsel. In the meantime, they are working with Sun Power to get answers that SMMA needs. There will be a better sense of timing once the meeting with Eversource is set. Hopefully all will be settled in May.

- Ms. Bodnar asked if SMMA has concerns about the timing. Mr. Seeley asked whether they could start to meet with Sun Power once a contract is finished. He said their main concern is about routing, and they will look forward to working on the details as soon as possible.
- Mr. Christenfeld said that the state is being more explicit with utilities that there is a clear public benefit to projects such as ours. The Department of Energy Resources can help to support our message.
- Mr. Creel said that we are on the leading edge of this process, and other towns are already starting to contact us about how we are achieving net zero.

Site Subcommittee Update: The next meeting is on April 22nd at 9:00am in Hartwell.

Site Permitting Update: Mr. Seeley said that they will submit the paperwork to the Conservation Commission and Planning Board for the Request for Determination for the modulares.

Minutes: Mr. Nicholson made a motion to approve the minutes from March 27th as edited. Mr. Sugar seconded the motion, and the minutes were approved unanimously.

Discussion of other Topics: none

Adjournment: Mr. Nicholson made a motion to adjourn. Michael Haines seconded the motion, and the minutes were approved unanimously. The meeting adjourned at approximately 7:46pm.

Minutes respectfully submitted by Jennifer Glass.