

School Building Committee
Wednesday, June 5, 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; Gina Halsted; Sharon Hobbs; Becky McFall; Tara Mitchell; Craig Nicholson; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison, Community Center Committee; Chris Dugan, liaison, Conservation Commission; RuthAnn Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Peter von Mertens, liaison, Conservation Commission; Shane Nolan, Daedalus; Jennifer Soucy, SMMA; Jennifer Badershall, SMMA; Peter Glick, SMMA; Christian Riordan, Consigli.

Absent: Doug Adams, liaison, Historical Commission; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks and Recreation Department; John Ritz, liaison, Disabilities Commission; Gary Taylor, liaison, Planning Board.

Also: Rob Ford; Judith Lawler.

Welcome and Opening Comments: Mr. Fasciano welcomed everyone at 7:04pm.

Public Comments: Judith Lawler asked when exterior materials will be back on the agenda. Jennifer Soucy said that they will be discussed at the next meeting.

Review Interior Elevations and Finish Materials: Jennifer Badershall, SMMA, presented updated interior design concepts:

- The interior design concept has evolved with inspiration from nature and the site.
- Want the interior to be timeless.
- Accent colors will be used as a means of wayfinding. The accents are primarily created with paint so that they can be changed over time.
- Looking at ways to incorporate graphics into the school that work well for each department/grade level.
- Proposed Materials: Wood millwork; rubber flooring; linoleum; porcelain wall tile; carpet tile; paint; epoxy flooring (bathrooms); acoustical panels; countertops; existing countertops; wood-look casework; ceiling panels; mats.
- Proposing different colors in different areas of the school to help orient people in the building.
 - Steven Perlmutter said that at the last meeting he had noted that he believes the entrance should make a statement. He had wondered if the flooring should be different and more “special” in the big spaces, but understands cost constraints.
 - Jennifer Glass said that she thinks the proposed ceiling is the material that creates the statement in the entrance.
 - Ms. Lawler agreed that the ceiling is the statement. She asked whether the proposed linoleum will be easy to maintain. Buck Creel said that linoleum is easy to maintain with just water.
 - Craig Nicholson asked about planned locations for additional roll up mats in the winter. There are recessed carpet tile mats in the entries, and additional rolled goods are in the FF&E budget.

- Ms. Badershall showed the use of materials in different areas of the building.
 - Mr. Perlmutter asked about the desk location in the entry. That is still being explored; today's images are focused on the interior materials.
- Ms. Badershall said that they are trying to make a visual connection between the east and west courtyards through the Learning Commons. The accents in the flooring will echo the accents in the courtyards.
- Mr. Nicholson suggested that maybe the furniture design work that the middle school students did with the Boston Architectural College could be incorporated into the media center. Jennifer Soucy made note of that idea.
- Dining Commons: Ms. Badershall said that they are trying to keep the space very simple because of all that will be going on with furniture.
- Owen Beenhouwer asked about the width of the corridor between the Learning Commons and the Dining Commons; he expressed concern that it is too narrow.
- Dr. McFall commented that in preK and K it is important to ensure that the accent colors can be easily named by students who are still learning their colors.

Sharon Hobbs arrived at 7:57pm.

- Mr. Nicholson asked about the epoxy flooring; there is a high water table on the site, and he wants to make sure that moisture can be controlled so that the epoxy (and any other flooring) cures properly.
- Rob Ford asked about digital display in the K to 4 Gallery; they are still exploring the best locations.
- The new Reed connector is envisioned as an art gallery space.

The Committee took a break to look at materials samples.

Review Furniture, Fittings & Equipment: Ms. Soucy reported that there was an initial meeting with the administrative leadership group. They discussed lessons learned from outfitting the Hanscom Middle School.

- Choosing FF&E does not get finished until about a year before occupying the building.
- Some of the existing furniture will be reused, and there will be an initial walk through to identify what might be kept.
- Making sure that the furniture is movable and flexible.
- Hub space furniture will be more fun, lounge - type furniture.

Review Construction Logistics Plan: Christian Riordan, Consigli, provided an update on the logistics plans:

- They made a 4° adjustment to the angle of the temporary classrooms so as not to impede the trees in front of the Smith School parking spaces.
- There is a change in the proposed location of the construction trailers due to the proximity of the original location to the wetlands.
 - New proposal is that in Phase 1 the construction trailers will be located in the Reed parking lot. Then the trailers would move into the Smith parking lot for Phase 2.
- Consigli is continuing to look at other solutions that might not require moving the trailers, which increases cost.

- Ms. Glass asked about the cost implications of having to move the trailers. Mr. Riordan said that he could come back with that information. Shane Nolan, Daedalus, indicated that it would be on the order of about \$30K.

Outreach Update: Kim Bodnar reported that there will be a meeting tomorrow morning at 10:15 in the Hartwell multipurpose room. Ms. Glass thanked Rob Ford for his help with the website. He rewrote the code to make the site function properly, and will help with an overhaul of the site in early July.

Educational Working Group Update: Ms. Soucy said that the review of the interiors was the update from the group.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel said that there had been no recent meetings. Ed Lang said that he is looking forward to meeting to talk through details of the mechanical units once they are available.

Construction Logistics Working Group Update: Mr. Creel said that there is an ongoing discussion with those who are running summer programs in the school about how to let them run the programs while ceiling work is being completed.

Solar Working Group Update: Tim Christenfeld reported that the group has been busy meeting each week.

- They are meeting with Eversource on June 10th; and they will then submit the plan for interconnectivity.
- The anticipated size of the PV array is about 1.25 MW of DC power.
- Anticipated production is greater than anticipated use.
- They are planning for a 400w battery back up.
- The group is hoping to get SunPower connected to SMMA as soon as possible.
- Mr. von Mertens asked about parking lot coverage. Mr. Creel said they will be substantially covered with pathways for trucks.
- Mr. Perlmutter asked about solar arrays on Reed Gym roof. Is the structure OK? Ms. Soucy said that the roof is considered to be substantial enough to handle the weight of this generation of PV panels.
- Mr. Creel said that it is a great group that understands the nuances of their charge; there has been a series of of “chicken and egg” decisions. He noted that Lincoln is blazing a trail that other schools want to follow.
- Ms. Bodnar asked when SMMA and SunPower will be able to start talking. Mr. Christenfeld said that hopefully there will soon be a letter of intent that allows the permitting process to begin.
- Mr. Perlmutter asked if the timing affects the issue of the credits we get from Eversource. Mr. Christenfeld said that they are pretty confident that we will be in the 1st or 2nd tranche of projects that get the highest credits.

Site Subcommittee Update: Ms. Bodnar announced that there will be a meeting at 1:00pm tomorrow in the Hartwell multipurpose room.

Site Permitting Update: Peter Glick, SMMA, gave an update on the modular permitting process.

- A Request for Determination for Applicability was made to the Conservation Commission. The ConCom meeting on May 1st opened the public hearing, and it was closed at the May 22nd meeting. A “Negative Determination with Conditions” will be issued on June 12th. The 10 day appeal period ends June 28th. This series of events means that all is progressing as planned.
- Site Plan Review was filed with the Planning Board on May 2nd. The public hearing was on May 28th, and it was approved. The draft decision will be signed on June 11th, and the 20 day appeal period ends July 3rd. The plan will then get certified by the Town Clerk and recorded with Registry of Deeds. A recorded copy accompanies the Building Permit Application.
- With these permits, everything is in place for the July 8th start.
- Mr. Creel asked who does the recording. This needs to be answered.
- Mr. Creel said that the Planning Board was looking for some additional details about the lighting on the modulars. These details will be provided to the Board.
- Mr. von Mertens noted that the field where the top soil is being stored needs to be surveyed to ensure that the storage area does not impinge on private property or conservation land.

Approve Minutes from May 22nd Meeting: Mr. Christenfeld made a motion to approved the minutes. Ms. Bodnar seconded the motion, and the minutes were approved unanimously.

Discussion of other Topics:

- Michael Haines said that Lincoln was recently designated a “Municipal Vulnerability Preparedness” community. This designation makes the town eligible for relevant grants that could range from several thousand dollars up to \$2M. The grants are awarded to projects that are “shovel ready.” Stormwater and battery storage projects could be eligible. Mr. Haines is seeking permission from the SBC to seek out grant opportunities in collaboration with Jennifer Burney, Lincoln Planning Director.
 - Ms. Glass moved to authorize Mr. Haines to pursue grant opportunities. Ms. Bodnar seconded the motion and it was approved unanimously.

Adjournment: Mr. Christenfeld made a motion to adjourn which was seconded by Mr. Nicholson. The meeting was adjourned at 9:00pm.

Minutes respectfully submitted by Jennifer Glass.