

School Building Committee
Wednesday, June 19, 2019
7:00 p.m., Open Session
Hartwell Multipurpose Room

Present: Chris Fasciano, Chair; Kim Bodnar, Vice-Chair; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Becky McFall; Craig Nicholson; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison, Community Center Committee; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Peter von Mertens, liaison, Conservation Commission; Jennifer Soucy, SMMA; Gregg McGuirl, Consigli; Shane Nolan, Daedalus.

Absent: Tim Christenfeld; Michael Haines; Tara Mitchell; Doug Adams, liaison, Historical Commission; Christine Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation; John Ritz, liaison, Disabilities Commission; Gary Taylor, liaison, Planning Board.

Also Present: Gary Davis; Louis Zipes

Welcome and Opening Comments: Kim Bodnar, Vice Chair, opened the meeting at 7:01, noting that Chris Fasciano would be arriving later in the meeting.

Public Comments: Gary Davis, resident, said that he has attended a couple of meetings in the past. He is interested in seeing aspects of the exterior brick design that reflect Lincoln detailing. He gave examples of existing brickwork such as Bemis Hall, the 1994 additions to the school, and the Graham Gund addition to the Lincoln Library. He encouraged the SBC and the design team to be conscious of the running bond and stacked bond patterns, and the use of different colors of brick that contribute to the design. Mr. Davis wants to ensure that the overall effect of the building is considered.

Ms. Bodnar noted that the SBC had received an email asking whether outdoor hydration stations are being considered as part of the project. She wanted to bring the question to SMMA's attention. Jennifer Soucy, SMMA, said that they would review the specifications and look at cost. Buck Creel suggested that SMMA should talk to Dan Pereira and Michael Haines as well and think about hydration stations that can be shut down in the winter.

Review Exterior Elevations and Materials: Ms. Soucy said the evening's presentation would focus on the exterior design of the upper volumes and on updated construction logistics.

- A fiber cement rain screen system will be used on the upper levels of both gyms and the Auditorium. The current renderings show a mixture of panel in different shades of gray.
 - As previously discussed with the SBC, the panels are oriented vertically.
- The project will re-clad the entire building with brick that matches the current Smith brick color.
- Roof screens will be used to hide mechanical units.
- Windows are being added to the north and south sides of the Reed Gym, bringing natural light into the building.
 - The design team is still contemplating the use of color in the acoustical wall panels on the interior.
 - The windows will have etched or filmed glass that is translucent; similar to the current windows in the Smith Gym.
 - There may be shades to provide additional glare control.

Comments:

- Mr. Davis commented that he thought there could be a more creative treatment of the brick on the exterior.

- Steven Perlmutter said that the gray fiber cement panels make a big visual statement. To him the color feels too industrial and institutional. He thinks that the darker narrow vertical panels seem inconsistent with the rest of the building.
- Mr. Perlmutter asked when the SBC will get to see renderings with the buildings with the PV panels. He noted that they are a change in the aesthetic and will be a significant new visual element. He said that seeing them in the renderings will help the Committee understand how the whole design holds together.
 - Ms. Soucy noted that would be drawings later in the presentation that incorporate PV panels.
 - Ms. Soucy said that SMMA will soon be able to coordinate with the PV provider and provide more accurate renderings of the PV panels.
- Mr. Perlmutter commented that the accent brick being shown seems to have gone to a cooler gray. He encouraged Ms. Soucy to look at the the beige color that is melded with the brick on Town Offices.
- Craig Nicholson wondered if the vertical pattern will make the structure look taller. Ms. Soucy noted that the renderings don't show the trees, which will soften the vertical impact of the building.
- Peter Sugar said that the upper volumes look almost commercial. He thinks that there should be greater variation in the patterning of the panels so that the upper level does not become boring.
 - Mr. Creel said that the pattern at Hanscom is more interesting, with more variation.
 - Ms. Soucy said that they are trying to create an economy of panel sizes. She also said that they want work more with the coloring.
 - Mr. Creel said that his sense was that the panels at Hanscom were custom cut to create a randomized pattern.
- Ms. Glass said that currently the 2-story volumes seem to blend into the background, which has often been cited as a positive trait. Could they experiment with a color palette that has less variation?
 - There was discussion and general agreement that keeping the tones close to each other may be preferable to having more highly contrasted colors.
 - Ms. Soucy said they would explore different options.
- Mr. Perlmutter asked about the design procedure. Is it standard to do a mock up of the materials on the campus to see how they really look in natural light?
 - Ms. Soucy said they can request larger samples and do a mock-up so that the committee can see the materials in daylight.
- Mr. Nicholson asked Ms. Soucy if once the project is through the bidding process, they will do a full-scale mock up. Would there be any flexibility with the colors at that point?
 - Ms. Soucy suggested ordering larger samples and doing a mock up one meeting so that the SBC can see how the materials look.
 - Ms. Bodnar asked about the time line for doing this? Ms. Soucy suggested the next building committee meeting. Mr. Perlmutter wondered whether the samples could be up for some time to see how they look under different conditions.
 - Ms. Soucy said we can have two boards of the same size in each color; can order larger samples of the panels.
 - She noted that the public bid process requires getting bids from three subcontractors; so a material/color needs to be chosen for each subcontractor. SMMA will provide detailed specifications about the mix of bricks.
 - Ms. Bodnar asked to clarify the mock-up timing. Ms. Soucy said that generally the full-scale mock-up happens during construction. They look at it to confirm details, for testing systems, and as a guideline for the subcontractors. Mr. Creel said there is also a quality control/quality assurance aspect to ensure it will be constructed as desired.
 - Interior mock-ups are also done for similar reasons.

Review Construction Logistics Plan: Gregg McGuirl, Consigli presented an update.

- Mr. McGuirl showed the concept of how to handle site logistics. These could change once they are in the field; Consigli will ensure they are good neighbors.
- The plan is to mobilize the week of July 7. This will include temporary fencing, stripping the top soil off of the site of the temporary classrooms, and underground utility work (water, fire protection, electric). This will take about 4 to 6 weeks.
- Next, they will build the foundations for the trailers; they will bring the temporary classrooms in starting in mid-August.
- By end of September, all of the units will be delivered and then, over the next few months, they will be installed. The units need to be removed from Hanscom by early October in order to do site restoration for the new Primary school.
- Ms. Bodnar asked Mr. McGuirl what the week of July 8th will look like. He said that this is the “Enabling Phase” and will include the following:
 - Temporary fencing will be installed around the site of the temporary school.
 - Machinery will be brought in to strip the topsoil off the site.
 - Tree protection will be installed.
 - No construction trailers the first summer.
 - No driving restrictions the first week.
 - Everything will happen inside the fence other than hauling top soil to the field. There will be connections through the roadway that need to happen; temporary traffic restrictions as needed.
 - Dr. McFall said there will be traffic issues when moving the soil. When will we know exact dates for these events? Mr. McGuirl said that they will know the schedule for the first 2 weeks by the end of next week. They will send that information to Dr. McFall.
 - Ms. Bodnar emphasized that the community is still on the campus a lot; communication is key. Dr. McFall said she would share the information with the Outreach Team.
 - Shane Nolan, Daedalus, confirmed that the trailers will arrive one by one and be put into place. They cannot bring all the trailers at once as they would overload the campus.
 - Mr. McGuirl said that the trailers will be delivered over the course of about 12 days between mid-august and the end of September.
 - Detective Ian Spencer noted that there are a couple of traffic choke points and narrow places on Lincoln/Bedford Road, and Public Safety will need to know when to stop traffic. The police force is small and pulling existing officers on short notice is hard. Additional staff will need to be brought on for the delivery days.
 - Peter von Mertens asked about what will happen if the field is very wet and soft? Mr. McGuirl said they will have to work through that at the time. Mr. von Mertens does not want any trucks getting stuck.
- Next Summer will be the start of Phase 1.
 - Current plan is for construction trailers in the Reed parking lot. They have moved the location to allow for more parking and pulled the construction fence line back to allow access to the pool.
 - The fence around the temporary classrooms will be removed.
- Drop-off patterns require further investigation.

Chris Fasciano arrived at 8:08pm.

Review Updated Monthly Budget: Mr. Nolan presented the monthly progress report and budget update.

- Formal building permit will be submitted by the end of next week; in place by July 8th.
- Ceiling investigation work will begin this summer; they are coordinating with Michael Haines and with the Fire Department.
- The Planning Board “notice of decision” was filed; the 20-day appeal period ends on July 2nd.

- The 60% construction documents will be completed by July 22nd and then released to three independent cost estimators. On September 4th the SBC will review reconciled estimates.
- Prequalification of subcontractors will start in July.
- 90% Construction Drawings will be completed from September to November 2019.
- 100% Bid documents completed in December 2019.
- There are no substantive changes in the budget since the last report.
- About \$16K was spent for permitting requirements & consultants.
- Ms. Glass asked about the July 24th meeting as Dr. McFall had indicated she will not be present. The decision was to keep the meeting on the 24th, but to confirm the final floor plans and site plan to the 10th; exterior materials on the 24th or 10th.

Site Permitting Update:

- There will be a second round of permits for the actual renovation project; Mr. von Mertens asked when that would start. Mr. Nolan said he will get back to the committee. Mr. von Mertens asked whether the PV permit and the building permit would be separate. Ms. Soucy said that that would be preferable.
- Permitting for the renovation will start in early August.

Outreach Update:

- Ms. Bodnar reported that Outreach will meet tomorrow at 10:15 in the Hartwell multipurpose room.
- Ms. Glass asked for volunteers to participate in the July 4th parade.

Educational Working Group Update: No update.

OPR/MEP/GEC Incentive Working Group Update: No update.

Construction Logistics Working Group Update: Covered in previous updates.

Solar Working Group Update:

- Mr. Creel reported that the group had a meeting with Eversource. The group was pleased that Eversource had considered their comments. Eversource is becoming aware that our renovation scenario is more impactful and more common than it had realized. Projects of our size and type will be more common than the model of a new building that operates a couple of years before adding PV. Eversource is examining its internal policies, and there will be a conference call within the next couple of weeks. One issue to resolve is the size of the behind-the-meter arrays. Eversource encouraged us to submit the interconnection application worded to reflect what we want in order to provoke the conversation.
- There is a letter of intent to SunPower that is being drafted and is currently under legal review. SunPower is firmly engaged; including in their corporate headquarters.
- Mr. Creel encouraged Joel Seeley, SMMA, to reach out to SunPower. SunPower really needs a letter of intent to begin serious discussions.

Site Subcommittee Update: Ms. Soucy said a follow-up conversation about the green playground will need to happen with Dr. McFall and her team.

- Mr. Perlmutter said that he was reminded of the bench with the name of the person who fundraised for the playground. Ms. Bodnar said that this was discussed at the Site meeting and it will be reinstalled.
 - Mr. Creel said we might consider reusing the plaque and installing it on a new bench on the new playground.
- The Site group also discussed putting the swing set on the other side of the access road. Mr. von Mertens would find this preferable to putting a playground on that side.

- Ms. Bodnar reported that Andy Payne had suggested taking slices of trees that need to be removed and using them to document the history of the school/town/world.

Approve Minutes from June 5th Meeting: Mr. Sugar moved the minutes of June 5th. Mr. Nicholson seconded the motion and the minutes were approved unanimously.

Adjournment: Mr. Nicholson made a motion to adjourn, which was seconded by Ms. Bodnar. The meeting adjourned at 8:40pm.

Minutes respectfully submitted by Jennifer Glass.