

Lincoln School Building Committee
Wednesday, August 14, 2019
7:00 p.m., Open Session
Hartwell Multipurpose Room

Present: Chris Fasciano, Chair; Kim Bodnar, Vice-Chair; Buck Creel; Jennifer Glass; Michael Haines; Gina Halsted; Sharon Hobbs; Becky McFall; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison, Community Center; Christine Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ruth ann Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy Committee; Matt Guimond, Consigli; Greg McGuirl, Consigli; Shane Nolan, Daedalus; Joel Seeley, SMMA; Jenn Soucy, SMMA;.

Absent: Tim Christenfeld; Tara Mitchell; Craig Nicholson; Doug Adams, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation Department; Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation Commission.

Also Present: Rob Ford, Lincoln Public Schools Technology Director

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:03pm. He noted that the progress of the project is now visible on campus.

Public Comments: none

Review Site Plan and Floor Plans: Jennifer Soucy, SMMA, shared site and floor plan updates.

- Site Updates:
 - There have been refinements to the Brooks parking lot in consultation with the Conservation Commission.
 - Some porous pavement will be used in selected areas to help with stormwater control.
 - Ruth Ann Hendrickson asked whether they take climate change into account when considering the amount of rainfall that needs to be mitigated. Ms. Soucy will consult with Peter Glick, SMMA, to get further information.
 - Chris Dugan commented that SMMA, in its presentation to Conservation, did talk about stormwater, and that the Commission was satisfied with the answers provided.
 - Kim Bodnar asked how tight the bike path is around the Brooks parking lot. Ms. Soucy said that it is tight, but it works.
 - The parking spaces in the Brooks lot have a north-south orientation, which is better for the PV arrays.
 - The loading dock area has been refined, providing more specific information about the location of dumpsters, generator, etc.
 - Courtyard: The plan is to use wood elements for benches in the eastern courtyard; possibly reclaimed wood from trees that need to be removed from the site.
 - Mr. Glick has tagged boulders in the Town's granite dump.
 - The existing Green Playground will be relocated a bit south of its current location. The current swing-set will be relocated to the opposite side of the access path. The remainder of the equipment will be new.
 - The safety access path to the north and west of the school will be 8', not 12'. This has been approved by the Fire Department.
 - The path will be a combination of porous pavement and painted asphalt; it can be painted professionally with the markings for outdoor games, or it be used as a space for students to paint/draw their own games.

- A hydration station will be located near the Kindergarten wing.
- Taller trees will be planted on the inner ring of the roadway (maples and oaks), smaller trees on the outer ring closer to the building.
- Steven Perlmutter asked when there will be an updated site lighting plan. Ms. Soucy said they will be back with an update at a later meeting.
- Buck Creel noted that there are bio-retention swales to capture stormwater.
- Ms. Bodnar asked how we keep the basketball court contained. Ms. Soucy said there will be shrubs to keep the ball from going into the road. There might be one small section of fence.
 - Ms. Bodnar asked about the comfort with the site budget. Ms. Soucy said that they currently remain comfortable with the budget, and will know more after the upcoming round of cost estimates.
- Ms. Bodnar mentioned the importance of Consigli not taking down any trees that Ken Bassett and Mr. Lukacic identified for protection. Mr. Perlmutter asked what is being done besides giving Consigli a list, citing concern that lists can be thrown in a draw or a pocket and forgotten about which could result in the inadvertent taking down of trees that are to be protected. He asked how the trees will be identified. Matthew Guimond, Consigli, said they are working now on putting wire fencing around the trees to be protected. The fencing will be at the drip line of the trees.
- Floor Plan:
 - No major changes; some development to accommodate mechanical equipment.
 - Recent discussions have focused on technology, architectural elements, and spaces for equipment such as copiers and printers.
 - There is continued work to refine the administrative suite.
 - Some changes to the loading dock area; Raised loading dock with two bays and a door at grade.
 - Still considering options for an acid neutralization system for the science labs.

Construction Update: M. Guimond reported that there had been a lot of activity to pour footings for the temporary classrooms. They will start to tie in drainage at the end of the month. Trailer delivery should begin the first or second week of September, and they are in the process of finalizing the logistics. They are exploring whether to deliver the temporary units at night in order to avoid traffic. There will be police details assigned to the deliver; six trailers will be delivered per day and put into position and all will be delivered over the course of two weeks in September. Later in the month they will tie in the utilities.

- Mr. Creel asked if night time lighting will be required. It will, and it will require generators. They use “whisper watt” generators.
 - Dr. Becky McFall said that they will need to inform neighbors if there is going to be night work. They should discuss this at the logistics meeting in order to have details to share with the neighborhood.
 - Shane Nolan asked if a special permit is required. Mr. Guimond said they will check.
 - Sharon Hobbs noted that the 12th and 26th of September are curriculum nights; these should be avoided if possible, or the delivery start time needs to move.
- Mr. Guimond said it will take about 1 ½ hours for each trailer to be delivered. Each unit must be squared. It will take 6 – 8 hours to move six units. By delivering at night, the process will take 6-8 nights vs. 10-12 days if delivered during the day.
 - There is an apparatus on site that moves the trailers into place.
 - Joel Seeley, SMMA, asked Consigli to check if there will be “beeping” when various vehicles back up.
 - Mr. Nolan said they will finalize the plans at the logistics meeting on the 22nd, and bring the plan to the SBC on the 28th so that it can get the word out to the community.
 - Hanscom Airforce Base will provide final details on keeping the gates open.

- Mr. Guimond reported that they removed ceiling tiles in Smith and Brooks and took 3D photos of existing conditions to see how much room there is for MEPs (mechanical, electrical, and plumbing). The ceilings are being closed back up this week. Doing this now saves time in the future.
- Mr. Perlmutter asked whether the wood beams in Brooks will still be visible. Ms. Soucy said they will be covered in the hallway ceilings, but they are working to ensure they will still be visible in the classrooms.
- Ms. Bodnar asked about the line in the building that represents the two parts of the project. Ms. Soucy said that the place where the 1994 link starts is the dividing line between the two phases.

Monthly Budget and Site Permitting Update: Mr. Nolan provided a project update.

- They are working on the 60% CD cost estimates; draft is due this Friday, and they will meet with SMMA next week.
- Coordination with SunPower has begun.
- The schedule has been updated to reflect appropriate dates for Planning Board and Conservation Commission hearings.
- The SBC will review and approve 60% CD package.
- Pre-qualification of Trade Subcontractors will take place October — December.
- 90% Construction Documents phase will take place September — December, ending with another round of cost estimates before the 100% documents (Bid Documents) are complete.
- Ms. Bodnar asked what site permitting entails.
 - Mr. Seeley said that ConCom and Planning both need to review plans. ConCom first so that those comments can be incorporated into the plans that go to Planning. The two processes will overlap somewhat.
 - They review stormwater/wetlands; site layout, parking, materials, lighting.
 - Mr. Creel noted that the areas of concern are the borders with the wetlands.
- Project Budget:
 - Originally the plan was to store soil on the field; after meeting with the abutter and doing a cost analysis, decided it would be a bit less expensive not to store it.
 - Mr. Creel said that providing electricity for the temporary school was projected to cost \$47K (original estimate) and envisioned using existing poles. However, the poles will go away when the road to Brooks lot is realigned. Therefore the estimate is now about \$55K. This is still within the projected budget (“misc. costs” line item).
 - Eversource will begin work once they receive a check.

Outreach Update: Ms. Bodnar said the Outreach Team will meet at 10am tomorrow, 2nd floor in Town Hall. Blog posts still being read, and occasionally there are emails sent through the SBC site. Outreach will work to increase subscription participation in the fall. The PTO welcome back picnic is on September 5th near the Smith school. The SBC will have a table; maybe some updated project boards. Outreach will also have a presence on the curriculum nights.

Educational Working Group Update: Ms. Soucy said there have been several meetings including with the Fire Department, Commissioning Agent, and the Admin Team. They have discussed plug load in detail. They also met with Michael Haines to discuss the temporary kitchen for Phase 1. The group is continuing to work on finalizing the Auditorium; hardware, graphic packages, etc.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel reported that the group met on July 17th. There was also a July 23rd MEP meeting and they discussed where to locate key components of plumbing and electrical. Mr. Seeley said they were productive meetings. Mr. Seeley said they are pursuing a different dehumidification option for the project.

Construction Logistics Working Group Update: Trailer logistics are being ironed out, along with the demarcation of Phase 1 and Phase 2.

Solar Working Group Update: Mr. Creel said they had a productive meeting with SunPower at SMMA. The meeting covered many engineering details. There will be a follow-up conversation focused on driving the coordination with SMMA and also the need to file the interconnection application with Eversource ASAP.

Ms. Bodnar asked Mr. Creel if he's heard from other school districts about their net zero efforts. He said there have been no recent conversations.

Site Subcommittee Update: Ms. Bodnar said this group has not met since June. Dan Pereira, Parks & Recreation, followed up on some field details with SMMA. Ken Bassett walked the campus with Peter Lukacic, SMMA, to talk about plantings and tree preservation. They are taking a practical approach to preservation. This subcommittee probably won't need to meet again.

Minutes from July 10th Meeting: Peter Sugar made a motion to approve the minutes as presented. Mr. Perlmutter seconded the motion, and the minutes were approved unanimously.

Discussion of other Topics:

- Mr. Nolan reviewed the process to approve project payments: Consigli presents a draft invoice to SMMA and Daedalus for review; then Consigli submits a final requisition. It is signed and notarized and then sent to Mr. Creel for final approval.

Adjournment: Mr. Sugar made a motion to adjourn which was seconded by Ms. Bodnar. The motion was approved and the meeting adjourned at 8:17pm.

Minutes respectfully submitted by Jennifer Glass