

**School Building Committee
Wednesday, August 28, 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; Christine Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ruth ann Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Peter von Mertens, liaison, Conservation Commission; John LaMarre, Consigli; Greg McGuirl, Consigli; Tim Ericson, Consigli; Richard Marks, Daedalus; Joel Seeley, SMMA; Jennifer Soucy, SMMA.

Absent: Doug Adams, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation Department; Gary Taylor, liaison, Planning Board;

Also Present: Rob Ford, Lincoln Public Schools Technology Director; Jim Hutchinson, Finance Committee; Judith Lawler.

Welcome and Opening Comments: Chris welcomed everyone at 7:01pm.

Public Comments: none

Review 60% Construction Documents Cost Estimate: Richard Marks, Daedalus, reviewed the 60% Construction Document estimates. There were three estimates, Consigli's was the highest, at \$2,797,540 above the construction budget of \$75,975,365. He noted that at this phase the estimate of the construction team carried significant weight.

- Buck Creel asked about the "insurance and bonds" line items. Mr. Marks responded that bond costs initially carried in the trade subcontractor estimate lines were removed and collected in the revised bond line.
- Chris Fasciano asked how the line items compare to the DD budget. John LaMarre from Consigli said that the differences are sprinkled throughout the project. Joel Seeley, SMMA, said that the differences primarily show up in the systems and the building envelope. It is not unusual that there is a significant difference between the Design Development and the 60% Construction Documents phases. As the project develops between those two phases, a lot of work is done to determine the specifications and details of the building envelope, and heating/cooling, plumbing, and electrical systems. These are major components of our complex renovation project, especially given our energy use/net zero goals.
- Also, the estimators are trying to predict pricing in a very busy market; there limited competition in some of the sub trades. Mr. Marks noted that we are fortunate to be ahead of large Belmont, Arlington, and Lowell high school projects.
- Craig Nicholson asked about the level of the remaining design contingency. Mr. Marks said it is now at 3.5% instead of 5%.
- Jim Hutchinson noted that Mr. Marks mentioned scope increase and asked for clarification. Changes in scope were mainly in systems, as specifications were determined.

- Gregg McGuirl, Consigli, said that this stage is usually one of the hardest jumps because there is a lot of work that happens between DD and 60%CD.
- Mr. Hutchinson asked about the PV design. Mr. Seeley said that SunPower created an excellent diagram that clarifies what is carried in the project's design and what SunPower would do. Mr. Creel asked if there is sufficient money in the budget to address the roof anchors. Special anchors will be needed due to the level of insulation. Mr. Seeley indicated that there is.

Decide Value Engineering: Mr. Seeley introduced the Value Engineering (VE) spreadsheet. The clear rows are items that were proposed, but not taken, in the last round of VE (after Schematic Design; no VE required at the end of Design Development). The yellow rows are proposed items the design team came up with for this round. Mr. Seeley said that the process may take more than one meeting, but it cannot take too many meetings so that the drawings can proceed. He asked to take the SBC through the whole list before discussing specific line items.

- Mr. Hutchinson asked for the total value of the all the line items; it is about \$5.5M.
- Tim Christenfeld asked about the level of certainty between now and the estimates at the end of the 90% Construction Documents phase. Mr. Seeley said that a lot of design and definition has already taken place, this phase is more about fine-tuning, and should be less likely to have as large a gap.
- Jennifer Glass asked when the SBC will be asked. to create an add-alternate list. Mr. Marks said that items such as dry wall, site work, and mill work can be decided without going through a ranking process. Items that are controlled by subcontractors (electrical, plumbing, HVAC, etc.) must be identified and ranked before the bid documents are complete.
- Mr. Hutchinson noted that in the previous VE round we made a distinction between items that are easy to change and those that send us down another route. He specifically asked that we understand which items might jeopardize our net zero goal.
- Becky McFall asked about the line items that say "TBD" in the pricing column. Mr. Seeley said that some are waiting for additional information, and some of the items are probably "non-starters" that don't merit the scrutiny of pricing.

Jennifer Soucy, SMMA, walked the SBC through the spreadsheet. There was discussion about which of the proposed items would impact the energy model.

- Mr. Perlmutter asked about the process for the evening, and proposed giving the SBC the homework of individually looking at the spreadsheet and making notes that would be sent to Mr. Fasciano or Kim Bodnar. Mr. Fasciano noted that we did something like this part-way through the Schematic Design VE process to get us to the final number. He suggested we start by tackling the "low-hanging fruit" this evening, and then going through that kind of exercise after the next meeting, if necessary.
- After going through the entire spreadsheet, the Committee began to discuss individual line items. Following is a list of those items that were accepted, rejected, or need further investigation.
 - Mr. Haines suggested we eliminate line item E6, the lightning protection. Mr. Nicholson asked whether this would have an effect on the PV panels. The PV system should have its own lightning protection built in. **MOVED:** Mr. Christenfeld moved to accept line E6. Mr. Nicholson seconded the motion, and it was approved unanimously. **\$267,523.**
 - **MOVED:** Mr. Creel moved we accept line P4, simplification of the acid-neutralization system. Mr. Haines seconded the motion, and it was approved unanimously. **\$109,953.**

- MOVED: Mr. Haines moved to accept line P9, use ProPress fittings instead of copper solder for domestic hot water. Mr. Creel seconded the motion and it was approved unanimously. **\$37,439.**
- Mr. Christenfeld asked about line item P5, replace all under-slab sanitary and storm piping, which would **add** \$534K. Mr. Seeley said that some of the piping is being replaced, but that this would take care of those areas not currently slated for replacement. Dr. McFall noted there is testing going on to look at quality of current piping. The SBC will need to come back to this item at a later time.
- MOVED: Mr. Christenfeld made a motion to accept line P7, eliminate gas piping in grade 6 science room (piping will remain in grades 7 and 8). Mr. Haines seconded the motion, and it was approved unanimously. **\$27,593.**
- MOVED: Mr. Creel made a motion to accept line 59.1 of Interior/Exterior Building Component (I/EBC), reduce scope of snow guards. Mr. Haines seconded the motion and it was approved unanimously. **\$23,752.**
- There will be further investigation of line 59.2, elimination of additional snow guards. MOVED: Mr. Perlmutter made a motion to accept line E7, eliminate proposed educational display equipment and additional dedicated software. It was seconded by Ms. Bodnar. Dr. McFall confirmed that this line only removes the porting of the BMS data to a school educational display, data from the building's systems will still be available through the Building Management System (BMS); it will. The motion was approved unanimously. **\$50,299.**
- There was discussion about item 48.3 which would be the use of CMU instead of brick on the north and west facades of the building. SMMA will come back with visuals, and will also price out making the change just to the north side.
- MOVED: Mr. Haines made a motion to accept I/EBC line 42.2, replacing proposed phenolic lockers with metal lockers. Mr. Christenfeld seconded the motion. Dr. McFall and Mr. Creel noted that there are phenolic lockers at Hanscom Middle School, and they actually prefer the durability of metal for the lockers that are inset into the wall. The motion was approved unanimously. **\$134,550.**
 - More information will be gathered before considering item 43, change the locker room lockers to metal.
- MOVED: Mr. Christenfeld made a motion to accept Site line item 30, use chain link fence in lieu of a steel picket fence around the PreK playground. Ms. Bodnar seconded the motion, and it was approved unanimously. **\$57,285.**
- Lines 51 & 52, which proposed replacing the fiber cement rain screen on the upper levels of the auditorium and Reed with either metal panels or brick façade, will be considered at a subsequent meeting once the SBC has had the opportunity to review drawings that compare the look of the two materials. Accepting a different material would result in a savings of ~\$500K.
- MOVED: Mr. Christenfeld made a motion to accept I/EBM line 61, replace proposed tile base to rubber. Mr. Perlmutter seconded the motion and it was approved unanimously. **\$49,611.**
- MOVED: Mr. Christenfeld made a motion to accept line E8, substitute Cat6 in lieu of Cat6A cable, except for wireless access points. Mr. Nicholson seconded the motion. Rob Ford confirmed that this should not have an adverse effect on technology in the long run. The motion was approved unanimously. **\$22,462.**

- MOVED: Tara Mitchell made a motion to approve Site line item 24, reduce walkways in front of building per presentation. Mr. Nicholson seconded the motion. There was discussion that the proposed re-location of the 1994 decorative bricks will need to be changed. The motion was approved unanimously. **\$56,051.**
- There was discussion about Site item 20, replace proposed concrete site surfaces with bituminous surface (asphalt). SMMA will come back next week with a revised number that retains the concrete in the courtyards, at the main entrance, and at the Auditorium entrance.
- MOVED: Sharon Hobbs made a motion to eliminate Program line 9 (Movement Room) from the VE list. Mr. Perlmutter seconded the motion. There was discussion that this will be an important space to the middle school program. The motion was approved unanimously.
- MOVED: Mr. Fasciano made a motion to eliminate General item 6, funds for Furniture, Fixtures, and Equipment from the VE list. Ms. Bodnar seconded the motion. There was discussion that eliminating FF&E from the project would result in increased cost to the town at a later date. The motion was approved unanimously.
- MOVED: Dr. Hobbs made a motion to eliminate Program item 4.1, new Auditorium seating, from the VE list. Ms. Glass seconded the motion and it was approved unanimously.
- MOVED: Ms. Glass made a motion to eliminate Program item 4, Auditorium renovations other than HVAC and life-safety, from the VE list. Mr. Nicholson seconded the motion, and it was approved unanimously. MOVED: Mr. Haines made a motion to accept item M15, add ERV Dx coils and reduce FCU capacity and ductwork. Mr. Christenfeld seconded the motion and it was approved unanimously. **\$42,922.**
- There was discussion about item M12, admin rooms sharing heating/cooling units. More information is needed.
- MOVED: Mr. Nicholson made a motion to accept item 47, change 1' x 4' ceiling tile in hubs to 2' x 2'. Mr. Christenfeld seconded the motion, and it was approved unanimously. **\$74,507.**
- There was discussion about doing further analysis and investigation of line M9, changing the kitchen program to reduce the number of “under the hood” appliances.
- There was discussion about doing further analysis and investigation of line M14, reducing the amount of space in the “Warming Zone.” SMMA will look at projected savings if the 3rd grade neighborhood is excluded from the zone.
- MOVED: Mr. Haines made a motion to eliminate line M3, replace ducted system with ductless systems, from the VE list. Ms. Bodnar seconded the motion. There was discussion that one of the main goals of the project is to ensure a comfortable and consistent indoor environment. The motion was approved unanimously.
- SMMA will send out an updated spreadsheet.

Review Updated Energy Model: Mr. Seeley reported that the project is holding at an EUI (Energy Use Intensity) of 23.6 with the current design. The model gets reviewed at each phase, and will be reviewed again at the end of the 90% Construction Documents phase.

- Mr. Creel asked if the model is flexible enough to show the impact of possible VE decisions. Mr. Seeley said it would need to be revisited.

Reed and Donaldson Exterior Elevation Discussion: Mr. Fasciano noted that Mr. Perlmutter had sent a memo about the proposed concrete panels. His concern is that the current plan for the upper levels of Reed and Donaldson is not in keeping with the architectural language of Lincoln. He suggested that there could be “wood-like” vertical panels. Mr. Seeley noted that these phenolic panels are more expensive, but Mr. Perlmutter wondered if on the southern elevation of Reed there could be some selective use of wood-like panels that pick up the color of the surrounding tree trunks. The topic of the upper levels will be revisited in the context of continued value engineering that could include alternate materials options for those areas.

Construction Update: Mr. McGuirl reported that 85% of the concrete foundations for the temporary school are complete. Domestic water lines and fire lines will be connected tomorrow. They will begin delivering the trailers from the Hanscom campus on Sunday, Sept. 9th. The trailers will be delivered during the night between the 9th and the 18th. Logistics have been worked out in collaboration with public safety. Once delivered the work will be within the footprint of the fencing; including installation of the temporary parking lot. It will take about 3 to 4 weeks to join the trailers together, and then work on the interiors will begin.

- Interiors will be updated and repaired; roofing will be repaired as needed.

Outreach Update: Ms. Bodnar reported that Outreach is making a push to get people to sign up to the site for direct updates. Outreach will be at several upcoming events, including the PTO Back to School Picnic and the Curriculum Nights. Outreach meets tomorrow, in the multipurpose room, at 10am.

Educational Working Group Update: Ms. Soucy said they are working on establishing the remaining meetings that need to happen before the end of September.

OPR/MEP/GEC Incentive Working Group Update: no update

Solar Working Group Update: Mr. Christenfeld reported the group met last week and that SunPower and SMMA had a conference call. The main focus has been on submitting the Interconnection Application, which should have been filed in the last day or so. There has been a design discussion, and the panels will generally be in groups of 16. There has been some discussion about the canopies outside the classrooms. The most economical panels are not appropriate for that use, so they are continuing to look at options.

Approve Minutes from August 14th Meeting: Mr. Haines made a motion to approve the minutes as amended. Mr. Perlmutter seconded the motion, and the minutes were approved unanimously.

Discussion of other Topics: none

Adjournment: Mr. Nicholson made a motion to adjourn, which was seconded by Mr. Christenfeld. The motion was approved and the meeting adjourned at 10:22pm.

Minutes respectfully submitted by Jennifer Glass