

Lincoln School Building Committee
Open Session
Wednesday, September 4, 2019
7:00pm, Hartwell Multipurpose Room

Present: Chris Fasciano, Chair; Kim Bodnar, Vice-Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Michael Haines; Gina Halsted; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Owen Beenhouwer, liaison, Community Center; Christine Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ruth ann Hendrickson, liaison, Water Commission; Peter von Mertens, liaison, Conservation Commission; John LaMarre, Consigli; Greg McGuirl, Consigli; Shane Nolan, Daedalus; Alex Pitkin, SMMA; Jennifer Soucy, SMMA.

Absent: Sharon Hobbs; Steven Perlmutter; Doug Adams, liaison, Historical Commission; Dan Pereira, liaison, Parks & Recreation Department; Gary Taylor, liaison, Planning Board; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety;

Also Present: Rob Ford, Lincoln Public Schools Technology Director; Staci Montori; Bill Stason; Edmund Stevens; Alice Waugh.

Welcome: Mr. Fasciano brought the meeting to order at 7:03pm. This is an extra meeting that was scheduled in order to continue with Value Engineering.

Public Comment: Edmund Stevens, commented that he doesn't think people know what the building looks like, and he has not seen a plan that overlays the plan with the existing building. He thinks the philosophy is to build a high-tech and low energy-use building which is difficult and costly. Peter Sugar said that we are at 60% Construction Documents and that these topics have been covered over the past number of years.

Value Engineering (VE):

Mr. Fasciano turned the meeting over to Jennifer Soucy, SMMA.

- Ms. Soucy said that the updated VE list has a new column that shows whether the item would affect the ability for the building to achieve Net Zero, and a column that indicates whether the item can be easily added later.
- Ms. Soucy clarified that the metal panels proposed in line item 51, which proposes replacing the concrete panel system on the second story of the Auditorium and Reed with metal panels, would be corrugated metal panels, not flat metal panels.
- There is a new 20.2 option that is a partial acceptance of item 20.1, replacement of concrete walkways with bituminous paving. Ms. Soucy showed an image of which walkways would be bituminous versus concrete.
 - Buck Creel asked about the details of the sidewalk, such as thickness, as these walkways are heavily traveled. Mr. Nolan said they will have a 10" – 12" base topped with 2" thick blacktop.
- Craig Nicholson asked whether the courtyards need to be concrete. There was discussion and general agreement that it is important to keep those areas concrete.
- Tim Christenfeld asked for clarification on how the EUI impact numbers work. Ms. Soucy said that each item would be accumulative.
 - Mr. Christenfeld noted that we are at an EUI of 23.6 and that our solar array is designed to be a bit larger than that. Ms. Soucy said that if the EUI hits 24, then it is no longer a Net Zero building, which would affect operational costs.

- Mr. Fasciano asked about the line item that proposes moving more HVAC equipment to the roof. Would this impact EUI? Ms. Soucy noted that it would impact the PV layout, but the effect on EUI has not been calculated.
- Mr. Fasciano asked about item 51, and why are they not recommending the metal option. Alex Pitkin, SMMA, said that they do not think it would fit in with the aesthetics of the campus.
- Mr. Sugar commented that he is an advocate of the brick option (line 52), and that if the accents/colors are planned carefully, then it will be a successful design.
 - Andrew Glass commented that based on the discussions with the Historical Commission, there is interest in using the lighter accent brick to reduce the visual impact of the upper levels of the Auditorium and the Reed Gym.
 - Jennifer Glass asked SMMA whether, when they show drawings with the brick option next week, they could also show the screens for the mechanical units from the ground level. She noted that it will be easier to understand the visual impact of keeping/removing the screens. Mr. Pitkin said that they can do that.
 - Mr. Sugar asked if there could be elevations that show the butterfly and the bell and how the front entrance might work. Ms. Soucy said that this will be revisited in the next round of meetings, once the VE process is complete.
 - Mr. Creel asked whether the metal screening might be used in combination with the brick in strategic areas. Ms. Soucy said they will look at design options and bring them forward next week.
- Ms. Soucy made note of items 48.3 (use of CMU instead of brick on the north and west elevations) and 48.4 (CMU just on the north). Mr. Glass said that it would be helpful to have some clarity on how the north and east sides of the Reed Gym would be treated before making the final decision on the materials.
- Ms. Glass asked how best to move forward with the list. Gregg McGuirl suggested we go line by line and that SBC members say yes/no to each item. If there are any “no’s” then the item will be passed over until the next round. The SBC went through this exercise as a first pass, and accepted the following items:
 - MOVED: Mr. Creel moved to accept site work line item 20.2, partial replacement of concrete walkways with bituminous paving. Michael Haines seconded the motion, and it was approved unanimously. \$222,578.
 - MOVED: Mr. Christenfeld moved to accept site work item 27, reduce scope of heavy-duty pavement. Mr. Creel seconded the motion. Mr. Haines confirmed that there will be a 1.5” top layer. The motion was approved unanimously. \$29,314.
 - MOVED: Ms. Glass moved to accept site work item 28, reduction of masonry mechanical enclosures. Mr. Nicholson seconded the motion, which was approved unanimously. \$96,985.
 - MOVED: Mr. Christenfeld moved to accept interior items 23.2 and 23.3, replacing the wood-look ceilings in the Dining Commons and Media Center respectively, with a 2x2 panel system with recessed linear LED lighting. Mr. Haines seconded the motion, which was approved unanimously. 23.2 = \$12,715; 23.3 = \$84,753.
 - MOVED: Mr. Christenfeld moved to accept interior line item 31, reduce allowance for replacing roof decking. Mr. Nicholson seconded the motion, and it was approved unanimously. \$16,766.
 - MOVED: Mr. Creel moved to accept interior line item 38, eliminate sun shade at Reed corridor. Mr. Haines seconded the motion. Mr. Nicholson wanted to make sure energy use wouldn’t be negatively impacted. It will not. The motion passed by a vote of 10, aye to 1, nay.
 - Discussion of interior line 39: Ms. Soucy suggested that the library bookshelves in the current library could be reused in the literacy center. About 30’ – 40’ linear feet will be needed in the renovated space. Mr. Haines said he wanted to make sure there is a

temperature controlled storage area for them, otherwise they will not be in good shape when it comes time to reinstall them. This item was shelved for later discussion.

- MOVED: Mr. Christenfeld made a motion to accept interior line item 43, replace phenolic locker-room lockers with HDPE lockers. Mr. Haines seconded the motion and it was approved unanimously. \$1,733.
 - MOVED: Ms. Glass made a motion to accept exterior item 48.4, change brick face on northern elevations to ground-faced CMU. Ms. Bodnar seconded the motion and it was approved unanimously. \$144,039.
 - MOVED: Mr. Creel moved to accept exterior item 57, reduce concrete slabs under classrooms and admin areas to 4" instead of 5". Mr. Christenfeld seconded the motion and it was approved unanimously. \$14,757.
 - MOVED: Mr. Christenfeld moved to accept exterior line item 63, maintain existing interior floor hatches. Mr. Nicholson seconded the motion and it was approved unanimously. \$30,738.
 - MOVED: Mr. Christenfeld moved to accept a revised exterior item 70, eliminate dog house at Smith Gym. Mr. Haines seconded the motion, and it was approved unanimously. \$25K.
 - There was discussion that the SBC is likely to take a reduction of about 500K by replacing the concrete panel system. This item will be revisited at the September 11th meeting.
 - MOVED: Mr. Christenfeld moved to accept plumbing line P6, replace overflow roof drain system with scuppers. Mr. Haines seconded the motion and it was approved unanimously. \$61,852.
- There was discussion about mechanical item M4, simplifying controls. We would need to get the Commissioning Agent involved to ensure we do not compromise the system.
 - There was also discussion of mechanical item M9, reduction of cooking equipment under the hood. Currently there are 5 pieces of equipment under the hood, and SMMA is looking at whether a piece or two could come out from under the hood. Savings would be as a result of a reduction in emergency generator size. More investigation is needed.
 - For next week, SMMA will provide more information about screens around condensing units, roof screens, kitchen equipment, and the warming zone (item M14).
 - Ms. Glass suggested that for next week we each identify 3 - 4 items we would like to revisit.

Adjournment: Mr. Sugar moved to adjourn. Mr. Christenfeld seconded the motion and the meeting adjourned at 9:32pm.

Minutes respectfully submitted by Jennifer Glass