

School Building Committee
Wednesday, September 11, 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; 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; Steve Thulan, Consigli, Shane Nolan, Daedalus; Andy Oldeman, SMMA; Alex Pitkin, SMMA; Jennifer Soucy, SMMA.

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

Also Present: Rob Ford, Lincoln Public Schools Technology Director; Judith Lawler; Andy Payne; Kati Winchell.

Welcome and Opening Comments: Chris Fasciano, Chair, welcomed everyone at 7:00pm. He acknowledged the somber nature of the date. He also noted that the modulars will begin arriving this evening, after 10pm.

Public Comments: none

Value Engineering: Jennifer Soucy, SMMA, noted that there are three additional or changed items on the VE spreadsheet, which are highlighted in dark orange. She showed images related to the cost-reduction line item that would change the material on the upper volumes of Reed and the Auditorium from a concrete panel system to brick.

- She reminded the SBC that it had already voted to use CMU instead of brick on the north side of the building.
- Ms. Soucy also showed photos of the current school that illustrate how trees screen parts of the building. Some of these trees will remain in place, others will need to come down, but new trees will be planted.
- Ms. Soucy showed images of possible CMU colors and finishes. There are some opportunities for experimenting with different ways of setting the CMU to provide pattern and texture.
- She outlined options:
 - Masonry Option 1: Red brick on the upper and lower levels of the Auditorium and Reed, with a contrasting brick on the sides of the Auditorium.
 - Masonry Option 2: Contrasting brick on upper levels of the Auditorium and Reed Gym.
- Roof Screens: If the SBC approves brick instead of the concrete panels, the roof screens would be metal.
- Joel Seeley, SMMA, said that at a high level, they wanted to show brick and CMU versus the concrete panels to make sure the SBC is comfortable accepting that VE item. For tonight, the decision is to accept, or not, line 52.
 - MOVED: Tara Mitchell moved to accept line 52, change from concrete panel system to brick/CMU. Craig Nicholson seconded the motion, and it was approved unanimously. \$506,739.

- Ms. Soucy asked Andy Oldeman, SMMA, to talk through line M13, a proposal to replace all VRF heat recovery systems with heat pump systems. The VRF system is able to handle rooms that are simultaneously in different heating/cooling modes. He said a VRF system would be important if there were zones that included rooms with both east and west exposures, but the renovated will not have any zones like that. Mr. Oldeman said that both systems are equally efficient, individual rooms will still have temperature control, and he thinks it is a reasonable item to consider. He noted that there is less maintenance with heat pumps.
 - Gina Halsted asked if the heat pumps need any more electricity to operate. They do not.
 - Michael Haines said that he had spoken with Mr. Oldeman about the zones, to ensure that there aren't any zones that are likely to require simultaneous heating and cooling. Mr. Oldeman said there are not.
 - Jennifer Glass noted that a key aspect of the project is ensuring a comfortable indoor environment, and asked whether the proposed change would still provide a high-quality system and consistent environment. Mr. Oldeman noted that there will be about 10 classroom zones in the building, and significant control over individual rooms. Ms. Glass asked him to confirm that the Learning Commons, a large space with an east-west orientation, will be controlled by a different kind of system. It will.
 - Buck Creel asked if there places we should consider keeping the VRF system? Mr. Oldeman said that it would make sense to have a consistent system.
 - Mr. Haines said that he is comfortable with accepting this VE item.
 - MOVED: Ms. Mitchell moved to accept item M13, replacement of VRF system with heat pumps. Mr. Haines seconded the motion and it was approved unanimously. \$221,466.
- Item E9: A reduction of the clock budget to reflect the actual number of clocks in the plan.
 - MOVED: Mr. Creel moved to accept item E9. Mr. Nicholson seconded the motion and it was approved unanimously. \$31,115.
- Item 43.2: Re-use existing HDPE lockers in the Reed locker rooms.
 - MOVED: Ms. Mitchell moved to accept item 43.2. Kim Bodnar seconded the motion and it was approved unanimously. \$15,000.
- Item M9 Update: Mr. Seeley reported that they have spoken to the kitchen consultant and Food Services Director. There is one piece of equipment that could come out from under the hood, but it would not result in a significant cost savings.
- Item M14 Update: There is some potential savings in reducing the warming zone, but there is more work to be done.
- Item 40, Eliminate all exterior wood benches. These benches were originally designed as built-ins, but are now planned as free-standing units. There was discussion about whether removing the benches would also mean that the hard surface on which they were going to rest could be reduced. Ms. Soucy noted that there must be an accessible path that connects the doorways, so it does not make sense to reduce the paved area. There are about 280' of benches.
 - Dr. McFall asked if additional funds should be added to the FF&E (furniture, fixtures, & equipment) line item. If we are going to vote on this, we should be clear that we may not be able to cover this item later with the FF&E budget.
 - Shane Nolan said that the benches could be an add alternate.
 - Andrew Glass asked about the sills at the windows, are they still deep? Ms. Soucy said they are. They are too high for sitting, but could be leaned against or used as a writing surface.
 - MOVED: Mr. Nicholson moved to accept line item 40. Ms. Bodnar seconded the motion, and it was approved unanimously. \$109,540.
- Greg McGuirl, Consigli, asked about the snow guards. Ms. Seeley said that in consultation with SunPower, the current plans for snow guards should be maintained.
- Mr. Nicholson asked Mr. Oldeman to talk about item M4, simplification of controls. Mr. Oldeman suggested we keep this line for now.

- Mr. Haines said that item Category V, item 4.3, replacement of wood at the front of the Auditorium stage, is something that he could handle through his office.
 - Mr. Nolan said that this does not need to be accepted now. After the items approved, there is a \$16K delta, which is close enough to be finished with the VE process.
- Andy Payne suggested that it might be important for the community to leave this phase firmly on budget, and that finding the final \$16K is important. Mr. Nolan said that there are markup and contingencies that would be a wash.
 - Dr. McFall noted that once we take something away, it is hard to get it back.
 - Mr. Creel said that we parked item M14, review scope of warming zone, because we don't know the details, but perhaps we could target an additional savings of about \$20K.
 - Mr. McGuirl, in consulting information he received just before the meeting, said that there is another \$25K reduction that can be taken in line M13, the replacement of the VRF system with heat pumps. He suggested we add the \$25K to the already-accepted item. If he had had the opportunity to check the information earlier, it would have been reflected in the line item.
 - MOVED: Ms. Mitchell moved that we amend item M13 to reflect the revised savings of 246,466. Ms. Bodnar seconded the motion and it was approved unanimously.
- Mr. Fasciano thanked everyone for working through this difficult VE process.
- Mr. Nolan said that we have now wrapped up 60%. He would like the SBC to formally approve the 60% CDs so that they can move into the 90% Construction Documents phase.
 - MOVED: Mr. Nicholson moved to accept 60% CDs per the VE changes, and to move forward with preparation of the 90% CDs set. Ms. Mitchell seconded the motion and it was approved unanimously.
- Owen Beenhouwer noted that he thinks we should not have south facing windows in the Reed Gym. One other item he hopes we might consider is changing the amount of insulation. Mr. Creel said that he thinks the insulation is a good investment. Ms. Glass noted that it would change the projected EUI to something just above 24, which would mean the building would no longer be net zero.

Review Project Schedule: Mr. Seeley said that the schedule is holding, even with the additional week of VE. November 15th will be the end of 90%CDs and we are on target for 100% CDs (bid documents) by December 18th.

- There is a conflict with the November 13th SBC meeting date, and after discussion it was switched to the 14th.
- Mr. Nicholson asked whether SMMA does an internal peer review as they move toward 100% CDs. Mr. Seeley said they do that at 90%. Mr. McGuirl said that Consigli also looks at the plans at each phase, as another review.
- Mr. Creel asked if the drawings are released to the Commissioning Agent in time for review. They are.

Construction Update: Steve Thulan, Consigli, is in charge of the site. He reported that everything under the trailer pads is complete. The hauling of the modular units (trailers) will be done 2-3 nights/week over several weeks; they will be set into place during the day. Mr. Thulan will update LPS and the police department daily. An internal milestone is to have the modulares ready for life-safety testing by the end of December.

- Mr. Creel asked for specific information about when the concrete pad will be ready for the transformer.
- Mr. Nicholson thanked Mr. Thulan for attending the Back to School picnic.

Outreach Update: Ms. Bodnar said that they had quite a few people come over to the SBC table during the picnic. Most wanted to know when their kids will be in different places. There were a number

of brand new families who wanted to get up to speed. Ms. Bodnar and Ms. Halsted will be at tomorrow's curriculum night, and they will hand out the logistics spreadsheet.

- The next Outreach Team meeting will be tomorrow (September 12th) at 10am in Hartwell.

Educational Working Group Update: Ms. Soucy said that last Thursday she and the admin team went carefully through the details of the plans. An Auditorium meeting is scheduled for September 23rd. A hardware meeting will be scheduled for the end of September.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel said that the interconnection application was filed with Eversource. The DOER has a set of "emergency rules" that could really help our type of project. There is a meeting between SunPower and SMMA this Friday.

Solar Working Group Update: none

Approve Minutes from August 28th Meeting: Mr. Creel made a motion to approved the minutes of August 28th as presented. Mr. Nicholson 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 Ms. Bodnar. The motion was approved unanimously, and the meeting adjourned at 8:29pm.

Minutes respectfully submitted by Jennifer Glass