

School Building Committee
Wednesday, October 16, 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; Sharon Hobbs; Becky McFall; Tara Mitchell; Craig Nicholson; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison, Community Center; Ruth Ann Hendrickson, liaison, Water Commission; John LaMarre, Consigli; Shane Nolan, Daedalus; Joel Seeley, SMMA; Jennifer Soucy, SMMA.

Absent: Gina Halsted; Doug Adams, liaison, Historical Commission; Christine Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Dan Pereira, liaison, Parks & Recreation Department; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation Commission.

Also Present: Ken Bassett; Rob Ford, Technology Director, Lincoln Public Schools; Judith Lawler.

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

Public Comments: Ken Bassett asked about the state of the site plan, and is hoping that it will be on the November agenda. He would like to see a definitive planting plan with defined tree sizes and quantities. Also, he wanted to know more about the final details of the integration of the plantings and granite pieces, with the courtyard. Finally he wanted to ensure that the specimen tree on the west side of the building is getting the requisite protection.

- Joel Seeley, SMMA, suggested reconvening the site sub group for a meeting. Mr. Bassett agreed this would be helpful.

Review Interior Design Refinements: Jennifer Soucy, SMMA, noted that they had been asked to come back with different ideas about the colors of the acoustical wall panels in the Learning Commons. She showed several ideas:

- a. Change the wall paint color to a more neutral white paint color and keep multicolor option.
- b. Combination of greens and yellows.
- c. Combination of greens and grays with green on the wall.
- d. Yellow wall color with grays and a bit of green in the panels.
- e. Gold/yellows/grays with a yellow wall.

There was a lot of discussion about colors, and the Committee asked SMMA to come back with two final options:

- A version of Option C that replaces the dark gray with a dark navy; white wall.
- A revised version of Option A that eliminates the reds and oranges from the color spectrum, focusing on the yellows, greens, blues; white wall.
 - There was also a request to show what it would look like to have neutral panels on either side of the northern windows, with color under the windows.

Review Brooks Building Exteriors: Ms. Soucy reviewed the updated materials for Brooks and Reed, which was based on option "1b" at the last meeting.

- The revised plan shows the red brick wrapped around the base of the Reed Gym, with grey on the upper level.
 - The upper level accent brick is a range of grays to tie together the different accent colors throughout the building.
 - There is a plan to recess a couple of courses of brick between the two colors to continue the horizontal datum that is throughout the building.

- Phenolic, wood-look, material is used under the overhang at the Reed connector entrance. This is the same material that will be used at the main entrance.
- There was a suggestion to make the upper panels above the windows a lighter color.
- Peter Sugar asked if SMMA could take a look at how the windows near the Auditorium entrance are configured – they do not seem in keeping with the other windows. Ms. Soucy said they could take a look at that detail.
- The Committee members generally agreed that they liked the revised 1b proposal.

OPM Update: Shane Nolan, Daedalus, provided the monthly report.

- SMMA issued the 90% construction documents to the cost estimators on October 14th.
- There was a meeting with the Conservation Commission meeting on September 25th, and there is another one this evening. Ms. Bodnar asked whether any concerns had been raised that would result in major changes. Mr. Nolan said that he did not expect any surprises.
- SMMA is continuing to work with SunPower, and drawings have been updated based on meetings.
 - Ms. Bodnar asked when we might see renderings with PV panels. Mr. Seeley said that once the design details are determined they can be included in the renderings.
 - Mr. Seeley said that renderings of the parking lot canopies would need to come from SunPower.
- Tim Christenfeld said that final PV designs should be ready by January.
- There will be meetings with the Planning Board on November 12th and November 26th.
- The SBC will review 90%CD cost estimates on at the November 14th SBC meeting.
- Pre-qualification of Trade Sub-Contractors is underway. The Request for Qualifications (RFQ) was issued on October 9th.
- Complete Bid Documents (100%CDs) will be complete by December and approved at the December SBC meeting.
- There have been no changes to project budget since the last meeting. There are some invoices in process.
- Mr. Nolan presented slides explaining the trade contractor pre-qualification process.
 - He, Buck Creel, Michael Haines, Mr. Seeley, and John LaMarre will comprise the subcommittee reviewing the RFQ responses.
 - A point system is used to evaluate the proposals. Those contractors that meet the minimum threshold will be invited to participate in Step 2.
 - Bid Alternates need to be identified to be included in order of preference in the the bid documents. This is part of the cost control process.
 - Jennifer Glass asked whether a few items that were taken out of the project during Value Engineering might be added back in, i.e. a new divider for the Auditorium. Ms. Soucy said that that particular item is already part of the documents. Mr. Seeley said that no more than 2-3 such items should be added, and that they should be items that do not require alternate design work.
 - Mr. Christenfeld asked if we could have the full list of possibilities to look at for the November meeting. Mr. Nolan said he can provide an annotated list that will outline viable options.
 - Important to stay away from large, multi-trade alternates, that create more design work.
 - The purpose of having these items is to manage bid risk. We do not get to negotiate with the sub contractors, so we do not want to hold up the process with a bid that is over. Mr. Nolan said that they believe they are on budget and these items will be added back in.
 - Rob Ford asked about the dollar amount in the theater rigging line item – would that impact the new lighting? Ms. Soucy said they will re-examine that item.
 - Mr. Nicholson asked about the work of the Commissioning Agent, and whether he has access to the drawings. Mr. Nolan said the 90% CDs were sent to him for review. Mr.

Nicholson asked that the 90% CDs be compared to the Owners Project Requirements (OPR).

Construction Update: John LaMarre, Consigli, reported that all the trailers are on site and are being “mated.” They will add skirting, downspouts, etc., and the exteriors will be completed in 2-3 weeks. The entry will be built, and the roof installed. The parking lot will be created and then paved in November. They are still on track for safety testing in mid-December. They are working with the Building Inspector and the Electrical Inspector.

- Ms. Glass asked if there are any interior photos that could be shared by the Outreach team – Mr. LaMarre said that there can be some for the November meeting.
- They are working on the supplemental instructions for the bidders, i.e. black-out hours, where to park, etc.

Outreach Update: Ms. Bodnar reported that Outreach meets tomorrow at 10am in the Hartwell multipurpose room. Ms. Glass said that the SBC will have an opportunity for a short report at the November 2nd State of the Town meeting. She asked for input from the SBC on what should be covered. Mr. Christenfeld suggested a high-level message of: 1) The project is on budget, 2) We went through three cost estimates and two phases of Value Engineering and were able to maintain the integrity of the educational program and the net zero design. Also, provide an updated timeline and images.

Educational Working Group Update: Ms. Soucy reported that there is a meeting scheduled to go over the details of the 90% documents. They will also hold a playground meeting soon.

OPR/MEP/GEC Incentive Working Group Update: Mr. Nicholson said that they need to have a meeting to finalize the OPR for the Commissioning Agent.

Solar Working Group Update: Mr. Christenfeld reported that there have been design meetings with SMMA and SunPower. Plans are being put to paper, they are making progress toward the final contract with SunPower, and there are some upcoming decision points:

- At the November meeting:
 - In order to have final contract approval at the December meeting, the group needs input from the SBC in November.
 - We may need a Memorandum of Understanding or a commitment letter to lock in some of the SMART incentives.
 - Items to think about: We had been trying to get the PV installed in two phases so that we have electricity generation for the renovated Brooks building. This adds complexity to the project. Another complication is the financing of a two-phase process. SunPower is now recommending a one-phase installation. We would need to run the school without PV panels for one year at retail electric prices, which could add an additional \$150K above the typical budget. This requires a conversation with FinCom — while there is more cost up front cost, the economic advantage of a one-phase installation would lead to lower costs over time.
- Mr. Christenfeld said that now that SunPower is focusing more specifically on our project, they suggest that the yield will be higher if more trees are removed. There is an important conversation because the amount of generation impacts the price of the contract.
- SunPower provided a notional price. The PV consultant is working with them to understand underlying assumptions.
- There is additional work to finalize the interconnection with Eversource.
- They are meeting next Wednesday and once more before November 14th.
 - Ms. Glass suggested coordination between the PV group and the Site Plan group. Perhaps on November 30th.

- Mr. Seeley noted that SunPower would still need to be on site during Phase 1 in order to install the infrastructure. There will need to be a lot of coordination.

Approve Minutes from September 25th Meeting: Mr. Haines moved to approve the minutes from September 25th. Mr. Nicholson seconded the motion. Ms. Glass reported that there was one typo that had been fixed. The minutes were approved unanimously.

Discussion of other Topics: Mr. Fasciano reminded the group that the next meeting is on Thursday, November 14th.

Adjournment: Mr. Christenfeld made a motion to adjourn which was seconded by Mr. Nicholson. The motion was approved unanimously and the meeting adjourned at 8:41pm.

Minutes respectfully submitted by Jennifer Glass