

School Building Committee
Wednesday, December 4, 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; Steven Perlmutter; Peter Sugar; Owen Beenhouwer, liaison Community Center; Chris Dugan, liaison, Conservation Commission; Andrew Glass, liaison, Historical Commission; Ruth Ann Hendrickson, liaison, Water Commission; Ed Lang, liaison, Green Energy; Ian Spencer, liaison, Public Safety; Shane Nolan, Daedalus; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Gregg McGuirl, Consigli.

Absent: Craig Nicholson; Dan Pereira, liaison, Parks & Recreation; John Ritz, liaison, Gary Taylor, liaison, Planning Board; Peter von Mertens, liaison, Conservation Commission.

Also Present: Rob Ford; Jim Hutchinson; Judith Lawler; Andy Payne; Elise Sartori; Alice Waugh

Welcome and Opening Comments: Chris Fasciano brought the meeting to order at 7:04pm. He reported that RuthAnn Hendrickson notified him that given we are almost finished with the Construction Documents (CD) phase of the project, she is going to stop acting as a liaison from the Water Commission. Mr. Fasciano thanked her for all her work on the SBC.

Public Comments: Andy Payne said he had one comment for the evening, "Baby Yoda."

Construction Update: John LaMarre, Consigli, reported that Eversource will be on site tomorrow to finish the electrical connection to the temporary school. He also reported that due to the early arrival of snow the paving of the temporary lot did not happen. The paving contractor will wait until the spring to do the paving. As a result, Consigli will seek a Temporary Certificate of Occupancy. Mr. LaMarre said that the trailers should be finished by the end of January.

- Buck Creel asked whether there are restrictions on the use of the parking lot due to the lack of paving. Mr. LaMarre said there are not.
- Mr. Creel noted that the sudden arrival of Eversource on campus today caused some difficulties. He said that assistance was needed from the Lincoln Department of Public Works, and the DPW responded very quickly and was very helpful. He will send a note to Tim Higgins thanking the DPW.
- Shane Nolan, Daedalus, asked if there is anything that needs to be done to protect the sub base of the parking lot. Mr. LaMarre said that the subcontractor will be responsible for any protection or necessary repairs given the fact that they had delayed paving the lot.
- Mr. LaMarre said that there are some change orders regarding the modular trailers which they will present to Daedalus. The change orders will be presented to the SBC in January. Mr. Nolan said they will work through the change orders.
- Mr. Fasciano asked about the screening that protects the wetlands. Michael Haines said that it is all under snow at the moment.

Solar Working Group Update: Tim Christenfeld said that there is not yet a final contract to present, but that the group is requesting that this evening the SBC approve the presentation of a final contract to the School Committee on December 19th. At that meeting, the financial information will be set. He provided the following information:

- There is an advantage to getting the contract settled before the end of the calendar year in order to optimize pricing and maximize the SMART incentives.
- The tree plan that was drafted with input from Lincoln Tree Warden, Ken Bassett (not the tree plan originally suggested by SunPower) is part of the agreement.

- Mr. Christenfeld showed a preliminary layout of the PV panels. There are three canopies over each of the parking lots. The entire PV array will be built in one phase.
- The preparatory work in the parking lots will be coordinated with SMMA and Consigli.
- It is estimated that the school needs 1.156MW and the system has been planned for 20% additional generation (1.4MW). The total array should provide 1.546MW.
 - Mr. Christenfeld noted that generation and usage are not always in sync.
 - The school department still expects to spend money for electricity, which will be offset by credits.
- There will be a back-up battery that will run the building for two hours. It will be used to control peak demand and, therefore, price. The battery is charged with “behind the meter” electricity.
- There is continued discussion about how the SunPower property is taxed. We just learned that there will be no property tax charged because the array is behind the meter. The prior assumption was \$14K in property taxes, so taking that out of the financial calculations results in a savings in the electric rate.
 - The PPA rate is \$0.123/kwh which translates into an estimated annual electricity bill of about \$209K. This is under the current amount paid annually for utilities (about \$228K for both electricity and natural gas).
- More work is needed to finalize the interconnection agreement.
 - Steven Perlmutter asked how we measure Net Zero. Mr. Creel said that we will be measuring total usage and comparing it to what we generate.
- There will be a significant electricity bill when the construction is complete and the panels are not yet up and running. Mr. Christenfeld said that there will need to be a Town discussion for FY22 about how to account for this without harming the school operating budget.
- Mr. Christenfeld noted that this is a long-term project. The PV modules will be in place for about 20 years and will then be replaced by more advanced technology. Battery storage will likely improve. Also, as we understand the usage needs of the school, we will be able to adjust usage habits.
- Andy Payne asked if there would be any incentive to add batteries to the array. Mr. Christenfeld said that adding batteries would require a different interconnection. Mr. Hutchinson said there are not until end of the life of the battery.
- Mr. Payne asked if there is there any kind of exit strategy from the PPA. Mr. Christenfeld said that there are buy-out options at different price points depending on timing.
 - Mr. Creel noted that the pricing would need to change significantly in order to change the pricing.
 - Mr. Permuter asked if our solar expert has experience with these contracts in general and with its buyout provisions in particular. Mr. Christenfeld said she has extensive experience, and Mr. Creel noted that we are using town counsel that has experience.
- MOTION: Jennifer Glass moved that the SBC authorize the PPA Working Group to submit a contract with Sun Power to the School Committee for approval. Kim Bodnar seconded the motion. The motion was approved unanimously.
- Mr. Fasciano thanked all the members of the group for their work: Buck Creel, Tim Christenfeld, Jim Hutchinson, Peter Watkinson, Michael Haines, Ed Kern, and Alex Chatfield.

OPM Update:

- **Review Project Schedule:** Mr. Nolan reviewed the progress report:
 - The 90% construction documents were submitted.
 - The Planning Board has reviewed the project and the hearing has been closed. An Order of Conditions will be issued.
 - Mr. Creel noted that the Planning Board approved the site plan on November 26th.
 - Prequalification of Sub Trades is complete.
 - Next Meetings: January 8th, February 5th, February 26th
 - The bid documents will be issued on December 18th, walk throughs will be on December 23rd, and bids due on January 29th.

- The SBC will review and approve the Guaranteed Maximum Price in February/March
 - Mr. Christenfeld asked about the process if the bids are high. Mr. Nolan said that all the bids are considered as a totality in conjunction with Consigli's bid. Joel Seeley, SMMA, said that if trade bids are over, the first step is to negotiate with non-trade contractors.
 - Trade Contractors and Non-Trade Contractors are each about 50% of project cost.
- **Approve Prequalified Trade Contractors:** 113 trade contractors submitted their qualifications and 109 were prequalified. Mr. Nolan said that this was a good response. Ms. Bodnar asked if it was a good list of companies, and Mr. Nolan said that it is.
 - **MOVED:** Mr. Creel moved to accept the list as presented by the prebid subcommittee; Mr. Perlmutter seconded the motion. The motion was approved unanimously.

Outreach Update: Ms. Bodnar noted that Outreach will meet tomorrow at 10:00am in the Hartwell multipurpose room.

Educational Working Group Update: no update

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel said that there was a very productive meeting with the Commissioning Agents. He said both were very impressive and they effectively answered questions. Peter Sugar noted that Ed Lang had raised a number of questions and wanted to know if they had been answered. Mr. Creel said that his questions seemed to have been answered. He also thanked Mr. Nolan and Richard Marks for their helpful contributions to the meeting.

Approve Minutes from November 20th Meeting: Mr. Haines made a motion to the approve the minutes from November 20th. Mr. Christenfeld seconded the motion. Ms. Glass noted there was one edit submitted by Rob Ford. The minutes, as amended, were approved unanimously.

Discussion of other Topics: none
Mr. Fasciano wished everyone Happy Holidays.

Adjournment: Tara Mitchell made a motion to adjourn which was seconded by Mr. Haines. The meeting was adjourned at 8:03pm.

Minutes respectfully submitted by Jennifer Glass