

School Building Committee
Wednesday, June 17, 2020; 7:00 p.m.
***Virtual Meeting Pursuant to Governor Baker's March 12, 2020**
Order Suspending Certain Provisions of the Open Meeting Law

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 Committee; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Dan Pereira, liaison, Parks and Recreation; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Steve Banak, Consigli; Shane Nolan, Daedalus.

Absent: Doug Adams, liaison, Historical Commission; Chris Dugan, liaison Conservation Commission; Gary Taylor, liaison, Planning Board. Ian Spencer, liaison, Public Safety.

Also Present: Rob Ford; Alice Waugh; Jim Cunningham.

Welcome and Opening Comments: Chris Fasciano, Chair, brought the meeting to order at 7:02pm and noted that the meeting could be held remotely per Governor Baker's March 12th Executive Order to reduce the transmission of COVID-19.

Town Meeting Review: Mr. Fasciano thanked everyone who organized and prepared for Town Meeting. There was a good dialog, and he thanked the community for its support of the warrant article to use \$829K from Free Cash to add items back into the project. He announced that there is some exciting news that came out of Town Meeting:

- Sharon Hobbs reported that as part of their class gift, the graduating 8th grade class would like to open a Tree Fund with \$500. The hope is that the community can raise enough funds so that in 2 years members of the class can come back to help dedicate the newly planted trees on campus. The class also wants to donate a full-sized chess or checkers set that can be used outdoors.
- Jennifer Glass said that she had consulted with Harriet Todd's family, and they would like to add \$20K from her bequest to the Tree Fund.
- Mr. Fasciano announced that immediately after Town Meeting, Jacquelin and Bob Apsler contacted him to say that they would like to donate the funds needed to restore the built-in benches in the Reed Connector and the concrete walkway to the west of the Learning Commons, a donation of about \$34K.

MOTION: Mr. Fasciano asked the SBC to recommend that the School Committee vote to set up the Class of 2020 Tree Fund. Tara Mitchell made the motion to ask the School Committee to approve the establishment of a Class of 2020 Tree Fund with an initial contribution of \$500. The motion was seconded by Dr. Hobbs. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur; Pereira, concur.

A motion to recommend acceptance of the gift from the Apslers was moved to later in the meeting to give them time to connect to the meeting. Mr. Fasciano asked Consigli to proceed with the construction update.

Construction Update: Steve Banak, Consigli, reported that they started construction on June 8th. Interior demolition has been done in the Smith Gym where the temporary kitchen will go. They have worked on asbestos abatement, stripping the floors of the Library, tree removal, and excavation. They have also worked on site clearing and erosion control on the north and demolition of exterior elements. After this they will excavate for the new foundation. The parts of the building have been labeled with letters: D is the Link, E is the Brooks, F is the Auditorium, G is the classrooms on the south side of the Auditorium, and H is the Reed Gym.

- Kim Bodnar asked if there have been any materials or supply chain issues due to COVID-19. Mr. Banak said there has been some minor additional lead time on items; nothing major.

- Ms. Bodnar noted that we did not vote on the bike paths at Town Meeting and wondered if there is any wiggle room on the deadline for adding them back to the project. Mr. Banak suggested that they could get pushed to the spring if necessary.

Peter Sugar joined the meeting after technical difficulties.

Owner's Project Manager Update: Shane Nolan, Daedalus, shared the latest progress report. Highlights included:

- The Notice to Proceed was issued on June 8th.
- There have been weekly virtual construction meetings with Becky McFall, Buck Creel, Michael Haines, and Rob Ford.
- They review change requests.
- The team held a Commissioning meeting this past week with the two Commissioning consultants.
- The estimated completion date of Phase 1 is June 18, 2021; Phase 2 starts July 8, 2021; Completion July 2022.
- Changes since last month:
 - The Builders' Risk Insurance policy is now in place so that both the occupied and construction parts of the building are covered. The cost is \$236K.
 - The project has paid out OPM invoices and design fees
 - No changes to the contingencies since last month.
 - Mr. Creel expressed his appreciation for Mr. Nolan's help with finding a reasonably priced Builder's Risk Insurance.
 - Steven Perlmutter reaffirmed his understanding of the contingencies: On the Town's side, there is the design/soft costs contingency and the owners' construction contingency. There is also the Consigli's contingency which is built into their contract. Mr. Nolan will track it, but it is in the control of Consigli. Mr. Perlmutter asked Mr. Nolan if Daedalus could provide the SBC, at reasonable intervals, with periodic reports that separately show how much of both the Owner's contingency and Consigli's contingency have been expended. Mr. Perlmutter made this request so the SBC could keep close track of how much and how fast both these items are being drawn down. Mr. Nolan said Daedalus could produce such reports for the SBC.
 - Peter Sugar asked about the look-ahead schedule that shows whether or not the project is on schedule. Mr. Nolan says that Consigli provides a weekly look-ahead schedule that is shared at the construction meetings. Mr. Sugar said that it would be helpful to have the schedule available to the SBC. Dr. McFall can provide it and Ms. Glass said she will post it on the web site.
 - Craig Nicholson asked how much time Daedalus is spending on site during construction. Mr. Nolan said that there is a full-time representative there daily. Mr. Nolan said that he will be there weekly, and SMMA has had consultants on site as well.
 - Jenn Soucy, SMMA, said that she will be doing weekly site walks.
 - Mr. Nolan outlined the change order requests and pending change order requests.
 - Change Order #2 (CO#2) is being presented tonight.
 - Ms. Bodnar asked how we handle the Tree Fund. How do we account for a fund that is changing in value over time? Mr. Nolan suggested we get unit rates and work with the landscaper to get the best value for the funds raised.
- Mr. Nolan said that they got RFPs for Testing and Inspection for 3rd party inspections that are required by building code and/or by the engineers. There were two responses, and they recommend John Turner Consulting for an amount not to exceed \$80K. This amount is appropriate for now; Mr. Nolan will come back to the SBC if necessary.
 - Mr. Creel said that originally the amount discussed was \$60K. Mr. Nolan said that the masonry needed funds for additional testing time.
 - Mr. Nicholson asked if Mr. Nolan could describe CO#2. Mr. Nolan reported that the electrical inspector was concerned that the trailers are of different vintages and that some of the wiring may be compromised. The inspector asked for a review by a professional engineer; all is in

good shape. There is a credit for the erosion control as not all of it was needed, saving \$10K. There was also an addendum for a small increase for waterproofing.

- MOTION: Mr. Nicholson moved that we approve the June 10th Change Order #2 in the amount of \$4,404. It was seconded by Mr. Sugar. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur.
- MOTION: Mr. Christenfeld moved that we approve the contract with John Turner Consulting for an amount not to exceed \$80K. It was seconded by Mr. Sugar. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Ms. Glass reported that she had received an email from Ms. Apsler saying that they were continuing to have technical issues signing into the meeting, and the committee should go ahead and vote on their gift.

- MOTION: Ms. Mitchell moved that the SBC ask the School Committee to accept the gift from Jacquelin and Bob Apsler. The motion was seconded by Ms. Bodnar and approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Public Participation -*The Chair will invite questions and comments after the Board has discussed the above items.* None

Outreach Update: Mr. Fasciano thanked the Outreach team for their efforts leading up to Town Meeting and turned the meeting over to Ms. Bodnar. Ms. Bodnar thanked Tyler Ory who took the drone photos of the ceremonial ground-breaking, and SMMA, Consigli, Daedalus for hard hats, shovels, and their presence.

- Ms. Bodnar asked when there might be photos from Consigli. Mr. Banak said that they take daily photos. He will coordinate with Ms. Bodnar. Gina Halsted said that we just need photos of places we don't have access to so that we can share them with the community.
- Ms. Bodnar said she'd been hearing from residents who are now having a harder time navigating the campus. Is there a way to communicate what's going on? Mr. Creel said that we could use the trail map, highlight it, and share it with the community. Mr. Haines has ordered some signs to indicate the trails that are closed. Ms. Bodnar said she will look at the map and work with Mr. Creel to confirm which trails are blocked.
- Ms. Bodnar asked Ms. Soucy about the images of the PV panels that had been previously discussed. This is still in progress.
- Ms. Bodnar noted that Outreach is meeting tomorrow, Thursday, at 11:00am via Zoom.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel said that they had received comments from the Commissioning Agent. The group needs to schedule a meeting to review the comments.

Solar Working Group Update: No update. Mr. Christenfeld said that this group will only need to meet sporadically. He suggested that they no longer need to be a standing agenda item.

Approve Minutes from May 20th Meeting: Ms. Glass reported that there were two minor edits. Mr. Perlmutter made a motion to approve the minutes as amended. Mr. Nicholson seconded the motion. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur; Pereira, concur.

Discussion of other Topics: none

- The next meeting is July 15th.

- Mr. Haines said that he had applied for a Municipal Vulnerability Preparedness (MVP) grant for the stormwater control portion of the project. The City of Cambridge and the Lincoln Conservation Commission signed off on the grant application, which was submitted on June 2nd. He thanked Steve Banak for his assistance.
 - The grant request is broken down according to the two phases of the project, and we are seeking up to 75% reimbursement.
 - FY21 Phase 1 total of \$325K; 75% = \$243,750
 - FY22 Phase 2 total of \$370K; 75% = \$277,500
 - Total cost over two years is \$695K. Total grant request is \$521,250.00
 - Mr. Haines said he hopes we will hear whether or not we get any funds by the end of July
- Mr. Sugar asked if we could check the Zoom meeting ID, as he had difficulty signing on. Ms. Glass said she would check the ID.

Adjournment

Mr. Sugar made a motion to adjourn, which was seconded by Mr. Creel. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur; Pereira, concur.
The meeting adjourned at 8:35pm.

Minutes respectfully submitted by Jennifer Glass

Remote Participation Protocols:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 12, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Lincoln School Building Committee will be conducted via remote participation to the greatest extent possible.

Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Lincoln website, at www.lincolntown.org.

Topic: School Building Committee

Time: Jun 17, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92976568696?pwd=aHB2NmtNUUxiMFRsdTFKT3FnaE9vQT09>

Meeting ID: 929 7656 8696

Password: 972418