

**School Building Committee**  
**Open Session**  
**Wednesday, July 15, 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; Shane Nolan, Daedalus; Richard Marks, Daedalus; Amanda Sawyer, Daedalus; Steve Banak, Consigli; Matt Guimond, Consigli.

**Absent:** Michael Haines; Sharon Hobbs; Doug Adams, liaison, OWEN; Historical Commission; Chris Dugan, liaison Conservation Commission; Gary Taylor, liaison, Planning Board. Ian Spencer, liaison, Public Safety.

**Also Present:** Rob Ford; Jim Cunningham.

**Welcome and Opening Comments:** Chris Fasciano welcomed everyone to the meeting at 7:01pm

**Construction Update:** Steve Banka, Consigli, provided an update:

- They are working on installing the temporary kitchen, which Buck Creel and Jennifer Soucy will be discussing with the Lincoln Board of Health later this evening.
- Also working on site utilities and storm drainage.
- New water service work will begin tomorrow.
- Backfilling areas to the north of the building
- Concrete foundation work is proceeding on buildings D, E, and F.
- Steel delivery is expected in 2 weeks for interior framing and support in building D; then they can start overhead mechanical rough-in work.
- Demolition is mostly complete in building D; a bit more to do in building E; abatement crews working on F building.
- Mr. Banak said there is good momentum and they should hit the kitchen milestone on schedule.
  - Kim Bodnar asked if there have been any surprises. Mr. Banak said that there have not been and noted that the up front investigation was helpful.
  - Craig Nicholson asked if there can be monthly photos. Shane Nolan said they get the monthly photo report; Mr. Creel suggested discussing what a condensed form of the update might look like at tomorrow's construction meeting.
  - Ms. Bodnar asked about the bell on the tower. Mr. Banak said it is difficult to get to through the steel structure. They will remove all of the brick and then put the lift up under the bell in order to remove it safely.
  - Steven Perlmutter asked about the butterfly. Mr. Banak said that it is down and stored in an insulated wooden case. It will be moved in 2021. Ms. Bodnar noted that there was a photo of the box in the last outreach piece. Mr. Perlmutter asked about its final location. Jennifer Soucy said that it will be installed near the Learning Commons courtyard area.

**Owner's Project Manager Update:** Mr. Nolan shared a power point.

- Construction meetings are occurring weekly.
- Last month the testing and inspections were awarded, and that work has begun.
- There will be a pre-op meeting for steel.
- Phase 1 work is on schedule.
- Since last month, there was a contract amendment so that SMMA could do some additional soil analysis. The update also includes the items approved by residents at the June Town Meeting.
- Consigli's invoice this month was \$1.3M. The monthly charges generally follow a bell curve.
- Contingency log shows the additional soil work; still about \$3.9M in Owner's Contingency

- There are two change orders for the SBC's consideration this evening and they are tracking a number of other possible change orders.
- The budget report is now tracking COVID costs; currently they are just under \$8,000.
  - Ms. Bodnar asked about the Greenwood Roofing costs listed under the COVID line item. Mr. Nolan said that this particular contractor has submitted \$5,800 in COVID-related costs. It is still under review.
- The report also now shows the expenditures from the CMR contingency; \$1.5M remains in the contingency.
- There are two change orders this month:
  - Change order #3 covers some minor revisions to sprinklers, beams, water quality units for storm drainage, and telecom handholds. The net cost is \$3,564. Daedalus recommends approval.
  - Change order #4: Items approved at Town Meeting. Consigli now has hard pricing from the subcontractors, and the total came in about \$26K below what was approved at Town Meeting.
    - Mr. Perlmutter asked Mr. Nolan if previously-approved change orders show up under the Contingency line. Mr. Nolan said approved items get added to the construction line. Over time, the construction line increases as the contingency line decreases.
- SMMA & ADS Environmental did soil testing to understand the soil being removed so that we know how it can be re-used or disposed. Eleven of the test pits were clean, so there are no restrictions on the use of the soil in those areas. One test pit near the tennis courts revealed some arsenic just above the reportable limit (26 ppm). It is not considered a health risk unless the reading is over 40ppm. If it is removed within 120 days, we don't need to go to the Department of Environmental Protection (DEP).
  - Gina Halsted asked about the source of the arsenic. Mr. Nolan said that it can be a naturally occurring element or can it can be a result of dumping. This was a small concentration, so it is hard to know.
  - Mr. Nicholson asked if additional testing is required. Mr. Nolan said that this fee is to do the testing to determine the extent of the contamination. He noted that the arsenic found in the soil, not the water.
- Additional Alternate Items: Mr. Banak said that with the buyouts, they have firm pricing on all the alternates that have not been funded. The items at Town Meeting came in under budget due to a better than expected price on the operable divider.
  - The Auditorium rigging, which has not been funded, came in at \$172K.
  - The bike path numbers are also higher.
  - The final prices for the courtyard elements, which will hold until October 1, 2020, are as follows:
    - Concrete for the courtyard, \$62K
    - Boulders \$18,372, for moving and installing
    - Benches using the salvaged tree sections, \$30,783
    - Some sod would be deleted (if no concrete)
  - The tree planting budget came in a bit lower, at \$ The price can hold until December 2021.
  - Playground equipment: The net price for the larger equipment set is \$145,894.
    - Ms. Bodnar said that we could work with the CPC on the playground, but their cycle is next March. Mr. Banak said that he needs to go back to Central Nurseries to find out if the date could be flexible.
  - Peter Sugar asked about the cost of the benches in the Reed connector that are to be paid for by a donation. Mr. Nolan said that the cost of the benches has gone up a bit. Mr. Fasciano stated that they are working through how to handle this.
  - Rob Ford asked about the rigging. Mr. Banak said that the current contingency of \$20K is factored into the \$172K price.
    - Mr. Nolan asked about the theatrical rigging. The deadline was July 1<sup>st</sup>, and he wonders if it time to drop the theater rigging out of the project?
  - For them to stay at the current price, the bike paths need to be decided by 11/1/2020.
- MOTION: Mr. Sugar moved to approve Change Order #3 for \$3564.00. Mr. Nicholson seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; J. Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur; Pereira, concur.

- MOTION: Mr. Nicholson moved to approve Change Order #4 for \$602,350 for the items funded by Town Meeting. The motion was seconded by Dr. Hobbs. The motion was approved unanimously by roll call vote: The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; J. Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur; Pereira, concur.
- Mr. Fasciano announced that Mr. Nolan has taken another job and that this is his last meeting with us. He thanked Mr. Nolan for all of his work on the project over the past couple of years and wished him well. Mr. Nolan thanked the Committee for all of its work to make the project happen. Richard Marks noted that Mr. Nolan has been a huge asset to Daedalus and to the project. Mr. Marks will step back into the project along with Amanda Sawyer. He introduced Ms. Sawyer and noted that she is a registered architect and has been a Project Manager with them for about two years. Ms. Sawyer said that Mr. Nolan has been a great resource and she is excited to be on the project. She has experience both as an OPM and as a Project Manager. Mr. Marks said they are adding a second, full-time person on the job site as the pace picks up.

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

**Outreach Update:** Ms. Bodnar said the Outreach subcommittee will meet tomorrow at 11:30am via Zoom. She thanked Consigli for the weekly photos.

Ms. Mitchell wondered whether Outreach will be updating the community on the private fundraising efforts. Ms. Bodnar noted that Outreach did create a tree graphic for the 8<sup>th</sup> Grade Tree Fund. Ms. Mitchell asked whether the Outreach team is able to let the community know that there are other items that have not been funded. Ms. Glass said that they need to get legal clarity about whether SBC can show updates to the Tree Fund or talk about the other items that have not been funded. Ms. Glass said she will reach out to Town Counsel for clarification.

**OPR/MEP/GEC Incentive Working Group Update:** Mr. Nicholson said that a new version of the Owner's Project Requirements (OPR) document was circulated, and their working group should meet next week to review it. Ed Lang said that the goal of the meeting is to review and finalize the OPR. Also, they are looking for the most recent list of all the issues and resolutions that have been considered by the Commissioning Agent.

**Approve Minutes from June 17<sup>th</sup> Meeting:** Ms. Mitchell moved to accept the minutes as amended. Mr. Sugar seconded the motion and the motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; J. Glass, aye; Halsted, 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

### **Adjournment**

MOTION: Ms. Mitchell made a motion to adjourn, which was seconded by Mr. Nicholson. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; J. Glass, aye; Halsted, 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 8:29pm.

Minutes respectfully submitted by Jennifer Glass