

School Building Committee
Wednesday, August 12, 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; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Richard Marks, Daedalus; Amanda Sawyer, Daedalus; Steve Banak, Consigli; Andy Oldeman, SMMA.

Absent: Doug Adams, liaison, Historical Commission; Chris Dugan, liaison Conservation Commission; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks and Recreation; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford; Jim Cunningham.

Welcome and Opening Comments: Chris Fasciano welcomed everyone and confirmed those present at 7:03pm. He noted that we are meeting virtually as per Governor Baker's March 12, 2020 order. The meeting is being recorded and broadcast.

Construction Update: Steve Banak, Consigli, reported that they have been working on new, bumped out, foundation walls. They've started excavating around building H (Reed Gym).

- They are working on the below-grade work around building D (current library); also working on removing exterior brick on building F.
- The demolition is on schedule, and has begun on building H.
- The temporary kitchen in the Smith Gym has been built out and the flooring is in. New kitchen equipment is in and will be installed. It should be finished next week.
- New footings on the south side of D building have been poured for the steel that will support the sunshades.
- Outside of the construction fences, they have started the installation of the new duct banks for the underground electric supply lines. The work was started outside of Hartwell. There will be two crews, one working from the north and one from the south ,to create the duct bank.
- In the aerial photos taken by Daedalus, it is possible to see the new foundations.
 - Kim Bodnar asked whether Eversource has been on site. Mr. Banak said that they have inspected the duct banks, but there is still an issue with the primary power to the building. There is a transformer that is still live that is in the way of construction. Buck Creel has been working with Eversource. Mr. Creel reported that Eversource is scheduled to cut off the power on August 20th. Eversource told him that crews had been busy restoring power after the recent storm, especially in Connecticut.
- Ms. Bodnar asked if they have uncovered any surprises. Mr. Banak said that there have been a few unknown conditions: e.g. some interior beams and elements that were hidden. Resolutions are in progress.

Owner's Project Manager Update:

- Richard Marks, Daedalus, said that Consigli has done a great job cleaning out the building. They are pleased with Consigli's progress.
- The Eversource issue has delayed some work by two weeks.
- Mr. Marks said that the drone is used to assess progress. They will fly it over the site monthly and provide videos that can be posted.
- Mr. Marks introduced Amanda Sawyer, who has taken over the budget. Ms. Sawyer reported that there have not been any significant changes. The only big change is the addition of the items approved at Town Meeting and through gifts. She shared a breakdown of the funding components.

- Mr. Marks said that he and Mr. Creel will work with the Town to ensure that the accounting is clear.
- This evening there is a proposed Change Order for \$123,577.
- The Construction Manager's contingency has been reduced by \$244,371 due to the buyouts of subcontractors. Mr. Marks said that there was a savings of about \$40K on a recent buyout.
- The proposed change order captures a number of items:
 - \$51K revision to the Eversource contract. Jenn Soucy, SMMA, said that this change came once the interconnection agreement was finalized.
 - \$20K for changes to the foundations to the north of building E. Additional excavation, concrete, and tree trimming was needed. Ms. Soucy noted that Ken Bassett, Lincoln Tree Warden, was involved in the tree work.
 - \$17K for plumbing changes in the temporary kitchen. This was offset by a savings of \$5.9K on grease trap design, which was approved by the Board of Health.
- Gina Halsted asked about the term "buyout." Mr. Marks explained that Consigli oversees a series of sub-bids that occur after the GMP is established. It is the difference between the estimate and the actual bid.
- Craig Nicholson asked if there are any issues that have come up during this phase that we might also encounter in Phase 2. Ms. Soucy said that there are definitely some items that they can anticipate happening in Phase 2 and can problem-solve now. She noted that each section of the building was built at a different time, so there could still be unexpected conditions.
- Steven Perlmutter asked about the remaining CM contingency and noted that they have used \$244K out of \$1.7M. Is that a reasonable rate of expenditure at this point in the project?
 - Mr. Marks said that it is something that he will look at and they will provide more detail at the next meeting.
 - Mr. Banak said that in general we have done 11% of the work and have spent 15% of the contingency. He said they are monitoring the contingency regularly. He noted that there are some "holds" that represent dollars that may need to be spent and are in addition to the contingency.
- Mr. Perlmutter asked about COVID-19 expenditures. He noted that last month's report identified several requested expenditures, but that it was not part of this month's report. Mr. Marks said they will add that back in.
- Ms. Bodnar asked about the \$5800 for COVID submitted by the roofer. Mr. Banak said it has not been approved.
 - Ms. Sawyer asked if other subcontractors have submitted COVID costs. Mr. Banak said that they had thought there might be some from the steel contractor, but none have been submitted. He noted that there are some additional supplies such as washing stations and hand sanitizers, but those are small dollars. Mr. Marks complimented Consigli on maintaining a healthy work site.
- MOTION: Mr. Creel moved to approve Change Order #5 for \$123,577 as presented. Mr. Nicholson seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, Aye; J. Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur.

Review of HVAC systems: Mr. Fasciano noted that due to COVID, citizens have been interested in understanding the HVAC systems. Andy Oldeman, SMMA, said that he would review the HVAC system and ASHRAE recommendations. ASHRAE has a pandemic task force that has produced initial guidelines.

- Currently in the design: All the ventilation can meet or exceed ASHRAE's ventilation guidelines. MERV 13 filters are needed to meet the COVID guidelines. Prior to COVID, a combination of MERV 10 and MERV 13 filters were planned for the system. The existing school is MERV 5 or 6. Mr. Oldeman checked with the manufacturer, and the systems are capable of handling up to MERV 15 filters. The system will maintain a cooling level of 75 degrees; the energy recovery units are designed so that the exhaust air does not leak into the intake air.
- Operational: Due to COVID, it is advised that the systems be operated at full ventilation capacity all the time, which means disabling the CO₂ Demand Control Systems; They will also run the systems 2 hours before and after occupancy.
- Possible Capital Measures:

- Replace return air filters with MERV 13 filters at the energy wheel (currently designed with a MERV 10 filter); relatively low cost
- Provide UV-C or Ionization devices at the units. UV-C technology has been around for awhile. Our vendor does represent an ionization product. Potential cost is \$56K
- Provide portable HEPA/UV air filtration machines at 2AC/Hour. Mr. Oldeman said that this is not the first option he would jump to.
- Provide humidification in classrooms for 30-50% relative humidity in Winter. This would be relatively costly. They can add this to the rooftop equipment, but it requires additional space. It is also energy-intensive.
- Tara Mitchell clarified that the current systems for the 2020-21 school year are being fitted with MERV 13 filters so that students will benefit from them this fall.
- Mr. Nicholson asked whether the operational recommendations are part of the building management system. Mr. Oldeman said these are easily managed changes through the planned system.
- Mr. Nicholson asked about the proximity between exhausted air and intake air. Mr. Oldeman said that the units are designed so that exhausted air does not get pulled back in. Mr. Nicholson asked whether the proximity of units could cause an issue. Mr. Oldeman said that in the area of the new loading dock, the units are closer, but they should be OK.
- Mr. Creel asked about the likelihood that the COVID virus could get into a rooftop unit. They are high off the ground, so would the UV or Ionization units be useful? Mr. Oldeman said that the virus is so small, that the concern is that it hangs in the air for a long time and could be reintroduced. He said that the science should be explored more before committing additional funds.
- *[Mr. Lang entered the meeting.]*
- Mr. Creel noted that he is going to have to present a budget that shows the energy consumption of the renovated Brooks but without the benefit of the PVs.
 - Could there be a new model? Mr. Oldeman said that they can do that.
- Mr. Perlmutter said that he thinks parents might wonder why we wouldn't upgrade to a MERV 15 filter. Mr. Oldeman said that they can determine the cost differential. He noted that the higher filters have a larger pressure drop, which could impact airflow.
- Peter Sugar wondered if Mr. Oldeman could prioritize the list in terms of what he thinks is effective. What are the costs, and would they be considered part of our COVID costs? Mr. Oldeman said that he can look into the capital costs and the implications for operating costs. He thinks that we should probably do the operational recommendations. Joel Seely, SMMA, noted that the COVID contingency is not for additional scope of work.
 - Mr. Marks said that DESE has asked him to help advise on HVAC recommendations. He recommends that we hold off on this discussion until the spring.
 - Becky McFall noted that the Hanscom Schools have MERV 14 filters, and that consistency between the two campuses is helpful.
 - Mr. Nicholson asked if there are studies that show how the filter upgrades can help. Should this discussion move to the MEP/OPR group for them to discuss and bring recommendations to the SBC? Mr. Creel indicated his agreement with this idea. The district has taken some actions. Michael Haines said that the current focus has been on upgrading the old systems. Mr. Haines supported the idea of bringing it to the MEP/OPR group.
- Tim Christenfeld asked if the filters are interchangeable. Mr. Oldeman said that they come in different depths and are interchangeable if they are the same depth. The units come with MERV 13.
 - Mr. Seeley said that we need to make sure we don't downplay the pressure drop implications. Need to understand how much flexibility the units can handle and how that impacts energy usage.
- Mr. Perlmutter asked why we cannot install MERV 14 filters in the Lincoln School this year. Mr. Haines said that the old units cannot handle MERV 14.

Public Participation: none

Outreach Update:

- Ms. Bodnar said that Outreach will meet tomorrow. She thanked Consigli and Daedalus for providing photos.

- Fundraising – Jennifer Glass noted that at the last meeting a question had come up about whether SBC Outreach could publish a graphic showing the amount of funds raised for the Tree Fund. She reported that after consulting with Town Counsel and Tim Higgins, Town Administrator, Outreach can show the updated graphic, but can't ask for funds.

OPR/MEP/GEC Incentive Working Group Update: There will be a meeting in the next week or so to discuss items from the Commissioning Agent.

- Ms. Glass asked Mr. Haines if he had gotten any news about the MVP (Municipal Vulnerability Plant) grant for which he applied. The grant awards have not yet been announced.

Approve Minutes from July 15th Meeting:

- **MOVED:** Mr. Sugar moved the minutes of July 15th as presented. Mr. Nicholson seconded the motion.
- The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, Aye; J. Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; Lang, concur.

Discussion of other Topics

- **Fundraising Update:** Ms. Bodnar reported that a resident has stepped forward to enthusiastically fund the concrete and the three benches for the Courtyard! She thanked Consigli and SMMA for their assistance with images and pricing.
 - **MOTION:** Ms. Glass moved to recommend that the School Committee accept an anonymous gift to fund the concrete courtyard and 3 benches outside of the Learning Commons. Ms. Bodnar seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Beenhouwer, concur; A. Glass, concur; Lang, concur.
- September 16th is the next SBC meeting.

Adjournment

- **MOTION:** Ms. Mitchell moved to adjourn. Mr. Christenfeld 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. The meeting adjourned at 8:39pm

Minutes respectfully submitted by Jennifer Glass