

School Building Committee
Wednesday, September 16, 2020; 7:00 p.m.
***Virtual Meeting Pursuant to Governor Baker's March 12, 2020**
Order Suspending Certain Provisions of the Open Meeting Law
<https://zoom.us/j/98800242598?pwd=NEVHZEhDWC83cGU1QIBxWUE1WkIDQT09>

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; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Richard Marks, Daedalus; Steve Banak, Consigli.

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

Also Present: 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, noted that they've moved the fences and taken over the Brooks parking lot. They are now set up for the start of school.

- Outside of the fence, they are still working on installation of electrical and telecom services. They will continue to work with Eversource.
- Inside the fence:
 - Bell tower has been removed
 - New foundation walls
 - Temporary kitchen is complete and in use
 - Underground rough-in for new kitchen is in progress
 - New steel for bracing is being installed
 - Electrical rough-in work is being done; new room in H building
 - Installed the "rammed aggregate piers" that stabilize the soil for the foundation of H building (Reed)
- Steven Perlmutter asked about the windows and doors that are being installed. Will the windows be operable? Mr. Banak said they will be. Will the exterior doors be retained in the classrooms? Jenn Soucy, SMMA, said that most of the existing doors remain.
- Mr. Perlmutter asked whether there will be a dropped ceiling in Brooks that will cover the wood ceiling and the piping. Yes, in the hallway there will be a dropped ceiling. He asked about the new ceiling height. Ms. Soucy said that the height in some corridors the height will be 7'8". In a couple of places it may be 7'6".

OPM Update: Richard Marks provided a schedule overview.

- There have been a couple of roadblocks:
 - Eversource disconnection of the service near building H; some time has been made up from that delay.
 - Asbestos caulking between panels in H building. Just got the go-ahead from DEP for removal. Abatement will cost about \$68K extra.
 - Cash flow is about on schedule.
 - They will continue to find ways to make up the time.
- They are accounting for separate funding from private sources in the Guaranteed Maximum Price (GMP).
 - Mr. Creel has found some additional funding to cover the water connection to the pool.

- There is a new challenging item: The back-up block behind the exterior brick had voids and missing chunks that need to be fixed before the air vapor barrier can be installed. After considering many options, they decided on troweling on a substrate so that there is a smooth surface. The cost is about \$120K.
- Contingency is in decent shape; running in pace with the job. Expenditures should slow down once demolition is complete.
- Change Order #6: \$191,506.
 - Includes the donation of the courtyard and benches
 - Pool connection will be paid by town
 - \$31K for exterior walls that needed to be rebuilt.
 - Building E masonry work; manufacturer's rep came out to ensure the substrate would work.
- Kim Bodnar asked for clarification about the line item for the courtyard and benches. Mr. Marks will confirm.
- Mr. Marks said that there are very few substantial COVID costs. One contractor requested \$5.8K for PPE, which was approved. No other substantive requests.
- Craig Nicholson asked if there have been any materials delays. Mr. Marks said there have not been. Steel and other products have been coming from Canada with no delays. Mr. Banak also reported nothing significant. Windows and curtain walls have a longer lead time due to net zero requirements, but that is as expected.
- MOTION: Peter Sugar moved to approve Change Order #6 not to exceed \$191,506. Mr. Creel seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, 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: none

Donations Update: Ms. Bodnar announced that the eastern courtyard has been funded by the donors. She reiterated that gratitude of the SBC. There is another anonymous family that has donated \$10K for the Tree Fund and there are other folks who have indicated interest in donating, as well.

- MOTION: Ms. Bodnar moved to recommend that the School Committee accept the gift of \$10K. It was seconded by Tara Mitchell and approved unanimously by roll call vote: Bodnar, aye; Christenfeld, 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. Bodnar raised the idea of approaching the Community Preservation Committee (CPC) to apply for CPA funds to bring the playgrounds back to their original plan.

- The SBC will walk through the request with the Parks & Recreation Department on Monday; asking them to support the application and indicate willingness to maintain the playgrounds.
- The School Committee will be the formal sponsor of the request.
- Monday's presentation is the first step to show the CPC what we are requesting. It is about \$168K, including escalation.

Outreach Update: Ms. Bodnar reported that Outreach will meet tomorrow morning at 11:30am via Zoom. She thanked Mr. Marks for the photos and drone video.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel reported that there was a meeting on August 27th:

- They spoke with the Commission Agent about policies and procedures and to understand what the CA considers important.
- They had a conversation with SMMA and Consigli to review the COVID-related recommendations. Mr. Creel said it was a helpful conversation and details will continue to be discussed.

Approve Minutes from August 12th Meeting:

- MOTION: Bodnar, aye; Christenfeld, 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.

Discussion of other Topics: none

Adjournment: MOTION: Ms. Mitchell moved to adjourn. Mr. Sugar seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, 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. The meeting adjourned at 7:51pm.