

**Lincoln Public Schools  
Lincoln, Massachusetts**  
AGENDA FOR THE SCHOOL BUILDING COMMITTEE MEETING OF  
**Wednesday, October 14, 2020**  
**7:00 p.m.**

<https://zoom.us/j/98800242598?pwd=NEVHZEhDWC83cGU1QIBxWUE1WkIDQT09>

Meeting ID: 988 0024 2598

**\*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; Ian Spencer, liaison, Public Safety; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Richard Marks, Daedalus; Amanda Sawyer, Daedalus; Steve Banak, Consigli.

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

**Also Present:** Jim Cunningham

**Welcome and Opening Comments:** Chris Fasciano welcomed everyone and confirmed those present at 7:00pm. He noted that the SBC is meeting virtually as per Governor Baker's March 12, 2020 order. The meeting is being recorded and broadcast.

**Construction Update:** Amanda Sawyer, Daedalus, screen-shared slides and Steve Bankak, Consigli, provided a construction update that included the following highlights:

- Area D: They have finished the underground work including new slabs, have started on interior wall framing, and continued to do overhead MEP work.
- Area E: Installing the new steel structure for the expanded classroom space on the south side of the building.
- Area F: Setting up the scaffolding for the interior work on the Auditorium; new HVAC and a sprinkler system will be installed and the "clouds" refurbished and reinstalled.
- Area H: They are constructing the connector between the Auditorium and Reed; footings have been placed for the connector.
- They are installing roof insulation — over 10" of insulation is being added; installing air vapor barriers. The sloped roofs should be reshingled within 3 weeks and then they will begin work on the flat roofs.
- New dog house areas on the roof are being installed to house HVAC equipment.

**OPM Update:**

- Richard Marks, Daedalus, said they anticipate staying on schedule despite some of the challenges discussed previously; Consigli believes they can make up the time.
- Some additional structural reinforcement is required on the roof of Area D.
- Ms. Sawyer reported that they continue to track the budget and change orders. The construction budget number changes as change orders are approved. Current construction budget is \$79,464,054.
- They are continuing to keep a close eye on contingencies.
  - Craig Nicholson asked if items move from the contingency line to the construction line. Ms. Sawyer said that is how it works.
  - Buck Creel suggested that contingency be presented differently in order to make it easier to understand where we started with contingency and where we currently stand. Ms. Sawyer will work with Mr. Creel on a clearer presentation. Perhaps a column that shows the original contingency budget.

- Mr. Nicholson also suggested that perhaps the items that have been added with gifts be broken out for more clarity. Ms. Sawyer said they are keeping track of the specific items that fall into “buckets” of donated funds. Mr. Creel suggested that the presentation will continue to evolve.
- Steven Perlmutter asked for confirmation that the \$4M+ shown in the contingency is what remains. Mr. Marks said it is, and suggested adding a slide that shows contingency draw-down both in terms of dollars and burn rate. Mr. Perlmutter asked that it also include Consigli’s contingency.
- The CM contingency is still at ~\$1.3M; originally \$1.7M. Mr. Banak indicated that they are comfortable with the amount of contingency. Mr. Creel noted that the CM contingency covers bidding contingencies, and most of the bids are finalized, so we are in reasonable shape.
- Change Order #7 for \$182,391 is being requested for approval this evening. Some items in the CO include:
  - Locker room shower redesign and needed plumbing.
  - Additional millwork that needed to be added after reconciling what was changed during the VE process.
  - There were some pipes that still contained oil that needed to be remediated.
  - Structural reinforcing; additional steel required in building D.
  - Additional requirements for the temporary kitchen as requested by the Board of Health
  - Upsize the steel columns in H building.
    - Kim Bodnar asked Mr. Marks if they are predicting any additional large items. Mr. Marks said they are expecting additional costs for parging the subwalls (adding a mortar layer) behind the brick facing. This is a labor-intensive process. This will be another \$80K or so. Also, the structural changes in the D building will probably cost up to \$50K.
    - Ms. Bodnar asked if this will widen the gap in actual cost vs. projected cost. Mr. Marks said that there are always change orders when working underground and when doing demolition. We are now through those phases, so the pace of change order requests should slow down. Phase 2 will probably have similar issues. Mr. Marks said that overall he thinks we are OK.
    - Mr. Creel noted that we are cleaning up some issues that were not resolved properly in prior projects, for example the oil pipes that were not removed when the school switched over to natural gas. He said that the changes order we have approved do not represent an unusual amount of change.
- MOTION: Mr. Nicholson moved to approve Change Order #7 for \$182,391. 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; Spencer, concur.
- Ms. Sawyer showed a slide that illustrated the burn rate and status of Consigli’s costs.

**Public Participation:** none

**Donations Update:**

- Ms. Bodnar reported that she, Becky McFall, and Tara Mitchell made a presentation to the Parks & Recreation Committee (PRC) asking PRC to support our application to the Community Preservation Committee (CPC) to reinstate the playgrounds as originally designed. She said that PRC voted unanimously to support taking the request to the CPC. The School Committee then voted to submit the application to the CPC. We will be invited to meet with the CPC later this fall, and will then submit the final request. Ms. Bodnar expressed gratitude to PRC for their enthusiastic support. Ms. Bodnar asked Consigli for final confirmation of numbers before completing the final application.
- Class of 2020 Tree Fund: Ms. Bodnar reported that the fund remains the same. \$30,500 have been raised to date. A total of \$49K is needed by the Fall of 2021 to completely reinstate the tree plantings as designed.
- Ms. Bodnar reported that the Friends of the Lincoln School Project, the group which had been formed to advocate for the approval of the building project, has been working on raising funds to reinstate the bike paths. The Friends applied for a grant from the Codman Trust, and the Trust generously approved \$28K to fully fund the bike path that connects to the pool and the middle school. It will be installed in

the Summer of 2021. In addition, the Friends are working on raising funds for the path at the elementary end of the school. So far they have raised over \$28K of the ~\$37K needed! The deadline has been extended to December 2021 to give us time to raise the additional funding. Ms. Bodnar thanked Consigli for their flexibility on the deadline. Ms. Bodnar noted that Lincoln resident, Ginger Reiner is heading up this effort.

- MOTION: Ms. Mitchell moved that the SBC ask the School Committee to accept the grant from the Codman Trust to fund the bike path. Mr. Nicholson 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; Spencer, concur.

**Outreach Update:** Outreach meets tomorrow at 11:30am. Jennifer Glass noted that there will be a virtual State of the Town before the next SBC meeting, and that Mr. Fasciano will give the town a high-level overview of the status of the project. If SBC members have ideas about what they think residents would like to know, please contact Mr. Fasciano or the Outreach team.

**OPR/MEP/GEC Incentive Working Group Update:** Mr. Creel said there is no update from the group at this time. Ed Lang noted that he did look through the suggested changes to the Owner's Project Requirements document, and he is happy to report that there are no changes that need immediate action or attention.

**Approve Minutes from September 16<sup>th</sup> Meeting:**

Ms. Glass reported that one spelling error was found, otherwise no substantive changes.

- MOTION: Michael Haines moved to approve the minutes as amended. Tim Christenfeld 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; A. Glass, concur; Lang, concur; Spencer, concur.

**Discussion of other Topics:** Next meeting is on Tuesday, November 24<sup>th</sup> at 7:00pm. The date was changed so as not to conflict with the State of the Town.

**Adjournment:**

- MOTION: Mr. Christenfel moved to adjourn. Mr. Haines 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; A. Glass, concur; Lang, concur; Spencer, concur. The meeting was adjourned at 7:57pm.

Minutes respectfully submitted by Jennifer Glass