

Lincoln Public Schools
Lincoln, Massachusetts
AGENDA FOR THE SCHOOL BUILDING COMMITTEE MEETING OF
Wednesday, November 24, 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; 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; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Jim Cunningham; Andy Payne.

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. He thanked people for rearranging their schedules so that the meeting did not coincide with last week's State of the Town meeting.

Construction Update: Steve Banak, Consigli, said that progress continues to be good both on the interior and exterior of the building. Highlights include:

- New freezers and coolers have been installed. The exhaust hoods will be installed in December.
- MEPs (mechanical, electrical, plumbing) are being installed in building D. Systems have been inspected and signed off on; sheetrocking is beginning.
- Building E: Slabs have been placed; structural steel is in place and existing wood beams have been tied in to the new steel structure. Wall framing is underway. The electrical system is being run and the electricians are working to tie them in at the new electrical room.
- The staging in the auditorium is constructed; the "clouds" have been removed so that MEP work can happen. Duct work and sprinklers are being installed.
- H Building: New window openings have been installed on the north and south elevations. The new exterior wall system is underway. The vapor barrier will be next.
- Insulation and then brick will be added to all the exterior walls on all sections of the building; this is a unique system that will allow the building to be net zero.
- Roofs are proceeding with insulation. The new roof shingles will be installed soon.
- The exterior auditorium walls are being prepared for new vapor barriers, insulation and cladding. Walls have been reinforced with parging.
- The new connector between the Auditorium and the Gym is framed out. Underground utilities are being installed.

OPM Update: Amanda Sawyer, Daedalus, said that the schedule and milestones remain on target for the June 2021 completion of phase 1.

- Richard Marks, Daedalus, said that they have set a number of mini-milestones that they are working to hit. Drywall completion will be a big milestone.
- The OPM report shows that there is \$3.9M left in the Owner's contingencies (construction contingency plus soft costs contingency).

- Soft costs contingency is at \$355,515; original was \$400,000. Some of this was to remove soil that was tainted with arsenic.
 - Steven Perlmutter said he thought that the way the contingencies is reported is still confusing – it would be helpful to have sub-bullets that show how much has been approved through change orders.
 - Mr. Marks noted that we have both added and subtracted from the contingency due to the gifts that have been given to the project. He said that the format of the report is a work in progress.
 - Tim Christenfeld spoke up to support Steve’s comments for making the high-level summary clearer. Mr. Marks agreed that there is a way to make this story clearer.
- The total funding slide shows town appropriations plus donations.
- There is a proposed Change Order (CO) for \$230,423. Mr. Marks and Jennifer Soucy, SMMA, reviewed the line items that make up the CO #8.
 - Accepts the gifts for custom millwork, bike path and concrete walkway to the west of the Learning Commons
 - Dry-wall openings
 - Asbestos abatement
 - Reinforcing the high walls of the Auditorium; this is parging work is labor-intensive but very successful in creating a smooth surface.
 - Lecture Hall duct rerouting; unable to reuse existing duct work in this section.
 - Structural revisions
 - Cat 6A wiring at the Wireless Access Points (WAPs)
 - \$27K in credits for a couple of items
 - Mr. Christenfeld asked if there has been communication with Sun Power regarding changes to the roof on building D. Ms. Soucy said there has been and they are hoping that the work now will help inform the work in phase 2.
 - Mr. Creel asked if the asbestos abatement is now complete. Mr. Marks said there will be a “true-up” that may result in some credits. He also asked Ms. Soucy about the WAPs line. She said that they found this omission while working on the shop drawings.
 - Kim Bodnar asked if there is a target level of contingency as we enter phase 2. Mr. Marks said that ideally it would be nice to have about 60% left as we enter phase 2; this would perhaps allow us to add items back in at the end. Mr. Creel expressed that as we go through the winter it will worth thinking about starting an intensive study for the demolition in phase 2 and what problems might be encountered. Mr. Marks agreed.
- About 25% of the Construction Manager’s contingency has been spent. The project is about 25% complete.
- MOTION: Mr. Creel moved to approve Change Order #8 for \$230,423 as presented. Mr. 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; Beenhouwer, concur; A. Glass, concur; Lang, concur.
- Mr. Marks showed the graph that compares the actual spend rate versus the projected cost. Those two lines are now in line; previously the spend rate was a little higher. Mr. Banak noted that the masonry, drywall and MEP work mean that we are about half-way through the expenditures of phase 1.
 - Mr. Perlmutter asked whether the COVID costs might go up with the cold weather. Mr. Banak said that they have brought in more hand-washing stations, are monitoring mask usage, and other steps. He does not see this as having significant cost impacts.
 - Craig Nicholson asked if the projected costs account for some of the items that have been added back in. Mr. Banak said that the projected costs line was determined at the beginning of the job and is not changed unless there is a significant change. Currently there aren’t items that will impede the project’s critical path.
 - Gina Halsted said that the Finance Committee is putting together the FY22 budget and wondering if there are items that might impact that budget. Mr. Marks said no, except that it might be worth looking at FF&E and when it needs to be funded.
 - Andrew Payne, Finance Committee, asked Mr. Marks to quantify the FF&E amount. Mr. Fasciano said that there is a balance of \$756K of FF&E that was cut from the budget.

Public Participation: none

Donations Update: Ms. Bodnar reported that both bike paths have been fully funded! The Friends of the Lincoln School project raised funds from more than 60 donors to pay for the bike path to the Primary School. This will complement the funds donated by the Codman Trust for the bike path to the Middle School. The SC will be going to the CPC on December 10th. Ms. Glass shared the image I of the proposed playgrounds.

- **MOTION:** Tara Mitchell moved to ask the School Committee to accept funds raised by the Friends of the Lincoln School Project for the Smith Bike B \$36 . Mr. 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; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Outreach Update: Ms. Bodnar reported that Outreach meets as 9:00am tomorrow morning via Zoom.

OPR/MEP/GEC Incentive Working Group Update: Mr. Creel said there is nothing new to report.

- Mr. Perlmutter asked if there is anything new regarding the level of MERV filter we will be using. Michael Haines said that Andy Oldeman has said they've settled on MERV 14. Mr. Christenfeld noted that 14 is what is recommended by the state for COVID protection. Mr. Perlmutter recalled that we needed to see if the airflow of the system would support MERV 14. It will. MERV 14 is used at Hanscom.

Approve Minutes: Peter Sugar moved to approve the minutes of October 14, 2020. 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.

Discussion of other Topics: Mr. Banak said that they found a number of items that had been flown up into the Auditorium clouds. They collected a few of them and Ms. Bodnar is thinking about how to display them in the future.

Adjournment: Mr. Christenfeld moved to adjourn at 8:21pm. 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; Beenhouwer, concur; Lang, concur.

Minutes respectfully submitted by Jennifer Glass