

School Building Committee
Wednesday, December 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
Meeting ID: 988 0024 2598
Password: SBC

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; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Committee; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Jennifer Soucy, SMMA; Richard Marks, Daedalus; Amanda Sawyer, Daedalus; Steve Banak, Consigli; Matt Guimond, Consigli.

Absent: Steven Perlmutter; Chris Dugan, liaison Conservation Commission; Dan Pereira, liaison, Parks and Recreation; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board; Joel Seeley, SMMA.

Also Present: Jim Cunningham; Rob Ford; Carolyn Weaver.

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, shared slides. Steve Banak, Consigli, reported that there has been an increase in positive COVID cases among the construction workers. There have been 6 or 7 cases recently. The drywall crew was hit hard, and one project engineer tested positive. They have done contact tracing, have built hand-washing stations on the site, are reinforcing 100% mask use, and have brought in a cleaning sub-contractor to sanitize. In addition, they have changed the settings on the temporary heating system so that they are pumping in 100% outside air.

Construction progress:

- Ground-face block is being installed on the D building. The masonry is a big project milestone.
- They will work on roofing on D & E next week. The blocking work is being done.
- On the interior, they have started sheet rocking and priming the walls in buildings D & E.
- Starting to install mechanical units for classroom clusters.
- Steel framing is going up to support the operable partitions and in the new sections. Now the electricians are doing rough-in work and they should be able to begin the sheetrock in a couple of weeks.
- Working on piping in the new connection to Reed. Exterior walls are framed.
- Reinforcing the masonry on the Reed Gym.
- Matt Guimond, Consigli, said that the project is on schedule and there are 4 days of "float" in the schedule. June 18th is the current target for the completion of phase 1.
- They are planning for the upcoming storm and for quick snow removal. The weather is always a risk factor.
- The façade work is proceeding well; should be finished by the end of January.
- The interior, including MEPs, will continue in alphabetical order through the sections of the building; D to H. Finishes will begin in February.
- May and June will be "punch list" work and testing to get ready for inspections. The Certificate of Occupancy would be issued in June.
 - Mr. Fasciano asked if construction workers fall into the "general population" category for vaccinations. Mr. Banak said that they do not have priority, as far as he knows.
 - Kim Bodnar asked if there are any supply chain issues. Mr. Guimond said that they have not had any issues. They are tracking the glass to make sure it arrives on time.
 - Craig Nicholson asked whether the heaters are monitored in the case of a power outage. Mr. Guimond said that those systems are tied into generators. They are pumping in a lot of heat. The exterior insulation is being put on in conjunction with the masonry. There is a fire alarm system.

OPM Update

- Richard Marks, Daedalus, said that they have continued to work on the budget report to increase clarity.
- The current budget is \$95.65M including the private gifts and the June 2020 town meeting appropriation.
- The Town has spent 17% of construction contingency (\$696K) and has spent 11% of soft costs contingency.
 - Change Order #9 being considered this evening: \$178,031.
 - With potential future changes, looking at about 30% expenditure of contingencies. This is a bit of a faster burn rate than the team would like to see and they are keeping a close eye.
 - Almost \$500K from the Construction Manager's contingency has been spent.
- Mr. Fasciano asked about the kinds of expenditures that might come out of the soft costs contingency. Mr. Marks said that it would be used for items such as furniture design needs, small design changes, or issues such as the arsenic that was found.
- Mr. Nicholson asked about the winter conditions and whether those are built into the budget. Mr. Marks said there are allowances built into the budget and those remain on track.
- Mr. Christenfeld asked if the budget is split roughly between the two phases. Mr. Marks said that it is. Mr. Marks noted that contingency is more likely to be spent at the beginning and the end of the project.
- Mr. Christenfeld asked about the oversight of the steps needed to ensure that we meet our Net Zero goals. Mr. Marks said that there have been multiple levels of inspection of the vapor barrier. He noted that there had been some spots of poor adhesion of the barrier to the masonry. There are a few areas where the barrier will need to be reapplied. Overall, the subcontractor has been very good. They are making sure it is all done well.
- Ms. Bodnar asked about the possible use of contingencies. She wondered what percentage of requests are being approved. How do we tighten this? Mr. Marks said that they have a number of ways to mitigate changes:
 - Don't add to the scope; no "nice to haves."
 - Work with sub contractors to ensure they understand what is in the base contract.
 - Daedalus, Consigli and SMMA review any proposed use of contingencies.
 - Some changes are due to items that were unknown, e.g. additional asbestos that needs mitigation.
- Jennifer Soucy, SMMA, outlined major items in the Change Order:
 - HVAC controls for LEV Kits: This is the interface between the heat pumps and the control system. There are more connection points needed. Through negotiations they were able to reduce this line by 20%; ~\$35K:
 - Kitchen revisions; ~\$15K
 - Asbestos abatement on the Reed Gym exterior due to the caulking that was in the seams of the precast panels; ~\$61K
 - Building F bathroom slab needed to be replaced to provide an adequately thick slab; ~\$20K.
 - New dry wall to replace damaged dry wall behind areas with existing acoustical panels; ~\$10K.
 - Peter Sugar said that he is wondering whether any value engineering will be needed in order to preserve the budget. He urged the design team to look for areas of savings. Ms. Soucy said that they are continuously looking for possible credits and paying attention to scope.
- MOTION: Mr. Sugar moved to approve Change Order #9 for \$178,031 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; Sugar, aye; Fasciano, aye; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.
- Mr. Marks showed the updated graph of actual costs vs. projected costs.
- Mr. Christenfeld wanted to underscore Mr. Sugar's point and suggested that we look ahead to what we might have to do to reduce scope and cost.
- Gina Halsted noted that the Finance Committee is working on the FY22 budget. We have FF&E that was removed from the budget. Will there be a request for FF&E funding in FY22? Mr. Fasciano deferred this to the donations update.
- Mr. Creel noted that there are some other areas of the budget that could be examined for savings.

Public Participation: none

Donations Update:

FF&E: Mr. Fasciano said that he knows the admin team has been discussing FF&E and turned the discussion over to Superintendent Becky McFall. Dr. McFall said that they first took a look at what's been built into the budget as essential. What they have not yet done is a needs assessment to prioritize replacements. After an assessment, they would then need to get quotes to get a good sense of what a budget ask might be. This will have to happen within the context of the Town Meeting timeline. Jennifer Glass reported that on December 14th the Board of Selectmen voted to move the Annual Town Meeting from March 29, 2021 to May 15, 2021. The question of whether the town election will be moved has yet to be decided. Ms. Halsted noted that the Finance Committee is trying to understand all the possible asks. Buck Creel noted that furniture has a lead time and they have been urged to place orders.

Mr. Fasciano wondered if we have enough current knowledge to develop a ballpark figure for phase 1 and phase 2 FF&E. In January the SBC can discuss what to provide to FinCom. FinCom is meeting on January 14th. Rob Ford said that they will need to take a more granular look at furniture needs than they did in the value engineering process. Dr. McFall said that they will do their best to look at the existing furniture in K-4.

Dr. McFall asked Ms. Soucy for more granularity on how the original FF&E budget was developed. Ms. Soucy said that they can discuss this at tomorrow's construction meeting. Mr. Christenfeld suggested that we could also take the approach of deciding on a reasonable "ask" and then doing the needs assessment later.

Ms. Bodnar reported that the School Committee and SBC went to the Community Preservation Committee for the reinstatement of the playground as designed. She noted that the CPC seemed receptive, however there are more requests than CPC funds available. Ms. Bodnar noted that preparation for this meeting required a big effort and that we got a lot of help from SMMA, the playground consultant, Consigli, Parks & Recreation, Dr. McFall, Ms. Mitchell, Michael Haines, and Ms. Glass. Ms. Glass thanked the playground designer for focusing on capacity of current and enhanced playgrounds, noting that the Commons playground that is currently in the budget has a smaller capacity than the Green Playground it is replacing.

Ms. Bodnar reported that there was a bit of excess money raised for the bike path project. These funds will go to FF&E as was explained to donors.

Outreach Update: Ms. Bodnar reported that the Outreach committee will meet via Zoom at 9:30am tomorrow, December 17th.

OPR Working Group Update: Mr. Creel and Ms. Glass noted that the Board of Selectmen had approved Eversource's application to do the work necessary to connect the school to the grid.

Minutes from November 24th Meeting: Ms. Glass reported a minor revision. MOTION: Mr. Creel made a motion to accept the minutes as revised. Ms. Mitchell seconded the motion, and the minutes were 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; Sugar, aye; Fasciano, aye; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Discussion of other Topics: none

Adjournment: Mr. Sugar moved to adjourn at 8:23pm. 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; Sugar, aye; Fasciano, aye; Adams, aye; Beenhouwer, concur; Lang, concur.

Minutes respectfully submitted by Jennifer Glass