

School Building Committee
Wednesday, February 10, 2021, 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; Steven Perlmutter; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Committee; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Jennifer Soucy, SMMA; Amanda Sawyer, Daedalus; Steve Banak, Consigli; Christopher Kavanaugh, Consigli.

Absent: Dan Pereira, liaison, Parks and Recreation; Gary Taylor, liaison, Planning Board.

Also Present: Jim Cunningham; Rob Ford; Roy Harvey; Diana Jong

Welcome and Opening Comments: Chris Fasciano welcomed everyone and confirmed those present by rollcall at 7:02pm. He noted that the School Building Committee (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 the slide presentation. Christopher Kavanaugh, Consigli, provided the construction update:

- The ceiling grid is being installed in the Dining Commons
- Tile mock-ups have been completed in preparation for tiling the Dining Commons and bathrooms.
- Overhead mechanical, plumbing, and electrical (MEP) rough-ins are in place in the E building; ceiling tiles will follow.
- Locker bases have been installed in building E; walls primed.
- Building F ceiling steel and MEP rough-in being completed; wall framing going in.
- Building G wall framing and MEP rough-in in progress
- The south façade of Building G is complete.
- New slab was poured in the building H addition that connects the Auditorium and Reed Gym; masonry walls being built.
- The new emergency generator was installed on the north side of the building near the loading dock.
 - Craig Nicholson asked about the material being used to anchor the conduit in Building F. Mr. Kavanaugh said that it is an existing laminated beam.
 - Buck Creel highlighted the creative engineering that was needed to get the large beams into the stage area in the auditorium. Mr. Kavanaugh said they cut slots in the existing roof to install the beams and then re-closed the openings. Mr. Creel wanted to make note of some of the amazing work Consigli is doing on the project.
- Mr. Kavanaugh reported that the Building E roof has been completed, and next they will work on the flat parts of D and H.
- The exterior masonry is progressing around the building.
- Interiors are progressing from buildings D through H. All structural work is complete.
- They are pouring the condenser pads.
- Ms. Sawyer said that the completion date is on track and she gave Consigli credit for their creativity and for keeping everything on target.
 - Tim Christenfeld asked about Eversource's permanent power installation. Mr. Creel said that they got Verizon to install 4 of the 6 needed poles. Eversource will install as soon as Verizon is complete.
 - Mr. Christenfeld asked if all the building inspections are happening in a timely manner. Mr. Kavanaugh said that they have been done as needed.

Owner's Project Manager Update: Ms. Sawyer provided a budget overview:

- The construction budget shows a slight increase due to the addition of the private funds donated for the bike paths.

- Change order #10 was added to the construction budget which decreases the owner's contingency.
- There were no changes to the construction manager's contingency.
 - Steven Perlmutter asked about the architecture and design line item. He noted that on the bottom of page 16, there is a single asterix and on page 14 there are two sets of asterisk, which is confusing. Ms. Sawyer said that change orders 1 and 2 happened prior to the finalization of the GMP, so they were taken out of the original contingency. Mr. Perlmutter wondered if the same asterisk system should be on page 16. Ms. Sawyer said that page 14 is meant to provide a global overview of how the numbers were derived. She wanted to capture the history. Mr. Perlmutter commented that the notations are somewhat confusing and might be difficult for the public to understand. Ms. Sawyer said she would be happy to review for clarity.
- The key issues continue to be managing change requests and contingency expenditures. The construction and OPM team monitors these closely and there is a lot of discussion and negotiation about each item.
- COVID cases seem to be slowing down.
- Mock-up window testing was conducted, and additional testing will need to take place to ensure materials performance. One of the window tests failed, and it was good to catch that before actual installation. It passed the air pressure test, but not the water pressure test. Consigli is working with the manufacturer to discuss a plan. Mr. Kavanaugh said that this is exactly why they have a mock-up. There will be an ongoing testing process, and this is not unusual.
- *Richard Marks and Roy Harvey joined the meeting at approximately 7:35pm.*
- The team met with SunPower for a coordination meeting. There will be another one this week to ensure communication and coordination regarding the installation of the PV panels.
- Ms. Sawyer said that tonight the Committee will consider recommended Change Order (CO) #11 for \$279,040. If approved, the owner's contingency would be reduced by \$242,114, which is slightly lower than the total amount due to the donation of private funds for the Primary School bike path. Potential future COs total about \$1.7M.
 - Mr. Nicholson asked if the Commissioning Agent was on hand for the window testing. He wondered how we ensure the sealants are done properly on the building, noting that the mock-up was a "clean" installation. What are the guarantees that the installation will be done correctly? Richard Marks said that the field installation can be watched carefully, and that the factory error was more surprising. He said that they will conduct random tests to ensure that the quality is consistent. The re-manufacture and installation will be paid for by the manufacturer.
 - Mr. Creel asked if the standards we included are more stringent than usual. Mr. Marks said they are.
 - Kim Bodnar asked about the cost of potential change orders. Ms. Sawyer said that there has been a lot of conversation about this. She believes we are at the point in Phase 1 where the changes should level off. Mr. Marks noted that this was a difficult month and that these are changes that are necessary, not because of "want to haves." The change orders are all about the "bones and the guts" of the building.
 - Ms. Bodnar asked if they categorize the types of items included in change orders. Mr. Marks said they will provide that analysis for the next meeting, and that the vast majority are related to existing conditions. Ms. Bodnar asked if any of these were predictable before construction began. Mr. Marks said that the fact that the asbestos in the exterior of building H wasn't identified beforehand bothers him a bit, but there was a reasonable explanation.
 - Mr. Perlmutter underscored the importance of managing the contingency. He wondered what makes this project so unique? Mr. Marks said that the conditions and ages of the many parts of the building make it unusual. For example, parging the exterior has cost a lot, and was a hidden condition.
 - Mr. Perlmutter noted that it might be useful to show the original contingency request amount as compared to what we are asked to approve. This would provide transparency. Mr. Marks said that Mr. Kavanaugh is an aggressive "red-liner" and that by the time an item goes for review by the SBC, it has been through several iterations.
- Jennifer Soucy, SMMA, reviewed main components of Change Order #11:
 - Add structural bracing and firestopping to a wall that needed replacement.
 - Re-route the water piping to allow for additional room for MEPs above the ceiling.

- Drywall replacement in building E. It should be noted for the future that the other buildings have masonry construction.
- Acoustic access panels for the vertical fan coil units to ensure they are quiet.
- Epoxy flooring in the bathrooms, which is better for maintenance. This line item covers both Phase 1 and Phase 2.
- Added blocking for the Phase 1 flat roof; needed to ensure a continuous vapor barrier.
- Re-wiring the house lighting in the Auditorium as the existing wiring did not meet code.
- MOTION: Mr. Creel moved to approve Change Order #11 for \$279,040 as presented. Ms. Glass seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.
- Mr. Kavanaugh noted that the CM contingency is in pretty good shape.
 - Ms. Bodnar noted that the monthly costs are lower in Phase 2. Mr. K. said that it is mostly due to the smaller overall building size and that certain scopes of work are more extensive in phase 1, e.g. major equipment, roofing, air handling, etc.

Review of Meetings with CapCom and FinCom: Rob Ford shared a slide showing the summary of the FF&E request being made to the town, which totals \$530,113. Mr. Ford said there were questions from the committees about the consequences of no request or if the request was split. There were also questions about the conditions of current furniture. He said that the committees were attentive to the needs. Last night CapCom approved \$410,500 for FF&E as part of their guidance budget. FinCom will meet on February 23rd to look at all of the town's funding requests. Gina reported that FinCom will deliberate the guidance and preferred budgets. Ms. Glass noted that the \$110K differential was put in CapCom's preferred budget. Ms. Bodnar said that the discussion about how the furniture advances the educational vision was important.

EV Charging Station Discussion: Mr. Fasciano said that the incentives for EV chargers have changed, and that Roy Harvey is here this evening because the incentives could make the chargers more economical. There's now money from the state for equipment and installation, so it seems worth raising the issue again. If we are interested, what would facilitate their installation?

Mr. Creel said Mr. Harvey had a discussion with the administrative team and then spoke to Ms. Soucy and Mr. Glickman, SMMA. He also spoke with Ms. Sawyer.

Mr. Harvey thanked the SBC for its work and shared a slide deck:

- Vehicles are the largest source of emissions. Massachusetts is hoping to have a million electric vehicles within 10 years.
- For employees, level 2 chargers would be sufficient for them to charge vehicles during the day.
- The incentive programs cover much of the upfront cost.
- The EV Incentive Programs (EVIP) are all available to us. There is a choice between 100% funding and partial funding. If you get 100% funding, the chargers must be available to the public. If you get partial funding, you can limit who can use the chargers.
- Some spaces must be accessible depending on how many we have.
- Eversource has a program that pays for the electrical infrastructure. It takes about 3 months to go through the process. Programs are first come, first serve. The earliest deadline is March 19.
- If we want to act now, we need to decide whether we would ask for 100% or 60% funding.
- We would need to write an RFQ and coordinate trenching and conduit installation with SunPower and Consigli.
 - Ms. Bodnar wondered if we have a full understanding of what it would cost the town. Ms. Sawyer said that the big picture is that for 4 chargers it would be about \$70K for conduit, backfill, etc. Mr. Harvey said that the programs will cover up to \$50K and Eversource would cover the trenching. Mr. Kavanaugh said that their in-house estimator said about \$40K for 4 chargers and about 1200' of conduit and wiring.
 - Ms. Bodnar asked about alternate funding. Mr. Christenfeld said that the only reason we are pursuing this is because Eversource would pay for the trenching costs and MA EVIP would cover 60% or 100% of the equipment and installation. There would be about \$4000 remaining. Maintenance cost is about \$350/station/year.

- Mr. Creel asked about the cost of the electricity. Mr. Christenfeld said the cost would be paid by the customer.
- Mr. Creel also noted that we'd be adding significant electrical use; Mr. Harvey said that the stations can communicate with the building management system to control the flow of electricity.
- Mr. Creel wondered whether it would require additional switch gear? Mr. Christenfeld said that there could be a separate meter. It would be wise to meet with Eversource.
- Mr. Christenfeld said that the state program funding can be used up to 24 months after acceptance into the program.
- Mr. Nicholson confirmed that the state and Eversource programs can be combined. They can.
- Cost: equipment is about \$11K; suggested a request to fund 60% in order to limit access. Eversource and the other program would cover installation. Out of pocket expenses for 40% of the equipment would be about \$4000.
- This could be seen as a perk for school staff or for all residents. If the latter, then who would bear ongoing costs, the district or the town?
- If the committee is interested, the funding for the slow chargers has a rolling deadline. There is a fair amount of work to be done to put together the application.
- Mr. Perlmutter suggested that this may be more of a School Committee discussion and wondered if private fundraising might be a solution for the \$4000. Mr. Christenfeld noted that the reason to discuss it with the SBC was to see if Consigli would do some work to facilitate a future installation. He noted that as long as Eversource is willing to do its own trenching, then it may not be as urgent.
- Mr. Creel said that there is a mismatch with the timing for the middle school parking lot, but it may work out better for the primary school parking lot.
- Ms. Mitchell said she would bring it up with the School Committee, and Mr. Christenfeld and Mr. Harvey will continue to gather information.
- Ms. Glass asked Mr. Creel if installation would be simpler at Hartwell. He said that it might be as Hartwell is already on a separate meter and there are parking spaces near the building that require fewer feet of conduit.
- Mr. Fasciano thanked Mr. Harvey.

Public Participation: none

Donations Update: Ms. Bodnar reported that the Campus Tree Fund is still fundraising and is close to the goal.

Outreach Update: Ms. Bodnar reported that there is an Outreach meeting tomorrow at 3:00pm via Zoom.

OPR Working Group Update: none

Approve Minutes from January 13th Meeting

- MOTION: Mr. Christenfeld moved to approve the January 13th minutes as presented. Mr. Nicholson seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Discussion of other Topics

Adjournment: MOTION: Mr. Christenfeld made a motion to adjourn which was seconded by Ms. Mitchell. The motion was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur. The meeting adjourned at 9:11pm.

Minutes respectfully submitted by Jennifer Glass