

School Building Committee
Wednesday, March 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; Gina Halsted; Becky McFall; Tara Mitchell; Craig Nicholson; Steven Perlmutter; Peter Sugar; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, Daedalus; Tom Gatzunis, Daedalus; Steve Banak, Consigli; Matt Guimond, Consigli; Christopher Kavanaugh, Consigli.

Absent: Sharon Hobbs; Michael Haines; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Committee; Andrew Glass, liaison, Historical Commission; Dan Pereira, liaison, Parks and Recreation; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Jim Cunningham; Rob Ford

Welcome and Opening Comments: Chris Fasciano welcomed everyone and confirmed those present by roll call 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.

Chris Fasciano reported that Richard Marks, Daedalus, has retired, and Tom Gatzunis is replacing him temporarily until Richard's replacement comes on board in April. Jim McGrath will remain on site, and Larry Gill, Project Manager, and Delwyn Williamson, Cost Estimator, will be on board to review change orders. Mr. Fasciano noted that the OPM subcommittee will need to reconvene some time next week to approve the changes.

Construction Update: Amanda Sawyer shared a slide presentation.

- Chris Kavanaugh showed the progress on the Dining Commons ceiling.
- Building E finishes are underway; MEPs have been inspected and the ceiling grid installed.
- Clouds in the Auditorium have been refurbished and are being reinstalled. New operable partition track has been installed. Scaffolding should come down soon.
- Building H masonry walls for the locker rooms have been built.
- New hot water heaters have been moved into place.
- Asphalt shingles are being installed on building D and will then progress eastward.
- Matt Guimond said that last month the weather was a concern, which held up the roofing. The warmer weather this week has helped with the roofing schedule. The critical path is the Auditorium. There is a lot of technology in the ceiling; there were some unforeseen items that slowed the process, and they are about 4 days behind, but expect to pick up speed.
- They will work on finishes starting in D and working through H: flooring, tile installation, ceiling tile installation.
- HVAC installation and duct work on the roofs will be done over the next month.
- Commissioning in May and June.

Questions

- Craig Nicholson asked about the buy out for equipment/materials for phase 2. Mr. Kavanaugh said that many materials are purchased and on site or ready to go. Window contractor took measurements for phase 2.

- Jennifer Glass asked for an update on the windows, given that there had been some issues with the initial testing. Mr. Kavanaugh said that the next round of testing will happen on March 15th. The window manufacturer will deliver next Monday.
 - Kim Bodnar asked when the courtyard outside the commons gets poured. It will be at the end of Phase 2.
 - Ms. Sawyer said that Consigli is working on the transition plan from Phase 1 to Phase 2. It will be a process, not a hard move-in date.

Owner's Project Manager Update: Ms. Sawyer walked through the budget update.

- With Change Order (CO) 12 being considered this evening, the construction budget would be 39% complete.
- Currently we have spent 32% of construction contingency.
- COVID cases are slowing down, but still present; COVID costs to date are about \$81K to cover cleaning protocols.
- Delwyn Williamson has been brought back on board to provide additional oversight of change orders.
- Window mock-up testing has been a collaboration between all parties; hoping to finalize testing this month.
- They are working on solar scope development with SunPower and SMMA.
 - Steven Perlmutter asked for more information about the window installation. He wondered about what happens if the windows that are delivered are defective in some way? Mr. Guimond said that someone from the factory will be on site to address any issues, and he thinks they have made excellent progress on ensuring they will perform as expected. Mr. Perlmutter asked if there could be a situation in which we would need a whole new set? Mr. Guimond said that Consigli would not install any windows that have not been tested and approved. If there was a wide-spread deficiency and windows have not been unpacked or installed, the manufacturer is liable.
 - Ms. Bodnar asked if there is an update on the Eversource connection. Buck Creel said that this afternoon he and Mr. Guimond met with someone from Eversource who will be doing the excavation and installation of the duct bank. They may begin working this Saturday or early next week. They are still waiting for one more power pole that requires coordination between Verizon and Eversource.
- This evening the SBC will consider approving a CO for \$200,726. If approved 37% of contingency will have been expended.
 - Contingency for Phase 1 is estimated to be about \$2M, or 50% of contingency.
 - Currently estimating about \$1.1M in contingency expenditures for Phase 2, which would leave about \$920K. These are estimates, so numbers are likely to change.
 - Ms. Bodnar noted that this slide is the result of the feedback from the SBC and thanked Ms. Sawyer and Mr. Kavanaugh for their work to make the information easier to understand.
 - Ms. Sawyer noted that if all the Construction Manager's contingency is used, then COVID expenses, up to about \$400K, could come out of the Owner's contingency.
 - Tara Mitchell wondered which phase is more complex and more likely to have unexpected costs. Ms. Sawyer said that Phase 1 is more complex because it is mostly renovation and covers more square footage. Mr. Guimond said Phase 1 is the life center for the building because it's where most of the MEP's and technology are located. Mr. Gatzunis said that several the Phase 2 COs have already been accounted for. Mr. Kavanaugh said that in the look-ahead schedule they identified specific work that might need to be done in the parts of the building that are being renovated in Phase 2. The projection also accounts for new items yet to be determined.

- Mr. Creel asked if some of the executed COs include funds for work that will happen in Phase 2. Ms. Sawyer said there are some line items that will be part of Phase 2 work. They are in the “expended” category.
- Mr. Perlmutter thanked Ms. Sawyer for the presentation. He said the numbers made him cautiously optimistic and encouraged continued stringent review of change order requests.
- Ms. Glass asked Superintendent Becky McFall and Mr. Creel if there has been any indication that federal funds might be available to cover COVID costs for a construction project. Dr. McFall said that they have not yet had any indication that funds could be expended in that way. It was noted that there is still about \$1M in the CM contingency.
- Ms. Sawyer showed a chart that categorizes the types of change orders requested: site conditions; unforeseen conditions; design clarifications; owner upgrades.
- Jennifer Soucy reviewed major items that are part of the change order:
 - Reconfiguring soffits
 - Lead paint abatement to connect new steel
 - Building E roof transition framing
 - Site infiltrations redesign due to a better understanding of groundwater level
 - There is a credit for changing floor finishes in the art rooms.
 - Added sheathing to membranes on the Auditorium fins so that the air vapor barrier can be installed properly
 - Ms. Sawyer asked for feedback on the format of this report and SBC members expressed that they found it to be very helpful.
- MOTION: Tim Christenfeld moved to approve Change Order #12 for \$200,726 as presented. Mr. Creel seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Lang, concur.

Review of Finance Committee Budget Workshop: Mr. Fasciano reported that FinCom approved the recommended slate of projects in the Capital Planning Committee budget. This includes \$418K for FF&E. FinCom also gave the schools a 1-year exemption from returning funds back to the town, so that if there are unencumbered funds at the end of the year, they may be used for additional FF&E needs. FinCom has not yet made final decisions about which types of funds will be used for various parts of the town budget.

Public Participation: none

Donations Update: Ms. Bodnar reported that the Lincoln Land Conservation Trust donated \$5000 to the Class of 2020 Tree Fund, and that the Fund is likely to hit the \$49K goal.

Outreach Update: Ms. Bodnar announced that Outreach will meet tomorrow at 4:15. The subcommittee will start planning for the May 15th Town Meeting.

OPR Working Group Update: no update

EV Charging Station Update: Mr. Christenfeld said that he and Roy Harvey attended the most recent School Committee meeting, and that the Committee is interested in gathering information on use and cost. He and Mr. Harvey will talk to Ms. Mitchell about next steps.

Approve Minutes from February 10th Meeting

MOTION: Mr. Sugar moved to approve the minutes from February 10th as presented. Mr. Christenfeld seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Lang, concur.

Discussion of other Topics: none

Adjournment

MOTION: Ms. Mitchell moved to adjourn. Mr. Christenfeld seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Perlmutter, aye; Sugar, aye; Fasciano, aye; Lang, concur. The meeting was adjourned at 8:24pm.

Minutes respectfully submitted by Jennifer Glass.