

School Building Committee
Wednesday, April 14, 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; Peter Sugar; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, Daedalus (CHA); Tom Gatzunis, Daedalus (CHA); Steve Banak, Consigli; Christopher Kavanaugh, Consigli.

Absent: Steven Perlmutter; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Committee; Dan Pereira, liaison, Parks and Recreation; 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.

Recommendation from OPM Subcommittee and Vote to Approve Change to OPM Contract: At the last meeting, after learning of Richard Marks' retirement, the committee agreed that the Owner's Project Manager subcommittee should meet and come back with a formal recommendation about naming a successor and changing the contract.

Buck Creel reported that the OPM subcommittee met and voted to recommend Sean Sweeney. Mr. Creel said that Mr. Sweeney has considerable experience in the industry, with a specialty in higher education. Mr. Creel also expressed appreciation to CHA (Daedalus) for the very competent interim assistance from Tom Gatzunis.

- Kim Bodnar asked when Mr. Sweeney will start. Mr. Creel said that he started with CHA last week and is ready to start on our project immediately. He is available to join the SBC meeting if he is approved.
- MOTION: Mr. Creel moved to approve Sean Sweeney as the Owner's Project Manager for the Lincoln School Revitalization Project. Michael Haines seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Haines, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; A. Glass, concur; Lang, concur; Spencer, concur.
- Mr. Gatzunis requested permission to invite Mr. Sweeney to the meeting. He said that he will continue to work on the project during a transition time with Mr. Sweeney. Mr. Sweeney joined the meeting.
- Mr. Creel noted that in anticipation of his approval, he walked the campus with Mr. Sweeney for about an hour earlier in the day.

Construction Update: Amanda Sawyer, CHA, shared slides and Chris Kavanaugh, Consigli, provided an update:

- They have begun to install casework in building D, along with marmoleum flooring, windows, and lighting. White boards will be installed next week.
- In Building E, folding glass partition walls are being installed and they are prepping the floors for final flooring installation.

- Peter Sugar asked whether the windows are now fully tested. Amanda Sawyer said that they will continue to do random testing, but the mock-ups have passed the air and water pressure tests.
- New lockers are being installed.
- Building G (south of the Auditorium) interior finishes are being done.
- The Reed Gym interior dry wall installation is going in.
- Asphalt shingles being installed, along with gutter systems; the exterior will really start to look like a final product in the next few weeks.
- The middle school parking lot is being graded in preparation for paving; paving will start on the north side of the building.
 - Ms. Bodnar asked about the finished material on the exterior of the Reed Gym; Jennifer Soucy said that there will be red brick on the lower level, and lighter brick on the top; CMU in the back.
 - Craig Nicholson asked whether any landscaping would be done at the end of phase 1. Mr. Kavanaugh said that they will do some parts of the landscaping. Steve Banak noted that the plantings will be done later after there is final word about the amount of funds raised for tree planting.

OPM Update: Ms. Sawyer reviewed the budget report.

- No changes to the total budget or to the construction administration line.
- No spending on FF&E yet.
 - Mr. Creel noted that the ordering process for FF&E has begun.
- Contingency soft costs: There were funds expended for some soil testing. 11% of this line item has not been expended.
- Monitoring change orders:
 - Change orders are reviewed daily in conjunction with SMMA and Consigli. Delwyn Williamson has been providing additional oversight.
 - COVID cases have decreased; no recent cases; Consigli remains very vigilant about COVID protocols to keep it that way.
- The windows went through more water testing and passed, allowing window installation to proceed, same for glass curtain walls. Random testing will continue.
- Eversource: Mr. Creel reported that Eversource says the crews will be out tomorrow with a target of finishing by May 7th or sooner. The spare duct bank was completed, but the main duct bank still needs to be finished.
- Consigli is working on planning transition from Phase 1 to Phase 2. The plan has been reviewed with the Administrative team. Mr. Banak said that they are continuing to coordinate the transition; some work cannot be completed until students and faculty have left the building for the summer.
- There is a request to approve Change Order (CO) #13 for \$193,194.
 - If this CO is approved, 41% of the Owner's contingency will have been expended.
 - Ms. Bodnar asked if Ms. Sawyer felt this was an appropriate level of expenditure. Ms. Sawyer said that the expenditures are in line with expectations, and they are comfortable about where they are. Mr. Kavanaugh noted that construction expenditures will go up more rapidly as finishes are installed. He spends a lot of time reviewing and negotiating the changes before it goes to the cost estimators. It's a stringent process.
 - Mr. Nicholson asked if there has been a lot of grumbling and a sense of whether subs will submit more orders. Mr. Kavanaugh said there is always grumbling, what is important is fairness and value. He doesn't see Phase 2 requiring so many changes due to the higher percentage of new construction.
 - Mr. Fasciano confirmed that the potential change orders are accurate and that there are no new items. He asked about the likelihood that there could be a big

surprise? Mr. Kavanaugh said the risk is reduced at this point. M. Gatzunis said the only remaining area is the transfer of the data closet. He believes it's been well documented, but there is a lot of "stuff" in that area. This would not be a big budget area, but it's a place where the existing conditions might not be fully known. This would come up in July or later after school gets out.

- The remaining planned CO amount for the next two months is \$346,687. Mr. Fasciano asked if some of the Phase 1 CO money could spill in to phase 2. Mr. Kavanaugh said there could be a few late changes over the summer, but he expects to close out Phase 1 costs by the end of the summer. Mr. Banak noted there will be final inspections and testing and that contracts cover both phases. There is some money in the Phase 1 COs that covers work in Phase 2.
- Jennifer Soucy highlighted the major components of CO #13:
 - Final paring costs (constitutes more than half of the CO).
 - Reconciling a discrepancy in the locker room design; needed to purchase new lockers.
 - Need to add a power supply to the motorized shades in the Reed Gym and additional controls for shades in other public spaces (Dining Commons, Learning Commons).
- MOTION: Peter Sugar moved to approve Change Order #13 for \$193,194 as presented. Tim Christenfeld seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Haines, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; A. Glass, concur; Lang, concur; Spencer, concur.
- Ms. Sawyer reported that 44% of the Construction Manager's contingency has been expended. Mr. Fasciano noted that this number went up by about \$100K. Mr. Kavanaugh said there was additional prep work on the floors to install the underlayment properly. There was also about \$12K - \$16K for COVID cleaning.
- Mr. Fasciano welcomed Sean Sweeney, who said he was pleased to be part of the project.

Public Participation: *none*

Preparation for Town Meeting: Mr. Fasciano noted that the project has three items that will be part of the Town Meeting warrant:

- Additional funds to restore the playgrounds as originally designed. These funds will be part of the Community Preservation Committee's slate of projects. Mr. Fasciano asked Ms. Bodnar if she could be prepared to present this item.
- Cable funds: A request to use \$60K of the town's Cable Funds will be part of the Consent Calendar. This is the second of three Cable Fund requests that will support the project.
- There is a request to approve about \$410K for FF&E through Capital Planning Committee's slate of projects.

We will also need a few talking points for the day of Town Meeting. Mr. Fasciano proposed having a short public forum at 6:30pm on May 12th before the regular SBC meeting so that the public can ask about the items on the warrant. The Outreach team will work on the presentation.

Donations Update: Ms. Bodnar reported that the Community Preservation Committee unanimously supported bringing the playground request to the town for a vote at Town Meeting. The Tree Fund has about \$13K in additional pledges that will become donations in time for the deadline.

Outreach Update: Outreach will meet tomorrow at 9:30am via Zoom.

OPR Working Group Update: none

Approve Minutes from March 10th Meeting:

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

Discussion of other Topics:

- Becky McFall thanked Ms. Soucy for going above and beyond in her work with the group of residents who are interesting in bringing a composting program to the school. Ms. Soucy's technical help has been key to figuring out how to make composting work. She has also helped to figure out how to adapt the school's spaces for the new 3' social-distancing guidelines that will be in place next year.
- Mr. Creel noted that the photovoltaic panel installation has moved into final design.

Adjournment

MOTION: Tara Mitchell moved to adjourn. Mr. Christenfeld seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Haines, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; A. Glass, concur; Lang, concur; Spencer, concur. The meeting adjourned at 8:25pm.

Minutes respectfully submitted by Jennifer Glass