

School Building Committee
Wednesday, May 12, 2021; 7:00 p.m.

*Virtual Meeting Pursuant to Governor Baker's March 12, 2020
Order Suspending Certain Provisions of the Open Meeting Law

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWC83cGU1QIBxWUE1WkIDQT09>

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, Council on Aging; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, CHA (formerly Daedalus); Sean Sweeney, CHA; Tom Gatzunis, CHA; Steve Banak, Consigli; Christopher Kavanaugh, Consigli.

Absent: Steven Perlmutter; Dan Pereira, liaison, Parks & Recreation; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford, Technology Director, Lincoln Public Schools.

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.

Construction Update: Amanda Sawyer, CHA, shared a slide presentation. Steve Banak, Consigli, provided an update:

- Auditorium floor is painted, and seats are being installed; carpeting and millwork will follow. Motorized rigging will go in next week.
- Metal panels above windows and on the mezzanine are being installed.
- Curtain walls complete on south side of Building D; they will be tested in the field next week. Other doors and windows are going in.
- Interior courtyard paving complete and topsoil has been replaced.
- HVAC rooftop units and ductwork are being installed.
- High brick façade on Auditorium is complete, roofs complete.
- Bathroom tile being completed in Building F bathrooms; floors and fixtures continue to progress from D through H.
- Kitchen equipment is on site.
- Teachers were able to take tours of the progress and were very pleased. Sharon Hobbs reported that the combination of familiarity and newness was very exciting.
 - Kim Bodnar asked about screening of the HVAC units. All screening was removed from the project during Value Engineering.
- Mr. Banak said construction is on track. Some work will be completed after the school year has ended. Finishing Phase 1 will be a process over the summer. The Building Inspector and Fire Department are being kept up to date on a regular basis.
- SMMA and Consigli are coordinating with Sun Power; final Phase 1 paving will occur before the end of August.
- There is a lot of activity in the construction industry, which is resulting in shortages in workers and in some materials.
- Buck Creel noted that the network/IP work that Rob Ford has been doing will speed up once school is out.
- Eversource is on site today to hook up permanent power.

OPM Update: Ms. Sawyer reviewed the budget report.

- No new funds added to the budget.
- The architecture budget is 40% complete (expended).

- The construction budget is 51% complete.
- No charges yet to the FF&E budget, but items are being ordered.
- Contingency: There was one soft cost expenditure for asbestos abatement. The soft costs contingency is 21% complete.
- Owner's Contingency: Change Order #14 will be reviewed for approval this evening. Ms. Sawyer noted that going forward the admin team is going to be given more time to review change orders before meetings so that they can have a better understanding of the impacts.
- *(Owen Beenhouwer joined the meeting at 7:25pm)*
- COVID cases are slowing down.
- Craig Nicholson asked if the team could provide additional information at the next meeting about our exposure due to materials shortages. How might this affect Phase 2 costs? Mr. Banak said there is limited financial exposure because the contracts have been bought. The impact might be in items that are usually readily available, e.g. lumber and latex. They are working on securing materials now; overall they are all set for Phase 1 and are securing items for Phase 2.
 - Mr. Nicholson asked whether FF&E would be impacted. Mr. Creel said that they've already locked in the Phase 1 furniture.
- Mr. Fasciano asked about the degree of confidence in the Change Order projections. Ms. Sawyer said that with about 5 weeks left in Phase 1, the gap is closing. She and Chris Kavanaugh looked at the projections and based on current information, they believe there will be 47% of contingency remaining at the end of Phase 1. The numbers are becoming firm.
- Ms. Bodnar asked if the current number has been revised. Ms. Sawyer said that last month, the potential change orders are up about 3% after the review.
- Jennifer Soucy, SMMA, provided an overview of CO #14. If approved, 46% of contingency will have been expended.
 - Replace Building E Roof Decking. This was completed awhile ago, but just completed the CO review process.
 - Corridor ceiling revisions. There was a drawing discrepancy in the new Reed connector. It was not clear that the wood on parts of the ceiling were still in the project. Additional framing and wood finish needed to be added.
 - Septic Elevation Discrepancy: The as-built drawings were about 8" different from the actual depth of the pipes.
 - Existing beams in Building E need to be covered due to their condition and to provide a satisfactory finish (CR289).
 - Mr. Creel asked that CR289 be removed from this CO so that he and Michael Haines can review the suggested solution.
 - Piping in Auditorium required removing and replacing a large section of wall.
 - Ms. Bodnar noted that several the requests are related to design clarifications. Are we learning anything in this phase that will be helpful in phase 2? Mr. Soucy said that there will be a full construction team meeting next week to address that question.
 - Mr. Nicholson asked about some of the smaller change order items and whether or not they can be denied. Ms. Soucy said that they are items that need to be done. Mr. Nicholson wondered whether there are coordination issues. Ms. Soucy said that was an issue in some cases. Mr. Nicholson said that he hoped that time is taken before Phase 2 to catch these types of items. Ms. Soucy agreed. Joel Seeley, SMMA, noted that there are always changes due to coordination and they will try to catch them. Ms. Soucy reiterated that this phase is heavy renovation and includes the main infrastructure for the building.
 - Tim Christenfeld asked whether design oversights, such as the wood ceilings, are ever absorbed by SMMA. Mr. Seeley welcomed the question and clarified that the change orders concern contractual payments made to Consigli. He recommended that the SBC keep careful track of the change orders, and if the SBC concludes that some portion of the additional costs should be the responsibility of SMMA, that is a matter to be negotiated at the completion of the project.
 - Peter Sugar agreed that clarifications always occur, but he noted that several months ago he had suggested that changes be reviewed to prevent future costs. Mr. Seeley agreed.

- Mr. Christenfeld asked about the impact of removing item number CR289. Ms. Seeley said that this is aesthetic and should not impact schedule. Mr. Nicholson asked if Mr. Creel and Dr. McFall can approve this item without a vote of the SBC. They can if the item is less than \$25K.
- *(Andrew Glass joined the meeting around 8:00pm)*
- MOTION: Mr. Nicholson moved to approve Change Order #14 modified to remove CR 289 in the amount of \$17,125 pending review and approval of that item by Mr. Creel and Mr. Haines. If they approve, then CO #14 will be approved in the total of \$193,594 as originally 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; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Public Participation: none

Final Preparations for Town Meeting: An SBC forum was held earlier this evening from 6:30 – 7:00pm. Several members of the public attended. If questions arise at Town Meeting, Ms. Bodnar will cover playgrounds, and Dr. McFall and Mr. Creel will be prepared to answer questions about FF&E.

Donations Update

- Lincoln School PTO contributed to the Class of 2020 Tree Fund.

Outreach Update: Meeting at 4:30 tomorrow afternoon.

OPR Working Group Update: Mr. Consigli and SMMA are now having discussions about starting up the systems, commissioning, etc. Mr. Haines said the commissioning schedule should be set up by next week, contingent on the permanent power being put in place.

- Ms. Bodnar asked if the extra poles had been installed. Mr. Creel said that Verizon has replaced two poles and installed a third pole that supplies power for a potential Community Center.

Approve Minutes from April 14th Meeting

MOTION: Mr. Sugar moved to approve the minutes of April 14th as presented. Mr. Nicholson 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; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.

Discussion of other Topics: Ms. Glass asked whether the project team would be willing to provide the Outreach Team with a photo of the new Auditorium seats that could be used prior to Town Meeting. Ms. Bodnar thanked the project team members for their responsiveness to pre-Town Meeting requests.

Adjournment

MOTION: Mr. Nicholson moved to approve the minutes of April 14 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; Adams, concur; Beenhouwer, concur; A. Glass, concur; Lang, concur.

The meeting was adjourned at 8:19pm.

Minutes respectfully submitted by Jennifer Glass