

School Building Committee
Wednesday, June 16, 2021; 7:00 p.m.

***Virtual Meeting Pursuant to Massachusetts Section 20 (a) of legislation Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A, Section 18.**

<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; Gina Halsted; Becky McFall; Tara Mitchell; Craig Nicholson; 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; Matthew Guimond, Consigli; Christopher Kavanaugh, Consigli.

Absent: Michael Haines: Sharon Hobbs; Peter Sugar; Owen Beenhouwer, liaison, Council on Aging & Human Services; Andrew Glass; 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 7:03pm. He noted that the School Building Committee (SBC) is meeting virtually as per legislation signed by Governor Baker on June 16, 2021. The meeting is being recorded and will be posted on the town's video website. He thanked the Committee for its patience regarding virtual meeting logistics for this week's meeting.

Mr. Fasciano gave a remembrance of Steven Perlmutter:

"Before we start, I want to take a moment to remember Steven. He served on multiple iterations of the school building committee. Some of you have known and worked with Steven for years but it wasn't until this SBC that I got to know and work alongside him.

We quickly learned that Steven was passionate and engaged on all matters of the school project. He was articulate and always willing and never afraid to share his opinion even if it wasn't popular with everyone in the room. But his opinion was always something we needed to think about. He also had an uncanny ability to be the voice of the Town at the exact moment in our decision-making process that we needed to hear that voice.

The Cantor at Steven's service said that one of his favorite sayings was "finish strong". We can all promise that we will strive to do exactly that for him. Because when this project is complete, Steven's impact on the building will be apparent both inside and out. And enjoyed by many for many years to come.

So, now let's take a moment to remember Steven."

Construction Update: Mr. Fasciano turned the meeting over to Amanda Sawyer, CHA, who screen shared a slide presentation. Steve Banak, Consigli, provided an update:

- They are planning for the end of the middle school renovation and the start of the elementary school.
- Permanent power is installed. This was a major milestone and the HVAC system, safety systems, and generator can begin testing.
- Flooring is down in the middle school; other finishes are progressing.
- Curbing and sidewalk prep are underway.
- Once school is out, equipment will start to move so that final site work can begin.
- Dining Commons' finishes are in; kitchen equipment being installed and will then be tested.
- Steel canopy being installed which will hold the sunshades on the southern side of the middle school.
- Project continues to be on target. They are focusing on August 10th for final inspections and testing to be complete.

- Craig Nicholson asked who is in charge of coordinating the Commissioning Agent (CA). Ms. Sawyer said that Consigli is doing a lot of that coordination and CHA is providing additional oversight.
- (*Owen Beenhouwer joined at 7:17pm*)
 - Matthew Guimond, Consigli, said that they have been in consistent communication with the CA. The CA comes out for each scheduled start up.
 - The kitchen vendor and the CA are coordinating the startup of all
- Mr. Nicholson asked about the water testing of the windows. Mr. Guimond said that they have conducted 5 air and water infiltration tests. The roofing is holding tight. Buck Creel said that he attended the MEP commissioning meeting. He said there is a lot of coordination.
- Tim Christenfeld asked about the logistics of moving classrooms. Mr. Creel said the move will start after June 23rd. Power to the Smith building will be cut on June 24th. Unpacking in the middle school will begin after August 15th.
- Mr. Nicholson asked about the timing of the final punch list. Mr. Banak said that there is a schedule being developed in conjunction with SMMA and CHA. They use a QR code to see the punch list for each space and the status of items. Mr. Banak said that they will make sure all the items are taken care of.

OPM Update: Ms. Sawyer provided a budget report.

- \$171K out of \$400K of the Owner's Soft Costs contingency has been spent to date (42%). There was a slight increase due to soil abatement.
- \$1.95M out of \$4.02M of the Owner's Construction contingency has been spent to date (48%).
 - Mr. Fasciano asked about the items such as the playground funding and FF&E funding that were approved at Town Meeting. Have they been added to the project budget? Ms. Sawyer said those items will be added at the start of the new fiscal year (FY22).
- A new protocol for Change Requests (CRs) was adopted as outlined at the last meeting. Michael Haines and Mr. Creel have now been part of the CR process. Mr. Creel said that this has been a very helpful change. It revealed to him the role that Consigli plays in actively trying to cut costs. He said that there have been reviews of the Phase 2 plans to implement lessons learned from the first phase. This "page turn" process identifies changes ahead of time and provides an opportunity for creative problem-solving. Ms. Sawyer thanked Jennifer Soucy for organizing the "page turn." Becky McFall agreed that the meeting was very valuable.
- COVID protocols have lightened up somewhat. Consigli circulated a memo outlining revised protocols.
- Ms. Sawyer thanked Consigli for the work to get the power connected.
- Proposed Change Order #15: An \$83,609 Change Order (CO) is proposed for a vote this evening.
- Additional Phase 1 Potential Change Orders: There are up to about \$500K worth of potential additional COs for Phase 1, which represents a significant jump. Chris Kavanaugh reported to Ms. Sawyer that this includes items such as an upgrade to electricity to the pool. Mr. Creel noted that the Town will provide funding for the pool electricity (\$70K). Ms. Sawyer also noted that some of the items that were being reused or refinished are being re-examined as the new finishes are installed. There will be many conversations among the team to make these decisions.
 - If the full \$500K is used in Phase 1, then about 40% of Owner's Construction contingency will remain for Phase 2. This roughly mirrors the breakdown of the work completed between the two phases. Ms. Sawyer said that it is not surprising, but it is tight.
 - They are looking at "lessons learned," "unknowns," and "allowances" for potential Phase 2 uses of contingency. The total potential Phase 2 CO amount is estimated to be \$1.125M.
 - Mr. Creel said that there will still be unknowns in Phase 2, such as the soils beneath new foundations.
 - Kim Bodnar asked about the contributing factors in the big jump in potential change orders. Mr. Banak said that there were some increased materials costs. Ms. Soucy said that there were increased costs due to the delay in getting permanent power. Ms. Bodnar said that her overall concern is the confidence in the numbers.
 - Mr. Fasciano asked how much of the \$500K is unknown. Mr. Banak said that about \$100K is set aside for unknowns that can pop up due to inspections, etc. Mr. Creel asked that the pool funds come out of that number, as that work is being covered by the town.

- Mr. Christenfeld stated his concern that the Phase 2 unknowns could change this rapidly. Mr. Banak indicated that they made the estimates for Phase 2 more conservative based on experience to date.
- Mr. Nicholson highlighted the premium time due to Eversource. Have we accounted for these types of expenses? Or for materials delays.? Mr. Banak said that there are some concerns about increases in materials, but they have been finalizing materials procurement. So far they have been able to get what is needed or have dates certain for materials. Subcontractors are locked into base contracts, but if there are changes that require new materials, we might need to pay higher prices.
- Change Order #15: Ms. Soucy said that the bigger items include: Telecom revisions for the new Movement Room near the Reed Gym; rehangng the wood panels in front of the stage; adding plywood to the rear of the stage floor; lowering soffits to fit the new lockers; added wall board in two rooms.
 - MOVED: Mr. Creel moved to approve the CO as presented. It was seconded by Mr. Nicholson and approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye. Lang, concur.
- Mr. Nicholson asked whether there is any potential risk to the CM contingency in Phase 2. Mr. Banak said that there could be scope of work changes. He noted that they've spent about \$150K on COVID expenses.
 - *(Andrew Glass joined the meeting at 8:17pm)*
- Mr. Banak said that the cash flow is pretty much as expected.
 - Mr. Christenfeld noted that the costs for Phase 2 are noticeably lower. Mr. Banak underscored that all of the major systems, trunk lines and conduits were part of Phase 1.
 - Mr. Creel commented that he shares Mr. Christenfeld's cautious optimism. Nothing was done to the middle school in the 1994 project. Phase 2 will be bringing a newer building up to current standards.

Public Participation: none

Town Meeting Review: Mr. Fasciano thanked Ms. Bodnar for her work on the playground proposal, and Mr. Creel, Dr. McFall, Mr. Ford, and Maureen Onigman for their work on the FF&E proposal.

Outreach Update: Ms. Bodnar said that Outreach will meet virtually tomorrow morning at 9:00am. Ms. Bodnar asked Ms. Sawyer if we could get another drone video. Ms. Sawyer said that she will look into this. Mr. Guimond said that they have an in-house drone pilot. Ms. Bodnar asked if there could be footage of the demolition process, and Mr. Guimond agreed they could take that footage.

OPR Working Group Update: Mr. Creel said that MEP (mechanical, electrical, plumbing) equipment is being tested. Ed Lang asked about the role of the OPR group moving forward; especially related to performance. Does the group have a defined role? Mr. Creel said that currently there are no measurements being done; perhaps a meeting should be scheduled for the summer. Mr. Nicholson suggested reconvening the group to understand how the systems work. Mr. Christenfeld asked about the appropriate role of the OPR group versus the whole SBC. Can the group perform oversight that would save time for the full committee? Mr. Creel noted that based on the experience at Hanscom, it will be a while before the building achieves a steady state of energy consumption. Mr. Lang wants to make sure we understand that the systems are working as they should. Mr. Christenfeld suggested a summer meeting with the Commissioning Agent to understand the performance parameters, and then a meeting to see how they are working with students in the building.

Approve Minutes from May 12th Meeting: Jennifer Glass shared a couple of minor edits to the minutes. Mr. Christenfeld moved the minutes as amended; Ms. Mitchell seconded the motion, and the minutes were approved by roll call vote: It was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Discussion of other Topics:

- There are plans to offer the SBC a tour on August 12th in the late afternoon around 4:30.

- Andrew Glass asked whether there could be some photo documentation of the 1948 Smith School for the historical record before its demolition. Mr. Creel said it could happen on the 22nd or the 23rd of June. Dr. McFall suggested the 23rd would be best and asked Mr. Glass to send her an email.

Adjournment: Ms. Mitchell made a motion to adjourn, which was seconded by Mr. Nicholson. The motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

The meeting was adjourned at 8:48pm.

Minutes respectfully submitted by Jennifer Glass