

School Building Committee
Wednesday, July 14, 2021; 7:00 p.m.

***Virtual Meeting Pursuant to Governor Baker's March 12, 2020 Order, as Extended on June 15, 2021,
with the Governor's signing of S.2475, 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; Tara Mitchell; Craig Nicholson; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, CHA; Sean Sweeney, CHA; Steve Banak, Consigli; Matthew Guimond, Consigli; Christopher Kavanaugh, Consigli.

Absent: Becky McFall; Sharon Hobbs; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging & Human Services; 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 Governor Baker's March 12, 2020 emergency order extended by legislation signed by Governor Baker on June 16, 2021. The meeting is being recorded and will be posted on the town's video website.

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

- The new seats and handrails have been installed in the Lecture Hall; acoustic panels being installed.
- The top of the Ballfield Road loop is being prepped for new curbing and asphalt.
- Building D: Hydration stations, tiling, and flooring are in place.
- Building E: Engineering Lab being finished, west corridor lockers are installed, lighting installed; working on other punch list items.
- Foundation excavation for the Smith Gym extension will begin on 7/19.
- Building H: New granite curbing and concrete walkway has been installed.
- Matt Guimond, Consigli, noted that the schedule is holding steady. They are working through the Auditorium and building H. Transition between Phases 1 and 2 is well underway. Pushing to get the bus loop finished.
 - Asbestos abatement underway
 - Building demolition of the original 1948 building will begin the end of July.
 - Beginning to excavate around the foundations behind Smith Gym.
 - A drone was used to take a photo of the 1948 building before demolition begins.
 - Tara Mitchell asked about inspections: Mr. Guimond said that inspections are scheduled for the first week of August. They hope to get the Temporary Certificate of Occupancy (TCO).
 - Andrew Glass thanked Mr. Guimond for taking photos of the existing building and asked whether he might be able to get copies of them to include in the historical record of the 1948 building.
 - Craig Nicholson asked about the status of the mechanical systems. Mr. Guimond said the weather has proved that the roofs are watertight, and that cool air remains in the building because of the high level of insulation.
 - Buildings D and E systems have been started up. Steve Banak, Consigli, said that the cooling units have been tested. The Building Management System (BMS) is being programmed. Buildings G and H should be up and running by the middle of next week.
 - When testing the fire pump, some rocks were pulled into the system. A strainer will be installed. It functioned above expectations when there were no rocks.
 - The systems are being balanced as they move from building D through H.

- The generator has been started and they have conducted short-circuit studies; fire alarm devices are going in, with final programming on July 19. No obstacles to date other than the issue with the fire pump.

OPM Update: Ms. Sawyer gave a budget overview:

- The FF&E funding that was approved at Town Meeting became part of the budget as of July 1st. The total budget for FF&E is now \$1.225M.
- The playground funds approved at Town Meeting (\$161,200) also now included in the budget.
- There are some trickle-down effects of COVID in the supply chain, but they have not really had an impact. Consigli is making sure they have steel and insulation on hand for Phase 2 and the pricing and availability of lumber has stabilized. Mr. Banak said they will make sure they have what is needed. Mr. Kavanaugh said that they no longer have a full-time cleaner wiping down tools as part of the COVID protocol, but they still have hand-washing protocols.
 - Kim Bodnar asked whether they are allowed to have conversations with sub-contractors regarding vaccination. Mr. Kavanaugh said they must tread carefully; they communicate expectations regarding vaccination status and mask wearing. Mr. Guimond said that they hosted a vaccination clinic at a couple of their job sites and offered this to sub-contractors.
- The SBC is being asked to approve Change Order #16 (CO #16) for \$241,040 (the amount in the slide presentation shows a different amount from an earlier version). Of this amount, \$91K is for Phase 2 items. Ms. Sawyer showed a slide that breaks down how contingency has been spent to date and projections for contingency spending in Phase 2. We have currently spent 47% of the owner's contingency during Phase 1. She noted that before construction on Phase 1 began, about \$109K of the contingency was spent for the temporary classrooms.
 - CO #16 is about \$50K lower than they thought it would be at this time last month.
 - There is still about \$356K in potential Phase 1 COs.
 - They are feeling cautiously comfortable about the remaining level of the owner's contingency.
 - Consigli has spent about \$140K on COVID to date.
 - Mr. Creel noted that there is potential risk for up to about \$200K.
- Jennifer Soucy, SMMA, said that the bigger components of CO #16 include: Phase 2 sloped roof structural changes; a brick support shelf on the west side of Reed Gym; replacement of finished epoxy flooring; infill of deep cracks in existing slabs; refurbishing existing glue-lam beams; additional steel support for brick in the Auditorium; modified corridor lighting due to lowered ceilings.
 - MOVED: Ms. Glass moved to approve CO #16 as presented. It was seconded by Mr. Creel and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Haines, aye; Halsted, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye. A. Glass, concur; Lang, concur.
- Mr. Kavanaugh said that they are comfortable with the level of the Construction Manager's contingency. He noted that the contract value on the slide should be \$2,907,798; the total on the slide presented does not include CO#16.
- Mr. Creel asked Mr. Banak to have a conversation about projected costs in preparation for the final bonding tranche.
- Ms. Mitchell asked Consigli about their comfort with the numbers. Mr. Banak said they are comfortable with the contingency and with projections. They expect fewer unknowns in Phase 2.

FF&E Update: Mr. Creel shared a presentation and provided an update.

- The school district is able to spend \$352,720 for FF&E from the FY21 operating budget. Mr. Creel noted that the Finance Committee's willingness to allow the School Department to use unexpended funds from the budget for FF&E was very helpful.
- They have not yet sat down with elementary faculty to review FF&E.
- With all the available funding from different sources, \$1,743,982 is allocated for FF&E and Technology.
- Mr. Fasciano asked Mr. Creel if this amount gets us where we need to be. Mr. Creel says they are optimistic but will know better after meeting with the elementary teams in the fall. They will know before the first budget workshop in December.
 - Gina Halsted noted that the Finance Committee (FinCom) would want any additional requests to go through the Capital Planning Committee. Also, a quick update to FinCom in early fall would

be helpful. Ms. Halsted suggested a meeting with Andy Payne, FinCom Chair, and Audrey Kalmus, Capital Committee Chair, to discuss the CapCom process.

- Mr. Creel thanked Maureen Onigman and Rob Ford for their work.

Public Participation: none

Outreach Update: Ms. Bodnar noted that Outreach will meet tomorrow at 8:00am via Zoom. She thanked Consigli for the weekly photos. Ms. Bodnar asked Consigli if they had any specific information they would like conveyed to the community regarding site access. Mr. Banak said that it would be helpful to say that Sun Power has taken over a portion of the parking lot to begin installation of the PV canopies. People will need to be aware that the loop road is under construction. There will be new signage to direct construction deliveries to the parking lot near the primary school/tennis courts. Phase 2 work areas will be fully set up by the end of the month. Mr. Creel said that people cannot walk through the parking lot to the pool for the next month. They need to walk around by LEAP. Ms. Bodnar suggested this would be good information for a blog post.

OPR Working Group Update: Mr. Creel said that the true commissioning is just beginning, but that it would be helpful to have an August meeting to establish the process, expectations, and benchmarks. He will check with Tim Christenfeld and Ed Lang to see when they are available. Mr. Lang asked whether CHA would be setting up the meeting. Ms. Sawyer said they could assist.

Approve Minutes from June 16th 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: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Haines, aye; Halsted, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Discussion of other Topics:

- Mr. Creel said that those interested in the August 12th tour of the school need to RSVP.
- Ms. Bodnar asked whether the millwork benches have been installed in the connector? Not yet.

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

The meeting was adjourned at 8:34pm.

Minutes respectfully submitted by Jennifer Glass