

School Building Committee
Wednesday, August 11, 2021; 7:00 p.m. via Zoom*

**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; Gina Halsted; Sharon Hobbs; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Owen Beenhouwer, liaison, Council on Aging & Human Services; 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: Michael Haines; Doug Adams, liaison, Historical Commission; 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 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, to present the slides. Chris Kavanaugh, Consigli, shared highlights:

- Recent installation of site lighting, ADA ramps, and sidewalks. Fencing around the middle school will come down by the end of the week.
- Auditorium is complete; millwork installed; carpeting installed; stage lighting installed.
- The wood millwork and lighting are installed in the connector; doors are hung; benches are installed.
- Furniture is being moved into the classrooms.
- Kitchen is ready to go; fire suppression system has been tested; walk in coolers/freezers are cold.
- Demolition of the 1948 building is complete; materials are being sorted and then removed and recycled.
- East of buildings A, B, C, soil is being sifted for later use in planting areas.
- Foundation work has begun on building A.

OPM Update:

- Matt Guimond, Consigli, reported that the fire department signed off on the Temporary Certificate of Occupancy (TCO) on August 10th. There should be a permanent Certificate of Occupancy issued on September 1st. Teachers will be able to get into the building next week. This was a very significant milestone for the project.
- Mr. Guimond noted that there will still be some work in the phase 1 area. Mr. Banak said the building is still not open to the public until the final CO is secured. Some punch list items will continue to be addressed.
- Buck Creel emphasized that this initial TCO is strictly for the purposes of moving faculty into the building.
- Kim Bodnar congratulated everyone on the TCO. She wondered how the seeding process works. Mr. Guimond said the planting season starts on August 17th but is weather dependent. Seed may not be put in until the weather is a bit cooler. In the meantime, everyone must stay off those areas through the fall. Mr. Creel said they plan to install fencing.
- Becky McFall said the faculty is really pleased to be able to get into the building. She said that the school administration is having conversations about COVID protocols. Jennifer Glass asked about taking some video on the first day or two of school to share with the community.

- No changes to the total budget; last month the FF&E and playground funds that were approved at Town Meeting were added to the project.
 - Mr. Fasciano asked about the Owner’s Soft Cost Contingency. What more might we see come out of that? Mr. Creel thinks there might be some additional costs for testing services.
- COVID protocols continue to be a key consideration.
- Craig Nicholson asked when the warranties for mechanical systems begin. Mr. Banak said they all begin at the end of Phase 2. For the remainder of construction, maintenance will go through Consigli. After that, Consigli will supply contacts for all the vendors along with the terms of the warranties.
- Change order #17 (CO) for \$155,167 will be voted on this evening. Of this amount, \$91,053 is for Phase 2 requests. This eliminates any parging requests for Phase 2, This resulted in a credit for demolition and eliminated a big risk for further Phase 2 expenditure.
- Possible COVID costs remain at \$200K.
- Remaining contingency is just under \$200K; 34% of contingency remaining for Phase 2.
 - Ms. Bodnar asked how the removal of parging impacted the project. Mr. Kavanaugh said that this was a decision that came out of the “lessons learned” from Phase 1. To eliminate the need for parging, more demolition of exterior walls was done, a more cost effective and higher-quality approach. The Phase 2 “lessons learned” contingency has gone down as a result.
 - Mr. Fasciano asked about the potential for \$332K of additional Phase 1 change orders. How likely are they? Mr. Kavanaugh said that only \$25K of that number is for “unknowns.” The rest is the projected cost for specific items.
 - Ms. Bodnar asked Consigli what they think about the decreasing contingency. Mr. Kavanaugh said they did receive some new revisions related to foundation work. The \$400K is being kept as a conservative cushion. He said that the rate of spending on the project is in line with the amount of contingency spent.
 - Ms. Sawyer said that will continue to keep an eye on what is wanted versus what is needed for the functioning of the building.
 - Mr. Fasciano asked if there is a timeline for when we will stop being at the risk of unknowns. Mr. Kavanaugh said that once the building is weather-tight, the risks decrease.
- Jennifer Soucy, SMMA, said that the bigger components of CO #17 include: eliminating “parging” with increased demolition; HVAC premium installation time because of Eversource delays; metal frame modifications for large glass areas that needed more support; some new casework and modifications because of lessons learned in Phase 1; the strainer to keep rocks out of the fire pump system; tree removal on the north side of the Auditorium. Two trees died and will be replaced.
 - Mr. Nicholson asked Mr. Creel where the rocks are coming from. Mr. Creel noted that the identification of this problem and its resolution was a great team effort between the construction team and the fire chief, Brian Young. It’s unclear how the rocks got into the system, but it has happened in other areas in town. The strainer will be easy to maintain.
 - MOVED: Mr. Nicholson moved to approve CO #17 as presented. The motion was seconded by Mr. Creel and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Haines, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye. Beenhouwer, concur; A. Glass, concur; Lang, concur.
- 78% of the Construction Manager contingency has been expended. This includes all the buy-out for Phase 2. Some has been expended on overtime. Mr. Nicholson asked to see a breakdown in how it’s been expended at the next meeting.

Public Participation: none

Outreach Update: Ms. Bodnar reported that Outreach will meet virtually at 9:30am tomorrow. She requested the drone video of the 1948 building demolition. Mr. Guimond will provide a video and stills by Friday.

OPR Working Group Update: Mr. Creel said that he and Amanda will try to schedule a meeting for the group. Commissioning is ongoing and meetings occur on a weekly basis with Michael Haines, Rob Ford, and the commissioning agents.

Approve Minutes from July 14th Meeting:

- **MOVED:** Mr. Nicholson moved to approve the July 14, 2021 minutes as presented. The motion was seconded by Ms. Mitchell and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, abstain; Fasciano, aye. A. Glass, concur; Lang, concur.

Discussion of other Topics: Sharon Hobbs thanked Mr. Creel, Dr. McFall, and Mr. Banak for access to the building to discuss routines that will be set. She said that the faculty and students will go into the building with the viewpoint that they are stewards of the building and that the students will leave a legacy. They walked through the building and talked about how to use the spaces as students enter. How do they use it to meet the needs of students? They talked about how to use classroom and hub spaces in flexible ways so that students and faculty start using the building to its potential. When they move in, all the glass walls will be open. They are planning to ask students to be hub leaders that will look at how the spaces are being used and provide feedback to faculty. The silver lining of COVID is that everyone was so out of their routine it is easier to think about how to take full advantage of this new opportunity. “New building, new culture” is the mantra.

Dr. McFall reminded everyone that the tour for the SBC is at 4:30pm tomorrow. The meeting place will be out in front of the Dining Commons.

Dr. McFall announced that Michael Haines will be retiring at the end of September. She acknowledged how much time and effort he has dedicated to the schools and to this project. There are candidate interviews in the coming weeks; SBC members and the construction team are welcome to join the finalist days (Aug. 24 and 25). The members of the SBC expressed their appreciation for Mr. Haines’ service.

Adjournment: **MOVED:** Ms. Mitchell moved to adjourn. The motion was seconded by Mr. Christenfeld and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye. A. Glass, concur; Lang, concur.

The meeting adjourned at 8:16pm.

Minutes respectfully submitted by Jennifer Glass