

School Building Committee
Tuesday, January 11, 2022; 7:00 p.m.

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWc83cGU1QIBxWUE1WkiDQT09>

Meeting ID: 988 0024 2598; Password: SBC

***Virtual Meeting Pursuant to Governor Baker's March 12,2020 Order, as Extended on June 15, 2021, with the Governor's signing of Senate Bill #2475, Suspending Certain Provisions of the Open Meeting Law**

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Amanda Sawyer, CHA; Sean Sweeney; Steve Banak, Consigli; Jody Staruk, Consigli.

Absent: Peter Sugar; Owen Beenhouwer, liaison, Council on Aging & Human Services; Doug Adams, liaison, Historical Commission; Andrew Glass, liaison, Historical Commission; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford, Technology Director, Lincoln Public Schools; Mary Ellen Normen, Administrator for Business and Finance, Lincoln Public Schools; Andrew Payne.

Welcome and Opening Comments: Chris Fasciano welcomed everyone and confirmed those present by roll call at 7:01pm. 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. Ms. Sawyer shared a slide presentation. Steve Banak, Consigli provided a progress update:

- Continue to make good progress despite snow and cold.
- Another delivery of steel arrived and more will arrive this week, final delivery next week.
- The foundation for the addition of Building A is complete and waiting for steel.
- The condenser farm foundation outside of Building A is complete.
- Building A roof shingles, metal edges, and gutters have been installed.
- Building B condenser farm wall is being installed, awaiting final steel pieces.
- Building B flat roof being installed. New translucent panels have been installed in the gym.
- Building B mechanical, electrical, and plumbing (MEP) work is being done now that the slab is down.
- Temporary heating system is providing better working working conditions during the current cold spell.
- Building B sloped roof framing is underway.
- Building B structural steel erected; Building C (Learning Commons) steel is going up as it arrives.

Owner's Project Manager Update

- Ms. Sawyer reported that the budget has stayed steady after the addition of the Class of 2020 Tree Fund.
- The budget table now has a column that shows the current project budget in comparison to expenditures.
- Contingency is being monitored. Mr. Banak said we now have the final costs for the unsuitable soils. The final number came in after last month's meeting, and it was lower than projected.
- Some supply and labor challenges continue, which the construction team is managing.
- Some COVID cases, but relatively under control. Consigli is requiring masks 100% of the time. They have changed the return to work policy so that vaccinated close contacts are still able to work. This is in line with CDC guidelines.
 - Kim Bodnar asked about the final cost of the unsuitable soils and when we will see it reflected in the budget. Mr. Banak said they will bring it as a change order item in February. Ms. Sawyer noted that it has been carried in the expected change order column.
 - Buck Creel said that Chris Kavanaugh had put \$150K for soils in the remaining costs column. The actual amount is in the \$135K range; less than discussed last time and more than the original allowance.

- Craig Nicholson asked about the punch list from Phase 1. Mr. Banak said they made good progress over the December break. There are still about 40 items open out of 170 that had been on the list. The major tasks were accomplished.
- Expended Owner's Contingency is at 72% and construction is 79% complete.
- Of the remaining Owner's Contingency, \$832K is expected to be spent, plus \$175K reserved for COVID expenses.
 - Mr. Fasciano asked whether there has been any state or federal reimbursement for COVID. Mr. Creel said that they have not yet heard from FEMA.
- This month's Change Order (CO) #22 is for \$43,987. Jennifer Soucy reviewed the major line items comprising CO #22:
 - Roof demolition on Building C to integrate the new 3rd grade wing into the existing building. (~\$16K)
 - Added structure at the Building B gable end to shore up the wall. (~\$9.5K)
 - Outlet upgrades to install more controlled outlets in Phase 2, which helps with energy use. (~\$13.4K)
 - Tim Christenfeld asked how the outlets were changed and how it impacts energy use. Mr. Creel said that they had to make adjustments to ensure certain equipment could be operational at all times. Ms. Soucy said that there are still many outlets that are controlled. Mr. Christenfeld asked why there was a cost. Ms. Soucy said that the cost came from adding outlets or changing circuits. Mr. Christenfeld asked whether Middle School outlets need changing. Rob Ford commented that there are many more offices in Phase 2. Mr. Creel said they continue to fine-tune the time-controlled outlets.
- MOVED: Mr. Christenfeld moved to approve CO #22 as presented. The motion was seconded by Ms. Bodnar. The motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur; Spencer, concur.
- Gina Halsted asked how the Middle School heat performed in this very cold weather. Mr. Creel said that most spaces were within the set point range. One zone is served by two compressors, one of which failed last week. It is being replaced and they are working through the issue. Brandon Kelly commented that the level of insulation is very helpful. He noted that due to COVID, the school is required to run the systems with a higher percentage of air intake than normal, which makes it more challenging on a cold day.
- 15% of the Construction Manager contingency remains.

Lighting Control System Discussion: Mr. Creel said that SMMA designed a lighting and plug-load control system that would meet our energy use goals. The "Audacy" system was installed. In August the project team learned that another company, Cree, bought Audacy and has planned to phase it out. The new company will only maintain the cloud-based server for another five years. This means that the system will be unsupported only four years after project completion. Mr. Ford said that through the punch list process, they've discovered that the equipment is not performing as expected and the company no longer has the programming expertise to deal with it. Parts are already beginning to fail. Jennifer Soucy said they have been meeting with the distributor, who has offered to provide a new Lutron Vive equipment system for only the cost of the equipment. There are 3 options:

1. Get the new system now but replace it later after the project is complete.
2. Install the Lutron system in Phase 2 and replace the Phase 1 (Middle School) system later. This would impact the schedule.
3. Install the system throughout the building now. The electrical contractor has proposed a cost of \$265,000 plus patching/painting for \$25,000. There would also be the cost of replacing the system in Phase 2.
 - Ms. Halsted asked when a decision is necessary. Ms. Soucy said that a decision about Phase 2 is the most pressing. There is a little more time for a decision about Phase 1.
 - Mr. Nicholson clarified that Omni Light is the distributor. He asked when Omni found out about the issues with Audacy. Joel Seeley, SMMA, said they do not know. Mr. Nicholson asked if the Audacy equipment would be returned. Mr. Seeley said it would. Mr. Nicholson asked about our confidence that Lutron will be around for a long time and whether there is any recourse to recoup labor costs? Mr. Creel said Cree would argue that they are meeting the 5 year warranty.

- Mr. Christenfeld asked why we went with Audacy in the first place. Ms. Soucy said that Lutron could have bid on the project but either did not or was not selected. It was bid prior to Cree's announcement. Mr. Christenfeld asked if this is the same Lutron system that was used at Hanscom. Mr. Ford said it is not the same but will meet our needs.
- Mr. Christenfeld asked how we would pay for this. Mr. Creel said that we could fund some, but not all, of this out of our remaining contingency. Mr. Creel commented that the third option is the most cost effective in the long run. Mr. Creel commented that there are funds in the soft costs.
 - Mr. Fasciano encouraged the project team to scrub the numbers hard before the next meeting.
- Mr. Christenfeld asked when the replacement of the Middle School system would happen. Ms. Soucy said that they would use premium time to keep the project on schedule.
- Mr. Nicholson asked what needs to be redone in Phase 2 to switch to Lutron. Building A conduit is in place; new relays need to be replaced. Mr. Seeley said they just haven't yet had the time to figure out the impact of having to keep ceilings open longer than expected. Mr. Nicholson asked when the Lutron system would be available. Mr. Seeley said it would be about 8 weeks after the shop drawings are complete.
- Mr. Fasciano asked for the material costs of the Lutron system. Mr. Seeley said that they don't have a final number because Omni offered to provide the equipment.
- Mr. Fasciano asked if we could wait to vote on Phase 1 until February. Mr. Seeley said that we should consider scheduling an additional meeting once they have more information.
- Mr. Christenfeld confirmed that tonight the SBC needs to approve roughly \$35K for the Phase 2 replacement. Ms. Sawyer noted that the \$35K is for the electric subcontractor, Griffin. There will be some additional costs. Mr. Creel said that the anticipated costs for Phase 2 are likely to be within the current contingency. Mr. Christenfeld said that his take on the situation is that we need to do this work and figure out how to pay.
- Mr. Nicholson asked if these prices will be fixed. Ms. Soucy said they will be fixed for both phases. Mr. Nicholson noted that we're looking at about \$300K and agreed that we need to move forward so that there is the least impact on the school.
- Ms. Bodnar thanked Mr. Nicholson for his questions. She noted we don't really have the budget, but this work must be done.
- Tara Mitchell asked if Griffin is the only contractor who could do this work. Could another contractor do the work on Phase 1 while Griffin is working on Phase 2? Mr. Creel said that we would have to bid out and there would probably be a complaint from Griffin for breach of contract.
- **MOVED:** Mr. Nicholson moved that we proceed with the change to the Lutron system for Phase 2 and continue to plan for replacement of the system in Phase 1. Mr. Christenfeld seconded the motion which was approved unanimously by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur; Spencer, concur.

Public Participation: none

Outreach Update: Ms. Bodnar announced that the Outreach team will meet at 8:30am tomorrow morning via Zoom. She thanked Joe Dearden for the drone photos of the building. Ms. Halsted thanked Mr. Creel and Sarah Collmer, Primary School Principal, for the photos of the topping off ceremony and said she appreciated that Ms. Collmer shared the letter she sent to parents. Mr. Creel said that Consigli did a really nice job making the topping off ceremony into an event that the students and faculty enjoyed.

OPR Working Group Update: none

Minutes: **MOVED:** Mr. Christenfeld moved to approve the December 15, 2021 minutes as presented. The motion was seconded by Mr. Creel, and the motion was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur; Spencer, concur.

Discussion of other Topics: Ms. Bodnar asked Mr. Creel when we might know more about the sale of the modulars. Mr. Creel said that we have a tentative agreement with the Nauset school system that falls within

the range approved by the School Committee. He said it has been a collaborative negotiations process, and the final amount can be announced after the Nauset School Committee approves the sale. Mr. Christenfeld asked whether the funds from the sale go into the project. Mr. Creel said that the dollars go back into the town's general fund. The School Committee submitted a warrant to asking the town to approved funds to restore the playing fields with the idea that the funds from the sale will then reimburse the town.

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

The meeting adjourned at 8:32pm.

Minutes respectfully submitted by Jennifer Glass