

School Building Committee
Wednesday, March 16, 2022; 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 Senate Bill #2475,
Suspending Certain Provisions of the Open Meeting Law**
Meeting ID: 988 0024 2598; Password: SBC

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Buck Creel; Jennifer Glass; Gina Halsted; Brandon Kelly; 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; Aditya Modi, CHA; Amanda Sawyer, CHA; Matt Guimond, Consigli; Jody Staruk, Consigli.

Absent: Tim Christenfeld; Sharon Hobbs; Doug Adams, liaison, Historical Commission; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: 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.

SBC Update for Town Meeting: Mr. Fasciano provided an overview of the project's progress and previewed the three project-related items that residents will vote on at Town Meeting:

- Removal of temporary modular and restoration of the playing field.
- Replacement of lighting control system in the Middle School.
- Cable funds to support cable television infrastructure.

Construction Update: Mr. Fasciano turned the meeting over to Amanda Sawyer, CHA. Ms. Sawyer shared a slide presentation. Matt Guimond, Consigli, provided a progress update:

- They have started to install the ceiling grid in Building A; millwork casing and flooring coming soon.
- Acoustical panels installed in the condenser pad area to keep noise out of classrooms.
- South side of Building A – Metal panel installation has begun.
- They are grinding existing floors to prepare them to receive new finishes.
- Rooftop ductwork being installed.
- Building B drywall installation underway; will begin to prime and paint soon.
- Gym roof has been shingled and the new translucent windows installed.
- Building C entrance curtainwall being installed.
- Building C sloped roof framing being completed, insulation and roof will be installed.
- Window installation underway in Building C.
- A lot of utility work and drainage work is happening.
- Mechanical, electrical, and plumbing contractors are working throughout the building.

Owner's Project Manager Update: Ms. Sawyer said there are no major issues with individual line items.

- Budget is staying steady overall.
- Gift funds: Making sure funds are expended as appropriate.
- 83% of construction and of budget complete.
- Modular agreement coordination continues with Nauset.

- Continue to monitor contingency; Chris Kavanaugh said that the contingency funds available for “unknown” items is actually about \$100K, not the \$74K noted on the slide. The change is because the project received a promise of \$32K for reimbursement of Covid expenses.
 - Mr. Fasciano asked where Consigli thinks we are with winter weather expenditures. Mr. Kavanaugh does not think they will go over the \$250K allocated for weather mitigation.
- Change Order #24 for \$102,640. Major components include:
 - Theatrical Rigging: Jennifer Soucy, SMMA, said that due to its condition, the existing rigging could not be reinstalled. This line item covers the final equipment needed for the curtain and rigging – \$57.5K
 - Unforeseen Water Pipes: During excavation, they found water lines that were not documented – \$17.5K.
 - Additional Drainage: The drainage plan needed revision – \$21.8K
 - Kim Bodnar asked if the rigging was the same item we had value engineered out of the project when we were reconciling the budget to meet construction bids. Ms. Soucy said that it is. However, after taking the rigging down and examining it, the condition was not adequate for reinstallation. The original components did not meet code. This item is just for the materials, installation has already been accounted for. Mr. Creel reminded the SBC that the rigging was original to the 1970’s.
 - Ms. Bodnar asked if there are any other big “unforeseen” items percolating. Mr. Kavanaugh said that the cost of asphalt has gone up; other materials are in-house and ready for use.
 - Gina Halsted wondered if the drainage items could qualify for ARPA funds in the wastewater category. Mr. Creel will reach out to find out about the process for applying for the remaining funds.
- **MOVED:** Mr. Creel moved to approve CO #24 as presented. The motion was seconded by Peter Sugar. The motion was approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.
- **Logistics:** Steve Banak said that they have been trying to coordinate Consigli’s work with SunPower’s work. This means that SunPower hopes to be on site by May 1 and that Consigli needs to move their job site trailers. They will relocate into the temporary offices. Consigli will also need to move some storage trailers to the area between the center field and the tennis courts.
 - Craig Nicholson asked how the area along the inner loop will be treated. Will excavation be needed? Mr. Banak said that some excavation may be needed, but they will minimize the work done to keep cost down. There will be fencing to separate the students; the town and school should be able to use the field for soccer.

Building Lighting Control System Update: Ms. Sawyer said that Griffin Electric is receiving replacement equipment from Audacy. Griffin has been putting in claims, but it’s not yet clear if the claims have been honored. Mr. Banak said some replacement parts have been delivered. If the town votes to support the replacement of the system, all the Audacy parts go back to the distributor.

Public Participation: none

Outreach Update: The Outreach team will meet at 8am tomorrow via Zoom. In the upcoming blog post, Outreach will remind residents about the open house.

Owner’s Project Requirements Working Group Update: Mr. Creel said that they are learning about how to manage the performance of the HVAC system in more severe weather.

Approve Minutes from January 11th and February 16th Meeting:

MOVED: Mr. Sugar moved to approve the minutes of January 11, 2022. Mr. Nicholson seconded the motion and it was approved by call vote: Bodnar, aye; Creel, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

MOVED: Mr. Nicholson moved to approve the minutes of February 16 as presented. The motion was seconded by Jennifer Glass and the motion was approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Discussion of other Topics:

Ms. Bodnar asked for an update on landscaping and identification of trees. Mr. Banak said that this will get underway soon.

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

The meeting adjourned at approximately 7:59pm.

Minutes respectfully submitted by Jennifer Glass