

**Lincoln School Building Committee**  
**Wednesday, June 15, 2022; 7:00 p.m. via Zoom**  
Meeting ID: 988 0024 2598; Password: SBC

**Present:** Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Buck Creel; Gina Halsted; Sharon Hobbs; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Ed Lang, liaison, Green Energy Committee; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Steve Banak, Consigli; Calvin Cho, Consigli; Matt Guimond, Consigli; Aditya Modi; CHA; Amanda Sawyer, CHA

**Absent:** Tim Christenfeld; Jennifer Glass; Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging & Human Services; Andrew Glass, liaison, Historical Commission; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

**Also Present:** Rob Ford, Director of Educational Operations and Technology

**Welcome and Opening Comments:** Chris Fasciano, Chair, 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.

Mr. Fasciano noted that the current extension to the emergency order which permits virtual meetings will expire in July. If the emergency order is not extended again, the July meeting will be in-person. He will communicate the meeting format prior to the July meeting.

**Construction Update:** Steven Banak, Consigli, introduced Calvin Cho, a member of the Consigli Team who has been working behind the scenes and is joining a meeting for the first time.

Amanda Sawyer, CHA, shared a slide presentation. Mr. Cho described highlights of construction progress:

- Linoleum flooring has been installed in the Building B corridor
- Learning Commons floor is being prepped for linoleum
- Light fixtures in Building A have been installed and have been turned on with permanent power
- Case classroom ceiling is being closed
- Exterior fiberglass doors are being installed from south of the building working north
- The main entrance canopy steel has been installed
- Boulders have been placed for the concrete plaza
- Building A concrete plaza has been prepped and placed
- The playground grading has been completed and prepared for playground equipment installation

Matt Guimond, Consigli, reviewed the schedule for project completion. The new building is ready to take furniture. Starting June 23<sup>rd</sup>, the contents from the modular classrooms will be moved over. On that date, the temporary walls to the Dining Commons will be removed, completing the connection to the school. The project is on pace to finish on time except for some work in the mezzanine space, which will need to be completed after the school year begins. A walk-through of plans with the Building and Fire Department has been completed.

*Questions:*

- Chris Fasciano asked how far along the Lutron lighting installation has progressed in Phase 2. Mr. Guimond explained that the power and lights are on in Building A, (the pre-K, K, 1<sup>st</sup> grade wing) and Building B up to the Learning Commons. The 3<sup>rd</sup> & 4<sup>th</sup> Grade hubs will be next with work proceeding through the end of June. He reported that the lights are looking good.
- Kim Bodnar asked about plastic that appears to be covering the window openings on the back of the Learning Commons. Mr. Guimond explained that the window installation in that area had just begun and would be completed by the end of the week. This was the last window to be installed.
- Mr. Banak explained that installation of the Lutron system in Phase 1 has started. Backbone components have been installed. Crews are lined up to work on Saturdays. The controllers are scheduled to ship on July 8<sup>th</sup>. All infrastructure should be in place so when the components arrive,

they can be installed. He is optimistic that the system will be switched over before the school year begins in the fall.

**OPM Update:** Aditya Modi, CHA, explained that the bottom line of the budget has not changed, but some funds have been transferred from one line item to another. \$97,350 was taken from the Administration line item and transferred to Contingency to pay for the Lutron lighting system. Other funds were transferred from administration and soft costs to the Misc. Costs to cover some utility costs.

**Key Topics:** Buck Creel reviewed several key topics.

- **Modular agreement:** Buck Creel reported that the agreement for the sale of the modular classrooms was signed on May 16. As part of that agreement, the town received \$200K in earnest money which was deposited to the Town's General Fund. Nauset has contracted with J&J Contractors, which is the firm that installed the modulares at Hanscom and at the Lincoln School. J&J will disassemble the units and will reassemble them for Nauset.

They will start mobilizing on 6/23 after school ends and will continue until just before the July 4<sup>th</sup> weekend. The contents of the library will be moved, IT equipment will be transferred to the Phase 2 buildings, and furniture that's not being moved over will be recycled. Eversource is scheduled to disconnect service on July 8<sup>th</sup>.

Transporting the trailers to their new location will begin on July 25<sup>th</sup> with a targeted completion date of August 12<sup>th</sup>.

Kim Bodnar complimented Mr. Creel on the effort.

- **Solar project:** Mr. Creel reported that final negotiations with SunPower (now TotalEnergies) was just completed. The agreement should be signed within the next week or two. He explained that the SunPower commercial business was sold to the French company, TotalEnergies, which will add an additional layer of approvals and complexity, particularly during this transition of ownership. He is anticipating that the installation may be a bit delayed because of this change. 25% of the solar panels will be delivered on June 27<sup>th</sup>. Installation of the panels will begin at the H Building (gym) and will work west.

Mr. Creel noted that there are severe supply chain challenges with solar equipment. This, combined with the TotalEnergies transition, means that panels will be installed during the school year. The panels may not be operational until next spring or possibly as late as June. Panels may be installed, but they won't be plugged in and supplying power. This will have implications on the utilities budget for the school.

- **Field restoration:** At the last Annual Town Meeting, the Town approved a warrant article which permitted the \$550K proceeds from the sale of the modular classrooms to be used for two School Building Project purposes. \$200K was earmarked for the installation of the Lutron Lighting system. \$350K was designated for field restoration. The field restoration budget had two components. A portion of the money was to pay for demolition of the modular classrooms. The remainder was needed for removal of the foundations under the trailers. Since Nauset is purchasing the trailers, they don't need to be demolished. The funds designated for this purpose will be returned to the town. The project team can now focus on plans for removal of the foundations. One approach is to wait until all trailers have been removed before removing the foundations. A second approach is to remove foundations as each trailer is removed. This second approach is preferred. Consigli is seeking quotes from vendors for the work. An approved CO will be required prior to the next scheduled SBC meeting in July.

Mr. Creel requested the SBC appoint a person or two with the authority to approve a CO for up to a limit of \$200K for the purpose of removing the foundations. This way the work can begin prior to the July SBC meeting.

*Questions:*

- Tara Mitchell asked if the \$150K of funds remaining after foundation removal was sufficient to restore the fields. Mr. Creel explained that these funds, combined with the money included in the original scope of work, should be enough to restore the fields.
- Craig Nicholson asked if the parking lot next to the modulars would be removed. Mr. Creel assured him that it was. Mr. Nicholson asked if the foundations are on sonotube footings? Mr. Creel explained that some are, some are not, but removal and disposal is part of the scope.
- Ms. Mitchell asked who would be available for the approval. Becky McFall, Chris Fasciano and Buck Creel were available. Mr. Creel suggested Ms. McFall and Mr. Fasciano.

MOVED: Mr. Creel moved that the SBC appoint Chris Fasciano and Becky McFall to approve the CO for the removal of the foundations under the trailers as part of the field restoration tasks for an amount not to exceed \$200K. The motion was seconded by Ms. Mitchell and approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur.

**North Side Trees:** Mr. Creel explained that the landscaping plan includes 3 oak trees to be planted in an area on the north side of the school. Sunpower (TotalEnergies) has expressed concern that these trees will shade the solar panels when they reach a mature height. Additionally, there is pressure on the Trees Fund due to a misunderstanding of cost estimates when establishing the fund and higher than anticipated cost escalation since the fund was developed. Mr. Creel consulted with Peter Von Mertens, who suggested that the trees were not critical, since the view out of the classrooms on that side of the building includes a bank of trees further north.

Mr. Creel noted that the area where the trees were proposed is currently being used by the Middle School faculty and students as a play area. He proposed eliminating the three trees from the plan. The cost of the three trees would be \$8K, which would need to come out of the Contingency Budget.

*Questions:*

- Kim Bodnar asked if any donations had been made specifically earmarking those trees? Mr. Creel replied that there were no donors who specified the oaks. Ms. Bodnar asked whether removing the three trees from the plan would close the funding gap. Mr. Creel replied that it would decrease the gap but that there would still be a shortage. Ms. Bodnar asked what had originally prompted the plan for the trees. Mr. Creel explained that existing oak trees on that location were not able to be saved during the construction process. Ken Basset had recommended removing the original trees and replacing them with new specimens once the construction was completed.
- Ms. Mitchell asked if the Committee could see a landscape plan. Mr. Creel showed an aerial view of the campus and pointed out the area being discussed. Ms. Mitchell confirmed that the view from that portion of the building still looks into a bank of trees to the north.
- Ms. Bodnar wondered if Class Graduation Funds might be available for additional trees. Sharon Hobbs mentioned that one class researched trees and thought that dogwoods would be a good choice.
- Mr. Nicholson asked Sharon Hobbs how classes use that area and wondered if teachers would have an opinion. Ms. Hobbs shared that teachers were hoping for picnic tables in that area, but she hadn't heard thoughts about trees. Mr. Nicholson noted that additional trees could be added at a later date.
- Mr. Creel explained that the nurseries are selecting the trees now that will be planted in the fall.

By a show of hands, the Committee agreed to remove the three oak trees from the landscaping plan.

**Owner's Contingency Status:** Ms. Sawyer showed the Owner's Contingency Status. There is currently a projection of an overage of \$191,681 in the Contingency Fund. Some of the change requests are still being vetted and reviewed by the project team. Additionally, the project team is digging into the budget line items to determine which funds can be reassigned to the Contingency Fund. They believe they can find budget

transfers from different line items to cover the potential \$191K overage. Additionally, \$143K of Covid related expenses may be reimbursable.

Mr. Fasciano asked if this was a worst-case scenario? Ms. Sawyer explained that there is still more construction left, so there is the possibility that it could still go up. Efforts are being made to mitigate additional costs.

Ms. McFall expressed frustration about hearing about the potential overage for the first time at this point in the project. Ms. Sawyer stated that they had not expected this much of a challenge.

Ms. Bodnar noted that budget scrubbing had been offered in the May meeting. She had hoped for more clarity at this meeting.

Mr. Creel explained that in the last month all non-construction accounts have been scrubbed to see what will be needed between now and the end of the project. In addition to \$143K reimbursement from FEMA for Covid related expenses, \$400K has been identified in funds that can be transferred to contingencies. This \$191K is actually an amount in excess of budgeted Construction contingency. It's not a reflection of resources that are available in the total budget that can be applied to the project.

**Anticipated Risks:** The team reviewed several anticipated risks which include Contingency, Accelerated Costs and the Lutron lighting system.

**Contingency:** Jennifer Soucy reviewed some of the new changes that are included in the contingency projections (which have not yet been vetted):

- Shoring work in the mezzanine area
- Grading changes that were unanticipated,
- Asphalt escalation
- Larger than anticipated fencing required for Sunpower panels

Mr. Banak provided more detail on work needed in the mezzanine area. In December it was discovered that the actual structure at the gym and the stage was different than expected. Rework in that area is taking longer than anticipated and continued structural issues keep being discovered. Separately, some of the increases in costs are related to the current market. Some winter projects went longer than project. Fuel costs are increasing and impacting several areas of the project. Mr. Banak is hoping that J&J Construction will be able to remove the foundations for less than projected.

Questions:

- Ms. Mitchell asked if three changes just discussed are included in the \$191K projected overage. Mr. Creel replied that they are. She also confirmed with Mr. Creel that about \$400K had been identified in the budget for possible use on contingencies.
- Ms. Bodnar asked if the list of anticipated risks were listed in order of magnitude of risk. Ms. Sawyer explained that each item was listed for different reasons.
- Mr. Nicholson asked for confirmation that the \$191K is in addition to the already adjusted contingency budget of \$4.145M. If the Administration line has already been "scrubbed" are there additional funds available from that or other lines? Mr. Creel explained that the \$191K was in addition to the revised contingency line and that \$400K would come from other line items, Mr. Nicholson asked if an updated budget reflecting these changes would be presented at the July Meeting. Ms. Sawyer thought that could be accomplished. Mr. Creel explained that the exercise of scrubbing the budget has already started and the team has a good sense of the possibilities. Mr. Nicholson asked if there are any orders that should be held off. Mr. Creel explained that everything except a couple of servers is already on order. At Hanscom, he noted, many small FF&E requests came in after the building was occupied and the spaces and classrooms were being used. These requests, he added, are typically small and he thinks that the current budget will accommodate those requests.
- Gina Halsted reminded the team about the need to discuss potential capital items for the projects in time for the Capital Committee planning process which starts in September. Mr. Creel is not aware of any Capital items required outside of the current FF&E plans.

- Mr. Fasciano asked about the statement that J&J Construction may be able to lower costs for the removal of the foundations. He asked if this cost is included in the \$191K. Mr. Creel explained that was not included since the funds for that purpose are coming from the sale of the modulars, not contingency.

**Accelerated Costs:** Ms. Sawyer shared three types of potential accelerated costs and unknowns that were lessons learned from Phase 1. They include:

- Premium time
- Cleanup
- Final push to completion

She stated that it will be a busy summer, but the team thinks we are ahead of the game compared to where we were this time last year with Phase 1. There may be additional costs hitting us to get to the final push.

Questions:

- Ms. Bodnar asked about the summer work schedule and the need for premium time. Mr. Banak explained that there may need to be a push to get all work done prior to the start of school in the fall. Ms. Bodnar asked if any premium time is anticipated. Mr. Banak clarified that there may be since some work will need to be done over the weekends. Some of this cost will be absorbed by Consigli, some will come from Owner's Contingency.
- Ms. Bodnar asked what the premium overtime was for Phase 1. Mr. Banak will need to get back with that number

**Lutron Lighting:** Ms. Sawyer explained that the lighting system could become a potential risk if the July 8<sup>th</sup> ship date slips.

**Proposed Change Order #27 for \$105,276.** Jennifer Soucy, SMMA reviewed the major components. She noted that each of the items had been previously identified as projected costs.

- Additional sewer piping required for 2<sup>nd</sup> grade wing. \$16.5k
- Additional heat elements for the HVAC system. The manufacturer will be reimbursing the town for this expense. \$29.6K
- Another revision to the HVAC system. \$17.6K

**MOVED:** Mr. Creel moved to approve Change Order #27 as presented. The motion was seconded by Tara Mitchell and approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Lang, concur.

**CM Update:** Mr. Modi reviewed the CM Contingency and Cash Flows detail. \$204K (2%) of the CM Contingency remains.

- Mr. Nicholson asked about a bump of projected costs for August. Mr. Banak explained that it was for retainage to be released. He's anticipating that it will be pushed out to September. Mr. Nicholson asked how much retainage was being held. Mr. Creel explained that the current retainage is \$3.679K

**Public Participation:** none

**Outreach Update:** Ms. Bodnar said that Outreach will meet virtually on Friday at 9:00am.

**OPR Working Group Update:** Brandon Kelly reported that the HVAC system has been functioning nicely.

**Minutes:** MOVED: Tara Mitchell moved to approve the minutes of May 11, 2022 as amended. Kim Bodnar seconded the motion, and it was approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, abstain; Lang, concur.

**Discussion of other Topics:**

- Ms. Bodnar asked what happens if we run out of contingencies and are asked to approve a Change Order. Mr. Creel explained that we cannot accept Change Orders if we don't have the funds. We would have to call a Special Town Meeting to discuss.
- Mr., Fasciano reported that Tim Christenfeld will be a member of the Community Center Building Committee and Andrew Glass is a liaison. They will let us know if there are any areas of collaboration that they'd like help with.

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

The meeting was adjourned at approximately 8:40pm.

Minutes respectfully submitted by Gina Halsted.