

School Building Committee
Wednesday, September 14, 2022; 7:00 p.m.

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWC83cGU1QIBxWUE1WkIQDT09>

Meeting ID: 988 0024 2598; Password: SBC

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Becky McFall; Craig Nicholson; Peter Sugar; Ed Lang, liaison, Green Energy Committee; Ian Spencer, liaison, Public Safety; Joel Seeley, SMMA; Jennifer Soucy, SMMA; Calvin Cho, Consigli; Steve Banak, Consigli; Aditya Modi; CHA; Amanda Sawyer, CHA.

Absent: Tim Christenfeld; Brandon Kelly; Tara Mitchell; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Community Center Building Committee; Andrew Glass, liaison, Historical Commission; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford, Director of Educational Operations and Technology; Mary Ellen Normen, Administrator for Business & Finance; Andrew Payne, Chair, Finance Committee.

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:02 pm and noted that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, as further extended on July 16, 2022 by the Governor's signing of the Acts of 2022, this meeting of the Lincoln School Building Committee will be conducted via remote participation to the greatest extent possible.

Mr. Fasciano asked the Committee to take a moment of silence to remember Jim Cunningham, who passed away. Jim was a dedicated volunteer in the town and responsible for establishing the town's local cable television program. He videotaped many SBC public forums and meetings over the years.

Jennifer Glass noted that a teacher had reached out to her to share many excited comments from teachers and students as they moved into the renovated school. Ms. Glass read the comments to the SBC and expressed her appreciation to the faculty and students for their comments, and to the project team.

Construction Update: Calvin Cho, Consigli, shared updated photos and construction highlights:

- He showed photos of the Media Center, front main entrance, Learning Commons, Matloff Lab, main lobby, and the Media Center's reading alcove/small assembly area.
 - Kim Bodnar asked how the drop off process is working. Sharon Hobbs said that it has worked well. Grades 5-8 enter the Dining Commons, and grades K-4 assemble in different areas to get ready to enter.
- Amanda Sawyer said that the project is essentially complete, although there is still a punch list schedule.

Owner's Project Manager Update: Ms. Sawyer provided an overview of this month's report:

- The project received a \$29K reimbursement from Mitsubishi for HVAC equipment which has been applied to the budget.
- Tracking expenses – the team continues to identify line items that may have remaining funds that can be used to cover contingency expenses.
- Students and staff are in the building!
- There was one "bump" on opening day – the "flushometers" in the K-4 bathrooms had a malfunction. The issue is being addressed; should be fixed next week.
- The HVAC units are being started up; they are working with the Commission Agent.
- Working on finishing the Mezzanine; hoping for completion by the end of September.
- The AV subcontractor has been non-responsive, and Griffin Electric has terminated that contract and hired a new sub-contractor. Developing a plan to complete the work.
- The Lutron system is in good shape. It was the right decision to make the switch to this system.
- Field restoration: Working on rough grading the area; should be complete by the end of the week.

- Solar project: Buck Creel said they have installed most of the photovoltaic panels on the flat roofs; installing the anchors on the sloped roofs and steel in the parking lots. They have been told that there will be some additional infrastructure needed for the Tesla back-up battery. The PV system is on target for completion next spring.
 - Craig Nicholson asked about the extent of planned field restoration on the west side of the Primary School. Ms. Sawyer said that the fence line marks the border of restoration. Mr. Creel noted that the playing field area is within the wetlands buffer zone, and additional restoration would need to be discussed with the Lincoln Conservation Commission.
 - Rob Ford noted that sometimes they get questions about the exterior lighting, and he said that many lights have been on at night because the Lutron system still needs to be fully programmed.
- Punchlist Status:
 - Work will get completed on Wednesday afternoons, weekends, and on days when school is not in session. September 24th is the deadline for punch list items.
 - There are a few October dates for other types of work that need to be completed.
- CHA and Consigli are working on turning over building controls to Brandon Kelly, Town Facilities Manager.
- Project has 10% of cost to complete. With change order #30, there is \$115K left in the Owner's Contingency.
- A federal CARES Act reimbursement of \$37K was received.
- There were 25 new change requests, potentially adding \$175K to the project.
 - With the new requests, potentially need an additional \$417K transferred from other line items. Could be some additional change requests as the project winds down.
 - The change requests will be prioritized to see if items can be held off or done under the operations budget. Will see if there are items that simply can't be done.
 - Ms. Bodnar said that last month, the potential additional costs were about \$200K. Is there a deadline for change requests? Steve Banak said they have asked for final accounts from all the sub contractors. Ms. Bodnar urged a "line in the sand" for submittal of costs.
- Mr. Fasciano asked for clarification about where the Mitsubishi reimbursement shows up. Mr. Creel said that is was a reimbursement, so the \$29K from Mitsubishi canceled out the \$29K spent to purchase equipment.

Change Order #30: Jennifer Soucy, SMMA, provided details about the major components of the request for \$132,187:

- Remediating existing casework: \$7.9K.
- Final winter conditions: \$128K.
- There is a credit of \$4.6K to the retesting costs line item.
 - Mr. Nicholson asked if there had been a lot of negotiations about the winter conditions costs. There were.

MOVED: Mr. Creel moved to approve Change Order #30 as presented. The motion was seconded by Mr. Nicholson and approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur; Spencer, concur.

- Ms. Bodnar asked when the swing set is going to be reinstalled. Mr. Creel said the swing set will be installed, but the border around the area needs to be expanded slightly.
- Ms. Bodnar asked about the installation of the hydration station near the red playground. Ms. Soucy said that she will check with Consigli, and that SMMA still must do its walkthrough and final punch list.

Public Participation: none

Update on Ribbon Cutting Ceremony: Ms. Bodnar reminded the Committee that the event is on Friday, October 28th. There will also be an open house on Saturday from 9:00am – 11:00am.

- Consigli will provide ribbon and scissors.
- Ms. Bodnar thanked Consigli and SMMA for providing some photography.
- SBC members should be on the lookout for the invitation, and will need to RSVP.

- Reminder: Becky McFall will lead a tour of the building for SBC and School Committee members on September 22nd from 5:00pm to 5:45pm. Please meet at the new main entrance.

Plaques and Donor Wall Update: Ms. Soucy shared ideas about a tribute wall that they had developed in conjunction with EwingCole.

- Identified the brick wall outside the Auditorium as a possible location.
- Used the wooden back wall of the Auditorium as inspiration for the tribute wall.
- Design included vertical wood slats as a background, a sign that talks about the project and recognizes project team members, and signage that acknowledges donations from the community.
- Ms. Bodnar said that the idea is to create a contribution wall that recognizes time, talent, and donations. The project has asked a lot of the town, and this is a way to say thank you.
- She asked the SBC whether the group supports further development of the idea.
 - Dr. Hobbs expressed concern about the chosen wall space. She would like to be part of the conversation about location.
 - Dr. McFall raised a question about cost.
 - Gina Halsted said she liked the design and acknowledgement of donors. She asked if there is a cost estimate. Ms. Soucy said that she will provide that to the group. Ms. Halsted expressed support for a small group continuing to work on the idea.
 - Mr. Creel wondered how we recognize the different magnitudes of gifts.
- Ms. Bodnar noted that Mr. Creel is working on plaques for the bell, butterfly, benches, etc.
- Ms. Halsted asked about a new time capsule. Dr. Hobbs said they will be working on it.

Outreach Update: Meets virtually tomorrow at 8:00am. The PTO is having a picnic on Friday. Ms. Bodnar created a short quiz to share with the community. Thanks to Joe Dearden for providing a drone video.

OPR Working Group Update: Mr. Creel said that we received an incentive offer from Eversource of \$110K based on submission of information.

- We can earn another \$165K if we can demonstrate an EUI below 25 after one year of operation.
- National Grid might also provide an incentive for becoming more energy efficient.
- These incentives would go directly to the town, not the project.
- Ms. Glass asked whether Eversource provides any materials to help educate the community about how to reduce EUI. Mr. Creel said that the leadership team will need to communicate the program to all the users of the building.

Approve Minutes from August 10th Meeting: **MOVED:** Mr. Nicholson moved to approve the minutes of August 10th as presented. Ms. Halsted seconded the motion, which was approved by roll call vote: Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur; Spencer, concur.

Discussion of other Topics: none

Adjournment: **MOVED:** Peter Sugar **made a motion to adjourn, which was seconded by Mr. Nicholson and approved by roll call vote:** Bodnar, aye; Creel, aye; Glass, aye; Halsted, aye; Hobbs, aye; McFall, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur; Spencer, concur.

The meeting adjourned at approximately 8:19pm.

Minutes respectfully submitted by Jennifer Glass