

School Building Committee
Wednesday, March 15, 2023; 7:00 p.m.

<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; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Steve Banak, Consigli; Alex Pitkin, SMMA; Jennifer Soucy, SMMA; Calvin Cho, Consigli; Aditya Modi, CHA; Amanda Sawyer, CHA.

Absent: Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:01 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.

Construction Update: Amanda Sawyer shared a presentation and Steve Banak provided an update.

- Have hit all major milestones and are taking care of remaining punch list items.
- Budget report: No additional funding added; continue to spend down line items. No budget line transfers this month.
- 12 items open on punch list; 6 related to landscape that will be addressed in April. A few backordered AV items should arrive this summer.
- HVAC/Commissioning: Have caught up on the faulty compressors; implementation to changes of sequence of operation has been completed in one unit as a test. Once confirmed that system is running smoothly, will work on the other air handlers.
 - Brandon Kelly reported that they are now using the factory settings and using thermostats in the large spaces. Had to calibrate thermostats, and now system is running well. Will continue to monitor, then remaining units will be reprogrammed.
 - Tim Christenfeld asked about the cost of reprogramming. Mr. Kelly said there is not yet a definitive budget number, and currently expects it to come in under the maximum that was discussed. Should know by April. Mr. Creel said that it should be well under the \$70K that was estimated.
 - Craig Nicholson asked if it is still possible to set upper and lower temperature limits. Mr. Kelly said that the thermostats simply control the compressor and that run times and temperatures are visible through the building management system (BMS).
- Solar Project: Mr. Creel reported that Steve Martinelli said that lights have been installed in the parking lot canopies, and wiring is being connected. There is additional work on the north side of the building; only 7 panels are left to be installed. Had hoped that the recloser would be installed in February, which did not happen due to the weather. Working on doing the work in April. Main switch board has shipped from California and should arrive late next week.
- Kim Bodnar asked which playing fields will be open this spring. Mr. Creel said only the field over the septic will be open; another growing season is needed for other areas.

Owner's Project Manager Update

- There is \$17K left in contingency; no budget line transfers were required.
- Submitted requests at \$55K; this number could change.
- Jennifer Glass asked whether we will be voting on the SBC warrant article at Town Meeting. Mr. Creel said this is TBD.
- Ms. Sawyer has asked Consigli to review the Construction Manager hold category.

Change Order #36: Jennifer Soucy, SMMA, provided details about the major components of the request for \$15,987:

- The change order is for electrical monitoring because projectors have been tripping overnight. Brought in a 3rd party company to test the stability of the electrical service. The line item will pay for 12 temporary monitors and analysis.
- Mr. Christenfeld asked what it might mean if they don't find issues. Ms. Soucy said that this company has very sophisticated and detailed testing capabilities. He asked if there might be additional expense once the issue is identified. Ms. Soucy said maybe. Mr. Creel noted that Eversource identified a larger power draw at a particular time in the morning. There may be operational procedures that could solve the issue.

MOVED: Mr. Creel moved to approve Change Order #35 for \$15,987 as presented. The motion was seconded by Mr. Christenfeld, and approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Meeting Dates: There was discussion about the May and June dates, and a decision to go with:

- May 10th
- June 7th

Public Participation: none

Future of SBC: The School Committee approved a revised composition of the SBC, which is needed due to changes in roles and retirements. The School Committee appointed Tara Mitchell to continue to serve on the SBC until it is dissolved.

Ms. Bodnar thanked Jennifer Glass and Sharon Hobbs for all the time they spent on the SBC and on advocating for the project.

Dr. Hobbs will be retiring at the end of the school year, and Ms. Glass is stepping off the SBC because Ms. Bodnar will become a member of the Select Board after town elections.

Outreach Update: Ms. Bodnar said that Outreach will meet via Zoom at 8:30am tomorrow. Ms. Glass thanked Ms. Bodnar for the ongoing 1994-1995 time capsule display at the Lincoln Public Library.

OPR Working Group Update: Mr. Creel recognized SMMA and Consigli for their work with Mr. Kelly and his team on problem-solving. Mr. Kelly said he really appreciated the collaboration.

Approve Minutes from February 15, 2023, Meeting: **MOVED:** Ms. Mitchell moved to approve the minutes of December 14th. Mr. Christenfeld seconded the motion, which was approved by roll call vote: Bodnar, aye; Christenfeld, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

Other Topics: Andrew Glass reminded members of the SBC about the award the Friends of Modern Architecture gave to the project team and invited them to attend tomorrow's 7:00pm panel discussion in the Learning Commons.

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

The meeting adjourned at approximately 8:00 pm.

For the last time, minutes respectfully submitted by Jennifer Glass with deepest gratitude to all the members and liaisons of the SBC for their dedication and resilience, and to our project team for making this project a beautiful reality.

