

School Building Committee
Wednesday, April 12, 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; Buck Creel; Gina Halsted; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Ed Lang, liaison, Green Energy Committee; Alex Pitkin, SMMA; Jennifer Soucy, SMMA; Aditya Modi, CHA

Absent: Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging; Tim Christenfeld; Andrew Glass, liaison, Historical Commission; Branden Kelly; 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 this Meeting of the Lincoln School Building Committee is being conducted remotely in a way that is consistent with Governor Baker's Executive Order of March 12, 2020 suspending certain provisions of the open meeting law, as further extended most recently by Governor Healy's March 29, 2023 signing of a bill extending said authorization to March 31, 2025.

The legislation suspends the requirement to hold meetings in a publicly accessible *physical* location. And it allows public bodies to meet entirely remotely so long as there is reasonable public access.

Mr. Fasciano noted that as of the end of Town Meeting, Gina Halsted's term on the Finance Committee had ended. The Finance Committee voted unanimously for Ms. Halsted to remain as the appointed representative on the School Building Committee.

Construction Update: Aditya Modi shared a presentation and provided an update.

- Have hit all major milestones and are taking care of remaining punch list items.
- Budget report: Some funding items have been added to the Total Funding amount of the budget including:
 - CR 545; Swing Set fall zone compliance in the amount of \$16,258
 - CR 598; Catch Basin cleaning \$1,526
 - CR608; Additional landscaping \$14,103
- The contingency has been increased by \$50K to accommodate CO# 37. Funds were taken from the Owner's Soft Cost line item. The current Owner's Construction Contingency is \$52,820.
- Kim Bodnar asked how it was decided which Change Requests to include on the Total Funding Slide. Buck Creel explained that these requests were funded from field restoration funds.

Mr. Fasciano noted that at the Annual Town Meeting, the Town approved broadening the scope of uses for the funds from the modular sale. Mr. Creel clarified that the items noted in the Total Funding slide were funded from the original field restoration budget and that the additional field restoration funds are still available.

Mr. Modi continued his update.

- There are 12 open punch list items. 6 items should be completed in April, including 3 floor and hardware related items and three electrical items.

- HVAC/Commissioning: Implementing additional changes to the sequence of operation. Recent testing has been successful, and it is proposed to move forward with the programming changes.
- Solar Project: Mr. Creel reported that there are two critical items that will require outages. Eversource is waiting for a contact box for one item. The second item is delayed because the switch gear was damaged in transit. The switch gear manufacturer's crew will arrive next week to replace it. Due to these delays, the planned outage that we hoped to do next week will not be taking place. There's about 5-7 days of wiring left to do – after which the schedule depends on when Eversource is available to perform the connection outages.

Owner's Project Manager Update

- Contingency committed to date is \$4,311,983, which includes CO#37
- Remaining Contingency is about \$53K, including the budget line transfer from Owner's Soft Costs
- Potential costs are \$167,864 for COVID related expenses, which would be funded by budget line transfers from other areas of the budget.

Ms. Bodnar asked when we will see the final CO's come through, since we are approaching the end of the project. Mr. Creel thinks it will probably be within the next 2 months, adding that there is still one item that is being discussed.

Change Order #37: Jennifer Soucy, SMMA, provided details about the major components of the request for \$52,364:

- 606 & 606.1 HVAC programming changes. The first CO is related to the air handling units. Thermostats have been added to the space. Work is completed and everything seems to be functioning much better. The second one is revisions to the remaining ERV's. CO 608 is for additional landscaping in a corner of the field used for several purposes during construction. Field restoration funds will be used for this.

MOVED: Mr. Creel moved to approve Change Order #37 for \$52,364 as presented. The motion was seconded by Tara Mitchell and approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur.

Mr. Creel noted that part of the close-out process will be to review the CM allowance, where there are still remaining funds. He will be working with Consigli for reconciliation to identify funds that will be released.

Meeting Dates: Chris confirmed that meetings are scheduled for:

- May 10th
- June 7th

Public Participation: none

Outreach Update: Ms. Bodnar said that Outreach will meet via Zoom at 8:30am tomorrow.

Rob Ford researched hosting options for the web site after the project is completed. The annual cost for hosting is \$300 per year, which Mr. Ford suggested is reasonable for the ongoing host provided maintenance & security updates. The current license is paid through June 2024.

Mr. Ford investigated options for archiving the site when it is no longer needed and has found a couple of methods to capture PDF images of the site.

The Committee discussed how long the site should remain active. Mr. Ford thought it could be an asset for other committees in town. He suggested that after June 2024, it would become part of the operating cost of the School.

Mr. Creel asked if there was a way to fund more than an additional year. He wondered if a 5 year license was available. Mr. Ford believes that the site can only be renewed for one year at a time but will confirm. Mr. Creel supported keeping the site live for some time.

Mr. Fasciano asked Jen Soucy and Alex Pitkin about any precedent from other projects. Mr. Pitkin shared that some communities leave them “live” for a long time. Mr. Creel noted that historical information about past projects is available on the School web site. Dr. McFall pointed out that those listings were in a different format – that they were not a separate web site. Mr. Fasciano thought that other districts may value the template. Dr. McFall felt there was value in keeping the web site live through the duration of the Community Center project, so that information would be readily available and accessible rather than needing to ask staff to gather the info. Tara Mitchell suggested keeping it up for 3-5 years. The Committee agreed to wait a month or two to investigate a 5-year deal. Craig Nicholson asked if there is still a plan to PDF everything. Mr. Ford confirmed that there was a plan to use some low or no cost options.

OPR Working Group Update: Mr. Creel reported that the problems with HVAC seem to be resolving. Now the focus will be on determining if this is the true steady state condition, so they can start the 1 year monitoring of energy consumption.

Ed Lang asked if the commissioning is going according to schedule. Mr. Creel stated that we are still resolving some of the commissioning agent’s comments. Ms. Soucy confirmed that we are getting close on the HVAC side, to getting to the point where we are closing out all the commissioning agent’s points.

Approve Minutes from March 15, 2023, Meeting: MOVED: Peter Sugar moved to approve the minutes of March 15th. Ms. Mitchell seconded the motion, which was approved by roll call vote: Bodnar, aye; Creel, aye; Halsted, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur.

Other Topics: No new topics

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

The meeting adjourned at approximately 7:35pm.