

**School Building Committee**  
**Wednesday, May 10; 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; Gina Halsted; Branden Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Peter Sugar; Ed Lang, liaison, Green Energy Committee; Jennifer Soucy, SMMA; Aditya Modi, CHA

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

**Also Present:** Rob Ford

**Welcome and Opening Comments:** Kim Bodnar, Chair, opened the meeting at 7:02 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.

**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:
  - No additional fundings have been added.

Buck Creel added that when the punch list was reviewed, several consisted of items with a long lead time. Some items may not be closed until July and there will be a small amount of punch list work continuing into the summer.

Craig Nicholson asked how much of the \$2.4M balance is retainage. Mr. Creel estimated about \$2.2M

Mr. Modi continued his update.

- The majority of the items on the punch list are done
- Solar Project: Mr. Creel reported that the solar project has been mobilized. There is still fencing around the project because people will need to be on the building roof when it is installed. He described the remaining work that needs to be done to take the system live and to test it. He hopes the system will go live in July.
- Kim Bodnar asked if items have been taken off the punch list. Mr. Creel explained that several items had been resolved, including reprogramming doors, additional movement on AV equipment & electrical upgrades over school break. Several of the locks were installed. They knocked off several items over school vacation.

### **Owner's Project Manager Update**

- Contingency committed to date is \$4,311,983 which is the same as last month.
- Remaining Contingency remains about \$53K.
- There is about \$115K in potential project transfers.

Mr. Fasciano if future meetings will be needed after June 7. Mr. Creel will need to see how things are shaping up in June to make that call.

Rob Ford mentioned that several SBC members have a conflict with a meeting on June 7<sup>th</sup>.

*Meeting Dates:* Mr. Fasciano confirmed that the next meeting is scheduled for June 7<sup>th</sup>.

**Public Participation:** Tom Longnecker expressed appreciation to the Committee for their work.

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

Mr. Ford reported that a three-year extension to the web site is possible which would extend the license to August 2026.

**Approve funds to extend web site license:** MOVED: Tim Christenfeld moved to approve the funds to extend the web site license for three years. Tara Mitchell seconded the motion, which was approved by roll call vote: Bodnar, aye; Creel, aye; Christenfeld, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur.

**OPR Working Group Update:** Mr. Creel reported that an outstanding actions is to start the one-year period of monitoring our energy consumption. We have a goal to meet or exceed an EUI of 25. There's been a delay in monitoring because there have been delays with the Commissioning system. Over the past few months there have been some electrical anomalies driving a decision to hire a firm to perform electrical monitoring. That monitoring occurred last week, and we should be getting the results soon. The start of the electrical monitoring will be deferred until July 1.

Brandon Kelly reported that things are going well and that some tuning and reprogramming have been done. There's one anomaly with the media center air handler which is being investigated. Other than that, the system has performed. It has adjusted to the recent cool mornings and warmer afternoons.

Ed Lang asked about commissioning and air sealing. Mr. Kelly explained that the commissioning is coming along, with the last few items being resolved. The exterior envelope walkthrough will be happening soon or happened today. Air sealing had been done for phase 1 and went well. There's no easy way to seal the entire building, doing so would be very expensive. They are convinced from the phase 1 sealing that the SMMA design is working well, and decided trying to seal the entire building would not be worth the expense. Instead, those funds are being used for other commissioning activities.

Mr. Christenfeld asked what we'd do if the year of the energy consumption monitoring revealed a result that was higher than 25. Mr. Creel replied that we will continue to receive services from Consigli as we go. Consumption will be reviewed as we go forward, and adjustments will be made. We have metering, so we can look at performance of the components.

Mr. Creel explained that we will be reviewing how we planned on using the building and how we are actually using the building. Are we using the building in the evenings more than we predicted?

Mr. Christenfeld asked if the SBC will remain in place to review things in a year. Mr. Creel suggested that we are transitioning to an operational phase which will be a function of the School Committee. At that point it becomes the responsibility of Brandon and the administrative office.

He suggested that the Committee should discuss what to do if there are any funds remaining at the end of the project.

Craig Nicholson asked if the monitoring for the EUI is being done in house or done by a third-party company. Buck replied that in order to qualify, we have to use a third party monitoring party and have selected SMMA.

Mr. Christenfeld clarified that the specification for the building was 23 EUI. He explained that monitoring isn't dependent on the completion of the solar project, because it is measuring consumption, not generation of power. For the Net Zero calculation we'd need to know the solar yield and the consumption. It will take a good year of monitoring and operations to truly know if we have accomplished a net zero building. Mr. Creel agreed that we won't know if the model works until we go an entire year.

**Approve Minutes from April 12, 2023 Meeting:** MOVED: Tara Mitchell moved to approve the minutes of April 12<sup>th</sup>. Mr. Creel seconded the motion, which was approved by roll call vote: Bodnar, aye; Creel, aye; Christenfeld, aye; Halsted, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Sugar, aye; Fasciano, aye; Lang, concur.

**Other Topics:** Ms. Mitchell asked if any excess funds could be used for signage. Mr. Creel replied that a PO is out for a firm in Concord for the signage to the main entrance and directional signs for the entrance and by the gym. He confirmed that PO is already accounted for in our CO's

Ms. Bodnar wanted appreciation for the beautiful courtyard. She shared that the benches included plaques which had been inscribed:

Bench 1 (closest to the school)

In grateful recognition of the Lincoln Public School Teachers, Staff and Administration for the positive difference they make in the lives of our children.

Bench 2

With deep gratitude to the Lincoln School Committee, School Building Committee and Town Board members – past and present – for their dedication and perseverance in shepherding the school project to completion.

Bench 3 (closest to the ring road)

With sincere appreciation for the citizens of Lincoln who selflessly supported the school project for the benefit of the next generation of children.

Ms. Bodnar thanked the donors and Mr. Creel, who personally installed the plaques on the benches.

Ms. Bodnar asked how the plants and ornamental trees handled the winter. Mr. Kelly stated that he did a walk around with Consigli. A handful of plants will be replaced under warranty. There is one area to be re-hydroseeded. Mr. Creel felt that Central Nurseries did a great job. The stock installed looked good when it went in and has continued to do well.

Ms. Mitchell has noticed that new grass is not growing around the fencing and wondered if the fences could be moved periodically to allow the turf to establish. Mr. Kelly explained that the fences don't move easily and would be expensive to move. The area where it is relocated to would then suffer. Once the fencing is removed, the affected area will be reseeded.

Mr. Nicholson asked about the number of seasons that are planned for the fields' recovery and when they might be put back to use. Mr. Creel would like to give them at least two years, but the decision is not his. One of the reasons the fence remains installed is to keep children off the fields during recess. Mr. Nicholson volunteered to advocate for soccer to stay off the fields to allow them to get established.

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

The meeting adjourned at approximately 7:48pm.

Minutes respectfully submitted by Gina Halsted