

TOWN OF LINCOLN

LINCOLN TOWN OFFICES
16 LINCOLN ROAD
LINCOLN, MA 01773
781/259-2603



Capital Planning Committee Meeting Minutes Wednesday, March 11, 2020

Present: Jim Hutchinson, Jaki Apsler, Robyn Dunbar, JD Dwyer, Audrey Kalmus, Pete Hussey, Mary Day

Also: Buck Creel, Kim Bodner, Jennifer Glass, Becky McFall, Bob Domnitz, Chris Klem

Called to order at 7:32PM

SBC presentation:

School building bids came in over budget. Generous gift by Harriet Todd family estate for auditorium updates but project still ~\$2M over budget. Cuts needed to bring project back to budget have large impacts to the building and program. SBC feels they need to show the cuts to the town because of the significant impact on the project; residents should be the ones to decide to cut those items or conversely add funds to support them. SBC never anticipated they would need to come back with a new request.

SBC started with a \$3.5M gap, closed it by cutting the Value Engineered (VE) items. \$1.5M items are gone for good from this last round of VE. Items listed below (worth \$2M) are what the SBC would like to add back in.

3 priority categories:

Tier 1 (highest priority) = \$1,088,220

Tier 2 (middle) = ~\$410,000

Tier 3 (lowest) = ??

Tier 1 includes:

Sun louvers - never anticipated coming out of the project, building need lots of sun control because of existing East-West solar orientation, the original school building had sun louvers and they rotted out and were never replaced.

Auditorium divider - existing divider is 56 years old, when it breaks we will need to build replacement parts, SBC expect it will need replacing within ~5 years, will need to install a new divider. This would be CapCom request to fund.

Granite curbing - existing concrete curbing is crumbling due to snow plowing, granite would be resistant to that. To add granite curbs now would be \$37K; when we need to do it later it would cost more. Concrete would need to be replaced twice during the next 20 years; if it weren't replace it would just crumble away.

CASE entrance - less expensive material is spec'd now, but it's less durable and may need replacing.

First grade hallway - original design created a learning space within the hallway. Reduced design leaves a plain corridor that loses built-in learning utility. This can never be built back in.

Walkway to main entrance - original design had a courtyard by the main entrance that could be used for classes, lunches, etc. The VE plan replaces it with asphalt walkway or grass which are not as flexible or comfortable.

FF&E - replacing phone system which is 10-11 years old not sure how much longer it will be supported, essential servers and access points for technology, more new furniture (not all) replacing items that are from 1994 with new classrooms or older

Tier 2 includes:

FF&E - technology in small group spaces

Tier 3 Includes:

50% playground - this item would restore it to the original 100%. What would happen if we didn't approve this - isn't it hard to add on this other 50% later if you buy only half upfront? They would have to ask. This is in Tier 3 because of the possibility of CPA funding.

Pete Hussey asked how the SBC differentiated which items in which tiers. SBC looked at what needs to be done now or can never be done, what is essential for learning, what cannot possibly be covered by CPA.

SBC noted that the bike paths are a significant item for town. Proposing to bring back the path to Codman pool (in Tier 2), and the path around parking lot to Smith (in Tier 3). Prioritized this way because they thought Codman path more essential and looking at possible redesign of Smith path along road.

Audrey Kalmus asked if SBC asking for all 3 tiers? They think so, but not sure how they will set up the motions. It's possible they will combine Tiers 1 and 2. About \$1.5M in cash capital and \$2 in stabilization. Intention is to ask for the full \$2M in some way or another.

Robyn Dunbar asked what percent of the project does this "new" ask represent? About 2%.

It was noted that it would be interesting to see what items would come back to the town later if we don't do them now. Would be interested in dollar amount we'd see requests for in next 5 years.

Pete Hussey commented that the argument seems different if you're saying it's a better value to the town to make the investment now vs. in the future. There's another argument about unlocking value by making an additional investment, but that's not the same as saving money.

Citizen's Petitions:

Bob Domnitz will bring a petition asking for a report from CapCom, Fin Com, BOS for a report on the community center for an update. Most folks really don't know what's going on and would like to hear an update. Jim Hutchinson clarified that Bob is really asking for an update on the financial status of the town and ability to predict for future, because the status of the project has not changed. Community Center had previously established a timeline of Nov 2020 to reconvene a committee. Jim H: this is mostly a funding question so FinCom might be able to speak to this. Bob: it would be valuable to hear what other projects the town has on its docket that the community center would compete with.

Chris Klem on behalf of a group of 7 residents for climate change response. Genesis was a meeting hosted by First Parish Church in January. The wording of the petition is still not final, but folks feel that the intent is critical to bring forward now due to make progress on climate change mitigation. Jim H: what in this petition touches on CapCom expertise? Chris: nothing directly, but clearly capital will be involved in work that this touches going forward. No immediate intersection.

The chair thanked the citizens' petitioners and the committee returned to SBC funding deliberation. It was noted that CapCom is also thinking also about radio project that was recommended earlier in the season. Jim Hutchinson said that Andy Payne looked on ebay and found that he could buy all of the radio parts for less than \$10K and commented that this is not the preferred option, but can we keep this system working? The answer is yes.

Pete Hussey noted that the SBC request is very different from the radio request, it's not a typical request, hard to compare the two.

Jaki Apsler feels we should do everything on the school project that we saw presented today, but feels strongly that the radio project needs to be done too. However if we want the school projects to happen this is the only opportunity we have.

Pete: difficult question because level service vs. improved service but is that just because we haven't had the improved service; the new school requests could be seen as improved service

Mary: remember that public safety no longer has a service contract, not sure what the availability is for parts

Buck: we've seen in the past what happens when we short out on a school building and it's not pretty

Jim and Jaki: let's look at what we can do now for the school building

Mary Day: the radio committee stands behind the fact that the radio project can be pushed off for a year

Jaki: implicit is if we push off the radio project that becomes the number 1 priority next year

Jim: we have stabilization, and about 1.4M in interest payment that will come next year

Motion:

The SBC has gone through a rigorous process reviewing VE items in this round as well as in prior rounds. An opportunity exists now to add back certain items valuable to the school program and the town. Many of those items will not be able to be added back to the building if they aren't done with the building construction.

Furthermore, some items are included on the SBC's list that we expect to come back to the town within the next few years if they aren't replaced now and they will cost less if included with the building construction.

All of the items on the SBC's list are integral to the guiding principles of the project and enhance the value of the campus to the town.

If asked, CapCom also believes that the radio project is also important but is less time-sensitive than the school project. We support doing the school project now and the radio project as soon as funds are available.

Pete H. moved the motion with discretion to the chair for minor edits, Jaki A. seconded. Vote unanimous in favor.

Minutes from Jan 13, 2020 - discussion of amendments.
Robyn moved, JD seconded. Unanimous to approve with amendments.

Minutes from Jan 23, 2020 - discussion of amendments.
JD moved, Robyn seconded, unanimous to approve with amendments.

Minutes from Jan 30, 2020 - discussion of amendments.
Moved to approve as amended: Robyn, Seconded by JD. 3 votes in favor, Robyn Jaki abstained due to absence.

Adjourned at: 10:01 PM

Moved by Robyn, seconded by Audrey, unanimous