

CapCom 11/14/18

Robyn Dwyer, Jeff Birchby, Jaki Apsler, Jim Henderson, Maria Hylton

Jonathan Dwyer calling in remotely from out of state

Visitors: Chris Fasciano SBC, Jim Hutchinson FinCom, Ed Lang PV expert

### School building

#### Value Engineering questions:

Mr. Fasciano commented that the field renovations are still in the building budget. There was some question whether they could be covered by CPA funds but currently they are still in the building project budget. Mr. Christenfeld said a new auditorium divider is out of the budget but the existing one is still functional. He is not that worried about it. The auditorium seats are still in the budget. Mr. Fasciano said that the one item that is no longer in the budget that will need capital funds resolution at some point is paving the part of Ballfield Road that is planned now to be unpaved at the conclusion of the building project. The decision to take this paving out of the school building project was made because of expected wear on that part of the road that would come with building a new Community Center building in the Hartwell area. Ms. Hylton asked about FF&E. Mr. Christenfeld and Mr. Fasciano replied that furniture and fixtures and equipment have always been maintained in the building budget. Mr. Fasciano said that there are some items built into the current building that are still functional will not be replaced - eg. some built in cabinetry, playground equipment.

#### PV plan questions:

Ms. Dunbar asked for a summary of the current plan for solar panels. Mr. Fasciano and Mr. Lang summarized the history of the plan. The first SMMA space estimate would have allowed us 50% of the PV we needed to get to Net Zero. Then it was found that we could fit all of the panels we needed to get to Net Zero, but the budget did not cover all the PV. Hired a third consultant who determined that the best plan for the town is to have a PPA agreement as opposed to purchasing the PV panels ourselves. Mr. Christenfeld noted that the town cannot recoup tax incentives but a PPA vendor can and pass those savings on to the town. Mr. Hutchinson noted that due to SMMA's unavoidable overhead we will see savings if we either do the PV ourselves with a different builder or have a PPA as opposed to have SMMA do it. Mr. Christenfeld says that SBC and SC feel that net for the town it's better to do rent vs. buy for PV. The most important thing is that utility costs of the new building do not exceed current amount in order to not disturb the school operating budget. The projected utility costs of the new building are now in range of the current usage. Also not to have to manage the power generation ourselves is a benefit. Mr. Hutchinson said we may be able to negotiate a lower rate for the PPA in early years and have it rise at 2.5% in later years to fit with the town's standard escalation. Also there will be a benefit to investigating a small battery system in the system. Mr. Henderson asked about the interconnect, Buck is already looking into it. Mr. Christenfeld says it's likely there will be a new town solar committee convened who will oversee the school's solar and any future solar the town builds.

#### General questions:

Mr. Henderson asked about the operating expense for the new building, what planning has taken place? Mr. Christenfeld said that we expect everything to be about what it is now (given the Net Zero plan). School Committee has hired a higher-skilled custodian (at a cost of \$10K more in salary) at Hanscom to manage the new building there, expect will do something like that in Lincoln. Many of the new materials will be easier to maintain than current. At Hanscom they did not find particularly higher costs, now in Year 2 of the new building there. What others say is that utility costs don't go down with a new building but you get a lot greater value for your money. Ms. Kalmus asked if the new building will feel new. Mr. Christenfeld is optimistic that the new part of the building - the "learning commons" - will feel pretty spectacular especially for those who don't have students in the building. And it's plausible that the learning commons can be used by the town even during the summer due to new AC. Change won't be as dramatic in auditorium. Mr. Henderson asked what it will feel like when you walk into the classrooms? Finishes will be new, natural light will be improved. Ms. Kalmus asked how it will be noted if educational outcomes improve due to the new building. Mr. Christenfeld said this is the number one topic at School Committee and that they are seeing differences at Hanscom that they are learning about and would expect to observe in Lincoln.

#### Deliberation:

Ms. Hylton said that she thinks there's much more the schools could be measuring related to educational outcomes in general and she is disappointed to hear that with the new school at Hanscom they are not attempting to measure effects of the building on education especially given the large amount of taxpayer investment that's being asked for. The discussion turned to what effect the school building borrowing will have on other town capital projects and Mr. Birchby commented that it's possible that residents may not want to support large capital expenses in the years after the school building bonding. But if we want to spend \$16M on a community center in 3 years FinCom's analysis shows that if the town wants to do that we should be able to. Mr. Henderson worries that there may be a disconnect between those of us who are following the cost tradeoffs and those who are further away from the project planning.

CapCom's past position on the school building project has been to recommend going forward with it. Has CapCom's advice to the town changed?

The committee notes that the school administration is still in favor. The building meets CapCom's stated criteria. The building is within its promised budget. We've looked at the value engineering which was thoughtfully done and doesn't push fundamental items into the future capital budget. Operating budget will stay roughly the same. We will get less than we thought we would get in June (due to value engineering process). However there is additional value to the community in the new learning commons space.

Jonathan Dwyer moved the question whether CapCom supports the school building project as proposed. Mr. Henderson seconded. Jaki Apsler- yes, Robyn Dunbar yes, Audrey Kalmus yes, Maria Hylton yes, Jim Henderson yes, Jonathan Dwyer, yes. Unanimous yes.

Craft statement: CapCom remains in favor of the school building project as proposed by the School Building Committee.

Mr. Henderson moved, Robyn seconded. Jaki, yes. Jim, yes. Maria, yes. Audrey, yes, Robyn, yes. JD yes.

Minutes:

Nov 1, Oct 25, Oct 15, Oct 1.

Mr. Henderson moved, Robyn seconded minutes as amended.

Jaki, yes. Jim, yes. Maria, yes. Audrey, yes, Robyn, yes. JD yes.

Mr. Henderson moved to adjourn, Jaki seconded.

Jaki, yes. Jim, yes. Maria, yes. Audrey, yes, Robyn, yes. JD yes.

Meeting adjourned 7:34 pm.

Approved: