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ACC - MEETING AGENDA/MINUTES

Town of Lincoln

98 Old River Road, Lincoln Centralized Rescue/Learning Center



Centralized Rescue/Learning Center Project OAC

MEETING DATE: MM 2024.09.03 (9.17 A) LOCATION: Town Hall with Virtual Issued By: Brian O'Connell

ATTENDEES

ACC	Brian O'Connell
Downes	Drew Serdakowski
Town of lincoln	Phil Gould, Chief Sean Thompson, Leslie Quish, Building Committee
Kastle Boos Architects, and A/E team	Michael McKeon, Scott Mangiagli
Subcontractor	As occurs

additional distribution

cc:	Glenn Ahlborg, Joe DeSanti
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DISCUSSION TOPICS

2	Documents for Reference	Updated Renderings and Site Plan, boring Location Plan, Exterior Materials
3	Roll Call	Town of Lincoln and Downes Roll Call and Introductions - Building Committee, OPM Downes, Design-Build Construction Team
4	Previous Minutes	Town of Lincoln review and approval of prior meeting minutes

item#	Date	Description	Resp. Party	Due by:	Status
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1.00 Design Updates

1.08	17-Sep	Floor Plans - updates by KBA <u>Lula</u> : Shown on Plans, Variance Appeal submitted 9.04, priced as add/alt for SD <u>Plymovent</u> : 5 units from Rescue 1&2 to be reused at new EMS, ACC to contact ACS NE <u>2nd Flr</u> : Door and adjacent wall from Living to Corridor eliminated, wall at 90° to remain, pending code confirmation <u>Digital Sign</u> : Lot merge-A/E team to coordinate design with zoning req. apply for variance if needed, Daktronics at HS <u>Multi-Use Room</u> : created to satisfy ADA accessibility <u>Generator</u> : remaining outside in island adjacent to apron <u>Apparatus Flooring</u> : 25 year flooring in base, team will evaluate as required for GMP <u>SD</u> : After 9.13 delivery, schedule page turn with Downes/Town, D-B team	D-B team, Downes, Town	17-Sep	Open
1.09	17-Sep	Elevations - updates by KBA <u>Siding</u> : Consolidated "Souix City Custom" met w/General Approval along with white, wood look, siding and PVC or similar trim	D-B team, Downes, Town	17-Sep	Open

1.10	17-Sep	IT - met on 9/10 D-B to distribute MM <u>Town requests:</u> Lightning protection for system, Digital Watch Dog for camera/NVR system, Fiber connection from Town Hall-EMS and from EMS to Vendor cable at street (Ocean) 911/internet (see option below), 4 outlets in Meeting Room that are on Gen, UPS with temp unit comes with temp setup, data drops for WAP and hard points for copiers and certain locations (separate meeting for layout) <u>Systems:</u> phones will be VOIP; town is ok with dish-to-dish or direct connection via existing conduit between TH and EMS (as option) - team to explore and advise; LLC needs electrical outlets and WAP for use as Emergency Management Satellite location; BMS, Access Control, and Lighting control panels should not be in IT room; 30 days for NVR acceptable.	D-B team, Downes, Town	17-Sep	Open
2.00	Site				
2.04	17-Sep	<u>Lot Merge:</u> Town/OPM are working with Canavan to merge TH and Water Department lots <u>Test Pits:</u> Briggs, Kay Corp, CDW (Engineers), ACC, and Town Engineer were onsite 9.10.24. Kay Corp excavated pits per engineers map. Briggs Engineer directed excavation, observed and recorded subsurface conditions; CDW engineer observed and took photographs. Briggs indicated they will have have results/report approximately 2 weeks from 9.10. <u>Concrete Aprons:</u> A/E indicated that the concrete apron extends approximately 8'-9' from edge of apparatus bay doors where the pavement switches to asphalt. D-B team will review with site engineer and propose add/alternate to extend apron, as applicable. <u>Existing Conduit between EMS and TH:</u> Can Town scope line to confirm it is usable per their IT Department Requirements? <u>Message Board:</u> See under design	D-B team, Downes, Town	17-Sep	Open
3.00	CPF Grant				
3.01	Downes and Town to provide updates and team requirements for compliance and reporting. OPM budget by October 31, 2024		Downes, D-B	weekly	Open
4.00	Commissioning				
4.01	Downes Construction (OPM) is drafting an RFP for commissioning services for the Lincoln EMS project, for review/comment/approval by the Building Committee at the next meeting. OPM Update: Commissioning RFP out for bid		Downes, Owner	17-Sep	Open
5.00	Items for Discussion				
5.02	Spend categories and timeline to confirm \$1M end of year spending - Digital signage could be an item.		Downes, Owner	17-Sep	Open
6.00	Schedule				
6.01	D-B team is coordinating design schedule and milestones with A/E and OPM, and will bring to next meeting. Update: Team will revise schedule and update on any early packages, as required, after SD set review		All	17-Sep	Open
6.02	Next OAC meeting is scheduled for October 1, 2024.		All	1-Oct	Open
7.00	Procurement				
7.01	Long lead items and status updates: early bid packages for preliminary site/foundtaions, structural, and electrical infrastructure. Update: E-Gear, 24 week lead. Bid packages: foundation and Structure.		All	17-Sep	Open

8.00	Closed				
1.01	23-Jul	•Floor Plans - updates by KBA - Meeting Room - will this potentially be multi-use and if so, are there additional power data, A/V infrastructure required/need to be planned for? Team is reviewing and will incorporate enabling work and infrastructure for a secondary dispatch station.	D-B team, Downes, Town	3-Sep	Closed
1.02	23-Jul	•MEP - Van Zelm to present design narratives for MEP FP FA - Town approved Option #1 VRF with Energy Recovery Ventilators and continuing with linear radiant heat for apparatus bay. No recirculated air in turn-out room.	D-B team, Downes, Town	23-Jul	Closed
1.03	23-Jul	•RIE incentives: Which team members are responsible and what are we pursuing? OPM/Team to continue discussion and pursuit of these, Inflation Reduction Act. •PIE - Team met onsite with PIE and proposed/approved.	D-B team, Downes, Town	6-Aug	Closed
1.04	23-Jul	•Structural - KBA and Odeh working with VZA to locate DOAS and other HVAC equipment in attic space to work with roof structure, including clearances and access. Work on these units location, supports, utility, insulation, and ventilation requirements ongoing.	D-B team, Downes, Town	20-Aug	Closed
1.05	23-Jul	LULA - KBA is working with AHJs and Code to determine requirements and options, including variance. Potential	D-B team, Downes,	3-Sep	Closed
1.06	6-Aug	Interior Materials presented: Additional acoustical treatment (ACT and Wall panel) will be provided as needed. Finalizing	D-B team	3-Sep	Closed
1.07	6-Aug	Construction related: wire mesh v. fiber in concrete- Cost/feasibility presented at 9/03 meeting. Switch Gear: 800A gear approximately 24 weeks (can be ordered this year if needed).	D-B team	3-Sep	Closed
2.01	23-Jul	Team received copy of ELUR and accompanying reports re: subsurface conditions of the site and briefly discussed potential impact to project, including test pits and borings. Town Engineer subsequently issued an email to DEM re: request for six test pits. Awaiting response. Approved (Rachel)	D-B team, Downes, Town	27-Aug	Closed
2.02	23-Jul	There appears to be a small open conduit from the west side of Town Hall to the light pole oppsite, adjacent to EMS project, and team is investigating for possible use, if needed, for data connection between buildings. A/E to advise as they finalize design. Team will work with town engineer and DOT (as required) re: design and permitting of new curb cuts site access from state road. Design ongoing, OPM/Town Update: Canavan engaged to survey/join two lots w/existing ELUR Area shown on updated survey. 98	D-B team, Downes, Town	Varies	Open
2.03	6-Aug	Message Board: Needs to be shown in exact proposed location and size (see Town regulations). Sign at HS to be reviewed (size/location) as example. Sign size and location cannot affect rescue/truck operators ability to see traffic as they pull out. Town/A/E need to confirm zoning approval process if sign exceeds regulation size. Possibly move closer to Town Hall	D-B team, Downes, Town	3-Sep	Open
5.01	Town to adjust radius for truck access to salt barn to avoid the edge of the new parking lot for EMS building. Team will coordinate with Town.		All	6-Aug	Closed