



355 Centerville Road

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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 2024.10.15 (10.29 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, Lee Matthews, Joe DeSanti			
DISCUSSION TOPICS					
2	Documents for Reference	Updated Renderings, SD Drawing Set			
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
1.00	Design Updates				
1.12A	29-Oct	<u>Digital Sign</u> : Received Design and Budget (42k)-Approved? Town/KBA site signage onsite review meeting-After OAC 10/29? <u>Rescue 1 & 2</u> : Plaque size/status? Plymovents, see schedule. <u>RIE Credits</u> : Town/Team Bi-weekly update. <u>Interior Elevations</u> : KBA to present updated interior renderings, 10/29/2024 <u>Site Lines</u> : KBA sketch indicates if tall EMTs are at close end of roof, may be visible.	D-B team, Downes, Town	29-Oct	Open
1.12B	29-Oct	<u>Fencing</u> : Town to update re: Water Dept. Fence <u>Mezzanine</u> : KBA to confirm capacity of lift Station Alert System: Confirm Symposium, speakers (ability to mute), and screens in Bay <u>Early Packages and DD</u> : Mid-November Grant Funding Year End Sunset: Need 600k+/- approved packages, Break-out cost of LLC <u>Permits</u> : Demo (Rock), Building, DEM, & ADA - Building after Lot Merge	D-B team, Downes, Town	29-Oct	Open
2.00	Site				

2.05	29-Oct	<u>Lot Merge</u>: November 1 through December 31, 2-month process to submit/review, Town comment, approval. Town to provide dates (for schedule). KBA provided renderings. <u>Test Pits</u>: Additional pits, infiltrometer readings, and revised reports submitted by Briggs to A/E. <u>Concrete Aprons</u>: KBA to present revised site plan for review and approval <u>Message Board</u>: See under design <u>Relocation of Pole</u>: Town to update	D-B team, Downes, Town	29-Oct	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 (OPM updated log)		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 to Update		Downes, Owner	29-Oct	Open
5.00	Items for Discussion				
5.02	Spend categories and timeline to confirm \$600k end of year spending - Digital signage, Early packages, CM/A/E fees		Downes, Owner	29-Oct	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. Team will revise schedule and update on any early packages, as required, after SD set review. Revised schedule presented 10/15 meeting. Update: Revised schedule update presented		All	29-Oct	Open
6.02	Next OAC meeting is scheduled for November 12, 2024.		All	12-Nov	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 by 11/15		All	15-Nov	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 planned for? Team is reviewing and will incorporate enabling work and infrastructure for a secondary dispatch station. <i>Please with revised status and additional updates presented</i>	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. • RIE - Team met onsite with RIE and proposed/approved location for pole and pad mounted transformer. Due to PV, <i>Conceter and showing station electrical team size will</i>	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 impact: Accessible location and impact to floor plans on both levels; additional power requirements; first cost and maintenance of unit. A/E met with AHJ and submitted letter	D-B team, Downes, Town	3-Sep	Closed
1.06	6-Aug	Interior Materials presented: Additional acoustical treatment (ACT and Wall panel) will be provided as needed. Finalizing LCCA for apparatus flooring recommendation. Walk-off mats and walk-off CPT at vestibules.	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
1.08	15-Oct	Floor Plans - updates by KBA Lula: Shown on Plans, Variance Appeal submitted 9.04, priced as add/alt for SD. Update: BCSC Mtg. 10/10 @ 1PM, KBA to attend. Variance failed to pass, 5-4 vote, LULA to remain. Closed Plymovent: 5 units from Rescue 1&2 to be reused at new EMS, ACC to contact ACS NE. Update: Contacted Chris Roche and he	D-B team, Downes, Town	15-Oct	Closed
1.08	15-Oct	Multi-Use Room: created to satisfy ADA accessibility. Update: Pending ADA 10/10. See comments 2nd Floor, not required. Generator: remaining outside in island adjacent to apron. Closed Apparatus Flooring: 25 year flooring in base, team will evaluate as required for GMP. Closed. SD: 9.13 submitted, schedule page turn with Downes/Town. D-B	D-B team, Downes, Town	15-Oct	Closed
1.10	1-Oct	IT - met on 9/10 D-B to distribute MM Town requests: 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	D-B team, Downes, Town	1-Oct	Closed
1.09	15-Oct	Elevations - updates by KBA Siding: Consolidated "Souix City Custom" met w/General Approval along with white, wood look, siding and PVC or similar trim. Update: KBA to confirm site lines from TH to roof deck. KBA to present sketch	D-B team, Downes, Town	15-Oct	Closed
1.11A	15-Oct	Page Turn notes: Town requests a 6' tall black vinyl coated, with black slats, chain link fence at rear of property to screen from Water Dept. yard. DD Town Engineer and D-B team will communicate w/Water Dept. re: their security requirements for fencing. Town update Town requests site signage coordination meeting to review all	D-B team, Downes, Town	15-Oct	Closed
1.11B	15-Oct	Mezzanine: floor lowered 10'-4" AFF, 4' wide access gate and adjacent wall/floor mounted Jib Crane (500lbs capacity?) DD Storage/Bunk Room: Include lockers in FFE package DD Deck: Add hose bib, and gas "T" (with access panel for future use). DD Med Storage: Review requirements for securing and refrigeration of	D-B team, Downes, Town	15-Oct	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	D-B team, Downes, Town	Varies	Closed
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	Closed

2.04	15-Oct	<u>Lot Merge:</u> Town/OPM are working with Canavan to merge TH and Water Department lots. Downes to update, survey/doc complete <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	D-B team, Downes, Town	15-Oct	Closed
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. Town/OPM/ACC to coordinate whether existing curbing (Northern) can be reused. Team is reviewing and will coordinate as available/viable.		All	6-Aug	Closed