



| Centralized Rescue/Learning Center Project OAC |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                            |        |
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| MEETING DATE: MM 2024.09.17 (10.01 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, Lance Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                            |        |
| Subcontractor                                  |                         | As occurs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                        |                            |        |
| additional distribution                        |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                            |        |
| cc:                                            |                         | Glenn Ahlborg, Joe DeSanti, Scott Mangiagli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |                            |        |
| 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          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                            |        |
| 1.08                                           | 1-Oct                   | <p><u>Floor Plans</u> - updates by KBA</p> <p><u>Lula</u>: Shown on Plans, Variance Appeal submitted 9.04, priced as add/alt for SD. <b>Update: BCSC Mtg. 10/10 @ 1PM, KBA to attend.</b></p> <p><u>Plymovent</u>: 5 units from Rescue 1&amp;2 to be reused at new EMS, ACC to contact ACS NE. <b>Update: Contacted Chris Roche and he is providing a price for our SD Estimate.</b></p> <p><u>2nd Flr</u>: Door and adjacent wall from Living to Corridor eliminated, wall at 90° to remain, pending code confirmation. <b>Update: KBA confirmed no code issue, door and parallel wall removed.</b></p> <p><u>Digital Sign</u>: Lot merge-A/E team to coordinate design with zoning req. apply for variance if needed, Daktronics at HS-Town/A/E to confirm use of existing electrical at ground light fixture. <b>Update: Design of digital sign on-going, team will reuse exist. elec.</b></p> <p><u>Multi-Use Room</u>: created to satisfy ADA accessibility. <b>Update: Pending ADA 10/10.</b></p> <p><u>Generator</u>: remaining outside in island adjacent to apron. Closed Apparatus Flooring: 25 year flooring in base, team will evaluate as required for GMP. <b>No Change.</b></p> <p><u>SD</u>: 9.13 submitted, schedule page turn with Downes/Town, D-B team. <b>Update: Page Turn complete 9.25, see notes below. Chief Thompson to review with EMS team.</b></p> <p><u>Rescue 1 and 2</u>: Remove and relocate Plaques, Town to confirm dedication of new building.</p> <p><u>RIE Credits</u>: Town Engineer contacted RIE (Lori Spangler) and Mike Cunningham from RIE will be EE liason.</p> | D-B team, Downes, Town | 1-Oct                      | Open   |

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| 1.09  | 1-Oct | <b>Elevations</b> - updates by KBA<br><b>Siding:</b> Consolidated "Souix City Custom" met w/General Approval along with white, wood look, siding and PVC or similar trim.<br><b>Update: KBA to confirm site lines from TH to roof deck</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | D-B team, Downes, Town | 1-Oct | Open   |
| 1.10  | 1-Oct | <b>IT</b> - met on 9/10<br>D-B to distribute MM<br><b>Town requests:</b> 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)<br><b>Systems:</b> 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 | 1-Oct | Closed |
| 1.11A | 1-Oct | <b>Page Turn notes:</b><br><b>T</b> own requests a 6' tall black vinyl coated, with black slats, chain link fence at rear of property to screen from Water Dept. yard.<br><b>T</b> own Engineer and D-B team will communicate w/Water Dept. re: their security requirements for fencing.<br><b>T</b> own requests site signage coordination meeting to review all new/proposed signage.<br>Confirmed, Granite curbs are indicated on drawings and parking spaces are 9'x20' per town reg.<br><b>App Bay Oil Separator:</b> Unit is large w/heavy cover (4.7K lbs) and access doors, limited maintenance (3-5 yrs). outlet is to sewer system.<br><b>Egress from Gym:</b> Access control doors to have request to exit release per code.<br><b>Training:</b> As is typically specified, all training sessions for equipment, BMS, etc. will be recorded and included in the close-out documents. | D-B team, Downes, Town | 1-Oct | Open   |
| 1.11B | 1-Oct | <b>Mezzanine:</b> floor lowered 10'-4" AFF, 4' wide access gate and adjacent wall/floor mounted Jib Crane (500lbs capacity?)<br><b>Storage/Bunk Room:</b> Include lockers in FFE package<br><b>Deck:</b> Add hose bib, and gas "T" (with access panel for future use).<br><b>Med Storage:</b> Review requirements for securing and refrigeration of meds.<br><b>Station Alert System:</b> EMS to confirm type and extent of system (i.e. monitors @ pilasters in App Bay?)<br><b>Site:</b> Add direction arrows at TH side entry to EMS lot and extend "driver" lines onto aprons.<br><b>Fitness Door Alcove:</b> Limit depth of alcove on vestibule side<br><b>Interior Renderings:</b> KBA to provide interior renderings to show dimensional ceiling at LLC. No hard ceilings in living areas. Review Lobby light fixture.                                                                   | D-B team, Downes, Town | 1-Oct | Open   |
| 2.00  | Site  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |       |        |

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| 2.04 | 1-Oct                                                                                                                                                                                                                            | <p><u>Lot Merge</u>: Town/OPM are working with Canavan to merge TH and Water Department lots. <b>No Change</b></p> <p><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. <b>Report this week</b></p> <p><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. <b>Update: Shift is necessary, team will provide sub-base detail to mitigate.</b></p> <p><u>Existing Conduit between EMS and TH</u>: Leslie and Cory reviewed on-site. Cory is having Electrician confirm their assessment. <b>No Change.</b></p> <p><u>Message Board</u>: See under design</p> | D-B team,<br>Downes,<br>Town | 1-Oct  | Open   |
| 3.00 | CPF Grant                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |        |        |
| 3.01 | Downes and Town to provide updates and team requirements for compliance and reporting. <b>OPM budget by October 31, 2024</b>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 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. <b>OPM Update: Bids received/selection made?</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Downes,<br>Owner             | 1-Oct  | 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,<br>Owner             | 1-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. <b>Update: Team will revise schedule and update on any early packages, as required, after SD set review</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All                          | 1-Oct  | Open   |
| 6.02 | Next OAC meeting is scheduled for October 15, 2024.                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All                          | 15-Oct | Open   |
| 7.00 | Procurement                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |        |        |
| 7.01 | Long lead items and status updates: early bid packages for preliminary site/foundtaions, structural, and electrical infrastructure. <b>Update: E-Gear, 24 week lead. Bid packages: foundation and Structure.</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | All                          | 1-Oct  | Open   |
| 8.00 | Closed                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |        |        |
| 1.01 | 23-Jul                                                                                                                                                                                                                           | <p>•<u>Floor Plans</u> - updates by KBA</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | D-B team,<br>Downes,<br>Town | 3-Sep  | Closed |
| 1.02 | 23-Jul                                                                                                                                                                                                                           | <p>•MEP - Van Zelm to present design narratives for MEP FP FA - Town approved <b>Option #1 VRF with Energy Recovery Ventilators and continuing with linear radiant heat for apparatus bay. No recirculated air in turn-out room.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | D-B team,<br>Downes,<br>Town | 23-Jul | Closed |
| 1.03 | 23-Jul                                                                                                                                                                                                                           | <p>•RIE incentives: Which team members are responsible and what are we pursuing? OPM/Team to continue discussion and pursuit of these, Inflation Reduction Act.</p> <p>• RIE - Team met onsite with RIE and proposed/approved</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | D-B team,<br>Downes,<br>Town | 6-Aug  | Closed |

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| 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. <a href="#">Work on these units location, supports, utility, insulation, and ventilation requirements ongoing.</a>                                                                                                                                                                                                                                                              | 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: <a href="#">Additional acoustical treatment (ACT and Wall panel) will be provided as needed. Finalizing</a>                                                                                                                                                                                                                                                                                                                                                                                                        | D-B team               | 3-Sep  | Closed |
| 1.07 | 6-Aug                                                                                                                                                          | Construction related: <a href="#">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).</a>                                                                                                                                                                                                                                                                                                                                            | 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: <a href="#">request for six test pits. Awaiting response. Approved (Rachel</a>                                                                                                                                                                                                                               | 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 href="#">A/E to advise as they finalize design.</a> Team will work with town engineer and DOT (as required) re: design and permitting of new curb cuts site access from state road. <a href="#">Design ongoing, OPM/Town Update: Canavan engaged to survey/join two lots w/existing ELUR Area shown on updated</a> | 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 <a href="#">process if sign exceeds regulation size. Possibility move closer</a>                                                                                                                                                                | 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. <a href="#">Team will coordinate with Town.</a> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | All                    | 6-Aug  | Closed |