



Lincoln Akerman School Addition
Preconstruction Meeting Notes
6/14/18

Attendees: Matthew Ferreira (SAU 21), Alan Lajoie (SAU 21), Marc Lehoullier (Trident), Jonathan Ring (Jones & Beach), John Deloia (ECCI), Jon Krygeris (ECCI)

- The SAU signed the agreement for Jones & Beach to provide civil engineering services and it was presented to Jonathan from Jones & Beach at the meeting.
- ECCI's contract with the SAU is under review by LBPA. Comments are expected back next week from LBPA. Trident will be meeting with Matt from the SAU and the SAU's attorney next week to review current comments to the contract. Marc wants to get the contract resolved prior to July if at all possible with the understanding it may take into July to actually do so.
- Civil Engineering & Layout Points
 - Jonathan from Jones & Beach requested AutoCAD layout of the building. Jon from ECCI to obtain from LBPA and provide to Jonathan.
 - Roof Drainage – discussed and likely to be a flat roof with internal roof drains that drain via underground drainage pipe to Southwest area of the site beyond the playground. Jones & Beach to include in their design.
 - Playground – The playground will remain very close to its current position. The size will be very similar to what it is now. Playground equipment layout will need to be modified to accommodate new addition.
 - The options of keeping the finish floor elevation of the first floor of the new addition the same as the existing building it ties into versus lowering the addition finish floor to limit the quantity of fill material and install a ramp down to the addition were discussed. It was agreed that the addition finish floor will match the existing at elevation 72 and that the foundation wall height will be increased. A brick shelf, lowering the apparent amount of foundation showing, will be utilized on the parking lot side of the addition. Grade changes will be designed by Jones & Beach to help cover the foundation where possible on the other elevations.
 - The exterior egress stairway on the Playground side of the building will be changed to an 8' landing with stairs down to grade on both sides of the landing along the building. This will help limit the impact of the stair and related walkway on the playground space.
 - The option of including costs to crack seal the existing parking lot by the addition will be explored. ECCI will be impacting this parking lot condition during construction as equipment will need to drive on it. Costs will need to be reviewed as the GMP is established to see if including money to repair this parking lot can be included.
 - The addition will need sewer service to the new bathrooms. The prior plan from Jones & Beach showed a sewer line from the new addition to the sewer pump station. This will need to be coordinated around an exterior oil storage tank.



- Marc will discuss the requirements of the fire access road with the Fire Chief or Fire Marshal. Prior discussions indicated this was a limited requirement and did not need to go all the way around the building.
- Jones & Beach will present a bid set of drawings by 7/2/18. The next planning board application date is also 7/2/18. Jonathan from Jones & Beach will arrange a meeting to discuss the project with the Town Planner and other required parties at the Town to get the sign offs prior to the application filing date. Reps from the SAU, Trident and ECCI should attend this meeting if they are available to do so. This meeting could be on 6/27 or 7/2. Jonathan to confirm. The planning board review is for comment only. ECCI will be releasing civil drawings for pricing after receiving them in early July.
- Mechanical units will be roof mounted. No exterior HVAC pads are required.
- A roof ladder and hatch will be added in the new stairway so roof access for mechanical equipment is possible.
- There is a new state regulation for background checks. The new form must be specific to SAU 21. The fee for the background check is now \$47 per person. Matt will provide the new form to ECCI along with the requirements. It takes 3-4 weeks to get the background check back however as long as the application is submitted the worker can start working on-site.