

**Town of Watertown
School Building Committee
Three Elementary School Projects
Wednesday, September 15, 2021
via ZOOM 6:00p.m. – 7:00p.m.**

MINUTES

Committee Members Present: Mark Sideris, (chair), Paul Anastasi, Deanne Galdston, Heidi Perkins, Lindsay Mosca, Kelly Kurlbaum, Leo Patterson, Tom Tracy and Vincent Piccirilli

Committee Members Absent: John Portz and Steve Magoon

Others Present: Daren Sawyer and Julie Rahilly (Architectural Team, Ai3 Architects); Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International); Christy Murphy (Compass Project Management), Erin Moulton, Mena Ciarlone and Stacy Phelan

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:03 p.m. Mr. Piccirilli took a roll call of Committee Members present.

2. **Approval of Meeting Minutes –August 18, 2021**
Chairman Sideris made a motion to approve the Elementary meeting minutes for August 18, 2021. Vincent Piccirilli motions the minutes to be moved; Tom Tracy seconded. All were in favor on a roll call vote.

3. **Review/Approval of Elementary monthly Invoices:**
Vivian Varbedian presented the Elementary School projects invoices totaling \$3,797,072.98.

The Elementary invoices read as follows:

- *Hill International - \$93,910.00*
- *Ai3 Architects - \$63,959.74, \$1,305.00 (Reimbursable Expenses) and \$5,009.14 (Extra Services)*
- *Brait Builders - \$3,627,896.36*
- *UTS (Testing Agency) – \$280.00*
- *Colliers International - \$4,712.74 *Amended \$5,984.90*

Tom Tracy made a motion to approve the Elementary School projects monthly invoices with an amendment to Colliers International invoice for \$5,984.90 bringing the new total to \$3,798,345.14. Vincent Piccirilli seconded. All were in favor on a roll call vote.

Christy Murphy presented the High School project invoices totaling \$76,780.73.

The High School invoices read as follows:

- *Compass Project Management - \$15,831.50*
- *Ai3 Architects - \$60,949.23*

Tom Tracy made a motion to approve the High School invoices totaling \$76,780.73. Vincent Piccirilli seconded. All were in favor on a roll call vote.

Review/Approval:

Purchase Order for Cunniff: Third Party Photovoltaic Inspections

Vivian Varbedian presented the Purchase Order for Cunniff Elementary school. Ridgeline Energy Analytics, the Third-Party Photovoltaic Inspection, will provide the inspection which was requested by the Town of Watertown's Electrical inspector. Hosmer Elementary school will also have a Photovoltaic inspection at a later date. The purpose for the inspection is to ensure conformance with Massachusetts Electrical Code (MEC) requirements, the approve system design and good installation practices. The proposed purchase order is for \$4,330.00.

Chairman Sideris made a motion to approve the Purchase Order for \$4,330.00. Vincent Piccirilli motioned to move. Tom Tracy seconded. All were in favor on a roll call vote.

Review/ Approval:

Change Order #9

Vivian Varbedian presented Change Order #9 for Hosmer Elementary School. Change order #9 is for the PV interconnection and Battery Storage System. The amount for this electrical portion only is not to exceed amount of \$787,198.92. Tom Finnegan added that due to the size of the PVs at Hosmer Elementary school, battery storage is required. Until the battery storage is installed, the PVs won't be energized. There is a 40-week lead time for the battery storage system. The plan is to have the battery storage next spring, installed summer of 2022 then have all the PVs energized end of summer 2022. There will be a rebate on the PVs that is received from the state which gives a payback approximately within 7-8 years. Chairman Sideris added that this is a requirement from Eversource. Change order #9 totals \$807,045.31.

Chairman Sideris asked for a motion to approve change order #9. Vincent Piccirilli motioned to approve change order #9. Tom Tracy seconded. All were in favor on a roll call vote.

4. Executive Summary

Vivian Varbedian presented and reviewed September 2021 Executive Summary for both Cunniff and Hosmer Elementary school projects.

Regarding Cunniff Elementary school projected major task this month are starting installation of Furniture, Fixtures and Equipment (FF&E). The school is nearing the finish line. The certificate of occupancy will be issued September 21, 2021. The fire alarm and elevator inspections will happen today. Electrical inspection will happen at end of the week to prepare for 9/21/21.

Hosmer Elementary school projected major task this month is completion of exterior windows, masonry, and exterior finishes along with metal edging at the roof. Also, continuing with finish painting, ceilings, carpentry, flooring, and finish MEPs in the interior of the building.

Lowell Elementary school bid schedule has been established and prequalified contractors were notified via mail and formal email. This information will be advertised in the Central Registry on September 22, 2021.

Vivian Varbedian also discussed the schedule summary₂ for Cunniff Elementary school. Discussed was the

punch list and anticipation of completion by October 1, 2021.

Furniture, Fixtures and Equipment (FF&E) installation will be completed by end of September, beginning of October. Move management has been scheduled for St. Jude to New Cunniff ES with teachers moving in on October 8, 2021. Site work and landscaping is ongoing but will be completed by the time teachers move-in. Final paving and line painting will be ongoing on Parking lot and Warren Street. Weekend work will begin from now until the end of the month. This is in preparation to work on the landscape and hardscape for the exterior portion. The owner furnished and installation of Technology equipment is backordered with no definitive date yet. The students will begin the new Cunniff Elementary school on October 12, 2021. The schedule summary for Hosmer Elementary school for exterior storefronts, curtainwalls and roofing is continuous until end of the month. Interior painting, ceilings, finish carpentry and flooring will continue until end of November beginning of December. Finished fire protection, plumbing, HVAC, and electrical work will be ongoing until the end of the year.

Regarding the budget, upon approval of the invoices, the invoices will be reflected within the budget. Change Order #9 will reflect pending approval. Once approved, budget will be updated.

5. Elementary Schools Project Updates

Vivian Varbedian discussed and presented the project updates for Cunniff, Hosmer and Lowell Elementary School.

The project updates are shown as follows:

Cunniff Elementary School

- Sept 7, 2021 – FF&E Installation begins
- Oct 12, 2021 – Grades K-5 occupancy

Hosmer Elementary School

- Dec 30, 2021 – Building to be substantially completed, including perimeter sidewalks
- Jan 3, 2022 – FF&E installation begins
- Feb 7, 2022 – Pre-school & Pre-K Occupancy
- Feb 28, 2022 – Grades K-5 Occupancy
- *School vacation occurs the week of Feb 21 – Feb 25, 2022*

Lowell Elementary School

- Sept 7, 2021 – Contractor pre-qualification
- Sept 14, 2022 – Advertisement for bidding complete
- Oct 6, 2022 – Bid documents available to general & sub-contractors
- Nov 16, 2022 – Filed sub-contractor bids due
- Dec 7, 2022 – General contractor bids due
- Feb 28, 2022 – Construction begins!

Hosmer & Cunniff Playground Lighting

Julie Rahilly of Ai3 presented the Site Lightning for both Hosmer and Cunniff Elementary schools.

She stated that the site lightning was designed to the standards of the Illuminating Engineering Society (IES) as well as the jurisdiction zoning requirements as related to the lighting levels. The lighting level criteria for schools range from 0.6-foot candles to 1.0-foot candles. The electrical engineers supplied enough lightning to meet the recommendations. Site lights have integral occupancy sensors which dim the lights to 50% output if no activity after (15) minutes. If activity is detected, light output is 100% so that cameras can record, and it stays lit for about (5) minutes unless the activity persists. Lights are time-switch controlled and can be shut off (0% output) for a certain time frame if desired (Facilities department or the Electrical contractor can program if needed). Site lighting complies with requirements for LEED light pollution reduction credits, limiting

overspill to adjacent property lines. Credits will be obtained for both schools. The site lighting conforms with the exterior lighting standards in place for Watertown Zoning Ordinance.

Site Lightning at Hosmer Elementary School

Julie Rahilly of Ai3 discussed the site lighting at Hosmer Elementary school. On the slides, the yellow signifies location of all the site lights. Calculations were completed to inform the location and throw of each site light. The lights are not all on or all off option. A particular area for a group of lights is on a different circuit than another group of lights. If someone walks by the playground or activates the sensor for one circuit, all the lights would not come on. The only lights within a 100 ft radius would come on. Vivian Varbedian noted that she spoke to the Electrical sub-contractor about the lights. The lights predominately along Winthrop street are set on a separate circuit than the ones that are interior or along the perimeter. If the town choses, you could completely have them segregated making them be placed on a different timer than the others. With review of the Nominal Power Lumens diagram, Julie Rahilly specified that all the light spill is controlled in order not to back light or up light. The BUG ratings are well below the maximum for a school. BUG means the back light, up light, and glare. Hosmer Elementary school has the lowest possible while still achieving the lighting levels that are required at either school. Vivian Varbedian reiterated that the lights are programmable to a specified time that the town can select what time they can be shut off. Besides being dimmable, the lights are also motion sensor and the owner has the option as to how to program.

8. Elementary School Questions / Comments

- **Question 1** – Kelly Kurlbaum asked if the payback is (7) years for the PVs; what the life cycle on the battery storage is. Also, was this a miss or uncoordinated item.

Response – Tom Finnegan responded that the life expectancy is good for at least (10) years but will get confirmation. Vivian Varbedian also stated that this is a Eversource request. Julie Rahilly included that this is a requirement by the state for the SMART program. (Solar Massachusetts Renewal Target Program). The battery storage was not required for Hosmer PV size when the project went out to bid but in between May and July period the state updated the requirements, so battery storage was needed for a PV array of over 500kw. Julie Rahilly went on to further explain that the High School project, you can include the cost of the battery storage with the bid for the High School price. Since the requirements changed by the state, Ai3 was not able to include that for the Hosmer Elementary school construction bid.

- **Question 2** – Lindsay Mosca asked about longer-term cost associated to the PVs. She needed to understand if there will be a loss of revenue due to not accessing the energy of the PVs. Is there a lost to the town because we will have to pay for more energy that we are not getting from solar panels from the building when not activated?

Response – Tom Finnegan answered that it is complicated but to his understanding that it won't be activated until the battery storage is in place. Julie Rahilly included that in terms of the savings, we require the energy storage system for the participation in the demand response which is an additional rebate service where the PVs communicates. You would not be able to obtain any revenue related to demand response because of not having the battery storage. Julie Rahilly does not believe that the PVs is incapable of being used without the energy storage. You wouldn't acquire any of the revenue by using the energy storage system. With utilities cost, it won't be affected because the PVs could still be operational but will get confirmation.

- **Question 3** – Lindsay Mosca asked what is back ordered for technology equipment? Also, will all the grass surfaces at Cuniff Elementary school be seeded and if yes when can it be used? Is the SOD on

the table or off the table for the other projects?

Response – Vivian Varbedian confirmed that the backorder is for the Wireless Access Point which there is no definitive date yet. Heidi Perkins added that there is a shortage of the supply chain and there will be at least 20 remaining access points for all the classrooms. She is confident that there will be access points for who needs to have it. Regarding the grass surfaces and sod, Julie Rahilly of Ai3 stated that all the non-athletic field surfaces plan to be hydroseeded and that the O’Connell Field at Hosmer is intended to be sodded.

- **Question 4** – Tom Tracy asked per the diagram if on Concord roadside of the building, corner of where the gym is, will that area have light.

Response – Julie Rahilly answered that the diagram only shows lights that are (12) foot site lights, but the lights are all at the entries and along the building.

- **Question 5** – Elodia Thomas asked does the lighting meet Dark Sky lighting standards? Municipal facilities cause some of the worst light pollution. Given how close abutters are to these schools, this is an important issue in Watertown. Please look at these standards. Also, black lighting structures are much less obtrusive.

Response – Julie Rahilly of Ai3 answered that “Yes” this meets the Dark Sky lighting standards. If this component was not met, LEED credit would not have been achieved.

- **Question 6** – Logan Sheehan asked when will construction begin on the remaining part of the older Hosmer school?

Response – Vivian Varbedian answered that once substantially completed by end of Dec 2021, then FF&E installation will begin by Jan 2, 2022. Pre-school & Pre-K occupancy will start Feb 7, 2022 with grades K-5 occupancy beginning Feb 28, 2022. Once all the students are moved in, we will take a portion of the older original Hosmer school and begin cutting up the circuits, making the building safe, ready for demolition, abatement, and demo after that time. The building won’t be down until April/May timeframe.

- **Question 7** – Council Kounelis asked if once there is an agreement specific to the timeframe of the lightning, how will the lightning be accessed? Will it be remote, hard item on site and how many people will have access to changing of the settings.

Response – Julie Rahilly of Ai3 said that the settings will be done on site but would be done by someone possibly in the Facility department. Also, Chairman Sideris suggested in conjunction with the school department, they will work with the new director of Public Buildings. He would probably have control of the lights. Julie does believe that it is remote control. All the information is in the specification.

- **Question 8** – AnnMarie Cloonan wished that this conversation happened earlier. The abutters are concerned who will have control of the lighting especially in the summer hours. Also, when 12-15 grown men playing full court basketball in the toddler area, we are not anticipating that there will be lighting that they can sustain doing anything after dusk.

Response – Chairman Sideris stated that the basketball court is not intended to be lit for anyone to play in the evening. The lights will be looked at during the night. If too much glare is occurring especially on Winthrop street, shields maybe placed to prevent the glare. A preference would be no lights on after 9pm. More discussion on this topic to come.

- **Question 9** – Jack Dargon commented on the fencing between the artificial green space for toddlers and the Basketball court. He believes that it may be a hazardous design at Hosmer playground. When a 16-year-old, 22-year-old or 43-year-old is playing Basketball, there is a potential for toddlers to get hurt due to not having

isolation or fencing. This is a design flaw which is a big concern and should be reviewed.

Response – Chairman Sideris stated that it would be reviewed and discussed with the team.

- **Question 10** – Kelly Kurlbaum used a point of reference for Jack Dargon that she isn't terribly concerned about a rogue basketball hitting a toddler. Being a parent and being in the playground after dark; for general security having the lights on is to protect people or the lights makes people feel more comfortable in the dark.

Response – Vivian Varbedian responded that she knows that there was a lot of thought process behind the placement of the lighting. It is a walkway used by the Custodial staff as well as the Teaching staff. Everyone safety is taken into consideration. Julie Rahilly agreed that locating the lighting for the best interest in preventing crime was a component as to where the lights were placed. Cameras are on the building so lighting or speculative activity will be picked up by the cameras.

- **Question 11** – Paul Anastasia is interested in learning the ease of the controls. For example, if we decide to turn off the lights at 8pm for basketball and theatre is inside of the school, how easily can there be an override to extend it to the exit time for the events.

Response – Julie Rahilly needs to review the specifications to get a better understanding and be able to clearly pass on the information.

- **Question 12** - David Stokes asked if there will be any additional lights that are not already shown on the diagram around the storage/locker room facilities that were added for the Softball team.

Response – Chairman Sideris stated that this is still under design and it will be a town project not a school building project. Right now, we are not saying there are or aren't any additional lights. Julie Rahilly noted that all the PV canopies that are shown include a light underneath for parking to see at night.

- **Question 13** - AnnMarie Cloonan asked if signage will be placed back up about access with dogs. Also, playground access for residents.

Response – Chairman Mark Sideris stated that signs will be up shortly. Deanne Galdston informed AnnMarie Cloonan that the extended day program runs until 6pm every single day of the week. The adults in the program are Cori, fingerprinted and completely aware of any issues that we might have. The playground is closed until such times that the program is over. The school can't have adults around the children unless they are Cori by law.

Comment A– Daren Sawyer of Ai3 suggested that Paul Anastasia get involved with the training with John O'Neil of Levangie Electric.

- **Comment B** - AnnMarie Cloonan states that the parking area overall looks fantastic and is proud of the work which does improve the neighborhood. One of the concerns with the street facing lights on Winthrop street is if there was a safety concern related to the neighborhood do, we expect that this is a town project to increase the lighting on the street. There has not been a major incident for safety since living here but if it is a toddler park, I wouldn't have my toddler out they're at night. The concern about the toddlers with older men playing basketball, it is so close to the toddler area. She does appreciate the level of detail to the response.

- **Comment C** -Jack Dargon says his family safety is paramount in his life but he thinks confusing the lighting with the play area isn't valid. The (2) issues need to be kept separate. The lightning for the park and the lighting for the street is separate. I do believe there is no separation in the basketball court and the toddler playground which is a safety issue.

9. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 7:24pm.