

**Town of Watertown
School Building Committee
Three Elementary School Projects
Wednesday, October 20, 2021
via ZOOM 6:00p.m. – 7:00p.m.**

M I N U T E S

Committee Members Present: Mark Sideris, (chair), Paul Anastasi, Deanne Galdston, Heidi Perkins, Lindsay Mosca, Steve Magoon, Tom Tracy and Vincent Piccirilli

Committee Members Absent: John Portz (vice-chair), Leo Patterson and Kelly Kurlbaum

Others Present: Daren Sawyer and Julie Rahilly (Architectural Team, Ai3 Architects); Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International); Stacy Phelan

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:02 p.m. Vincent Piccirilli took a roll call of Committee Members present.

2. **Approval of Meeting Minutes – September 15, 2021**
Chairman Sideris made a motion to approve the Elementary meeting minutes for September 15, 2021. Vincent Piccirilli motions to adopt the minutes as written; 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 \$4,283,443.37.

The Elementary invoices read as follows:

- *Hill International - \$90,210.00*
- *Ai3 Architects - \$68,025.63, \$3,485.00 (Reimbursable Expenses) and \$29,820.00 (Extra Services)*
- *Brait Builders - \$3,850,516.30*
- *UTS (Testing Agency) – \$1,340.00*
- *Colliers International - \$10,042.55*
- *FF&E Invoices - \$230,003.89*

Vincent Piccirilli made a motion to approve the Elementary School projects monthly invoices of \$4,283,443.37. Tom Tracy seconded. All were in favor on a roll call vote.

Review/Approval:

Purchase Order for Hosmer: Third Party Photovoltaic Inspections

Vivian Varbedian reviewed and presented the Purchase Order for Hosmer Elementary school. Ridgeline Energy Analytics proposes to provide a third-party electrical inspection of the new 769.9 kWdc solar installation at Hosmer Elementary school. The purpose for the inspection is to ensure conformance with Massachusetts Electrical Code (MEC) requirements, the approved system design and good installation practices. A final inspection report will be provided. The proposed purchase order is a fixed based amount of \$22,150.00 based on the rates of the engineers completing the review.

Since there are phases for the inspections, timelines are instrumental for the report. The phases and timelines will go as follows:

- Phase 1 & 2 - Electrical Design Review – (1) week
- Phase 1 – Installation Review – (12) weeks
- Phase 1 – Final Inspection & Report – (2) weeks
- Phase 2 – Installation Review – (12) weeks
- Phase 2 – Final Inspection & Report – (2) weeks

Chairman Sideris made a motion to approve the Purchase Order for the Third-Party Photovoltaic Inspection. Vincent Piccirilli motions to approve the Purchase order for \$22,150.00. Steve Magoon seconded. All were in favor on a roll call vote.

4. Executive Summary

Vivian Varbedian presented and reviewed October 2021 Executive Summary for Cunniff, Hosmer and Lowell Elementary school projects.

Regarding Cunniff Elementary school projected major task this month is the milestone of the school completion and students moving in. The first day of school is October 12, 2021 (Tuesday)

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 pre-bid conference walk thru is scheduled for October 20, 2021 (Wednesday).

Bids for pre-qualified sub-bidders will be on November 16, 2021 (Tuesday) and General Contractors bid will be on December 7, 2021 (Tuesday). A General Contractor will be identified by the end of the year for Lowell Elementary school.

5. Elementary Schools Project Updates

Cunniff: Certificate of Substantial Completion

Vivian Varbedian discussed and presented the project updates for Cunniff, Lowell and Hosmer Elementary school. A major accomplishment is signing off on the Certificate of Substantial Completion for Cunniff Elementary School.

The Owner/Contractor responsibilities are as follows:

- ☐ **Security** - Punchlist work to be performed by the Contractor and/or Subcontractors within the owner-occupied areas will be conducted at times acceptable to the owner. The owner maintains responsibility for security of Owner-occupied areas.
- **Maintenance** – The Owner assumes responsibility for maintenance of substantially complete areas. However, the contractor is responsible for maintenance and clean-up of all areas where trades are performing punch list work for the contractor.

- **Damage to the Work** – The contractor or any subcontractors shall be responsible for any damage caused by their employees, subcontractors, or agents. The owner shall be responsible for any damage caused by their employees, subcontractors, or agents.
- **Insurance** – The owner assumes responsibility for insurance. The contractor and all subcontractors shall maintain liability insurance and workers compensation insurance as required by the contract documents.
- **Utilities** – The owner assumes responsibility for all utilities within owner occupied areas.

Elementary School Project Updates

Lowell: Proprietary Items – Req'd Vote

Vivian Varbedian discussed Lowell Elementary school regarding the Proprietary specification items. Items are a list of technology controls and door hardware items to be specified as proprietary for consistency across the district.

The Proprietary items are as follows:

- Addressable Fire Alarm – as manufactured by Autocall
- Mass Notification System – as manufactured by Autocall
- Building Management System – as manufactured by KMC Controls
- HVAC Controls – as manufactured by KMC Controls
- Exterior door cylinders – as manufactured by Medeco, X4 Cylinders
- Interior door cylinders – as manufactured by Sargent, Degree
- Voice Lift System – as manufactured by lightspeed, TCN-FS & MCN
- Portable Sound System – as manufactured by Yamaha, STAGEPASS600BT
- Assisted Listening System – as manufactured by Williams, FMT55
- Public Address System and Components – as manufactured by TELECOR, eSERIES
- 8MP Camera – as manufactured by Panasonic, WV-SFV781L
- Brightlink Interactive Projector – as manufactured by Epson, 735Fi with wireless
- Access Control System – as manufactured by Software House, CCURE Enterprise 9000 SSVR3-32
- Access Control Hardware – as manufactured by Software House, iSTAR Ultra Controllers USTAR016/08
- Intrusion System and Components – as manufactured by MAXSYS, PC4020
- Video Management System – as manufactured by TYCO, EEXACVISION Enterprise Software and NVR
- Card Readers – as manufactured by HID, RP10, SIGNO 20, SIGNO 40
- Wireless Access Points – Interior and exterior, as manufactured by ARUBA

Chairman Sideris asked for a motion to approve the Lowell Elementary school Proprietary items for the construction bid. Vincent Piccirilli motions to approve and Tom Tracy seconded. All were in favor on a roll call vote.

Elementary School Project Updates

Hosmer: Battery Storage Overview

Julie Rahilly of Ai3 Architects explained the Building Energy Storage System (ESS). It is a device that stores electrical energy from the (solar) power systems and converts it back to electrical energy when needed; a battery. The ESS is a box containing lithium-ion battery modules, a management system, and a fire suppression system. As of July 2020, in order to participate in the SMART PROGRAM (Solar Massachusetts Renewable Target), an ESS is required if the amount of solar produced on site exceeds 500 kW DC.

This requirement was put in place after the projects were bid for construction in March 2020, therefore an ESS was not included in the bid. The system owner will be responsible for the operation of the battery and ensuring it remains compliant with DOER's guidelines. Is this investment worth it? Yes, Julie/Design team

recommends it. By participating in the SMART Program, anticipated incentive ranges from \$115,000 - \$150,000/year. For the nearly \$800,000 ESS at Hosmer Elementary school then, that is roughly a payback period of 5-7 years. The typical life expectancy if the ESS is 10-30 years before replacement. This is an addition to renewable energy incentives, which would offset utility costs.

Regarding the Hosmer and Cunniff Elementary school power diagram, Julie Rahilly of Ai3 discussed how it works. The building is not directly served by the renewable energy produced; this still goes to the grid before the grid distributes it back to the building. Similarly, power from the ESS is not directly supplied to the building, it goes directly to the grid. The stored power contributes to Massachusetts overall, not just the municipality, but the financial return drives the incentive. The ESS is not a substitute for the generator on site because stored electricity from the ESS cannot be directly sent to the building. Also, at Hosmer, the ESS is located along the Brigham House parking lane. It is required to be at least 100 feet from the Hosmer building. With the surrounding utility poles, only the electric service along Mt. Auburn Street can take the medium voltage produced at Hosmer. This was determined by the Eversource Interconnection study. Due to the sequence of Eversource's work to upgrade its distribution system and install its recloser, the project cannot connect Phase I PV to the grid until Phase II is completed. The PV Install includes in Phase I are utility poles, Roof Mounted Solar and Solar Transformer install prior to the end of Dec 31, 2021. Phase II, PV Install will happen Aug 31, 2022. Eversource will need all these components installed before Watertown could start utilizing the energy used on site.

6. Elementary School Questions / Comments

- **Question 1** – Lindsay Mosca asked if an update will be given about the punch list to share with the public.

Response – Vivian Varbedian explained that they are (2) punch list. One is the actual punch list which is done by both Ai3 Architects and Hill International team. The team will have identified what needs to be completed and have until the end of the month to complete the punch list items. Also, there is a secondary list which is considered day (2) items. This means once moved into the new space and it is utilized, there are things that become wish list items. We are working with the Superintendent Deanne Galdston and Cunniff Elementary school Principal Mena Ciarlone to make sure all the school punch list items are being completed as well as day (2) items are being reviewed and taken into consideration with the School Building Committee. Braits Builders punch list is being completed after hours at the Cunniff Elementary school

- **Question 2** – Lindsay Mosca asked are there any items or features that are different about Lowell Elementary school due to it being a renovation and not a brand-new building.

Response – Vivian Varbedian explained that all the systems which are placed in Hosmer and Cunniff Elementary school needs to be maintained at Lowell Elementary school. There needs to be equitable assets throughout the district. When the Lowell project is completed, it will be a new building. The only thing that will remain of the old Lowell Elementary school will be the façade. All the interiors will be new. This will be a complete gut renovation.

- **Question 3** – Steve Magoon asked what is the advantage of the Energy Storage System if everything is going through the grid? When will the grid tap into the stored energy?

Response – Julie Rahilly of Ai3 stated that the grid will tap into it during a demand response which is an additional incentive, SMART Program. During off hours the energy can be pulled from the storage system without impacting the school use. The smart program requires that we have the (ESS). The smart program is pulling from the stored energy for the use of Massachusetts overall.

- **Question 4** – AnnMarie Cloonan asked what are the sizes of the Energy Storage System (ESS)?

Response – Julie Rahilly answered that it is 10'ft by 4.5 ft. It is sort of like a dumpster size.

- **Question 5** – The public asked if the Energy Storage System is going on the Field green space.
Response – Julie Rahilly of Ai3 stated that not necessarily. It is located along the perimeter of the parking lot. It is not impeding on any of the athletic activities.
- **Question 6** – The public asked why was a decision made not to have behind the meter arrays?
Response – Julie Rahilly stated that this is a long-winded question that involved previous analysts included third-party analyst that Watertown did.
- **Question 7** – AnnMarie Cloonan asked if we can please have an update on the issues presented from the Hosmer neighborhood from the last (2) meetings.
Response – Chairman Sideris stated that there are several issues and there will be a presentation on the issues at the next meeting including some issues with the fields and basketball courts etc.
- **Comment A**– Chairman Sideris commented that having the school substantially complete is a huge milestone. The School Committee had their Committee meeting at Cunniff Elementary School on Monday. It was nice to have a meeting with all the technology that is available, the ability to move things around to be able to have a meeting and potentially having members of the public. He also echoed what Superintendent Galdston stated, thanking the Hill team, Vivian, Tom and Alana for guiding them through the project.

7. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:36pm.