Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, December 21, 2022
via ZOOM 6:00p.m. – 7:00p.m.

M I N U T E S

Committee Members Present: Mark Sideris (chair), John Portz (vice-chair), Vincent Piccirilli Deanne Galdston, Kelly Kurlbaum, Lindsay Mosca, Leo Patterson, James Kane, Steve Magoon, Paul Anastasi and Thomas Tracy

Committee Members Absent: Heidi Perkins

Others Present: Daren Sawyer, Nate Williams, James Jordan, and Andrew Cunneen (Ai3 Architects); Kris Bradner (Traverse Landscape Architects); Vivian Varbedian, Thomas Finnegan and Alana Forbes, (OPM, Hill International), Erin Moulton; Stacey Phelan; Christy Murphy, Chase Terrio and Joel Giacobozzi (Compass Project Management)

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:01p.m. John Portz took a roll call of School Building Committee members present.

2. **Approval of Meeting Minutes – December 21, 2022**

Chairman Sideris made a motion to approve the Elementary Meeting Minutes for November 16, 2022. Vincent Piccirilli motions to move the Elementary school meeting minutes as written and Tom Tracy seconded. All were in favor on a roll call vote.

3. **Review / Approval of Elementary Schools Monthly Invoices**

Vivian Varbedian presented the Elementary schools November invoices.

November 2022 invoices are as follows w/total at $4,952,317.75:

- Hill International – $89,810.00
- Ai3 Architects (Basic Services) - $37,883.27
- Ai3 Architects – (Extra Services) - $53,098.03
- Ai3 Architects (Reimbursables Services) - $943.40
- Brait Builders (Payment Req # 30) – $1,526,515.10
- CTA Construction Managers (Payment Req #9) - $3,232,015.75
- Ridgeline Energy Analytics - $140.00
- UTS Invoices - $8,412.50
- Colliers International - $3,499.70

Chairman Mark Sideris made a motion to approve the Elementary School projects invoices. Vincent Piccirilli motions to approve the Elementary school project invoices totally $4,952,317.75 with Steve Magoon seconded. All were in favor on a roll call vote.

Lowell ES – Change Order No. 05:

Vivian Varbedian presented and reviewed the Lowell ES Novembers Change Order No 05. The change order has several items that was reviewed, and a copy was sent to the SBC members with all the details. The cover sheet presented has been reviewed, scrutinized, and negotiated with Ai3 Architects and CTA Construction Managers. With seeking approval, Change Order No.5 has a host of items totaling $916,093.85. Chairman Sideris asked Vivian Varbedian to review the larger items for some that may not have received the information. Some items reflecting a negative which indicates credits.

Some of the larger items Vivian Varbedian reviewed is as follows:

- PCO#64 – Supplemental Framing for Level 1 Kitchen Slab Area ($32,963.06) - The framing supports heavier kitchen equipment and reinforces the floor slab for support of some of the heavier kitchen equipment such as the refrigerator, freezer etc.
- PCO#87– Main electric room placement service entrance revision request ($15,786.14) – This was a Request for Information (RFI) question – Revisions made to the service area rebuilding of the walls
- PCO#89 – Existing precast band above area way (22,193.25) – This item was deteriorating and needed to be rebuilt
- PCO#93 – Owner requested finish floor material change ($29,334.91) – Removal of carpet in certain areas that was part of the original design and made it into vinyl
- PCO#95.1 – Zone 1 Wall Furring ($475,950.69)– All the floor levels where the walls are furred to hide all the electrical circuiting and have a more cleaner finish wall product
- PCO#96.1 – Drywall removal for tile backer. Cafeteria slab demo for RFI#150. Chipping around existing conduits to repair conduits from PR#18 slab repair and existing wood trim removal ($28,681.88) - Additional demo needed for existing bathroom which is categorized as an unforeseen condition
- PCO#98 – Demo of existing cafeteria plaster ceiling, wood trim removal in locations not accessible die to abatement during PCO#96 removal ($20,492.68) – Owner request where modifications were made in the cafeteria and lobby area.
- PCO#125.1 – Zone 1 window blocking; Additional blocking as a result of abatement ($64,185.57) – Modifications was made for this unforeseen condition

Chairman Mark Sideris made a motion to approve Lowell ES – Change Order No.05. Vincent Piccirilli motions to approve the Lowell ES – Change Order No.05 with Tom Tracy seconded. All were in favor on a roll call vote.

4. <u>Executive Summary</u>

Vivian Varbedian presented and reviewed the Executive Summary highlights for December 2022.
Hosmer Elementary School is continuing to work through minimal miscellaneous punch list items. Ballfield Construction, PV supports, and Panels are ongoing. This is scheduled for completion in May/June 2023.
Lowell Elementary schools ongoing work is Brick exterior at Zone 2 addition, Curtain wall at Zone 2 addition, Roofing work in Zone 1 new and existing roof areas, Rough Mechanical Ductwork & Piping, Rough Plumbing, Electrical and Fire Protection in Zone 1, Sheetrock walls in Zone 2, Metal wall studs in Zone 1 and Presentation of Furniture, Fixtures and Equipment (FF&E) bid results at the January SBC Meeting. We are also hoping to have and plan a walk-thru of the Lowell ES in January for members of the School Building Committee. Once the date has been confirmed with the school, we will circulate a date and time for attendance. This way all members of the SBC will have an opportunity to see and in hopes that of these change orders that you have already approved will be already underway so you can visualize the changes that are coming.

5. **Elementary School Projects Update - Hosmer Elementary School - Exterior Design Update for Proposed New Swings Location**

Daren Sawyer (Ai3 Architects) and Kris Bradner (Traverse Landscape Architects) presented and discussed Hosmer Elementary School Exterior Design Update for the Proposed Swings location.

Kris Bradner gave some background about the playground. The slide presented displays the playground and hard-court area in purple. There were questions regarding the new playground indicating that there should be more accessible pieces of equipment in the playground. There are swings at each of the (3) schools but this particular playground lacked the traditional swing set. There is a swing on this playground, but it is called an Oodle Swing. It is a singular swing but aimed to work on teamwork and pushing each other in a little pod. Community members, school staff, Watertown Superintendent, Chairman Sideris, Ai3 Architect, and Hill International team met onsite to discuss the swing concerns. The goal is to add traditional swings to the play area east of the Hosmer ES.

The slide reflects what is a play space today. There is the fenced in play space, the sport court, the Amphitheatre, and the playground surfacing and structures all in purple. With also trying to find space for the swings, there are other things happening around this area. There are the rain gardens in blue which are required for storm water management. There is tree protection around the perimeter of the site and a little around the interior shown in green. Early in the design process, we wanted to get as much as green space as possible. The slide shows a traditional swing set. There are (4) swings with one being ADA accessible which is on the Southside of the existing playground oriented, so you are swinging north south. There is a continuation of pavement to get off the path that winds around the playground to connect to the swings. This is diagrammatic but you will be able to play with the play surfaces that would go under the swings. The line in red shows additional fencing. If it was enclosed, the entire area within the playground would have additional fencing. Otherwise, it is considered outside of the current fenced in play area. This area is the flattest of the site and eats into the open green space. It is between trees that are protected and not within storm water management areas or other areas such as utility conflicts underground.

The next slide shows the swings in the same location just oriented swinging East-West. It fits a little more streamline between the trees that are to the right and left. The fencing doesn't change much if additional fencing was added. These are up for consideration and discussion tonight.

The last slide reflects comments that came from the community regarding the sport-court and the need for a taller fence around the perimeter. We are suggesting that on the East and Northside change the 4 ft picket fence to an 8-length chain-link fence. This would keep soccer balls and/or street hockey pucks or balls from going into the adjacent rain garden or into Hancock- street. The next slide shows the same on the North and the East but shows an additional chain-link fence. It can possibly be 4' or 6' high within the paved area with gaps or openings that during the school day when kids are utilizing the playground and the sport-court it is easy for them to run into that space since there are no gates involved. This is an option to think about also.

Chairman Sideris acknowledges that there was a meeting onsite from concerned parents of SEPG (Special Education Parents Group) that there were no swings and there are some swings on another small playground. There were no traditional swings and some other handicap accessible equipment. We were given a couple options for swings and Dr. Galdston has looked at this and believe it is appropriate that we add the swing set. Dr. Galdston agreed that it is an excellent location for the swings as well as Erin Moulton. It is also necessary since the area that we do have is small for the number of students that we have. It would open some opportunities as well. We prefer the North to South swinging because it gives the students that they are part of the playground and not just be isolated.

Chairman Sideris made a motion to authorize Ai3 Architects and Traverse Landscape Architects to come up with a design with the swings facing from North to South and potentially some cost estimates prepared for the next meeting. Vincent Piccirilli added to move the motion the swings to the North South orientation and making the fence along the court 6-ft tall with Steve Magoon seconded. All were in favor on a roll call vote.

6. **Elementary School Project Update - Lowell Elementary School – Interior Design Update – Lobby/Kitchen and Cafeteria**

Daren Sawyer (Ai3 Architects) discussed Lowell Elementary School Interior Design in the Lobby, Kitchen, and Cafeteria. He informed all that his team has been working on it for several weeks working diligently to get to a point where we can do a presentation. The 1st slide showed LES Floor and Ceiling plans. The goal or direction that was received to take another look at the kitchen and see how the server was designed. Originally the servery was going East to West and then it would then allow you to go into that corridor to get into the cafeteria. We redesigned the kitchen layout so now the servery, you enter from that corridor then you go out from the servery into the kitchen then into the cafeteria area. These changes were requested to be made in the lobby area outside and within the cafeteria. As you come up those steps, there are benches on either side, the columns are open so there is a bit more opening and visual connection and the corridor. As you continue down the corridor towards the cafeteria, there is a low wall on the right-hand side and the servery is to the right of that. You will then make your way to the cafeteria. We balanced the ceiling in that area and maintained the lights that was originally there. In the corridor, there was changes made to a textural ceiling, it is a wood slant ceiling with some LED lighting similar to Hosmer and Cunniff ES. The 2nd slide shows the cafeteria where you would find your table then have your lunch. We moved the trash and recycling station but had to add a door for kitchen staff to come from the kitchen and get into the cafeteria. The cafeteria ceiling has been simplified. It was broken up due to a lot of linear soffits that tied into the existing woodwork which has now been removed. This tied to the windows and columns which has also been removed. There is a perimeter dried wall soffit with some recessed lighting all the way around then there is acoustical ceiling tile in the middle. The curb line that goes down the middle is a break in the ceiling. We will have the ceiling at (2) separate heights. The portion of the ceiling closest to the exterior windows on the left-hand side will be slightly higher. The break line will be a colored metal transition piece to get you to that lower portion. We are trying to utilize the same lighting that we had in the original design with the circular decorative fixtures as well as some recess CAM lightings.

The next slide showed Lowell ES interior elevations. These drawings were developed and would be issued to the contractor for these changes. You can see at the bottoms of all these walls, the wood rainscoating which is consistent with the entire school. Above the rainscoating, there is the painted drywall finish and a lot of acoustical panels. We are proposing a the bottom panel to do a perforated wood acoustical panel with some lettering similar to what was done with Hosmer and Cunniff ES. It may have some words cut out into those wood paneling then panel wrap fabric above it. The walls are fairly cleaned-up, but we are trying to introduce some slight accent colors with the curbs and on the ceiling. There will be a slight change in color just to pick up some color on the walls and pick up some patterns on the floor.

The next slide is the 1st rendering which shows Lowell ES view coming from the stairs from the front where you will see the benches on both the right and left side with a vinyl wall covering above the bench. It has opened the space between the column and the wall. As you work your way to the servery line, you can see the cafeteria beyond. On the left-hand side would be a graphic wall where some vinyl graphics would be designed to go on that wall.

The 2nd rendering is for the new servery. You can see the wood slant ceiling. The low wall was requested with some white metal tubing with acrylic panels in between. The request was made to have more visual and connection to the servery. You will be able to monitor the kids going through the line.
The 3rd rendering is the view of the lunchroom #1. When you step into the lunchroom, the first thing you would see is the acoustical panels, perforated wood acoustical panels on the lower portion, fabric wrapped above and the wood rainscoating all the way around. At the far end, the grey area on the top had to be bumped out to get mechanical equipment through into the space. This could be the school's logo to give it identity at the far end and design a nice graphic of the school mascot. A large format projection screen will be added on the left-hand window side so presentations and faculty meetings.
The 4th rendering shows lunchroom #2. The drywall emblem at the end with the vinyl graphic that we will design at the end to give it some identity at the far end of the cafeteria. We can work with Stacey Phelan and Deanne Galdston to come up with whatever core values if they want them cut out in the wood panels throughout the cafeteria.
The 5th rendering shows lunchroom #3. This shows the back at the entry of the servery on the left. You can see the trash and recycling on the far right. The bottle filling station is in the back corner.
The last slide shows the rendering of lunchroom #4. It shows a closer look at the entry as you come in. We will introduce an overhead rolling grill at the large opening and the small opening to the servery to provide some security between the educational space and the cafeteria space if after hours use is needed. Another overhead rolling grill in the servery which will close off the kitchen area from anyone getting in there as well.

7. <u>Elementary School Questions / Comments</u>

Question 1 – Regarding the wall furring, Steve Magoon states that it is a lot of money for wall furring and was that not anticipated? Just making sure between the Architect and the Contractor that these change orders are appropriate and not things that could have been anticipated with the design or issues that the Contractor would be responsible for?

Response – Vivian Varbedian stated that the wall furring is an owner requested item. During the original design as well as when the project was bid out there was no furring of the walls and building them out to make them where all the electrical conduits would run behind the wall. During a walk-thru with the Chair and select members of the School Building Committee, it was decided to fur the walls up so that it has a clean line finish look throughout the building. The change order has been vetted multiple times and, on many occasions, there are revisions where conversations was had with the Architectural team and Contractor to ensure that the pricing, the cost for the designated work as well as the item itself is one that promotes it being a change order and not part of the contract documents.

Question 2 – Paul Anastasi also asked about wall furring. The descriptions that were stated says it is for all levels, but it is only all levels in Zone 1, correct? Will there be more wall furring change orders coming, correct?

Response – Vivian Varbedian stated Yes, all levels in Zone 1. Thomas Finnegan says there will be no more wall furring. On change order #4, we included Zone 2 wall furring on the 1995 section. All this work is ongoing. This is only for Zone 1 which is a larger area than the Zone 2 – 1995 section. This takes care of the 1st and 2nd floor and part of the lower level. This should end the wall furring. None of these wall furring's were programmed in the original design documents. Originally it was designed to use existing walls and service mount electrical. This was changed to hide the electricals and resurface all the wall surfaces for Lowell ES to create some equity that is similar to what was done to Hosmer and Cunniff ES.

Question 3 – Leo Patterson asked about 102.1 Change Order – Curtainwall head fastening support. He asked if this is an existing area? Hopefully he says that this isn't in the new construction zone. Can you describe what the modifications are to the rain leader piping? Leo Patterson asked Paul Anastasi if he attends meetings at the school. He assumes the CM is working with the town and generally a cordial condition or they playing beat the Architect?
Response - Thomas Finnegan says it is a new section but was a miss on the documents. A welded angle was added in the new section to support the vertical section of the curtainwall. Change order #97 – Existing to remain rain leader piping – This was an existing rain leader that was deteriorating and had to be removed then replaced with new. Paul Anastasi states it is generally cordial condition, but you have to see it as it would really clarify what is going on.
Question 4 – Lindsay Mosca agrees with Paul Anastasia that the 8-ft fence seems high. It is not a tennis court. It is a recessed sports court. Something a little lower might be appropriate. In terms of the swings, my one question is that was any of that open green space been utilized by the school or the kids contained to be inside the fenced area because by expanding the swings into that area and further fencing it, are we just breaking up that green space to be completely unusable? Is it used or not?
Response – Erin Moulton responded that the school is not using anything outside of the fenced in area. It is necessary for the play area to be fenced in due to balls running into the street then kids running into the street. This would allow us to better utilize that section of the yard. Regarding the height of the fence, the current fence is too low. We have a lot of things that go over the fence and landing in the rain garden. We have had children over the fence and landing in the rain garden. It would be helpful at least along the westside to have a higher fence but agreed it doesn't need to be 8-ft tall. Chairman Sideris asked if a 6-ft fence would be sufficient? Erin Moulton stated that it would be sufficient, at least that would not be climbable.
Question 5 – Lindsay Mosca asked if putting in that extra fencing around the swings means that gates would be needed at the end of the pathways that cuts through that play area?
Response – Kris Bradner (Traverse Landscape Architects) stated "Yes".
Question 6 – Attendee Gail Vassington asked what is the plan for finalizing the area around the Hosmer playground? For example, there is caution tape in the little garden. There are some fencing panels at the corner of Chauncey and Hosmer that are leaning over.
Response – Daren Sawyer (Ai3 Architects) stated that we are still under construction as well as some work left to be done. We haven't gone there to punch list but are aware that there is caution tape in certain areas that the contractor needs to finish. Whether it is done now or landscaping areas, they would have to come back in the Spring and clean up.
Question 7 – Leo Patterson asked what does the hatched pink area salmon color in the middle represent on the diagram? How does that relate to the current surfacing underneath the other apparatuses? Is it an impact surfacing, rubberized? This option will be developed into a more uniformed design with the current conditions. Also, balls are flying into the street, kids are jumping over 4-ft fences, is a chain link the only solution. Is there a possibility to put some poles up with some light-weight netting that has more see-through conditions?
Response – Kris Bradner (Traverse Landscape Architects) stated that it indicates poured in place surfacing that would need to go underneath the swings. It is the same poured in place surfacing and the rubber for surfacing for safety. It has to cover the safety zone of the swings. Yes, this option will be developed into a more uniformed design. The community connection from Chauncey to the school is now intersected by (2) gates. Leo Patterson believes that it is critical decision by acknowledging the equity in providing swings for all people is important. Leo would like a safe fence height, so the kids are not climbing over.

There is no problem with a 6-ft fence, but 8-ft seems high. Kris Bradner thinks the use of the sport-court on non-school days, is set-up for street hockey. If people use it for street hockey after-school and on the weekends, the ball size is the same size as a tennis ball unless they are using a puck. At first, the thought of a wire meshed fence is actually very nice and see-through even at 6-ft or 8-ft tall, would be a great choice. The way the wire mesh is there is still a vertical opening that is greater than a puck. It maybe an instance where the puck goes through the slot in the wire mesh fence. We went with a chain-link because that was around the original sport-court when the old school was there. A black chain-link fence would cover all basis. Safety netting was also discussed for the other (2) sides, but it is much more expensive. You are dealing with netting that you have to take up and down and poles you can remove when you want to. The netting is not meant to be permanent as there is probably more maintenance involved with replacement over time. Chairman Sideris stated that we are already outside the scope of the budget that we started with and given the previous change order we have to be careful about a fence then another fence outside that. The suggestion is if we pick which way we want the swings to face then we can have them come back in January with a better plan. We can consider after the discussion and with everything that has been said tonight.

Question 8 – Kelly Kurlbaum asked what the plan is to finalize some items that were not signed off for final completion.

Response – Vivian Varbedian responded that this was discussed in the Executive Summary. There are some punch list items still as well as the ballfield construction and PV supports.

Question 9 – Daren Sawyer (Ai3 Architects) asked where the blue lines are on the diagram, are there thoughts about adding additional fencing to contain any sort of ball play in the court area or should we not go down that road and keep it to where the red lines are?

Response – Chairman Sideris suggested to do the back of the pencil idea of what that would cost.

Question 10 – Leo Patterson asked if there would be trees where the green circles are in the diagram?

Response – Kris Bradner (Traverse Landscape Architects) said that there are already trees planted along Hancock Street. The diagram shows tree protection.

Question 11 – Leo Patterson asked about the drop slant ceiling in the past thru area outside the server, if there would be (2) overhead coiling doors, dropping gates down? Isn't the servery already secured by a similar overhead coiling gate, correct? Are we introducing a very wide one just not that tall at the overhead counter condition, is that right or is that going full height also? Is there a way to allow access to the bathrooms?

Response – Daren Sawyer (Ai3 Architects) showed Leo Patterson the slide (Server/Entry) where the overhead grill will be coming out of the soffit which will come down and seal this area off. No, a gate will be introduced on our side of the servery line. We do not own it yet. The original design just had locking doors. You can close and lock the doors whereas this is more open. It is electrically operated. That won't be full height. It would go 8ft to 10ft high but there is actual a column midway through the servery so we will have (2) smaller overhead coiling doors in the servery not one big long one. Leo Patterson stated that overhead coiling doors especially electric automatic ones are not cheap, so we are talking about introducing 3-4 here. He believes that you can have (1) at the man door size at the opening at the other side low wall condition and (1) in the foreground in front of the red-shirted little girl. You can control the servery that way with two. If you want to go a step further, it is only the one that controls the counter condition at the servery then you introduce a second one at where the point of view person is standing. You have a (2) column condition, you have a single portal condition, it is an overhead slanted ceiling which means you can locate it up inside the ceiling and you can control it. Daren Sawyer states that you might not even need that second one down by the man-door coming out of the servery if you just have one at

the entry to the corridor to the servery where the person is standing to this perspective and secure off the back portion which is the servery and cafeteria. The floor plan indicates bathroom access on the backside of the servery.

Comment A - Chairman Sideris knows that the change order items are big numbers, but a rehab is underway. If we knew that this would happen, we should have as a committee considered what we did with this school, we should have done with the other schools and replicate the look of the school in a new fashion.

Comment B – Paul Anastasia believes that an 8-ft fence is outrageous. It is somewhere between MCI Concord and MME fighting in a cage match. There is only a 4-ft fence along Mount Auburn Street where the Soccer fields are. He doesn't like the look and does not think it is right.

Comment C – Steve Magoon agrees with the North-South orientation that was suggested which is a good spot nestled between the trees makes it feel like part of the playground. Steve Magoon doesn't have a problem with less than 8-ft but believes that we do need a taller fence for the play area.

Comment D - Paul Anastasia prefers a 6-ft fence better than an 8-ft fence.

Comment E - Erin Moulton wanted to draw attention to the fact that if you are working on the redesign for the swings if we can think about it at the bottom part of the curve of the playground since it is a bit of a ledge. Chairman Sideris says that this was talked about with Daren Sawyer (Ai3 Architects) and we are very well aware of it. Daren Sawyer says that we are looking into this as it is quite a drop in that location. There will be a longer fenced post that the contractor will place to protect people along that area.

Comment F – Chairman Sideris commented that the rain garden along Chauncey Street is now a skating rink. Pictures was taken that will be forwarded to Ai3 Architects. There were all kinds of soccer balls stuck in it. This is concerning as well.

Comment G - Paul Anastasia asked to see the 1st rendering in the main lobby. Remembering what the Lowell ES looked like before the construction and what it looks like now during construction after seeing this rendering, he has no hesitation voting on a $470,000.00 change order. It is amazing. Money well spent.

Comment H – Chairman Sideris stated that he walked thru twice and the second time with the city manager. What we had before was underwhelming at best, but this is such a huge improvement. It gives you the wow factor like the other schools. He thanked all for putting in such great efforts as money well spent.

Comment I – Leo Patterson concurred with the comments that it is much better, and the entry experience is qualitatively and significantly improved.

Comment J – Daren Sawyer of Ai3 Architects also thanked everyone and all at the office such as Alex for putting in time and effort into transforming the space. It really is going to be a wonderful space.

End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 7:09 pm.