

**Town of Watertown  
School Building Committee  
High School  
Three Elementary Schools Projects and High School Projects  
Wednesday, December 4, 2019  
6:00 – 8:00 p.m.**

**M I N U T E S**

**Committee Members Present:** Mark Sideris, (chair), John Portz (vice-chair), Paul Anastasi, Dede Galdston, Lori Kabel, Lindsay Mosca, Kelly Kurlbaum, Heidi Perkins, Tom Tracy, Leo Patterson, Steven Magoon and Vinnie Piccirilli

**Committee Members Absent:** None were absent, Kelly Kurlbaum arrived at 6:15 p.m. and Leo Patterson arrived at 6:17 p.m

**Others Present:** Scott Dunlap, (Architectural team, Ai3 Architects), Vivian Varbedian (OPM, Hill International)

**1. Call to Order** Mark Sideris called the meeting to order at 6:03 p.m.

**2. Review and Acceptance of Minutes**

Mark Sideris made a motion to approve the minutes from October 2, 2019. Vinnie Piccirilli motioned to approve the minutes with revisions. All were in favor. Vinnie Piccirilli made a motion to approve the October 16, 2019 minutes as amended. All were in favor.

**3. Update on Photo Voltaic for Roof and Site Locations**

**Cunniff, Hosmer and Lowell**

Scott Dunlap provided an update and reviewed slides on Photo Voltaic. He informed the panel on how the PVs can be most effective but not interfere with viewed corridors or impede visual sight lines to existing buildings. Scott proposed locations at Hosmer, the sight mounted solar canopies has (2) canopies styled arrays over the parking area in the North West corner. Then (2) canopies style arrays over the parking area in front of the drop off to the building of the main school, and the ground mounted canopy array over the parking that exist along Hancock Street. Hosmer building arrays show 944 panels. Site arrays showed 1050 panels. The total panels for Hosmer is 2044 equaling 958,000 KWh. The target total of 2,027 panels equaling 950,000 KWh. In discussing the design of the specific arrays for the photo voltaic, Scott informed Vinnie Piccirilli that the cost estimators who are currently estimating the 60% construction documents would give specific estimates for the canopies to understand how much the ground mounted canopies would cost as well as an estimate on the specific arrays for

the photo voltaic. Lori Kabel expressed her concerns about snow plowing with the ground mounted canopies over the parking areas. Scott informed her that they can continue to work on strategies and recommendation for snow removal. The Cunniff site showed building arrays at 550 panels. Site arrays were shown at 300 panels totaling 850 panels with energy usage at 400,000 KWh. The target total are 1259 panels equaling 590,000 KWh. More panels may be added if the Building Committee decides to include photo voltaic on the sloped roof of Cunniff. Steven Magoon inquired about roof top units and the ability to work around the PVs during snow. Scott said that they will look into this matter as well.

### **Community Comments**

Meredith Fields revisited the question about the look of the array on the side of the building and how to integrate a design to make it look more presentable. Scott Dunlap said that before revisiting the front of the building that he would look at other locations on site. He stated that the roof mounted arrays would be the least expensive option and if unable to come up with a way to get additional panels on the slope area, they would look really hard on other ground areas. Pat Rathbone asked about the possibility of a study of the solar arrays and mentioned that Cambridge used a company called Solar Design Associates in Harvard. The study came back with good results.

### **4. Options for Composting and Future Tray Wash**

The Building Committee discussed the composting of food in the dining areas and kitchens. If the school district continues on the path of composting/recycling, then all (3) elementary schools are designed to have a composting and recycling area. The kitchens will include a ware washer for the utensils and dishwasher equipment. Due to the smaller population in Cunniff, a single recycle composting area will be available. Maureen Foley asked about the effects of composting and if rodents can be attracted by composting. Dede Galdston responded that all the food will be controlled and removed on a daily basis by a specialized company that handles composting. With controlling the compost and daily pick-up, this would lessen the presence of rodents.

### **5. 60% Construction Document Update**

Scott Dunlap reviewed the cost estimating schedule for the next month. He stated that 60% construction documents were sent out to (2) independent estimators on November 22, 2019 (Friday). These documents will be completed and exchanged with Ai3, Hill International and the (2) estimators on December 18, 2019 (Wednesday). A scheduled reconciliation meeting with Hill is on December 20, 2019 (Friday). Both Hill and Ai3 cost estimators agreed that they will have complete reconciled estimates on December 24, 2019 (Tuesday). On January 15, 2020 (Wednesday), the building committee will have the estimate information available. Leo Patterson asked if there will be any gaps in the sets or cost estimation that is a line item of an allowance. Scott stated that with the 60% construction documents sets, a more detailed reconciliation and review needs to be done in order to see if there are any gaps in them,

however Scott does not foresee any. Kelly Kurlbaum asked if the construction documents have been issued to the Building Committee which Scott responded that the sets are in Steve Magoon's office. Kelly asked about the current budget reflecting only 50% of the photo voltaic in the total project budget with zero additional funds for the full photo voltaic. She asked if there is a plan on how the cost for the full PVs will be covered. Scott stated that in addition to the budget of 50% PVs, there is another budget line item within the total project budget close to \$2.6 million to be utilized at the discretion of the committee. The School Building Committee can utilize those funds to cover the Photo Voltaic. Vivian Varbedian informed Kelly that there is soft cost contingency for owner changes which is separate from the discretionary fund. Leo Patterson then asked if the current arrays that was reviewed and posted in the 60% construction documents covers the "Net-Zero" target. Scott said the Hosmer arrays are covered for the "Net-Zero" target. Cunniff arrays is at about 400,000 KWh and the energy model shows the total energy use of 590,000 KWh. As of now, the search is ongoing for more photo voltaic location opportunities on the Cunniff site.

### **Community Comments**

Brian Hebeisen asked if the budget will include enough solar for a "Net-Zero" design? Mark Sideris explained that there isn't enough money in the budget to cover 100% of the PVs. However, the goal is to still have a "Net-Zero" building. There will need to be a value engineering effort to move forward if the plan is to implement the town ownership of the PV arrays. Brian also inquired about including in the baseline cost estimate the cost of construction for the canopies. Scott responded that the conduit for all the ground mounted canopies is part of the base building design as well as the conduit for all the roof mounted.

### **6. Sustainability Committee Update**

John Portz provided an update on prior discussions regarding the compostable trays and solar panels. Regarding the compostable trays, a presentation was made by the Superintendent and the Director of Food Services to provide information about compostable cafeteria trays becoming integrated into the curriculum. The Sub-Committee approved the recommendation to support the composting program by the school department and requested that the architectural design incorporates within the existing space appropriate connection to accommodate tray washing equipment, for future expansion. Kelly Kaulbaum asked about the time frame for the trays to fully degrade. Dede informed her that it takes 4-6 weeks to compost and the composting company will pick up for removal. John Portz motioned for the committee to move forward with the compostable trays; Vinnie Piccirilli seconded and all in favor.

John Portz also spoke about the solar panels and the focus on options of ownership verses Power Purchasing Agreement. Lori Kabel presented a PowerPoint presentation outlining the basics of both ownership and PPA. Due to several variables involved, additional information is needed. A motion was made by John Portz for a consultant be hired to do an independent

analysis of PPA versus town ownership of solar panels for the elementary school projects. Motion was seconded by Vinnie Piccirilli and all in favor.

At 6:58 p.m., Tim Bonfatti, High School Project OPM (Compass Project Management) arrived and Vivian Varbedian left.

## **6. High School Update:**

Scott Dunlap introduced the presentation of conceptual options of potential sites to be studied for the high school during Feasibility Study by reminding the committee that over the next 3 months the only responsibility the committee and project team has is to identify the sites and narrow the options that they intend to study through September of 2020. The sites being considered are the current high school site, the Victory Field and DPW site, and Moxley Field.

Some of the impacts for the high school 5-acre site would mean a phased project and would include demolition of portions of the existing high school to make space for the additions. Mr. Dunlap noted they are studying putting parking under the high school. It was also noted that the MSBA will require the team to study renovation of the existing high school. He noted that the hazmat abatement required to complete a phased addition/renovation of the high school would be both complicated and expensive. These options will likely be carried into the Preferred Schematic Report as the MSBA will want to see a complete study of these options. In addition to just the high school site, the team is looking at using the Phillips site as part of the new high school. This would mean finding new locations for the existing programs in the Phillips building. Multiple options would be studied with the inclusion of the Phillips site which would include a bridge across Common Street between the two buildings. The Phillips site is approximately 3 acres.

In review of the current DPW and Victory Fields site, one of the biggest challenges would be finding a new location for the DPW facility and well as the cost to replace the facility as well as to replace the fields. Proximity to the Lowell school is also a consideration that may be too congested. Scott Dunlap showed test fit options for these sites noting it is an acre larger than the existing high school site. John Portz questioned if the steep area owned by the Town behind the DPW would be buildable. Vinnie Piccirilli noted that area behind the DPW is a separate parcel and was deeded as conservation land which would require a 2/3 vote to build on. It was also noted that the hill is comprised of rock and would be challenging to build into.

Scott Dunlap reviewed the Moxley Field site noting that it is currently the fields for the Middle School and that it would be important to replicate those fields elsewhere in that part of town, which would be challenging to do. This site is very similar in size to the existing high school site. Dede Galdston asked if there was a potential to put an athletic complex on the existing high school site. Scott Dunlap stated that the site would fit a full-size field without a track or bleachers.

Conceptual estimates for all of the conceptual options will be developed as part of the submission in February.

Kelly Kurlbaum asked what the status of the 6 acres that Mount Auburn Cemetery was selling. Chairman Sideris stated that he and Scott Dunlap took a ride to that site and it had a lot of challenges. The price for the site is also understood to be well above \$25 million. She questioned if it was still worth a study. She noted that the primary benefit of DPW and Victory Field sites is that students would not have to walk to their outdoor recreation space for gym class and athletics.

Lori Kabel asked about the Middle School site knowing that it is likely next to be studied. She requested that it be considered as part of the study of the Moxley field. Vinnie Piccirilli noted that the Town just accepted an MSBA grant to replace all of the windows of the Middle School and that it came with a stipulation that the building be used as a school for the next 20 years.

Dede Galdston noted that due to a snow day the Visioning Session was rescheduled to December 12<sup>th</sup> from 2:15pm – 6pm, and the last session will be on December 16<sup>th</sup> as previously scheduled.

Tim Bonfatti presented the Community Outreach Plan, also called a Communications Plan, which shows an active outreach program and public process, as well as ways in which people can obtain information about the project in their own timeframe. There are two phases of the plan: getting feedback from the Community to assist the Committee at key decision-making times; and educating the Community about what the project is all about. The overall goal is transparency.

The timeline highlights the major submissions and deadlines for the MSBA process, noting Community Forums scheduled around these deadlines and milestones. The project website will house the major information and will be updated regularly by Compass and the School Department.

Chairman Sideris mentioned that the feedback from the first Community Forum was well-received. Dede Galdston thanked Compass and Scott Dunlap for presenting the information from the first forum to the Faculty today.

Tim Bonfatti emphasized the importance advertising the next Community Forum on January 21<sup>st</sup>. The location for the forum will be finalized and the notice will be posted and distributed.

## **7. Review and Approval of Invoices**

No invoices for review or approval.

## **8. Schedule Next Meeting**

Chairman Mark Sideris announced that the next meeting will be on either December 16, 2019 or December 17, 2019. A preferred date needs to be known by Friday, December 13, 2019.

### **9. Adjournment**

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor. Meeting adjourned at 7:53 p.m.