

**Town of Watertown
School Building Committee
Administration Building, Richard E. Mastrangelo Council Chambers
Three Elementary School Projects
Wednesday, October 16, 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, Kelly Kurlbaum, Lindsay Mosca, Stacy Phelan, Leo Patterson, Tom Tracy, Heidi Perkins, Steven Magoon and Vincent Piccirilli

Others Present: Scott Dunlap, Julie, Mike, Alex, (Architectural team, Ai3 Architects), Vivian Varbedian (OPM, Hill International), Maureen Foley (Winthrop Street), Anne Marie Clinton (Winthrop Street), Elodia Thomas (Marion Road)

1. Call to Order

Mark Sideris called the School Building Committee to order at 6:03 p.m.

2. Design Update on Hosmer School and Cunniff School

Hosmer and Cunniff School

Scott Dunlap spoke about the score points for both Hosmer and Cunniff. Hosmer is currently trending at 60 points and Cunniff at 61 points. The credits that did not have any cost impact were moved under a definitive “yes” category. Ai3 presented on the solar arrays and solar gain during the different seasons of the year. The diagrams illustrated 678kw which is more than the required 435Kw. Both John Portz and Lindsay Mosca expressed concerns about the location of the solar panels. Scott reassured the committee that he is comfortable that the solar panel can be incorporated into the design to be aesthetically pleasing. Today’s presentation is more of an exploration phase of potential locations for the arrays. More meetings will take place to decide on actual locations.

Scott Dunlap continued to provide a design update on Cunniff. Presented on the solar arrays and locations. Cunniff is currently planned to have solar array to generate 309kw which is more than what we required of 210kw to achieve Net-Zero.

Scott gave an update on the administration and guidance locations and design. Design is still in progress for these areas. The Ai3 team is currently working on student dining alternatives based on feedback for orientation and use. John Portz questioned the bottle filling stations as opposed to the use of water fountains at the elementary school. Discussions followed the effectiveness of these bottle filling stations and how they are utilized by today’s students.

Lindsay Mosca was in support of them based on her experience at the school she teaches. New renderings were presented with interior finishes. Scott provided samples of high pressured laminate which can be utilized for the project and are LEED acceptable.

Samples of Acoustical treatment/materials were also circulated for feedback, Tectum and Felt. Various ceiling materials and textured samples were circulated - standard Ultima, ACT, wood grilles and perforated wood tiles. Concerns were expressed about laminate flooring with it delaminating at the corners. Scott informed him that to eliminate damage that a corner needs to have hard wood edge and laminate won't be used on corners.

Scott discussed sheet vinyl versus linoleum for flooring. For the design development set which is being currently cost estimated, Ai3 proposed sheet vinyl flooring throughout a number of areas such as kitchen, classroom etc. The building committee wanted to know if linoleum would be used instead of sheet vinyl. Tarquet Optima samples were circulate with a homogenous flooring/material. Scott mentioned that on past projects that Linoleum was used, it did not receive a positive feedback from other administrators. Scott recommends the use of sheet vinyl which since it is sustainable product.

Community Comment

Elodia Thomas asked if people can park underneath the structures. Scott Dunlap answered yes, it will be a cover parking spaces.

Eversource Approval for the Utility Grant

Scott Dunlap have been in communication with Eversource to maximize the grants/rebates that can be received for both Cunniff and Hosmer. Eversource stated that Hosmer can be eligible for approximately \$100,000 under the school program. No cost to the town but official documents needs to be prepared and signed in order for the engineers to move forward and meet the requirements needed for the rebate.

Vincent Piccirilli made a motion for the School Building Committee to request the Town Manager to execute the Eversource mass save utility grant application for the Hosmer School. All were in favor.

Sustainability Committee Update

John Portz briefly discussed the LEED scorecard and points for both Hosmer and Cunniff. Also, provided an update on the PV and possibilities of having a dishwasher component at both Hosmer and Cunniff elementary schools. More information needs to be gathered for further discussion.

Formation of Committee to review Commissioning Agent proposals

Vivian Varbedian asked for the formation of a subcommittee to review the commissioning agent proposals to review and rank the proposals to make a recommendation for a selection. Vivian explained the role and necessity of having a commissioning agent on board for this project and which is an independent agent that would be hired in the best interest of the town. They would come in and review the documents to date especially the design development

documents in making sure that the system specified are adequate and will perform correctly. Mark Sideris requested volunteers to join the subcommittee to review the proposals.

High School Update

Scott Dunlap discussed some of the schedules and milestones associated with the H.S. project and the MSBA process. The 3 sub-phases of the project for the High School which MSBA refers to as feasibility and schematic design are:

- Preliminary Design Program – 21 weeks, end the 3rd week of February
- Preferred Schematic Report
- Schematic Design

Scott and Tim discussed the schedule and how the 3 sub-phases will roll out over the next several months. The preliminary process includes a comprehensive evaluation of the existing building which includes assessment of the high school building, testing for hazardous material and investigation. Another major component is the education visioning and programming which is essentially for a school administrative function. MSBA acknowledges that this is an extremely important process as they want to see a school design happen for the educational vision for the district and the building is designed to meet that vision. The MSBA goal is to establish in narrative form of the options that the building committee wants to move forward into the next phase. Scott explained to Leo that during the preferred schematic design is to look at site plans and building plans in an attempt to evaluate what needs to be done. At the end of this phase, the MSBA will want to know what option the town and building committee is committed too. Both Scott and Tim emphasized how important the preliminary design and preferred schematic report phases are to the MSBA. Deadlines are crucial based on the comprehensive project information.

Committee comments

Kelly Kaulbaum requested a bulleted list of target key decisions that need to occur for each phase in order to set goals to be met. Tim informed her that commissioning is done by the MSBA, they provide the consultants. The SD phase with the MSBA is a more detailed design phase versus a private project. A contingency is carried dependent on what the risk are around it.

Community comments

Elodia Thomas had concerns about the market going up and down with the purchase for example of raw materials, would they recalibrate? Tim said no recalibration will happen and there will be no shared risk.

Review and Payment of Invoices

Mark Sideris had no invoices for payment.

Review of contract with Ai3

Since Ai3 was ranked number 1 at the DSP, an offer for Ai3 to negotiate contract with the MSBA. Based on standard MSBA contract, they are comfortable with welcoming contract with

Ai3. The town attorney was unable to make changes to the MSBA contract due to the nature of the agency and requirements. Kelly asked about a 3rd party peer review. Tim and Scott said the MSBA will provide a peer review as well.

Motion

The School Building Committee requested that the Town Manager execute the contract with Ai3 for designer services through the feasibility study phase for the Watertown high school project.

Schedule Next Meeting

Mark Sideris announced that the next meeting will be held on November 6, 2019, in the Richard E. Mastrangelo Council Chambers. The first community outreach for the High School Project will be on Nov 19th, location to be determined. Cost estimates for the Watertown Three Elementary school projects will be reviewed in next meeting.

Adjournment

Vinnie Piccirilli made a motion to adjourn. The motion was seconded by Tom Tracy. All were in favor. Meeting adjourned at 7:57 p.m.