

**Town of Watertown  
School Building Committee  
Three Elementary Schools Projects and High School Project  
Wednesday, January 15, 2020  
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, Deanne Galdston, Lori Kabel, Lindsay Mosca, Kelly Kurlbaum, Heidi Perkins, Tom Tracy, Steven Magoon, Leo Patterson and Vinnie Piccirilli

**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 6:07 p.m.

**2. Cunniff Update**

Superintendent Deanne Galdston announced that they will begin the 2021 school year at the new school, The Cunniff West. Cunniff West is also known as St. Jude School building which is on the border of Watertown on Main Street. St. Jude School had closed its doors after 50 years of operating as a Pre-K through 8<sup>th</sup> grade school. The building has been leased for secular purposes and believe this swing space to be not only a viable option but an excellent opportunity. There is ample parking, a gymnasium and cafeteria, a play area and (16) classrooms. The proximity is 1.1 miles away from the existing Cunniff, where if the swing space was to remain at the Hosmer as originally thought, the distance would be a 2 mile distance. Some improvements will be made to bring the school to the District's requirements. Some of the benefits to utilizing the St. Jude Location, will give an opportunity for the Cunniff school to be constructed at the same time as Hosmer allowing for the completion almost a year and half earlier than originally planned. Chairman Mark Sideris thanked all involved in the lease negotiation for St. Jude School.

**3. 60% Construction Document Update**

Vivian Varbedian presented the review of the 60% construction documents cost estimates. The cost estimates for Ai3 were done by PM&C and on behalf of the owner, Rider Levett Bucknall (RLB).

- PM&C cost estimates for Hosmer to be at \$61,048,033; Cunniff cost estimates at \$35,068,443 and Lowell cost estimate at \$35,155,654. The total for all (3) projects

estimated at \$131,272,130. The Project Construction Budget is maintained at \$136 million.

- RLB anticipates the costs for Hosmer at \$63,728,524; Cunniff cost estimates at \$36,105,280 and Lowell cost estimates at \$34,915,117. The total for all (3) projects estimated at \$134,748,922. The Project Construction Budget is maintained at \$136 million.

There is 2.5 % delta between the estimates for the total (3) projects between PM&C and RLB. The delta between the two estimators for Hosmer was \$2,680,491, Cunniff had a delta of 1,036,838, and Lowell had a delta of 240,537. Totaling for all (3) project a delta of \$3,475,792.

Inquiries from the School Building Committee asked if the costs presented were strictly on construction costs and not on the total project costs. Hill Intl. stated that the information presented from the cost estimators were only for the construction costs and did not include the soft costs. John Portz asked if the comparison from the 100% design documents phase to the 60% construction design phase is \$3million. It was identified that yes, it was \$3M less. Kelly Kurlbaum requested more explanation if the high level \$3M delta was due to any design changes. Also inquiring if the total project budget had shifted as a result of this estimate. Vivian Varbedian responded with an explanation that the majority of the cost saving recognized in this round of estimates was due to the savings in escalation and there were no design change. The savings was due in part to less escalation and the path that both Cunniff and Hosmer would be constructed concurrently. In response to Kelly's second inquiry, the total project budget remains at \$170M. Upon receipt of the actual construction bids, a revaluation and analysis will be performed on the distribution of funds within the Total Project Budget. Currently there are several items that need to be accounted for and the costs are undefined, and any savings from the construction cost will be utilized to cover those unknowns.

Within the 60% CD review, an evaluation was done of the alternates for the Photo Voltaic.

Alternate (1) – Infrastructure for the Site Solar Panels including Support Canopies for a Hosmer and Cunniff projects is \$1.5M.

Alternate (2) – PV Panels for both roof and site (Allowance) is \$4.5M.

These are only an allowance carried for these alternates, we will have a better cost for them on bid day and we have actual cost.

#### **4. Design Updates – Elementary Schools**

Scott Dunlap presented graphically what the canopies would look like on the school site to provide a sense of scale for the project. Scott presented a visual of what to anticipate the look and scaling for the canopies. The intent is not to make the canopies waterproof and will be provide adequate clearance for emergency vehicles. The canopies will not be waterproof so some water will shed between the panels and joint areas. This allows the lower end of the canopy to drop some of the water off the canopy into some soil and drainage areas to be collected. Scott also presented Cunniff roof panels of different building and site arrays. Also, Scott also presented to the committee that the cemetery side of the building will have higher

canopies installed, and some smaller trees along the property line will need to be removed. The building arrays would have 550 panels with 70 *potential* additional panels. The site array would consist of 300 panels with 280 *potential* additional panels. The total would be 850 panels equaling 400,000 KWh. This will be 1200 *potential* total panels equaling 564,000 KWh. This is close to the target total of 1259 panels equaling 590,000 KWh for the entire building and site energy use. The detailed design documents for all the Photo Voltaic can be viewed by the building committee members if needed. Paul Anatasia asked Scott if there will be enough of a flat spot along the cemetery line where the emergency trucks can pass. Steven Magoon asked about fitting more panels on the roof. Due to the air handlers and having a 10ft clearance from the roof edge, Scott believes it is maxed out on the quantity of panels that can be installed. Steven also inquired about solar panels over a section of windows. Scott informed the committee that in order to do so, electrical power would need to be run to all these locations. Also, it would not be as advantageous in New England due to snow loads where they can cause panels and shades to snap off from the snow drift. The team will continue to explore different measures to accommodate more panels.

Lori Kabel had concerns about snow plowing. Scott confirmed that they are still in the process of vetting out all the options with the fire department. Vinny Piccrelli also shared concerns about firefighters having access at the back area due to the solar panels on the roof. Again, Scott explained that this is being worked out with the fire department. Scott also said that the fire department requested that the project extend the drive to the midpoint of the (3) story academic wing. The solar panels are somewhat close to the drive. Leo Patterson was curious regarding the clearance height of the canopy. Scott said that the plans are still being developed. Steven Magoon inquired about having pavers on one side and not having one on the other as an effort to reduce the cost of cutting pavers to fit around the roadway. Scott informed him that the goal is to do the paved part as porous asphalt and combine it with pavers.

Scott Dunlap presented the exterior renderings on Hosmer. The renderings showed the solar canopies that exist in the (2) parking areas directly in front of the school building. He indicated to Lindsay Mosca that the solar canopies can be viewed in various locations. There are color differences in the schools renderings but final color selection will be done at a later time. Kelly Kurlbaum queried about LEED Gold for both Cunniff and Hosmer. Scott stated that the goal is still LEED Gold and is tracking close towards 60 points.

Also, Kelly asked about the status of Hosmer swing space. Vivian Varbedian informed the committee the plan for the Hosmer swing space is to remain and there will be some program functionality that will be shifted to make accommodations as needed. Weekly move coordination meetings have been occurring to coordinate all move related logistics and concerns. Additionally, construction logistics will be discussed in more detail at a later time. Construction will start after school ends in June 2020. An updated project schedule will be provided.

Deanne Galdston indicated that as part of moving of the Hosmer is that the entire Pre-School is moving to the Phillips Administrative building along with the (4) Pre-Kindergarten classrooms.

This creates the early childhood center in the interim for the next 2-3 years at the Phillips Administrative Building.

## **5. Community Comments**

Peter inquired about what was the final decision with the recreational amenities related to the Cunniff School. Scott Dunlap responded that there are (2) playgrounds, a half basketball court and the green space that shows the T ball field layout.

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

Tom Tracy sent out all the invoices for review by the committee members prior to the meeting.

### High School Invoices

- Compass Project Management had (2) invoices totaling \$ 17,447.00.

Vinnie Piccirilli motioned to approve all the invoices. The motion was seconded by Tom Tracy. All were in favor.

- Ai3 Architects had (2) invoices totaling \$93,268.40.

Vinnie Piccirilli motioned to approve all the invoices. The motion was seconded by Tom Tracy. All were in favor

### Three Elementary School Invoices

- Ai3 Architects had (5) invoices consisting of (2) invoices for basic services, (2) invoices for extra services and (1) invoice for reimbursable totaling \$1,044,952.12.

Vinnie Piccirilli motioned to approve all the invoices. The motion was seconded by Steven Magoon. All were in favor

- Hill International had (3) invoices totaling \$62, 975.00

Vinnie Piccirilli motioned to approve all the invoices. The motion was seconded by Tom Tracy All were in favor

## **7. High School Update**

Deanne Galdston discussed briefly the community forum meeting which will be held on January 21, 2020 at the lecture Hall of the High School. This is to update the community about the status of the educational program which is the work based upon the visionary sessions as well as the work of the High School staff articulating the needs of what needs to be done for the High School.

## **8. Schedule Next Meeting**

Chairman Mark Sideris announced that the next meeting will be after the forum on Wednesday, January 29, 2020 at 6:00 P.M. Chairman Mark Sideris requested that the Communication Sub-Committee work with Hill International and Compass Project Management to accelerate the communication and information provided to the community on the school building website.

## **9. Adjournment**

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor. Meeting adjourned at 7:22p.m.