

**Town of Watertown  
School Building Committee  
Three Elementary Schools Projects and High School Project  
Wednesday, June 17, 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, Heidi Perkins, Tom Tracy and Vincent Piccirilli

**Committee Members Absent:** Kelly Kurlbaum and Leo Patterson

**Others Present:** Scott Dunlap, (Architectural team, Ai3 Architects), Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International), Erin Moulton, Mena Ciarlone

**1. Call to Order:** Chairman Mark Sideris called the meeting to order at 6:02 p.m.

**2. Review and Approval of Meeting Minutes**

- February 5, 2020 (as amended)
- March 4, 2020 (as amended)

Vincent Piccirilli made amendments on meeting minutes of February 5, 2020 and March 4, 2020. Vincent Piccirilli made a motion to approve both meeting minutes as amended. John Portz seconded. All were in favor on a roll call vote.

**3. Elementary Schools Project Update**

Vivian Varbedian updated the School Building Committee about the Move Management and Construction Progress of Hosmer and Cunniff Elementary Schools.

*Elementary Schools Move Management*

- The existing FF&E move from Cunniff ES to Cunniff West has been completed.
- The existing FF&E move from Hosmer ES to the Phillips building storage and internal locations has also been completed.

*Construction Progress*

- Construction fence has been installed at both Cunniff and Hosmer Elementary schools.
- Soil Characterization test pits are completed at the Cunniff Elementary School. Hosmer ES is scheduled for week of June 22<sup>nd</sup>.
- Demolition is scheduled for week of June 22<sup>nd</sup>. Cunniff Elementary School is on July 6 and Hosmer ES demolition to start July 13<sup>th</sup>.

#### **4. Elementary Schools Final LEED Report**

Scott Dunlap updated the School Building Committee about expectations of meeting ZNE (Zero Net Energy) goal for both Cunniff and Hosmer. Scott explained that by the end of design and 100% of complete set of construction documents, consultant generated a new energy model which has been submitted to LEED representing the projected energy use of the building. There is another final analysis to be done on the solar power generated by the solar array.

*Cunniff* – expected to meet the zero net energy (ZNE goal)

- PV production anticipated 560,600 kWh/year
- Building use anticipated 558,300 kBtu/sf/yr
- Projected EUI (Energy Use Index) of 23.1 kBtu

*Hosmer* – expected to meet the zero net energy (ZNE goal)

- PV production anticipated 937,000 kWh/year
- Building use anticipated 936,900 kWh/year
- Projected EUI (Energy Use Index) of 22.4 kBtu/sf/yr

Scott Dunlap also expressed that ZNE requires a lot of different things to happen. Achieving ZNE is more than just infrastructure. It requires many different things to happen which includes the following:

1. Building Use
2. Building Operation
3. Occupant Behavior
4. Building System Design
5. Building Envelope
6. PV Production

\* Items 4-6 have been achieved through design and collaboration. Items 1-3 are now critical in order to achieve ZNE.

In order for the buildings to achieve Zero Net Energy, building use, building operations and occupant behavior will be very critical steps to ensure that this happens. For example, occupant behavior means if all of a sudden if every space is occupied for (12) hour days every day of the week, this would impact energy usage and change the energy model. Also, Facilities will have training on how to operate and maintain the building as well as understanding equipment usage. These are critical steps to attaining net energy and there will be many additional steps needed to get to the goal standard.

## **5. Elementary Schools Building Use & Operations**

Scott Dunlap presented a schedule of the Elementary schools building use and operations. The schedule showed the regular school year (Aug 29 – June 21) and summer session/school breaks. The schedule also showed that the gym is only occupied on weekends if it is rented out. It is assumed that the gym is rented out on Saturdays/Sundays from 9am to 6pm for (8) weekends in spring (Apr 27 – June 23) and for (8) weekends in fall (Sept 21 – Nov 10).

## **6. LEED Report Questions/Comments**

- **Question 1** – If Scott will provide an illustration of the solar arrays given the new data and energy reduction?  
**Response** – Scott Dunlap responded that the location of the Solar Panels have not changed since presented last time but can be reviewed some point in the future. Also, the new data can be provided.
- **Question 2** – John Portz asked who will determine that the gold standard has been met?  
**Response** – Scott Dunlap replied that a design submittal is made which LEED considers the project currently to be only at 50% completion. Credits that are submitted and that has current verification thus far will be reviewed and verified.
- **Comment 1** – Chairman Mark Sideris thanked the team for being committed to the process and continue to meet the goals as a committee. Scott Dunlap added that it is great that the committee has remained committed to the process and committed to Net Zero. Scott also stated that in the Commonwealth of Massachusetts has only (3) school projects registered for potential Net Zero. These are Cunniff ES and Hosmer ES. The 3<sup>rd</sup> project is a Net Zero emerging project which means they are trying to establish this goal and a path to get there.
- **Comment 2** – Superintendent Dede Galdston indicated how it is a very exciting time for the community but equally exciting for the students. This will give the kids life lessons that they will carry with them forever.

## **7. Design Progress**

### **Construction Administration Progress**

Scott Dunlap gave a brief commentary about the construction administration process. He indicated that the selected general contractor's current duties includes responding to RFIs (Request for Information) and reviewing product submittals. The products submitted have been specified and there haven't been substitutions on any key products. The general contractor knows exactly what is needed and sends in submittal as requested. The high standard quality products have been submitted and it the process has been seamless thus far.

## **8. Elementary Schools Discussions / Other Business**

- **Comment** – Superintendent Dede Galdston requested that the School Building Committee to consider writing a letter of recognition for all the work that was done to move out of the building. Chairman Mark Sideris stated that he would be more than happy to write a letter of appreciation.
- **Comment** – Lori Kabel added that she would like the School Building Committee to give recognition to the maintenance and custodial team, IT and food service in their next School Building Committee meeting.
- **Comment** – John Portz requested a tour of Cunniff West. Dede Galdston informed him that she will be able to schedule a time for tour.

## **9. Upcoming Meetings**

Vivian Varbedian updated the School Building Committee and public about upcoming meetings. Meetings will be TBD but as of now, only the Hosmer Abutters Community Forum meeting will take place on 6/18/20. Chairman Mark Sideris said that there will potential dates for the upcoming meetings in July and August.

## **10. Adjournment**

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor. Meeting adjourned at 6:39pm.

