

**Town of Watertown
School Building Committee
Three Elementary Schools Projects
Wednesday, February 5, 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, Tom Tracy, Steven Magoon, Leo Patterson and Vinnie Piccirilli

Committee Members Absent: Heidi Perkins

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 6:02 p.m.

2. Review and Approval of Meeting Minutes

Vinnie Piccirilli motioned to approve the (2) sets of meeting minutes for January 8, 2020 and January 15, 2020. The motion was seconded by Tom Tracy. All in favor.

3. Design Update – Hosmer and Cunniff

Scott Dunlap presented additional exterior renderings with solar canopies for both the Cunniff and Hosmer. The images were as a reminder of how the view would appear with cars parked under the canopy in the lot facing the front of the school. Also, both the police and fire department were made aware of the need to have as much access to the backside of Cunniff for emergency vehicle access. The emergency access road design plan is still under review with the Fire Department.

4. Sustainability Subcommittee Update

Scott Dunlap outlined the base bid alternates associated with the PV canopies and the actual Photo Voltaic panels on the Hosmer site. Hosmer's total output of the ground mounted and roof mounted solar canopies is approximately 983,000 kWh of energy use annually.

The Cunniff layout depicted the canopy over the parking area. It showed a ground mounted array on the hill beyond the end of the parking area and property line. The production on the collection of the photo voltaic is approximately 586,000 kWh annually. Chairman Mark Sideris inquired about

the fire trucks ability to get a ladder over the canopies for the emergency access roadway. Scott informed him that actual canopies for the parking would be slightly different. He explained that the engineers are determining what needs to be done in order to meet the clearance requirements. John Portz inquired about additional panels needed to meet the target goal of Net Zero. Scott Dunlap explained that the goal would be met and the building occupants need to be educated on understanding how to use the building efficiently.

Scott Dunlap recommended that the professional team (OPM and designer) include in the base bid construction documents the structural support canopies for the photo voltaic panels on the site. Scott showed slides and reviewed the Base Bid construction cost vs. Bid Alternate which included some advantages.

The Base Bid Construction Cost includes:

- PV infrastructure in building (conduits, raceway, roof designed to support PV)
- PV infrastructure on site (underground conduits, etc)
- PV custom structural support canopies (primarily parking areas – estimated at \$1.5 million.

Advantages:

- Coordination of canopy installation with remaining site work (less disruption)
- Ability to design appropriate site lighting
- Ability to address site security (camera, view angles, etc)
- Ability to ensure appropriate aesthetics

Bid Alternate #1 includes:

- PV panels, switchgear, inverters, supports, ballast, etc. (all components for completed PV system – estimated at \$4.5 million)

Advantages:

- Provides committee with additional time to complete PPA versus ownership analysis
- Decision on acceptance of alternate does not have to occur until post-bidding execution of contract
- No obligation to accept alternate
- Provides committee with exact cost of PV under an ownership scenario under the general contract
- Allows committee to evaluate the cost of PV in the context of final construction bids and available funding

Scott stated that he is not suggesting that the building committee commit the discretionary funds on the project to the bid alternate. Obtaining the cost of the structural support canopies for the photo voltaic panels on the site would provide the actual cost of the alternate and have the ability to evaluate prior to deciding. John Portz made the motion that the base bids include the canopies

and the bid alternate be designed for the PV panels. Vinnie Piccirilli seconded. Vote was up for discussion.

Kelly Kurlbaum needed clarification on the base bids inclusion of the roof PVs and if the alternate are the site PVs. Scott indicated that the base bids will only include the structural support canopies and all the infrastructure. No actual Photo Voltaic panels would be included. The alternate bids will have all the Photo Voltaic on both the roof and site. Kelly concluded that the site PVs are aesthetically unsightly and the site PVs were not part of the original project cost. Scott stated that \$1.5 million was the estimate for the site support canopies. The \$4.5 million cost established is for the building PV, roof and site for both the Cunniff and Hosmer. Chairman Mark Sideris and John Portz acknowledged that the PVs are aesthetically challenging but the goal is to get to Net Zero. Vivian Varbedian added that it is better that the designer be responsible for the aesthetics of the canopies versus a separate entity installing the PVs. An analysis from the independent consultant will provide the committee an idea of what the additional PVs will cost if owned and the payback analysis.

John Portz made a motion to proceed with a base bid including the PV canopies, and the PV panels as a bid alternate, as presented. Vinnie Piccirilli seconded. All but Kelly Kurlbaum voted in favor.

5. Review and Vote on Proprietary Specifications under M.G.L. c.149

Interactive projectors, Classroom voice lift system, Video recording system

Scott Dunlap presented a request from the school department that the design and OPM team recommends making (3) items part of the project as proprietary. This means that under Massachusetts general law you are allowed to designate proprietary specifications for any particular product. The law also states that it is important that the town, building committee and school department evaluate the reasons why you are making a product proprietary. Due to the school department having done its due diligence, the building committee needs to approve proprietary items such as the interactive projector, video surveillance and voice amplification system for both the Hosmer and Cunniff elementary schools. Superintendent Galdston stated that the mentioned systems are currently in use district wide. Leo Patterson asked if the items listed are the extent of the proprietary specifications recommended. Scott Dunlap informed Leo that presently the (3) items cited will be the only ones the school department requested that the building committee utilize as proprietary. Vinnie Piccirilli motioned a vote that the School Building Committee to authorize the proprietary systems for the elementary schools. Steven Magoon seconded. All were in favor.

6. Project Schedule Update

Vivian Varbedian discussed and reviewed the project schedule update. She discussed the schedule as follows:

- 100% Construction Documents due on March 11, 2020 for Cunniff and Hosmer

- The RFPs for General Contractors and filed Sub-Bidders will be issued on March 12, 2020
- Subcommittee have evaluated all the pre-qualifications for the Contractors and filed Sub-Bidders.
- 60% - 90% of Construction Documents for Lowell's projects will be done by July 31, 2020
- 100% Construction Documents for Lowell will be finalized by October 2020
- Filed Sub-bidders for both Hosmer and Cunniff are planned to be due April 8, 2020
- Filed General Contractors for both Hosmer and Cunniff are due on April 30, 2020
- By early May 2020, the General Contractors and filed Sub-bidders will be identified and soon after contract negotiations to begin and concluded by May
- Hosmer's timeframe for active construction anticipated for 24 months
- Cunniff's timeframe for active construction anticipated for 17-18 months
- Once the contract has been finalized, the contractor would mobilize by end of school year - June 29, 2020
- Since Cunniff has a shorter construction timeframe, it is anticipated to be completed prior to Hosmer
- Cunniff students would move back during the winter break of 2021 and begin classes in the new school in January 2022
- Hosmer is anticipated to be completed by the end of summer 2020 and move in date set for September 2022 for the start of the new school year.
- Lowell's timeframe is still under review on when the documents should be ready for bid in order to move forward with construction.

Kelly Kurlbaum requested that the prequalified list of General Contractors and Sub-Contractors be given to the committee. Vivian Varbedian informed her that the list will be shared with the scorecard attached to the General Contractors, Sub Contractors and the Building School Committee. Lindsay Mosca wanted to know when communication can begin with the town, people who are impacted due to construction as well as the local organization who use the fields. Scott Dunlap informed her that these efforts are still being developed. John Portz inquired about the selection process for the both general contractors and sub-contractors. Scott explained that there needs to be a public bid opening. The filed sub bids would be opened (3) weeks prior to the General Contractor's.

7. Community Comments

Michael Martin stated that by not having a playground or play structure due to construction is inconvenient. He wanted to point out that it is too much of a sacrifice. He requested if another meeting can be conducted in order to see what else can be done for the kids to have a temporary structure for play. He also requested a public forum for the students. Chairman Mark Sideris informed him that inconvenience will happen for most people and sacrifices will need to be made in order to build the schools.

Joslyn Tager asked when the bids for solar panels will be established. Chairman Mark Sideris explained that a vote has been made to have the solar panels as an alternate so the committee can get an idea of cost. The consultant is analyzing the cost benefits to a PPA versus ownership. Scott

Dunlap explained that if the committee decides to accept the bid alternate then the electrical contractor will be responsible for installing the solar panels. Joslyn encouraged the committee to consider who the solar installer is whether it is a PPA or not.

8. Review and Approval of Invoices

Vinnie Piccirilli presented the invoices.

Three Elementary School Invoices

- Ai3 Architects had (3) invoices totaling \$813,242.79

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

- Hill International had (1) invoice totaling \$122,125.00

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

High School Invoices

- Ai3 Architects had (1) invoice totaling \$54,134.20

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

9. Communication Update

Vivian Varbedian discussed the communications sub-committee information where (3) school website designs was presented and (1) was selected as the best choice. A review will be done with the website designer to get a revised quote for the design based on the requirements. The website will provide information of the school projects such as logistics, schedule, construction photos and updates. Kelly Kurlbaum advised that the website should be available as soon as possible due to the communities concerns on not having sufficient information. Communication is still being developed.

10. Schedule Next Meeting

Chairman Mark Sideris announced that the next meeting will be on Thursday, February 27, 2020 in the Council Chambers only on the High School.

9. Adjournment

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor. Meeting adjourned at 7:29p.m.