

**Town of Watertown
School Building Committee
Three Elementary Schools Projects
Wednesday, August 5, 2020 via ZOOM
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 Tracey, Leo Patterson, Steve Magoon and Vincent Piccirilli

Committee Member Late: Kelly Kurlbaum – 6:50 pm

Others Present: Scott Dunlap, (Architectural Team, Ai3 Architects) Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International), Bob Brait and TJ Dahill (Brait Builders), Erin Moulton

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:00 p.m.

2. **Approval of Meeting Minutes**

No meeting minutes for approval. Another meeting will be scheduled on Monday, 8/10/20 for approval of minutes.

3. **Approval of Invoices**

No invoices for approval. Another meeting will be scheduled on Monday, 8/10/20 for approval of invoices.

4. **Introduction of General Contractor – Brait Builders**

Bob Brait introduced himself as the Project Executive and TJ Dahill as the Project Manager of Brait Builders. They are the selected General Contractor for the Hosmer and Cunniff Elementary school project.

5. **Dust Mitigation Plan for Project**

Cunniff - TJ Dahill discussed dust mitigation for Cunniff Elementary school. He explained that machines that are operating for demolition that causes dust will have a laborer with a hose to mitigate the dust. Also, since there is a large soil pile onsite which requires daily attention such as covering the soil with a tarp or having a water truck spray with water as needed. Dust control will

be minimized due to completion of demolition this week.

Since site work will continue, dust control will be mitigated with sprinklers, hose work or laborer with a 2" inch hose. TJ explained that a wheel wash station is set up to minimize the amount of mud that may get onto Warren Street and tires of vehicles. He stated that if needed, a street sweeper would help with maintaining a clean street.

Hosmer - TJ Dahill discussed dust mitigation for Hosmer Elementary school. He stated that the demolition will be completed in (2) weeks. Hosmer is set up for dust control with (1) laborer on hose for each machine working which amounts to (2) laborers with hoses spraying down the demolition operation and the load out of the material. Lastly, there is a 3rd laborer on the wheel wash as the truck exit the site. A water truck is also used to spray other areas of the site as needed. Scott Dunlap gave insight from an abutter via a complimentary unsolicited email, which stated that the General Contractors are very orderly and use such great precaution at the site.

6. Rodent Control Plan for Project

Cunniff - TJ Dahill spoke about rodent control at Cunniff Elementary school. Twelve rodent monitor stations have been installed at the interior fence line evenly spread throughout the project boundary. The pest control subcontractor monitors the rodent stations on a monthly basis. Minimal activity has been noticed at Cunniff Elementary school.

Hosmer – TJ Dahill explained rodent control at Hosmer Elementary school. At the start of the project, (16) rodent control stations were outfitted with non-poisonous bait. Brait Builders received feedback that the Brigham House was seeing a displacement of rodents and increase in activity. The pest control subcontractor recommended swapping out the bait to a rodent side type station. With the switch to (12) rodent side type station with (3) additional traps close to the Brigham House to mitigate the rodents. The pest control subcontractor will be back on August 16 to follow up and do a report. Since implementing different traps and bait, no complaints thus far.

7. Elementary Schools Project Update

- ***Exterior Samples Review***

Scott Dunlap presented and reviewed the Composite Metal Panels, Wood Faced Panels, Clear Anodized Frames for Openings and Spandrel Panels.

In reviewing the Wood Faced Panels, due to the copper color being more aligned to the building and color, Scott recommended the copper color for both the Cunniff and Hosmer buildings. By utilizing the boat house along the Charles River as an example of the wood material that would be on the Hosmer building, the manufacturer stated that the darker the color the less deviation over time. The alternate wood panel finishes showed the different variations of the panel finishes. Scott also proposed a different transom glass blue for Hosmer Elementary school and a green transom glass for Cunniff Elementary school.

Vincent Piccirilli made a motion that the School Building Committee recommends using the copper color wood instead of the gold wood. The motion was seconded. All were in favor on a roll call vote.

8. Executive Summary

Vivian Varbedian discussed and presented a review of the executive summary. This snapshot will occur on a monthly basis for both Cunniff and Hosmer Elementary Schools. She explained the Project Accomplishments from July 2020, the Projected Major Task for the month, the Schedule Summary with the Upcoming Milestones, the Scope Changes from the Original Scope and the Budget (Project Financial Overview).

9. Questions / Comments

- **Question 1** – Lori Kabel asked if there are plans to fix the roads near the project sites in the future.
Response – TJ Dahill specified to the School Building Committee that the face of the property and the entirety of Warren Street will be fixed toward the end of the project. A new crosswalk, a new intersection and a new mill and overload roadway will be done as well at the end of the project.
- **Question 2** – Steve Magoon asked TJ Dahill if the monitoring stations measures activity.
Response – TJ Dahill confirmed that the monitoring stations measures activity and that the bait is non-poisonous.
- **Comment** - Paul Anastasi noted that he attends the weekly Hosmer and Cunniff team meetings with Hill and Brait. The team is very responsive and all take the project seriously.
- **Question 3**- AnnMarie Cloonan (Abutter) informed the School Building Committee that there is skunk activity coming from the site at night.
Response – TJ Dahill expressed that he will contact the pest control subcontractor to see what is recommended.
- **Question 4** – Erin Moulton requested that the same precaution be given to the Z shaped building like the Brigham House as far as rodent control is concerned.
Response – TJ Dahill confirmed that he will consult with the pest control subcontractors and see if more traps are needed for the Z shaped building.
- **Question 5** – Leo Patterson asked if the Brigham House has complained about dust.
Response – Tom Finnegan replied that there has been no complaints about dust control and pest control has been done. Tom also stated that he is in constant contact with Steve Hardy, representative for the Brigham House.

- **Question 6** – Paul Anastasi asked if the same manufacturer of the wood panels will see color change in (15) years.
Response – Scott Dunlap said that the manufacturer mentioned that the darker the color the less deviation over time.
- **Question 7** – Heidi Perkins asked about having more color on the façade. She indicated that the brown and yellow wood panels looked very old fashioned and formal looking for an Elementary school.
Response – Scott Dunlap insisted that all of the School Building Committee members need to be heard in order to get a better sense of what to do.
- **Comment** – Lindsay Mosca commented that the darker panel looks better and the landscape design makes the building look better. It would feel playful and Elementary looking for the students.
- **Comment** – Leo Patterson had concerns about the metal being anodized all over the building would look overpowering and very busy. He complimented Scott Dunlap and team about making conscious choices in terms of the color pallets. He stated that the color pallets were well considered. He believes that the copper is the better choice. It would still look playful and active on the façade due to the brighter metal.
- **Comment** – Dede Galdston liked the darker copper color. On the Elementary façade, the darker wood makes it look more natural and makes it part of the environment. The brighter metal will show more and make a statement for the building.
- **Comment** – Steve Magoon also supported the copper color. The wood tones would look good on an Elementary building.
- **Question 8** – John Portz affirmed that he liked the color of the boat house. He was surprise that there isn't a color variation between the (2) color pallets.
Response - Scott Dunlap explained that different variation of each façade shows through due to the sun and weather conditions when comparing the boat house façade. The manufacturer assured Ai3 that as a result of the polynomic coating that is placed on the copper sample and the protection of the wood, there is a consistent tone over time.
- **Comment** – Vincent Piccirilli supported the copper color. He indicated that the darker wood and bright colored metal panels would look nice.
- **Question 9** – When will the Phillips project be completed for students?
Response – Lori Kabel stated that she is planning to move everything in the classroom the week of September 17, 2020. Mid-September all will be completed.

- **Question 10** – Where will the tents be located?
Response – Dede Galdston informed that the tents will be as close to the building for outdoor learning. Also, Heidi Perkins expressed that the vendor will secure the tents to have additional spaces.

10. Support for Building Projects *(A Maintenance View)*

Lori Kabel presented and discussed a maintenance view for support work of the building projects.

With reflection on move management, Lori Kabel touched on many areas such as common misunderstanding for moving. For example, people would say “We have a move manager, so you won’t need to be involved” or “You must have extra time to do things since school is closed”. These examples are not true as there is a lot that goes into moving. There is the internal moves from room to room, moving to other schools and planning for the contractors to work in various places in the school. Also, there is lots of packing, painting, rearranging furniture, disposal of some items no longer needed, attaining storage, moving Preschool, moving Hosmer to Z shaped building etc. Lori also had to reiterate how to find a home, pack up maintenance, move to another location then set up a new home.

Lori thanked Chairman Mark Sideris and many others for supporting the move as well as accomplishing all the various contract work, custodians, maintenance, teacher staff and administration work for all involved. She went on to also thank all those who went above and beyond to put the projects in motion.

It has been non – stop work since February 2020 with planning beginning in November 2019. Just under \$1M spent and not including new monthly utilities/lease.

Chairman Mark Sideris, Lindsay Mosca, Dede Galdston, Paul Anastasi and John Portz thanked Lori for her hard work and dedication for a successful move.

11. Discussion / Other Business

Chairman Mark Sideris informed the School Building Committee that a short meeting will be needed on Monday, 8/10/20 for (10) minutes to approve invoices and meeting minutes. The next meeting will be (2) weeks from tonight on the High School.

12. Adjournment

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor on a roll call vote. Meeting adjourned at 7:24pm.