

**Town of Watertown  
School Building Committee  
Three Elementary Schools Projects  
Wednesday, September 16, 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, Heidi Perkins, Tom Tracey, Leo Patterson, Steve Magoon and Vincent Piccirilli

**Committee Members Absent:** Lindsay Mosca and Kelly Kurlbaum

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

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:09 p.m.

2. **Approval of Meeting Minutes**

- **August 5, 2020** - Vincent Piccirilli made a motion to approve the minutes with corrections needed to Kelly Kaulbaum's listed as late and not absent. Also, abutter Ann Marie Cloonan spelling of last name needs to change to reflect correct spelling of last name.
- **August 10, 2020** - Vincent Piccirilli made a motion to document the meeting minutes with (2) corrections needed for the motions. One motion needed correction to show that Vincent Piccirilli made a motion on the minutes and was seconded by Tom Tracey. Last correction in item (3) needed to reflect Vincent Piccirilli making a motion to approve the invoices totaling \$2,432,433.11 and seconded by Tom Tracey It also was recorded as a unanimous roll call.

Chairman Mark Sideris motioned to approve the minutes. Steve Magoon seconded. All were in favor on a roll call vote.

3. **Review & Approval of Invoices**

Tom Tracey read out the summary of invoices presented totaling **\$3,996,957.93**. It was indicated as follows:

- *Hill International - \$93,910.00*
- *Ai3 Architects - \$65,840.08, \$561.00 (extra services) and \$19,475.00 (Reimbursable Expenses)*
- *Brait Builders - \$3,808,875.85*
- *UTS - \$3,995.00*
- *Colliers International - \$3,861.00*
- *Beacon Integrated Solutions - \$440.00*

Vincent Piccirilli made a motion to approve the invoices totaling \$3,996,957.93. Steve Magoon seconded. All were in favor on a roll call vote.

#### **4. Review & Approval of Change Orders**

Vivian Varbedian presented a summary of listed change orders which led Scott Dunlap to explain in detail the reasoning behind the (2) change orders. Both change order 1 (Cunniff Elementary school) and change order 2 (Hosmer Elementary school) involved soils associated with differing subsurface conditions. These change orders began as claims which totaled around \$490K from the site sub-contractor. The differing soils claims originally was well over \$1M. Negotiations was underway for four months to lower the amount of \$1M. This was necessary with the site sub-contractor in order to get an appropriate value for the premium associated with disposing the soils. Scott believed that that the price reduction of \$490K was a fair value for disposing of the soils. With both sites having to excavate then analyze the composition of the soil, a license site professional working on behalf of the town sent samples of the soils to the lab to be tested. With removal of soils from the sites and depositing it at another site, it required soil sampling for every 500 cubic yards. A combination of both schools required many soil samplings of 50,000 cubic yards. Scott clarified that there was nothing particularly wrong with the soils, but it did contain several metals and minerals that naturally occur but requires a premium to dispose of them in another location. It was requested to the General Contractor to remove all mark-ups, overhead profit associated with the change order.

Vivian Varbedian stated the difference in change order (1) and (2) was a Cunniff credit of final asbestos quantities of -\$78,030.00. Hosmer Elementary school does not have a number as yet for the final asbestos quantities. Scott Dunlap talked about the asbestos quantity. He said when a project has started, you begin to fear what you find underground and hidden in the walls. The underground issue has been resolved at Cunniff Elementary school. Small amounts of asbestos than what was anticipated was found inside the walls of both Cunniff and Hosmer Elementary school. Cunniff received a significant credit of almost \$80K. Hosmer will also receive a large credit for the asbestos quantities.

Vivian Varbedian conversed about change order 3 (Awalecka Movers) which was amendment #1. Awalecka movers' contract is written differently than Brait Builders. Their entire existing contract consist of unit pricing, moving back into Hosmer and Cunniff Elementary schools plus moving out of Lowell school project. The change order amount for the movers is \$4720.00. An allowance amount was provided close to (1500) boxes for moving knowing that there might be a need for additional boxes at a per unit price. The cost associated to the change order is for the additional boxes, plus bubble wrap for musical instruments and additional tape.

Vincent Piccirilli made a motion to approve change orders one, two and three totaling \$449,515.96. Tom Tracey seconded. All were favor on a roll call vote.

#### **5. Executive Summary**

Vivian Varbedian discussed the Executive Summary and highlighted the milestones of the projects for both Hosmer and Cunniff Elementary schools. The highlight for Cunniff Elementary school was

that foundation was completed, structural steel has been received and erection process has begun as well as soil removal offsite. Utility work is ongoing. A topping off ceremony will be planned for the week of October 12, 2020. All will have an opportunity to sign the steel beam in advance to the topping off party to encourage physical distancing with everybody.

The highlighted milestones for Hosmer Elementary school was continuing to complete the excavation of the foundation work, forming, reinforcing and placing concrete. The parking lot along Boylston street has been paved, stripped and returned to the town for use during the winter by Watertown residents. Structural steel is scheduled for October 19, 2020.

The invoices have also been included in advance to the approvals into the figures to understand more of the financial nature of the Executive Summary. The changes are not inclusive of the summary so on next month's executive summary, the School Building Committee will see the approved change orders.

## **6. Sustainability Sub-Committee Update**

Scott Dunlap of Ai3 Architects gave a brief update to the School Building Committee following a Sustainability Sub-Committee meeting about renewable energy and the interconnection of the solar design for both Hosmer and Cunniff Elementary schools. It was reported that the town is responsible for filing an interconnection application with Eversource for the solar arrays for both Cunniff and Hosmer Elementary schools.

As of July 2020, the MA Dept. of Energy Resources filed a requirement regarding the Smart program having a provision under which the Photo Voltaic array systems exceeds 500 kW DC power must include energy storage of at least 25% capacity. On the town's behalf, Ai3 Architects has filed applications for Eversource Interconnection for both schools and it is being reviewed. Scott explained that after a complete solar design is completed and there is a known installer, the town needs to make an interconnection application for the solar arrays. When connecting to a big power source such as Eversource power grid, there needs to be an approval process which includes reviewing the design system. Hosmer system is required to have 796.8 kW DC power and Cunniff system is required to have 485.1 kW DC power. Hosmer's energy storage system has been tentatively located.

Ai3 is currently in the process of redesigning the battery storage. Due to high cost, a change order will be needed with the electrical Sub-contractor if battery storage is installed. The documentation will be in a form of a change order proposal to the contractor for pricing. Hosmer's estimate of 25% battery storage will be a \$500K plus or minus change order. He specified that the towns consultant who prepared the report of Ownership vs PPA projected that Smart incentives for Hosmer will be worth between \$2M – \$2.7M a year. He affirmed that it is in the towns best interest to comply with the new MA Dept. of Energy requirements and achieve the battery storage as well as the incentives.

LEED update states that both projects, Hosmer and Cunniff, have been uploaded to LEED online for the Final Design Review after incorporation of comments following Preliminary Design Reviews. Hosmer projected points equals 68 points and Cunniff projected points equals 68 points.

## 7. Questions / Comments

- **Question 1** – Lori Kabel needed an explanation of why the soils weren't caught earlier.  
**Response** – Scott Dunlap explained that there were some compositions with the soils. Some soil sampling was done but a lot of the soils that were found were rich in metals and minerals. These were underneath the building footprint and parking lot areas. In order to do an appropriate number of soil characteristic sampling, (80) test pits were dug during construction both before and after building demolition.
- **Question 2** – Ann Marie Cloonan asked about Hosmer. She conveyed that neighbors have reported mud and dirt issues in the streets. Some of the issues have been addressed but they still see Mount Auburn street lined with dirt. It turns 4 feet out on each side.  
**Response** – Vivian Varbedian informed her that a mitigation plan is in effect. She explained that there is more activity due to soil removal. The removal of soil contributes to lots of the trucks in and out of the site with preparation for steel to arrive. There is lots of trucking due to taking large amounts of loads on and off the site. Street cleaning will be increased on a daily basis splitting time between both schools.
- **Comment 1** – Chairman Mark Sideris stated to the School Building Committee to understand that the neighbors' concerns about a mitigation plan was also brought to the attention of the building inspector. The inspector required cleaning to be increased. Tom Finnegan had Brait Brothers submit the mitigation plan to the building inspector for his approval as to how this is being handled. Vivian confirmed that Hill International is very responsive. TJ Dahill of Brait Builders reiterated the dirt and soil issue with the mitigation plan. He made clear that at Cuniff site, the construction entrance has been readdressed with 3" stone up the entrance and extended further into the site. The street sweeper will be increased and be more consistent especially in a rain event. Hosmer site conditions allows a wheel wash to minimize the mud and dirt in the street. A laborer is near the entrance with a hose to spray the wheels when coming in and out of the entrance/exit. The street sweeper will also be increased to help keep the streets clean.
- **Comment 2** - John Portz talked about the option or consideration if there will be benefits of having battery storage at Cunniff Elementary school. This will also involve significant redesigning. Lori Kabel will work with the Crisis Action team to get a better understanding if there are town benefits to have battery storage capabilities at the Cunniff. A change order will come in the near future per Scott Dunlap.

- **Question 3** – Attendee Chris from 14 Chapman Street had concerns about the solar panels elevations and if they will be seen over their fence at Cunniff Elementary school.  
**Response** – Scott Dunlap stated that the elevation is about 120 feet. The retaining wall that wraps around the parking lot is about 116 feet wide with a fence on top that is averaging 120 feet. The photo voltaic array elevation is 122. The PV array on an average is about 2 feet above the bottom of your fence. This will be 4 feet from the top of the fence.

## **8. Adjournment**

Before Chairman Mark Sideris made a motion to adjourn, he wanted to recognize and thank Paul Anastasi for helping Watertown by attending both Cunniff and Hosmer site project construction meetings. Scott added to Mark Sideris sentiments.

Chairman Mark Sideris made a motion to adjourn. The motion was seconded. All were in favor on a roll call vote. Meeting adjourned at 6:47pm.