

**Town of Watertown
School Building Committee
Three Elementary Schools Projects
Wednesday, October 21, 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), Deanne Galdston, Lori Kabel, Heidi Perkins, Lindsay Mosca, Tom Tracey, Leo Patterson, Steve Magoon and Vincent Piccirilli

Committee Members Absent: Kelly Kurlbaum and Paul Anastasia

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

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:05 p.m.
2. **Review & Approval of Meeting Minutes - September 16, 2020**

Chairman Mark Sideris motioned to approve September 16, 2020 meeting minutes. Vincent Piccirilli motioned to adopt the minutes as written. 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 ***\$7,235,286.40***.

- *Hill International - \$93,910.00*
- *Ai3 Architects - \$85,809.66, \$110,286.55 (extra services) and \$34,296.01 (Reimbursable Expenses)*
- *Brait Builders - \$6,898,446.78*
- *UTS - \$7,305.00*
- *Colliers International - \$3,528.72 and \$1,703.68*

Vincent Piccirilli recommended a motion to approve the revised invoices totaling \$7,235,286.40. Ai3 line item reimbursables needed a correction of \$34,296.01. Tom Tracey reaffirmed that when invoices are in for processing, there will be another review and any differences with invoices, accounts payable clerk will make sure he is aware. Steve Magoon seconded. All were in favor on a roll call vote.

4. Project Update: Executive Summary

Vivian Varbedian discussed the Executive Summary for both Hosmer and Cunniff Elementary schools.

Cunniff Elementary School has begun framing and sheathing on the cemetery side of the building exterior. Prepping of slab on grade has also begun in the gymnasium with roof work in progress. On the 2nd and 3rd floor, there will be temporary lighting and power which will be utilized in the upcoming weeks. Detention system slab has been poured and precast to follow. East side foundation solar panels are near completion. The parking lot area will be fixed by fall 2020 and building will be tight for winter condition by end of December timeframe. There are (8) PCOs (Potential Change Orders) that are under review with Hill International, Ai3 and Sub-Consultants.

Hosmer Elementary School structural steel will be onsite on October 19, 2020. Steel completion will be at the end of November. The topping of ceremony will be at the end of November and all will be reminded in advance. Backfilling of the footings and foundation is 85% - 90% complete. Brigham's house underground detention system is 90% complete and driveway paving will be done by Thanksgiving timeframe. WL French will leave the project site before the end of December. Hybrid schooling will begin so safety is the main priority for all returning students. There are also (8) PCOs (Potential Change Order) which means the General Contractor brings forth changes that they seek to get approval and include in part of their billing. Hill International reviews all PCOs with Ai3 on behalf of the owner.

5. Interior Finished Update

Scott Dunlap of Ai3 Architects gave a brief update about the interior finishes.

- Once all submittals for interior finishes have been received by the Architect from the General Contractor, Ai3 can complete an in-house selection of interior finishes.
- Ai3 will create physical sample boards with selection to be available for viewing and reviewed by the School Building Committee thereafter.

On November 5th, the School Building Committee members can come to the OPM trailer to view the sample boards, but the sample boards will be seen virtually on 3rd Wednesday of November of next SBC meeting.

6. Questions/Comments

- **Question 1** – Pat asked if the public can go to see the sample boards.
Response – Vivian Varbedian stated that the public is welcomed to go to the OPM trailer to see the sample boards.
- **Question 2** – Lindsay Mosca asked how much input the principals and administration has had on choices on color schemes, concepts and ideas of the buildings.
Response – Scott Dunlap informed the committee members that the sample boards

have not been completed or shared as yet but when made available all interested parties can take a look and share their thoughts and ideas.

- **Question 3** - Steve Magoon asked about the durability and life cycle cost of the materials.
Response - Scott Dunlap stated that the materials are highly durable laminates. The materials are all intended to be 40-50-year-old products just like all the building systems and components in the new buildings.
- **Question 4** – Erin Moulton inquired about the degree to which we are striving to establish the individuality and consistency between the (3) buildings.
Response – Scott Dunlap answered that the design team feels strongly that the schools should each have their own specific identity so the schemes being prepared varies.
- **Question 5**- Lori Kabel needed a reminder of if there will be touchless fixtures for the sinks in both kitchen and bathrooms.
Response – Scott Dunlap specified that the majority of sinks are touchless. A meeting is needed to discuss w/Lori all fixtures.
- **Question 6** – Lindsay Mosca wanted an update about Lowell school project.
Response – Scott Dunlap acknowledged that Ai3 is waiting to see how quickly progress will be in terms of Cunniff project which will allow them to go on with Lowell Elementary possibly ahead of schedule.
- **Question 7** - Lori Kabel asked about FF&E.
Response – Vivian Varbedian replied that conversation has already begun regarding furniture, fixtures and equipment (FF&E). Tom Finnegan has already met with Ai3 furniture consultant for FF&E and school Superintendent. Scott Dunlap said that there is a draft program for FF&E that will be reviewed with staff and administration in November.
- **Question 3** – Attendee Barbara Ruskin asked if materials are being evaluated in terms of off gassing and health information? What precaution will be taken for placement of any antennas and Wi-Fi at the schools.
Response – Scott Dunlap indicated that all materials are evaluated and are LEED goal. There are wireless access points throughout the buildings. Police and Fire department are expected to install a variety of radio systems in the buildings. None of the equipment scheduled for install will be hazardous to the occupants.
- **Comment 1** – Superintendent Deanne Galdston commented that she is very happy and impressed with the progress of the projects. She informed all that school will begin Hybrid learning on 10/27/20. Vivian Varbedian also stated that safety is first, and everyone needs to be careful when in the vicinity of the construction site.

Mark Sideris shared his concerns that the contractors are aware of students returning to Hybrid learning as well as the need for minimal disruptions to the neighbors.

7. Adjournment

Chairman Mark Sideris made a motion to adjourn. The motion was seconded by Tom Tracey. All were in favor on a roll call vote. Meeting adjourned at 6:40pm.

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