

**Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, October 19, 2022
via ZOOM 6:00p.m. – 7:00p.m.**

MINUTES

Committee Members Present: Mark Sideris (chair), John Portz (vice-chair), Vincent Piccirilli Heidi Perkins, Deanne Galdston, Lindsay Mosca, Steve Magoon, Paul Anastasi and James Kane

Committee Members Absent: Kelly Kurlbaum, Leo Patterson, Tom Tracy

Others Present: Daren Sawyer, James Jordan, Andrew Cunneen and Nate Williams (Ai3 Architects); Vivian Varbedian, Thomas Finnegan, Mark Krikorian and Alana Forbes (OPM, Hill International), Christy Murphy and Chase Terrio (Compass Project Management), Stacey Phelan

1. Call to Order: Chairman Mark Sideris called the meeting to order at 6:08 p.m. John Portz took a roll call of School Building Committee members present.

2. Approval of Meeting Minutes – October 19, 2022

Chairman Sideris made a motion to accept the Elementary Meeting Minutes for September 21, 2022. Vincent Piccirilli motions to approve the Elementary school meeting minutes with John Portz and Lindsay Mosca seconded. All were in favor on a roll call vote.

3. Review / Approval of Elementary Schools Monthly Invoices, Ai3 Architects Amendment No.11 & Cunniff and Hosmer Change Order No.14

Vivian Varbedian presented and reviewed the Elementary schools September invoices.

August 2022 invoices are as follows w/total at \$3,435,343.66:

- Hill International – \$89,910.00
- Ai3 Architects (Basic Services) - \$29,712.37
- Ai3 Architects – (Extra Services) - \$20,758.37
- Ai3 Architects (Reimbursables Services) - \$2,510.00
- Brait Builders (Payment Req # 28) – \$1,039,789.56
- CTA Construction Managers (Payment Req #7) - \$2,242,885.36
- Ridgeline Energy Analytics - \$4,005.00
- UTS Invoices - \$4,765.00
- FF&E Invoices - \$1,008.00

Chairman Sideris made a motion to approve the Elementary School projects invoices. Vincent Piccirilli motions to approve the Elementary school project invoices totaling \$3,435,343.66. John Portz seconded. All were in favor on a roll call vote.

Ai3 Architects Amendment No. 11 – Lowell Elementary School

Vivian Varbedian presented and reviewed Ai3 Architects amendment No. 11. The request for approval of Amendment No. 11 is for Ai3 Architect additional design services associated with the redesign of the kitchen, cafeteria, and adjacent corridors; additional framing and furring of interior walls; changes to locations of Practice Room and ELL Room; addition of a large projector in the Learning Commons and redesign of various spaces at the Lowell Elementary School based on conversations with Superintendent Galdston and Principal Phelan as well as the School Building Committee members.

The total approval to amend Ai3 Architect's contract is \$59,180.00.

Chairman Sideris made a motion to approve Amendment No. 11. Vincent Piccirilli moves with John Portz seconded. All were in favor on a roll call vote.

Change Order No. 14 – Cunniff and Hosmer Elementary School

Vivian Varbedian presented and seeking approval for Cunniff and Hosmer Elementary schools Change Order No.14. There are a few additions and many credits associated with Change Order No. 14. The total for Change Order No.14 is \$54,930.30.

Chairman Sideris made a motion to approve Change Order No.14. Vincent Piccirilli moved with Steve Magoon and John Portz seconded.

4. Executive Summary

Vivian Varbedian reviewed and presented the Executive Summary highlights for September 2022.

Cunniff Elementary school, plantings was added to the Bioretention area. Also, loam was added, regraded, and reseeded the grass areas. A lot of the miscellaneous punch list remaining few items have come to completion.

Hosmer Elementary school, the playground equipment has been installed and the rubber ground. Also, paving and painting of the court area has been completed. Completion of the Landscaping in front of Hosmer ES and begun install of the pavers. Lastly, the install of the electric charging stations is also ongoing.

Lowell Elementary school, the erection of the steel beams and decking at Zone 1 addition is ongoing as well as the framing, sheathing and Air Vapor Barrier (AVB) at Zone 2. Work is ongoing in re-roofing Zone 1 area and roofing in Zone 2 area. Ongoing work with rough mechanical ductwork and piping, rough plumbing, rough electrical and fire protection in both 1 and 2 zones. Also, the color selection boards and FF&E selection boards to be presented during the November SBC meeting. There will also have the selection boards made available in the job trailer for anybody that wants to stop by and take a look in person.

Thomas Finnegan stated that at Hosmer ES, all these items are work in progress. The goal is to turn over the playground to Hosmer school in early-mid November.

5. Elementary School Questions / Comments

Question 1 – Lindsay Mosca asked with the redesign and increase in contract, is there an expectancy to see a Change Order or increase to the budget for the construction part of it? Will this fall within an already over-budgeted contingency? Will it affect our timeline at all on opening the school?

Response – Vivian Varbedian stated that this is an additional requested change by the Owner of the redesign. "Yes" we do anticipate receiving a Change Order from CTA Construction and their Sub-Contractors on what the changes will bring forth. There is not a good sense of exactly how much or what the cost implications will be; but it will be analyzed and reviewed part by part. It won't be one lump sum of a change order. Once the cost comes in, we can make an educated decision collectively as a School Building Committee on which changes to move forward with. Money is still being held as part of the contingency and based on what the pricing comes in, the Committee will have a decision to make on what

needs to be done and which changes to bring forward. Hopefully, a lot of these changes are interior design related changes and at the moment the construction has not reached this point. We are trying to get ahead prior to ordering any materials. We don't anticipate at this moment any change in schedule, but we will track it very closely as needed.

Question 2 – John Portz asked for an explanation of the DPW requests for softball field drainage modifications?

Response – Vivian Varbedian stated that this project was designed in 2018. Many items that were bought forward with various change orders there has been some changes associated with code compliances. Also, DPW did not have Mr. Greg St. Louis as part of the team. Now, there was some modifications requested and the team quickly responded to it. It was made certain that the current and new design meet the specifications that DPW wanted which had an increase in cost. Chairman Sideris informed John Portz that there were several meetings with the administrative including Steve Magoon, DPW with Engineers, Hill team and Ai3 Architects. There were some design changes for the drainage at the field because DPW did not feel it was sufficient to properly drain and maintain in the years going forward. Vivian Varbedian mentioned that there is a credit for environmental procedures that was unnecessary. With all the adds and deducts, we were able to still manage to keep the change order relatively small.

Question 3 – Paul Anastasi asked to explain the credit for environmental procedures.

Response – Thomas Finnegan explained the credits. There is a \$74,750.00 credit for Abatement reconciliation which is for asbestos piping under the ground that was not found when excavation of the foundation was done. It was anticipated that there was an allowance in the contract for this. The credit for environmental procedures of \$217,000.00 was also allowance in the contract for adds/deducts in case issues came up with the abatement process. Ai3 Architects Daren Sawyer explained that we carry allowances for any flashings that might be found during the building demolition that may have asbestos on them. We cannot tear apart the wall during our investigation to actually test it so we carry allowances for that as well as an allowance for any damp proofing material that might be on the existing foundation that may contain asbestos. Fortunately, no asbestos was found during the demolition, so the contractor is giving that money back to the contractor.

Question 4 – Steve Magoon raised concerns about the raised tables at both Cunniff and Hosmer ES. We have gotten to a point that we have one raised table which is good, but we still need to do some work on that as it is a significant item.

Response – Thomas Finnegan states that we are aware and working with Brait Builders on the raised tables. At Cunniff ES, there is one at the main stair and Hosmer ES, there is the raised table at the intersection of Hancock and Winthrop Street.

7. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:25 pm.