

Town of Watertown  
School Building Committee  
Three Elementary School Projects  
Wednesday, November 2, 2022  
via ZOOM 5:30p.m. – 6:00p.m.

M I N U T E S

Committee Members Present: Mark Sideris (chair), John Portz (vice-chair), Vincent Piccirilli, Deanne Galdston, Kelly Kurlbaum, Lindsay Mosca, Paul Anastasi and Thomas Tracy

Committee Members Absent: Heidi Perkins, Steve Magoon, Leo Patterson and James Kane

Others Present: Daren Sawyer and Nate Williams (Ai3 Architects); Vivian Varbedian and Thomas Finnegan, (OPM, Hill International)

1. Call to Order: Chairman Mark Sideris called the meeting to order at 5:30 p.m. John Portz took a roll call of School Building Committee members present.

2. Elementary School Projects – Review and Approval of Change Order No. 4 – Lowell Elementary School

This is a special meeting for Lowell Elementary School Project Change Order #4. Vivian Varbedian explained that the need to have this meeting tonight versus the regular scheduled meeting date is to make sure that the Committee had ample opportunity to review Change Order #4 which is crucial for the timing and schedule for the project. The substantial completion date for LES project remains as July 17, 2023. There will be some selective opportunities for selective overtime to work with contractor CTA Construction to maintain the project schedule. This will be done in advance with OPM - Hill International as well as an agreed upon increase in manpower or extended days or weekend overtime work.

Vivian Varbedian presented and reviewed Change Order No. 4 which totals \$668,016.34. This consist of the following items:

- Garden Area Modifications - \$24,471.34
- Door Hardware - \$ 9,211.80
- Drinking Fountains & SPED SK-1 Sink Existing Rough Plumbing Change & Walls Opened - \$5,174.57
- Zone 2 Wall Reconstruction - \$37,781.68
- Repair of Existing Conduits Under Gym Floor - \$14,206.72
- Seismic Restraints Requested by Local Plumbing Inspector - \$22,969.17
- Level (1) Zone (1) Wood Sub-Floor – 99,157.70
- Revised Walcott, Fuller and George Intersection Modification - \$26,047.72
- Zone (2) Wall Fur Out - \$311,755.74
- Furring Walls at Existing Interior Partitions (Electrical Work) - \$113,288.22
- Zone (1) Sanitary Inverts - \$3,951.68

Chairman Sideris made a motion to approve Lowell Elementary School Change Order No.4. Vincent Piccirilli motions to approve Change Order No.4 with John Portz and Tom Tracy seconded.

All were in favor on a roll call vote.

### **3. Elementary School Projects - Questions / Comments**

**Question 1** – Paul Anastasi asked if the first line item is for Hosmer Elementary School? The back-up information states Cunniff & Hosmer ES, but it is for Lowell ES, right? Why is it coming to us in a Change Order?

**Response** – Vivian Varbedian stated that this is not for Hosmer Elementary School that this is for Lowell Elementary School, but it is to make sure that what we have done in Hosmer and Cunniff ES is replicated at the Lowell ES. The planter was specified differently than that of Hosmer & Cunniff ES. Paul Anastasi wanted to make sure that the data was transferred from Hosmer ES was correct, this is why the data was in there from Hosmer. Vivian Varbedian informed all that it is to make sure all (3) garden areas, there is consistency and continuity with it. Also, it was explained that when it came as a Change Order for Hosmer and Cunniff ES it was a result of a substitution.

**Question 2** – Kelly Kurlbaum asked if an update can be given on where we stand with the contingency of the withdrawal? Are we forecasting any future change orders at this time? For scope outside of the building at the field and playground, will there be any updates there? Was asking to see if we have some funds left over in contingency and is this something that we will potentially consider being that Cunniff and Hosmer ES received brand new playgrounds?

**Response** – Vivian Varbedian stated that with the withdrawal of \$668,016.34 and previous change orders 1-3, we are close to \$1.7m for the Lowell project. Originally 10% was earmarked. We are still within our range. Yes, there are change orders already forecasted and the money is being held as a forecasted amount in the project summary sheet that has already been submitted. Chairman Sideris made the Committee aware that some things that will be talked about later for example is the cafeteria. When several Committee members walked the school including the City Manager, there wasn't a hold lot going on and we didn't feel that there was a "Wow" factor like the other schools. There will be some significant changes that will be coming in the cafeteria because there are things, we didn't foresee turning out like it did. This is one of the bigger items. Vivian Varbedian says that at the end of November, there will be a presentation on the color board, FF&E and design updates on what is forthcoming for the cafeteria and server area. Daren Sawyer of Ai3 Architects said that they are hopeful to have something put together for 11/16/22. They are looking at schematic designs this week and shared them with Tom Finnegan this evening. Tom Finnegan and Vivian Varbedian stated that no change has occurred for the field or playground. Chairman Sideris says that we can consider anything but at this point I am hesitant given what is happening with these change orders and things that we continue to find that we need to update. I don't want to commit to anything. Thomas Tracy added that they will be developing the fiscal year 24 to 28 Capital Improvement Plan starting probably December/January submissions to City Council. He believes that recreation he will try to time some of the park improvements especially on the baseball field/little league field. We will try to time that with the completion of the project. He will talk to Mr. Centolla and the City Manager along with the Council President maybe to see if there is some additional stuff that we may need to do in the front of the school or maybe incorporate it with the Capital Improvement Plan. Kelly Kurlbaum only asks due to her being on the req open forum last night with Peter that there were several playground projects that have been substantially delayed. She is hopeful that it is not something that we can potentially capture as part of potential project savings here, that we could at least bring forward in the Capital Improvement Plan. If we are trying to match the other schools, there could potentially consider project savings given the healthy contingency. Vivian Varbedian also stated that if it is already going to be capital funding, if they are added to the scope of this project and done in conjunction, it also means that instead of using contingency funds, that there will be additional funding mechanism for it. Tom Finnegan interjected that there is (1) new playground on site. 2

**Question 3** – Paul Anastasi asked if the playground on site will be replaced?

**Response** – Tom Finnegan stated “Yes”. Daren Sawyer also stated “Yes”. New playground structure and surfacing.

**4. Adjournment**

Chairman Sideris ended the Elementary School Projects meeting at 6:00pm.