

**Town of Watertown  
School Building Committee  
Three Elementary School Projects  
Wednesday, August 16, 2023  
via ZOOM 6:00p.m. – 7:00p.m.**

**MINUTES**

**Committee Members Present:** Mark Sideris (chair), John Portz (vice-chair), Vincent Piccirilli, Deanne Galdston, Lindsay Mosca, Kelly Kurlbaum, Denise Moroney, Steve Magoon, Thomas Tracy

**Committee Members Absent:** Paul Anastasi and Leo Patterson

**Others Present:** Daren Sawyer and Andrew Cunneen (Ai3 Architects), Thomas Finnegan, Mark Krikorian (OPM, Hill International), Christy Murphy, Chase Terrio and Nate Whiteley (Compass Project Management), and Stacy Phelan

**1. Call to Order:** The meeting began at 6:00p.m. Vincent Piccirilli took a roll call of School Building Committee members present.

**2. Approval of Meeting Minutes – August 16, 2023**

Chairman Sideris asked for a motion on the Elementary school meeting minutes for July 19, 2023. Vincent Piccirilli made a motion to approve the meeting minutes with Steve Magoon seconded. All were in favor on a roll call vote.

**3. Review / Approval of Elementary Schools Project Monthly Invoices**

Thomas Finnegan presented the Elementary school work completed July invoices.

**July 2023 invoices are as follows w/total at \$2,820,253.92:**

- Hill International – \$67,560.00
- Ai3 Architects (Basic Services) - \$8,141.19
- Ai3 Architects (Extra Services) - \$5,914.35
- Ai3 Architects (Reimbursables Services) - \$675.00
- Brait Builders (Payment Req # 38) – \$443,156.03
- CTA Construction Managers (Payment Req #17) - \$2,289,204.87
- Ridgeline Energy Analytics (Hosmer) - \$187.50
- Ridgeline Energy Analytics (Lowell) - \$142.50
- UTS Lowell - \$2,205.00
- Colliers International- \$3,067.48

Chairman Sideris stated that Megan Langan (City Auditor) has agreed to the figures. Chairman Sideris asked for a motion to approve the Elementary School projects invoices for \$2,820,253.92. Vincent Piccirilli moves for approval of invoices with Tom Tracy seconded. All were in favor on a roll call vote.

## **Lowell Elementary School Project Change Order No.9**

Thomas Finnegan presented Change Order No. 9. There were many Potential Change Orders (PCOs) listed. When presenting, Thomas Finnegan stated that if anyone has questions, he can sit down with any School Building Committee member to review in detail.

Thomas Finnegan went on to explain some PCOs totaling \$378,374.27 as follows:

- PCO# 251.1 - CE #272 – Boiler Breaching - \$69,095.16  
As a route to existing breaching for the boilers in the school, a lot of the joints within the brick shaft had deteriorated and breaching had to be redone. The problem with the breaching is that you couldn't replace the breaching in the exact location due to no access. The brick walls surrounding the existing breaching was almost (2) feet thick. It would involve extensive demolition and repair. A new route was found to bring the breaching out into a courtyard area which would be boxed in to run right up. This would work well for facilities going forward in the future. The boilers that are there now are existing (10) year old boilers. They have (15) to (20) years of life left. The breaching will last well into the future if you ever have to replace the boilers going forward.
- PCO# 153.1 – CE #165 – RFI #032 – Existing Conditions above ceilings in classrooms - \$43,311.60  
When demolition was done on the 2<sup>nd</sup> Floor, the existing drywall was underneath the structural joist needed to have a fire rating. This was extensive patching and compound ceiling to make sure to have the fire-rating protection above the ceiling in those areas. There were some areas on the 1<sup>st</sup> Floor that had to be done also. This was also done on T & M (Time and Material). There price was high but doing it on T & M, the pricing came out closer to the original number. This was an unforeseen condition. Chairman Sideris stated that this is another issue when dealing with a rehab of a building of this age.
- PCO# 271 – CE #292 – New Walls at ETR Walls Removed During Demo - \$42,149.01  
There were some layout changes to the programming. The Existing to Remain Walls (ETR) had to be removed during demolition which wasn't originally going to be removed. Some reconfiguring had to be done to the programming classrooms in different areas in Zone (1) and Zone (2).
- PCO# 274 – CE #295 – RFI #383 – Rooms 111b, 111c and 109 – FCU1-6 (Fan Coil Units) - \$32,827.35  
Fan coil units had to be relocated on the 1<sup>st</sup> Floor then another FCU was added on the 2<sup>nd</sup> Floor. This needed to be done due to the new HVAC system in the developed spaces.

Chairman Sideris asked for a motion to approve Change Order No. 09. Vincent Piccirilli moves for approval of Change Order (9) with Tom Tracy and Steve Magoon seconded. All were in favor on a roll call vote.

## **4. Executive Summary**

Thomas Finnegan presented and reviewed the Executive Summary highlights for August 2023.

The Executive Summary displayed pictures of progress of Lowell Elementary School New Addition, Main Entrance, Garden Area and Playground Equipment. The Executive Summary also showed pictures of the Cupola with the old Cupola being taken down and the new Cupola displayed for installation. The Cupola will be hoisted to the roof which will be completed on Friday or the following week.

The Lowell Elementary School will have the Electrical Switchgear delivered and installed which is up and running. The Chiller ship date remains scheduled for August 23<sup>rd</sup> and will be online by September 1, 2023. The PV Panels on the roof are substantially complete. Casework and Millwork continues throughout August 2023. Casework is nearing completion and Millwork will go into September 1<sup>st</sup>. They are now in Zone (1) on the 2<sup>nd</sup> Floor installing Wainscotting and Cubbies. Flooring continues throughout August 2023 with the Cafeteria being the last area. Ceilings and Painting continues throughout August 2023. Elevator Inspection was postponed by the state but was scheduled for August 17, 2023. A new date is forthcoming. The elevator is very important due to FF&E starting on September 5<sup>th</sup>. Final inspections will start September 2023 with Inspectional Services, DPW and Fire

Department etc. Furniture, Fixture and Equipment (FF&E) will happen on September 5<sup>th</sup> - September 22<sup>nd</sup>. Move Management will take place on October 4<sup>th</sup>- October 9<sup>th</sup> from St. Jude to the New School. Sitework and Landscaping will begin August – October 2023. The Playground equipment has been installed; the Garden Area is starting to be developed. The contractor is starting at the North end of the site moving grass/planter areas with this work being ongoing. A finished paving date is August 30<sup>th</sup> with line painting, stripping and signage around the site being done the month of August.

## **5. Elementary School Questions / Comments**

**Question 1** – Kelly Kurlbaum asked if the fan coil units are (4) pipe or (2) pipe units?

**Response** – Thomas Finnegan stated that it is a (4) pipe unit.

**Question 2** – Steve Magoon asked where we are with punch list items at Hosmer and Cunniff ES?

**Response** – Thomas Finnegan states both Hosmer and Cunniff ES is substantially complete except for a few items. There has been ongoing discussion with DPW and Brait Builders on the crosswalk issues. The PVs are not completed as there is still work to do on the meter. The interior of the building is completed but the exterior work being ongoing in the grass areas. Sod is being maintained and should have acceptance next month. Some of the grass areas needs to be re-done with Brait Builders team.

**Question 3** – Kelly Kurlbaum asked if a short list can be circulated to the team as to what is left to be done so that all is aware of any remaining items at the other schools. Are we commissioning new MEPs to make sure everything is up and running due to us having a quick turnaround time before occupancy?

**Response** – Thomas Finnegan stated that there was a commissioning meeting today onsite with all the parties. We are in pretty good shape. There are some items that are being worked on being the Ansul System in the kitchen, the Kiln in the art room as well as other items that are being worked on for commissioning. The MEPs on this project have been pretty good and Colliers have been on top of them. This school is not an electric school like the other (2) schools, but everything is lining up on schedule for commissioning.

**Question 4** – Lindsay Mosca asked once school is opened will any exterior or interior work be done in the building?

**Response** – Thomas Finnegan stated that very minimal work will be needed. The goal is to be substantially complete by September 1<sup>st</sup>. We would like to be 100% by October 9<sup>th</sup> before school starts. Something will fall through the cracks, but it will involve after hours and/or weekends. It will not disrupt the operation of the school.

**Question 5** – Kelly Kurlbaum asked Chairman Sideris are these PCOs as to what we reviewed to date? Everything can be captured using the existing budget.

**Response** – Chairman Sideris did not want to answer due to Vivian Varbedian requesting time on this. The new City Auditor had to review a lot of numbers. Vivian will answer this question. Due to not having all the information, the question can't be answered right now. Kelly Kurlbaum stated that conceptually it is difficult to understand the big picture.

**Question 6** – Vincent Piccirilli asked if Thomas Finnegan can give status about the Rain Gardens.

**Response** – Thomas Finnegan stated that Brait Builders had Vinagro (Site Contractor) go over to the rain gardens to add drainage piping which was prepped. They were supposed to place the Bio-mix on top yesterday and today but due to the weather, this was postponed until tomorrow and Friday. There is no holding water in the Rain Gardens and once the Bio-mix goes in and get some seeds, hopefully growth will start. It appears that the rain gardens are working with no sitting water at the current time.

**Comment A** – Chairman Sideris informed the committee that he was made aware by the City Manager and City Auditor that due to all the changes that was made to Lowell Elementary school, that we are \$810,000 over budget but was assured by the City Auditor and City Manager that they do have a path to move forward with it. They will present those numbers to the City Council for a transfer. They have been working with Vivian Varbedian and a list will be provided to the Committee where this is as soon as

possible. The City Manager and Auditor has identified a way to move forward. This is not the greatest news, but it is something that we must deal with. Chairman Sideris stated that Kelly Kurlbaum has contacted him about the other side of the Lowell Elementary Playground which has not been part of the project. Chairman Sideris has been conversing with the City Manager with hopes to do some upgrades quickly at the playground like the Moxley at the High School. He would like to give this the same treatment that the other schools received.

**6. End of Elementary School Project Business Meeting**

Chairman Sideris ended the Elementary School Project Business meeting at 6:36pm.

DRAFT