

**Town of Watertown  
School Building Committee  
Three Elementary School Projects  
Wednesday, October 18, 2023  
via ZOOM 6:00p.m. – 7:00p.m.**

**M I N U T E S**

**Committee Members Present:** Mark Sideris (chair), John Portz (vice-chair), Vincent Piccirilli, Deanne Galdston, Lindsay Mosca, Denise Moroney, Steve Magoon, Leo Patterson, Thomas Tracy and Paul Anastasi

**Committee Members Absent:** Kelly Kurlbaum

**Others Present:** Daren Sawyer, Andrew Cunneen and Nathaniel Williams (Ai3 Architects), Thomas Finnegan, Vivian Varbedian and Alana Forbes (OPM, Hill International), Christy Murphy, Chase Terrio, Nate Whiteley and Laurie Soave (Compass Project Management) and Stacy Phelan

**1. Call to Order:** The meeting began at 6:03p.m. Vincent Piccirilli took a roll call of School Building Committee members present.

**2. Approval of Meeting Minutes – September 20, 2023**

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

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

Vivian Varbedian presented the Elementary school work completed August invoices.

**August 2023 invoices are as follows w/total at \$2,317,959.31:**

- Hill International – \$63,860.00
- Ai3 Architects (Basic Services) - \$11,884.94
- Brait Builders (Payment Req # 39) – \$124,823.17
- CTA Construction Managers (Payment Req #18) - \$2,101,140.98
- UTS Lowell - \$3,212.00
- Walecka & Sons (Movers) - \$9,900.00
- Colliers International- \$3,138.31

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 \$2,317,959.31. Vincent Piccirilli moves for approval of invoices with John Portz seconded. All were in favor on a roll call vote.

## **Hosmer & Cunniff Elementary School Project Change Order No.16**

Vivian Varbedian presented Change Order No.16 with Thomas Finnegan explaining some PCOs mentioned below with a total of \$363,913.57:

- PCO# H-150R3 / Furnish and install additional play surface area, curbing, concrete paving, and swing play structure / \$162,863.03.

Deanne Galdston elaborated on the additional play surface area stated that the Hosmer larger play structure has proven to be small for the students at the Hosmer Elementary school. Also, by not having traditional swings, options were explored for adding traditional swings so students have this for an option. Additional items added are fencing, shade, etc. Vivian Varbedian added that there have been many discussions about the playground area and what options are available. In discussion with the Architectural team, an option was decided with the school department that made all satisfied. A change order was given with a revised version. It is revision #3 with various iterations. The scope as well as the cost has been reviewed multiple times. Conversations have occurred on this topic since early June.

- PCO# H-153 / Furnish and install 6" perforated underdrain at Bioretention area 3 (BIO-3) / \$10,076.45

Thomas Finnegan explained that this was the rain garden along Chauncy Street

- PCO# H161 / Provide underdrains at the Boylston Street Bioretention areas / \$55,641.13.

Chairman Sideris interjected that some of this cost Deanne Galdston has found some additional funds in the budget that she will bring to the School Committee for a transfer. This is not all on the Elementary Schools budget.

Chairman Sideris asked for a motion to approve Change Order No. 16. Vincent Piccirilli moves for approval of Change Order (16) with Tom Tracy seconded. All were in favor on a roll call vote.

## **4. Executive Summary**

Vivian Varbedian presented and reviewed the Executive Summary highlights for September 2023.

The Executive Summary is on our page and sent to the School Building Committee. Pictures are displayed to show construction progress.

The Lowell Elementary School chiller has been delivered and installed. The exterior stair railing will be delivered and installed September 2023. The GFRP continues throughout September 2023, and we are working on finalizing everything. Millwork, flooring/base, ceilings, and painting continues throughout September 2023. Elevator inspection will be completed on September 8, 2023. All kitchen equipment has arrived and has been installed. Final inspection will be completed at end of September. Furniture, Fixtures and Equipment has started on September 5<sup>th</sup> and will continue thru September 29<sup>th</sup>. The movers are planned to come in from October 4<sup>th</sup> – October 9<sup>th</sup> to move from the Lowell West and Phillips to the New School. Sitework and Landscaping will continue from August – October 2023. The kids will move into their new school on October 10<sup>th</sup> working second shift with CTA Construction Managers for them to finalize their punch list. We will make sure the quality is still there and punchlist will be completed.

We will host a Ribbon Cutting and Open House at Lowell Elementary School on Tuesday, October 3<sup>rd</sup> from 4pm - 6pm. Hopefully all the public as well as the entire School Building Committee can attend this monumental event. This is the last of the elementary schools which is bittersweet. We have enjoyed working here in Watertown and happy for the Lowell Elementary school community to have their school back.

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

**Question 1** – Steve Magoon asked about the underdrains wondering what the issue is about adding the underdrains and why it wasn't incorporated in the original design?

**Response** – Daren Sawyer stated that originally the rain gardens design without them as obvious. The soils were studied and felt like the underdrains were not necessary and natural percolation would be the best route. Subsequently to installing the raingardens, it was evident that everybody involved that these were not operating properly. The underdrainage was never included in the bid documents, so they were never bought to begin with. Meeting with DPW to look at this issue and adding the underdrains seems like it is the best solution to solve the water issue that was standing well past the (72) hours. This was done at the front of the school as well. Again, this was never included in the drawings to begin with but was added afterwards. The underdrains added was the best solution.

**Question 2** – Leo Patterson asked if the current inlets and the beehive coverings have not changed positions?

**Response** – Daren Sawyer stated "correct" they are set a little bit higher. Leo Patterson asked why are they set so high? Daren Sawyer said that this is meant for overfilled drainage. Once the raingardens fill up with water the intent is for it to fill up to a certain elevation. Once at a certain elevation, they will flow into the overflow drains then those elevations are set and based on the percolations below that slowly percolating to the ground rather than recharging or adding water to the drainage system. This was kept at the same height due to the overflow drains per the original designs. Leo Patterson asked if there is a storm surge event and the underdrains get overwhelmed, will we still have that redundancy of the overflow up that high and will help dissipate? Daren Sawyer stated exactly. Leo Patterson asked if there is a plan to infill any additional soils or rocks by the retention areas? They seem very mucky and swampy. Is there a treatment being proposed to better the condition or do we think that the undraining that is now working will dry that out considerably and will achieve what Traverse (Landscape Architect) originally design intent? Daren Sawyer states that "Yes" that is the intent to eventually once dried out, planted again, and help grow with vegetation. Brait Builders is still working on the timing of drying out those areas and getting the landscaper back in to provide the plant and seed mix that goes in. Leo Patterson states that he hears the community expressing their concerns about standing water, mosquitoes, bugs, etc. We don't want to perpetuate a swampy condition there; we would want it to be satisfied.

**Question 3** – Lindsay Mosca asked if there is another delayed power issue from first item (PCO# C-063R2 delayed permanent power generator rental)?

**Response** – Thomas Finnegan stated that "No" this was an old PCO that was never acted on Cunniff Elementary school. If you go back (2) years, we were never able to get Eversource to provide permanent power to that building until late summer of 2021. This PCO has been out there for a while. Hopefully, this is the last PCO we see for this project, but this was negotiated for half of what the cost was initially. Brait Builders ended eating the generator and fuel cost. This cost was directly related to the Electrical subcontractor disconnecting the emergency generator when we did have permanent power.

**Question 4** – Leo Patterson stated that he is looking at the calendar and sees sitework through October. Are we saying that the Lowell school sitework is going to be accomplish in the month of October and not extend further than that?

**Response** – Thomas Finnegan stated that we will run up to the 11<sup>th</sup> hour on sitework but we will be substantially complete before school opens. Sitework will run up to the beginning of October then wrap up with Landscaping around the 10<sup>th</sup>.

**Comment A** – Pat Rathbone says she walked around the Hosmer yesterday and was concerned about the swampy areas. This spring and early summer have been incredibly rainy. Everything we know about climate change in New England is that this spring and summer rainfall is going to increase. It is not one strange year; it is the direction we are going in.

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

Chairman Sideris ended the Elementary School Project Business meeting at 6:24pm.

DRAFT