

**Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, March 15, 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, Heidi Perkins, Thomas Tracy, James Kane, Leo Patterson and Paul Anastasi

Committee Members Absent: Lindsay Mosca, Kelly Kurlbaum and Steve Magoon

Others Present: Daren Sawyer, Nate Williams, James Jordan, and Andrew Cunneen (Ai3 Architects), Vivian Varbedian and Thomas Finnegan (OPM, Hill International), Christy Murphy (Compass Project Management), T.J. Dahill (Brait Builders), Stacy Phelan

1. Call to Order: Chairman Mark Sideris called the meeting to order at 6:02p.m. John Portz took a roll call of School Building Committee members present.

2. Approval of Meeting Minutes – March 15, 2023

Chairman Sideris made a motion to approve the Elementary Meeting Minutes for February 15, 2023. Vincent Piccirilli motions to approve the Elementary school meeting minutes with Tom Tracy seconded. All were in favor on a roll call vote.

3. Review / Approval of Elementary Schools Monthly Invoices

Vivian Varbedian presented the Elementary school work completed February invoices.

February 2023 invoices are as follows w/total at \$3,059,245.08:

- Hill International – \$71,660.00
- Ai3 Architects (Basic Services) - \$57,423.05
- Ai3 Architects – (Extra Services) - \$1,925.00
- Ai3 Architects (Reimbursables Services) - \$1,462.50
- Brait Builders (Payment Req # 33) – \$509,233.84
- CTA Construction Managers (Payment Req #12) - \$2,410,047.82
- UTS Lowell - \$2,760.00
- UTS Hosmer - \$1,190.00
- Colliers International - \$2,542.87
- Ridgeline Energy Analytics - \$1,000.00

Chairman Sideris made a motion to approve the Elementary School projects invoices. Vincent Piccirilli motions to approve the Elementary school project invoices totally \$3,059,245.08 with Tom Tracy seconded. All were in favor on a roll call vote.

Review/Approval of Brait Builders Change Order No.15 – Hosmer Elementary School

Vivian Varbedian presented Brait Builders Change Order No.15 for Hosmer Elementary school with Tom Finnegan reviewing and discussing Change Order No.15.

Tom Finnegan reviewed some of the listed items from Change Order No.15 totaling \$57,384.27:

- PCO H122 – Credit for temporary electrical usage \$-80,568.00: This was usage by the contractor between the time there was permanent power and substantial completion. This is a reimbursement from Brait Builders back to the owner.
- PCO H132R2 – Relocation of PV canopies C3 & C6 – site costs \$51,043.11: With the relocation of one of the solar arrays over to the Boylston Street side there was utilities that had to be relocated. An agreement couldn't be made. A CCD was issued, and work was done on T&M which came in under the CCD amount.
- PCO H140 – Credit for unused site allowances \$-26,499.00
- PCO H148 – Furnish and install additional plantings along Boylston Street \$12,030.54 – This is based on the relocation of the PVs along Boylston Street. Landscaping will be done to screen the PVs along this area.
- PCO H149 – Furnish and install additional plantings at the Hancock Street PV canopy \$1,192.02 – This is small screening that will be done to hide some of the electrical boxes at the end of the PVs by Hancock Street.

Chairman Sideris asked for a motion to approve Brait Builders Change Order No.15. Vincent Piccirilli moves 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 March 2023.

Hosmer Elementary school is still finishing some miscellaneous punch list items. Field house, Ballfield construction and PV supports, and Panels continuing with scheduled completion of May/June 2023.

Lowell Elementary school brick exterior is substantially completed with curtainwall being completed in preparation of GFRP being delivered/installed this month. Windows are being delivered and installed in March and April for both Zone 1 and Zone 2. Miscellaneous detail sheetrock and taping work in Zone 2 remaining and continuing at the exterior windows, storefronts, and stairs. Sheetrock and taping work in Zone 1 first floor and miscellaneous detail sheetrock and taping on the second floor. Painting contractor has already placed prime/first coat painting in Zone 2 prior to ceiling grid. Floor repairs ongoing in Zone 1 & 2 in preparation of flooring while tile is starting in Zone 2. Casework and millwork delivery and installation is starting in late March 2023 which will continue into the summer months. Eversource Electric will do the underground conduit, set transformer, install the primaries, terminate primary cables & secondary cables over the next (30) days. Subgrade Lowell Street in preparation for asphalt binder and continue with main entrance construction. We are still on trend for Furniture, Fixture, and Equipment (FF&E) delivery scheduled from July 17, 2023 to mid-August.

5. Elementary School Questions / Comments

Question 1 – Chairman Sideris asked Vivian Varbedian to explain what GFRP is for those that don't know?

Response – Daren Sawyer (Ai3 Architects) informed all the GFRP is (Gypsum Reinforced Fiberglass Panels) that you see up at the top of the exterior elevations around the building, the cornice detail. The GFRP is not installed yet but will be right along the top right below the roof edge. Vivian Varbedian inquired about the Cupola and asked if it has been removed. Daren Sawyer stated that it was shipped to New Hampshire to be replicated in GFRP.

6. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:15pm.