

**Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, April 19, 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, Steve Magoon, James Kane, Leo Patterson and Paul Anastasi

Committee Members Absent: Lindsay Mosca and Kelly Kurlbaum

Others Present: Daren Sawyer, Nate Williams and Andrew Cunneen (Ai3 Architects), Thomas Finnegan, Mark Krikorian and Alana Forbes (OPM, Hill International), Christy Murphy and Nate Whiteley (Compass Project Management)

1. Call to Order: Chairman Mark Sideris called the meeting to order at 6:04p.m. John Portz took a roll call of School Building Committee members present.

2. Approval of Meeting Minutes – April 19, 2023

Chairman Sideris made a motion to approve the Elementary Meeting Minutes for March 15, 2023. Chairman Sideris then asked to table the March 15th meeting minutes due to a couple issues that need to be addressed. These minutes will be reviewed and placed on next month School Building Committee meeting presentation.

3. Review / Approval of Elementary Schools Monthly Invoices

Thomas Finnegan presented the Elementary school work completed April invoices.

April 2023 invoices are as follows w/total at \$3,595,869.69:

- Hill International – \$71,660.00
- Ai3 Architects (Basic Services) - \$57,423.05
- Ai3 Architects – (Extra Services) - \$19,877.76
- Ai3 Architects (Reimbursables Services) - \$1,350.00
- Brait Builders (Payment Req # 34) – \$334,239.75
- CTA Construction Managers (Payment Req #13) - \$3,101,438.14
- UTS Lowell - \$2,800.00
- UTS Lowell - \$1,190.00
- Colliers International - \$2,890.99

Chairman Sideris made a motion to approve the Elementary School projects invoices as presented. Vincent Piccirilli motions to approve the Elementary school project invoices totally \$3,595,869.69 with Tom Tracy seconded. All were in favor on a roll call vote.

Review/Approval of Third-Party PV Inspections

Thomas Finnegan presented the proposal for approval of Ridgeline Energy Analytics for third party inspections of the Photovoltaic system located at the Lowell Elementary School. Ridgeline is the same consultant that is used for both Hosmer and Cunniff Elementary school. This is an extension of services, and they will provide inspection services of the new 196.2 kWdc solar PV installation. Seeking approval to accept the proposal amount of \$11,592.00.

Chairman Sideris asked for a motion to accept the proposal amount of \$11,592.00. Vincent Piccirilli moves with Tom Tracy seconded. All were in favor on a roll call vote.

Review/Approval of CTA Construction Managers – Change Order No. 07

Thomas Finnegan presented, and reviewed CTA Construction Managers change order No.07. Tom Finnegan briefed the School Building Committee on some of the change order items.

- PCO# 157.2 – CE #170 – PR #036 – Owner Requested Cafeteria Changes (Framing and GWB) - \$58,958.78
This is the additional framing, taping, drywall, and preparation for paint that had to be done in the Lobby, Kitchen, and Cafeteria area.
- PCO# 161.2 – CE# 176 – T&M Demolition (PR #29, Field Directives, RFIs) - \$62,001.30
Demolition was done in the Cafeteria, Lobby and Corridors that had all the blue trim. Demolition labor is within this number. There are additional items that were done on T&M which is also included in this number.
- PCO# 180.2 – CE#170 – PR #036 – Owner Requested Cafeteria Changes - \$68,854.04
This is for new work which includes all the structural steel that will be outside of the serving line of the kitchen area. This has a new storefront, swinging doors, lights at the entryway and sprinkler changes. All back-up was already sent for review.
- PCO# 181.1 – CE #154 – PR #037 – Toilet Room T101 Slab Repair - \$24,843.29
This is for the first-floor gang bathroom. A section of the slab was very deteriorated which had to be replaced. Footings had to be poured in the crawl space, Lally columns had to be added and bolt in/chemically anchor into a relieving angle on one side of the beam underneath an existing beam then place metal decking to replace the floor.

Chairman Sideris asked for a motion to approve Change Order No. 07 for \$290,165.20. Vincent Piccirilli moves with 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 April 2023.

The Executive Summary displayed pictures of progress of the exterior of Lowell Elementary School building depicting the Air Vapor Barrier (AVB), new windows and the New main entrance of Lowell Street.

Hosmer Elementary school is still finishing some miscellaneous punch list items with Sod being placed next month. For (2) growing seasons, no one should be on the field if good growth is needed. Field house, Ballfield construction, PV supports and panels is continuing with scheduled completion of May/June 2023.

Lowell Elementary school work is continuing. Glass Fiber Reinforced Polymer/Plastic (GFRP) installation is underway with the window installation to be completed for both Zone (1) and Zone (2). Sheetrock and taping work in Zone 1 first floor at Guidance, Kitchen, and Cafeteria. Painting prime / first coat in Zone (1) prior to ceiling grid is ongoing. Ceramic tile is ongoing in Zone 2. Casework and millwork delivery with installation will start in Mid-April 2023 which will continue into the summer.

Executive Summary Continuation

Eversource electric has held up their end of the bargain. All their work on the primary side of the transformer is completed. Griffin Electric has the temporary switchgear and electrical sub-panels completed. We won't have the permanent switchgear until June/July 2023. Temporary switchgear is in place giving the school permanent power in place until there is a shutdown over the summer to replace the temporary switchgear to the permanent New Switchgear. This is pending Inspectional Services inspection for Eversource Electric to energize the transformer. Subgrading of Lowell Street in preparation for asphalt binder to be completed end of month or early May. Also, Furniture, Fixture and Equipment (FF&E) delivery remains scheduled from July 17, 2023, to Mid-August 2023.

Elementary School Questions / Comments

Question 1 – Steve Magoon asked about Hosmer ballfield? We were hopeful to get the sod in last fall, but the push was a little too late – will this be delayed this Spring or is it not time for the plane to crash yet? I thought that Sod would have been in by now. Is it not in because we had other delays, or we don't want to plant Sod until a few weeks or months?

Response – Thomas Finnegan stated that everything is in the works right now. They should be getting ready to laser grade the field. W.L. French has been to Hosmer ES the last couple of weeks doing a sub-grade. It is the sequence of work. There are a lot of items needs to be done. The field has irrigation and irrigation testing needs to be done before sod is placed. Once sod is in, that is it. We only want to do it once.

Question 2 - Paul Anastasi inquired about the sod. When you say (2) growing seasons, is the Spring and Fall considered (2) growing seasons?

Response – Thomas Finnegan stated that it is highly recommended that once the sod goes down, you can include the Spring this year and then next fall. It needs to be monitored to see how the growth takes. We are not hydroseeding just putting sod down. The sod should be down by mid-May then it should take before the summer. There should be another season in the fall so you could be on the field the Spring of 2024. Paul Anastasi wants to be clear that everyone knows that when we say seasons, it isn't like baseball or softball season. We will go into next Spring. Chairman Sideris says to Steve Magoon's point, that even if the sod was down, we will still have to go through the Spring and the Fall season anyway.

Question 3 – Leo Patterson asked if an update of LES production and restoration of the Cupola? It is on schedule? Also, the large addition to LES (Media Center), it has been acknowledged to the community that some of the exterior brick works specifically the mortar joints don't have the appearance as expected. There is a lot of extra mortar. I have looked at it closely and it seems like it needs a good acid wash down.

Response – Thomas Finnegan informed all that a lot of the brick around the Learning Commons area like the piers and some other areas are not exposed brick. They will be covered with (GFRP). These maybe the areas that are being referenced. I have responded to Kelly Kurlbaum via email that if you're looking at the learning commons and you see the glass then brick piers, all those tall brick piers get covered with GFRP. There is also a band of GFRP at the head of the Curtainwall and some other areas. There will be a final punch list on the brick after the GFRP is installed. If the mason has to go back to rake joints out or re-wash it/clean-it, they will. You are not seeing the finished product at this point in time. The old Cupola has been removed and sent to New Hampshire (DuroFiber) to use it to replicate a new GFRP Cupola. We may have back on June 15th but told it won't be that date, probably more into July.

5. School Building Committee Site Visit

Thomas Finnegan informed all that the School Building Committee can do walk-thru of the construction progress tour at Lowell Elementary School on April 25th from 4:00pm to 5:00pm.

6. End of Elementary School Project Business Meeting

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