

**Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, June 22, 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, James Kane, and Paul Anastasi

Committee Members Absent: Kelly Kurlbaum, Heidi Perkins, Thomas Tracy and Steve Magoon

Committee Member Late: Leo Patterson (6:09pm)

Others Present: Daren Sawyer, Nate Williams, James Jordan and Andrew Cunneen (Ai3 Architects), Thomas Finnegan, Vivian Varbedian and Alana Forbes (OPM, Hill International), Christy Murphy and Joel Giacobozzi (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.

Note – No meeting minutes available at this time due to server issues and technical difficulties. Meeting Minutes will be reviewed at July’s School Building Committee Meeting.

2. Review / Approval of Elementary Schools Monthly Invoices

Vivian Varbedian presented the Elementary school work completed May invoices.

April 2023 invoices are as follows w/total at \$2,914,465.48:

- Hill International – \$71,660.00
- ☒ Ai3 Architects (Basic Services) - \$47,653.16
- Brait Builders (Payment Req # 36) – \$200,192.65
- ☒ CTA Construction Managers (Payment Req #15) - \$2,575,843.10
- ☒ UTS Hosmer- \$3,914.38
- ☒ UTS Lowell - \$770.00
- ☒ Colliers International - \$4,830.69
- ☒ Ridgeline Energy Analytics (Hosmer) - \$1,942.50
- ☒ Ridgeline Energy Analytics (Lowell) - \$3,149.00
- ☒ A. Walecka & Sons (Movers) - \$2170.00
- ☒ A. Walecka & Sons (Movers) - \$2,340.00

Chairman Sideris stated that he spoke to the City Auditor Megan Langan. She has reviewed and approves the May invoices. Chairman Sideris then made a motion to approve the Elementary School projects invoices for \$2,914,465.48 as presented.

Vincent Piccirilli moves for approval of invoices with John Portz seconded. All were in favor on a roll call vote.

Review / Approval of CTA Construction Managers – Change Order No.8

Vivian Varbedian presented Change Order No. 8 with Thomas Finnegan reviewing some of Change order No.8 totaling \$305,486.29.

- PCO 228 – CE#250 – RFI #352 – Hydronic System Concern/Confirming RFI – \$49,061.82
The system was designed for Glycol. For some reason during the programming stage, the Glycol was taken out. Not sure why it was taken out. The system was designed for 30% Glycol. The risk is too high for freeze ups, so it was strongly recommended from the Mechanical Engineer, Commissioning Agent and the Sub-Contractor as well as the Architect and OPM agrees that the Glycol should be added back in. It is an automatic feed in the Mechanical room that will be installed then Glycol will be in the system which will prevent freeze ups at the Univents during the winter. Glycol was never in the original scope of work and not sure why it was removed. It is critical that this is added back in.
- Premium Time – There has been a lot of changes on the project. Working with CTA Managers and Ai3 Architects to try to maintain the schedule, there was selective overtime. Since the date has been moved out a little, overtime has stopped. The overtime that was provided was premium portion only and this helped the project move forward. It has also put us in a good place to make sure that we finish as scheduled right now so the kids can move-in for the October date.
- PCO 207 – CE#223 – RFI #289 – Existing Feeder Repair - \$29,606.74
This was during excavation off Lowell Street that the existing electrical line ran out of the building out of Zone (2) into Zone (1). It was hit due to it not being encased in concrete. This line had to be reinstalled inside the building which was an unforeseen condition.

Chairman Sideris asked for a motion to approve CTA Construction Managers Change Order No.8. Vincent Piccirilli moves with John Portz seconded. All were in favor on a roll call vote.

3. Photos – Hosmer & Lowell Elementary Schools

Vivian Varbedian presented photos of the progress for both Hosmer and Lowell Elementary schools.

Hosmer ES photo showed the O’Connell Field with grass.

Lowell ES photos shows the Exterior of Zone (1) entrance, Exterior of Zone (2) different perspective of the entrance, Classroom showing progress of ceiling tiles/casework and Lowell Street entrance.

4. Executive Summary

Vivian Varbedian presented and reviewed the Executive Summary highlights.

Hosmer Elementary school work for the Field house, Ballfield construction & PV scope of work is continuing with scheduled completion June 2023.

Lowell Elementary school project work for the GFRP & Roof edge metal installation is ongoing. Power & Controls to all mechanical equipment is ongoing. Miscellaneous sheetrock, taping, prime/first coat painting, and ceiling grid is ongoing. Elevator upgrades are being scheduled for July. Ceramic tile is ongoing. Finish sprinkler, Plumbing, HVAC, and Electrical work is continuing in both zones. Casework and millwork are ongoing with new Switchgear scheduled to ship July 13th with hopes to receive it before the end of July timeframe. Placement of Lowell Street sidewalks is ongoing. Furniture, Fixture, and Equipment (FF&E) delivery scheduled from September 5th to September 20, 2023. Move Management is scheduled for October 4th to October 9, 2023.

5. Elementary School Questions / Comments

Question 1 – Lindsay Mosca asked what kind of timeframe will there be if there needs to be another delay? When will we know the critical points that we know if this isn’t going to get done in time, we have to push this back further or what can people expect for sure when the move will happen if something else occurs?

Response – Thomas Finnegan assured all that it is going to happen. There won’t be moving of another date. This date will be held and it is confirmed. We will² meet this date.

Question 2 – John Portz stated that someone in the community raised a question about the number of accessible parking/handicap accessible parking spots comparing Hosmer/Cunniff Elementary school. The Cunniff ES has more labeled parking for that purpose than the Hosmer ES.

Response – Thomas Finnegan informed all that there is accessible parking between the building and the field. There was a lot of spaces taken away due to the construction of the new addition. There is only parking along Lowell Street. The parking count has been reduced. The handicap spaces are based on the number of spaces available. John Portz intervened to let him know he was talking about the spaces Hand Chairman Sideris indicated that he would get back to him with accessible parking answers for Hosmer ES.

6. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:16pm.