

**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 motions 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 will have the Electrical Switchgear delivered and installed which is up and running. The Chiller ship date remains scheduled for August 23rd 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 1st. They are now in Zone (1) on the 2nd 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 5th. Final inspections will start September 2023 with Inspectional Services, DPW and Fire Department etc. Furniture, Fixture and Equipment (FF&E) will happen on September 5th - September 22nd. Move Management will take place on October 4th- October 9th 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 30th with line painting, stripping and signage around the site being done the month of August.

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, 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 it will achieve what Traverse that 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 the drying out of 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.

6. End of Elementary School Project Business Meeting

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