

**Town of Watertown
School Building Committee
Three Elementary School Projects
Wednesday, January 17, 2024
via ZOOM 6:00p.m. – 7:00p.m.**

MINUTES

Committee Members Present: Mark Sideris (chair), Jessica Middlebrook, Vincent Piccirilli, Deanne Galdston, Lindsay Mosca, Denise Moroney, Steve Magoon and Paul Anastasi

Committee Members Absent: Kelly Kurlbaum, Leo Patterson and Tom Tracy

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

1. Call to Order: The meeting began at 6:00p.m. Vincent Piccirilli took a roll call of School Building Committee members present.

2. Approval of Meeting Minutes – January 17, 2024

Chairman Sideris asked for a motion to approve Elementary school meeting minutes for November 15, and December 20, 2023. Vincent Piccirilli moved with Steve Magoon seconded. All were in favor on a roll call vote.

3. Review / Approval of Elementary Schools Project Monthly Invoices

Thomas Finnegan presented the Elementary school work completed January invoices.

November 2023 invoices are as follows w/total at \$715,420.69:

- Hill International – \$23,105.00
- ☑Ai3 Architects (Basic Services) - \$8,923.08
- ☑Ai3 Architects (Extra Services) - \$385.00
- Brait Builders (Payment Req # 43) – \$18,964.77
- ☑CTA Construction Managers (Payment Req #22) - \$593,924.32
- ☑Colliers International- \$2,453.16
- ☑Ridgeline Energy Analytics (Cunniff ES) - \$150.00
- ☑Ridgeline Energy Analytics – (Hosmer ES) \$3,330.00
- ☑FF&E Invoices (Varies) - \$64,185.36

Chairman Sideris stated that City Auditor has reviewed all invoices and all is fine with the invoices. Chairman Sideris asked for a motion to approve the Elementary School projects invoices for \$715,420.69. Vincent Piccirilli moves for approval with Steve Magoon seconded. All were in favor on a roll call vote.

Review and Approval of CTA Change Order No.12

Thomas Finnegan reviewed and presented Lowell ES Change Order No. 12 for a total of \$110,544.21. Much of the change orders are from the first (3) PCO's which are Owner request changes casework millwork (\$7,040.35), Finish Carpentry changes at windows (\$41,172.30) and Owner requested Cafeteria changes millwork (\$53,312.85). The project was impacted due to furring out the walls with casework around windows and shelving. The contractor was seeking approval for these PCOs. Also, changes to the Playground were \$15,105.89. Outside the existing playground, adjacent to the field, there was no transition. We wanted to make sure there was easy and safe access for the school kids to get to the playground. This area had to be reconfigured. The transition is better now from the sidewalk, the parking area then into the playground. There is a separate ramp for handicap access. PCO #346 -Capone Overtime (\$2,817.80) was needed due to installing the handrails at the front entry and all the ramps. This was to ensure that all the components were in place for temporary occupancy. PCO #351 – Sitework unit price allowance credit (-\$77,800.00). This allowance credit is carried in the earthwork specifications for unforeseen conditions. PCO #348 – Existing Boiler Service work (\$5,920.40). The existing boilers were not part of the contract, so the boilers had to be fixed/serviced to have them work efficiently. The boilers were only running at 80% capacity. National grid and General Mechanical technician had to work together to get the gas pressure up so that both boilers can run at 100% capacity at the same time. PCO #328 – Revised Explosion Proof Heater (\$9,527.76) – This pertains to the existing boilers, the new breeching and the gas. Per the plumbing inspector, we needed to make sure that there was fresh air coming in. Louvers had to be changed to allow more fresh air into the boiler room. Chairman Sideris asked for a roll call.

4. Lowell Elementary School Updates

Ai3 Lowell ES Chiller Sound

John Jordan of Ai3 Architects gave an update about the Chiller sound. On December 21, Ai3 Architects received the draft acoustical report from the Acoustical Engineer. Ai3 Architects is following up on a handful of items that were outlined in the report and coordinating information with the Mechanical and Acoustical Engineers based on the report's findings. In next month's SBC meeting, Ai3 Architects will be in a better position to review the chiller sound information that was collected in more detail as well as highlight for the Committee the findings from the report. Ai3 Architects will also prepare order of magnitude cost for the option that is recommended moving forward. A detailed solution will be provided in next month's meeting.

Executive Summary

Thomas Finnegan reviewed the Executive Summary highlights for January 2024. The Executive Summary showed the schedule and budget as well as the highlights of the project. Lowell Elementary school is near completion with the punchlist items. In the springtime, the landscaper will be back to reseed and regrade the hill if necessary. Anything that is lacking growth, will be taken care of in the Spring. The planters are substantially complete. Between now and the end of February school vacation, we can be down to a very small list if any punch list items including the GFRP. Anything that can affect the GFRP could be the weather and what happens this winter. We will try to push the GFRP to get it corrected to where it needs to be. Most of the punchlist is the GFRP. There are a lot of items to address over the next month or two.

5. Elementary School Questions / Comments

Question 1 – Vincent Piccirilli asked if Change Order #12 for Lowell ES will be the last one, is this it? What do you think is the total exposure in order of magnitude? These are big size change orders.

Response – Thomas Finnegan stated “No”. PCOs are ongoing as of right now. There is a lot of back and forth with CTA Managers. A meeting is scheduled with CTA Managers on Friday to go through the remaining ones. The floor repairs have not been reconciled yet. There is an allowance in the contract for the floor repairs. Hill and CTA will continue to work on the PCOs until we come to an agreement. I can’t throw out a number for exposure as we have to continue to meet and review all PCOs. Hopefully, we will be closer to the end of PCOs.

Question 2 - Paul Anastasi inquired about the GFRP finish. This will be a major point of discussion. We will not accept the GFRP the way it is, and something needs to be done.

Response – Thomas Finnegan stated that the GFRP has been worked on forever. It hasn’t reached the quality level it needs to reach. Ai3 Architects did a thorough punch list on it. There will be a GFRP meeting on Friday to review punch list items. We are making sure the contractor is aware of the quality level we are expecting. Chairman Sideris thanked Paul and team for making sure they get the appropriate value for the work that was done.

Question 3 - Lindsay Mosca asked about the hill with rivets and such after rainstorms.

Response – Thomas Finnegan explained that there are a couple of reasons it looks like that. There was no growth on it at the time we had the heavy rain and erosion control was removed when it shouldn’t have been taken down. The landscapers reloaded, regraded and reseeded it. Erosion control was done and it will come back to its original condition.

End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:21pm.