

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

MINUTES

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

Others Present: Daren Sawyer and Nathaniel Williams (Ai3 Architects), Thomas Finnegan and Mark Kirkorian (OPM, Hill-LiRo), Christy Murphy and Chase Terrio (Compass Project Management)

Committee Members Absent: Kelly Kurlbaum, Leo Patterson and Steve Magoon

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 – April 17, 2024

Chairman Sideris asked for a motion to approve Elementary school meeting minutes for March 20, 2024. Vincent Piccirilli moved with Tom Tracy 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 March invoices.

March 2024 invoices are as follows w/total at \$107,326.02:

- Ai3 Architects (Basic Services) - \$3,571.02
- Parklane (Chiller Sound Attenuation Enclosure Co) - \$103,755.00

Chairman Sideris asked for a motion to approve the Elementary School projects invoices totaling \$107,326.02. Tom Tracy moves for approval with Vincent Piccirilli seconded. All were in favor on a roll call vote.

Review and Approval of CTA Change Order No.15

Thomas Finnegan reviewed and presented Lowell ES Change Order No.15 for a total of \$78,205.97. It was explained that there are several PCOs that relate to flooring repair. Within the contract, there was an allowance. This allowance was applied as best as possible to maximize the cost of the flooring repair. There is also a credit of \$50,147.29 for the flooring. The net-adds for all the flooring repairs is about \$21,000. There were a lot of revisions and negotiations made with these PCOs.

PCO #361 (Replacement of (9) interior stair door closures with new closer/hold opens; Interfaced with the FA and MNS System). These are fire doors at Stair #1 (left of the building facing the front door facing DPW building) and Stair #3 (near elevator). These doors were designed to be always closed. The problem was that students had a hard time opening and closing the doors. The closures were then changed to remain open all the time. These doors had to be tied into the fire alarm system. If the doors were released, the fire alarm system would go off. A third of the cost is for the closures and two-thirds of the cost is for all the wiring and

work that is involved with getting it hooked into the alarm system.

Chairman Sideris asked for a motion to approve Change Order #15 for \$78,205.97. Vincent Piccirilli moves for approval with Tom Tracy seconded. All were in favor on a roll call vote.

4. Elementary Schools Updates – Executive Summary

Lowell Elementary School

Thomas Finnegan reviewed and presented the executive summary. The slide is very similar to last month's slide. Remaining interior and exterior punchlist scheduled for the week of April 15th (Interior items, GFRP repairs and Grass Area repairs). Not very confident the GFRP will be done this week as it may drag out for another week or two. All the grass in the front has been hydroseeded and the issue with the grass is being addressed. Approximately \$240k is being held in retainage of which \$180k is for GFRP repair.

Hosmer Elementary School

No update was given by T.J. Dahill of Brait Builders. As soon as the swing set arrives, it will be installed. Installation of new Swing Set and poured in place surface is scheduled for April/May (Includes repair to playground area under warranty) and the loam and seed is scheduled for May/June timeframe.

5. Elementary School Questions / Comments

Question 1 – Tom Tracy asked if there were some outstanding items regarding sidewalks and speed bumps around Cunniff or Hosmer Elementary schools?

Response – Thomas Finnegan stated no that Brait Builders still needs to address this with DPW. Probably holding between \$400,000 - \$500,000 between both the Cunniff and Hosmer Elementary schools projects.

Question 2 – Paul Anastasi asked if the crew that is working on the GFRP will work on Monday?

Response – Thomas Finnegan stated that he doesn't think so.

Question 3 – Chairman Sideris asked about the punchlist items. He stated that he received an extensive list of punchlist items from Vivian Varbedian. At what point do you think we will be able to say that we are basically done except for things like the grass to make sure it's growing or other things like warranties.

Response – Thomas Finnegan responded that he would give them another 2 to 3 weeks after this vacation week.

Question 4 – Vincent Piccirilli wanted an update on the chiller sound enclosure. If they can turn on the chiller tomorrow, who will be responsible for taking sound level measurements at the two test points like they did originally. Will the acoustic engineer come back and do that? Will the test happen before Parklane leaves or if there is a problem, will they have to come back? Trying to figure out what the scenario is. When do you think the sound engineer will come back to take those readings?

Response – Thomas Finnegan stated that they didn't work on Monday due to the holiday. They did come on Tuesday and started work. There were a few hiccups which were resolved. They started work and the crane was there as well. Parklane will probably finish up tomorrow. Thomas Finnegan will follow up as far as turning the chiller on and see if it is doing its job before they leave. If it is all set to go based on the design, you should have low decimals on the chiller when it goes on in the warm weather. Daren Sawyer of Ai3 Architects stated that they will have the engineer lined up when everything is all said and done. The chiller will be fired up again. They will come out and do sound readings of the two locations again to compare results. Thomas Finnegan says that Parklane will end up leaving tomorrow but will come back if there are issues. Like Daren Sawyer says, they will coordinate getting the chiller turned on with the mechanical contractor and facilities. We will make sure the sound engineer is there to take readings at different areas. Daren Sawyer states that he doesn't know the exact date as yet, but Jim Jordan has been coordinating this with Parklane and Cavanaugh Tocci. When we have a definite date, we will circle back and schedule. Chairman Sideris suggest that somebody set up to come back when the air conditioner is

working in a warm scenario and not in a (50) degree scenario. Vincent Piccirilli asked at next month's meeting if somebody will have something to report on about the chiller at the next school building committee meeting.

Thomas Finnegan says he will confirm when it happens. Vincent Piccirilli would like to be there when the sound test happens so he can hear for himself.

Question 5 – Denise Moroney asked what the status is for testing with commissioning. Is this on the schedule as well for the air conditioning portion?

Response – Thomas Finnegan says he will reach out to Colliers, the Commissioning Agent and follow up.

End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:35pm.

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