

**Town of Watertown
School Building Committee
Three Elementary School Projects
Wednesday, May 15, 2024 via
ZOOM 6:00p.m. – 7:00p.m.**

MINUTES

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

Others Present: Daren Sawyer, James Jordan and Nathaniel Williams (Ai3 Architects), Vivian Varbedian (OPM, Hill-LiRo), Christy Murphy and Chase Terrio (Compass Project Management)

Committee Members Not in Attendance: Denise Moroney and Leo Patterson

1. Call to Order: The meeting began at 6:02p.m. Vincent Piccirilli took a roll call of School Building Committee members present.

2. Approval of Meeting Minutes – May 15, 2024

Chairman Sideris asked for a motion to approve Elementary school meeting minutes for April 17, 2024. 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

Vivian Varbedian presented the Elementary school work completed April invoices.

April 2024 invoices are as follows w/total at \$302,156.59:

- Ai3 Architects (Basic Services) - \$2,676.92
- WB Mason (FF&E) - \$449.00
- Brait Builders Payment Application #44 - \$93,420.28
- CTA Construction Managers Payment Application #25 - \$205,610.39

Chairman Sideris asked for a motion to approve the Elementary School projects invoices totaling \$302,156.59 as presented. Tom Tracy moves for approval with Steve Magoon and Tom Tracy seconded. All were in favor on a roll call vote.

4. Elementary Schools Updates

Ai3 Amendment No.14R

Vivian Varbedian presented Ai3 Amendment No.14R. It was explained that request the approval of Amendment No. 14R for Ai3 Architect for additional acoustical engineer consulting services required to prepare a noise study, evaluation of the chiller sound and providing noise control recommendations, a detailed report and review of the fabrication shop drawings and calculations in relation to Lowell Elementary School Chiller. This contract Amendment #14R REPLACES the previously submitted Contract Amendment #14.

Inclusive of this, please note that Ai3 intends to absorb the cost of the initial acoustical engineer evaluation (\$9K) and any administrative markup, resulting in a total savings to the Owner of \$10,290. With this the amendment has been reduced and seeking approval for \$3,900.00.

Chairman Sideris asked for a motion to approve Amendment 14R. Vincent Piccirilli moved with Tom Tracy seconded. All were in favor on a roll call vote.

5. Lowell Elementary School

Executive Summary

Vivian Varbedian reviewed and presented the executive summary. The highlights for LES are that the exterior punchlist of the GFRP will continue into May 2024. A good portion of it was done during April vacation but is continuing. There has been no acceptance of it yet, so no retainage has been released until it has been fully approved. The grass area repairs are completed.

Hosmer Elementary School

Installation of additional swing set is completed. The poured in place surface is completed. The partial repairs remaining to the new playground surface under warranty are completed. Loam and seed will continue this month (May) as well as next month (June). Brait Builders requisition that has been received has the swing set, the play surface as well as the repairs. For CTA and the Lowell project, we have not released any retainage yet since no full acceptance of the GFRP.

6. Elementary School Questions / Comments

Question 1 – Kelly Kurlbaum asked what is left to bill for Brait Builders in addition to retainage?

Response – Vivian Varbedian stated that we have very little. Much of the work has been completed. The last invoice will be #45 and should be forthcoming in the next month which will include all of it. The swing portion as well as the ground covering as well as the loam. Kelly Kurlbaum added great so one more invoice before final completion.

Question 2 – Vincent Piccirilli wanted confirmation that Ai3 Amendment No. 14R was only for 3rd Party Acoustical Consultant?

Response – James Jordan of Ai3 Architects confirmed that is it for the 3rd Party Acoustical Consultant.

Question 3 – Chairman Sideris asked how much of the punchlist was done over the April vacation?

Response – Vivian Varbedian stated that a good number of the punchlist was completed. There are still a few items being held. Things are still monetized and still going back and forth with CTA Construction Managers in finalizing. They are aware that the work will be done either during off hours or during the vacation. If Daren, Jim or Nate of Ai3 Architects have more details to share, please join in. Daren Sawyer of Ai3 Architects stated that the balance to finish, that we are working on the balance of the monetized punchlist on the interior and some of the exterior landscaping items. If you look at the pay application, you will see a lot of comments that were provided of what was completed and what was not completed over the April break. This was the monies being released.

Question 4 – Paul Anastasi asked if he is right in understanding that we are holding the money for the GFRP because we are not satisfied with that?

Response – Daren Sawyer stated “correct”. They did make some progress over the April break. Over the past several weeks, they have been working on it, but it is still not to the satisfactory that we are ready to release all their payments on that. They are still working on it but still not there yet. It is work in progress. Vivian Varbedian added that we are still holding funds for it. Paul Anastasi says he is not sure if he agrees with the process. Chairman Sideris also stated that this has been an ongoing issue in particular with Paul Anastasi bringing to the Committees attention as the representative from the SBC Committee itself.

Chairman Sideris is suggesting that before we approve this GFRP, Paul and anyone else should be able to walk the site and go and view it before we put it on an agenda for payment. Daren Sawyer of Ai3 Architects also commented that they do have a very detailed punchlist of the exterior of the GFRP. There was a meeting onsite a week or two ago where Nate Williams of Ai3 Architects met with Paul Anastasia to document the remedial work. It is very well detailed of the expectations of the remedial work. Even though they made some repairs, there are still concerns about it. This was documented and dated working of the punchlist. It is just a sole GFRP punchlist with a list of all the items. Whenever they are ready for us to come out and review it again, we will set it up and schedule it. We will work with Paul Anastasi and take a look at everything. Paul Anastasia states that we paid for GFRP, and we did not pay for a painted finish, and this is what we are getting. GFRP is very expensive. We paid for it because it is a material that is maintenance free and shouldn't have to be painted. We ended up with a painted surface and if that was the case we could have gone with prime pine for a lot less. If we are not going to replace it, I remain to be a no vote in paying for any GFRP. Chairman Sideris says if that what was specified and they painted it, then he suggests that they won't get paid and if we must get our attorneys involved, we will do that. We paid for a product that was not there. Paul Anastasia is the eyes and ears of the committee. We will get the attorneys involved.

Question 5 – Kelly Kurlbaum asked if there was a discussion about in-kind replacement other than patch repairs?

Response – Daren Sawyer of Ai3 Architects stated “Yes”. He strongly suggested when we initially met with CTA, about a month or so before they started making remedial work, they have been discussions about replacement of certain pieces in lieu of trying to fix them in the field.

Comment A – Steve Magoon informed Ai3 Architects that he appreciates the effort of Ai3 Architects to take some responsibility for LES chiller and reduce the cost significantly. Chairman Sideris echoed Steve Magoon's sentiments.

End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:18pm.