

**Town of Watertown
School Building Committee
Three Elementary School Projects
Wednesday, December 16, 2020 via ZOOM
6:00 – 8:00 p.m.**

MINUTES

Committee Members Present: Mark Sideris, (chair), John Portz (vice-chair), Paul Anastasi, Deanne Galdston, Lori Kabel, Lindsay Mosca, Heidi Perkins, Tom Tracy, Leo Patterson, Steve Magoon and Vincent Piccirilli

Committee Members Absent: Kelly Kurlbaum

Others Present: Scott Dunlap and Daren Sawyer (Architectural Team, Ai3 Architects), Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International), Erin Moulton and Mena Ciarlone

1. Call to Order: Chairman Mark Sideris called the meeting to order at 6:09 p.m.

2. Approval of Meeting Minutes – November 18, 2020

Vincent Piccirilli made a motion to approve 11/18/2020 meeting minutes as written. Tom Tracy seconded. All were in favor on a roll call vote.

3. Review/Approval of Invoices

Vivian Varbedian read the Elementary school's invoices totaling \$8,507,505.14.

It is indicated as follows:

- *Hill International - \$93,910.00*
- *Ai3 Architects - \$70,327.82, \$13,293.81 (Extra Services) and \$31,773.75 (Reimbursable Expenses)*
- *Brait Builders - \$8,298,199.76*

Vincent Piccirilli made a motion to approve the Elementary school's monthly invoices totaling \$8,507,505.14. Tom Tracy seconded. All were in favor on a roll call vote.

4. Project Update - Executive Summary

Vivian Varbedian reviewed and presented December 2020 executive summary for both Cunniff and Hosmer Elementary school projects.

Regarding Cunniff Elementary school, Superintendent Deanne Galdston and Principal Mena Ciarlone toured the construction site to view the interior of the building. The School Building Committee would be given an invitation to tour the construction site of Cunniff Elementary school. The last truck load of soil will be removed. The first delivery of windows, composite wood and metal panels will be delivered on site as needed basis. The mockup would be ready to be viewed by the School Building Committee the middle of next week. You will be able park close to the building as it abuts to the cemetery or you can see the mockup in person as well. The building is temporarily enclosed to help regulate the temperature for winter conditions. Inside the building, stair (3) has been poured and handrails will be installed. Stair (2) will be erected before the end of the year and stair (1) will be poured. Electrical and plumbing rough-in work is in progress. Electrical rough-in inspection on the 3rd floor has been signed off and 2nd floor work will begin.

Hosmer Elementary school is on schedule but slightly behind in comparison to Cunniff Elementary school. On December 8, Hosmer's topping off celebration was a monumental moment. Work is in progress in Area (3) and site work is ongoing. The area between the Brigham's house and the new Hosmer Elementary school will be paved and completed by the end of the year. The masons have mobilized and will begin working on erecting the elevator shaft. The roofers are on site and will begin working when weather permits. The weather has caused some late nights on site due to concrete pours. Brait Builders will begin to use blankets/heaters and wrapping the building envelope to maintain the inside temperature as concrete is poured. This will assist with the proper temperature for the concrete to cure. No change orders for the month of December.

Both Hosmer and Cunniff Elementary school project schedule is on track and no issues are present at the moment.

5. Upcoming Events

Vivian Varbedian informed all that the next School Building Committee meeting will be held on January 20, 2021. Also, a Cunniff site visit will be held on January 20 at 4:30pm to show up-to-date progress. Hard hats will be provided, and footwear should be appropriate for the construction site.

6. Elementary Schools Questions / Comments

- **Question 1** – Does the mock-up include control joints sealant application strategy and colors?
Response – Scott Dunlap of Ai3 Architects stated that it includes a completely finished section, so all is included.
- **Question 2** – The quality of the concrete pours is being monitored by cold conditions.
Response – Vivian Varbedian replied that the pours are constantly monitored as well as having a third-party testing agency.

- **Comment A** – Attendee Ann-Marie Cloonan was concerned about trucks and lots of construction couple weeks ago past 10:30pm. Neighbors are upset and calling the police due to work after midnight on a Monday night especially when people have to work the next morning.
- **Response** – Vivian Varbedian explained that certain items of construction are sensitive in nature. Weather and timing play an important role when it comes to concrete pours. Since the weather has begun to cool, it is vital that the concrete pours not only occur, but it happens in a controlled atmosphere. A control atmosphere requires that the building is enclosed with blankets as well as heat for protection. This will help to ensure it settles properly. Due to the weather, you can't stop the work and then begin again the next morning. The crew must continue to work all the way through in order to finish. Sometimes there is no control on how long it might take due to the weather conditions. As a result of the crew working all night to complete the work, Vivian did apologize for the noise that was created from the site. Chairman Mark Sideris informed all that a better job needs to be done at managing the projects. It is unacceptable to the School Building Committee and the community for the project to run exceedingly late. Chairman Mark Sideris stated that Steve Magoon is on the call and he will inform Peter McLaughlin of this issue. Also, Chairman Mark Sideris wants the projects to be managed better so it would not happen on a frequent basis. If problem does not change, Mr. Brait will need to explain issues in front of the School Building Committee.
- **Comment B** – Steve Magoon reiterated that the Building Inspector, Peter McLaughlin is aware of the late-night work. Peter McLaughlin has made it clear to Brait Builders that early morning or late-night work is unacceptable. The neighbors need to be notified in advance as well as precautionary measures done.
- **Comment C** – John Portz thanked Julie and Ai3 staff for the videos that was made of both Hosmer and Cunniff Elementary schools.
- **Comment D** - Paul Anastasi also thanked Ai3 Architects for the design of the schools and is looking forward for the School Building Committee to see Cunniff Elementary school space on January 20, 2021.

8. Adjournment

Chairman Mark Sideris asked for a motion to adjourn. Tom Tracy made a motion to adjourn, seconded by Steve Magoon. All were in favor on a roll call vote. Meeting adjourned at 7:00pm.