

**Town of Watertown School
Building Committee
Three Elementary School Projects
Wednesday, July 21, 2021 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), Paul Anastasi, Deanne Galdston, Heidi Perkins, Lindsay Mosca, Kelly Kurlbaum, Tom Tracy, Steve Magoon and Vincent Piccirilli

Committee Members Absent: Leo Patterson

Others Present: Joel Giacobozzi, HS Principal; James Jordan, Daren Sawyer, Andrew Cunneen and Julie Rahilly (Architectural Team, Ai3 Architects); Vivian Varbedian, Tom Finnegan and Alana Forbes (OPM, Hill International); Christy Murphy, Tim Bonfatti and Allyson Mahar (Compass Project Management)

1. **Call to Order:** Chairman Mark Sideris called the meeting to order at 6:02 p.m. Mr. Portz took a roll call of Committee Members present.

2. **Approval of Meeting Minutes – July 21, 2021**

Chairman Sideris made a motion to approve the Joint Elementary & High School meeting minutes for June 16, 2021. Vincent Piccirilli motions the minutes to be moved; Steve Magoon seconded.

All were in favor on a roll call vote.

Vivian Varbedian stated this will be the last meeting minutes combined for both the Elementary and High School projects. The meeting minutes will be separated into two separate meeting minutes for approval moving forward.

3. **Review/Approval of Monthly Invoices:**

Vivian Varbedian presented the Elementary School projects invoices totaling \$5,288,124.36.

The Elementary invoices read as follows:

- *Hill International - \$93,910.00*
- *Ai3 Architects - \$103,599.16, \$2,876.17 (Extra Services) and \$2,298.01 (Reimbursable Expenses)*
- *Brait Builders - \$5,075,829.65*
- *UTS (Testing Agency) – \$2,880.00*
- *Colliers International - \$6,731.37*

Chairman Sideris made a motion to approve the Elementary School projects monthly invoices of \$5,288,124.36 as presented. Vincent Piccirilli motions the minutes to be moved; Steve Magoon seconded. All were in favor on a roll call vote.

4. Change Orders

Vivian Varbedian reviewed and presented the summary of Cunniff Elementary School Change Order (7) and Hosmer Elementary School Change Order (8).

The brief descriptions and amounts presented for Cunniff Elementary School Change Order (7) totals \$201,523.75. These are various changes such as corridor separation at the 2nd and 3rd floors, upgrade classroom projectors and furnish/install oil interceptor at each elevator to name a few.

Chairman Sideris indicated that the change orders were due to code revisions as well as owners request for change orders.

Vincent Piccirilli made a motion to approve Change Order (7) for the total of \$201,523.75. Tom Tracy seconded; all were in favor on a roll call vote.

Vivian Varbedian reviewed and presented the summary of Hosmer Elementary School Change Order (8) totaling \$248,810.44. These are a few change orders reflective of re-routing catch basin in Warren Street, provide additional conduit and associated excavation/backfill for the PV System and the water main relocation per Watertown DPW request.

Vincent Piccirilli made a motion to approve Change Order (8) for the total of \$248,810.44. Tom Tracy seconded; all were in favor on a roll call vote.

5. Executive Summary

Vivian Varbedian presented and review July 2021 Executive Summary for both Cunniff and Hosmer Elementary school projects.

Regarding Cunniff Elementary school projected major task this month are continuing work with exterior site work, finishing carpentry, flooring, and miscellaneous work on the 1st floor with final cleaning starting on the 3rd and 2nd floors. Permanent power from Eversource Electric and phone service from Verizon are critical path items with a deadline date of July 30, 2021.

Hosmer Elementary school projected major task this month is continuous work with exterior windows, masonry, and exterior finishes along with the metal edging at the roof. Also, continuous work with sheetrock, taping, painting, ceiling grids and carpentry will begin. MEPs will finish in the interior of the building.

Lowell Elementary school will continue with the contractor prequalification process.

6. Elementary School Questions / Comments

- **Question 1** – Kelly Kurlbaum asked about the current contingency and if it is enough as well as what remains? Also, has there been any material delays and potential cost impacts. Will there be any project savings?
- **Response** – Vivian Varbedian stated due to the timing of the project being Pre-Covid, there hasn't been a big ripple effect and impact on schedule delay as well as material. The contingency with Change Order (8) totals to a little over \$1.3m which is 1.4% of the original contract sum. There is enough in the contingency to absorb both Change Orders (7 & 8) and still have a healthy residual amount for the future. No other change orders are anticipated for Cunniff Elementary School. Hosmer Elementary School is in the middle of the construction period so the biggest change order would have been for site which is behind us now. Project savings will be kept in the project to see where the cost comes in for Lowell Elementary School

- **Question 2** – John Portz asked about the water main relocation per Watertown DPW request at Cunniff Elementary School?

Response – Vivian Varbedian informed him that the water main relocation is at the Cunniff Elementary School which is closest to the front to the cemetery line. The main reason for the relocation per DPW that it used to be a redundant line during the design development phase, but it has now turned into one of the main lines for the Town of Watertown; so relocating it for future repairs allows for easier access to the main line.

- **Question 3** – Lindsay Mosca asked if the kids will be impacted with getting back into the school if the main water line needs to be fixed?

Response – Vivian Varbedian confirmed that this portion of the project is not on critical path so no delays will occur for the kids coming back to school.

- **Question 4** – Attendee Elodia asked Chairman Mark Sideris if the main water line needs to be done now or can money be placed aside if something happens it can be repaired. She states that it is a lot of money seemingly at the last minute.

Response – Chairman Sideris stated that this is a major main water line that needs repair per DPW request and as Vivian Varbedian stated, it has been going on for some time now. Chairman Sideris stated that he will get a drawing to show Elodia where the main water line is located.

- **Question 5** – Kelly Kurlbaum asked if there is any impact for the start of school, move-in?

Response – Vivian Varbedian mentioned that the only delay was the permanent power connection to the Cunniff Elementary School. Everything on the interior is progressing nicely and Brait Builders has bought in a generator that is being utilize for start-up power until final connection is done by Verizon and Eversource.

- **Comment** - Christy Murphy read an email from Tom Sullivan which was received on July 12th. It is regarding the school's gymnasiums. At the new gyms at both Cunniff and Hosmer Elementary Schools, no side courts just side hoops. There is not an appropriate length court for younger players. Elementary school children play baseball on little fields and play soccer on 6x6 and 8x8 fields. In some towns younger players still play hockey going across the length of the ice rink. The new High School should not only serve the teenagers of the town but also be an asset for the whole community.

7. End of Elementary School Project Business Meeting

Chairman Sideris ended the Elementary School Project Business meeting at 6:28pm.