

Julian Curtiss School Building Committee Meeting Minutes

January 9, 2026
Virtual and at JCS

Attendance: Lisa Yates, David Levine, Janet Stone McGuigan, Emmanuel D'Amore, Wendy Vizzo Walsh, Dan Watson, Nishani Naidoo, Veronica Chiavaroli, Brent Reeves, Michael Gaudiano (prospective new member pending RTM approval), Chris Cykley, Rachel Khanna, Betsy Galindo

1. Approval of minutes.

- a. Minutes for 10/17/25 and 12/5/25: deferred until notes are picked up. 2.

Update on Phase 1 and 2. (outstanding items excel sheet).

- a. Door to Corridor: Norwalk glass now anticipating installation 1/9; programming of doors to happen after (week of 1/12?)
 - b. Vestibule Door to Office: Fully wired, needs to be programmed.
 - c. Front door: Aiphone has been installed
 - d. Painting was scheduled for 1/8 (front door, etc.). Exterior door was primed yesterday but top exterior panel has not been replaced.
 - e. Trim at front vestibule: THP was planning to replace but then started filling screw holes in order to leave trim in place; team to review in field. Trim at transom window has been addressed; microphone installed.
 - f. PCO requested for protective box for locking of elevator disconnect to facilitate elevator inspection.
 - g. THP still needs a monolithic terrazzo installer for area outside elevator and in front vestibule.
 - h. Terrazzo floor tile installed at thresholds except at the office/corridor door(s).
 - i. Elevator entrance trim and tile does not match drawings. Center pilaster is smaller due to shift of elevator shaft in construction. Right pilaster incorrectly installed next to the door and tile not installed in this area. Suggest removing center pilaster and tiling the rest of the area between pilasters to minimize re-work and improve symmetry. Plaster to be patched between pilaster and stair wall.
 - j. Exterior railing mid-post installed at lower rail; upper rail is "wavy" but overall appearance is improved. They also tried to fill the sidewalk holes; will check appearance when dry.
 - k. Perimeter heat panel covers under front desk to be cut and re-fit with splice trim for access to heat; field-built desk brackets to be replaced with round metal legs per AA.
 - l. Front office would like to add doors at open casework shelving.
 - m. Loose wires in Principal Calderon's office to be covered with wiremold or similar; new exposed wiring elsewhere (vestibule) to be addressed in similar fashion.
 - n. (Non-THP) Display or Smart board for Principal Calderon's office – confirm which type and if by District or project.
- ### 3. Approve Antinozzi, MGMT and Arrow Security invoices.
- a. Antinozzi: Request MOTION TO APPROVE Antinozzi Invoice 971845440, dated 12/31/25, for November and December, in the amount of \$8,310. Invoice covers current construction administration, 75% bidding for cafeteria, and limited FF+E. David motions; Wendy seconds, approved by unanimous consent.

- b. MGMT: Request MOTION TO APPROVE MGMT Invoice No. 4, dated 1/8/26, for work through December 2025, in the amount of \$11,040. David motions; Veronica seconds; approved by vote.
- c. Arrow Security: Request MOTION TO APPROVE Arrow invoices as listed below. David motions to approve items listed below; Wendy seconds; approved by unanimous consent.
 - i. 3092674 for week 12.1-7 for 1,553.44
 - ii. 3093509 for week 12.15-21 for \$1,702.40
 - iii. 3094280 for week 12.22-28 for \$595.84
 - iv. Motion to approve new motion for late-arriving Arrow invoices 3091539 \$936.32 for 11/14-30
 - v. 3093209 \$1702.40 12/8-14.

David motioned; Wendy seconded; approved by unanimous consent. 4. Discuss and Approve PCOs and November and December Requisition for THP. a. November Requisition: Request MOTION TO APPROVE THP Payment Application 11 with markups, which will slightly reduce \$58,833.55 total. Conditional approval motion subject to picking up markups; David motions for amount less than total per markup; Veronica seconds; approved by unanimous consent.

b. December Requisition: THP Payment Application 12 with markups, which will slightly reduce \$116,421.55 total. HOLD UNTIL 1/23 MEETING. c. PCO 13 – Appliances. \$1,943.21. Shown on drawings; THP claims “not in specs.” Section 011000.1.10.C.3 regarding specs – drawings also contain specific product notes. Section 014000.1.5.A – in the case of conflicting requirements the more stringent applies.

d. PCO 14 – Elevator Tariffs. \$10,783.55. Against Policy.

e. PCO requested for protective box to lock elevator disconnect. MOTION TO CONDITIONALLY APPROVE AMOUNT UP TO \$5,000 TO NEGOTIATE THIS PCO; David motions; Wendy seconds; approved by unanimous consent.

5. Update on Security Status.

a. Keep security guard for week of 1/12. Exterior door is secure. Completion of interior doors and associated wiring is needed.

6. Update on Phase 3. Bids review. Interviews next week.

a. Interviewing J.A. Rosa (low bid) and Wernert (second-lowest bid) Tuesday/Wednesday of next week.

b. Furniture – Introduced at last meeting with early budget numbers. Layout is under review by Principal Calderon and administrative staff. AA to incorporate additional storage under front desk area, not encroaching on perimeter heat.

7. Review schedule. Next meeting Zoom January 23rd (now in person) with a focus on Phase 3 GC selection.

8. Meeting adjourned at 8:47am. David motions. Veronica second.