

Julian Curtiss School Building Committee Meeting Minutes

July 10, 2026

ZOOM only

Attendance: David Levine, Lisa Yates, Chris Cyckley, Veronica Chiavaroli, Harry Flsher, Rachel Khanna, Wendy Vizzo Walsh, Michael Guadiano, Janet Stone McGuigan, Betsy Galindo, Dan Watson, Brent Reeves.

Meeting called to order at 7:48am

1. Approval of minutes from 5/29 and 6/19, David motioned and approved by unanimous consent of the committee.
2. Invoices
 - a. JA Rosa payment application #2 through 6/30/2026 (about 10% of total) in the amount of \$240,567.93 motioned by Harry, seconded by Wendy Vizzo Walsh, approved unanimously.
 - b. Antinozzi invoice #971845725 through June 2026 including some of phase 3 and first billing for phase 4 work, in the amount of \$13,456, motioned by Harry, seconded by Wendy Vizzo Walsh, approved unanimously.
 - c. Shipman and Goodwin #686193 from June 30, 2026 in the amount of \$515.00 regarding a legal inquiry about contract extension with THP motioned by Harry, seconded by Wendy Vizzo Walsh, approved unanimously.
3. JA Rosa Change Orders
 - a. JA Rosa PCO 72R for underlayment in the amount of \$41,275.30. Motion by David to amend our motion from last meeting from \$36,000 to \$41,275.30, seconded by Wendy, approved unanimously.
 - b. JA Rosa PCO 8 for abatement of hidden pipe insulation in the amount of \$12,843.60 motioned by Harry, seconded by Michael, and approved unanimously
 - c. JA Rosa PCO 9 for structural steel modifications to accommodate hidden existing conditions in the amount of \$3,695.71 motioned by Janet, seconded by Veronica and approved unanimously.
4. Phase 1 & 2 close out
 - a. Closeout submittals have been completed and final payment application totals \$242,573.46 based on the final negotiation framework.
 - b. Total construction cost is \$3,100,702.34. Supplement 2 in the amount of \$34,085.34 will increase the previous total of \$3,066,617.
 - c. Spectrum will work through Chris to complete tile work.
 - d. Brent following up on Aiphone and button box at front desk

- e. The elevator phone should be wrapped up next week.
- 5. Update on phase 3 and timeline
 - a. James Sita provided a two week look ahead. There are a few delay issues due to some unforeseen site issues encountered, but there is possibility to make up the time if change orders are approved in a timely fashion and a few items in the schedule are moved around.
 - b. Furniture will be mostly ready to install 8/6 or 8/7, but a few items are delayed to 8/19. Two separate deliveries have an added cost of around \$1,495. The committee discussed and is in favor of one delivery, and subsequently one delivery cost.
 - c. Cafeteria furniture are anticipated to be delivered in September
 - d. Fire Marshall's electrical permit comment #6 requesting Emergency Responder Radio Coverage documentation was discussed along with the committee chair's response asking to separate this issue from the current project to not disrupt the timeline. To comply, the building must be evaluated, and if found non compliant, signal amplification, possibly in the form of bi directional antenna may be required. This may be a district responsibility and the requirement is retroactive.
- 6. Phase 4 initial conceptual plan and timeline review
 - a. Conceptual review plans for discussion and the scope of the project.
 - i. ADA upgrades to 12 classrooms, preK toilet room, nurses suite, hardware, lift at the stage, railings.
 - b. Timeline review - no change, bidding end of 2026 and construction summer 2027.
- 7. Thank you Dan Watson
 - a. Last day July 17
- 8. Review schedule
 - a. Zoom for the remainder of the summer to allow for JA Rosa to work uninterrupted
 - b. July 31 and August 21
- 9. New Business
 - a. Soft approval of summer RTM update report, comments are welcome to the chair.

Meeting adjourned 8:53am