

Julian Curtiss School Building Committee Meeting Minutes

July 31, 2026

ZOOM only

Attendance: David Levine, Lisa Yates, Chris Cyckley, Veronica Chiavaroli, Harry Fisher, Michael Guadiano, Betsy Galindo, Ben Branyan, Liridona Ahmeti - Tishukal, Rachel Khanna, Claribel Michilena, Brent Reeves, Nishani Naidoo

Meeting called to order at 7:44am

1. **Approval of minutes** from 7/10, motioned by David and approved by unanimous consent of the committee.
2. **Invoices (JA Rosa) and New Business quotes invoices.**
 - a. JA Rosa Payment Application #3 through 7/31/26 in the amount of \$644,555.88 motioned by David, second by Harry, approved unanimously
 - b. MGMT invoice #7 in the amount of \$11,210.00 motioned by Harry, seconded by David, approved unanimously.
 - c. (New Business) Sign Design invoice #183692 for \$3,875.00, which is the full PO amount, motioned by Veronica, seconded by Harry, approved unanimously.
 - d. (New Business) Meyer quote #61215 dated 7/29/26 in the amount of \$1,268.00, which is an estimate for the front office move on 8/18/26; invoice, motioned by motioned by David, seconded by Michael, approved unanimously.
3. **Change Orders (JA Rosa)**
 - a. JA Rosa PCO 10R, dated 7/14/2025, in the amount of \$10,679.83. Required plumbing vent piping added to all floor drain and floor sink traps, routed up in two locations. Also includes a credit for using rector seals in lieu of trap primers. Negotiated with the team in advance of work. Motioned by Michael, seconded by Veronica, approved unanimously.
 - b. JA Rosa PCO 11, dated 7/27/2026, in the amount of \$6,164.17. Per Fire Marshal's request, the existing smoke detectors in the work area are to be removed and replaced with new. Motioned by David, seconded by Michael, approved unanimously.
4. **Phase 3: Fire Marshal Issue.**
 - a. Ongoing review comments began with our first meeting on 1/22/26 and continue today.
 - b. On 6/27/26, in response to the electrical subcontractor's trade permit application, Emergency Responder Radio Coverage System (ERRCS/BDA) was requested as a condition of the permit. Due to the

speed of the schedule, we asked to perform work in the next phase; request was denied and electrical permit not issued until Wednesday 7/29, after we showed proof that an evaluation has been scheduled (9/9). Note that building will likely require more money to signal amplification after evaluation. This requirement is typical for major renovations and new construction, and technically applies to all buildings, even existing, but the request is unusual given limited scope.

- i. Walls cannot be closed without electrical inspection. Building department inspected in-wall plumbing and HVAC but would not look at electrical conduits without an electrical permit in hand. JAR now working to schedule electrical in-wall inspection.

5. Update on Phase 3 timeline.

- a. Inspection schedule now dictates timeline of remaining work. JA Rosa submitted the following inspection schedule to the Building Dept as requested by John Vallerie on 7/30/26. If the dates listed are pushed, completion is delayed by the same amount.
 - **7/30-7/31 or asap:** In wall rough Electrical in Kitchen/Cafe (This inspection drives the entire schedule for the project)
 - **7/30-7/31:** 2nd floor above ceiling plumbing for new chiller lines going to the new roof top unit.
 - **8/14:** Above Ceiling framing, elec., plumbing, HVAC. Kitchen/Cafe/2nd floor Classroom
 - **8/24:** Final Inspection (aka substantial completion, originally scheduled for 8/17).
 - **Update:** The latest response from the building department pushes this back by four days, offering the first inspection on 8/4 and pushing final inspection to 8/27.
 - Chairman is authorized to approve a change order related to substantial completion date contract milestones once dates are established keeping as close to the original 8/17 substantial completion date, motioned by Harry, seconded by Michael, approved unanimously.

6. Phase 1 and 2 Close Out Complete.

- a. Final payment issued.
- b. ADDITIONAL DISCUSSION (notes from last meeting).
 - i. Spectrum (tile subcontractor) and Chris have been in contact. They will address when they are doing the flooring (they are also a subcontractor to JA Rosa for flooring and tile).

- ii. To remove the security “button box” in the front office, two more Aiphones are required. Brent will follow up on cost with security vendor. Or the box could be fitted with a longer wire so both office staff members can easily reach it. Cost will be around \$2500.
- iii. Elevator phone: Chris is working on this with Dom, Kone, and Dan from Security Specialists. Possible service charge from Kone, hopefully minor.

7. Phase 4: Initial conceptual plan from AA. Timeline review.

- a. Consider incorporation of potential signal amplification work. This is not ADA work, and may not be the committee’s charge, but any future work may depend on it. Review with Dr. Jones and Ben Branyan as needed, along with any other potential scope adjustments.
- b. Digging into specific existing conditions and coordinating with any administrative changes of room usage.
- c. Schedule: In light of administrative review challenges, we should keep a two-summer construction option on the table. Design work is still anticipated to wrap up late fall 2026 for pre-summer bidding schedule based on current scope.

8. Review schedule.

- a. Next meeting 8/21 - virtual

8:34am meeting adjourned