

## Julian Curtiss School Building Committee Meeting Minutes

September 4, 2026  
ZOOM and in person

**Attendance:** David Levine, Lisa Yates, Chris Cyckley, James Sita (from JA Rosa) Veronica Chiavaroli, Harry Fisher, Michael Gaudiano, Betsy Galindo, Nick Macri, Rachel Khanna, Brent Reeves, Janet Stone McGuigan

Meeting called to order at 7:48am

1. **Approval of minutes** from 8/21/2026 motioned by David and approved by unanimous consent.

### 2. Invoices

- a. **MOTION TO APPROVE** JA Rosa payment application #4, covering August 2026, in the amount of \$1,204,381.59. Approximately \$122K remaining not including retainage. Committee reviewed invoice. David motions to approve, seconded by Harry, approved unanimously.
- b. **MOTION TO APPROVE** AA July Invoice 971845834, dated 8/31/26, in the amount of \$18,826.00. Work covers 20% Phase 3 CA; 20% Phase 4 SD; \$4,300 under supplement 5 for environmental construction administration (the rest will carry over to the next phase). Harry motions to approve, Veronica seconds, approved unanimously.
- c. **(New Business) MOTION TO APPROVE:** Meyer Invoice 220-078960, dated 8.26.26, in the amount of \$1,268.00. This is for moving services related to the new front office furniture. Veronica motions to approve, Harry seconds, approved unanimously.
- d. (New Business) Red Thread has invoiced in full for the front office furniture. Since some of the furniture needs to be corrected, the invoice needs to be corrected or held until completion.
  - i. Table MOTION TO APPROVE Red Thread Invoice 17876 in the amount of \$24,276.69 until furniture in Principal Calderon's office is corrected.
- e. (New Business) MOTION TO APPROVE: Revised Quote from Security Specialists, dated 8/30/26, in the amount of \$2,992.65. This revises the intercom quote (previously approved to move forward with a quote) for two doors to three doors to accommodate main office front door release functionality (with Aiphones?) An amount of \$2,992.65 for this work was approved by David, seconded by Michael, approved unanimously.

### 3. Change Orders

- a. **MOTION TO APPROVE** JA Rosa PCO 13, dated 9/2/2026 in the amount of \$5,169.40, for electrical power connection not shown on drawings for the automatic kitchen shutter door and connection of the school paging system to the AV Rack. Harry motions to approve, seconded by Janet, approved unanimously.
  - b. **MOTION TO APPROVE** JA Rosa PCO 14, dated 9/2/2026 in the amount of \$6,279.15, for work of Bulletin 3, which provides plastic wall paneling in the trash area. Motioned by David, seconded by Veronica, approved unanimously.
- 4. Update on phase 3: substantially complete and certificate of occupancy**
- a. Letter of Substantial completion with work-to-complete list
  - b. Certificate of Occupancy
  - c. Discuss start-up and requirements for hot food service and a few small missing items (ie: dry food shelving). Aiming for hot food to be served
  - d. We reached out to Bill Korbela of I-T-S (Integrated Tech) for our upcoming BDA/ER Scan required by the Fire Marshal. He requested that we push it out a week; and we suggested one day in September after school. We will check coverage at the school for this day and confirm; meanwhile we are penciled in.
    - i. He will prepare a formal proposal but shared that his ballpark price for this scan would be around \$3,000.
    - ii. **Motion to approve** a formal appraisal in an amount not to exceed \$4,000, motioned by Michael, seconded by Harry, approved by unanimously.
- 5. Phase 4 timelines and scope review**
- a. Reviewed classroom images and discussed timeline ideas.
  - b. Meeting to follow for comprehensive review of Phase 4 with Principal Calderon and AP Michelena.
- 6. Review Schedule**
- a. Plaque installation is still scheduled for 9/9/26 (next Wednesday).
  - b. Ribbon cutting at 10am on Monday 9/14/26.
  - c. Next meeting? 9/25 is three weeks out.
- 7. Tour of cafeteria**

Meeting adjourned 8:42am.