SCHOOL CAPITAL PROJECT COMMITTEE
WATERTOWN, CT
REGULAR MEETING AGENDA
WEDNESDAY, SEPTEMBER 16, 2026

WATERTOWN TOWN HALL
TOWN MANAGER'S
CONFERENCE ROOM 2ND
FLOOR
7:00 P.M.
61 ECHO LAKE RD.
WATERTOWN, CT 06795

1. Call Meeting to Order.
2. Pledge of Allegiance.
3. Roll Call
4. Minutes.
   a. Regular Meeting, August 19, 2026
5. New Business
   a. Discussion and possible action on project invoices to be authorized.

	Vendor	Invoice Number	Dates	Amount Due
1.	Colliers Project Leaders	0001210932	08/31/2026	\$2,874.58
2.	Tucker Mechanical	Application #4	9/30/26	\$153,140.00

   b. Update from Tucker Mechanical and ICDS regarding JTPS HVAC project.
6. Old Business
7. Adjournment

SCHOOL CAPITAL PROJECT COMMITTEE
WATERTOWN, CT
REGULAR MEETING
MINUTES
WEDNESDAY, AUGUST 19, 2026

WATERTOWN TOWN HALL
TOWN COUNCIL
CHAMBERS
7:00 P.M.
61 ECHO LAKE RD.
WATERTOWN, CT 06795

1. Call Meeting to Order.
   Chairman Robert Porter called the meeting to order at 7:04 p.m.

2. Pledge of Allegiance.
   Chairman Robert Porter led the pledge of allegiance.

3. Roll Call
   Robert Porter, Chairman
   Anthony Ciriello
   Tadd Johnson
   Brian Mays
   Thomas Walsh

   Mary Ann Rosa, Town Council (remote)
   Luigi Velardi, BOE Facilities

   Absent: Mark Guerrera, Jeffrey Franson, Jim Lehner, Lisa Fekete, Donna Ford

   Others Present: Scott Fitch, Tucker Mechanicals

4. Minutes.

   a. Regular Meeting, July 15, 2026

   Motion: Thomas Walsh seconded by Brian Mays: to accept the July 15, 2026 meeting minutes as presented.

   Motion passed unanimously

5. New Business

a. Discussion and possible action on project invoices to be authorized.

	Vendor	Invoice Number	Dates	Amount Due
1.	Tucker Mechanical	Application #3	8/31/26	$690,455.25
2.	Colliers Project Leaders	0001202329	7/31/26	$3,882.24

1. Anthony Ciriello asked are we 85% complete with the architect signing off?

Luigi Velardi answered absolutely.

Anthony Ciriello asked if we had any change orders pending?

Scott Fitch answered a few small ones generated; I talked about it at our last site meeting.

Luigi Velardi added nothing big.

Motion: Anthony Ciriello seconded by Thomas Walsh: to accept Tucker Mechanical, Application #3 dated 8/31/2026 in the amount of $690,455.25.

Motion passed unanimously

2.

Motion: Anthony Ciriello seconded by Thomas Walsh: to approve Colliers Project Leaders, Invoice # 0001202329 dated 7/31/2026 in the amount of $3,882,24.
Motion passed unanimously

b. Update from Tucker Mechanical and ICDS regarding JTPS HVAC project.

Scott Fitch gave update on HVAC project.

6. Old Business -none.

7. Adjournment
Motion: Brian Mays seconded by Thomas Walsh: to adjourn meeting at 7:16 p.m.
Motion passed unanimously

Respectfully submitted

Robert Porter, Chairman
Watertown Public Buildings Committee

Colliers Project Leaders

A Division of Colliers Engineering & Design

101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
732 383 1950

Watertown CT Public Schools
Attn: Donna Ford
61 Echo Lake Road
Watertown, CT 06795

Invoice : 0001210932
Invoice Date : 8/31/2026

Project : 25004856G
Project Manager: Warrington, Jr., Chuck
Project Name : OPM-John Trumbull ES HVAC Upgrades

For Professional Services Rendered Through 8/31/2026

Description of Services
August 2026
-Attend OAC Meetings
-Project updates with Facility director
-Pre commissioning coordination and field inspections

	Fee	Remaining Fee	% Complete	Billings To Date	Billings Previous	Billings Current
Due Diligence	9,000.00	0.85	99.99	8,999.15	8,999.15	0.00
Design Phase	10,000.00	35.00	99.65	9,965.00	9,965.00	0.00
Construction Phase	39,000.00	17,277.31	55.70	21,722.69	18,848.11	2,874.58
Closeout Phase	5,000.00	5,000.00	0.00	0.00	0.00	0.00
Reimbursable Expenses	1,500.00	1,385.20	7.65	114.80	114.80	0.00
Subtotal:	64,500.00	23,698.36	63.26	40,801.64	37,927.06	2,874.58

Current Billings	2,874.58
Amount Due This Bill	2,874.58

Ford@watertownct.org;
feketeli@watertownps.org;
charles.warrington@collierseng.com;
scott.pellman@collierseng.com;
Sarah.Maston@collierseng.com;
Ravi.Chavan@collierseng.com;
Show mileage w/map

PM05 - Construction Phase

Labor

Rate Labor

Class	*Hours*	*Rate*	*Amount*
Assistant Project Manager	3.00	166.4000	499.20
Associate Director	2.00	254.8000	509.60
Senior Project Manager	7.50	248.7700	1,865.78
Total Rate Labor			***2,874.58***
Total Labor			**2,874.58**
Total Bill Task: PM05 - Construction Phase			**2,874.58**

Total Project: 25004856G - OPM-John Trumbull ES HVAC Upgrades **2,874.58**

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

TO: Town of Watertown
61 Echo Lake Road
Watertown, CT 06795

PROJECT: John Trumbull Indoor IAQ
Hvac Upgrades

APPL. NO: 4
PERIOD TO: 9/30/26
PROJ. NO: 57001261

Distribution to:
☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR

FROM CONTRACTOR: TUCKER MECHANICAL
795 Brook Street
Rocky Hill, CT 06067

VIA

CONTRACT NO. 57001261

CONTRACT FOR: JohnTrumbull HVAC

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM .... $ 1,398,845.00
2. Net change by Change Orders .... $ -
3. CONTRACT SUM TO DATE (Line 1 + 2) .... $ 1,398,845.00
4. TOTAL COMPLETED & STORED TO DATE .... $ 1,343,295.00
   (Column G on G703)
5. RETAINAGE:
   a. % of Completed Work 5.0% $ 67,164.75
   (Column D + E on G703)
   b. % of Stored Material ______
   (Column F on G703)

Total Retainage (Line 5a + 5b or
Total in Column I of G703) .... $ 67,164.75

6. TOTAL EARNED LESS RETAINAGE .... $ 1,276,130.25
   (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
   (Line 6 from prior Certificate) .... $ 1,122,990.25
8. CURRENT PAYMENT DUE .... $ 153,140.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE
   (Line 3 less Line 6) .... $ $ 122,714.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner.	-	-
Total approved this Month		
TOTALS	-	-
Net CHANGES by Change Order	-	

This undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that Current payment shown herein is now due.

CONTRACTOR: TUCKER MECHANICAL

By: [signature] Date: September 10, 2026

Justin Mathews - Finance Admin

State of: Connecticut
County of: Hartford
Subscribed and sworn to before
me this 10th day of September 2026

Notary Public: [signature]
My Commission expires:

Kristina L Brangi
Notary Public-Connecticut
My Commission Expires
December 31, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, base on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED BY ARCHITECT............ $ 153,140.00

(Attach explanation if amount certified differs from the amount applied for, Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:
By: [signature] Date: 09/10/2026

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 — PAGE 1

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column 1 on Contracts where variable retainage for line items may apply.

TUCKER MECHANICAL
57001261

APPLICATION NO: 4
APPLICATION DATE: 9/10/26
PERIOD TO: 9/30/26
CONTRACT NO. 57001261

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV. APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	Total % Complete (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	Procurement Submittals	$ 12,500.00	12,500			12,500	100%	-	625
2	Mobilization Delivery	$ 10,500.00	10,500			10,500	100%	-	525
3		$ -	-	-		-	0%	-	-
4	Labor Demo	$ 65,000.00	65,000			65,000	100%	-	3,250
5	Demo Materials and Dumpsters	$ 10,500.00	10,500			10,500	100%	-	525
6	New Work Labor	$ 86,450.00	70,000	11,000		81,000	94%	5,450	4,050
7	New Work Materials	$ 84,500.00	66,500	18,000		84,500	100%	-	4,225
8	Trane VRF Equipment	$ 256,900.00	256,900			256,900	100%	-	12,845
9	Subcontractors	$ -	-	-		-	0%	-	-
10	Electrical	$ 235,000.00	200,000	35,000		235,000	100%	-	11,750
11	Sheetmetal	$ 168,000.00	158,000	8,000		166,000	99%	2,000	8,300
12	Carpentry and Conrete	$ 105,200.00	83,500	21,700		105,200	100%	-	5,260
13	Temperature Controls Submittals Engineering	$ 19,500.00	19,500			19,500	100%	-	975
14	Temp Controls Materials	$ 121,895.00	95,895	26,000		121,895	100%	-	6,095
15	Temp Controls Installation	$ 164,400.00	121,000	37,500		158,500	96%	5,900	7,925
16	TAB	$ 14,500.00	-	-		-	0%	14,500	-
17	Commisioning	$ 12,500.00	-	-		-	0%	12,500	-
18	Startup Reports	$ 8,500.00	-	-		-	0%	8,500	-
19	Project Turn Over	$ 4,500.00	-	-		-	0%	4,500	-
20	Permit State Fee	$ 500.00	500	-		500	100%	-	25
21	Project Management	$ 18,000.00	11,800	4,000		15,800	88%	2,200	790
22		$ -	-	-		-	0%	-	-
23		$ -	-	-		-	0%	-	-
24		$ -	-	-		-	0%	-	-
25		$ -	-	-		-	0%	-	-
26		$ -	-	-		-	0%	-	-
27		$ -	-	-		-	0%	-	-
28		$ -	-	-		-	0%	-	-
29		$ -	-	-					
	SUBTOTAL - PAGE 1	1,398,845	1,182,095	161,200	-	1,343,295	96%	55,550	67,165

CONTINUATION SHEET

AIA DOCUMENT G703

FINAL PAGE

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use column I on Contracts where variable retainage for line items may apply.

TUCKER MECHANICAL
57001261

APPLICATION NO: 4
APPLICATION DATE: 9/10/26
PERIOD TO: 9/30/26
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
C/O NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV. APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	SUMMARY - TOTALS								
	ORIGINAL CONTRACT	1,398,845.00	1,182,095.00	161,200.00	-	1,343,295.00	96%	55,550.00	67,164.75
	CHANGE ORDERS	-	-	-	-	-	#DIV/0!	-	-
	TOTALS	1,398,845.00	1,182,095.00	161,200.00	-	1,343,295.00	96%	55,550.00	67,164.75

TUCKER MECHANICAL
795 Brook Street
Rocky Hill, CT 06067

INVOICE TO: Town of Watertown
61 Echo Lake Road
Watertown, CT 06795
0

****PLEASE REFERENCE INVOICE NUMBER ON CHECK REMITTANCE*****

PROJECT NAME: John Trumbull Indoor IAQ Hvac Upgrades

JOB NO.	CUST. ORDER NO.	TERMS	INVOICE NUMBER	INVOICE DATE
5.7E+07	57001261	NET 30	4	10-Sep-26

REQUISITION #	**4**
AMOUNT THIS REQUISITION	161,200.00
ORIGINAL CONTRACT SUM	1,398,845.00
NET CHANGE BY CHANGE ORDERS	-
CONTRACT SUM TO DATE	1,398,845.00
TOTAL COMPLETED & STORED TO DATE	1,343,295.00
RETAINAGE	67,164.75
LESS PREVIOUS CERTIFICATES FOR PAYMENT	1,122,990.25
CURRENT PAYMENT DUE	**153,140.00**

*****ALL APPLICABLE CT STATE SALES TAX INCLUDED*****