

West Elementary & Shawsheen Preschool Building Committee Minutes
Wednesday, January 19, 2022 – 7:00PM

Participating via remote

Access Voting Members: Chair-Joel Blumstein, Janet Nicosia, Paul Rollins, Heather Eigen, Elizabeth Roos, Siggy Pfendler, Jennifer Hunt, Susan McCready, Donna Walsh,
Non-Voting Members: Tracey Spruce, Mark Johnson, Paul Szymanski
PMA Consultants (remote): Brian DeFilippis, Karina Pena; Steve Rusteika
SMMA Architects (remote): Lorraine Finnegan, Erin Prestileo, Matt Rice, Alan DeHaan
CM at Risk Contractor (remote): Michael Marcella, Walter Kincaid, Joe McCoy
Community Members: Steve Fink

West Elementary School Building Committee Chair (SBC), Joel Blumstein, opened the meeting at 7PM. The meeting was held virtual via Web Ex meeting.

The Chair welcomed everyone to the meeting. He reminded anyone who wanted to send in comments should send them to Scremote@andoverma.us. He also asked people to state their names on the motions and when they seconded the motions.

Approval of Minutes. Vote Expected

Minutes of December 15, 2021

Mr. Blumstein asked for a motion to approve.

Ms. Roos moved that the West Elementary School Building Committee vote to approve the minutes from the December 15, 2021 meeting. The motion was seconded by Jennifer Hunt, and voted 9-0 to approve.

Approval of PMA, SMMA, Gilbane Invoices. Votes Expected.

The Chair submitted for payment approval all of the following invoices

These bills are for Design Development.

PMA Consultants Invoices # 04303-00-32 (\$19,327.70) for December 1 – December 31, 2021.

Mr. Rollins moved that the West Elementary School Building committee vote to approve the PMA Consultants invoice #0430-00-32. The motion was seconded by Ms. Roos and voted 9-0 to approve.

SMMA Invoices # 0056232 (\$480,000.) for November 27 – December 24, 2021

Ms. Hunt moved that the West Elementary SBC vote to approve the SMMA Invoice 0056232. The motion was seconded by Ms. Roos and voted 9-0 to approve.

SMMA Invoices # 0056233 - reimbursables (\$3,685.00) for November 27 – December 24, 2021

Ms. Roos moved that the West Elementary SBC vote to approve the SMMA Invoice #0056233. The motion was seconded by Ms. Hunt and voted 9-0 to approve.

GILBANE Invoice # 9316.000-6 (\$20,833.33.) requisition number 6 for services rendered thru December 31, 2021

Ms. Roos moved that the West Elementary School Building committee vote to approve the GILBANE invoice #9316.000-6. The motion was seconded by Ms. Hunt and voted 9-0 to approve.

Andover Electric Services and National Grid Invoices: Ms. Nicosia explained that National Grid had some electrical components on the West Elementary school land which have now been removed and relocated. The invoice is the removal cost.

Andover Electric Service – \$7,220; another invoice \$7,990 and NGrid invoice \$5,696.22

Ms. Roos moved that the West Elementary School Building committee vote to approve the above Andover Electric and National Grid invoices. The motion was seconded by Ms. Hunt and voted 9-0 to approve.

Designer Update: *Planning Board and Cons Comm Filings, 60% Design Submission; Design Update/Design Status Meeting w/MSBA; Next Steps*

Mr. Rice began the presentation update. This past Friday, the 60% estimating package was completed and sent to the estimators of SMMA and Gilbane, as well as to SBC members. A draft of the 60% construction document report will be distributed to the Building Committee this Friday. Any comments on the estimating package or report should be submitted to Brian. The estimators will have a reconciliation meeting on Feb. 9, 2022. If on budget, the plan is to bring the 60% CD report to the Building Committee on February 16 for its approval and submitting the report to MSBA by February 18, 2022. If for some reason this cannot be done on this timeline, they can push it off for a week.

Mr. Blumstein stated that the February 16th meeting is very important. Before the meeting, we will know whether value engineering (VE) is necessary to stay within budget and whether VE needs to be considered on February 16th. Mr. Marcella said they are keeping an eye on the market. They are looking at material costs which seems to be stable now but still higher than it was before the pandemic.

Planning Board and Con Comm Filings:

Mr. Rice said they had their first meeting with the Conservation Commission on Dec. 21st which generally went well. They met with the Design Review Board on January 12 and they were approved on that date. The Planning Board meeting was last week on Jan. 11, and the next meeting will be on February 8th. They had interim dialogues with their peer reviewers and will hopefully provide support at the next meetings. There will be a need to renotice the abutters because there isn't a date certain from the Conservation Commission. They are hoping to meet again with the Conservation Commission on February 1, although more likely it will be on February 15 or March 1st.

Mr. Rice is looking for support of 2 proprietary items related to technology. Ms. Nicosia said the reason for voting these particular proprietary items is to keep them systemwide so that we try to keep these specific and concise items. The first is the Informacast system – a standard districtwide bell and paging system by Singlewire. The other is for Lightspeed, a classroom amplification system. Mr. Rice said they hope to have 2 formal letters from the district technology department in support to submit to the MSBA. Ms. Nicosia actually had the letters and shared it with the Committee. Ms. Hunt stated they're known as "FM systems" rather than as lightspeed systems. Ms. Nicosia also reminded people that any lightspeed systems which are still in good working condition would be reused in the new building from the old building.

Ms. McCready moved that the West Elementary SBC vote to approve Lightspeed as a proprietary item. The motion was seconded by Ms. Hunt and voted 9-0 to approve.

Ms. Hunt moved that the West Elementary SBC vote to approve Informacast by Singlewire as a proprietary item. The motion was seconded by Ms. McCready and voted 9-0 to approve.

OPM Update:

Mr. DeFilippis summarized the same items as Mr. Rice had stated on the 60% construction documents. They are ongoing with monthly reports to MSBA. Project Budget: They are waiting for estimates back, packets went out on January 14 and due back by February 9th. Next steps are to follow up with programming meetings (technology and security). The document reviews are ongoing, coordinated document review on February 4th are set with SMMA, PMA facilities, commission agent will all be attending. They will be meeting on the site to review survey and entrance at High Plain Road. They also will be meeting on utility relocation.

CM at Risk Update:

Michael Marcella of Gilbane spoke about preplanning and evaluation of the project. They are finalizing layout and scope of work for site enabling activities. They are soliciting feedback and information from vendors, local and national. They are preparing for the purchasing part and developing bidding scopes of work for site enabling activities which will all be performed during April recess. Also, Gilbane is finalizing scope of work activities for the summer. The enabling bid package effort will be done between Feb 18 – April 15, 2022 which is for 1 bid received for setup. In the summer, the next package will be for foundations, structure and site: concrete, steel and civil which are the second, third and fourth bids. They will present the results of the bidding and recommendation on who they would like to award the bids.

Communications –

Mr. Blumstein reminded the public about the Community Forum on February 8, 2022 via a virtual broadcast. The public can sign up through the APS website to attend the meeting virtually. At the end of February, there will be a

meeting specifically for the West Elementary and Shawsheen Preschool staff at 3:45pm. There will be another meeting with the abutters in March – no set date yet. Ms. Kieser stated that the information would be on the calendar, through the All Around APS newsletter, and in the newspaper.

Public Comment at Discretion of Chair

The Chair solicited public comments. Mr. Fink stated that he was at a West Elementary 2nd grade class. He said the students were already excited about the upcoming project. He also said that teachers he has spoken to are looking forward to the new school as well. Ms. Hunt thanked Mr. Fink for mentioning this and hearing about the students excitement over the project.

Selection of Future SBC Meeting Dates

The School Building Committee will meet again on Wednesday, February 16, 2022, at 7:00 PM – the 3rd Wednesday of the month.

Ms. McCready moved that the West Elementary School Building Committee vote to adjourn the January 19, 2022 meeting. Ms. Roos seconded the motion and it was approved on a 9-0 vote. The meeting was adjourned at 8:08PM.

Respectfully,
Alison Phelan, Recorder