

West Elementary & Shawsheen Preschool Building Committee Minutes
Wednesday, February 15, 2023 – 7:00PM – via Web Ex

Participating

Voting Members:	Chair-Joel Blumstein, Dr. Magda Parvey, Andrew Flanagan, Siggy Pfendler, Carol Green, Heather Eigen, Paul Rollins, Susan McCready, Liz Roos, Patrick Lawlor, Janet Nicosia, Rick Almeida,
Non-Voting Members:	Keith Taverna, Tracey Spruce; Mark Johnson, Esq.
PMA Consultants:	Brian Abdow, Kevin Weeks, Karina Pena
SMMA Architects:	Lorraine Finnegan
CM at Risk Contractor:	Michael Marcella, Nathan Burnham
Town/School Staff:	Nicole Kieser; Terry Peznola
Community Members:	Steve Fink

West Elementary School Building Committee Chair (SBC), Joel Blumstein, opened the meeting at 7:00 PM. The meeting was held via Web Ex. The Chair welcomed everyone to the meeting and he reminded anyone who wanted to send in comments should send them to Scremote@andoverma.us.

Approval of Minutes. Vote Expected

Minutes of January 18, 2023

Mr. Blumstein asked for a motion to approve. There were no comments/edits made.

Ms. McCready moved that the West Elementary School Building Committee vote to approve the minutes from the January 18, 2023 meeting. The motion was seconded by Ms. Roos and voted to accept on a 12-0 vote.

Approval of Invoices. Votes Expected.

Ms. Roos moved that the West Elementary School Building committee vote to approve the PMA Consultants invoice #04303-45 from January 1, 2023 to January 31, 2023 in the amount of \$69,408.63. The motion was seconded by Ms. McCready and unanimously approved on a 12-0 vote.

Ms. Pfendler moved that the West Elementary SBC vote to approve the SMMA Invoice #58771 from January 7, to February 3, 2023 in the amount of \$60,000. The motion was seconded by Dr. Parvey and unanimously approved on an 12-0 vote.

Ms. Roos moved that the West Elementary School Building committee vote to approve the SMMA Consultants invoice #0058616 from Nov 26, 2022 to January 6, 2023 in the amount of \$90,805. The motion was seconded by Ms. McCready and unanimously approved on an 12-0 vote.

Before approving this invoice, Ms. Pena stated Brian DeFilippis will be going through the line items at the next meeting for these types of construction invoices. Ms. McCready moved that the West Elementary SBC vote to approve the Gilbane Invoice Requisition #202301-J534 in the amount of \$2,359,698.30 The motion was seconded by Ms. Pfendler and unanimously approved on an 12-0 vote.

OPM UPDATES

Ms. Pena stated that they met with MSBA on the schedule of values. They are waiting for a response on the bid amendment now which is somewhere between now and up to 90 days. The next MSBA bimonthly site visit is scheduled for March 15, 2023.

CM UPDATES PowerPoint Presentation: Update as of February 15, 2023:

Mr. Marcella reported the steel has been delivered and framing began on January 23, 2023. New Building structure framing in Wings A, B and C have begun; a second steel crane was delivered on January 30, 2023. A lot of progress because a second crew arrived to start on the other side of the building. They finished the underground utility electrical piping to building transformer and underground water loop piping is continuing. There's also been plumbing and electrical utility installation in Wings B, C, D and in interior electrical utility installation in Wings A and D. Lastly, student engagement strategies are ongoing. Topping Off ceremony is now being planned. Pictures of site progress were shown and explained by Mr. Marcella. Mr. Blumstein stated he was inside the building and on the new roof of the Shawsheen preschool.

To this point, all the of the 15 trade contracts have been executed. For the subcontracts, 22 have been executed and 3 are not executed yet but are expected soon, There's no concern of the final 3 to be executed, the delay was just because of people being away in vacation. There are 5 still to be awarded which are for the synthetic turf field, outdoor athletic equipment, wetland boardwalk/decking, wetland pile foundations and fencing. He doesn't see any issues with the bid packages for the 5 still to be awarded.

ATP 13/OWNER CHANGE ORDER – MODIFICATIONS TO TOWN/GILBANE CONTRACT (VOTE EXPECTED)

Ms. Peznola stated that f these modifications, for the most part, are corrections to article number or sub number (transposing of number, sentence corrections, etc). Mr. Blumstein said in the GMP document that was approved and signed in early December, there was a whole section on various clarifications so that also clarified many items. Mr. Blumstein stated he appreciates all the work done by Mr. Burnham and Ms. Peznola.

Next: To approve owner change order #1 OS-46 CM Owner Modifications

Ms. McCready moved that the West Elementary School Building committee vote to approve the change order #1 OS-46 CM Contract Modifications. The motion was seconded by Dr. Parvey and unanimously approved on a 12-0 vote.

OWNER CHANGE ORDER – BUYOUT SAVINGS/LOSS (VOTE EXPECTED)

Ms. Pena first explained each of the three types of contingencies.

CM Contingency is used for unforeseen conditions, for coordination issues, CM errors, and bid/package "mis-bought" scope. All unspent money is returned to owner at the end of the project. That amount started at \$2,950,983;

Construction Contingency refers to a percent of money reserved for owner for unanticipated construction costs/delays not in the budget. All unspent money is returned to owner at end of project. That amount started at \$8,868,215

Owner's Contingency is the reserved amount money for soft cost scope modifications and additions. Again, all unspent money is returned to owner at end of project. That amount started at \$1,364,340.

This is all post the December Town Meeting and setting of the GMP.

In Scope Changes – CM Contingency:

CM Contingency: change proposals include additional cost for extensions on grease traps 2 & 3. Premium time for Marois to install underground drainage structures and unforeseen conditions. (\$13,762)

Change proposals included in the GMP (includes Concrete, Structural Steel, Site Enabling, GO Services, Welch Associates & Gilbane). This is a savings of \$11,361

The total for these changes brings the CM contingency to \$2,948,582.

Out of Scope Changes – Construction Contingency

RFT CST-87 Labor and materials to upgrade underground piping from 6” to 8” in the cafetorium in Area D. (\$2,399). Total construction contingency now is \$8,865,816

Owner Changes

There were no Owner Changes.

Total remains the same \$1,364,340

Next: To approve owner change order #2 which includes BT3, OS-50, 57, 59 CM Owner Modifications. This amount is added to Gilbane’s contract.

Ms. Roos moved that the West Elementary School Building committee vote to approve Change Order #2 which includes BT-3, OS-50, OS-57, OS-59 in the net amount of \$2,399. The motion was seconded by Ms. McCreedy and unanimously approved on a 12-0 vote.

STUDENT ENGAGEMENT & TOPPING OFF CEREMONY

Mr. Blumstein said there have been a number of meetings at the school to continue discussions on student engagement. Grade level assemblies are being coordinated for March 17, 2023. Various construction personnel will also be on hand to help out. Individual classroom visits will begin in April – led by the environmental intern and others. Finally, leading into the Topping Off ceremony, the final beam will be available for students/staff/others to sign which will go into the gymnasium area. Mr. Blumstein hopes that everyone on the Committee has an opportunity to sign the beam.

Mr. Blumstein stated that he’s working with Mr. Marcella on what that date will be so invitations can sent out. It will be a brief ceremony and will be done sometime in March. Mr. Marcella said that the beam represents to the team the culmination of the community’s commitment to the school. There will also be a tree – represents growth, nature – a building for the future. Ms. Eigen asked if there would be kid topics and display of some type of kid timelines for children. One of her students was asking these types of questions. Ms. Finnegan responded that she would be happy to help out with this task.

COMMUNICATIONS/DISCUSSION OF NEXT MEETING DATE

Ms. Kieser said that the time lapse of the week has been posted on the APS website and also on the West Elementary/districts’ Facebook page. People have been very positive with their feedback. Mr. Blumstein encourages people to view both pages. Both the school and town newsletters have a blurb on the project.

The next meeting date will be March 15th which will be a virtual meeting. As mentioned before, the authorization for virtual meetings expires at the end of March, so unless the legislature acts, they will be back to in person meetings in April 2023. He wants to ask members if they have a strong preference each for morning or evening meetings.

There's still time to decide, but it looks like mornings might be preferred.

Ms. Roos moved that the West Elementary School Building Committee vote to adjourn the February 15, 2023 meeting. Ms. McCready seconded the motion and it was approved on a 12-0 vote. The meeting was adjourned at 8:10PM.

Respectfully,
Alison Phelan, Recorder

CERTIFICATION
Town Clerk, Town of Andover
Austin Simko

Date:

Town Stamp: