

West Elementary & Shawsheen Preschool Building Committee Minutes
Wednesday, February 16, 2022 – 7:00PM

Participating via remote

Access Voting Members: Chair-Joel Blumstein, Dr. Magda Parvey, Rick Almeida, Janet Nicosia, Paul Rollins, Heather Eigen, Elizabeth Roos, Siggy Pfendler, Jennifer Hunt, Susan McCready, Donna Walsh, Carol Green

Non-Voting Members: Tracey Spruce, Mark Johnson, Paul Szymanski

PMA Consultants (remote): Brian DeFilippis, Karina Pena;

SMMA Architects (remote): Lorraine Finnegan, Matt Rice,

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.

Approval of Minutes. Vote Expected

Minutes of January 19, 2022

Mr. Blumstein asked for a motion to approve.

Ms. Hunt moved that the West Elementary School Building Committee vote to approve the minutes from the January 19, 2022 meeting. The motion was seconded by Ms. McCready, and voted 10-0 to approve with 2 abstaining since they were not present at this meeting.

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 # 04303-00-33 (\$22,118.13) for January 1 – January 31, 2022

Ms. Roos moved that the West Elementary School Building committee vote to approve the PMA Consultants invoice #0430-00-33. The motion was seconded by Ms. Hunt and voted 12-0 to approve.

SMMA Invoices # 0056424 (\$480,000.) for December 24, 2021 – January 21, 2022

SMMA Invoices # 0056425 - reimbursables (\$7,920.00) for December 25, 2021 – January 21, 2022

Ms. McCready moved that the West Elementary SBC vote to approve the SMMA Invoices #0056424 and 0056425. The motion was seconded by Ms. Roos and voted 12-0 to approve.

GILBANE Invoice # 9316.000-7 (\$20,833.33.) requisition number 6 for services rendered thru January 31, 2022.

Ms. Hunt moved that the West Elementary School Building committee vote to approve the GILBANE invoice #9316.000-7. The motion was seconded by Ms. Roos and voted 12-0 to approve.

Invoice from Horsley Witten Group for stormwater peer review, Invoice # 51730, for \$3.350.

Ms. McCready moved that the West Elementary School Building committee vote to approve Horsley Witten Invoice # 51730. The motion was seconded by Ms. Roos and voted 12-0 to approve.

Designer Update: *Proprietary items: Info Technology-Network Switching; UPS and Power Distribution; Patch Panel and Patching; Door Hardware, Vote Expected*

Ms. Finnegan began the presentation update. She reminded the Committee that we are on budget. There are some new proprietary items. The Committee had previously approved some proprietary items earlier in the project. These items are a benefit to the town because they maintain consistency with other systems used in the town. Ms.

Finnegan briefly named off the 4 proprietary items:

Network switching infrastructure – prefer to stay with the HPE Aruba networks

UPS systems – Schneider Electric APC Smart UPS

IT Patch panels and patching – Leviton fixed 48 port straight and Patchbox Cat 6a cabling

Hardware components – Commercial locks-Schlage L9000 series; Exit Devices-Von Duprin 99 series; Electronic locks-Schlage L9092 series or Von Duprin QEL; Cylinders and Keys-Schlage Primus Registered Master Key System;

Door closers-LCN Series 4011/4111 and LCN 4600 series

All these items are currently included in the 60% documents so no added work or costs. These items do require a vote.

Ms. Hunt moved that the West Elementary School Building committee vote to approve the following as proprietary items: Network Switching, UPS Systems, IT Patch panels; Hardware components as presented. The motion was seconded by Ms. McCready and voted 12-0 to approve.

Value Engineering: The Chair stated the project is on budget assuming the value engineering related to roof screening is approved tonight. Ms. Finnegan recommends eliminating all but approximately 150 linear feet of roof screen. Roofs screens are no longer deemed necessary for acoustical purposes. The recommended 150 linear feet will serve to screen roof mechanical units from view from the front of the school. This will result in a \$440K savings and is already included in projected budget numbers.

Mr. Rice showed the Committee a series of visuals which show the roof screen from different angles and locations of the proposed building site. This was intentionally done at a bird's eye to get a real feel for what people could see approaching the buildings. A question was asked about who the manufacturer would be to do the screening. The architects stated that were still reviewing this.

Mr. Blumstein asked Ms. Finnegan to speak about how we stay on budget. Ms. Finnegan said it's very common to have a design contingency and escalation included in the project budget. The design contingency covers what hasn't been designed yet. As the design evolves, the depth of detail in the design documents increases and the design contingency can thus be decreased. By the time they're finished with design, the design contingency can be totally eliminated. The escalation is based from a point of time to the midpoint of construction. The duration of the time is shortened and the project budget absorbs this. Both design contingency and escalation will shrink as the design progresses. At this point, there is only 2% (\$4m) of design contingency left. She hopes this makes sense to the members. Gilbane is comfortable with what the team has done with the reconciliation.

Ms. Hunt moved that the West Elementary School Building committee vote to eliminate all but approximately 150 linear feet of roof screen as Value Engineering as presented. The motion was seconded by Ms. Roos and voted 12-0 to approve.

On the Planning Board and Con Comm Filings, Ms. Finnegan stated there were good discussions with the status of local approvals. There have been some collaborative sessions with the teams. They hope to be on the planning board 2-22-22 agenda. They are optimistic and hopeful for approval next week. Ms. Nicosia agreed the process is going well. Ms. Finnegan added they are targeting for a March 15th hearing with the Conservation Commission. Notices to the abutters will be going out for the March 15th meeting.

Ms. Finnegan said the Construction Documents (CD) 60% are due to MSBA on February 18, 2022 with a response back from MSBA around March 10. The 90% package will go to the estimators in mid-April. The team is focused on this and coordination with Gilbane.

OPM Update:

Mr. DeFilippis restated that, pending Committee approval, they would submit the 60% package on Feb. 18 and hoped to get comments back at the beginning of March.

Ms. Roos moved that the West Elementary School Building committee vote to authorize PMA Consultants to submit the 60% construction documents to MSBA. The motion was seconded by Ms. Hunt and voted 12-0 to approve.

Mr. DeFilippis said that monthly updates to MSBA would continue and that a resubmission to DESE related to special education would happen on Feb. 18th. He stated the total project budget at PFA was \$151,661,968 with a total construction budget at PFA \$119,178,907. As noted, an all-day reconciliation meeting with team members was held

on February 9, 2022. The reconciled construction estimate received from Gilbane on February 14, 2022 was \$119,131,107 which is \$47,800 below what was there at PFA.

Mr. DeFilippis said there must be a structural peer review. This is part of the process, they reached out to 5 firms. Some of these are firms PMA has worked with in the past and some were referrals. They are hoping to get this done for their 90% submission. DM Berg Consultants was their lowest bidder – someone who they know from past projects. Ms. Colby Clements questioned if they just picked the lowest bidder or whether there were other factors. Mr. DeFilippis said all things being equal DM Berg qualified on all fronts and was the lowest bidder. He felt comfortable picking this firm.

Ms. Hunt moved that the West Elementary School Building committee vote to approve DM Berg Consultants as the structural engineering peer reviewers at a cost of \$4,800. The motion was seconded by Ms. Roos and voted 12-0 to approve.

There will be upcoming meetings with various town departments, including the fire department, electrical inspector, and planning board, and concerning lighting and, there will be more public forums to coordinate.

CM at Risk Update:

Mr. Marcella of Gilbane went over the preparation for 60% CD Estimating efforts. They look at every work item within the documents and received various feedback during this process. They have solicited bid packages for site enabling work activities to begin during April recess. Gilbane would be entrusted to choose the contractor to do this work. The Committee will need to authorize amendments to the contract so that the site work can commence. Gilbane will provide recommendation and a contract amendment which would require a Committee vote around April 6 or 13th.

On the Market Conditions, building flexibility and doing legwork ahead of time is important. Some of the items are starting to come down (i.e. lumber not as bad as last Spring). Some of the specialty components can be problematic for lead time and so they're keeping an eye on this. They have talked to vendors with having a place in the queue– not pre-ordering completely.

Communications –

Mr. Blumstein said there was a good turnout for the Community forum on February 8. A virtual tour was given by Mr. Rice with great questions/answers afterwards by the parents who virtually attended. Mr. Blumstein will also give the FINCOM an update of the project. There's a meeting scheduled on Feb. 28th with the staff and faculty of West Elem and a second meeting on March 22 with the abutters. Also Mr. Blumstein said there is a Facebook page for the West Elementary/Shawsheen for the project. Ms. Hunt requested a copy of anything posted on the FB page so she could also send out the same to her parents. Ms. Kieser said she would help Ms. Hunt and Ms. Green on a write-up for their respective newsletters so parents can sign up for updates. Also a discussion on hosting another Community forum before the school year ends was brought up.

Selection of Future SBC Meeting Dates

The next West Elementary SBC meeting will be on Wednesday, March 16th. The Committee would then meet on April 6th rather than April 20th (during school vacation). The Chair also raised whether the Committee would want to return to in person meetings in the near future as a final thought.

Ms. McCready moved that the West Elementary School Building Committee vote to adjourn the February 16, 2022 meeting. Ms. Hunt seconded the motion and it was approved on a 12-0 vote. The meeting was adjourned at 8:28PM.

Respectfully,
Alison Phelan, Recorder