

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

Participating

Voting Members: Chair-Joel Blumstein, Dr. Magda Parvey, Siggy Pfendler, Carol Green, Heather Eigen, Susan McCready, Liz Roos, Janet Nicosia, Jennifer Hunt

Non-Voting Members: Keith Taverna, Tracey Spruce; Mark Johnson, Esq.

PMA Consultants: Brian Abdow, Karina Pena, Brian DeFilippis

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. He thanked everyone who participated at the Topping Off Ceremony on Friday, March 10, 2023.

Approval of Minutes. Vote Expected

Minutes of February 15, 2023

Mr. Blumstein asked for a motion to approve. There was one comment by Siggy.

Ms. Roos moved that the West Elementary School Building Committee vote to approve the minutes from the February 15, 2023 meeting. The motion was seconded by Ms. Pfendler and voted to approve on a 9-0 vote.

Overview of Invoice Process and Approval of Invoices. Votes Expected.

West Elem/Shawsheen Powerpoint Update as of March 15, 2023

Brian DeFilippis displayed the color coded 2023invoicing forecast calendar – it's a two week cycle with time to prepare for the SBC meetings. They begin with a pencil copy from Gilbane to PMA and SMMA for review. They projected out about 10 days and then request payments. SMMA and PMA review all invoices, redline it, send one copy back to Gilbane who revises and finalizes it. It is then certified by both PMA and SMMA before it comes to Janet Nicosia, Plant & Facilities Director. It then goes to the SBC Chair for approval by the Committee at the next meeting. Mr. DeFilippis reviewed step by step the Contractor's Application for Payment which was the G-702. The G-703 document is the breakout and summary of all the attachments.

Ms. Hunt moved that the West Elementary School Building committee vote to approve the Gilbane Invoice #202302-J522 from February 1, 2023 to February 28, 2023 in the amount of \$3,718,651.20. The motion was seconded by Ms. McCready and unanimously approved on a 9-0 vote.

Ms. Roos moved that the West Elementary SBC vote to approve the PMA Invoice #04303-46 from February 1, 2023 to February 28, 2023 in the amount of \$74,371.81. The motion was seconded by Ms. Hunt and unanimously approved on a 9-0 vote.

Ms. Roos moved that the West Elementary School Building committee vote to approve the SMMA Consultants invoice #0058932 in the amount of \$60,000. The motion was seconded by Ms. McCready and unanimously approved on a 9-0 vote.

There were 5 invoices from LEC –the firm used by the Conservation Commission for regular inspections of the site. Ms. Roos moved that the West Elementary SBC vote to approve the LEC invoices dating back to August 2022. The motion was seconded by Ms. Hunt and unanimously approved on a 9-0 vote.

147630 \$433.50	148019 \$1,422	149012 \$1,186.54
147758 \$429.00	148191 \$520	

TOWN MEETING WARRANT ARTICLES

Ms. Nicosia discussed the two warrant articles related to the installation of solar panels at the new West El/Shawsheen. The first article authorizes the School Committee to enter into a power purchase agreement with a solar developer for a fixed-rate 20-year term. The second article authorizes the School Committee to enter into an agreement to lease a portion of the property -- in this case the roof -- to the solar developer for the solar panels. There are similar articles on the warrant for the Bancroft Elementary School. It would be helpful for the SBC to recommend to Town Meeting approval of the articles related to West El/Shawsheen. The Chair, Mr. Blumstein, will put this on the next agenda.

Also, there will also be a separate warrant article on the disposition of the Shawsheen property after it is no longer used as a school. Mr. Flanagan will speak on this briefly at another time.

OPM UPDATES

Mr. Defilippis said they submitted the bid amendment to MSBA. There have been some questions and additional information -- all procedural -- which MSBA requests. Once MSBA is satisfied with the responses, the Bid Amendment will be done. The last bimonthly site visit with MSBA was on March 8 and another one will be coming up on May 10, 2023. This happens about every 60 days, nothing out of the ordinary.

CM UPDATES Update as of March 15, 2023:

Since the last meeting in February, Mr. Marcella reported the new building structural steel framing in Wings A, B, C and D is complete with the Topping Off Ceremony on March 10, 2023. The decking, near Wing D, by the gymnasium is almost completed. The steel crane is demobilized from the job site. Sitework around the project perimeter continues; underground water loop piping connection continues, and drainage systems installation is ongoing. All the utility layouts are ongoing for plumbing and electrical. Also, the ongoing planning strategies for student engagement moves on. (See photos from the March 15 powerpoint of the progression of the project.). Concrete floors will be done starting on the second floor, then on the third floor, and then on the first floor..

To this point, all the of the 15 trade contracts have been executed and returned. For the subcontracts, 23 have been executed with 1 not yet executed (signature needed) -- the gym equipment contractor. 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. These are contracts that will be awarded later in the project.

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

Mr. Marcella explained that this change order includes a deletion of a scope for AES architecture exposed steel at gym joists. The joists were dipped with primer at the factory instead. This results in a savings of \$84,750.

Needed from SBC is to approve owner change order #3 which will result in a net increase to the Construction Contingency of \$78,646.

Ms. Hunt moved that the West Elementary School Building committee vote to approve the Owner Change Order #3 CM which includes In Scope Change ATP-30 (BT-2) – Transfer Construction Waste and General Debris Budget; Out of Scope Changes – Construction Contingency ATP-31 (OS-68) – Delete AESS Requirement at gym joists; and ATP-34 (OS-73) Print conformed set of drawings for a net savings of \$78,646. The motion was seconded by Ms. McCready and unanimously approved on a 9-0 vote.

STUDENT ENGAGEMENT

Principal Hunt thanked everyone for their help and participation at the Topping Off Ceremony. She said the students were excited to be part of this ceremony and have so many lingering questions about the ceremony and work. On Friday, March 17, 2023, they will have grade level assemblies led by Mike Marcella for students to ask questions

about the new building. There will be a virtual walk thru. There are also plans for Earth Day activities which includes West Elem alumni and environmental intern Ethan Zabar., AHS faculty member Melanie Cutler and Stephen Fink are participating in organizing this day.

COMMUNICATIONS & DISCUSSION OF NEXT MEETING DATES

Ms. Kieser reported that the newsletter went out on Monday, March 13, 2023, with countless number of views. Other than that, there is nothing more to report.

Mr. Blumstein said that the legislature is considering a bill which would extend the ability to meet remotely for another 2 years. He spoke with Senator Finegold's office who thought it may be voted on in the next day or so. His assumption is that the SBC will want to continue to meet remotely on Wednesday evening. He will keep the members posted on what the vote will take place and how that turns out.

The next meeting will be held on Wednesday, April 26, 2023, and not on the 3rd Wednesday of the month due to April spring vacation week.

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 9-0 vote. The meeting was adjourned at 8:10PM.

Respectfully,
Alison Phelan, Recorder

CERTIFICATION

Town Clerk, Town of Andover
Austin Simko

Date:

Town Stamp: