

West Elementary & Shawsheen Preschool Building Committee Minutes  
Wednesday, April 6, 2022 – 7:00PM

Participating via remote

Access Voting Members: Chair-Joel Blumstein, Dr. Magda Parvey, Janet Nicosia, Heather Eigen, Elizabeth Roos, Siggy Pfendler, Jennifer Hunt, Susan McCready, Carol Green, Donna Walsh,  
Non-Voting Members: Paul Szymanski, Mark Johnson  
APS: Nicole Kieser  
PMA Consultants (remote): Karina Pena; Steve Rusteika, Kevin Weeks; Brian DeFilippis  
SMMA Architects (remote): Lorraine Finnegan, Matt Rice, Brian Black  
CM at Risk Contractor (remote): Michael Marcella, Joe McCoy, Nathan Burnham  
Community Members: Steve Fink

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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](mailto:Scremote@andoverma.us).

**Approval of Minutes. Vote Expected**

*Minutes of March 16, 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 March 16, 2022 meeting. The motion was seconded by Ms. Roos and voted 9-0 to approve with 1 person abstaining since they weren't at the last meeting.*

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

The Chair submitted for payment approval all of the following invoices:

PMA Consultants Invoices # 04303-35 (\$24,415.48) for March 1 to March 31, 2022

*Ms. Roos moved that the West Elementary School Building committee vote to approve the PMA Consultants invoice #04303-35 in the amount of \$24,215.48. The motion was seconded by Ms. Hunt and voted 9 -0.*

SMMA Invoices # 0056755 (\$720,000.) for February 19 to April 1, 2022

*Ms. Roos moved that the West Elementary SBC vote to approve the SMMA Invoices #0056755 in the amount of \$720,000. The motion was seconded by Ms. Hunt and voted 9-0 to approve.*

GILBANE Invoice # 9316-9 (\$20,833.33.) for services rendered thru March 31, 2022.

*Ms. Roos moved that the West Elementary School Building committee vote to approve the GILBANE invoice # 9316-9 in the amount of \$20,833.33. The motion was seconded by Ms. Hunt and voted 9-0 to approve.*

Invoices from LEC for stormwater peer review, Invoice # 146805 and 146848, for \$960 and \$3,120.

*Ms. Roos moved that the West Elementary School Building committee vote to approve LEC Invoice # 146805 and 146848. The motion was seconded by Ms. Hunt and voted 9-0 to approve.*

Invoice for filing the orders of conditions with the Northern Essex Registry of Deeds, Invoice for \$105.00.

*Ms. Roos moved that the West Elementary School Building committee vote to approve filing fee with the Northern Essex Registry of Deeds. The motion was seconded by Ms. McCready and voted 9-0 to approve.*

### ***Designer Update: Environmental Graphic Goals***

Ms. Finnegan began the presentation update. Initial concept meeting was March 23, 2022 on Environmental Graphic Goals to support Universal Design for Learning principles through regular exposure to additional learning opportunities, to create a cohesive design with strong placemaking and wayfinding elements that reinforce the schools' porous boundaries and connect students to the natural environment.

### ***Permitting Update***

Congratulations to everyone, they have moved through the Andover permitting process. She thanks Janet Nicosia and her team for all their work on this process.

### ***Value Engineering Discussion***

Ms. Finnegan said that they want to be responsible and to present an initial list of potential VE items. Things are not going down, pricewise, as they had hoped. Designing with deduct alternatives for the project – anything that effects a trade contractor has to be taken in order, so it needs to be prioritized. This is the list of items for discussion to see if the Board wants to get these items priced. Mr. Rice said not everyone will be happy going through the list.

### ***Interior Items:***

001-Eliminate Wood Paneling at exterior of Tree Stair – replace with painted surfaces, wood veneer panel wainscot

002-Simplify construction of tree stair to a uniform vertical extrusion with larger faceted enclosure (in lieu of current design-vertically tapered and smaller faceted enclosure)

003-Change Interior Reading Nook Surrounds from Solid Surface to varnished Medium Density Fiberboard

004-Reduce 20% of wood paneling at cafetorium core wall – replace with painted surfaces and tile wainscot

005a-Remove 4'-5' porcelain wall tile wainscot, replace with abuse resistant gypsum board with epoxy paint and plastic corner guards

005B – Remove 4'-5' Porcelain Wall tile wainscot in stairs only and replace with ceramic tile wainscot

006 – Change divider at midpoint of gymnasium from a solid operable wall to a roll-down fabric/vinyl curtain, eliminate support steel and gypsum board bulkhead at operable wall head

007-Replace Epoxy Terrazzo Flooring with linoleum

008 – Reduce sliding glass partitions by 50% replace with solid wall

009- Defer procurement of (1) 3-stop elevator, build hoistway to accept future installation

010 Remove neighborhood commons bench and associated tree

### ***Exterior Items:***

011-Change exterior rainscreen panels from phenolic to formed metal

012-Remove roof screen and support structure from loading area roof

013-Extend only one stair access enclosure to the high Level 3 roof

014-Eliminate shade sail structures and associated seating at field

015-Simplify ornamental fencing

016-Board formed retaining wall at entry drive in lieu of stone veneer

Mr. Blumstein encouraged comments from the members even if we don't have a price for these items in order to get the conversation going. Ms. Roos commented she wouldn't change 006 (the divider between gyms, a curtain wouldn't be good) and 007 (putting down linoleum instead of having the epoxy terrazzo flooring). Ms. Green agreed with Ms. Roos on 006 and not to change this. Also, she doesn't like the look of metal panels. Mr. Blumstein asked about the elevator. Mr. Rice said all 3 floors would still be accessed with the elevators and the elevator in the Shawsheen wing would not be taken off the plan. Ms. Nicosia said that if an elevator goes down, it is tough to deal within the school. The fire department will help out and transfer children/adults. It's not the optimal thing to do. In this case, Ms. Finnegan said that this would only affect the 3<sup>rd</sup> floor in the West Elem wing - if the 3-stop elevator were not to be built right away. There will still be access to the Shawsheen wing. Ms. Finnegan said there will be price estimates at the next meeting. The members will feel better about seeing prices before making any decisions. A vote will be needed whether or not to have deduct alternates.

Upcoming dates: Estimate Package to be issued 4/18/22; MSBA 90CD Report to SBC 4/25/22; Estimate reconciled 5/12/22; SBC Meeting for 90CD Submission 5/18/22 and MSBA Submission 5/23/22. The SBC review of Estimate set due 4/29/22 and SBC Review of 60CD report due 5/6/22.

#### ***OPM Update:***

Mr. DeFilippis stated they submitted their comments to MSBA on the 60% CD documents on March 22, 2022. They continue updates on a monthly basis to MSBA, including ProPay submissions. The 90% CD phase is ongoing, and they continue to coordinate various meetings. They will continue the prequalification of contractors. The construction testing request for proposal RFP is also ongoing.

#### ***CM at Risk Update:***

Mr. Marcella of Gilbane presented to the Committee Contract Amendment #2-Enabling/Site Set-Up. They need a vote on this amendment which will increase funds in their contract in the amount of \$2,863,118 which lists scope items, bidding results and comparison bid to estimate. They tried to get four bidders, but didn't get pricing so they needed to get three more bidders. They awarded this part of the project to Guigli, a firm from Natick, Massachusetts, which was the lowest bidder. This detailed information was sent to the Committee prior to the meeting.

*Ms. McCready moved that the West Elementary School Building committee recommend approval of Amendment #2-Enabling/Site Set-Up in the amount of \$2,863,118. The motion was seconded by Ms. Roos and voted 9-0 to approve.*

An explanation of market volatility followed on material availabilities, material cost increases/escalation, and labor availability forecast as some of what is happening in the construction world. The two most important things that can be done is to insure proper bid coverage and outreach to business partners so that they can drive up the interest in the project.

#### ***Communications***

Mr. Blumstein spoke about the Groundbreaking event on June 3<sup>rd</sup>. Mr. Blumstein wants to be sure that everyone is included who has participated in the project so he will encourage people to RSVP. He looks forward to a great event with speakers, students and all involved.

Mr. Blumstein also said that they were looking at June 7<sup>th</sup> at 6:30pm before the school year ends for another meeting with families and abutters of West Elementary. This would be a virtual meeting.

***Selection of Future SBC Meeting Dates***

The next meeting date will be on May 18<sup>th</sup>. However, there may be another interim meeting between May 18 and the June meeting.

*Ms. McCready moved that the West Elementary School Building Committee vote to adjourn the March 16, 2022 meeting. Ms. Roos seconded the motion and it was approved on a 9-0 vote. The meeting was adjourned at 8:52PM.*

Respectfully,  
Alison Phelan, Recorder