

West Elementary & Shawsheen Preschool Building Committee Minutes
Wednesday, April 26, 2023 – 7:00PM – via Web Ex

Participating

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

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

PMA Consultants: Brian Abdow, Karina Pena, Brian DeFilippis, Kevin Weeks

CM at Risk Contractor: Michael Marcella

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 March 15, 2023

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 15, 2023 meeting. The motion was seconded by Mr. Flanagan and voted to approve on a 10-0 vote.

Approval of Invoices. Votes Expected.

Ms. McCready moved that the West Elementary SBC vote to approve the PMA Invoice #04303-47 from March 1, 2023 to March 31, 2023 in the amount of \$70,492.67. The motion was seconded by Ms. Roos and unanimously approved on a 10-0 vote.

Ms. McCready moved that the West Elementary School Building committee vote to approve the SMMA Consultants invoice #0059101 from March 1, 2023 to March 31, 2023 in the amount of \$60,000. The motion was seconded by Ms. Hunt and unanimously approved on a 10-0 vote.

Ms. Hunt moved that the West Elementary School Building committee vote to approve the Gilbane Invoice #202303-J431 from March 1, 2023 to March 31, 2023 in the amount of \$1,442,414.94. The motion was seconded by Ms. McCready and unanimously approved on a 9-0 vote.

Town Meeting Warrant Articles. Votes Expected

Mr. Blumstein reminded the Committee that Town Meeting begins on Monday, May 1, 2023. The following articles relate to the West El/Shawsheen project.

Article 29 relates to the disposition of the Shawsheen School. Mr. Flanagan spoke of the 2015 Town Meeting when the vote was taken to transfer custody and control of the current Shawsheen School to the Town of Andover. Article 29 petitions the legislature to change the use of the land as contained in the deed from school purposes to municipal purposes and must be voted on at Town Meeting. Future discussions will be held as to what to do with the building when it is no longer needed for school use. Article 29 allows the transfer of ownership to the town to be completed.

Ms. Nicosia discussed the two warrant articles related to the installation of solar panels at the new West El/Shawsheen. The first article, Article 32, authorizes the School Committee to enter into a power purchase agreement (PPA) with a solar developer for a fixed-rate 20-year term. The second article, Article 33, 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. Mr.

Blumstein said he's been asked why the school doesn't have solar panels seeing it's a "green school." These 2 articles pave the way for this to occur.

Ms. McCready moved that the West Elementary SBC vote to recommend town meeting approval of Articles 32 and 33. The motion was seconded by Dr. Parvey and unanimously approved on a 10-0 vote.

OPM UPDATES

Mr. Defilippis said they submitted the bid amendment to MSBA. They are awaiting the bid amendment response from MSBA. There is a new MSBA project manager on the project who is being brought up to speed by PMA. The next MSBA Site bimonthly visit will be on May 10, 2023. They have also made their first submission for Change orders 1 through 3 which are being reviewed by MSBA. These will be done quarterly with MSBA. There will also be monthly updates to MSBA including ProPay submissions.

CM UPDATES Presentation for April 26, 2023 SBC meeting:

Mr. Marcella said a lot has occurred since the last meeting. Concrete placement has been done on the second and third floors and on parts of the roof.

During April vacation they applied fireproof coating on the exterior structural steel. The roof garden concrete floor reinforcement steel was installed; radon mitigation system membrane installed as well. The exterior wall framing on the 2nd floor wing is now underway. The underground drainage system is now installed; the upper floor plumbing utility support structure in Wings A and B are now underway. There is also a delivery of roofing materials in Wing A. The concrete placement should be completed by the end of May.

To this point, all the of the 15 trade contracts have been executed and returned. For the subcontracts, 24 have now been executed and returned. 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. They hope to have recommendations for some of the 5 remaining contracts at the June SBC meeting.

Change Order 4 (OCO 4)

Mr. Marcella and Mr. Defilippis explained the change orders which result in a net credit to the project of \$4,048 which adds to the construction contingency . 5 of these are zero costs. They include:

- ATP-35 (OS-75) – Rift Cut Veneer Wood Doors
- ATP-37 (OS-52) – Study Revisions – Fuses, Enclosed Switches, Circuit Breakers
- ATP-40 (OS-60) – Revisions to Dimmer Switches
- ATP-41 (OS-51) – Steel Deck Revisions
- ATP-43 (OS-78) - Add GFCI Receptacles at Cubby Sinks
- ATP-45 (OS-85) – Sanitary Drain Clarification
- ATP-46 (OS-81) – Theatrical Lighting Clarification
- ATP-47 (OS-56) – Area Drain Revisions

Ms. McCready moved that the West Elementary School Building committee vote to approve Owner Change Order #4 CM which includes:

- ATP-35 (OS-75) – Rift Cut Veneer Wood Doors
- ATP-37 (OS-52) – Study Revisions – Fuses, Enclosed Switches, Circuit Breakers
- ATP-40 (OS-60) – Revisions to Dimmer Switches
- ATP-41 (OS-51) – Steel Deck Revisions
- ATP-43 (OS-78) - Add GFCI Receptacles at Cubby Sinks

ATP-45 (OS-85) – Sanitary Drain Clarification
 ATP-46 (OS-81) – Theatrical Lighting Clarification
 ATP-47 (OS-56) – Area Drain Revisions

for a net savings of (\$4,048) with an equivalent increase to the Construction contingency of \$4,048. *The motion was seconded by Ms. Roos and unanimously approved on a 10-0 vote.*

Actions:	Change Order Value	CM Contingency (Reduction)/Increase	Construction Contingency (Reduction)/Increase	Owner's Contingency (Reduction)/Increase
GMP Contingency Beginning Balance		\$2,950,983	\$8,868,215	\$1,364,340
Balance after change orders prior (1 Through 3)		\$2,948,582	\$8,944,462	\$1,364,340
Change Order 4-Change in CM Contract Value In Scope Changes- CM Contingency	(\$4,048)			
None				
Out of Scope Changes-Construction Contingency				
OS-51 (ATP-41) - PR #5-Steel Deck Revisions.				
OS-52 (ATP-37) - PR #12/#R1/RFI #CST-114-Fuses, Switches & Breakers.				
OS-56 (ATP-47) - ASI #7/RFI CST-126-Area Drain Revisions.				
OS-60 (ATP-40) - ASI #6 - Revisions to Dimmer Switches.				
OS-75 (ATP-35) - RFI #CST-188 Rift Cut Wood Doors.				
OS-78 (ATP-43) - PR #21/RFI #CST-167-Add GFCI Receptacles at Cubby Sinks (B137 & B149).				
OS-81 (ATP-46) - ASI #12-Theatrical Lighting Support Batten Height Clarification.				
OS-85 (ATP-45) - ASI #14- Sanitary Drain for CT279 & CT277 & DT183			\$4,048	
Owner Changes				
None				
Contingency balance 4.24.23 after Change Orders		\$2,948,582	\$8,948,510	\$1,364,340
Percent of Contingency Used to Date		< 1%	0%	0%

FURNISHINGS & EQUIPMENT UPDATE

Principal Hunt thanked Ms. Pena for her help and work with these items and sitting in meetings with faculty. On May 8-12, 2023, faculty will be invited to look at samples of furniture to review and express their preferences. Mr. Blumstein asked in terms of the budget how it was being budgeted. Mr. Pena said they may be a bit over-budget but it will be streamlined so we keep within the budget. Technology is also another component which was discussed today, but that is also coming along.

STUDENT ENGAGEMENT

Principal Hunt briefed the Committee about the grade level assemblies which were done last month. Next steps, Ms. Hunt who is working with Mr. Blumstein and Mr. Fink and a high school student about a future presentation on the sustainability of the new building. In this case, solar power is what they're looking at to discuss. There will be grade level assemblies devoted to solar power and relate that to what is being learned at the school. Solar power Lego cars are an example of what they're exploring which is something students can understand at their grade levels.

COMMUNICATIONS & DISCUSSION OF NEXT MEETING DATES

Mr. Blumstein reported that Ms. Keiser had sent him a report. Website updates are continuing and will be for the community.

The next meeting will be held on Tuesday, May 16, 2023, and not on the 3rd Wednesday of the month.

There was a security question from the public in the SC remote mailbox. Janet Nicosia said she would be happy to respond to the question. Ms. McCready said she would pass the contact info to Ms. Nicosia.

Ms. Hunt moved that the West Elementary School Building Committee vote to adjourn the April 26, 2023, meeting. Ms. McCready seconded the motion and it was approved on a 10-0 vote. The meeting was adjourned at 8:03 PM.

Respectfully,
Alison Phelan, Recorder

CERTIFICATION
Town Clerk, Town of Andover
Austin Simko

Date:

Town Stamp: