



Town of Tewksbury

MINUTES

Committee: **Elementary School Building Committee**

Date: February 10, 2022

Location: Town Hall, Main Hall

Members & Staff present: Anne Marie Stronach, Jonathan Ciampa, Jay Harding, Dave Libby, Chris Malone, Richard Montuori, Brenda Regan, Lori Sustek and Maria Cutelis, secretary

Others Present: Peter Collins, Michael Ensminger, Chris Tremblay – CBRE | Heery Inc. Jorge Cruz, Vincent Dube, James Beyer - Flansburgh Andrew MacNeil, Tony Serrano - Consigli

The meeting was called to order at 6:05 pm by Anne Marie Stronach.

Meeting Motions / Actions and Summary of Discussion

Anne Marie Stronach took a moment to recognize Chris Malone as he retires as Superintendent at the end of the month. She thanked him for his contribution and work on the new elementary school project. She expressed a huge thank you from the entire committee. Peter Collins also added that he has worked with Chris since 2017. He has been great to work with every step of the way. Chris Malone thanked everyone working on the project for all they do for the kids of Tewksbury.

Brenda Regan made a motion, seconded by Jay Harding, to approve the minutes from January 13, 2022. The motion passed by unanimous vote.

Peter Collins reviewed the Project Schedule. We're in the FF&E and Technology phase. There are 3-4 packages going out through the state Bid contract for classroom packages. Some items go through Bid packages. FF&E using the state process reduces the bid period. We're in a good spot and should have the bids no later than the April 14th meeting. Three packages for technology went out under the state contract process. The wireless contract received three bid from Blue Spruce, Whalley and Ockers. AV Systems received bids from ProAV Systems, Whalley and CCS. The OPM recommends to the committee that we move forward with Blue Spruce for wireless and ProAV for audio visual systems. Voice over IP phone system bids have not been received yet. The budget will have a remaining balance of about \$500,000. A budget revision or transfer is possible.

Brenda Regan made a motion, seconded by Jonathan Ciampa, to accept the bid package for the wireless network from Blue Spruce in the amount of \$117,284.57. The motion passed by unanimous vote.

Brenda Regan made a motion, seconded by Jonathan Ciampa to accept the bid package for an audio visual system from Pro AV Systems in the amount of \$501,806.00. The motion passed by unanimous vote.

Brenda Regan made a motion, seconded by Jonathan Ciampa to accept the bid package for the server from Dell Server in the amount of \$16,619.25. The motion passed by unanimous vote.

Andrew MacNeil reviewed the Consigli dashboard. Previous roadblocks have been mitigated and there are no further issues. The exterior storefront installation continues on the second floor, interior finishes continue in the east classrooms with casework and flooring, lockers have been delivered to the site for a March installation, the elevator installation to be completed in February, and the interior drywall has been completed in the gymnasium and continues in the district admin area. The schedule for the demolition of the Center School was reviewed. New photos of the progress were shown.

Peter Collins reviewed the project budget. There is no change, the budget remains as initially prepared and presented. There are no budget revisions.

The OPM dashboard was discussed. Total construction days have been 872 days, 65% of days have elapsed since GMP was approved. 69% of the Construction GMP budget has been paid with 31% remaining. There have been 13 approved change orders to date with Change order 14 pending. The Owners Construction contingency has 53% remaining. The Owners contingency remains unchanged with 99% remaining.

Peter Collins discussed the Move Manager and Moving Company selection and procurement. The proposal is in draft form. Jorge Cruz expects to have it closed out shortly. Everything is moving at a good pace and everyone is working well with Consigli.

Anne Marie Stronach asked to schedule a tour of the project for the Select Board and to include the School Committee. The tour is scheduled for Wednesday, March 2nd at 3:30 pm.

Andrew MacNeil reviewed the site logistics from April 1st, moving out of the Center School, through June 28th, end of the school year. The area in front of the Ryan School will be blocked off through the summer, This will not be a major impact to the Field House. Photos of the demolition process were reviewed. All material from the Center School will be separated and hauled away. Abatement will begin in April and demolition by the end of May.

Change Order #14 was presented and reviewed in the amount of \$72,793.88. The Change Order includes 6 items. Jonathan Ciampa objects to Change Request 165 and would like more realistic pricing. The amount of CR 165 is \$2,372.66. Andrew MacNeil has worked with the subcontractor for the last 5 years but said CR 165 could be removed and can proceed with the other five Change Order requests. The new amount for Change Order #14 is \$70,421.22 with CR 165 removed.

Brenda Regan made a motion, seconded by Jay Harding to approve the revised Change Order #14 in the amount of \$70,421.22. The motion passed by unanimous vote.

Ongoing discussion of relocation of the Center School continued. The Fire Station should be vacated by March 1st. The School Dept. can renovate for about 3 weeks and move in on March 25th. Andrew MacNeil stated that if the Center School is not vacant by April 1st, they will have to make up time every day and accelerate all site work. Anne Marie Stronach would like the abutters notified of demolition, construction activity and if there is any construction overtime.

Brenda Regan gave an update on the Historical Wall. She looked through pictures and binders with Nancy Reed and shared them with Flansburgh. The goal is to have photos to Bill Beatrice by February vacation. Cabinets from the Center School will be removed and incorporated in the area of the Historic Wall.

A Change Order Request has been submitted to the Change Order Committee but the CO Committee would like input from this committee regarding fencing around the detention basin. Dave Libby clarified that the CO committee is not opposed to installing the fencing for safety but they wanted the numbers from the FF&E bids before approving more spending. Jonathan Ciampa agreed that it is good to have if the money is available. Option A in the amount of \$12,582 and Option B in the amount of \$24,777 for chain link fencing. Option A is for a partial fence surround, Option B is fully enclosed. Peter Collins will send out more information with photos. The next consideration was to add a gate to close off the practice field area with a manual gate in the amount of \$14,312.53.

Jonathan Ciampa made a motion, seconded by Richard Montuori, to approve the installation of a manual gate at the practice field in the amount of \$14,312.53 pending price confirmation. The motion passed by unanimous vote.

The request to add 6 card readers to the project was discussed. The locations are at the loading dock, courtyard and access to the green roof. Lori Sustek added that card readers are expensive to maintain. Vince Dube suggested adding key pads instead. Brenda Regan stated there is a lot of discussion about safety and security. There was discussion to get the wires ready before the walls are in.

Jonathan Ciampa made a motion, seconded by Jay Harding, to approve CR162 for added card readers at the school to be included in change order #14. The motion passed by unanimous vote.

Additional signage on the exterior of the three buildings – Ryan School, Center Elementary School and Field House – was discussed. The cost was \$20,611.13. The discussion will be continued at next month's meeting.

The committee discussed natural stone bollards vs. stainless steel bollards. The cost for changing the basis of design to natural stone bollards from the stainless steel bollards is \$69,056.90 as identified in Change Request 168.

Jonathan Ciampa made a motion, seconded by Richard Montuori, to withdraw the Change Order for natural stone bollards and move forward with the original design. The motion passed by unanimous vote.

Invoices were reviewed and recommended for payment by the OPM.

Richard Montuori made a motion, seconded by Jay Harding, to approve invoice #32605 for Flansburgh Architects in the amount of \$87,771.25 for January 2022. The motion passed by unanimous vote.

Richard Montuori made a motion, seconded by Jay Harding, to approve Consigli Application #21 for January 2022 in the amount of \$2,973,958.59. The motion passed by unanimous vote.

Richard Montuori made a motion, seconded by Jay Harding, to approve CBRE Heery Invoice #PJIN0028385 in the amount of \$69,216.00. The motion passed by unanimous vote.

Richard Montuori made a motion, seconded by Jay Harding, to approve UTS invoice #97828 (January 2022) in the amount of \$4,100.00. The motion passed by unanimous vote.

Richard Montuori made a motion, seconded by Jay Harding, to approve VHB invoice #365108 (January 2022) in the amount of \$1,719.18. The motion passed by unanimous vote.

Richard Montuori made a motion, seconded by Jay Harding, to approve Eagle Leasing invoice R12376374 for January 2022 in the amount of \$99.00. The motion passed.

Richard Montuori made a motion, seconded by Jay Harding, to approve Eagle Leasing invoice R12382119 for February 2022 in the amount of \$99.00. The motion passed.

Richard Montuori made a motion, seconded by Jay Harding, to approve Collins Sports invoice 399355 for December 2021 in the amount of \$6,171.25. The motion passed.

There is no unanticipated business and no new business.

The Select Board will tour the site on March 2nd at 3:30 pm. A Community Outreach presentation for the abutters and Ryan School Community will be held on Thursday, March 10th at 5:30 pm at the Ryan School.

The next ESBC meeting is scheduled for March 10, 2022 at 6:00 pm at the Ryan School Cafeteria.

Richard Montuori made a motion, seconded by Jay Harding, to adjourn the meeting. The motion passed by unanimous vote and the meeting was adjourned at 8:00 pm.

List of Documents reviewed at the Meeting:

- OPM Report

Minutes approved by Committee on: 4/14/2022
(Date)