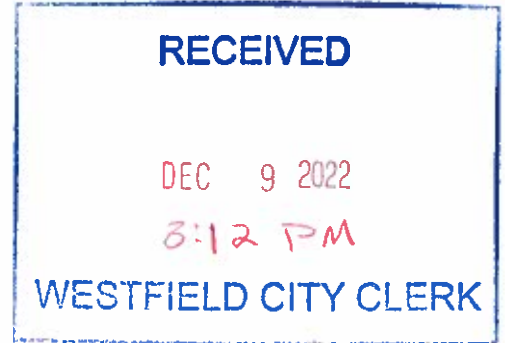


August 15, 2022
School Building Committee

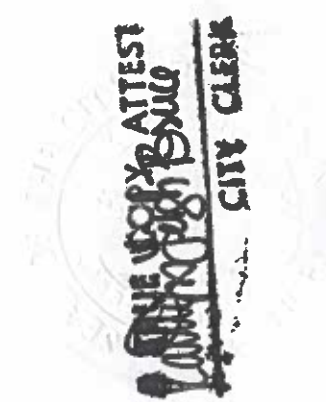
A meeting of the School Building Committee was held on Monday, August 15, 2022 at 5:00 pm.
The meeting was held via Zoom.

Members present by roll call:

	<u>Present</u>
Mayor Michael McCabe	X
Stefan Czaporowski	X
Shannon Barry	X
Chris Carey	absent
Ramon Diaz	X
Ralph Figy	X
Bryan Forrette	X
Lisa Benoit	absent
Shelly Hazlett	X
Bridget Matthews-Kane	X entered at 5:15 pm
Bill Parks	X
Brian Sullivan	X
Cindy Sullivan	X
Tammy Tefft	X
Chris Tolpa	X
Lisa Benoit	absent
Susan Dargie	<u>X</u>
	13



Also in attendance: Dan Pallotta
Caolo & Bieniek Representative(s): Bert Gardner, Jim Hanifan
Cindy Minicucci, Superintendent's Assistant
Kathleen Hillman, School Committee Member



1. At 5:00 pm Mayor Michael McCabe called the meeting to order.
2. Public Participation: none
3. Summary of Community Correspondence: none
4. Approval of the May 25, 2022 School Building Committee meeting minutes:
Ralph Figy moved, Brian Sullivan seconded to approve the May 25, 2022 School Building Committee meeting minutes. All were in favor. Motion passes.

	<u>YES</u>	<u>NO</u>
Mayor Michael McCabe	X	
Stefan Czaporowski	X	
Shannon Barry	X	

Chris Carey	absent
Ramon Diaz	X
Ralph Figy	X
Bryan Forrette	X
Lisa Benoit	absent
Shelly Hazlett	X
Bridget Matthews-Kane	absent
Bill Parks	X
Brian Sullivan	X
Cindy Sullivan	X
Tammy Tefft	X
Chris Tolpa	X
Susan Dargie	<u>X</u>

13 - motion passes

5. Update from Owners Project Manager and Designer

Dan Pallotta provided a project snapshot and budget update:

Our 90% Submission will be going to the MSBA in December. Schedule for bidding and award of contract is holding firm with the bidding to take place in February.

- Total building size 88,495 gsf
- Eligible building space for grant 86,288 gsf
- Ineligible space 2,207 gsf
- Only 2.49% of Westfield's space is ineligible
- Extremely efficient space utilization
- PSBA construction budget \$50,430,464
- 60 percent estimated construction cost \$40,428,826

Bert Gardner reviewed a PowerPoint presentation (attached)

Caolo and Bienick met with the City Departments at Round Table to discuss the project and met with the Building Office too. They are also looking to file soon with the Site Plan Approval Process with the Planning Board.

- D.D. Value Engineering Summary
- 60% Value Engineering Summary
- Project Schedule
- 60% Milestones
- Design process: site layout, building massing, floor plans level 1, media center, administrative/nurse suite, Prek-Kindergarten neighborhood, floor plans level 2, OT/PT, ETL, SpED supervisor, sensory room, project development

6. Review and vote any Value Engineering Proposals

Ralph Figy moved, Cindy Sullivan second to approve the Value Engineering Proposal, as presented.

	<u>YES</u>	<u>NO</u>
Mayor Michael McCabe	X	
Stefan Czapowski	X	
Shannon Barry	X	

Chris Carey	absent
Ramon Diaz	X
Ralph Figy	X
Bryan Forrette	X
Lisa Benoit	absent
Shelly Hazlett	X
Bridget Matthews-Kane	X
Bill Parks	X
Brian Sullivan	X
Cindy Sullivan	X
Tammy Tefft	X
Chris Tolpa	X
Susan Dargie	<u>X</u>
	14 - motion passes

7. Vote to approve the 60% Design Development Package for submission to the Massachusetts School Building Authority (MSBA)

Stefan Czaporowski moved, Ramon Diaz seconded to approve the submission of the 60% Design Development Package for submission to the Massachusetts School Building Authority.

	<u>YES</u>	<u>NO</u>
Mayor Michael McCabe	X	
Stefan Czaporowski	X	
Shannon Barry	X	
Chris Carey	absent	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Lisa Benoit	absent	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Susan Dargie	<u>X</u>	
	14 - motion passes	

Mayor McCabe thanked the 14 members for being present at the August meeting.

9. Adjourn

At 5:34 pm Ralph Figy moved, Cindy Sullivan seconded to adjourn the meeting.

	<u>YES</u>	<u>NO</u>
Mayor Michael McCabe	X	
Stefan Czaporowski	X	
Shannon Barry	X	
Chris Carey	absent	
Ramon Diaz	X	
Ralph Figy	X	
Bryan Forrette	X	
Lisa Benoit	absent	
Shelly Hazlett	X	
Bridget Matthews-Kane	X	
Bill Parks	X	
Brian Sullivan	X	
Cindy Sullivan	X	
Tammy Tefft	X	
Chris Tolpa	X	
Susan Dargie	<u>X</u>	

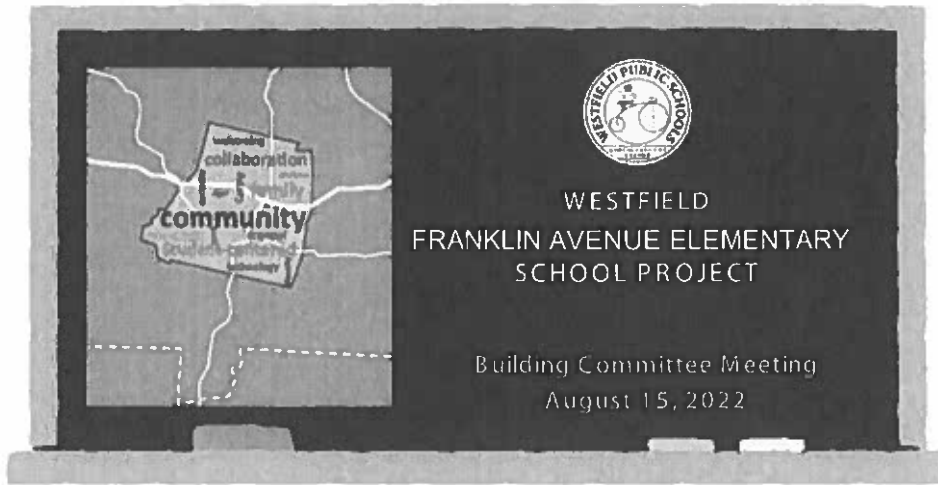
14- motion passes

A true copy, Attest:



Michael McCabe, Chair
Westfield School Building
Westfield School Committee

MM/cm



Project Snapshot & Budget Update:

- **Total Building Size:** **88,495 gsf**
- **Eligible Building Space for Grant:** **86,288 gsf**
- **Ineligible Space:** **2,207 gsf**
- **ONLY 2.49% of Westfield's Space Ineligible**
- **Extremely Efficient Space Utilization**
- **PSBA Construction Budget:** **\$50,430,464.00**
- **60 Percent Estimated Construction Cost:** **\$50,428,826.00**



D.D. Value Engineering Summary:

Floors:

- Public Circulation (Lobby, Main St and Cafeteria) Base bid Ceramic Tile changed to Linoleum Sheet Flooring, Terrace Alternative changed to Polished Concrete Alternative.

Ceilings:

- Replace wood plank ceilings at Media Center with suspended acoustical tile
- Replace wood plank ceilings at Cafeteria with stepped acoustical tile ceiling clouds
- Delete gypsum ceiling finish below egress stair framing
- Delete Stage Reflector
- Lower specified price group for typical acoustical ceiling tiles

Millwork:

- Reduce built in benches by 50 percent.

Openings:

- Minimize mullions and replace with simulated divided lights at Window Types A and B

Technology:

- Delete Mass Notification Beacons
- Delete Cell Phone Amplification System
- Delete Speech Reinforcement System from construction contract and carry shared portable units in Technology Package

Masonry:

- Replace Simulated Stone at base and Media Center with Brick
- Replace Precast Concrete banding, sills, headers and accents with Brick

Structural Frame:

- Replace structural section at roof framing with lighter bar joist members.

Curtains:

- Remove canopies at front entrance and STE outdoor classroom from base bid and carry as Add Alternative.

Playgrounds:

- ~~Remove Playground equipment from construction project and bid as a separate project. **BACK IN BASE BID**~~

Landscaping:

- Reduce Planting Budget by 50 percent (limit to \$100,000.00)
- Reduce depth of planting bed from 24 inches to 18 inches deep
- Delete fencing between recreational field and grades 1-4 playground

HVAC:

- Replace fossil fuel-based Active Chilled Beam system with an all-electric VRF System



60 Percent Value Engineering Summary:

Ceilings:

- Replace framed gypsum cloud ceilings in Breakout Spaces to acoustical ceiling tile clouds

Walls:

- Eliminate furring and paint at interior masonry walls by specifying polished concrete masonry units.
- Remove plastic sheet wall protection from classroom neighborhood corridors.
- Replace Folding Glass wall at Media Center with hollow metal sidelights adjacent to paired, side-hinged doors.

Toilet Accessories:

- Remove Toilet Room Accessories from scope and have vendors provide to the greatest extent possible.

BDA System:

- Provide BDA Infrastructure only, until testing can be completed.



Project Schedule:

60% Construction Documents (69 days)	
Cost Estimate Set Out	06/27/2022
Cost Estimates Received	07/25/2022
Reconciliation Complete	08/01/2022
Identification of VE Items Complete	08/08/2022
60% Submission to MSBA	09/13/2022
MSBA 60% Review	10/10/2022
Designer Response to MSBA	10/24/2022
90% Construction Documents (88 days)	
Cost Estimate Set Out:	11/01/2022
Cost Estimates Received	11/22/2022
Reconciliation Complete	11/29/2022
VE Complete	12/06/2022
90% Submission to MSBA	12/13/2022
MSBA 90% Review	12/20/2023
Designer Response to MSBA	01/03/2023

100% Construction Documents (82 days)	
Documents Available for Bid	02/01/2023
Open Filed Sub-Bids	02/23/2023
Open GC Bids	03/09/2023
Notice to Proceed	04/06/2023
Phase 1 Substantial Completion	06/18/2024
FF&E in place	08/09/2024
School Occupancy	08/23/2024
Phase 2 Completion	06/20/2026

Schedule Adjustments:

- 60 Percent and 90 Percent Submission Dates Revised to accommodate HVAC V.E. Efforts
- ***Bid Date Held as February 1, 2023***
- School Occupancy Held at Fall 2024



60 Percent Milestones:

LEED:

- Project was registered with the USGBC on July 18, 2022

Zoning Notification Form:

- Submitted to the Building Department on July 22, 2022

City Round Table:

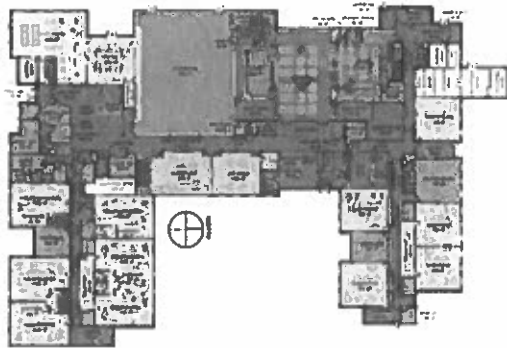
- CBA met with Department Heads for a Roundtable Discussion on May 26, 2022

60 Percent Progress Meetings:

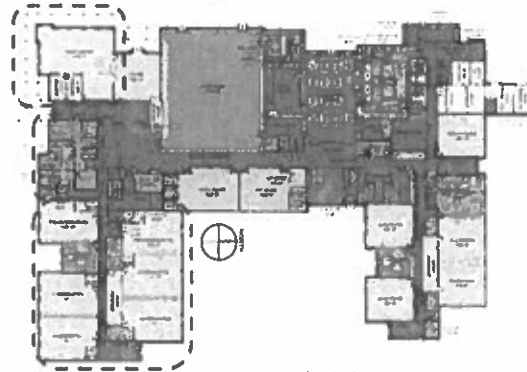
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|---------------------|---------------|-----------------------|
| • Colors & Finishes | • Media Ctr. | • Stage |
| • HVAC | • Lighting | • Hardware & Security |
| • Security (x3) | • Playgrounds | • MSBA Update |



DESIGN PROGRESS - Floor Plans - Level 1



Schematic Design

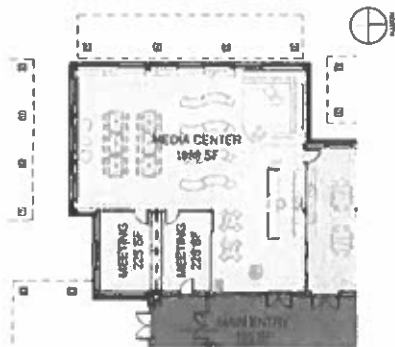


60 Percent Submission

- Overall Organization has remained consistent since Schematic Design
- Major programmatic development limited to Media Center, Admin Suite/ Nurse, and PreK/ K Wing
- Other changes have been limited to Maintenance distribution and non-program spaces

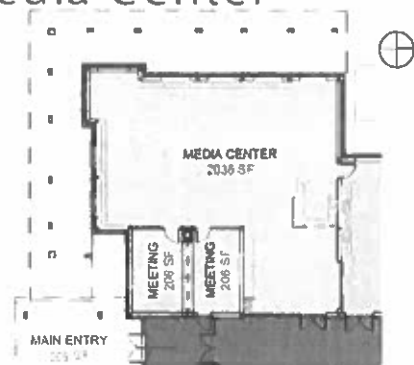


DESIGN PROGRESS - Media Center



Schematic Design

- Combined Net Program Area: 2,448 nsf
 - Media Ctr: 1,998 nsf
 - Meeting: 225 nsf
 - Meeting 225 nsf



60 Percent Submission

- Combined Net Program Area: 2,448 nsf (no change)
- Media Center slightly increased and Meeting Rooms slightly decreased.
- Allows definition of building corner from exterior massing and creation of programmatic nook within Media Ctr (soft seating/ gathering)



P³ ARCHITECTURE PROFESSIONALS

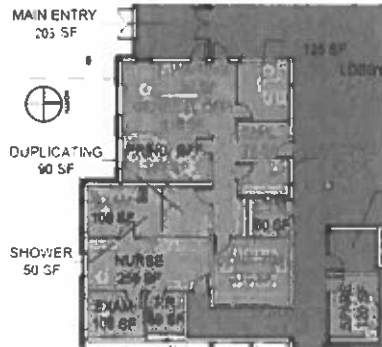


DESIGN PROGRESS - Admin Suite/ Nurse:



Schematic Design

- Combined Net Program Area – Admin & Guid: 2,261 nsf



60 Percent Submission

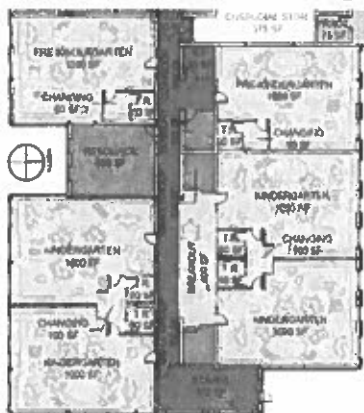
- Combined Net Program Area – Admin & Guid: 2,261 nsf (no change)
- Improved Entry Control.
- Added conference flexibility by decoupling Principal's office and conference functions.
- Moves Records into office suite.

Specific Changes:

- Separated General Office from Waiting and Staff Toilet Room. Combined area of 473 nsf shows an increase over Schematic Design allotment of 288 nsf, but includes circulation
- Conference Area separated from Principal's Office, at 210 nsf
- Combined Principal's Office and Conference Area allotment is consistent with MSBA Guidelines of 375 nsf.
- Records reduced to 69 nsf, to support actual need plus marginal growth.
- Mail reduced to 77 nsf, to support actual need.
- Principal's Secretary moved to overlook Lobby. Program area is consistent with Schematic Design allotment.
- PE Shower allotment assigned to Nurse



PreK – Kindergarten Neighborhood:



Schematic Design

- Combined Net Program Area per Classroom: 1,200 nsf
- Classroom: 1,090 nsf
- Changing: 50 nsf
- Toilet Room: 60 nsf



60 Percent Submission

- Combined Net Program Area per Classroom: 1,200 nsf (no change)
- Changing Eliminated from Kindergarten Classrooms
- Increases classroom program area by 50 nsf (now 1,140 nsf)

Specific Changes:

- Location of PreK Changing and Toilet Rooms shifted to west side of classroom to improve congestion at cubbies
- Location of Kindergarten Toilet Rooms shifted to improve potential congestion at cubbies



DESIGN PROGRESS - Floor Plans – Level 2



Schematic Design

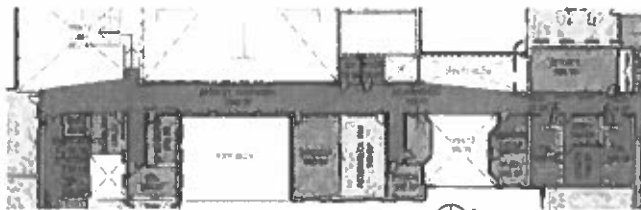


60 Percent Submission

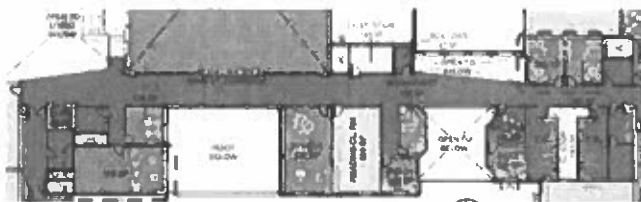
- Overall Organization has remained consistent since Schematic Design
- Major programmatic changes limited to Special Education Program Locations/ Adjacencies.
 - *DESE Resubmission Completed with Changes Approved.*
- Other Changes have been limited to Maintenance distribution and non-program spaces



OT/PT and ETL, SPED Supervisor:



Schematic Design



60 Percent Submission

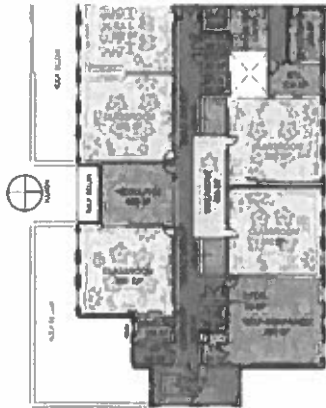


Specific Changes:

- Program area allotments remain consistent with Schematic Design, but ETL and SPED Supervisor Offices swapped locations to accommodate a needed IDF Closet
 - *DESE Resubmission Completed with Changes Approved*
- Custodial Storage was distributed to Main St. Corridor, and a BDA/DAS closet was added.



Sensory Room:



Schematic Design

- Sensory Room located in on south side of corridor



60 Percent Submission

- Sensory Room moved to north side of corridor
- DESE Resubmission Completed with Changes Approved

Specific Changes

- An IDF and Electrical Closet were needed to support second floor- south circuits. This displaced the Staff Toilet Room
- Staff Toilet room was moved to east end of corridor.
- Student Toilet Room was moved for adjacency with Staff Toilet Room, pushing Sensory Room to north side of Corridor
- The IDF closet serving this portion of the building has been relocated, adjacent to the elevator



Project Development:



Schematic Design Lobby



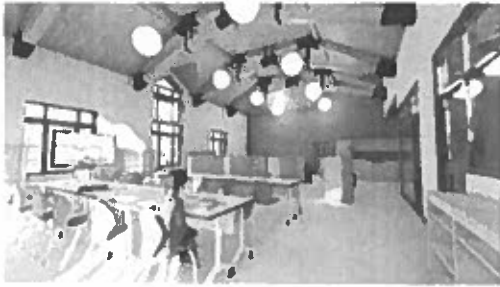
60 Percent Submission

Lobby Changes:

- Tiered seating refined; CIP concrete with hardwood seats/ treads
- Layout offers a variety of seating experiences and compliant barrier-free options
- Flooring patterns assist with way-finding
- Wood-look ceramic tile wainscot at Lobby and through Main St.



Project Development:



Schematic Design Media Center



60 Percent Submission

Media Center Changes:

- Exposed timber ceiling changed to simplified suspended acoustical tile
- Cloud ceiling, over circulation desk



Project Development:



Schematic Design Cafeteria



60 Percent Submission

Cafeteria Changes:

- Exposed timber ceiling changed to stepped acoustical ceiling tile clouds w/ exposed structure above.
- Wall finish changed to polished concrete masonry units



Project Development:



Schematic Design Breakout



60 Percent Submission

Breakout Changes:

- Program space defined by block seating and flooring pattern
- Teaching Wall better defined and separated from classroom doors
- Ceiling construction simplified through lighting selections

